

STAFF REPORT

SAUSALITO TREES AND VIEWS COMMITTEE

Project Langsom Tree / 77 Bulkley Avenue
Tree Alteration Permit
TRP 11-065

Meeting Date March 3, 2011

Staff Alison Thornberry, Assistant Planner *(at)*

REQUEST

Approval of a **Tree Alteration Permit** to allow the alteration of one Big Leaf Maple located on the front of the property at 77 Bulkley Avenue.

PROJECT INFORMATION

Applicant Randy Harris, Artistry in Trees

Owner Langsom Trust et al

Location 77 Bulkley Avenue (APN 065-124-04) (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

The applicant has submitted an application on behalf of the property owner to alter a Big Leaf Maple (*Acer macrophyllum*). The application has three separate components to the Tree Alteration Permit, the components are listed below:

Emergency Alteration Permit – Handled by the Public Works Department

1. The proposed project was submitted as an Emergency Tree Alteration Permit to remove a large, decayed limb that hangs over Bulkley Avenue. The removal of this limb is to eliminate the imminent threat to the public safety. Per Section, 11.12.030.F of the Sausalito Municipal Code the Public Works Department is working on the emergency removal of the limb hanging over Bulkley Avenue and this action is not part of the Tree Alteration Permit application to be reviewed by the Committee.

Nonemergency Alteration Permit – Handled by the Trees and Views Committee

2. Reduction of the end weight on two large branches of the Big Leaf Maple, in order to reduce future branch failure (see **Exhibit C** for photographs showing Component 2).
3. Reduction of the overall canopy height to restore views from the property at 77 Bulkley Avenue (see **Exhibit C** for photographs showing Component 3).

An Arborist Report was prepared on February 9, 2011 by Certified Arborist, Randy Harris, to assess the health, structural condition, and suitability for preservation of a Big Leaf Maple located at 77 Bulkley Avenue.

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

- The Big Leaf Maple has two large stems measuring approximately 73 inches and 83 inches in Circumference at Breast Height (CBH) and is approximately 30 feet in height with a canopy spread of 60 feet.
- Reducing the end weight on two of the heavy branches on the tree would lessen the chance of future branch failure (Component 2).
- A height reduction should leave enough of the canopy to shade trunk and scaffolding branches, and can be accomplished by drop crotch pruning (Component 3).
- The alterations will not affect neighboring vegetation.

PROJECT ANALYSIS

The required determinations for approval of a Permit to alter 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.

Reducing the end weight on two of the heavier branches could lessen the chance of branch failure, and ensures the public safety as it relates to the potential hazard to life or property. Therefore the alteration of the weight reduction would be necessary to accomplish Objective a.

The height reduction of the canopy could allow the property owner to take reasonable advantage of views, and therefore is necessary to accomplish Objective c 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 Big Leaf Maple will not be removed, therefore, no replacement tree is necessary.

PUBLIC NOTICE AND CORRESPONDENCE

On February 18, 2011, a notice of this proposal was posted at the front of the subject property, visible to the surrounding neighborhood, and the tree has 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 which makes the required determinations for approval of a Tree Alteration Permit to alter the Big Leaf Maple (*Acer macrophyllum*), by reducing the end weight on two branches to reduce future branch failure and reducing the height of the canopy to restore views for the property at 77 Bulkley Avenue (TRP 11-065).

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**).

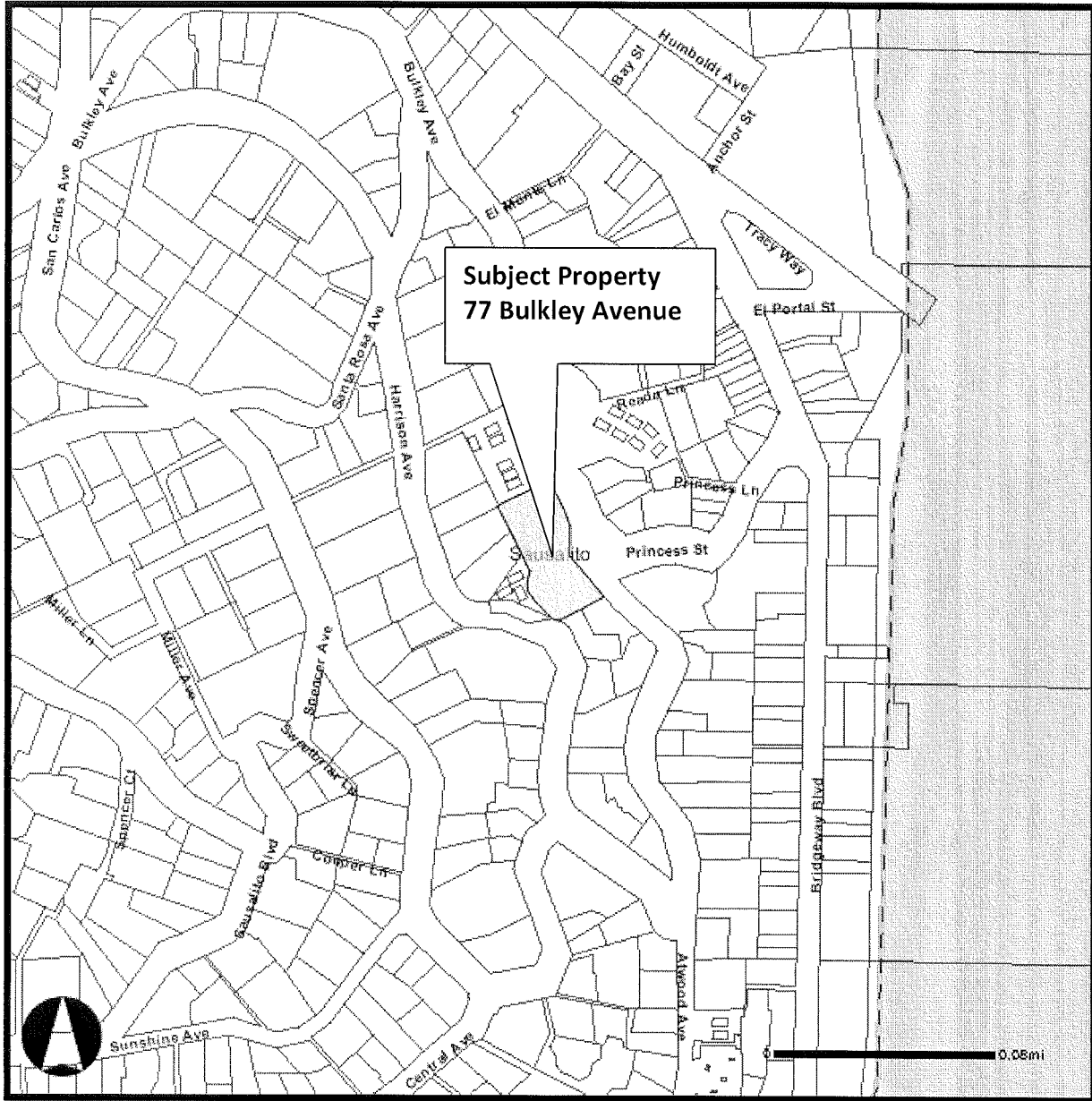
EXHIBITS

- A. Vicinity Map
- B. Arborist report and photographs, date stamped February 9, 2011
- C. Criteria for Approval or Denial of Tree Removal Permits
- D. DRAFT Resolution

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Vicinity Map

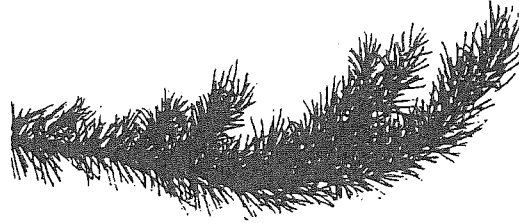


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RANDY HARRIS, PRESIDENT
WCISA Certified Arborist
#420
CA State Contractor's
License #630158

ARTISTRY IN TREES



RECEIVED

FEB - 9 2011

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

February 8, 2011

Revised February 9, 2011

Neal Daneman
Langsam Realty
725 Bridgeway Suite C
Sausalito, CA 94965

Arborist Evaluation of Acer Macrophyllum, Big Leaf Maple

Location: 77 Bulkley Avenue, Sausalito

The subject tree is located directly above the arched entrance way that displays the address number.

Description:

Acer Macrophyllum, Big Leaf Maple

Two stems measuring approximately 73" and 83" CBH

Approximately 30 feet in height, with a canopy spread of approximately 60 feet.

Findings:

Severely topped in the past, most all scaffolding branches have sun scald on the top side of the branches, likely due to the severe topping that caused excessive sun exposure.

The stem that extends over Bulkley Avenue has major decay that penetrates practically all the way through the branch with nothing more than a shell still intact. The heartwood of the branch has deteriorated to a mushy pulp. There are no lateral branches behind the decayed area in which to prune, therefore the stem should be removed. It is likely that decay will develop at the site of the stem removal.

Recommendation:

Remove the stem that extends over Bulkley Avenue ***ASAP to eliminate the imminent threat to public safety.*** Reduce end weight on two heavy branches.

Height reduction should leave enough of the canopy to shade trunk and scaffolding branches, and be accomplished by drop crotch pruning. These recommendations will not affect neighboring vegetation.

Randy Harris, Arborist

Exhibit B
[4 pages]

Apt Building.

Paved
Driveway

Apt Building



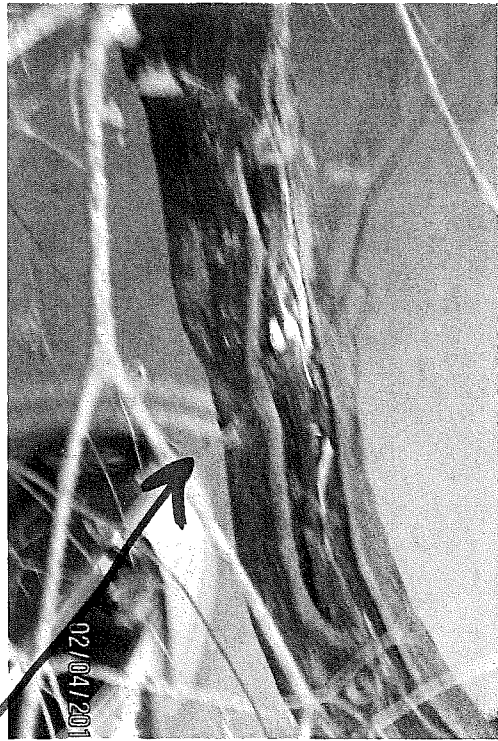
Two
Stems



BULKLEY AVE

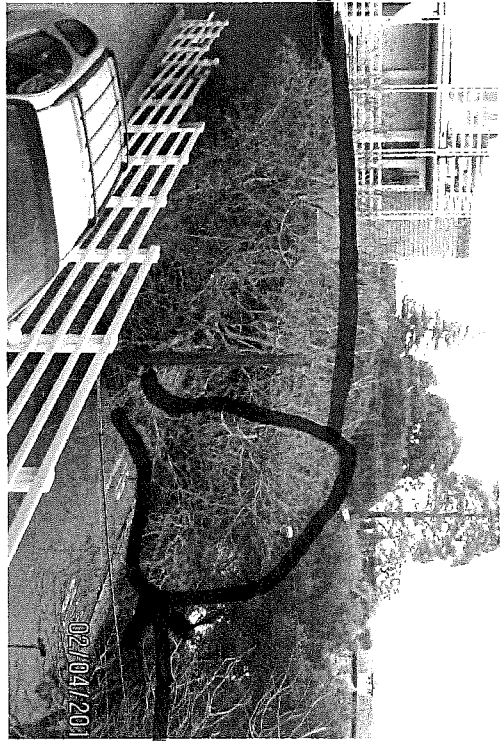
Concrete
Porch way

Princess

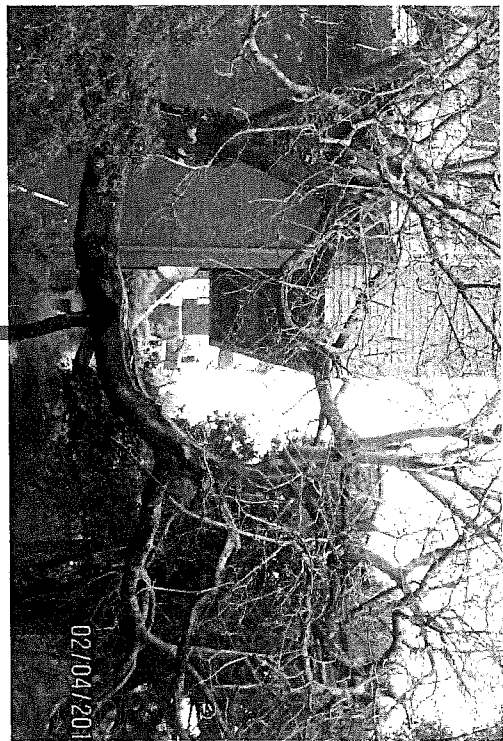


Stem Removal
(Component #1)

Height reduction



Stem Removal
(Component #1)



(Component #2)

Two Branches
Reduce end weight

Height +
Reduction
(Component #3)

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. 2011-XX**

**TREE ALTERATION PERMIT FOR ONE BIG LEAF MAPLE LOCATED
AT 77 BULKLEY AVENUE (TRP 11-065)**

WHEREAS, on February 8, 2011 a Tree Alteration Permit application was filed by the applicant, Randy Harris of Artistry and Trees, on behalf of the property owner, Langsom Trust et al, requesting to alter a Big Leaf Maple (*Acer macrophyllum*), by reducing the end weight on two branches to reduce future branch failure and reducing the height of the canopy to restore views for the property at 77 Bulkley Avenue (APN 065-124-04); and

WHEREAS, a notice for the application was posted on the Tree Owner's property on February 18, 2011; and

WHEREAS, the Trees and Views Committee considered the application at a public meeting on March 3, 2011, 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 and considered all oral and written testimony on the subject application; and ; 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 Tree Alteration Permit to alter the Big Leaf Maple (*Acer macrophyllum*), by reducing the end weight on two branches to reduce future branch failure and reducing the height of the canopy to restore views for the property at 77 Bulkley 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- Findings
- 2- Conditions of Approval

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Exhibit D
[3 pages]

TREES AND VIEWS COMMITTEE RESOLUTION

March 3, 2011

TRP 11-065

77 Bulkley 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 Alteration Permit for 77 Bulkley 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:
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TREES AND VIEWS COMMITTEE RESOLUTION
March 3, 2011
TRP 11-065
77 Bulkley Avenue

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the Tree Alteration Permit approved on March 3, 2011.

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.

2. 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.

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