


STAFF REPORT

SAUSALITO TREES AND VIEWS COMMITTEE

Project Whiskey Springs Condominium
Tree Removal Permit
TRP 11-012

Meeting Date March 3, 2011

Staff Alison Thornberry, Assistant Planner 

REQUEST

Approval of a **Tree Removal Permit** to allow the removal of 15 Italian Stone Pines and two White Alders located on the grounds of the Whiskey Springs Condominiums.

PROJECT INFORMATION

Applicant/Owner Whiskey Springs Condominium Home Owners Association

Location Whiskey Springs Condominiums (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 for the removal of 15 Italian Stone Pines and two White Alders located on the grounds of the Whiskey Springs Condominiums.

An Arborist Report was prepared on February 17, 2011 by Certified Arborist, Louie P. Brunn, to assess the health, structural condition, and suitability for preservation of 15 Italian Stone Pine trees (*Pinus pinea*) and two White Alders (*Alnus rhombifolia*) that are located throughout the condominium complex.

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

- The Italian Stone Pine trees planted on the Whiskey Springs Condominium grounds have aggressive and invasive root systems. The roots have been problematic for years damaging sidewalks, roadways, irrigation lines, curbs and patios.
- The White Alder trees are infected with a phytophthora fungus disease; they have extensive twig and branch die back, which is characteristic of this disease. The die back has made them unattractive and eventually flat head borers will attack and kill the trees. There is no cure for the phytophthora fungus disease.
- There are two additional Italian Stone Pines (Tree #14 and Tree #19) to be removed that are not considered protected trees, due to their small size.

The individual trees proposed for removal are as follows (as labeled in the Arborist's report, see **Exhibit B**):

Number	Tree	Botanical Name	Value	Circumference at Breast Height (CBH)	Reason for Removal
2	Italian Stone Pine	<i>Pinus pinea</i>	\$2,600	60 inch CBH	Damaging Hardscape
3	Italian Stone Pine	<i>Pinus pinea</i>	\$3,100	70 inch CBH	Damaging Hardscape
4	Italian Stone Pine	<i>Pinus pinea</i>	\$2,600	60 inch CBH	Damaging Hardscape
5	White Alder	<i>Alnus rhombifolia</i>	\$1,280	50 inch CBH	Diseased
6	White Alder	<i>Alnus rhombifolia</i>	\$1,180	45 inch CBH	Diseased
7	Italian Stone Pine	<i>Pinus pinea</i>	\$4,800	88 inch CBH	Damaging Hardscape
9	Italian Stone Pine	<i>Pinus pinea</i>	\$5,900	94 inch CBH	Damaging Hardscape
10	Italian Stone Pine	<i>Pinus pinea</i>	\$2,800	66 inch CBH	Damaging Hardscape
11	Italian Stone Pine	<i>Pinus pinea</i>	\$2,600	54 inch CBH	Damaging Hardscape
12	Italian Stone Pine	<i>Pinus pinea</i>	\$4,400	84 inch CBH	Damaging Hardscape
13	Italian Stone Pine	<i>Pinus pinea</i>	\$3,200	72 inch CBH	Damaging Hardscape
15	Italian Stone Pine	<i>Pinus pinea</i>	\$2,600	41 inch CBH	Damaging Hardscape
16	Italian Stone Pine	<i>Pinus pinea</i>	\$2,600	60 inch CBH	Damaging Hardscape
17	Italian Stone Pine	<i>Pinus pinea</i>	\$4,400	84 inch CBH	Damaging Hardscape
18	Italian Stone Pine	<i>Pinus pinea</i>	\$4,900	89 inch CBH	Damaging Hardscape
20	Italian Stone Pine	<i>Pinus pinea</i>	\$2,600	57 inch CBH	Damaging Hardscape
23	Italian Stone Pine	<i>Pinus pinea</i>	\$6,800	104 inch CBH	Damaging Hardscape

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 15 Italian Stone Pines are causing major damage to the parking lot and planter beds located within the Whiskey Springs Condominiums. The applicant would like to repave the existing parking lot and planter beds, to remodel the parking area properly. The existing trees that caused the damage would need to be removed to allow the development of the property and to develop a good landscape design. Therefore, the removal of the Italian Stone Pines are necessary to accomplish Objectives b. and d.

The two White Alders proposed for removal are diseased and declining in health and should be removed to insure the public safety as it related to the health of tree, and is necessary to accomplish Objective a.

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 removal of the 17 trees is part of a complete landscape renovation for the Whiskey Springs Condominiums. As part of the new landscape plan, the applicant is proposing to plant the following 23 replacement trees: nine Columnare Red Maples (Acer rubrum 'Columnare'), four Autumn Blaze Maples (Acer rubrum 'Autumn Blaze'), six Chinese Elms (Ulmus parvifolia 'Sempervirens'), and four Cathedral Southern Live Oak (Quercus virginiana 'Cathedral') as well as many other shrubs and ground cover plantings.

Staff recommends two additional trees be planted in addition to the trees proposed. That would be 50% more trees planted than removed; leaving room for any trees that may not thrive over the years. All replacement trees to be planted are considered desirable trees, therefore satisfying Condition a (see Exhibit C for planting plan).

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 trees have been tagged.

No correspondence has been received on the Tree Removal Permit.

RECOMMENDATION

Staff recommends the Trees and Views Committee approve the attached resolution which makes the required determinations for approval of a Tree Removal Permit to allow removal of 15 Italian Stone Pines and two White Alders located in the Whiskey Springs Condominiums (TRP 11-012).

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 D**).

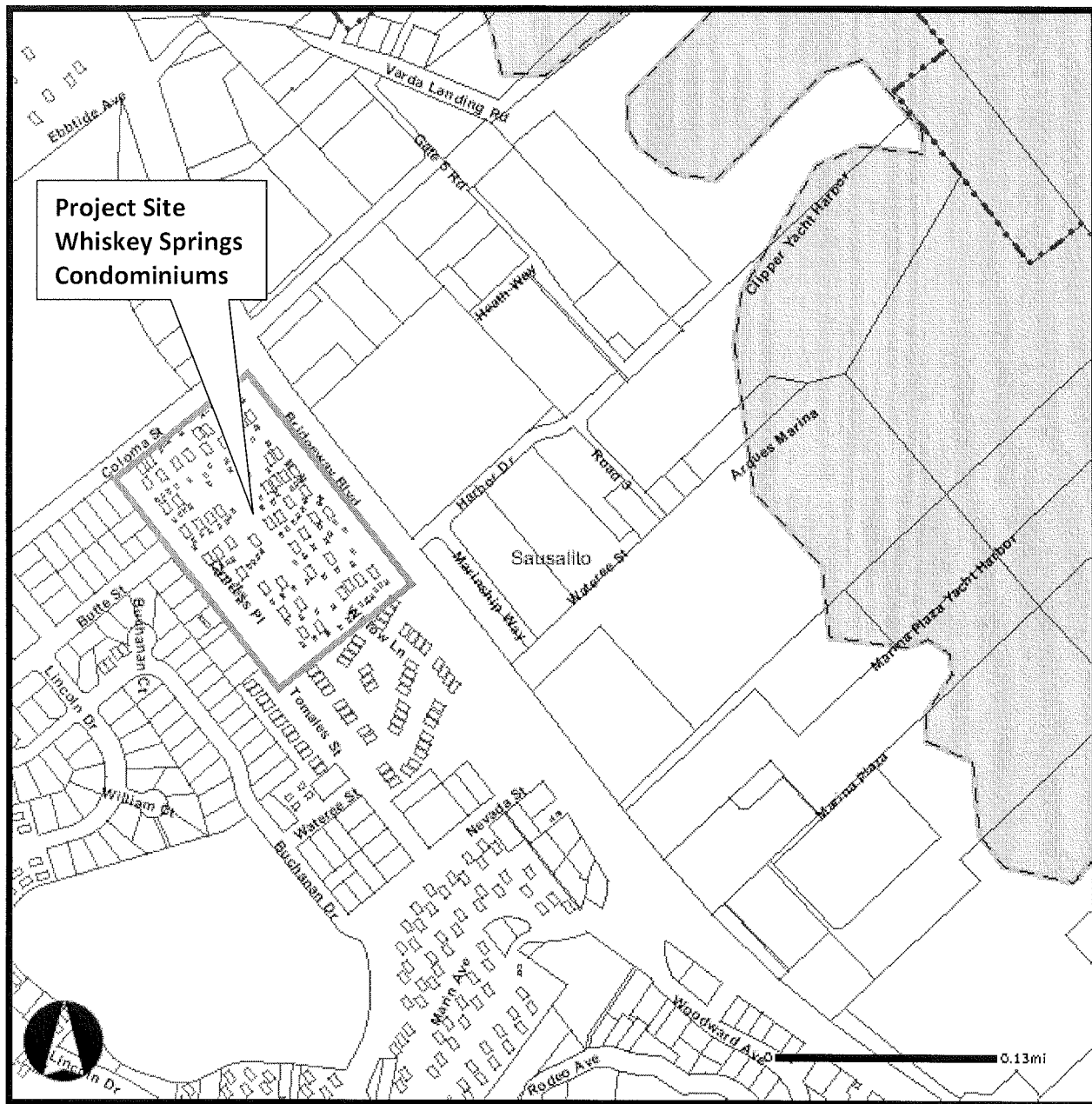
EXHIBITS

- A. Vicinity Map
- B. Arborist report and photographs, date stamped February 11, 2011 and January 11, 2011
- C. Whiskey Springs Renovation Planting Plan, date stamped February 25, 2011
- D. Criteria for Approval or Denial of Tree Removal Permits
- E. DRAFT Resolution

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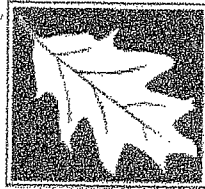
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Vicinity Map



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Marin County Arborists Inc
PO Box 2538, San Rafael CA 94912

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

February 17, 2011

City of Sausalito

Re: Whiskey Springs HOA, Sausalito, 94965

Arborist Report

This report is the updated report. Please refer to this report not the report dated October 26th 2010.

This is a follow up report involving a group of seventeen (17) Heritage trees that were approved for removal in 2006 by the Sausalito trees and view committee. The permit for these removals has expired before all of all of the landscape improvements could be completed. Whiskey Springs Condo association is in the process of completing the final phase and is requesting a new permit for these trees so the renovation can be completed. Tree #14 and #19 aren't protected and will be removed.

Trees #24, #25, #26 are on the Willows property and will not be addressed in this report.

The Italian Stone Pine trees planted in the Whiskey Springs Condominium Assoc. have aggressive and invasive root systems. These roots have been problematic for years damaging sidewalks, roadways, irrigation lines, curbs and patios.

Renovation plans began in 2006 to repair and redesign the complexes landscaping, including removing most of the Pine trees and replacing them with ornamental trees. I've enclosed photos of the damage caused by the Pine trees roots.

The two (2) Alder trees #5 and #6 are infected with a phytophthora fungus. The twig and branch die back are characteristic of this disease. These two (2) trees have extensive die back and have become unattractive. Eventually flat head borers will attack and kill these declining trees. There is no cure for this disease.

I've enclosed a copy of the landscape plan, a map and photos of the trees, photos of damage caused by the roots and a list of the nineteen (19) trees to be removed. The value of each tree using the ISA guide for plant appraisal guidelines and the CBH of each tree.

Exhibit B
[14 pages]

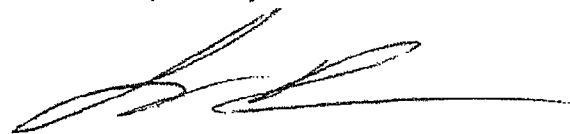
Root pruning is not an option for this species of tree as they aren't tolerant to root loss. If these trees aren't removed the continued root growth will cause damage to any hardscape improvements, increase risk of very expansive foundation damage and continue to expose the Whiskey Springs Condominium Assoc., to liability for the tripping hazard that is now present throughout the complex. Removal of the trees is necessary to allow the landscape improvements to increase the beauty and value of the property. There is no vegetation around these trees.

This is a flat site. Removing these trees won't have any effect on soil stability or erosion. The stumps on these trees will be ground out to allow replacement plantings.

The number and species of trees for replanting has been chosen by a landscape architect / designer. Their plan is attached with this report.

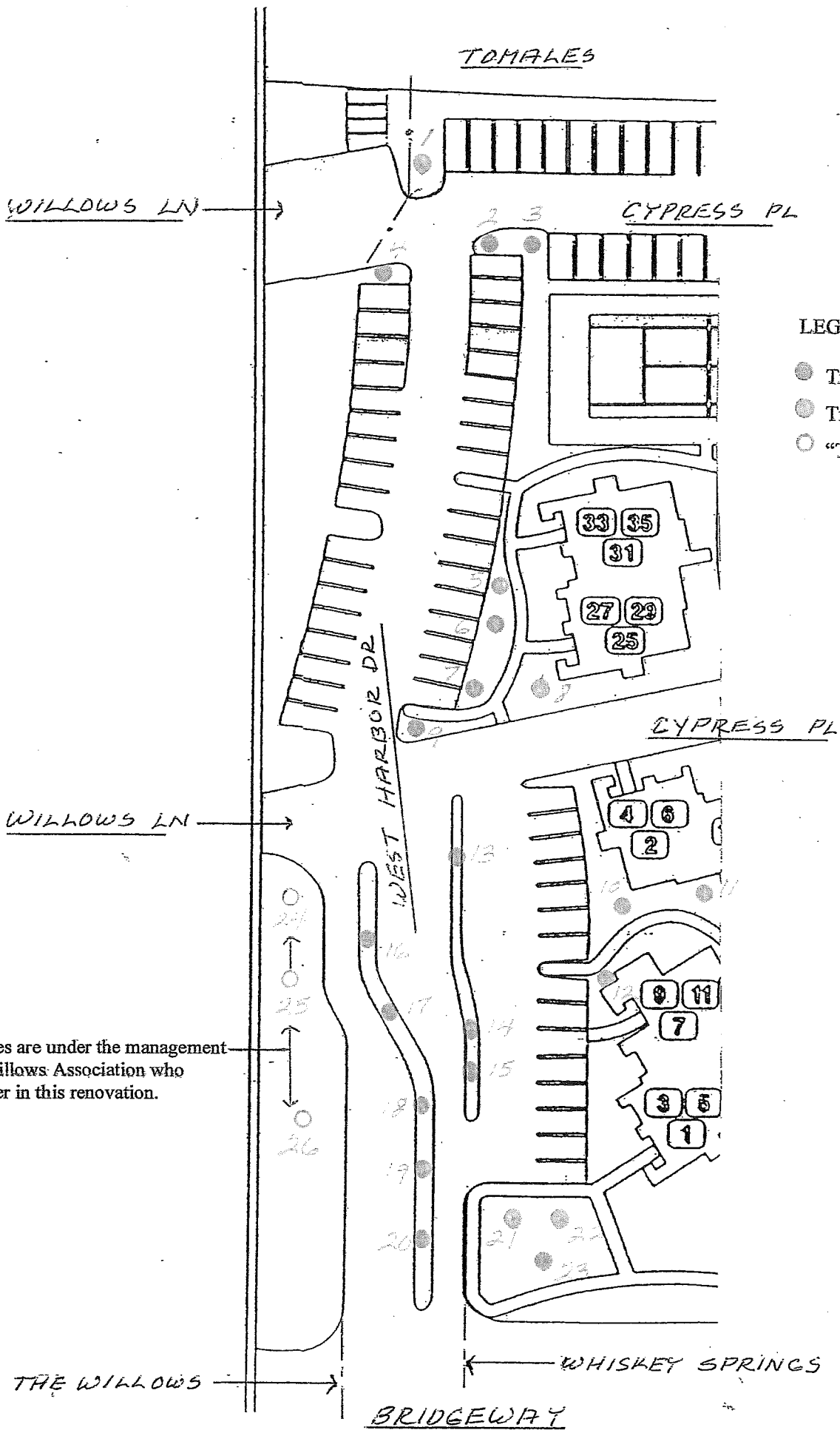
Num	Tree	Botanical name	Value	CBH	Reason for removal
1	Italian Stone Pine	Pinus pinea			Remaining
2	Italian Stone Pine	Pinus pinea	\$2,600.00	60" circ	Hardscape damage
3	Italian Stone Pine	Pinus pinea	\$3,100.00	70" circ	Hardscape damage
4	Italian Stone Pine	Pinus pinea	\$2,600.00	60" circ	Hardscape damage
5	White Alder	Alnus rhombifolia	\$1,280.00	50" circ	Diseased
6	White Alder	Alnus rhombifolia	\$1,180.00	45" circ	Diseased
7	Italian Stone Pine	Pinus pinea	\$4,800.00	88" circ	Hardscape damage
8	Italian Stone Pine	Pinus pinea			Remaining
9	Italian Stone Pine	Pinus pinea	\$5,900.00	94" circ	Hardscape damage
10	Italian Stone Pine	Pinus pinea	\$2,800.00	66" circ	Hardscape damage
11	Italian Stone Pine	Pinus pinea	\$2,600.00	54" circ	Hardscape damage
12	Italian Stone Pine	Pinus pinea	\$4,400.00	84" circ	Hardscape damage
13	Italian Stone Pine	Pinus pinea	\$3,200.00	72" circ	Hardscape damage
14	Italian Stone Pine	Pinus pinea		20" circ	Removal
15	Italian Stone Pine	Pinus pinea	\$2,600.00	41" circ	Hardscape damage
16	Italian Stone Pine	Pinus pinea	\$2,600.00	60" circ	Hardscape damage
17	Italian Stone Pine	Pinus pinea	\$4,400.00	84" circ	Hardscape damage
18	Italian Stone Pine	Pinus pinea	\$4,900.00	89" circ	Hardscape damage
19	Italian Stone Pine	Pinus pinea		24" circ	Removal
20	Italian Stone Pine	Pinus pinea	\$2,600.00	57" circ	Hardscape damage
21	Italian Stone Pine	Pinus pinea			Remaining
22	Italian Stone Pine	Pinus pinea			Remaining
23	Italian Stone Pine	Pinus pinea	\$6,800.00	104" circ	Hardscape damage

Report completed by:



Louie P. Brunn
Marin County Arborists, Inc.

Certified Arborist # 5695



LEGEND

- Tree to be removed
- Tree to remain
- "The Willows" tree

These trees are under the management of The Willows Association who is a partner in this renovation.

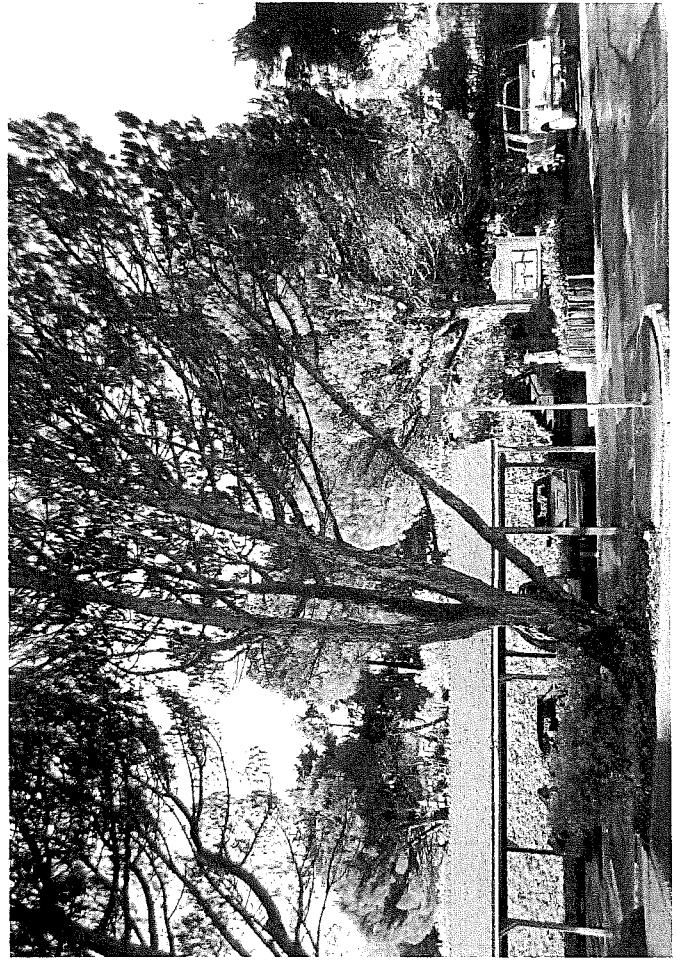
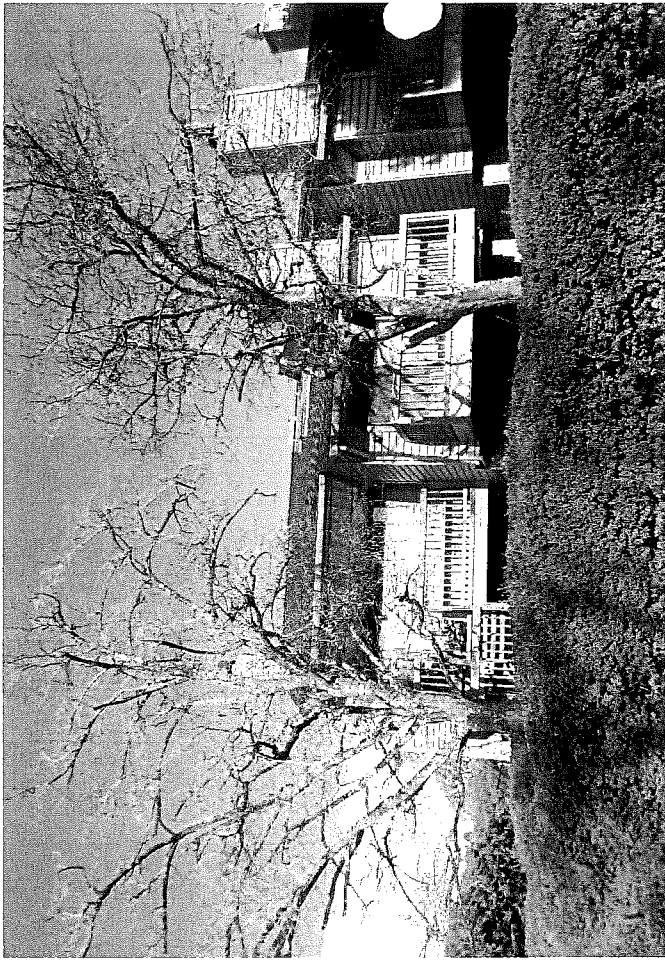
TREE #21



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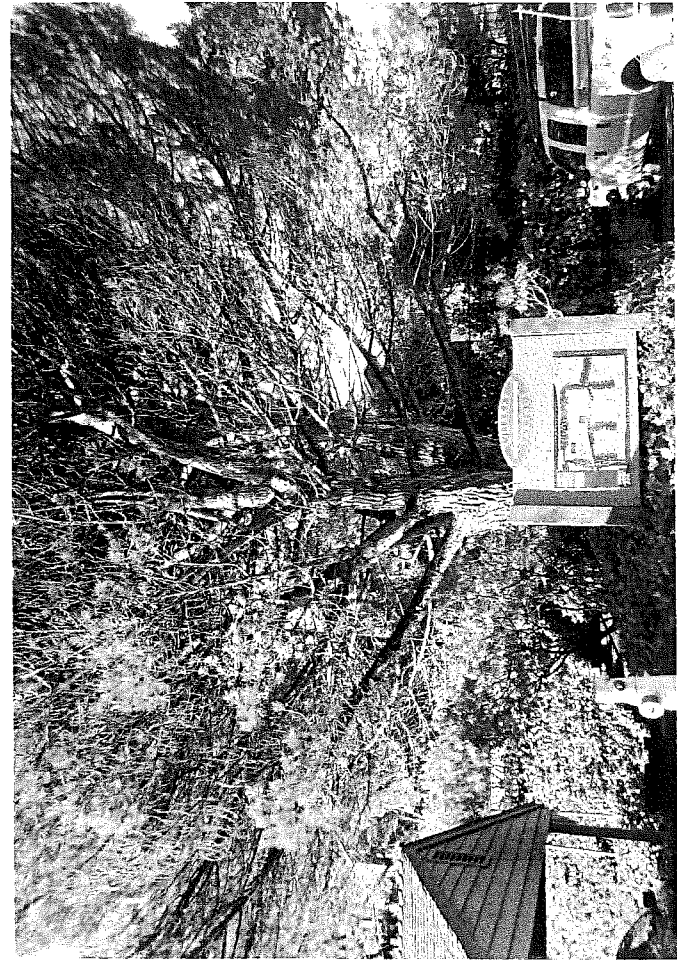
TREE #23

TREES # 5 # # 6



TREE # 4

TREE # 2 # # 3



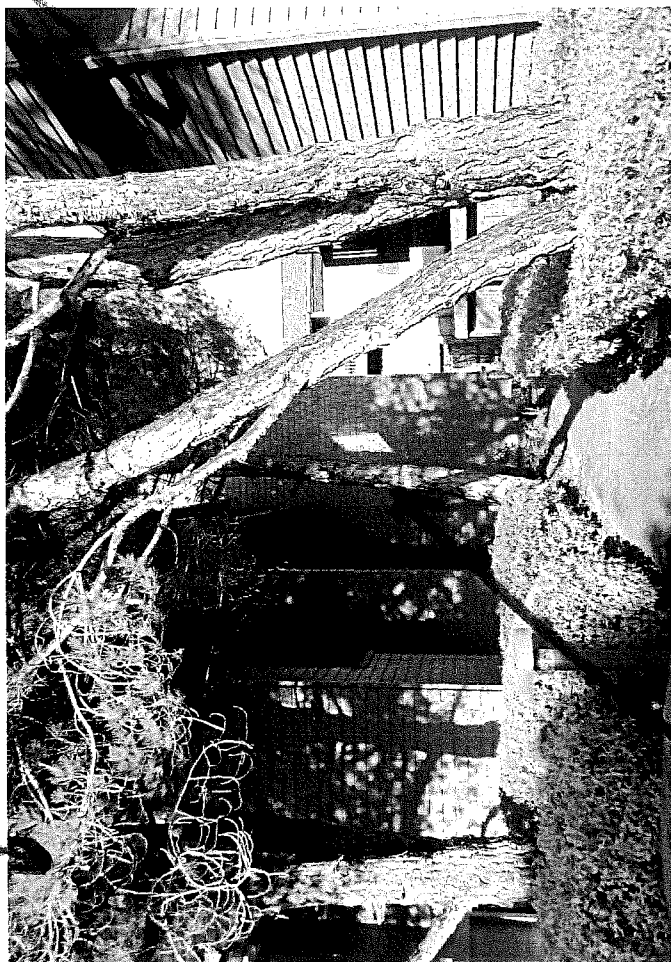
TREE # 1

TREES #14, 15

#12



TREE #13



#101#



#8

#7

#11#

#6#

TREE #16

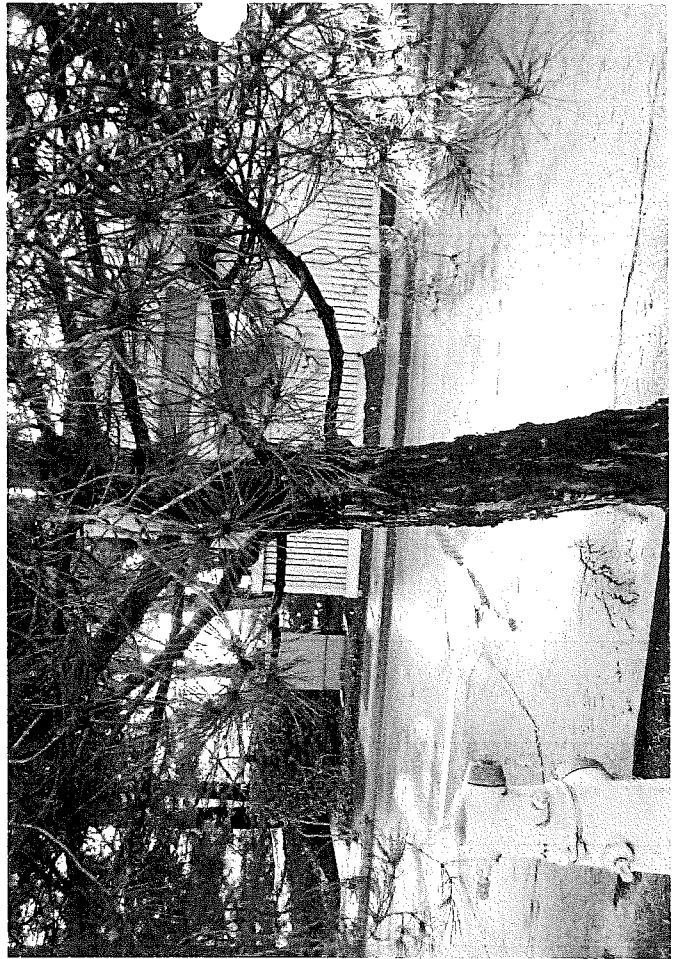
TREE #17

TREE # 16



TREE #17

TREE # 18



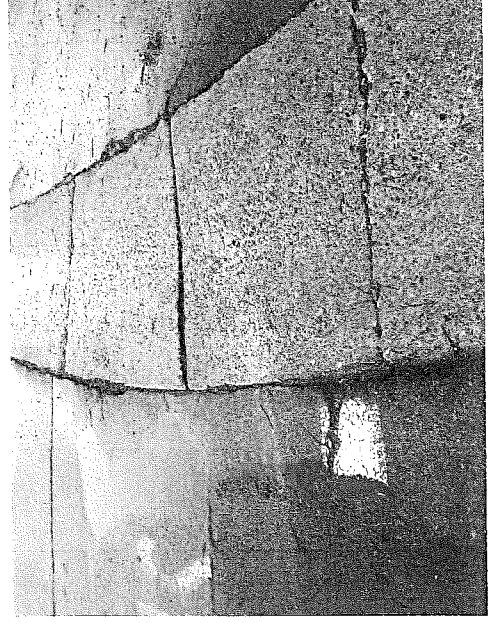
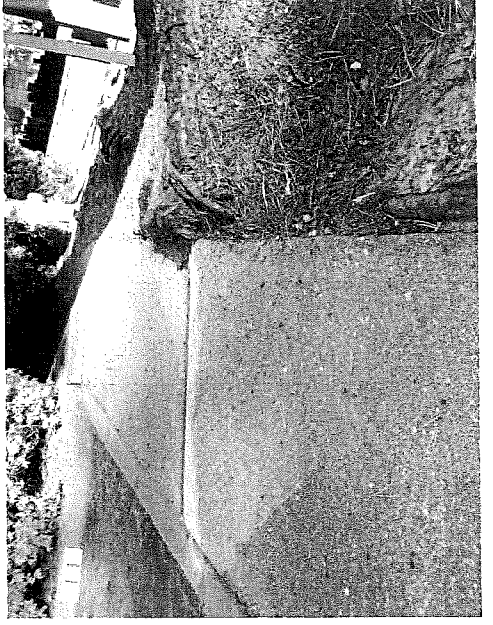
TREE #19

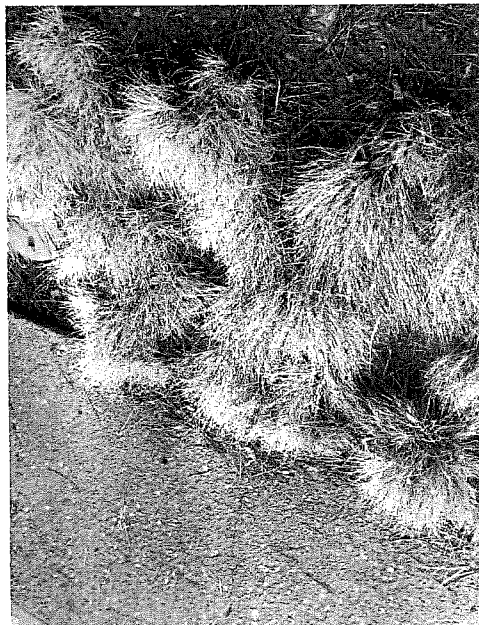
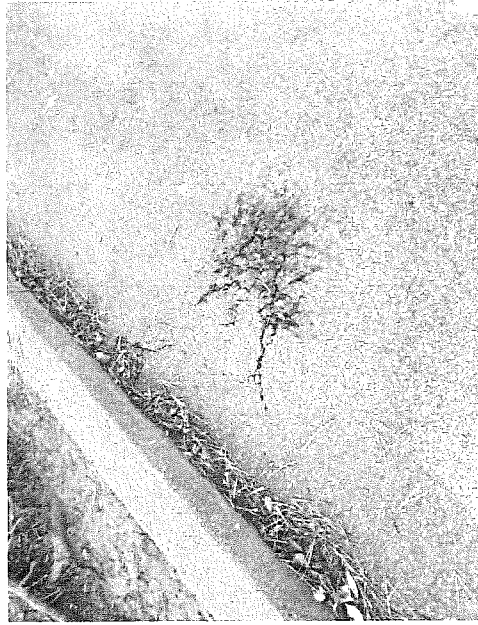
TREE #20



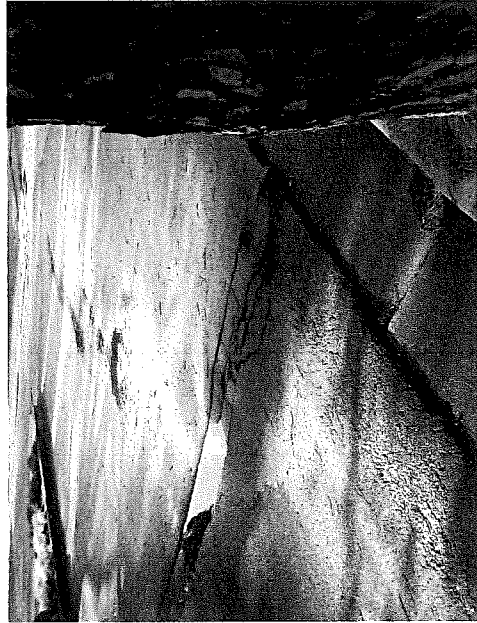
TREE # 15

HARDSCAPE DAMAGE

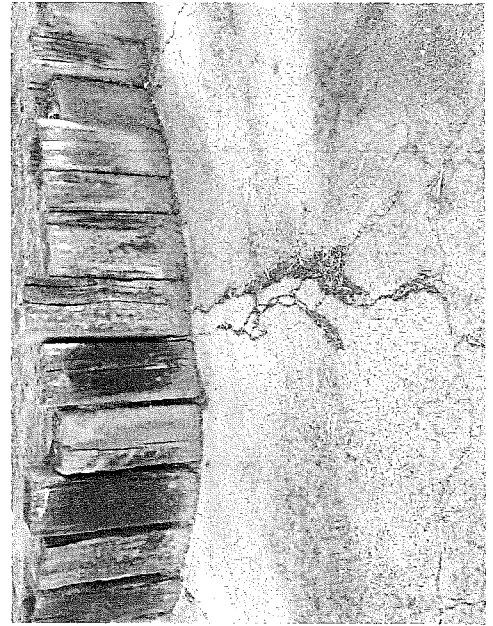




HARDSCAPE DAMAGE

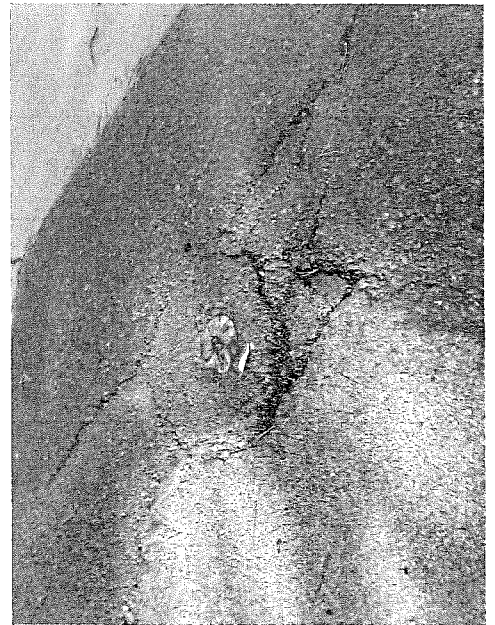


PHOTOGRAPH DAMAGE



FTTHERSCAPE DAMAGE

FIRE SCARRE DAMAGE



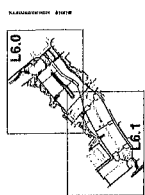
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WHISKEY SPRINGS RENOVATION
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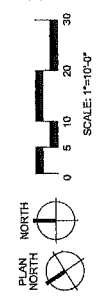
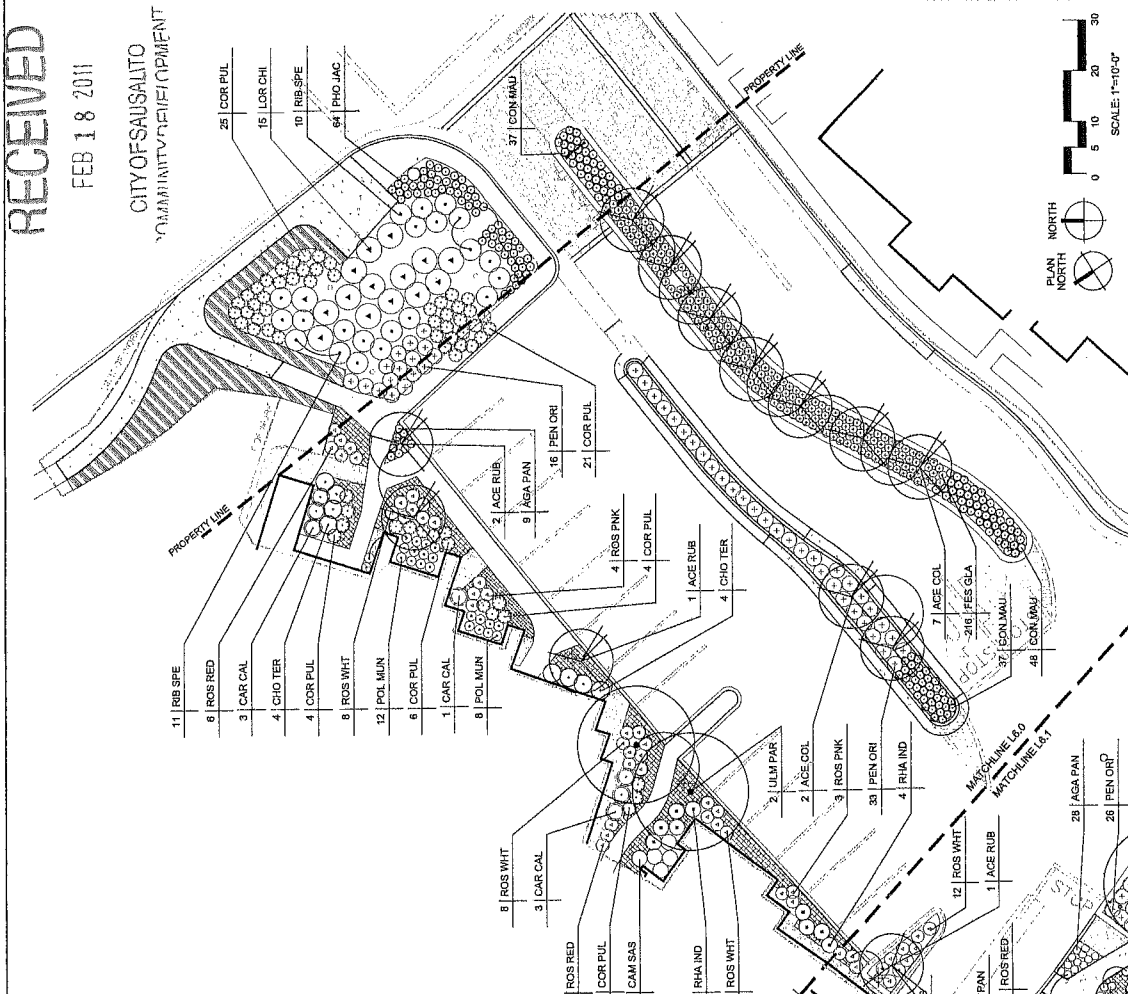


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PLANTING PLAN - EAST
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Of 7 Sheets



TREE PLANTINGS

SYMBOL	TOTAL	TAG	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
(Symbol)	9	ACE COL	<i>Acer rubrum 'Columbian'</i>	columnar red maple	24" box	MW	PER PLAN
(Symbol)	4	ACE RUB	<i>Acer rubrum 'Admiral Blue'</i>	admiral blue maple	24" box	MW	PER PLAN
(Symbol)	6	ULM PAR	<i>Ulmus parviflorus 'Sempervirens'</i>	Chinese elm	24" box	MW	PER PLAN
(Symbol)	4	CHO TER	<i>Quercus virginiana 'Cuthbert'</i>	california southern live oak	24" box	MW	PER PLAN

SHRUBS AND GROUNDCOVER PLANTINGS

SYMBOL	TOTAL	TAG	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
(Symbol)	63	AGA PAN	<i>Agave parviflora</i>	lily of the rock	1 gal	MW	PER PLAN
(Symbol)	16	CAM SAS	<i>Ceanothus sasanqua 'Agate Blue'</i>	carmona	1 gal	MW	PER PLAN
(Symbol)	13	CAR CAL	<i>Caryopteris californica</i>	bush sagebrush	5 gal	LW	PER PLAN
(Symbol)	4	CHO TER	<i>Quercus laevis</i>	chinquapin	3 gal	MW	PER PLAN
(Symbol)	36	COL PUL	<i>Cotoneaster p. 'Sunset Gem'</i>	beauty of heaven	5 gal	LW	PER PLAN
(Symbol)	122	CON MAU	<i>Conoclinium maculatum</i>	ground morning glory	1 gal	LW	12" OC
(Symbol)	63	COR PUL	<i>Cornus paniculata 'Pink Panache'</i>	breath of heaven	5 gal	MW	PER PLAN
(Symbol)	216	FES GLA	<i>Festuca glauca 'Ebb Blue'</i>	blue fescue	1 gal	LW	PER PLAN
(Symbol)	12	HET AHB	<i>Hemerocallis arifolia</i>	daylily	5 gal	LW	PER PLAN
(Symbol)	23	LOR CHI	<i>Lonicera chrysantha</i>	honeysuckle	5 gal	LW	PER PLAN
(Symbol)	192	PEN ORI	<i>Penstemon orbiculata</i>	fourstar grass	5 gal	LW	PER PLAN
(Symbol)	16	PHO DIS	<i>Phlox paniculata 'Dusky Chief'</i>	New Zealand fax	5 gal	LW	PER PLAN
(Symbol)	115	PHO JAC	<i>Phlox juncea 'Jack Spratt'</i>	New Zealand fax	1 gal	LW	PER PLAN
(Symbol)	28	POL MUN	<i>Polygonatum multiflorum</i>	swamp fun	3 gal	MW	PER PLAN
(Symbol)	25	RHA IND	<i>Rhus typhina</i>	Indian hawthorn	5 gal	LW	PER PLAN
(Symbol)	31	ROS SFE	<i>Rosa spectabilis</i>	gosaeberry	3 gal	LW	PER PLAN
(Symbol)	14	ROS PNK	<i>Rosa 'Speciosa'</i>	rose flower carpet	5 gal	MW	PER PLAN
(Symbol)	24	ROS RED	<i>Rosa 'Spice'</i>	rose flower carpet	5 gal	MW	PER PLAN
(Symbol)	52	ROS WHT	<i>Rosa 'White'</i>	rose flower carpet	5 gal	MW	PER PLAN
(Symbol)	1389 SF	RUB PEN	<i>Rubus perfoliatus</i>	honeysuckle	1 gal	MW	18" OC
(Symbol)	104	TRA JAS	<i>Trachystemon perennans</i>	star jasmine	1 gal	MW	PER PLAN
(Symbol)	509 SF	VIL MN	<i>Vincetoxicum</i>	periwinkle	cuttings	MW	8" OC

NOTES:
1. PAVEMENT PLANTER WALLS AND BUILDINGS ARE SHOWN SCHEMATICALLY-CONTRACTOR SHALL VERIFY ALL QUANTITIES AND CONDITIONS IN THE FIELD AND PROVIDE WORK AS ACCEPTED BY OWNER.
2. WHERE NEW PLANTING IS INDICATED, REPAIR EXISTING PLANTINGS AS REQUIRED AND APPROVED BY OWNER. PREPARE SOIL AND PLANTING BEDS AS SHOWN AND SPECIFIED.
3. A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
4. INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 12" BELOW THE PLANTING BED. PREPARE SOIL AND PLANTING BEDS AS SHOWN AND SPECIFIED. RECOMMENDATIONS FROM A SOILS LABORATORY REPORT. SEE SPECS.
5. PROVIDE IRRIGATION AS REQUIRED FOR FULL COVERAGE OF NEW PLANTING. SEE IRRIGATION PLAN AND SPECIFICATIONS.
6. A MINIMUM OF 2" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, AND DIRECT BEDDING APPLICATIONS. PROVIDE BARK MULCH IN ALL PLANTING AREAS AND ANY OTHER MULCH AS NOTED. MULCH IS NOT INDICATED AS TURF OR DECOMPOSED ORGANIC PLANTING SPECIFICATIONS.

Exhibit C
[2 pages]

WHISKEY SPRINGS RENOVIATION

SAUSALITO, CA

ROSTON PARADISE AVENUE & ASSEY

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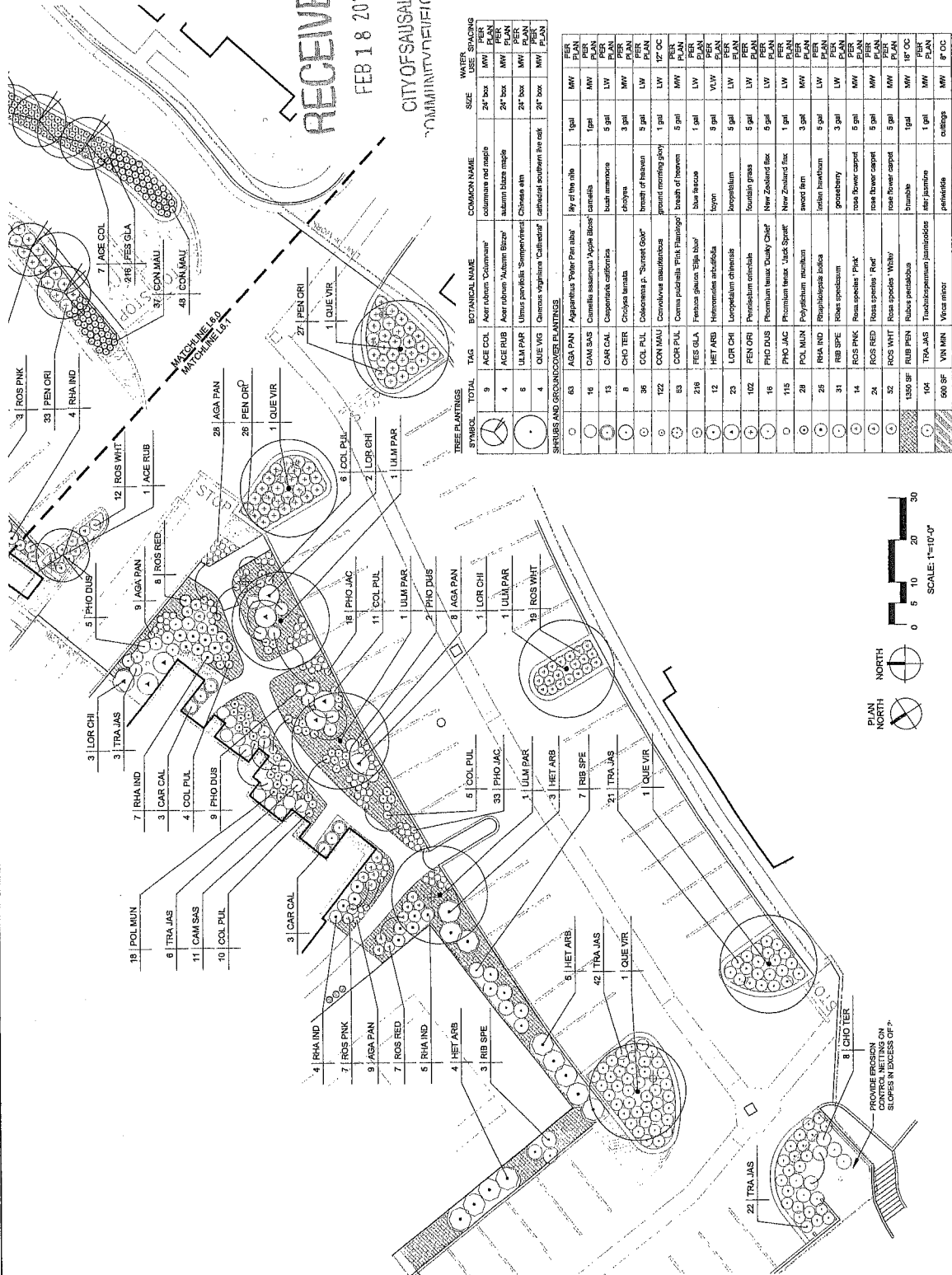
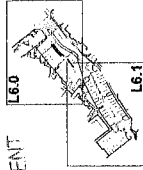


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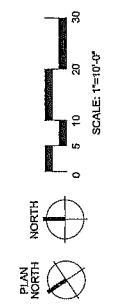
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COMMUNITY DEVELOPMENT



SYMBOL	TOTAL	TAG	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	PER PLAN
9	ACE COL	Acorn rubrum 'Columbian'	acorn red maple	24" box	MW	PER PLAN	PER PLAN	
8	ACE RUB	Acer rubrum 'Autumn Blaze'	autumn blaze maple	24" box	MW	PER PLAN	PER PLAN	
6	ULM PAR	Ulmus parviflorus 'Smokey Hill'	Chinese elm	24" box	MW	PER PLAN	PER PLAN	
4	QUE VIR	Quercus agrifolia 'Cathedral'	cathedral oak	24" box	MW	PER PLAN	PER PLAN	
27	PEN ORI	Penstemon oregonus	Penstemon	1 gal	MW	PER PLAN	PER PLAN	
1	QUE VIR	Quercus agrifolia	oak	1 gal	MW	PER PLAN	PER PLAN	

SYMBOL	TOTAL	TAG	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	PER PLAN
63	AGA PAN	Agapanthus 'Peter Pan'	Agapanthus	1 gal	MW	PER PLAN	PER PLAN	
16	CAM SAS	Camellia sasanqua 'Apple Bloss'	Camellia	1 gal	MW	PER PLAN	PER PLAN	
13	CAR CAL	Caryopteris californica	leafy manna	5 gal	LW	PER PLAN	PER PLAN	
8	CHO TER	Chorizanthe tereticaulis	choyote	3 gal	MW	PER PLAN	PER PLAN	
36	COL PUL	Colobryne p. 'Surreal Gap'	brodiaea	5 gal	LW	PER PLAN	PER PLAN	
122	CORN MAL	Cornus mas	cornus	1 gal	LW	PER PLAN	PER PLAN	
ES	COR PUL	Cornus p. 'Pink Flamingo'	breast of heaven	5 gal	MW	PER PLAN	PER PLAN	
216	FES GLA	Festuca glauca 'Ella Blue'	blue fescue	1 gal	LW	PER PLAN	PER PLAN	
12	HET ARB	Heteranthera arborea	lyon	5 gal	LW	PER PLAN	PER PLAN	
23	LOR CHI	Loropetalum chinensis	loropetalum	5 gal	LW	PER PLAN	PER PLAN	
102	PEN ORI	Penstemon chinensis	foundra grass	5 gal	LW	PER PLAN	PER PLAN	
19	PHO DUS	Phormium tenax 'Daisy Chief'	New Zealand flax	5 gal	LW	PER PLAN	PER PLAN	
115	PHO JAC	Phormium tenax 'Jack Spratt'	New Zealand flax	1 gal	LW	PER PLAN	PER PLAN	
28	POL MUN	Polypodium munitum	sword fern	3 gal	MW	PER PLAN	PER PLAN	
28	RHA IND	Rhapidostris indica	rain garden	5 gal	LW	PER PLAN	PER PLAN	
31	RIB SPE	Ribes speciosum	gooseberry	3 gal	LW	PER PLAN	PER PLAN	
14	ROS PNC	Rosa sp. 'Pink'	rose	5 gal	MW	PER PLAN	PER PLAN	
24	ROS RED	Rosa sp. 'Red'	rose	5 gal	MW	PER PLAN	PER PLAN	
52	ROS WHT	Rosa sp. 'White'	rose	5 gal	MW	PER PLAN	PER PLAN	
1500 SF	RUB PEN	Rubus perovskianus	bramble	1 gal	MW	PER PLAN	PER PLAN	
104	TRA JAS	Trachycarpus fortunei	fan palm	1 gal	MW	PER PLAN	PER PLAN	
600 SF	VIN MIN	Vitis minor	vine	cuttings	MW	PER PLAN	PER PLAN	



NOT FOR CONSTRUCTION

Sheet Title: **PLANTING PLAN - WEST**

Scale: 1" = 10'-0"

Sheet Number: **L6.1**

Date: 11/28/2011

City: SAUSALITO

Project: WHISKEY SPRINGS RENOVIATION

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 REMOVAL PERMIT FOR 15 ITALIAN STONE PINES
AND TWO WHITE ALDERS LOCATED IN
THE WHISKEY SPRINGS CONDOMINIUMS (TRP 11-012)**

WHEREAS, on January 6, 2011 a Tree Removal Permit application was filed by the applicant and property owner, the Whiskey Springs Condominium Home Owners Association, requesting the removal of 15 Italian Stone Pine trees (*Pinus pinea*) and two White Alders (*Alnus rhombifolia*) that are located throughout the Whiskey Springs Condominium complex; 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

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 removal of 15 Italian Stone Pines and two White Alders located on the grounds of the Whiskey Springs Condominiums 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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ITEM NO. 5 PAGE 25

Exhibit E
[4 pages]

TREES AND VIEWS COMMITTEE RESOLUTION

March 3, 2011

TRP 11-012

Whiskey Springs Condominium

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 139 Lincoln 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 15 Italian Stone Pines are causing major damage to the parking lot and planter beds located within the Whiskey Springs Condominiums. The applicant would like to repave the existing parking lot and planter beds, to remodel the parking area properly. The existing trees that caused the damage would need to be removed to allow the development of the property and to develop a good landscape design. Therefore, the removal of the Italian Stone Pines are necessary to accomplish Objectives **b.** and **d.***

*The two White Alders proposed for removal are diseased and declining in health and should be removed to insure the public safety as it related to the health of tree, and is necessary to accomplish Objective **a.***

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 removal of the 17 trees is part of a complete landscape renovation for the Whiskey Springs Condominiums. As part of the new landscape plan, the applicant is proposing to plant the following 23 replacement trees: nine Columnare Red Maples (*Acer rubrum* 'Columnare'), four Autumn Blaze Maples (*Acer rubrum* 'Autumn Blaze'), six Chinese Elms (*Ulmus parvifolia* 'Sempervirens'), and four Cathedral Southern Live Oak (*Quercus virginiana* 'Cathedral') as well as many other shrubs and ground cover plantings.*

The Trees and Views Committee concludes two additional trees be planted in addition to the trees proposed. That would be 50% more trees planted than removed; leaving room for any

*trees that may not thrive over the years. All replacement trees to be planted are considered desirable trees, therefore satisfying Condition a (see **Exhibit C** for planting plan).*

TREES AND VIEWS COMMITTEE RESOLUTION
March 3, 2011
TRP 11-012
Whiskey Springs Condominium

ATTACHMENT 2: CONDITIONS OF APPROVAL

This condition of approval applies to the Tree Removal Permit approved on March 3, 2011.

1. The removed trees shall be replaced in accordance with the submitted landscape planting plan, titled Whiskey Springs Renovation and date stamped February 18, 2011.
2. Two trees shall be planted, in addition to the submitted landscape planting plan; they shall be of a desirable species.
3. All replacement trees shall have a minimum container size of 24-inch boxes.

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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