

STAFF REPORT

SAUSALITO TREES AND VIEWS COMMITTEE

Project Eynon Project / 40 Vista Clara Road and 45 Crecienta Drive
Tree Alteration and Removal Permit
TRP 11-091

Meeting Date April 7, 2011

Staff Alison Thornberry, Assistant Planner



REQUEST

- Approval of a **Tree Alteration Permit** to allow the alteration of one Coast Live Oak located on the property at 40 Vista Clara Road which extends onto 45 Crecienta Drive.
- Approval of a **Tree Removal Permit** to allow the removal of two Coast Live Oaks located on rear of the property at 45 Crecienta Drive.

PROJECT INFORMATION

Applicant Judianne Eynon

Owners David and Carmen Keller; 40 Vista Clara Road
Judianne Eynon; 45 Crecienta Drive

Location 40 Vista Clara Road (APN 064-251-08) (see **Exhibit A** for Vicinity Map)
45 Crecienta Drive (APN 064-251-18) (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 that has three separate components to the Tree Alteration and Removal Permit, the components are listed below:

Alteration Permit

- The proposed alteration is for a Coast Live Oak (*Quercus agrifolia*) located on the property at 40 Vista Clara Road. The alterations would include the removal of a large scaffold limb that extends through a neighboring fence, 42 feet into the property at 45 Crecienta Drive. The applicant has also requested the selectively thin the tree canopy that hangs over the property at 45 Crecienta Drive.

Removal Permit

- Removal of Coast Live Oak #1, located on the property at 45 Crecienta Drive, in order to partially restore a Bay view from 45 Crecienta Drive, and to save a newly constructed wood fence that is affected by the Oak's growth.

- Removal of Coast Live Oak #2, located on the property at 45 Crecienta Drive, in order to partially restore a Bay view from 45 Crecienta Drive, and to save a newly constructed wood fence that is affected by the Oak's growth.

An Arborist Report was prepared on March 6, 2011 by Certified Arborist, Ed Gurka, to assess the health, structural condition, and suitability for preservation of the Coast Live Oaks located at 40 Vista Clara Road and 45 Crecienta Drive.

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

- The mature Coast Live Oak, located on 40 Vista Clara Road has a large scaffold limb extends 42 feet through the wooden property fence and onto the applicant's property at 45 Crecienta Drive.
- The limb is a significant obstruction limiting use of the applicant's backyard because it divides the area into two sections.
- The limb that extends onto the applicant's property should be cut back in stages over a period of time, and should be treated with Agri-Fos and Pentra Bark (see **Exhibit D** for Conditions of Approval).
- The canopy that extends over onto the applicant's property can be selectively thinned to allow sunlight into the backyard.

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

1. Tree #1

- The Coast Live Oak is located directly against the north fence and property boundary, measures 31 inches in Circumference at Breast Height (CBH), and is located on the applicant's property at 45 Crecienta Drive.
- The canopy of this tree obstructs the left and north view of the Sausalito Marina, Richardson Bay, and beyond Tiburon Peninsula.

2. Tree #2

- The Coast Live Oak is located in the corner of the northeast section of the backyard, it measures 30 inches CBH, and is located on the applicant's property at 45 Crecienta Drive.
- The main stem leans at a 50 degree over the adjacent property and the canopy extends to just below the high voltage utility lines.
- The Oak is leaning towards the newly constructed wooden fence and within a few inches of the fence railing, where it soon will grow into the fence as the trunk increases.

3. The two Coast Live Oaks, #1 and #2, must be removed. They are growing into the neighboring wooden property fence and will eventually displace the fence, requiring the repair and relocation of the fence as they continue to grow.

If the two Oaks are removed that are on either side of the mature Oak, the view of the vista of Richardson's Bay and Tiburon Peninsula would be improved for the property at 45 Crecienta Drive.

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.

*Altering the mature Oak, by removing the large limb that extends onto the applicant's property, will allow the applicant more use of their rear yard. The limb removal will allow the applicant reasonable enjoyment of their property, and is needed to pursue good, professional practices of forestry and landscape design. The selective thinning of the canopy that hangs over the property to 45 Crecienta Drive would allow the applicant to take reasonable advantage of views. Therefore the alteration of the limb removal would be necessary to accomplish Objectives **b, c and d.***

*The removal of smaller Oaks #1 and #2 will improve views and correct the conflict between the newly constructed fence and smaller Oak trees located at the backyard property lines. Therefore, the removal of the two Oaks would be necessary to accomplish Objectives **a and b.***

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 Arborist has suggested that the replacement planting of the two removed Coast Live Oaks can be done with the selection of California native shrubs such as Dark Star (Ceanothus) or Snow Flurry (Ceanothus thyrsiflorus). Staff recommends the replacement trees be 24 inch box in size (see **Exhibit D**)*

PUBLIC NOTICE AND CORRESPONDENCE

On March 30, 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.

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 mature Coast Live Oak (*Quercus agrifolia*), located on the property at 40 Vista Clara Road, to remove a large scaffold limb that extends through a neighboring fence, 42 feet into the property at 45 Crecienta Drive; and to selectively thin the tree canopy that hangs over the property at 45 Crecienta Drive.
- Approval of a Tree Removal Permit to remove Coast Live Oak #1 and #2, located on the property at 45 Crecienta Drive, in order to restore a Bay view from 45 Crecienta Drive, and to save a newly constructed wood fence that is affected by the Oak's growth.

Alternatively, the Trees and Views Committee may:

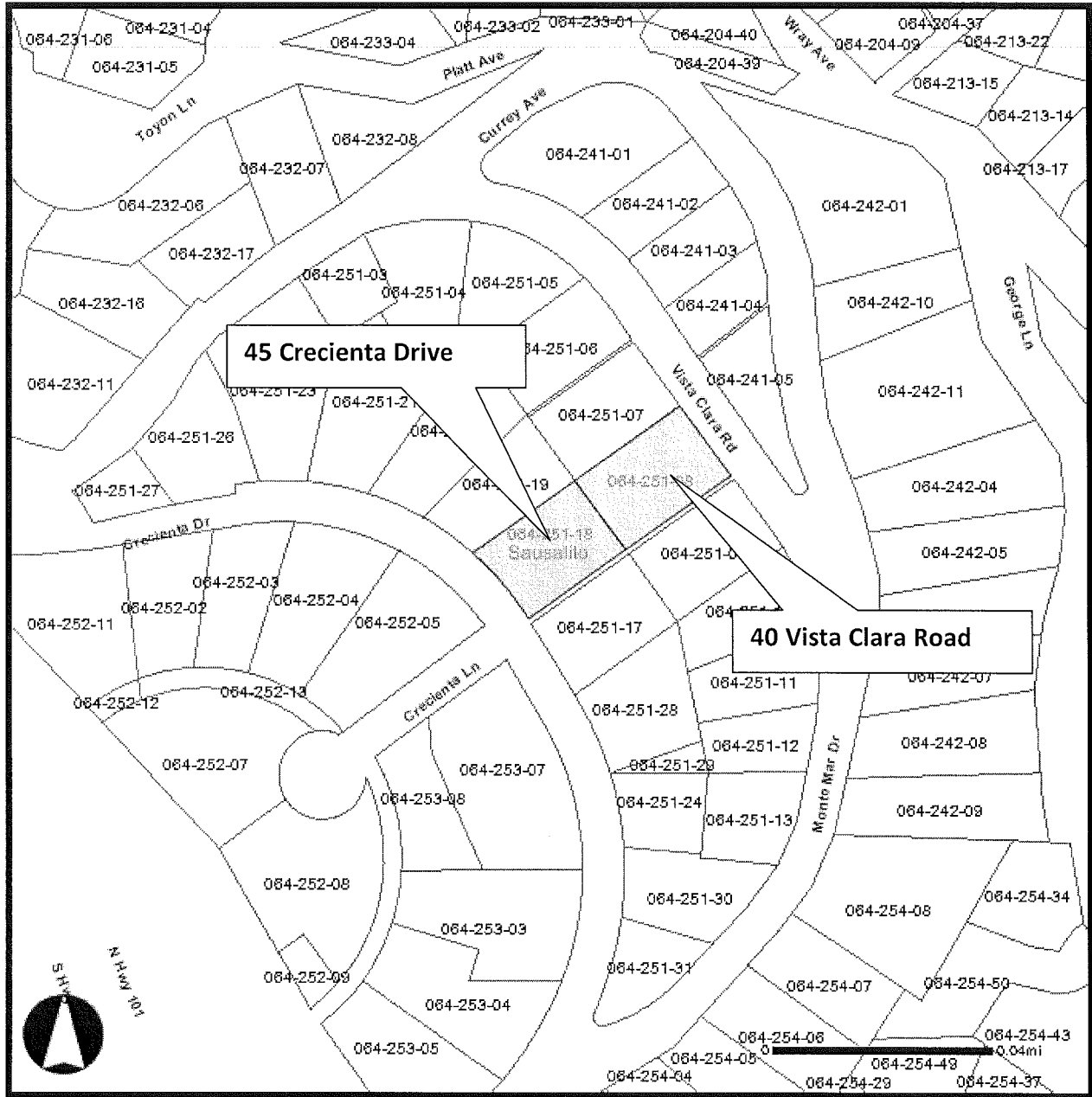
- Approve the Tree Removal Permit with modifications;
- Continue consideration of the item for additional information; or
- Deny the Tree Removal Permit and identify one or more of the Findings for Denial listed in Section 11.12.030.B.3 (see **Exhibit C**).

EXHIBITS

- A. Vicinity Map
- B. Arborist report and photographs, date stamped March 14, 2011
- C. Criteria for Approval or Denial of Tree Removal Permits
- D. DRAFT Resolution

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Vicinity Map



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RECEIVED

MAR 14 2011



Ed Gurka, Consulting Arborist

Member, American Society of Consulting Arborists

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Member, International Society of Arboriculture

Certified Arborist, Western Chapter, # 0418

March 6, 2011

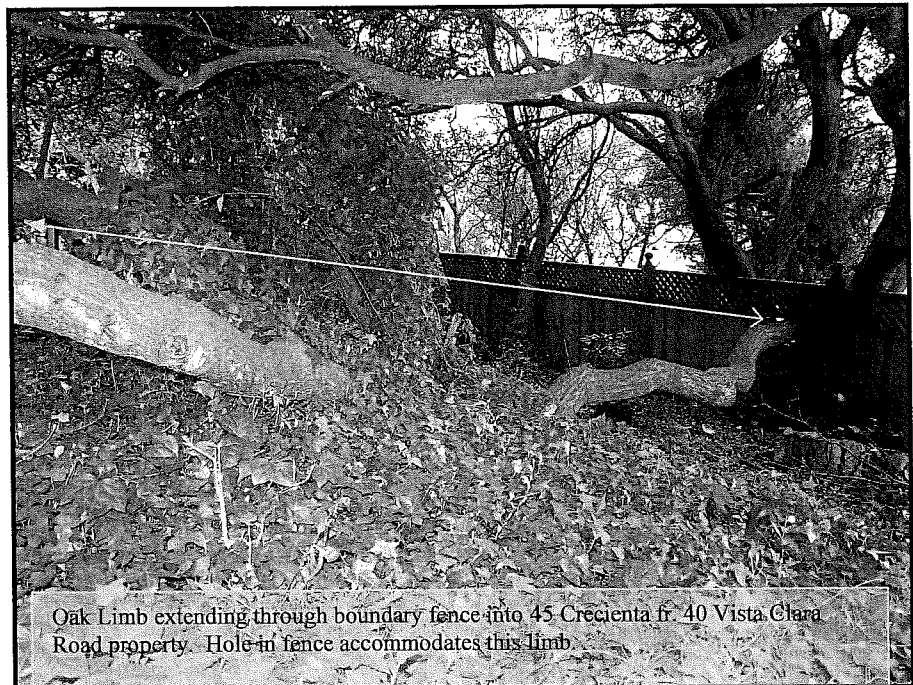
ASSIGNMENT:

I received a call from Judiann Eynon to provide information on the cutting of a tree limb extending onto her property from a neighbor's tree. Since the tree limb removal work requires an arborist report, Judiann Eynon requested my services on how to perform the work. This report will provide recommendation on performing the work based on my observations during the site visit.

OBSERVATIONS and DISCUSSIONS:

2011 JEE

The site visit took place on February 21, 2011, from 10:00 AM to 12:00 noon. I arrived at the address, 45 Crecienta Drive, Sausalito, California, and met with Judiann Eynon. Judiann Eynon provided background information on the communication with her neighbor, and the neighbor's tree. The tree was first seen from the main living room area of 45 Crecienta Drive. Judiann Eynon then provided photographs of the tree from this vantage point. We then proceeded to the backyard of 45 Crecienta Drive. At the north boundary of 45 Crecienta Drive where the property ends and the neighboring property, 40 Vista Clara Road begins, is the location of a mature *Quercus agrifolia*, Coast Live Oak tree. A large scaffold limb extends through the wooden property fence and onto Judiann Eynon's property. The limb extends into her property laterally 42 feet and then grows upright for 6 feet where it divides into secondary branches that support the foliage. The height and spread was measured as 12 feet tall by 27 feet in spread.



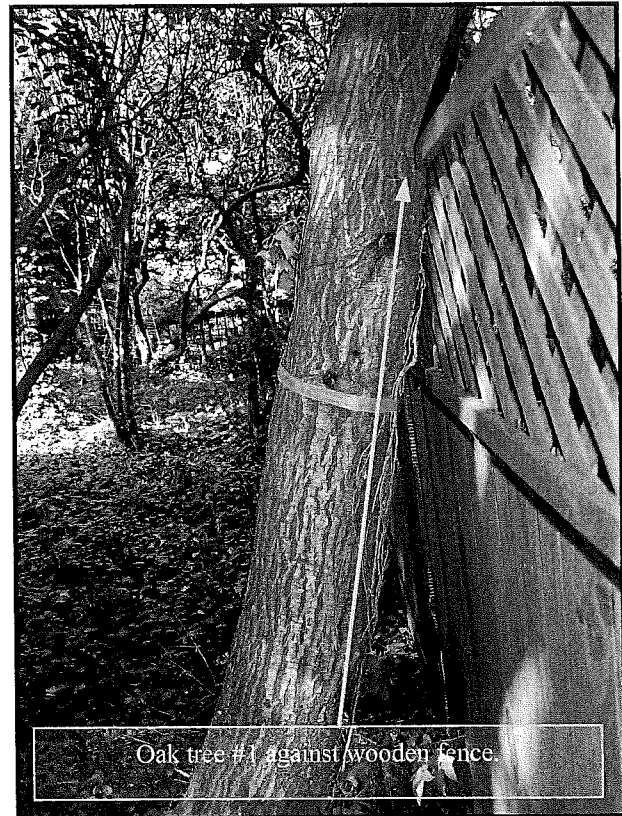
Oak Limb extending through boundary fence into 45 Crecienta fr 40 Vista Clara Road property. Hole in fence accommodates this limb.

The limb is a significant obstruction limiting use of Judiann Eynon's backyard because it divides the area into two sections. Ms. Eynon stated that the neighbor, David Keller at 40 Vista Clara Road, granted permission for removal of the limb. Since the limb removal is considered an alteration of a protected tree, an arborist report is required for submitting information for granting a tree permit

Exhibit B
(11 pages)

During the inspection of the backyard at 45 Crecienta Drive, three other Coastal Live Oak Trees were inspected and evaluated. The age of each Oak tree is similar and estimated to be 25-35 years old.

The first Coast Live Oak tree at the north fence and property boundary measured 31 inches Circumference at Breast Height (CBH). This tree is directly against the wooden fence and the fence is notched to allow for the tree's present expansion. Based on survey markers the tree trunk is located on Judiann's property, 45 Crecienta Drive. The canopy of this tree obstructs the left and north view of the Sausalito Marina, Richardson Bay, and beyond Tiburon Peninsula.



Oak tree #1 against wooden fence.



Oak tree #2 leaning over neighboring wooden fence.

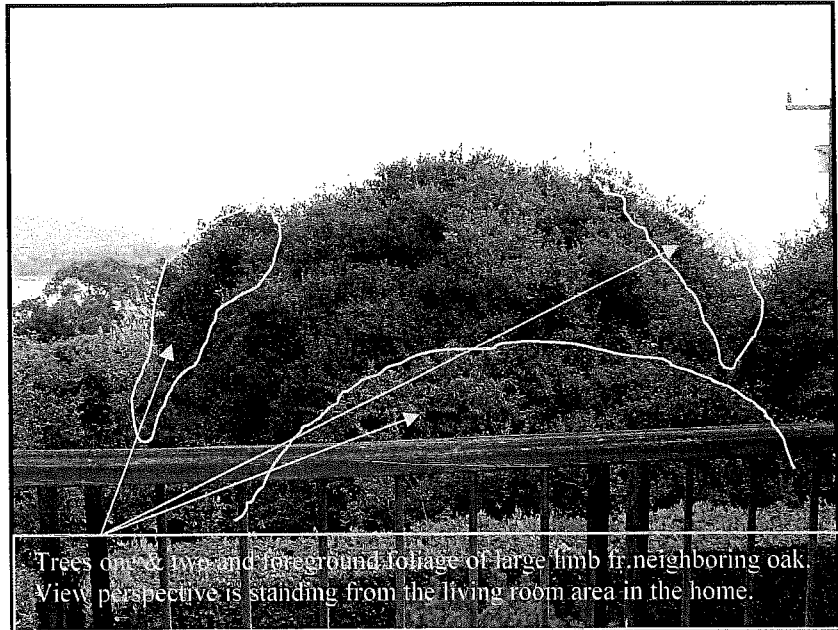
The second Coast Live Oak tree is located at the opposite corner in the northeast section of the backyard. The trunk measures 30 inches CBH. The main stem leans at a 50-degree angle over the adjacent property and the canopy extends to just below high voltage utility lines. This tree is located on the 45 Crecienta Drive property based on the survey marker and the neighboring fence location. The Oak tree is leaning towards the newly constructed wooden fence and within a few inches of the fence railing. It will soon be growing into the fence as the trunk's caliper increases in circumference.

The third Coast Live Oak tree is located just upslope of the second Coast Live Oak tree and midway between the northeast corner and the home. The tree is of similar trunk circumference and height as the other two Coast Live Oak trees.

RECOMMENDATIONS:

The situation at 45 Crecienta Drive includes two issues. The first issue is the neighbor's Oak tree's large limb growing 42 feet into the backyard affecting use of this area. The limb creates a barrier limiting access and passage through the yard as it divides the yard into two sections. See photograph on page one. The second issue is that all four of the Coast Live Oak trees discussed in this report obstruct the view from the main living area of 45 Crecienta Drive. See photograph at right.

The mature Oak tree located at 40 Vista Clara Road on the Keller property should have the limb that extends into the backyard of 45 Crecienta Drive cut



back in stages over a period of time. Cutting this limb completely back to the main trunk would produce decay that would affect the entire tree. In an effort to avoid decay exposure, the Oak tree limb should be reduced gradually. The first stage is reducing the limb to just beyond where it rests on the ground. Cutting the limb at this point would remove the foliage attached to this extended limb and provide an increase in the use area of the backyard now restricted. This foliage is visible as the foreground foliage in the photograph above. A small side branch, directly next to the cut, should be removed at the same time. The pruning wound should be treated with a fungicide to prevent diseases from entering the cut wound. A treatment of Agri-Fos and Pentra Bark should be applied following the pruning cuts. This would provide protection of exposed cuts from Phytophthora disease, especially Sudden Oak Death. Wound healing shall be assessed annually to determine if further reduction of the limb is possible.

The two smaller Coast Live Oak trees, number one, and two must be removed. They are growing into the neighboring wooden property fence and will eventually displace the fence requiring the repair and relocation of the fence as they continue to grow. If the two smaller Oak trees are removed that are on either side of the neighbor's mature Oak tree, the view of the vista of Richardson Bay and Tiburon Peninsula from the living area of the home would be improved. The neighbor's Oak tree canopy that extends over the backyard of 45 Crecienta Drive can be selectively thinned to allow sunlight into the backyard. Selective pruning of lower limbs, and removing dead growth, which would lift the canopy, will provide added clearance and more access to Ms. Eynon's backyard.

The pruning work shall be performed after the infection period of Sudden Oak Disease. Pruning time would be during the drier summer months of May, June, or July when the Sudden Oak disease pathogens are most dormant. It is recommended that all remaining Coast Live Oak trees be treated for Sudden Oak Disease using the recommendations of the California Oak Mortality Task Force.

The third smaller Coast Live Oak tree would be preserved.

SUMMARY:

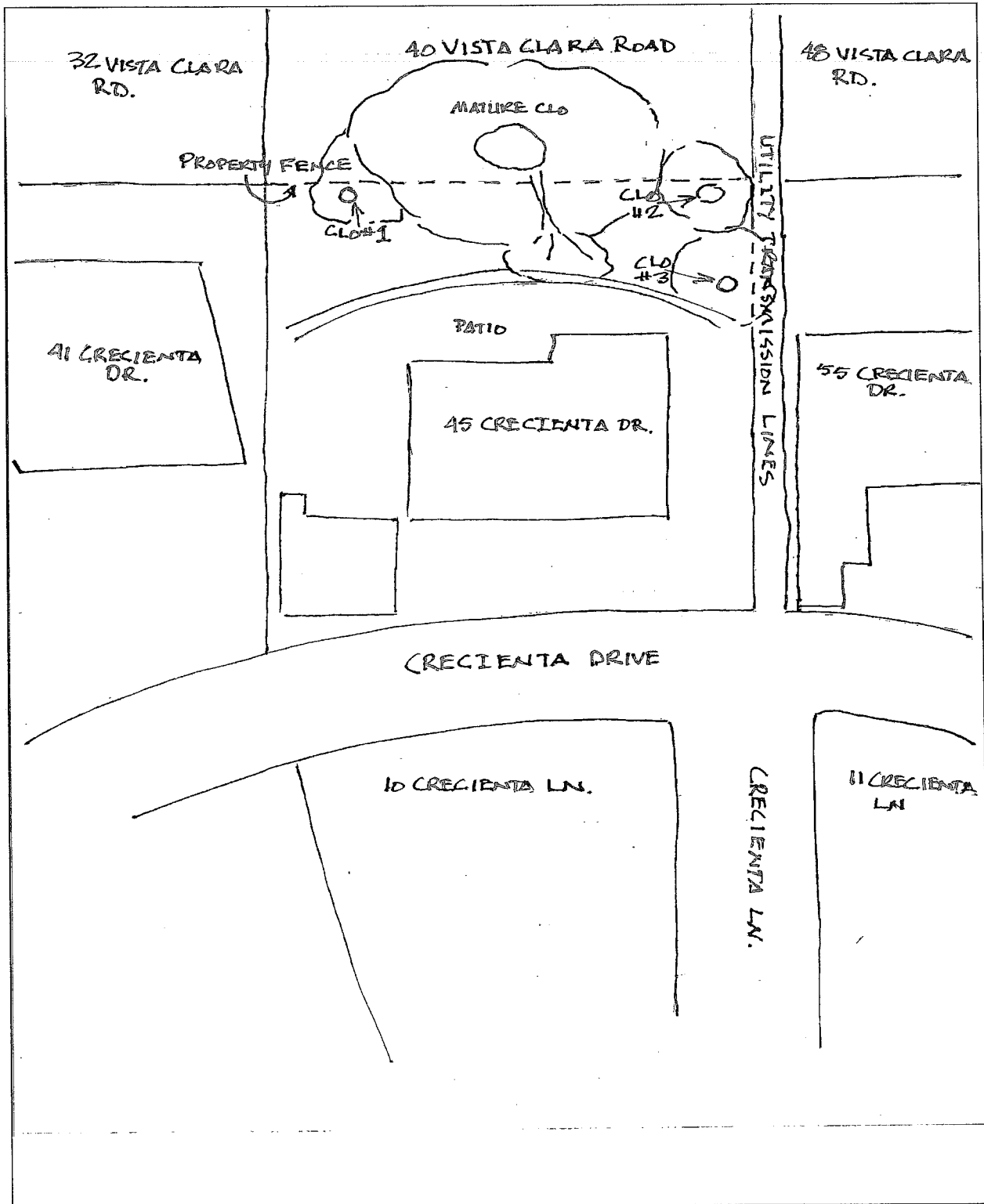
The recommendations for removal of two small Coast Live Oak trees on the 45 Crecienta Drive property and alteration to the neighboring mature Coast Live Oak when completed will improve a view restoration and correct the conflict between the newly constructed fence and smaller Oak trees located at the backyard property boundaries of the two properties. The work should not affect the present condition of the mature Oak tree when performed at the appropriate time of year. Replacement planting of the two removed Coast Live Oak trees can be done with the selection of California native shrubs such a *Ceanothus* "dark star" (deep blue color) or *Ceanothus thyrsiflorus*, "snow flurry" (white).

Contact Information:

Ed Gurka
Independent Services
197 Coleman Drive
San Rafael, CA. 94901
Mobile: 415 601-5337
Email: Egurka1@aol.com

Affiliations and Licenses:

International Society of Arboriculture, Certified Arborist # 418, 1984 to present.
American Society of Consulting Arborists, Member, 2000 to present.
California Department of Pesticide Regulation, Pest Control Advisor PCA 74846, 1989 to present.
City of Sausalito, Municipal Arborist, 1989-2004
Independent Consulting Arborist Services, 2004-present.



Tree location map not to scale, property boundaries are as survey marked from 2.21.2011 site visit.

Appraisals follow for the two Coast Live Oak trees that are recommended for removal:

Tree Appraisal Trunk formula Method 9 edition

1 **Species:** Quercus agrifolia, Coast Live Oak #1

2 **Condition:** 70%

Trunk

3 **Circumference:** 31 Diameter: 10 in.

4 **Location: %= [Site: 80% % + Contribution 60% % + Placement 60%**
 sub total: 200% % div.by 3 67% % total

Regional Plant Appraisal Committee and/or Appraiser-Developed or Modified Information.

5 **Species Rating** 90%

Replacement Tree Size

6 **(diameter)** 1.75 1.75 inch dia of tree
 (Trunk Area) 3.80 in.sq./cm.sq.TAr

7 **Replacement Tree Cost:** \$180.00
 (see regional information to use cost selected)

8 **Installation Cost:** \$ \$360.00

9 **Installation Tree Cost line** \$540.00
 (12+14)

10 **Unit Tree Cost:** \$ \$82.82 per in.
 sq./cm.sq.
 (see regional information to use cost selected)
 Calculations by Appraiser using Field and Regional Information

11 **Appraised Trunk Area:**
 (TAa or ATAA; use tables 4.4-4.7)
 or Cir. sq.(line 5 trunk circumference) x 0.08 in. sq.
 or dia. sq. (line 5 trunk diameter) 10 x 0.785 8 in. sq.

12 **Appraised Tree Trunk Increase (TA incr) =**
 TAa or ATAA 8 in.sq.cir.Tar (minus) 1.75 (F10) = 6 in.sq.

13 **Basic Tree Cost=TAincr (J24)** 8 In.sq. x Unit Tree Cost (E16) \$82.82 per in.sq. \$662.56
 (plus) Installed Tree Cost (E15) \$540.00 (equals) \$1,203

14a **Appraised Value = Basic Tree Cost (E16)** \$1,203 X species rating 90% X condition (B4) 70%
 X Location (F7) 60% \$455

If the Appraised Value is \$5000 or more, round it to the nearest \$100; if it is less, round to the nearest \$10.

14b **Appraised Value =** \$455

Tree Appraisal Trunk formula Method 9 edition

1 **Species:** Quercus agrifolia, Coast Live Oak #2

2 **Condition:** 70%

Trunk

3 **Circumference:** 30 Diameter: 10 in.

4 **Location: %= [Site:** 80% **% + Contribution** 60% **% + Placement** 50%
 sub total: 190% **% div.by** 3 **63%** **% total**

Regional Plant Appraisal Committee and/or Appraiser-Developed or Modified Information.

5 **Species Rating** 90%

Replacement Tree Size

6 **(diameter)** 1.75 1.75 inch dia of tree
 (Trunk Area) 3.80 in.sq./cm.sq.TAr

7 **Replacement Tree Cost:** \$180.00
 (see regional information to use cost selected)

8 **Installation Cost:** \$ \$360.00

9 **Installation Tree Cost line (12+14)** \$540.00

10 **Unit Tree Cost:** \$ \$82.82 per in.
 sq./cm.sq.
 (see regional information to use cost selected)
 Calculations by Appraiser using Field and Regional Information

11 **Appraised Trunk Area:**
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 (plus) Installed Tree Cost (E15) \$540.00 (equals) \$1,203

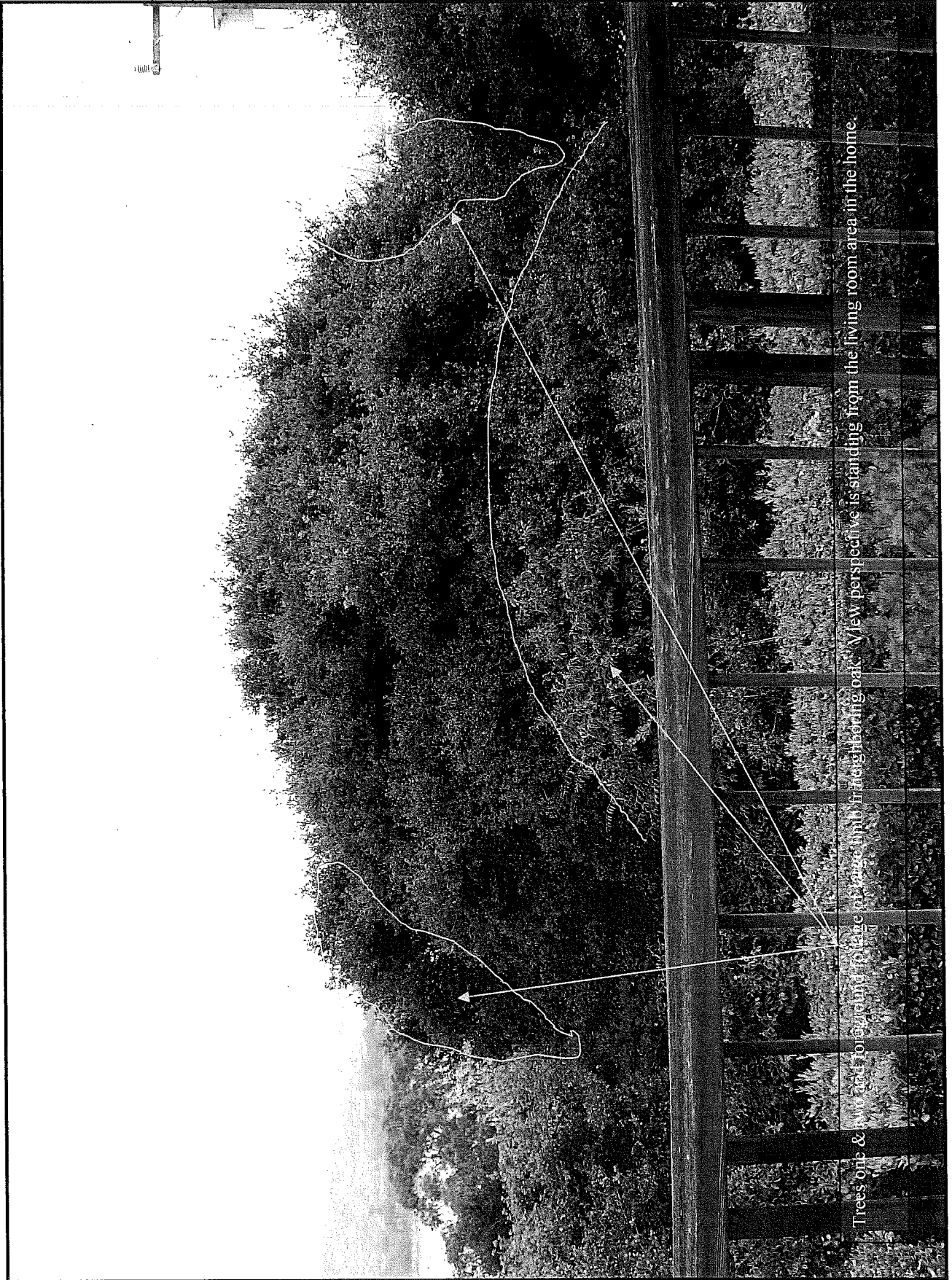
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 X Location (F7) 60% \$455

If the Appraised Value is \$5000 or more, round it to the nearest \$100; if it is less, round to the nearest \$10.

14b **Appraised Value =** \$455



Oak Limb extending through boundary fence into 45 Creencia^W fr. 40 Vista Clara Road property. Hole in fence accommodates this limb.





Oak tree #1 against wooden fence



Oak tree #2 leaning over neighboring wooden fence

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 COAST LIVE OAK LOCATED AT
40 VISTA CLARA ROAD AND A TREE REMOVAL PERMIT FOR
TWO COAST LIVE OAKS LOCATED AT 45 CRECIENTA DRIVE (TRP 11-091)**

WHEREAS, on March 14, 2011 a Tree Alteration Permit application was filed by the applicant, Judianne Eynon, on behalf of the property owner, David and Carmen Keller, requesting to alter a mature Coast Live Oak (*Quercus agrifolia*), located on the property at 40 Vista Clara Road (064-251-08), to remove a large scaffold limb that extends through a neighboring fence, 42 feet into the property at 45 Crecienta Drive; and to selectively thin the tree canopy that hangs over the property at 45 Crecienta Drive (APN 064-251-18). Also on March 14, 2011 a Tree Removal Permit application was filed by the applicant and property owner, Judianne Eynon, requesting to remove Coast Live Oak #1 and #2, located on the property at 45 Crecienta Drive, in order to restore a Bay view from 45 Crecienta Drive, and to save a newly constructed wood fence that is affected by the Oak's growth.

WHEREAS, a notice for the application was posted on the Tree Owner's property on March 30, 2011; and

WHEREAS, the Trees and Views Committee considered the application at a public meeting on April 7, 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:

1. The Tree Alteration Permit to alter the mature Coast Live Oak (*Quercus agrifolia*), located on the property at 40 Vista Clara Road, to remove a large scaffold limb that extends through a neighboring fence, 42 feet into the property at 45 Crecienta Drive; and to selectively thin the tree canopy that hangs over the property at 45 Crecienta Drive is approved. This decision is based upon the determinations provided in Attachment 1 and subject to the conditions of approval provided in Attachment 2.
2. The Tree Removal Permit to remove Coast Live Oak #1 and #2, located on the property at 45 Crecienta Drive, in order to restore a Bay view from 45 Crecienta Drive, and to save a newly constructed wood fence that is affected by the Oak's growth 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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TREES AND VIEWS COMMITTEE RESOLUTION

April 7, 2011

TRP 11-091

40 Vista Clara Road and 45 Crecienta Drive

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 40 Vista Clara and Tree Removal Permit for 45 Crecienta Drive.

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.

*Altering the mature Oak, by removing the large limb that extends onto the applicant's property, will allow the applicant more use of their rear yard. The limb removal will allow the applicant reasonable enjoyment of their property, and is needed to pursue good, professional practices of forestry and landscape design. The selective thinning of the canopy that hangs over the property to 45 Crecienta Drive would allow the applicant to take reasonable advantage of views. Therefore the alteration of the limb removal would be necessary to accomplish Objectives **b, c** and **d**.*

*The removal of the two smaller Oaks, #1 and #2, will improve a view restoration and correct the conflict between the newly constructed fence and smaller Oak trees located at the backyard property lines. Therefore, the removal of the two Oaks would be necessary to accomplish Objectives **a** and **b**.*

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 Arborist has suggested that the replacement planting of the two removed Coast Live Oaks can be done with the selection of California native shrubs such as Dark Star (Ceanothus) or Snow Flurry (Ceanothus thyrsiflorus).

TREES AND VIEWS COMMITTEE RESOLUTION

April 7, 2011

TRP 11-091

40 Vista Clara Road and 45 Crecienta Drive

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the Tree Alteration Permit approved on April 7, 2011.

1. The two removed Coast Live Oaks shall be replaced with two 24-inch box replacement trees of a species and location to be determined by the Property Owner.
2. The limb that extends into the backyard of 45 Crecienta Drive may be cut back in stages over a period of time. The first stage is reducing the limb to just beyond where it rests on the ground. A small branch, directly next to the cut, should be removed at this same time.
3. The pruning wound shall be treated with a fungicide.
4. A treatment of Agri-Fos and Pentra Bark should be applied following the pruning cuts.
5. When thinning the canopy of the Oak located on 40 Vista Clara Road, there shall be selective pruning of the lower limbs, and removing dead growth.

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.

6. 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.
7. 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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