

# STAFF REPORT

## SAUSALITO TREES AND VIEWS COMMITTEE

**Project** Macannan Tree / 83 Princess Street  
Tree Alteration Permit  
TRP 11-144

**Meeting Date** June 2, 2011

**Staff** Alison Thornberry-Assef, Assistant Planner



### REQUEST

Approval of a **Tree Removal Permit** to allow the removal of one Coast Live Oak located on the front of the property at 83 Princess Street.

### PROJECT INFORMATION

**Applicant** Treemasters

**Owner** Carol Macannan

**Location** 83 Princess Street (APN 065-132-18) (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 on behalf of the property owner to remove a Coast Live Oak (*Quercus agrifolia*). The application has two separate components to the Tree Removal Permit, the components are listed below:

#### ***Emergency Removal Permit – Handled by the Public Works Department***

1. The proposed project was submitted as an Emergency Tree Alteration Permit to remove 2 Coast Live Oaks. The applicant submitted an Arborist Report, prepared by Certified Arborist, Michael Queirolo of Treemasters, that stated Tree #1 was diseased with Sudden Oak Death (SOD), and Tree #3 had large decay at the base of the tree. The two Oaks, #1 and #3, were deemed hazardous due to the proximity to homes, cars and people, and required immediate removal (see **Exhibit B** for report).

Per Section, 11.12.030.F of the Sausalito Municipal Code the Public Works Department hired an outside arborist to inspect the trees requested for removal. The Certified Arborist, Juan Ochoa of Bartlett Tree Experts, stated that he agreed with the Treemasters report that Live Oak #1 and Live Oak #3 are hazardous and should be removed as soon as possible (see **Exhibit C** for report). The Public Works Department issued an Emergency Tree Removal Permit for Oak trees #1 and #3 and are not part of the application presented for action by the Trees and Views Committee.

**Nonemergency Removal Permit – Handled by the Trees and Views Committee**

2. The applicant has requested to remove an additional Coast Live Oak, tree #2. This tree was inspected by the Treemasters Arborist and the outside arborist provided by the Public Works Department, Bartlett Tree Experts. The Bartlett Tree Experts deemed the tree a non-emergency and is presented to the Committee for consideration

The Treemasters Arborist Report was prepared on May 16, 2011 by Certified Arborist, Michael Queirolo, to assess the health, structural condition, and suitability for preservation of the Coast Live Oak #2, located at 83 Princess Street.

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

- The Coast Live Oak is 59 inches in Circumference at Breast Height (CBH) and is approximately 35 feet in height.
- The tree has decay at the base and dieback on crown tips indicating decline.
- The tree has a lean towards the home that targets the house and people.
- Recommendation is immediate removal of the hazardous tree.

An additional Arborist inspected the tree on May 19, 2011 by Certified Arborist, Juan Ochoa. After inspecting the tree and reviewing the report prepared by Treemasters, he has stated (see **Exhibit C**):

- While there is some evidence of decay, he would request a resistograph analysis to determine how extensive the decay inside the tree is.
- When sounding the tree, it seems that there is a significant amount of solid wood inside the trunk. The resistograph analysis would give an idea of the health and safety condition of the tree.

Due to the recommendation for Arborist Juan Ochoa, staff recommends the applicant retain a resistograph analysis of tree #2, to determine possibility for preservation. A condition has been included that requires a resistograph analysis to be prepared prior to the removal of the tree. Should the analysis state the tree can be preserved; the tree will not be permitted for removal without approval from the Trees and Views Committee. If the tree is deemed hazardous, with the recommendation for removal, the tree will be removed to eliminate the potential hazards to life and property (see **Exhibit E, Attachment 2**).

**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.

*The tree has decay at the base and leans toward the residence and people. The tree is a potential hazard to life and property because of its proximity to existing structures. Removal of this tree is necessary to accomplish **Objective a** 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 applicant has stated that there are many other trees on site and they would not like to replace the removed Oaks. Staff has created a condition that three replacement trees be planted for each of the trees removed, thus satisfying **Objective a** listed above (see **Exhibit E**, Attachment 2).*

### **PUBLIC NOTICE AND CORRESPONDENCE**

On May 26, 2011, a notice of this proposal was posted at the front of the subject property, visible to the surrounding neighborhood.

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 Removal Permit to remove the Coast Live Oak #2 (*Quercus agrifolia*) at 83 Princess Street (TRP 11-144).

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. Treemasters Arborist report and photographs, date stamped May 16, 2011
- C. Bartlett Tree Experts Arborist's inspection, dated May 19, 2011
- D. Criteria for Approval or Denial of Tree Removal Permits
- E. DRAFT Resolution

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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  
treemail@treemasters.com



CA Lic. #660226

May 16, 2011

Carol Macannan  
83 Princess St  
Sausalito, CA 94965

## ARBORIST REPORT

### Reason for call:

On 4/4/2011 we were contacted by Carol Macannan to inspect a few trees on property for health and stability.

### Synopsis:

I inspected three Coast Live Oak *Quercus agrifolia* on 4/11/2011 and have found the following:

#### Tree #1 Coast Live Oak *Quercus agrifolia*

- Tree is located at the top of the driveway on right hand side.
- Tree has a CBH of 7'2" and a height of 40'.
- Tree has major decay at base.
- Tree has SOD (Sudden Oak Death) *Phytophthora ramorum*.
- Tree has Armillaria Root Rot *Armillaria mellea*.
- Tree targets driveway and people.
- This tree is considered an extreme hazard.
- Little to no effect on soil stability or water run off.
- Tree is valued at \$4,439.00

#### Tree #2 Coast Live Oak *Quercus agrifolia*

- Tree is located at the top of the driveway on right hand side.
- Tree has a CBH of 4'11" and a height of 35'.
- Tree has decay at base.
- Tree targets home and people.
- Tree has lean towards home.
- Tree has dieback on crown tips indicating decline.
- Little to no effect on soil stability or water run off.

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Exhibit B  
[5 pages]

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



- Tree is valued at \$1,640.00

Tree #3 Coast Live Oak *Quercus agrifolia*

- Tree is located at the bottom of the driveway on right hand side.
- Tree has a CBH of 3'9" and a height of 25'.
- Tree has decay at base.
- Tree targets cars and people.
- Tree has major decay from base to crown.
- Tree is in major decline.
- Tree is being held up by a metal brace.
- Little to no effect on soil stability or water run off.
- Tree is valued at \$954.00

**Conclusion:**

Trees are in severe decline and have targets.

**Recommendation:**

Recommend immediate removal of these hazardous trees due to targets of home, cars and people.

**Limitations**

The health and hazard assessments in this report are limited by the visual nature of the assessment. No trees were climb to obtain an up-close examination of the exact nature of branch or trunk leader attachments. Arial defects maybe obscured by foliage, branches or other trees. No trees were examined using invasive techniques. Structurally sound, healthy trees are wind thrown during severe storm events. Consequently, a conclusion that a tree that does/does not require corrective surgery or removal is not a guarantee of risk, hazard or sound health.

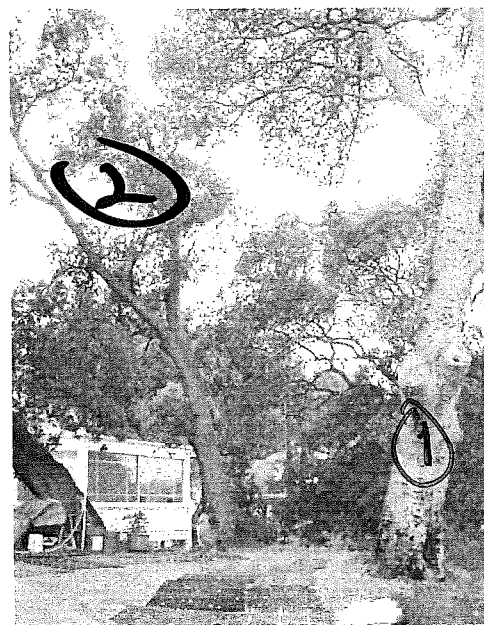
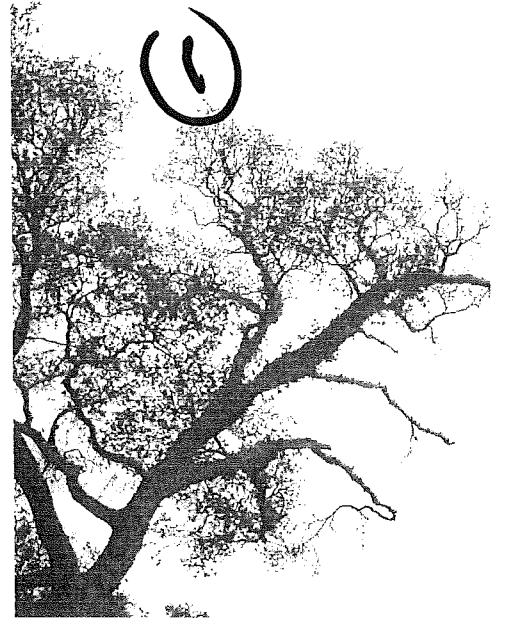
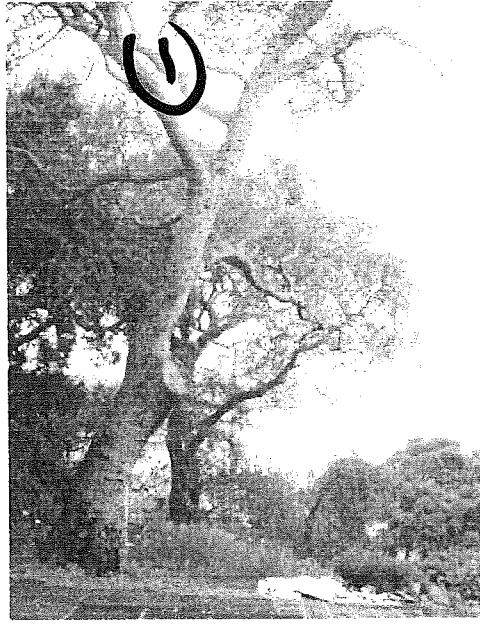
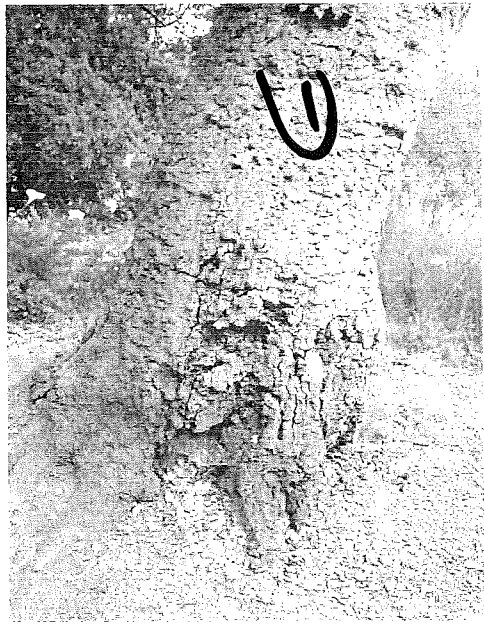
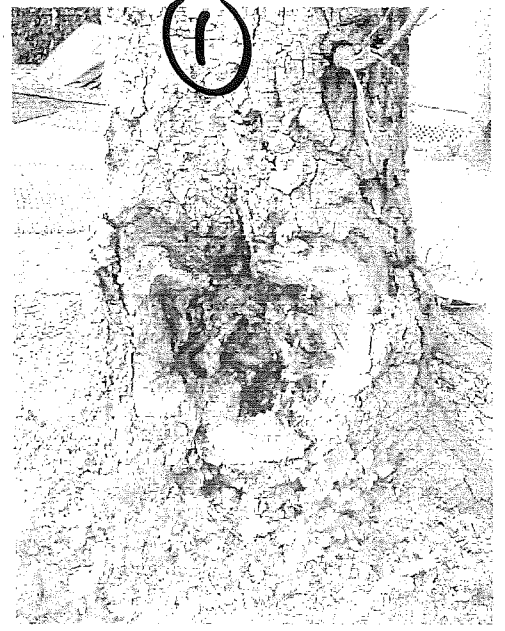
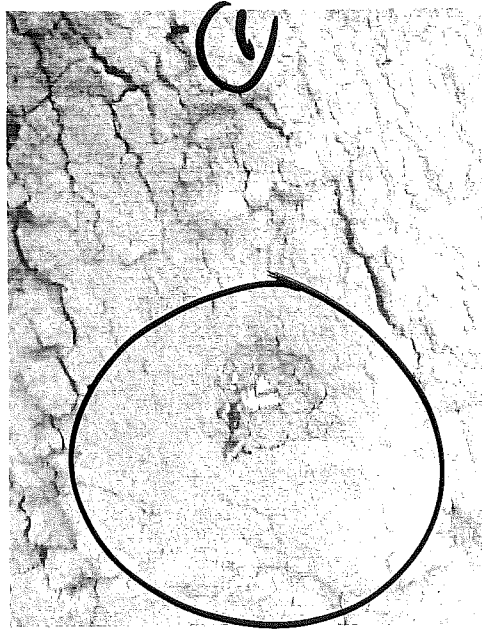
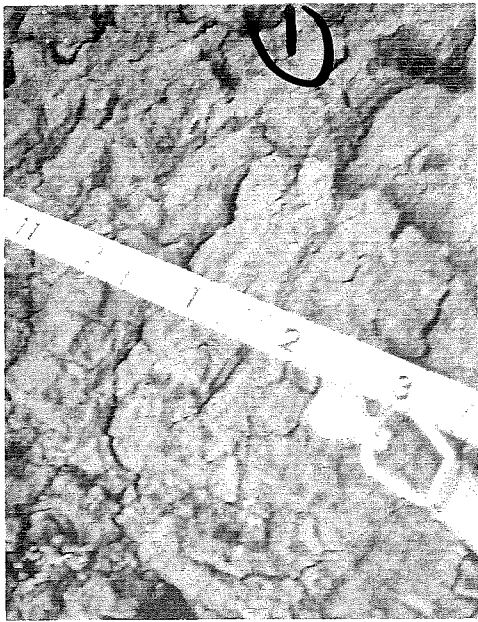
**Note: I only inspected the tree(s) on this report**

Sincerely,



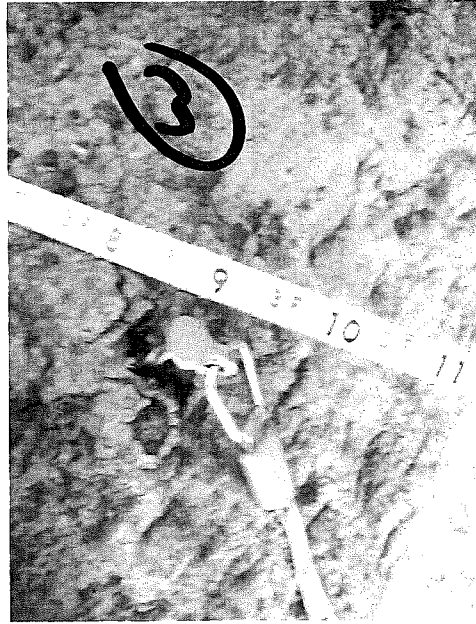
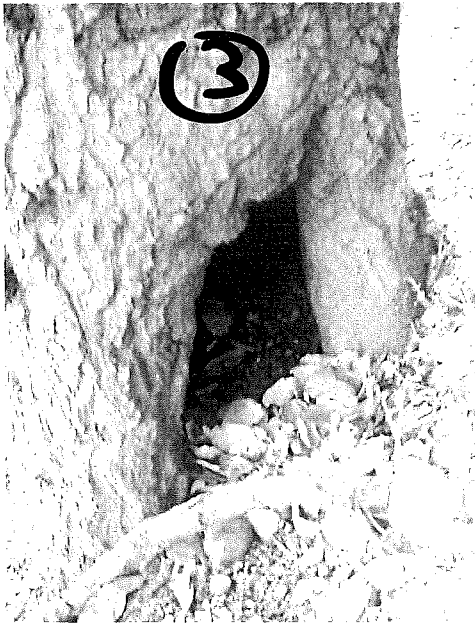
Michael Queirolo  
ISA Certified Arborist WE-8291A





83 Princess St.

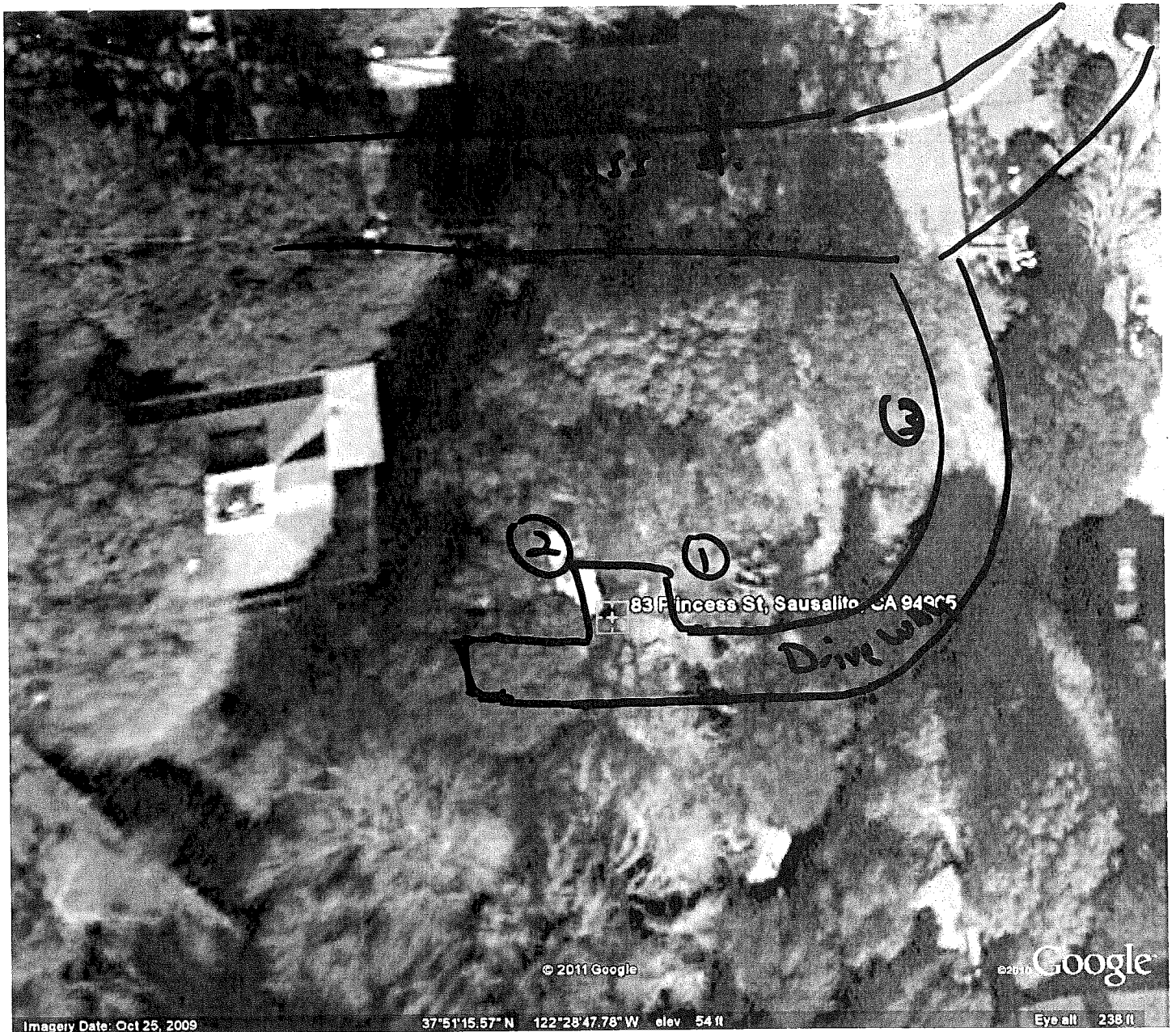




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83 Princess St.





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83 Princess St.

## Kent Basso

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**From:** Juan Ochoa [jochoa@Bartlett.com]  
**Sent:** Thursday, May 19, 2011 12:05 PM  
**To:** Kent Basso  
**Subject:** Oak removals at 83 Princess St, Saus

Hello Kent,

Per our meeting this morning at 83 Princess St, Sausalito, below are my comments after inspecting the trees and reading the report by "Tree Masters".

- a) Based on the Tree Masters report, I agree that Live Oak #1 and Live Oak #3 are hazardous and should be removed as soon as possible.
- b) Live Oak #2 was said in the Tree Master's report to be decayed at the base of the trunk. While there is some evidence of decay, I will request a resistograph analysis to determine how extensive the decay inside the tree is. When sounding the tree, the impression is that there is still a significant amount solid wood. A resistograph analysis will give a better idea of the health and safety condition of the tree. It seems to me that the main problem with Live Oak #2 is soil compaction and that may be causing the tree to dieback.

Please let me know if you have any questions or concerns regarding my comments.

Sincerely,

Juan Ochoa  
ISA Board Certified Master Arborist WE-6480B  
Bartlett Tree Experts  
400 Smith Ranch Rd  
San Rafael, CA 94903  
O: (415) 472-4300 x 18  
F: (415) 472-8650  
[jochoa@Bartlett.com](mailto:jochoa@Bartlett.com)

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ITEM NO. 1 PAGE 10 Exhibit C  
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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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Exhibit D

**SAUSALITO TREES AND VIEWS COMMITTEE  
RESOLUTION NO. 2011-XX**

**TREE REMOVAL PERMIT FOR ONE COAST LIVE OAK LOCATED  
AT 83 PRINCESS STREET (TRP 11-144)**

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**WHEREAS**, on May 16, 2011 a Tree Removal Permit application was filed by the applicant, Michael Queirolo of Treemasters, on behalf of the property owner, Carol Macannon, requesting to remove three Coast Live Oaks (*Quercus agrifolia*), to reduce failure and the potential hazard to life and property at 83 Princess Street (APN 065-132-18); and

**WHEREAS**, on May 19, 2011 the Public Works Department approved an Emergency Tree Removal Permit for Coast Live Oaks #1 and #3, and continued the request to remove Coast Live Oak #2 to the Trees and Views Committee at 83 Princess Street.

**WHEREAS**, a notice for the application was posted on the Tree Owner's property on May 26, 2011; and

**WHEREAS**, the Trees and Views Committee considered the application at a public meeting on June 2, 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:**

The Tree Removal Permit to remove the Coast Live Oak #2 (*Quercus agrifolia*) at 83 Princess Street 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 E  
[3 pages]

**TREES AND VIEWS COMMITTEE RESOLUTION**  
**June 2, 2011**  
**TRP 11-144**  
**83 PRINCESS STREET**

**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 83 Princess Street.

**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 tree has decay at the base and leans toward the residence and people. The tree is a potential hazard to life and property because of its proximity to existing structures. Removal of this tree is necessary to accomplish **Objective a** 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 applicant has stated that there are many other trees on site and they would not like to replace the removed Oaks. Staff has created a condition that three replacement trees be planted for each of the trees removed, thus satisfying **Objective a** listed above.*

**TREES AND VIEWS COMMITTEE RESOLUTION**  
**June 2, 2011**  
**TRP 11-144**  
**83 PRINCESS STREET**

**ATTACHMENT 2: CONDITIONS OF APPROVAL**

These conditions of approval apply to the Tree Removal Permit approved on June 2, 2011.

1. Prior to the removal of Coast Live Oak tree #2, the applicant shall obtain a resistograph analysis from a Certified Arborist. The analysis shall state any and all findings regarding the analysis, the arborist's conclusion, and recommendations for preservation. The analysis shall be submitted to the Community Development Department for review. If the tree is deemed healthy and the applicant still wishes to remove the tree, the request shall be subject to further review by the Trees and Views Committee.
2. Three replacement trees in 24-inch box containers of desirable species, to be determined by the property owner, shall be planted in locations to be determined by the property owner. The replacement trees shall be planted within 60 days of trees removal.
3. This approval will expire in one (1) year from the effective date of this resolution if the property owner has not exercised the entitlement hereby granted.

**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.

4. A Certified Arborist shall be present during any and all work to be done on the permitted trees.
5. 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.
6. 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.