

STAFF REPORT

SAUSALITO TREES AND VIEWS COMMITTEE

Project Scriba Trees / 10 Girard Avenue
Tree Removal Permit
TRP 14-109

Meeting Date June 9, 2014

Staff Lilly Schinsing, Administrative Analyst 

REQUEST

Approval of a **Tree Removal Permit** to allow the removal of one Plum tree at 10 Girard Avenue.

PROJECT INFORMATION

Applicant Treemasters

Owner James Scriba and Deborah Ford-Scriba

Location 10 Girard Avenue (APN 065-083-12) (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

Treemasters, on behalf of property owner James Scriba and Deborah Ford-Scriba, has submitted an application for the removal of one protected Plum tree (*Prunus Americana*) located at 10 Girard Avenue. An Arborist Report was prepared on April 23, 2014 by ISA Certified Arborist, David Hill, which provides a summary of an inspection for health conducted on the Plum tree which is located at the property at 10 Girard Avenue.

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

- The tree is a Plum tree:
 - The subject tree measures approximately 19 inches in diameter as measured at breast height (DBH);
 - The tree is multi-stemmed and has a horizontal growth habit, which makes it prone to failure;
 - There are signs of decay at the base of the tree;
 - The roots of the tree are causing damage to the retaining wall by pushing the retaining wall outward;
 - Necessary repairs to the retaining wall will cause significant root damage to the tree;
 - The tree will become increasingly unstable;
 - Immediate removal of the tree is recommended.

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 Plum tree is causing a hazard to property due to the location near the retaining wall. Repairs to the retaining wall will damage the tree. The tree is prone to failure and is becoming increasingly unstable. Removal of the tree would reduce hazard to property, satisfying **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 property owner will replace the tree with a desirable tree of 15 gallon container size. The replacement tree shall be planted within 60 days of the subject tree's removal, thus satisfying **Objective a** listed above.*

PUBLIC NOTICE AND CORRESPONDENCE

On May 1, 2014, 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 (**Exhibit D**) which makes the required determinations for approval of a Tree Removal Permit to allow removal of one Plum tree at 10 Girard Avenue (TRP 13-189).

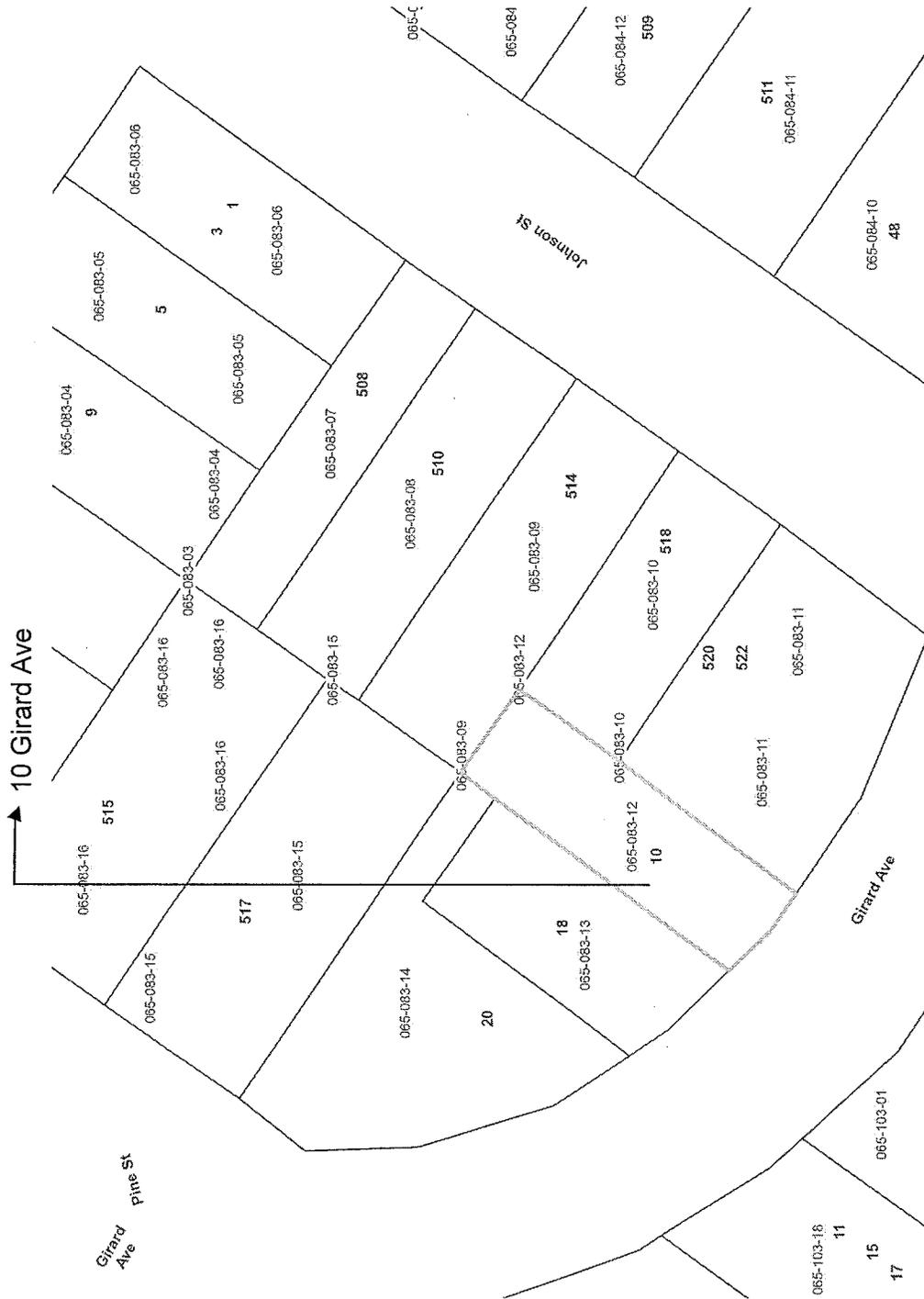
Alternatively, the Trees and Views Committee may:

- 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, date-stamped received April 28, 2014
- C. Criteria for Approval or Denial of Tree Removal Permits
- D. Draft Resolution

Vicinity Map



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EXHIBIT A
(1 PAGE)

TREEMASTERS

3175 Kerner Blvd Ste. A
San Rafael, CA 94901
(415) 455-9933 Main
(415) 455-9934 Fax



WWW.TREEMASTERS.COM
treemail@treemasters.com

RECEIVED

APR 28 2014

CITY OF SAUSALITO



CA Lic. #660226
Fully Insured

4-23-14

10 Girard Ave
Sausalito CA

Supplemental Report
Economic Value: ISA Guide for Plant Appraisal 9th edition

Trunk Formula Method

Species: American Plum *Prunus americana*

Condition: Fair 40%

Trunk Circumference: This is a multi trunk tree; measuring the two largest trunks, both are 9.5 inches. Therefore the DBH (diameter at breast height) is approximately 19 inches. (DBH =19")

Circumference = approximately 60 inches

Location = [site 40% + contribution 50% + Placement 40%] Divided by 3 = 43%

Species Rating: 30%

Replacement Tree Cost: (Replacement with standard 24in. box, 2in. desired species approximately \$560)

Unit Tree Cost: 178.34 Sq. In. (cost per Sq. In. of replacement)

Appraised Trunk Area: 283 Sq. In. (area of trunk)

Basic Tree Cost: 283 Sq. In. x 178.34 + 560 = \$51,030

Appraised Value: \$51,030 x Species Rating 30% x Condition 40% x Location 40% = \$2449

Prepared by,

David Hill **ISA Board Certified**
Master Arborist MW-0355BT



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

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4-23-14

10 Girard Ave
Sausalito CA

Arborist Report

Jim Scriba Contacted TREEMASTERS to inspect a tree on his property at 10 Girard Ave. in Sausalito. The following report has the findings from my inspection.

- The tree I inspected is a multi stemmed Plum *Prunus americana*
- This tree is a volunteer
- This tree has a horizontal growth habit, which makes it prone to failure
- There are signs of decay at the base of the tree
- The roots of this tree are causing damage to the retaining wall by pushing the retaining wall outward
- Necessary repairs to the retaining wall will cause significant root damage to this tree
- Tree will become increasingly unstable

Discussion

This tree is considered a volunteer. Unfortunately this volunteer is causing structural damage to a critical retaining wall. This retaining wall is important because it is a barrier between properties and performs the essential function of erosion control. The roots of this tree are pushing the wall out. Left alone the roots of this tree could cause the retaining wall to fail. The retaining wall needs to be repaired. Repairing the retaining wall will cause extensive root damage to this tree, which will cause the tree to become unstable. This tree is also structurally flawed due to a horizontal growth habit, which means the tree is all ready prone to structural failure.

Conclusion

This volunteer tree is located in a precarious location where it is causing problems by damaging a critical retaining wall. TREEMASTERS recommends removal

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.

Prepared by,

David Hill **ISA Board Certified**
Master Arborist MW-0355BT



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



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. 2014-XX**

**TREE REMOVAL PERMIT FOR A PLUM TREE (*PRUNUS AMERICANA*)
LOCATED AT 201 GLEN DRIVE (TRP 13-189)**

WHEREAS, on April 28, 2014 a Tree Removal Permit application was filed by the applicant, Treemasters, on behalf of the property owners, James Scriba and Deborah Ford-Scriba, requesting the removal of a Plum tree (*Prunus Americana*) located at 10 Girard Avenue (APN 065-083-12); and

WHEREAS, a notice for the application was posted on the Tree Owner's property on May 21, 2014; and

WHEREAS, the Trees and Views Committee considered the application at a public meeting on June 9, 2014, 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 reports as well as any and all oral and written testimony on the proposed project; 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 the Coast Live Oak trees located on the Tree Owner's property at 10 Girard 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. A Site Plan is provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Trees and Views Committee on the ___ day of _____, 2014, by the following vote:

AYES: Committee Member:
NOES: Committee Member:
ABSENT: Committee Member:
ABSTAIN: Committee Member:

Lilly Schinsing
Administrative Analyst

ATTACHMENTS

- 1- Findings
- 2- Conditions of Approval
- 3- Site Plan

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EXHIBIT D
(4 PAGES)

TREES AND VIEWS COMMITTEE RESOLUTION

June 9, 2014

TRP 14-109

10 Girard 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 Removal Permit for 201 Glen 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.

The Plum tree is causing a hazard to property due to the location near the retaining wall. Repairs to the retaining wall will damage the tree. The tree is prone to failure and is becoming increasingly unstable. Removal of the tree would reduce hazard to property, satisfying 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 property owner will replace the tree with a desirable tree of 15 gallon container size. The replacement tree shall be planted within 60 days of the subject tree's removal, thus satisfying Objective a listed above.

TREES AND VIEWS COMMITTEE RESOLUTION

June 9, 2014

TRP 14-109

10 Girard Avenue

ATTACHMENT 2: CONDITIONS OF APPROVAL

This condition of approval applies to the Tree Removal Permit application submitted on April 28, 2014.

1. One replacement tree of a 15 gallon container of desirable species shall be planted on the subject property in a location to be determined by the property owner and within 60 days of the removal of the Plum tree.
2. Documentation of the planting of the replacement tree (such as photographs) shall be provided to the Community Development Department within 30 days of the planting of the replacement tree.
3. This approval expires in two (2) years from the effective date of this resolution if the property owner has not exercised the entitlements hereby granted, or an extension request has not been filed prior to the expiration date.

Advisory Notes

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

1. All tree work shall be performed to the American National Standards (ANSI) A300 pruning standards.
2. Pursuant to Municipal Code Section 11.12.040.B, in the event litigation is required to enforce the decision of the Trees and Views Committee the party bringing any private civil action must promptly notify the City of Sausalito's Community Development Department in writing of such action.
3. 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.
4. 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.

TREES AND VIEWS COMMITTEE RESOLUTION

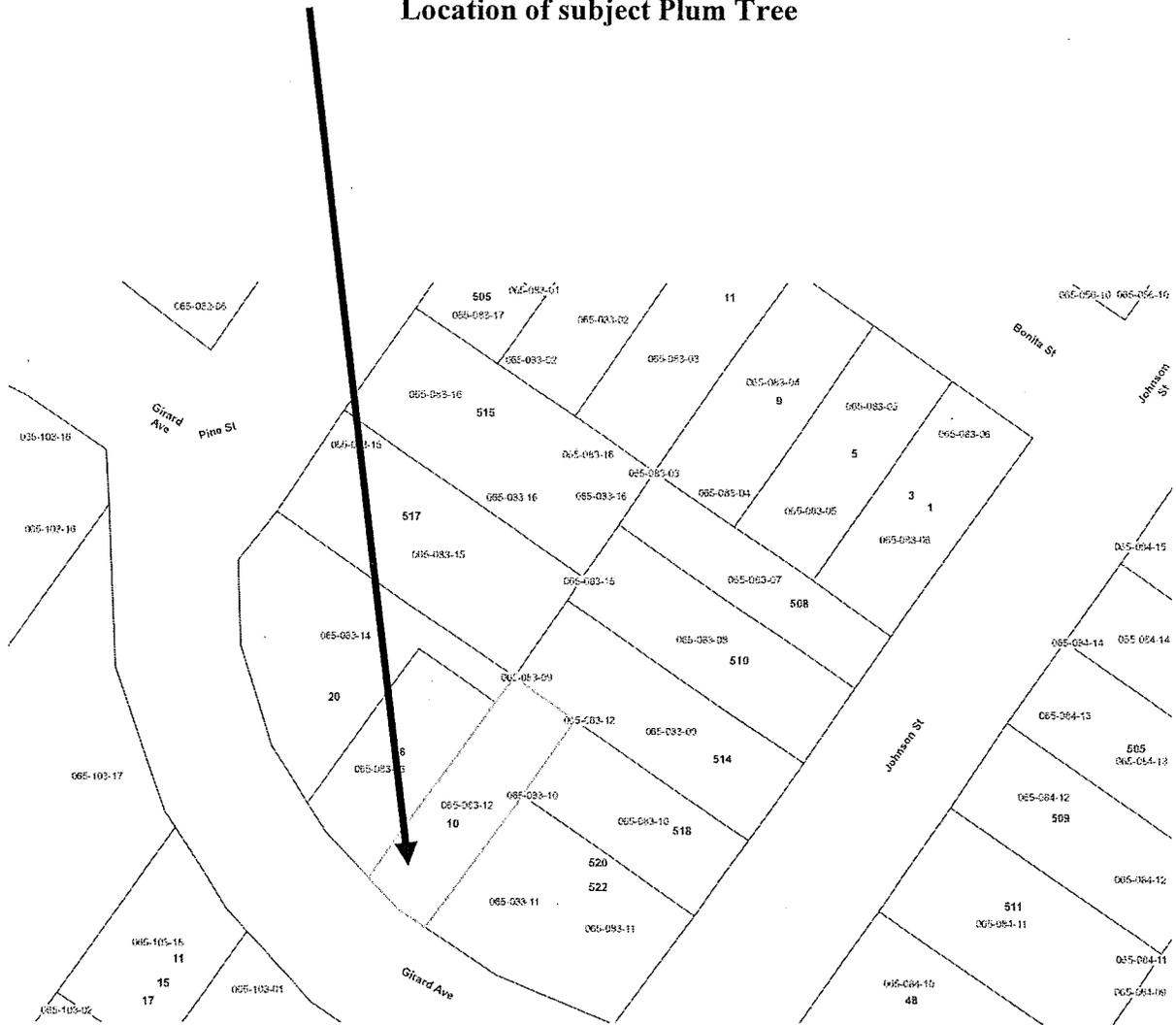
June 9, 2014

TRP 14-109

10 Girard Avenue

ATTACHMENT 3: SITE PLAN

Location of subject Plum Tree



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