

City Council
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Planning Director
Kari Svanstrom
Assistant Planner
Dana Morrison
Administrative Assistant
Rebecca Mansour

City of Sebastopol Tree Board Staff Report

Meeting Date: October 17, 2018
Agenda Item: 8A
To: Tree Board
From: Dana Morrison, Assistant Planner
Subject: Tree Removal Permit: 5 trees
Recommendation: Approval with Conditions
Applicant/Owner: Piazza Hospitality Group / Bella Commercial Management, LLC/Marigold LLC
File Number: 2018-86
Address: 215/225 Brown Street
CEQA Status: Section 15301: Existing Facilities
General Plan: Central Core
Zoning: CD: Central Core

Introduction:

This is a Tree Removal Permit application, requesting approval to remove five (5) trees located at the proposed parking area for the Hotel Sebastopol at 215/225 Brown Street. This application requires Tree Board approval because it involves the removal of protected native or heritage size trees which exceed a diameter of 10" at breast height from a commercial property.

Please note that this is a tree removal and associated replacement tree proposal for the parking lot; this is not a landscape plan or planting plan review of the overall Hotel Sebastopol, which is being reviewed by staff consistent with the DRB's original project approval.

History:

On December 7, 2016 the DRB approved the overall design of the Hotel Sebastopol which included a parking lot at 215/225 Brown Street; this proceeded Planning Commission approval for the projects Use Permit which included approval for valet parking, tandem parking and an increase in compact parking spaces for the Hotel's parking lot. Further City Council approval was granted for necessary Zoning Amendment changes. A key condition in the Use Permit approval was that "Design Review approval is required subsequent to approval of the Use Permit and Zoning Ordinance amendments. Such review shall not conflict with such approvals or the basic project concept reviewed and approved by the Planning Commission and City Council." To ensure consistency with City's Zoning Ordinance the removal of trees from this lot are necessary to ensure that the project can meet the minimum required parking.

The original design proposal for the project only slated 4 trees removal (their removal was required to ensure that the adequate number of parking spaces was provided, per the Zoning Ordinance parking requirements). This Tree Removal application includes the addition of a 5th tree proposed for removal located at the southeast corner of the lot. This tree had been to the removal due to it conflicting with nearby utilities on a recurring basis.

Project Description:

The subject trees are as follows:

- Douglas Fir with a 23" d.b.h.
 - Proposed for removal as it conflicts with power lines above and is causing maintenance issues for the adjacent stonework building.
- Golden Wattle, multi-trunk, with a 24" and 17" d.b.h.
 - Proposed for removal as it conflicts with the parking requirements, also has weak branch unions. Considered an undesirable species.
- Golden Wattle, multi-trunk, with a 19" and 19" d.b.h.
 - Proposed for removal as it conflicts with the parking requirements, also has weak branch unions. Considered an undesirable species.
- Golden Wattle with a 15" d.b.h.
 - Proposed for removal as it conflicts with the parking requirements, also has weak branch unions. Considered an undesirable species.
- Valley Oak with a 14" d.b.h.
 - Proposed for removal as it conflicts with the parking requirements, also the tree is crowded and shaded out.



The applicant has proposed the following replacement plan:

The applicant proposes to replace the removed trees with one Coast redwood and eight sour gum trees. These would be located along the property line of the parking lot along McKinley and Brown Street (see attached Landscape Planting Plan located on page L5.03).

Environmental Review:

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to the following:

Section 15301: Existing Facilities: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The project is consistent with this categorical exemption in that it involves the removal of five (5) trees, which will result in the minor alteration of landscape features in a proposed parking lot, currently an empty lot.

City Departmental Comment:

Amy Bush, an ISA Certified Arborist (in conjunction with Becky Duckles, an ISA Certified Arborist) serving as the City Arborist, reviewed the application, conducted a site visit, and prepared an Arborist's Report on October 10, 2018. The report is attached and its findings are reflected in the following sections of this staff report: Tree Protection Ordinance Consistency, Analysis, Recommendation, and Findings.

Tree Protection Ordinance Consistency:

Section 8.12.060.D of the Tree Protection Ordinance states that a Tree Removal Permit may be approved when at least one of the following criteria has been verified by an ISA Certified Arborist:

- 1. The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two (2) years.**

This criterion does not apply.

- 2. The tree poses a likely foreseeable threat to life or property, which cannot be reasonably mitigated through pruning, root barriers, or other management methods.**

This criterion does not apply.

- 3. The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or protection of property. The property owner is responsible for providing documentation to support such a claim.**

This criterion does not apply.

- 4. A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal.**

This criterion is applicable. Parking is a valuable commodity in the City of Sebastopol and can be a deterrent for development projects. To make the Hotel project viable the Planning Commission approved valet parking, tandem parking and an increase in compact parking spaces for the Hotel's parking lot. The overall project requires the provision of 122 parking spaces. 92 of the spaces will be surface parking in a tandem, compact-space format with valet service, located on the lot in question at 215/225 Brown Street. An additional 30 on-street parking space, which may be counted by the Zoning Ordinance as project parking, are also provided, for a total parking supply of 122 spaces. As such, removal of these trees are necessary for the project to be viable. Keeping the trees, especially the four located in the center of the lot, would reduce the number of parking spaces below the required limit and the project would not be compliant with City standards.

On December 7, 2016 the DRB approved the overall design of the Hotel Sebastopol which included a parking lot at 215/225 Brown Street; this proceeded Planning Commission approval for the projects Use Permit which included the parking lot. The original submittal only request removal of the three Golden Wattles and the Valley Oak; the Douglas Fir is a new request. The Bohemian Stoneworks indicated to City staff that they are very interested in the removal of the Douglas Fir as well as it conflicts with overhead utilities and some of the roots are causing minor damage (this damage was not confirmed by the Arborist but the information was given to City Staff during noticing of the Tree Removals).

The City's consulting ISA certified Arborist assessed the site and found the following:

- The Douglas Fir (23" d.b.h.) has been topped previously (repeatedly) due to overhead utility conflicts and the tree is recommended for removal.
- The three Golden Wattles (varying d.b.h. >10") are an undesirable species which is listed as an Escaped Exotic, as such their removal is appropriate and encouraged. This species is also considered a fire prone plant.
- The Valley Oak has only a fair structure, due to overcrowding from adjacent trees, and removal is acceptable.

Overall the consulting Arborist found that the removals and proposed replacement trees are acceptable; marking particular note that the replacement trees should be properly maintained and irrigated as presented in the application.

- 5. The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features.**

This criterion is not applicable.

Public Comment:

Public Notification of Tree Removal: Section 8.12.060.F of the Tree Protection Ordinance states that trees proposed for removal shall be marked by City staff with a form prescribed by the City. Notice of a Tree Removal Permit application shall be posted on the subject parcel, and in at least two public places within 300 feet of the affected trees, at least ten (10) calendar days prior to the date of the Sebastopol Tree Board meeting at which the application will be considered.

Notice of the tree removal was provided fourteen (14) days before the Tree Board meeting with one notice posted on each subject tree and two notices posted within three-hundred (300) feet of the subject parcel on October 3, 2018.

Analysis:

The request involves the removal of one 23" d.b.h. Douglas fir, one multi-trunk 24" and 17" d.b.h. Golden wattle, one multi-trunk 19" and 19" Golden wattle, one 15" d.b.h. Golden wattle, and one 14" Valley Oak which are located on the currently empty lot, proposed to become the parking lot for the Hotel Sebastopol.

The Tree Board may find that:

- The removal of these trees are necessary for the creation of an approved parking lot with valet parking, tandem parking and an increase in compact parking spaces. The proposed parking lot cannot be reasonably designed or altered to avoid the need for tree removal as the loss of even a single parking space would reduce the number of space to below the required limit and make the approved non-viable.
- The consulting ISA certified Arborist found that the trees were either: topped repeatedly in the past and causing utility conflicts (Douglas Fir); in only fair form and overcrowded (Valley Oak); or were considered Escaped Exotic and an undesirable species for which removal is encouraged (Golden Wattles).
- The City's consulting Arborist found that the removals as presented were acceptable, and that the proposed replacement of the five trees with the proposed eight Sour Gum trees and one Coastal Redwood were acceptable. Overall the Board may find that the proposed tree removals are acceptable as presented and removal is warranted in keeping with Tree Removal Criterion #3.

Recommendation:

Staff recommends that the Board approve the application based on the facts, findings, and analysis set forth and subject to the conditions of approval contained in this staff report, if there is a consensus that the subject tree warrants removal.

Attachments:

- Tree Removal Permit Application
- Written Statement
- City Arborist's Report
- Location Map
- Hotel Tree Inventory
- Tree photos
- Tree Location and Protection Site Plan (L0.02)
- Landscape Planting Plan (L5.03)

TREE REMOVAL PERMIT: 2018-86

**Removal of one 23" d.b.h. Douglas fir, one multi-trunk 24" and 17" d.b.h. Golden wattle, one multi-trunk 19" and 19" Golden wattle, one 15" d.b.h. Golden wattle
215/225 Brown Street**

Recommended Findings for Approval:

1. That the removal is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15301, Class 1, in that it involves the removal of 5 trees, which will result in the minor alteration of landscape features in an existing empty lot, intended to be converted into a valet parking lot for the Hotel Sebastopol.
2. That the removal is consistent with the Tree Protection Ordinance in that it was properly noticed at least ten (10) days before the Tree Board made a determination with one notice being posted on each subject tree and two notices being posted in public places within 300 feet on October 3, 2018.
3. That the removal of these trees are necessary for the creation of an approved parking lot with valet parking, tandem parking and an increase in compact parking spaces. The proposed parking lot cannot be reasonably designed or altered to avoid the need for tree removal as the loss of even a single parking space would reduce the number of space to below the required limit and make the approved project non-viable. As such, the proposed tree removal is in keeping with Tree Removal Criterion #3.
4. That the consulting ISA certified Arborist found that the trees were either: topped repeatedly in the past and causing utility conflicts (Douglis Fir); in only fair form and overcrowded (Valley Oak); or were considered an Escaped Exotic and an undesirable species for which removal is encouraged (Golden Wattles).
5. That the consulting ISA certified Arborist found that the removals, as presented, were acceptable and that the proposed replacement of the five trees with the proposed eight Sour Gum trees and one Coastal Redwood were acceptable.

Recommended Conditions of Approval:

1. The Tree Removal Permit shall be valid for a period of three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
2. An Encroachment Permit may be required prior to the removal of the tree. Please contact the Engineering Department prior to removal if work will be performed, or materials placed, in the public right-of-way. The phone number for the Engineering Department is (707) 823-2151.
3. Tree removals shall only take place during the following hours: Monday to Friday, from 7:00 A.M. to 8:00 P.M., and Saturday and Sunday, from 8:00 A.M. to 5:00 P.M. Additionally, no tree shall be removed on any of the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Christmas Day, and Thanksgiving Day.
4. The applicant shall plant 8 Sour Gum trees and one Coastal Redwood as indicated in the materials submitted with this application.
5. These trees shall be maintained and irrigated as suggested within the overall project landscape planting plan.

6. Any replacement trees that will reach a height greater than 20 feet at maturity shall not be planted within 20 feet (measured horizontally) of any overhead utility lines.
7. The applicant shall submit a description of the maintenance program for the replacement trees, including type of irrigation system, staking, weed control and length of maintenance period.



City of Sebastopol

TREE REMOVAL PERMIT Application and Checklist

The submittal information shall be provided to the Planning Department. All submittal information shall be presented along with the related fees, and any additional information required by the Planning Department before the application can be accepted as complete.

Planning File #: 2018-86
 Date Filed: 09.13.18
 Total Fee Paid: \$ _____
 Received by: [Signature]
 Date Application Deemed Complete: _____

PROJECT INFORMATION

ADDRESS: 6828/6826/6824 Depot Street & 215/225 Brown Street

ASSESSOR'S PARCEL #: 004-052-001, 004-061-007, & 004-061-001 004-061-009 & 004-061-010

Applicant's Information

Name: Brett Randall Jones, AIA
 Address: 461 2nd Street, C-127
 City, State, Zip: San Francisco, CA 94107
 Phone #: 415-799-4581
 Fax #: _____
 Email: brettjones@dbarchitect.com
 Signature: [Signature]

Owner's Information

Name: Piazza Hospitality Group (Paolo Petrone)
 Address: 414 Healdsburg Ave
 City, State, Zip: Healdsburg, CA 95448
 Phone #: 415-302-2697
 Fax #: _____
 Email: paolo@hotelhealdsburg.com
 Signature: [Signature]

I certify that this application is being made with my consent

Date: 2018-08-31

Date: 2018-08-31

Location Key	Species of Tree	Diameter at 4 1/2 feet	Heritage Tree?	Area where tree is to be removed from?	Reason for Removal	Proposed Replacement
A #13	Douglas Fir	23"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	street edge of lot	conflict with power lines above, maintenance issue	↑
B #14	Valley Oak	14"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	middle of empty lot	crowded and shaded out, conflicts with parking reqmts	↑
C #16	Golden Wattle	15"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	middle of empty lot	weak branch unions, conflicts with parking reqmts	adding (1) coast redwood and (8) sour gum trees
D #17	Golden Wattle	19", 19"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	middle of empty lot	weak branch unions, conflicts with parking reqmts	↓
E #18	Golden Wattle	24", 17"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	middle of empty lot	weak branch unions, conflicts with parking reqmts	↓
F	EXAMPLES LISTED BELOW:		<input type="checkbox"/> Yes <input type="checkbox"/> No			
Sample	(Q. lobata) Valley Oak	22.5"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Back Yard near existing house	Large areas of decay in main trunk	4-15 Gallon live oaks, 2 here and 2 in the front yard
Sample	(S. semiperv.)	Multi trunks	<input type="checkbox"/> Yes	Front Yard	Root-sprouted;	2-15 gallon

18 2018

	Coast Redwood	5" – 9" diameter	[xx] No		weak; poor specimen/form.	redwoods @ rear property line
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The submittal information shall be provided to the Planning Department. All submittal information shall be presented along with the Planning Application form, related fees, and any additional information required by the Planning Department before the application can be accepted as complete.

Upon receipt of this information the Planning Department has 30 days in which to determine if the application is complete. Once the application has been deemed complete, the project can be scheduled before the Tree Board. The Tree Board meets on the 1st and 3rd Wednesday of each month at Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, at 4:00 p.m.

The applicant and/or his representative must be present for any meetings. Failure to do so may result in the application being continued.

Size Limit: Plans should not be larger than 30" x 42" trimmed. All plans shall be folded into a 9" x 11" size. Unfolded plans will not be accepted.

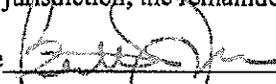
Scale: The scale used on submittal plans shall generally be at a 1/8" = 1'0" for the architectural plans, 1" = 20' for site engineering plans. Include a north arrow, the scale and a bar scale on all plans.

- 1. **Application Form:**(1)
Completed and signed by applicant and property owner.
- 2. **Fee:** As defined on the fee schedule listed on the Master Planning Application. Checks should be made payable to the City of Sebastopol.
- 3. **Location Map:**(1)
Indicate the subject parcel(s) and adjacent streets on an 8 1/2" x 11" map.
- 4. **Written Statement**.....(1)
Written Statement providing a description of tree(s) proposed to be removed.
- 5. **Site Plans:**.....(1 set)
Clearly show the location of the tree(s) proposed to be removed on the property.
- 6. **Site Photographs:** (1 set)
Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to provide the City with a series of overlapping photographs of the surrounding neighborhood that show a panoramic view. Polaroids or digital photos on a CD are acceptable.

INDEMNIFICATION AGREEMENT

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Applicant's Signature  Date Signed 2018-08-31 Planning File No. 2018-86

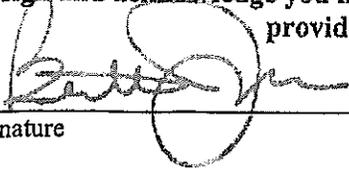
NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

2018-08-31


NOTICE OF MAILING:

Effective immediately, email addresses or facsimiles will be used for sending out of staff reports and agendas to applicants, their representatives, property owners, and others to be notified if an email address or facsimile number is available.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.



Signature

Brett Randall Jones, AIA

Printed Name

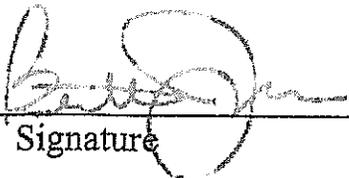
Public Notification of Tree Removal

Trees proposed for removal shall be marked by THE APPLICANT with a form prescribed by the City (attached). Notice of a Tree Removal Permit application shall be posted on the subject parcel on affected tree(s), and in at least two public places within 300 feet of the affected trees, at least ten (10) calendar days prior to the date of the Sebastopol Tree Board meeting at which the application will be considered.

THIS IS TO CERTIFY THAT I, THE APPLICANT, AM RESPONSIBLE FOR POSTING THE TREE(S) PROPOSED FOR REMOVAL WITH THE ATTACHED FORM WITHIN 5 DAYS OF FILING THIS TREE REMOVAL APPLICATION. FAILURE TO POST THE PROPOSED TREE(S), AS REQUIRED, MAY RESULT IN THE APPLICATION BEING CONTINUED OR DENIED.

If you need help in posting the proposed tree(s), please contact the Planning Department at 707-823-6167

Please sign and acknowledge you have been notified of the Posting of Tree(s) Requirement



Signature

Brett Randall Jones, AIA

Printed Name





October 10th, 2018

Subject: Arborist / Tree Removal Assessment Report
Hotel Sebastopol Parking Lot
215/225 Brown St.
Sebastopol, CA 95472

On October 10th, 2018, by request of City Arborist Becky Duckles, I visited and reviewed the future site of the Hotel Sebastopol Parking Lot, located at 6826 and 6824 Depot Street, Sebastopol. The purpose of my visit was to review existing site conditions relative to proposed tree removals for the subject project.

There are 5 trees presented for removal. I find the removals as presented acceptable, given the proposed replacement trees to be planted, properly maintained, and irrigated as suggested within the overall project landscape planting scheme as presented.

Subject Trees:

Tree A) 23" Douglas Fir: This tree has been previously topped repeatedly in the past due to overhead utility conflicts. This tree is recommended for removal.

Tree B) 14" Valley Oak: This tree is of fair structure due to overcrowding from adjacent trees; removal is acceptable.

Trees C, D, & E) Golden Wattle: Undesirable species listed as Escaped Exotics, removal is acceptable and encouraged.

If you have any questions regarding this report, please feel free to contact me.

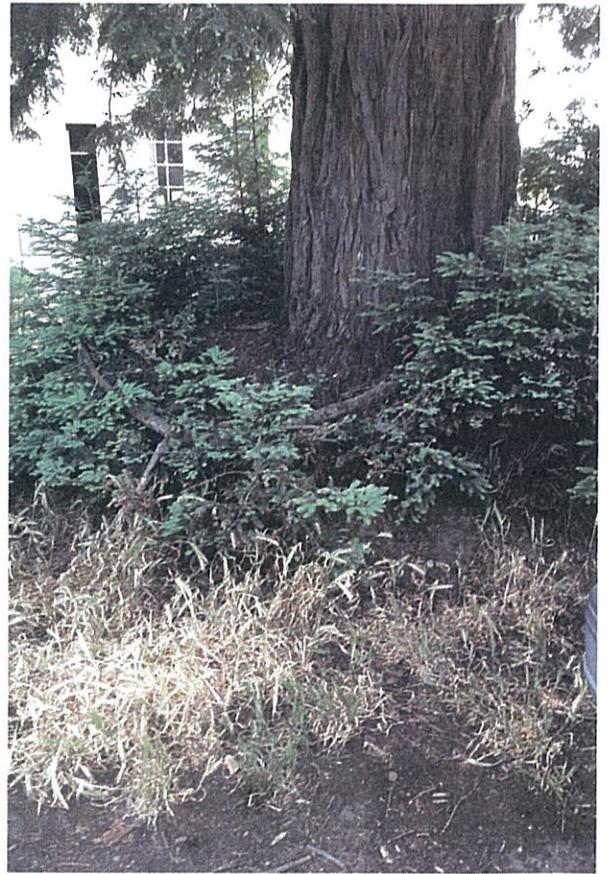
Prepared by:
Amy Bush, Merge Studio 707-239-0134
ISA Certified Arborist # WE-8987A
ISA Tree Risk Assessment Qualified (TRAQ)
241 South Main Street, Sebastopol, CA 95472
amy@merge-studio.com

SEBASTOPOL HOTEL TREE INVENTORY

TREE	SPECIES	TRUNK DIAMETER (In. @ 4'-6" above)	GENERAL HEALTH/CONDITION	STRUCTURAL INTEGRITY	CONSTRUCTION IMPACT/RECOMMENDATIONS/NOTES
1	California Sycamore/ <i>Platanus racemosa</i>	17"	Good	Good	Recommend removing asphalt/concrete around trunk collar, leaving minimum 3' undisturbed area around base of each tree.
2	California Sycamore/ <i>Platanus racemosa</i>	18"	Good	Good	Recommend removing asphalt/concrete around trunk collar, leaving minimum 3' undisturbed area around base of each tree.
3	California Sycamore/ <i>Platanus racemosa</i>	14"	Good	Good	Recommend removing asphalt/concrete around trunk collar, leaving minimum 3' undisturbed area around base of each tree.
4	California Sycamore/ <i>Platanus racemosa</i>	15"	Good	Good	Recommend removing asphalt/concrete around trunk collar, leaving minimum 3' undisturbed area around base of each tree.
5	Unknown fruit tree	5"	Fair	Fair	Unknown fruit tree variety, was topped at 3', fair health and structure
6	California Sycamore/ <i>Platanus racemosa</i>	16"	Excellent	Good	Recommend removing asphalt/concrete around trunk collar, leaving minimum 3' undisturbed area around base of each tree.
7	California Sycamore/ <i>Platanus racemosa</i>	17"	Good	Fair	Recommend removing asphalt/concrete around trunk collar, leaving minimum 3' undisturbed area around base of each tree.
8	Coast Live Oak/ <i>Quercus agrifolia</i>	20",21"	Good	Good	Large multi-trunk tree in sidewalk area. Recommend minimal disturbance around base of tree if possible and using reinforced slab on grade construction for new sidewalk (or
9	California Sycamore/ <i>Platanus racemosa</i>	8"	Fair	Good	Largely shaded out from Coast Live Oak to west.
10	Golden Wattle/ <i>Acacia longifolia</i>	3",4",5",4"	Fair	Fair	Multi-trunk, shaded from larger surrounding trees
11	California Sycamore/ <i>Platanus racemosa</i>	21"	Good	Good	Excavation for new sidewalk could disturb root zone of tree. Recommend minimal excavation and using reinforced slab on grade sidewalk construction.
12	Coastal Redwood/ <i>Sequoia sempervirens</i>	48"	Good	Good	Located on a raised mound of soil approximately 6' above surrounding grade. Recommend protecting grade to avoid root disturbance
13	Douglas Fir/ <i>Pseudotsuga menziesii</i>	23"	Fair	Fair	Tree was topped at approximately 20' height due to conflict with power lines above. Health seems fair-to-good, but maintenance will be a continuing issue due to powerlines
14	Valley Oak/ <i>Quercus lobata</i>	14"	Good	Good	Crowded and shaded out by surrounding acacias, but good health
15	Golden Wattle/ <i>Acacia longifolia</i>	6"	Good	Fair	Co-dominant leaders, included bark and weak branch unions
16	Golden Wattle/ <i>Acacia longifolia</i>	15"	Good	Fair	Co-dominant leaders, included bark and weak branch unions
17	Golden Wattle/ <i>Acacia longifolia</i>	19",19"	Good	Fair	included bark and weak branch unions
18	Golden Wattle/ <i>Acacia longifolia</i>	24",17"	Good	Fair	Co-dominant leaders, included bark and weak branch unions



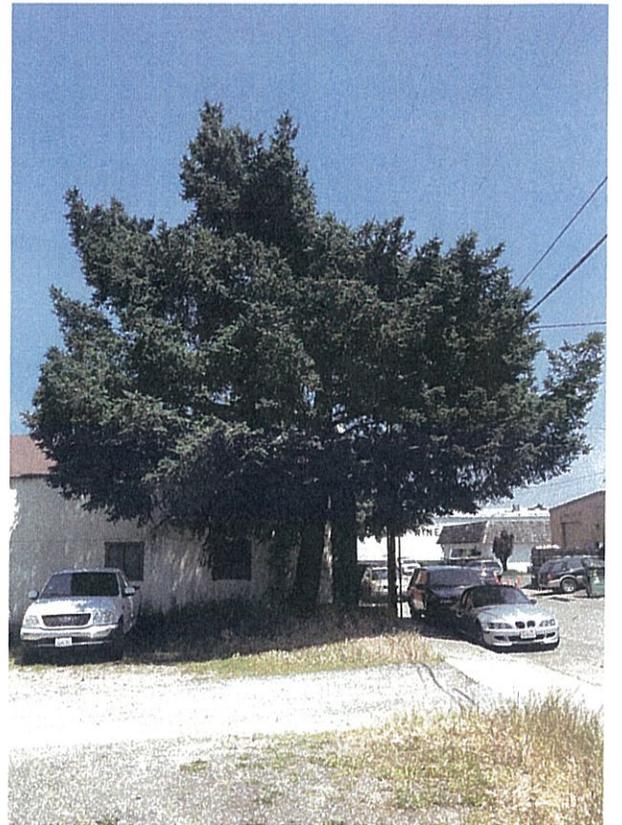
California Sycamores along Petaluma Ave



#12 Raised berm around Redwood



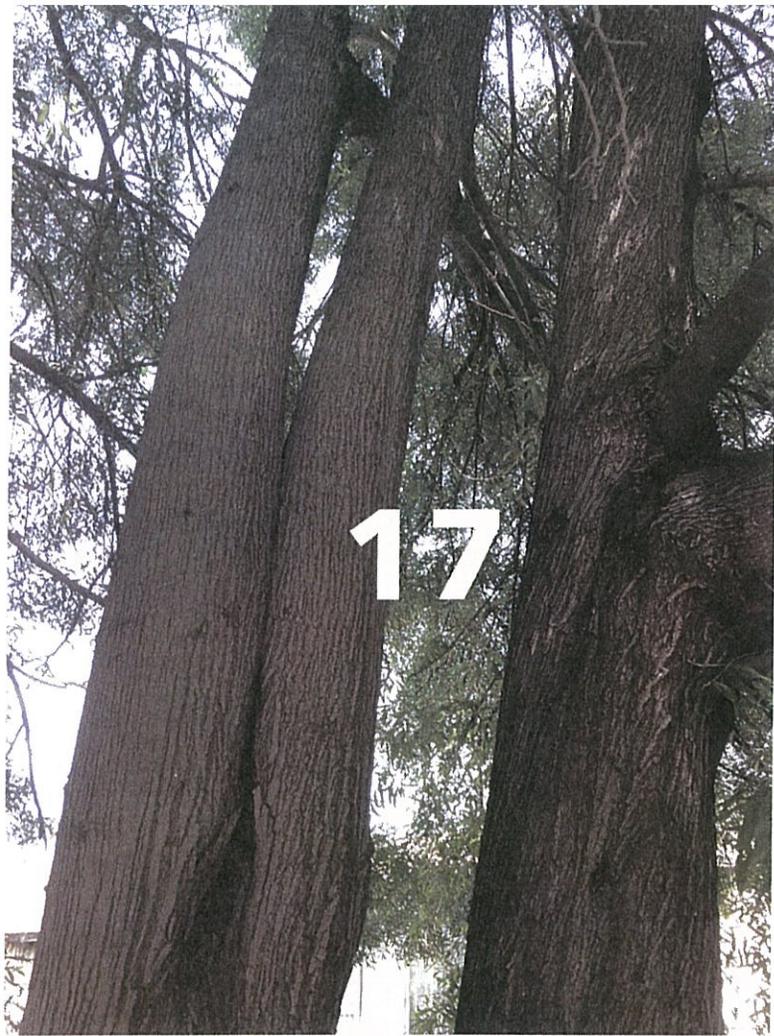
Asphalt and concrete at bases of Sycamores



#13 Topped Douglas Fir



#8 Coast Live Oak close to curb



#17 co-dominant leaders, weak attachment branch unions can pose hazards



#18 co-dominant leaders, weak attachment branch unions can pose hazards

SEBASTOPOL HOTEL
TREE INVENTORY

TREE #	SPECIES	TRUNK DIAMETER (in. @ 4'-8" above)	GENERAL HEALTH/CONDITION	STRUCTURAL INTEGRITY	CONSTRUCTION IMPACT/RECOMMENDATIONS/NOTES
1	California Sycamore/Platanus racemosa	17"	Good	Good	Recommend removing asphalt/concrete around trunk collar, leaving minimum 3' undisturbed area around base of each tree.
2	California Sycamore/Platanus racemosa	18"	Good	Good	Recommend removing asphalt/concrete around trunk collar, leaving minimum 3' undisturbed area around base of each tree.
3	California Sycamore/Platanus racemosa	14"	Good	Good	Recommend removing asphalt/concrete around trunk collar, leaving minimum 3' undisturbed area around base of each tree.
4	California Sycamore/Platanus racemosa	15"	Good	Good	Recommend removing asphalt/concrete around trunk collar, leaving minimum 3' undisturbed area around base of each tree.
5	Unknown fruit tree	5"	Fair	Fair	Unknown fruit tree variety, was topped at 3', fair health and structure
6	California Sycamore/Platanus racemosa	16"	Excellent	Good	Recommend removing asphalt/concrete around trunk collar, leaving minimum 3' undisturbed area around base of each tree.
7	California Sycamore/Platanus racemosa	17"	Good	Fair	Recommend removing asphalt/concrete around trunk collar, leaving minimum 3' undisturbed area around base of each tree.
8	Coast Live Oak/Quercus agrifolia	20", 21"	Good	Good	Large multi-trunk tree in sidewalk area. Recommend minimal disturbance around base of tree if possible and using reinforced slab on grade construction for new sidewalk for
9	California Sycamore/Platanus racemosa	8"	Fair	Good	Largely shaded out from Coast Live Oak to west.
10	Golden Wattle/ Acacia longifolia	3", 4", 5", 4"	Fair	Fair	Multi-trunk, shaded from larger surrounding trees
11	California Sycamore/Platanus racemosa	21"	Good	Good	Excavation for new sidewalk could disturb root zone of tree. Recommend minimal excavation and using reinforced slab on grade sidewalk construction.
12	Coastal Redwood/ Sequoia sempervirens	48"	Good	Good	Located on a raised mound of soil approximately 6' above surrounding grade. Recommend protecting grade to avoid root disturbance.
13	Douglas Fir/ Pseudotsuga menziesii	23"	Fair	Fair	Tree was topped at approximately 20' height due to conflict with power lines above. Health seems fair-to-good, but maintenance will be a continuing issue due to powerlines
14	Valley Oak/ Quercus lobata	14"	Good	Good	Crowded and shaded out by surrounding acacias, but good health
15	Golden Wattle/ Acacia longifolia	6"	Good	Fair	Co-dominant leaders, included bark and weak branch unions
16	Golden Wattle/ Acacia longifolia	15"	Good	Fair	Co-dominant leaders, included bark and weak branch unions
17	Golden Wattle/ Acacia longifolia	19", 15"	Good	Fair	included bark and weak branch unions
18	Golden Wattle/ Acacia longifolia	24", 17"	Good	Fair	Co-dominant leaders, included bark and weak branch unions

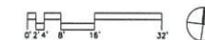
TREE PROTECTION LEGEND

#X	ITEM
#X	EXISTING TREE TO REMAIN
#X	EXISTING TREE TO BE REMOVED
—	TREE PROTECTION FENCE, SEE NOTES
- - -	TREE ROOT PROTECTION ZONE, PER ARBORIST REPORT

TREE PROTECTION NOTES:

- THE CONTRACTOR IS REQUIRED TO MEET WITH THE ARBORIST OR TREE SPECIALIST AT THE SITE PRIOR TO BEGINNING WORK TO REVIEW ALL WORK PROCEDURES, ACCESS AND HAUL ROUTES, AND TREE PROTECTION MEASURES.
- ALL TREES TO REMAIN AND PROTECTED, UNLESS SPECIFICALLY NOTED TO BE REMOVED.
- TREE ROOT DISTURBANCE TO BE LIMITED TO A DISTANCE OF 5 X TREE DBH (DIAMETER AT BREST HEIGHT), UNLESS OTHERWISE SPECIFICALLY NOTED BY LANDSCAPE ARCHITECT OR PROJECT ARBORIST.
- ALL ROOTS TO BE CUT WITHIN TREE DRIP-LINE TO BE INVESTIGATED VIA AIR-SPADE AND PHOTO-DOCUMENTED PRIOR TO PRUNING OR CONSTRUCTION.
- ALL TREES TO BE ROOT PRUNED WITHIN DRIP-LINE, OR WITH FILL GREATER THAN 12" WITHIN DRIP-LINE, SHOULD BE IRRIGATED WITH SOAKER HOSE DURING AND AFTER CONSTRUCTION, ONCE EVERY TWO WEEKS FOR A DURATION OF ONE YEAR.
- THE LIMITS OF TREE PROTECTION ZONE SHALL BE SET AT A MINIMUM OF 20' RADIAL DISTANCE FROM FACE OF TRUNK, OR AT TREE DRIP LINE, WHICHEVER IS GREATER. ALL ZONES TO BE INSTALLED AND INSPECTED BY ARBORIST OR TREE SPECIALIST.
- TREE(S) TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREE(S) TO REMAIN MUST BE REMOVED BY A CERTIFIED ARBORIST AND NOT BE DEMOLITION OR CONSTRUCTION CONTRACTORS. THE CERTIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREE(S) AND UNDER-STORY TO REMAIN.
- ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
- TREES TO BE REMOVED SHALL BE FELLED SO AS TO FALL AWAY FROM TREE PROTECTION ZONES AND TO AVOID PULLING AND BREAKING OF ROOTS OF TREES TO REMAIN. IF ROOTS ARE ENTWINED, THE CONSULTANT MAY REQUIRE FIRST SEVERING THE MAJOR WOODY ROOT MASS BEFORE HAND, WITH A VIBRATING KNIFE, ROCK SAW, NARROW TRENCHER WITH SHARP BLADES, OR OTHER APPROVED ROOT PRUNING EQUIPMENT.
- TREES TO BE REMOVED FROM WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A CERTIFIED ARBORIST, THE TREES SHALL BE CUT NEAR GROUND LEVEL WITH A NEW OUT-OF-BOX CHAIN SAW AND THE STUMP GROUND OUT WITH A STERILIZED BLADE STUMP GRINDER.
- ALL TREES SHALL BE PRUNED IN ACCORDANCE WITH CONSULTING ARBORIST PROVIDED PRUNING SPECIFICATIONS. TREE CANOPY LOSS SHOULD BE LIMITED TO 20-25%.
- ANY DAMAGE TO TREES DUE TO DEMOLITION ACTIVITIES SHALL BE REPORTED TO THE CONSULTING ARBORIST WITHIN 6 HOURS SO THAT REMEDIAL ACTION CAN BE TAKEN. TIMELINESS IS CRITICAL TO TREE HEALTH.
- IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROAD BED OF AT LEAST 12 INCHES OF MULCH OR GRAVEL OVER STRUCTURAL GEO-GRID SHALL BE CREATED TO PROTECT THE ROOTS. THE ROAD BED MATERIAL SHALL BE REPLISHED AS NECESSARY TO MAINTAIN A MIN. 12-INCH DEPTH.

SINCE THE ORIGINAL SUBMISSION, WE'VE ADDED THIS TREE TO THE REMOVAL LIST BECAUSE IT BLOCKS PARKING SPACES AND THE ELECTRICAL LINES DANGEROUSLY ENCRUCH INTO THE TREE'S CANOPY



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Issues / Revisions	
Description	Date
100% SD Set	9/11/2017
50% DD Set	11/06/2017
100% DD Set	1/17/2018
30% CD Set	3/14/2018
70% CD Set	5/31/2018
70% CD Permit Set	07/24/2018

Revisions	
Rev.	Date

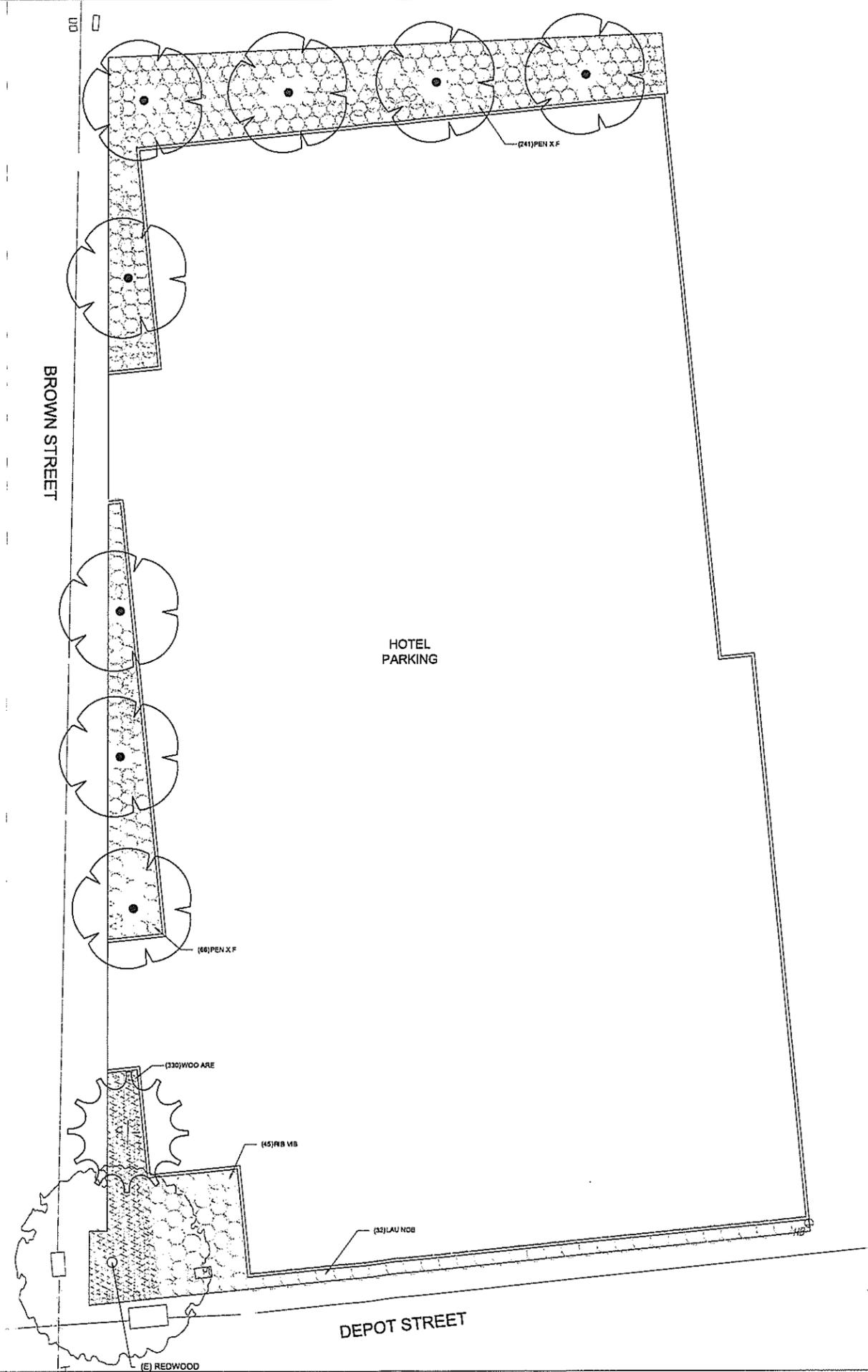
Set Title
70% CD Permit Set

Drawing Title
TREE
PROTECTION
PLAN

Sheet No.

L0.02

Scale 1/16" = 1'-0"



PLANT SCHEDULE		
TREES	QTY	BOTANICAL NAME / COMMON NAME
	3	Cercis occidentalis / Western Redbud
	1	Cornus x 'Eddie's White Wonder' / Dogwood
	3	Ficus carica 'Black Jack' / Black Jack Fig
	5	Malus domestica / Apple
	20	Nyssa sylvatica / Sour Gum
	1	Platanus racemosa / California Sycamore
	1	Platanus x acerifolia 'Bloodgood' / London Plane Tree
	8	Prunus x yedoensis / Yoshino Cherry
	1	Sequoia sempervirens / Coast Redwood
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME
	30	Acanthus spinosus / Spine Acanthus
	129	Anemone japonica 'Honorine Jobert' / Honorine Jobert Anemone
	71	Helleborus argutifolius / Corsican Hellebore
	297	Heuchera maxima / Island Alum Root
	75	Laurus nobilis / Sweet Bay
	242	Ribes viburnifolium / Evergreen Currant
FERNS	QTY	BOTANICAL NAME / COMMON NAME
	24	Matteuccia pennsylvanica / Ostrich Fern
	330	Woodwardia areolata / Narrow Leaved Chain Fern
GRASSES	QTY	BOTANICAL NAME / COMMON NAME
	5	Juncus pallidus Javelin / Juncus Javelin
	138	Pennisetum spathulatum / Rye Puffs
	641	Pennisetum x 'Fairy Tails' / Evergreen Fountain Grass
VINE/ESPALIER	QTY	BOTANICAL NAME / COMMON NAME
	18	Parthenocissus quinquefolia / Virginia Creeper
	4	Rosa x 'Madame Alfred Carriere' / Adelaide Hoodless Rose
	10	Vitis vinifera / Grape
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME
	515 sf	Edible Planting / Artichoke, Fennel, Salvia, Kale
	1,796 sf	Grass & Grass-like (Swale) / Chondropetalum; Juncus; Sisyrinchium

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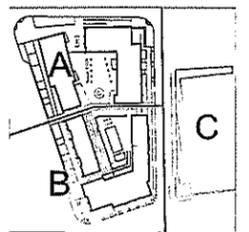


Issues / Revisions

Description	Date
FLOOD DEVELOPMENT PERMIT	07/24/2018

Revisions

Rev.	Description	Date
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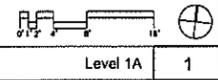
Set Title
FLOOD DEVELOPMENT PERMIT

Drawing Title
LANDSCAPE PLANTING PLAN
LEVEL 1C

Sheet No.

L5.03

Scale 1/8" = 1'-0"



Level 1A 1