

MEMORANDUM

TO: Members of the Forest and Beach Commission

FROM: Mike Branson, City Forester

DATE: 7 November 2014

SUBJECT: Tree Removal (Private)
Block: 24 Lot: 10 & 12
E/ Santa Fe St., 4 & 5 houses north of 2nd Ave.
Applicants/Owners: Michael Kamm & San Carlos Agency / Michael Kamm and
Cliff, Debbie, Taylor, and Deborah Mar

Site Condition:

This site is two adjacent 4,000 sq. ft. lots with single-family homes and a detached guest unit on the southern lot. Both lots are fairly level. The tree in question is located along the property line between the two homes with a portion of the trunk on each property. The basal swelling of the tree is in contact with and pressing on the wall, laundry room, roof eave and foundation of the house on the southern lot and extends several feet out beyond the trunk into the northern lot. The canopy of the tree covers a large portion of both lots.

Size and species of trees(s) requested for removal/pruning:

Remove one coast redwood – 72” dbh.

Health and condition of tree requested for removal:

The coast redwood is a large mature tree and appears to be in good overall health. The main trunk divides into three 36” diameter, co-dominant stems about 20 feet above ground level. At the base of the tree there is a basal swelling or buttressing, that rises three feet above ground level and extends 4-6 feet outward from the main trunk. Basal swelling is common on coast redwood trees and is not a defect. The tree has a large spreading canopy divided among the three stems. No significant insect, disease or other structural problems were observed.

Previous requests and decisions:

None.

Reason for request - Description of Project:

The applicants are concerned about the current and future damage to the home on the southern lot and potential for damage to the northern property. The owners of the home on the southern lot want to anchor the structure to the foundation for seismic safety but cannot

(43)

do so due to the structure deformation associated with the redwood tree.

The importance of the tree(s) to the urban forest in the area:

The tree contributes to the upper canopy of the urban forest this neighborhood.

Size and species of tree(s) that are to be preserved:

Monterey pine - 36" dbh (southern lot)

Black acacia - 16" and 7" dbh (northern lot)

Impacts construction may have on trees that are to be preserved and suggested mitigation:

N/A

Options:

1. Approve the application.
2. Do not approve the application.
3. Postpone consideration.

Staff Recommendations:

Option #1. Approve the application. Although the tree appears to be in good condition and health, the current level of damage to the southern property and potential future damage for both properties can only be alleviated by removing the tree or relocating the existing home or building a new home away from the tree on the southern lot.

This application was continued from the October meeting to allow the City Forester, City Administrator, the applicants and a concerned resident an opportunity to discuss the value of the tree to the neighborhood, value of the tree itself and to determine if other viable options could be found to retain the tree. Relocating the house on the southern lot was discussed but there are significant costs associated with that option. Staff completed a tree appraisal and determined a value of \$45,000 for the redwood tree.

If the application is approved, I recommend planting one new upper canopy on both lots and one new lower canopy tree on the southern lot.

CITY OF CARMEL-BY-THE-SEA

P.O. Box "SS"
Carmel, CA 93921
Ph: (831) 620-2070/FAX: 831-624-2132

Received ~~SEP~~ Sept-2 2014
MOB

Date Received _____
Application Fee: \$ _____
Receipt # _____

**APPLICATION FOR PERMIT TO REMOVE OR PRUNE TREES
NO CONSTRUCTION**

Location of property: SANTA FE 4 NE OF 2ND ST.
Block: _____ Lot: _____

Name of Property Owner: MICHAEL A. KAMM Name of Applicant/Contractor: MICHAEL A. KAMM

Mailing Address 2757 PRADERA RD Mailing Address: 2757 PRADERA RD
CARMEL, CA 93923 CARMEL, CA 93923

Phone #: 831-574-3024 Phone #: 831-574-3024

WHO WILL BE REMOVING/PRUNING THE TREE(S): MIKE LOPEZ TREE SRV OR TBD
City Business License #: _____

(PLEASE NOTE IF TREE(S) ARE ON CITY OR PRIVATE PROPERTY) PRIVATE PROPERTY

Number, size and species of tree(s) to be removed: (1), 60 FT, REDWOOD

Number, size and species of limbs/roots to be removed: MULTIPLE FROM REDWOOD TREE ONLY.

Reason for removal or pruning: GROWING INTO OUR HOUSE AND FOUNDATION ON THE NE SIDE OF HOUSE AND IS A HEALTH AND SAFETY HAZARD.

You will be notified in writing the date and time that your request is scheduled for a hearing. If you or your representative is unable to attend the hearing, your application will be tabled. You may reschedule by contacting the Secretary to the Forest and Beach Commission at (831) 620-2070. You may waive your right to speak at the hearing and authorize the Forest and Beach Commission to act on your request in your absence by signing on the following line:

M. Kamm Date: 7/27/14

A SITE PLAN MUST ACCOMPANY THIS APPLICATION AND SHOW THE FOLLOWING:

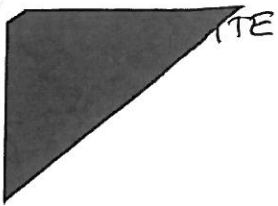
1. Location, size and species of ALL trees on the lot.
2. Location and species of tree(s)/limb(s) to be removed or pruned
3. Footprint of the structure.
4. Location of areas for tree replanting - The City has adopted Design Review Guidelines which include a minimum tree density per lot. Please review the attached Policy and indicate on the site plan where you intend to plant trees necessary to comply with this guideline.

- ▷ Any decision of the Forest and Beach Commission is based on information submitted with this application - PLEASE BE ACCURATE.
- ▷ NO WORK IS PERMITTED until you have picked up your permit for tree work - The Permit must be posted on the job site when work is being performed.

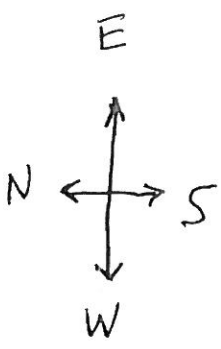
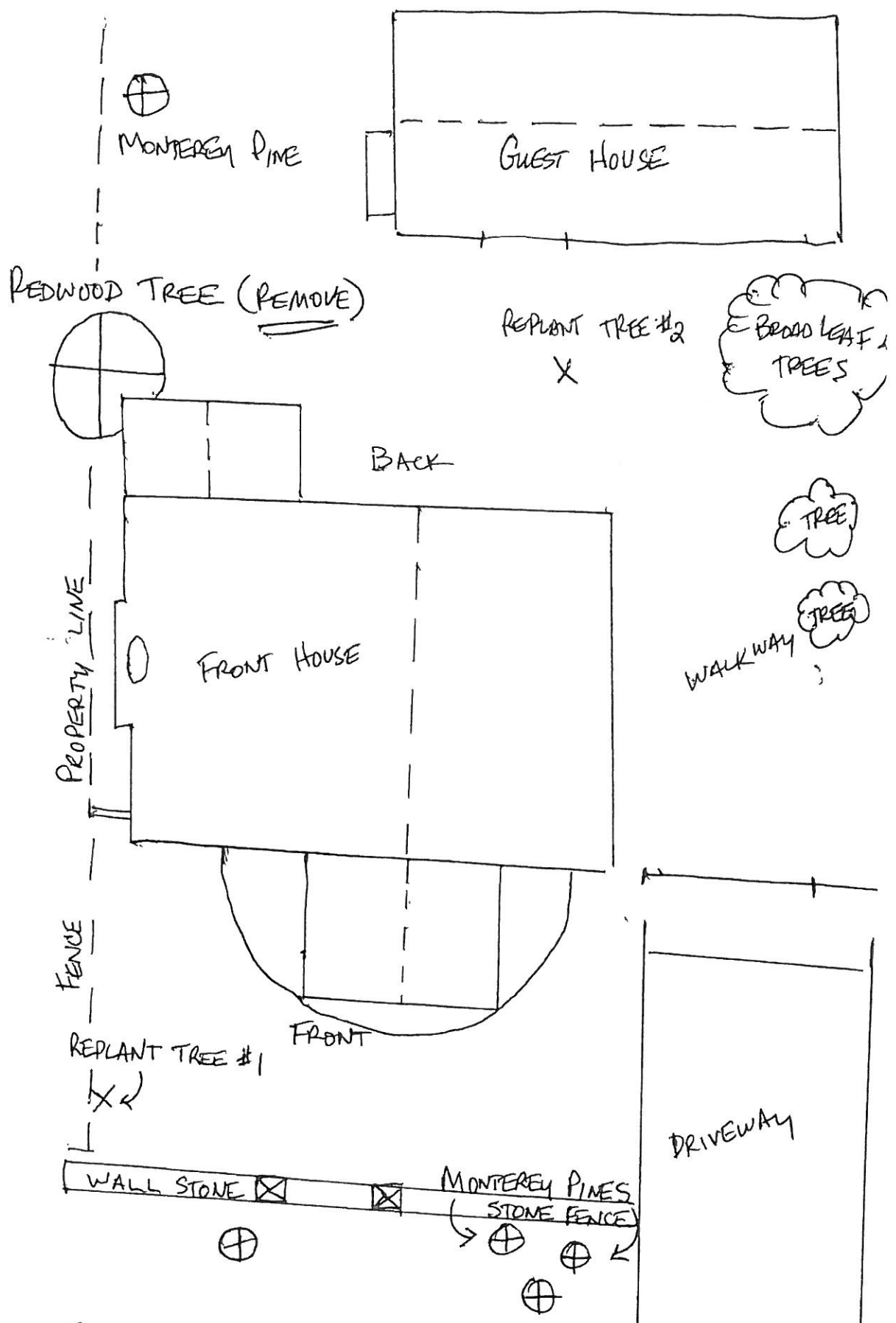
Owner's Signature Michael A. Kamm Date: 7/27/14
Agent for Owners: _____ Date: _____

INCOMPLETE APPLICATION WILL BE RETURNED

(45)



PLAN



SANTA FE 4 NE OF 2ND STREET

4/2

CITY OF CARMEL-BY-THE-SEA
P.O. Box "SS"
Carmel, CA 93921
Ph: (831) 620-2070/FAX: 831-624-2132

Date Received 9/11/14
Application Fee 325
Receipt # 58692

APPLICATION FOR PERMIT TO REMOVE OR PRUNE TREES
NO CONSTRUCTION

Location of property: SANTA FE S NE 2ND ST
Block: 24 Lot: 10

Name of Property Owner: Taylor, Deborah
CLIFF & DEBBIE MAR Name of Applicant/Contractor: SAN CARLOS AGENCY

Mailing Address P.O. Box 370 Mailing Address: P.O. Box 22123
MANTECA, CA 95336-1126 CARMEL, CA 93922

Phone #: _____ Phone #: 831-624-3846

WHO WILL BE REMOVING/PRUNING THE TREE(S): _____
City Business License #: _____

(PLEASE NOTE IF TREE(S) ARE ON CITY OR PRIVATE PROPERTY)

Number, size and species of tree(s) to be removed: One (1) large redwood tree on property line.

Number, size and species of limbs/roots to be removed: _____

Reason for removal or pruning: Tree is damaging neighbor's property.

You will be notified in writing the date and time that your request is scheduled for a hearing. If you or your representative is unable to attend the hearing, your application will be tabled. You may reschedule by contacting the Secretary to the Forest and Beach Commission at (831) 620-2070. You may waive your right to speak at the hearing and authorize the Forest and Beach Commission to act on your request in your absence by signing on the following line:

Date: _____

A SITE PLAN MUST ACCOMPANY THIS APPLICATION AND SHOW THE FOLLOWING:

1. Location, size and species of ALL trees on the lot.
2. Location and species of tree(s)/limb(s) to be removed or pruned
3. Footprint of the structure.
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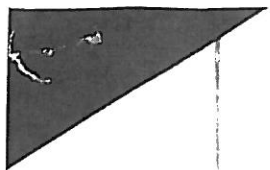
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- NO WORK IS PERMITTED until you have picked up your permit for tree work - The Permit must be posted on the job site when work is being performed.

Owner's Signature _____ Date: _____
Agent for Owners: Mark O... Date: 9/2/14 RECEIVED

INCOMPLETE APPLICATION WILL BE RETURNED

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SEP 11 2014
City of Carmel-by-the-Sea
Planning & Building Dept.
mail



FENCE

FENCE

DECK

HOUSE

DECK

REDWOOD CITY

PITTIS POPPY TREE

100'

SPRUE WAY

POPPY TREE

WALL STONE

40'

MONTEREY PINE

43

24/10

010-078-015

EXHIBIT A

From: ~~Mark Good~~
Subject: Photo of tree
Date: July 25, 2014 at 5:11 PM
To: Michael Kamm mkamm5@aol.com

SANTA FE 4NE 2nd



EXHIBIT A

EXHIBIT B



EXHIBIT B

(50)

EXHIBIT C

SANTA FE 4 NE 2nd



EXHIBIT C

(51)

EXHIBIT D

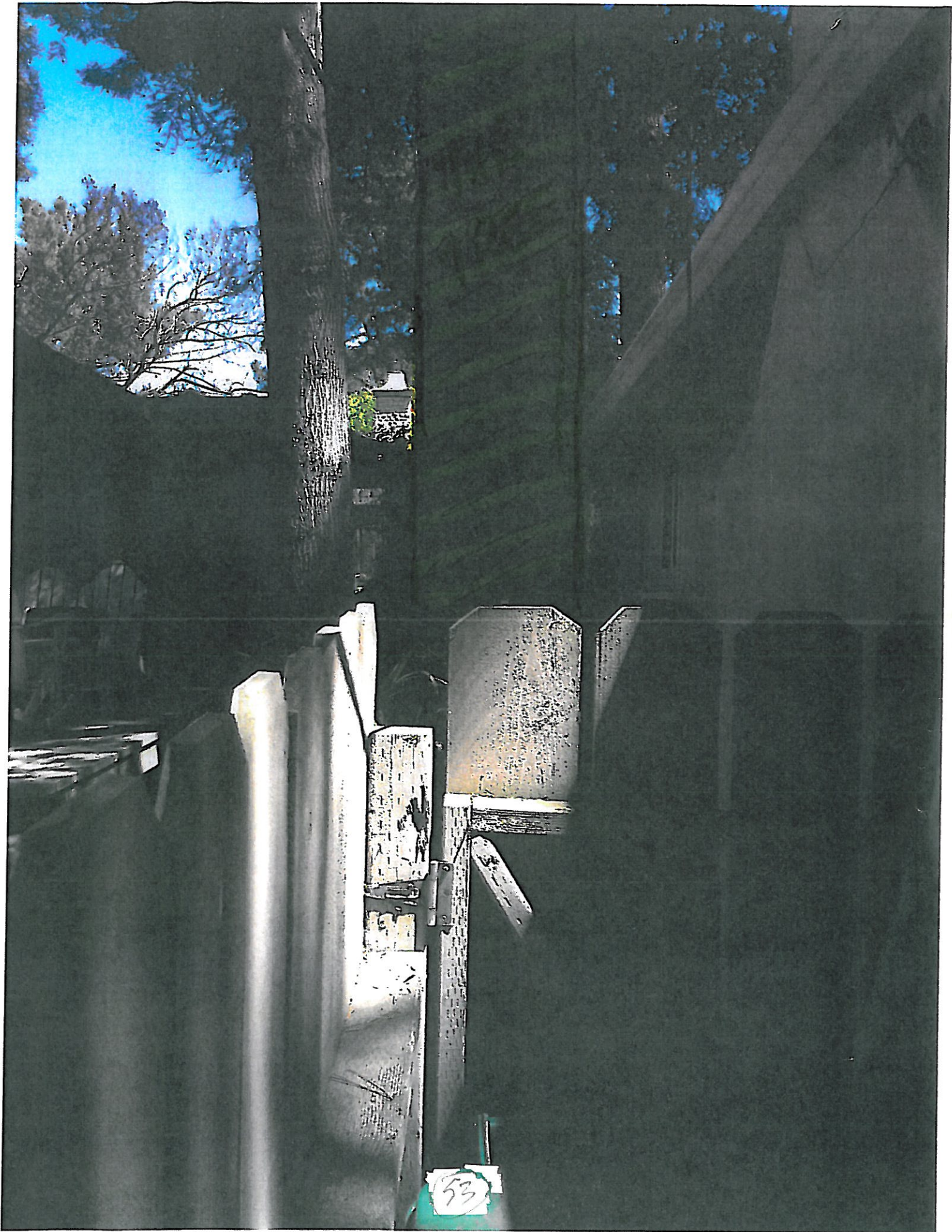
SANTA FE 4 NE OF 2nd



EXHIBIT D

Respectfully,

(52)



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Monterey Bay Engineers, Inc.

Civil Engineering • Land Surveying

Steve C. Wilson, RCE 25,136 / PLS 5,207
Brian M. Wilson, PLS 7,771
Benjamin C. Wilson, RCE 72,928
Timothy D. Martin, PLS 8,670

607 Charles Ave. Suite B, Seaside, Ca 93955
Phone (831) 899-7899 Fax (831) 899-7879
Email : mbayengr@mbay.net
Website : mbeinc.com

August 13, 2014

Mr. Michael Kamm
2757 Pradera Road
Carmel, CA 93923

Re: Inspection of existing house and site conditions
Santa Fe 4 NE of Second, Carmel
Lot 14, Block 15, Carmel City, Assessor's Parcel 011-027-013

Dear Mr. Kamm:

On August 6, 2014 I met with Sharon Swallow from Sotheby's International Realty to inspect the existing conditions of the house, especially as related to an existing Redwood Tree at the northeast corner of the house. I also looked at the foundation, cripple walls, and floor girders as related to the effects the Redwood tree has had on the structure.

The Redwood Tree has three large stems growing from a single root and trunk. The crown of root has been growing against the foundation and exterior wall of the house for many years. The house was constructed in 1929, and the tree certainly existed then. The growth of the Redwood Tree has displaced the house to the west (toward Santa Fe Street) approximately 3-inches. This movement has caused the cripple studs between the floor framing and foundation, and the posts supporting the floor girders to be out of plumb.

I am aware that you intend to add some anchor bolts and lateral bracing to the cripple walls of the house. It is apparent that the Redwood Tree must be removed before any bracing of the cripple walls and foundation could be reasonably accomplished. The Redwood Tree will continue to expand and further damage the house, even if the seismic retrofitting is completed. It is my recommendation that the Redwood Tree be completely removed prior to attempting any repairs to the foundation and structures supporting the floor.

Contact me should there be any questions or need for additional information.

Sincerely yours,


Steven C. Wilson



From: **Mark Orrisch** Mark@sancarlosagency.com
Subject: Tree removal Santa Fe 5 NE 2nd Street, Carmel.
Date: August 28, 2014 at 2:25 PM
To: Michael Kamm mkamm5@aol.com
Cc: James Pfeiffer James@sancarlosagency.com, Jeff Britton JEFF@sancarlosagency.com

→ MIKE BRANSON
" APPROVAL FROM NEIGHBORS
SANTA FE 5 NE OF 2ND."
FROM PROD MGR MARK ORRISCH
C/O SAN CARLOS AGENCY

Hello, Michael.

I emailed your correspondence to the owner of Santa Fe 5 NE 2nd Street, Carmel, CA. I spoke with him today and he has authorized paying one half the permit cost and obtaining a permit for the removal of the redwood tree between both properties.

He also wants to obtain another bid for the redwood tree and grinding the stump. I have contacted Mike Lopez Tree Service to obtain another estimate for this.

Please call me if you have any questions. Thank you.

Mark Orrisch
Real Estate Agent
BRE #01137760
831-624-3846

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From: **Michael Kamm** mkamm5@aol.com
Subject: Re: Tree removal Santa Fe 5 NE 2nd Street, Carmel.
Date: August 28, 2014 at 4:50 PM
To: Mark Orrisch Mark@sancarlosagency.com

Hi Mark

It is good to hear from you again! You are probably an expert at dealing with a property issue such as this. Yes, we approve of the best tree and stump removal appraisal from a Insured tree removal service.

The most immediate need is a

Completed tree removal application from the Mars. Mike Branson should know both property owners are in agreement with the removal of the redwood tree for the Carmel City permit approval process.

We appreciate your prompt attention to this process as we want to move forward with the repairs needed for our property

That cannot start until that tree is removed.

Sincerely,

Mike Kamm

Santa Fe 4. NE of 2nd St

Sent from my iPhone

On Aug 28, 2014, at 2:25 PM, Mark Orrisch
<Mark@sancarlosagency.com> wrote:

Hello, Michael.

I emailed your correspondence to the owner of Santa Fe 5 NE 2nd Street, Carmel, CA. I

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spoke with him today and he has authorized paying one half the permit cost and obtaining a permit for the removal of the redwood tree between both properties.

He also wants to obtain another bid for the redwood tree and grinding the stump. I have contacted Mike Lopez Tree Service to obtain another estimate for this.

Please call me if you have any questions. Thank you.

Mark Orrisch
Real Estate Agent
BRE #01137760
831-624-3846

Exterior

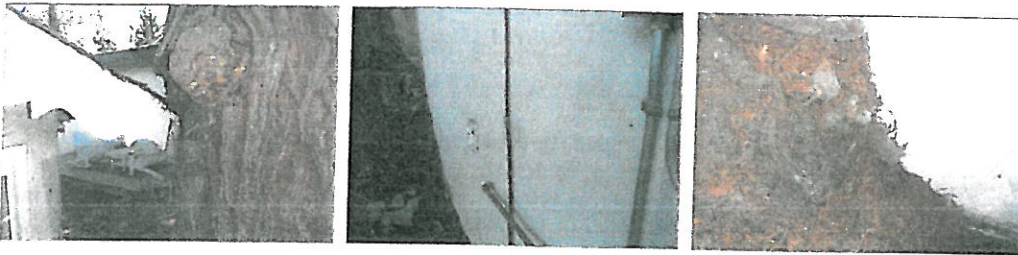
We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Site and Other Observations

Landscaping Observations

Components and Conditions Needing Service

A tree adjacent to the structure has caused damage to the eaves, laundry room, and siding and is threatening the foundation. Recommending consulting an arborist who could make suggestions on trimming the tree or consulting a licensed contractor who could make suggestions on moving the laundry room.



Restricted Head Height Observations

Informational Conditions

There is restricted head height clearance at portions of the roof eaves that poses a safety hazard, and persons not familiar with the property should be warned accordingly, or you may wish to post a cautionary notice.



Grading and Drainage

Interior-Exterior Elevations

Informational Conditions

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Drainage Mode

Informational Conditions

Drainage is facilitated by soil percolation hard surfaces and full or partial gutters.

Inspection Address:
Inspection Date/Time:

Santa Fe 4 NE of 2nd, Carmel, Ca 93921
07/23/2014 1:00 pm to 3:00 pm

House Wall Finish

Identification of House Wall Finish

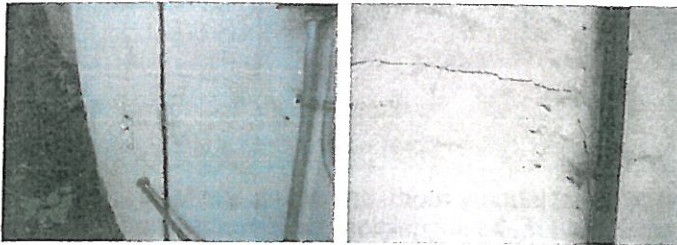
Informational Conditions

The house walls are finished with stucco.

House Wall Finish Observations

Components and Conditions Needing Service

There are chips or cracks in the stucco that should be sealed to prevent moisture intrusion. Recommend further evaluation by a licensed stucco contractor or qualified installer prior to the close of escrow.



Exterior Components

General Comments and Description

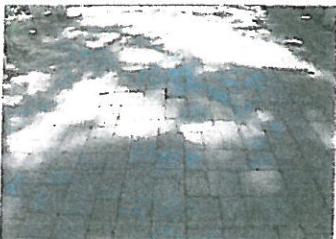
Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

There are offsets in the driveway that could prove to be trip-hazards, and particularly for children or the elderly, which you may evaluate for yourself, or consult a licensed concrete contractor about methods of repair.



Walkways

Informational Conditions

Inspection Address:
Inspection Date/Time:

Santa Fe 4 NE of 2nd, Carmel, Ca 93921
07/23/2014 1:00 pm to 3:00 pm

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Components and Conditions Needing Service

The GFCI protected outlet did not trip with test. Recommend further evaluation by a licensed electrician prior to the close of escrow.



Laundry

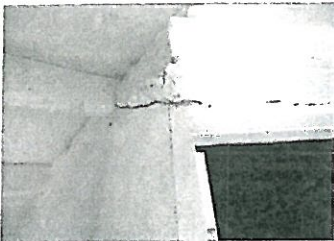
In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

Doors

Components and Conditions Needing Service

The door frame needs service for the door to function properly.



Flooring

Informational Conditions

The floor is damaged, which you should view for yourself.

Inspection Address:
Inspection Date/Time:

Santa Fe 4 NE of 2nd, Carmel, Ca 93921
07/23/2014 1:00 pm to 3:00 pm

The floor is damaged which you should view for yourself - *Continued*



Walls and Ceiling

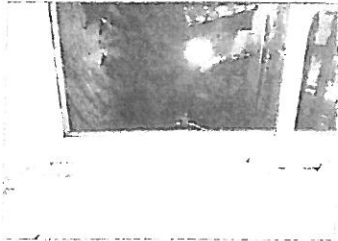
Informational Conditions

The walls have stress fractures, which have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not repaired correctly.

Dual-Glazed Windows

Components and Conditions Needing Service

A window pane is cracked which you may wish to have replaced.



Valves and Connectors

Informational Conditions

The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure consists of posts piers girders and joists sheathed with plywood, tongue and groove, or diagonal boards.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of standard joists.

Raised Foundation

Description of Foundation Type

Components and Conditions Needing Service

The foundation is raised, and unbolted. We can elaborate on structural safety issues, but you should consult a specialist prior to close of escrow about retrofitting the foundation.

Method of Evaluation

Informational Conditions

We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

Crawlspace Observations

Informational Conditions

The soils in the crawlspace are moist and should be monitored especially during heavy rains.

Foundation or Stem Walls

Informational Conditions

There are some relatively small vertical cracks in the poured concrete walls, which are probably attributable to shrinkage and have little structural significance. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Nonetheless, they should be monitored by a qualified inspector to see if there is active movement in this area, because such cracks can become a contentious and litigious issue.

Intermediate Floor Framing

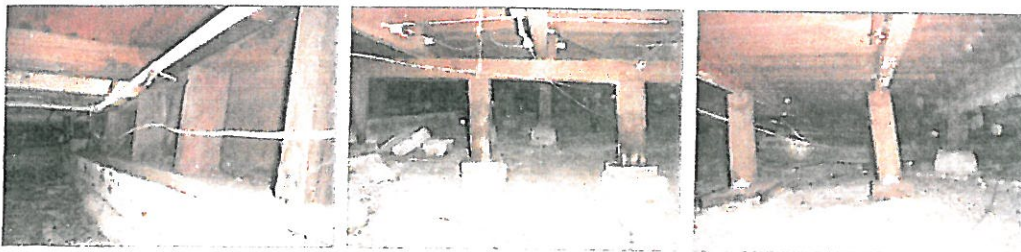
Components and Conditions Needing Service

Portions of the framing are insect or moisture damaged and should be evaluated by a termite inspector or licensed contractor prior to the close of escrow.



The cripple walls are leaning, several of the support posts are leaning or do not have pier blocks and are in contact with the soil. Recommend further evaluation of the entire by a structural engineer prior to the close of escrow

The floor framing should be evaluated for the reasons indicated - *Continued*



Electrical

Components and Conditions Needing Service

Obsolete and suspect knob and tube wiring is present within the crawlspace, which should be inspected and certified as safe, or replaced by a licensed electrician prior to the close of escrow.



GUEST UNIT

Exterior

Interior-Exterior Elevations

Informational Conditions

At points around the residence, there are similar elevations between the exterior grade and the interior floors. Such conditions are obviously not ideal, and moisture intrusion could result. The door thresholds must be kept sealed and the base of the walls monitored, and particularly during prolonged rains.



Drainage Mode

Informational Conditions

Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space.

Identification of House Wall Finish

Informational Conditions

The house walls are finished with a combination of stucco and wooden siding.

ATTN → M. BRANSON

FAX 620-2014

FROM MIKE + KAREN KAMM

RE. SANTA FE HOUSE TREE

RECEIVED

NOV 03 2014

City of Carmel-by-the-Sea
Planning & Building Dept.

(64)

FX:
375-7378

**Reconnaissance
Historic Study
for
Prock residence
(Blackwell Home Const.)
Santa Fe 3rd house N/E of 2nd)
A.P. # 10-027-13
Block 15, Lot14**

Prepared for:
City of Carmel-by-the-Sea
Community Planning and Building
P.O. Drawer G
Carmel, CA 93921
Contact Paul Muga
(831) 620-2010

December 5, 2000

Prepared by:
William L. Salmon
Historic Architect
P.O. Box 1369
Carmel Valley, CA
93924-1369

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INTRODUCTION

This report has been prepared as a reconnaissance study to determine if a potential exists to qualify the property under local, state or national standards as a historic resource. The owner wishes to alter the main structure while retaining the majority of the residence as originally built and modified. All new work to conform to current zoning and building codes. The City has recently adopted a City Council Resolution (2000-79), adopted on 26 May 2000, a change to the Historic Preservation Chapter 17.41 (Criteria for Determination of Significance). The change created four categories of identifying historic properties as listed in the text below.

RESEARCH AND INVENTORY METHODS

Property Description / Location:

Current Owner: Tony Prock
(Purchased: 1991)

Property Address: E/s Santa Fe between 1st & 2nd
Carmel-by-the-Sea, CA.

Building constructed (estimated: 1926)
W. D. White, Original Owner
(Carmel Planning Office)

Permit No. (1712 A)
Contractor: None recorded.
Designer: Unknown
Zoning: R-3, (40' X 100' lot, 4000 S. F.)

Description of Construction Methods and Materials:

Concrete footings, existing one-story wood frame house, stucco (cement plaster) exterior finish. Roof materials, composition shingles on pitched 3 in 12 gable roof facing the street. Windows are modern aluminum sliding glass. The front of the building is a one-story 'Cottage' style design. The front door is a wood, manufactured door, with diagonal glass dividers and plastic simulated bottle glass. The front porch is a simple wood shed shape, with a low wood framed landing, with steps and rails.

History of Building Changes (partial):

Permit # 73-43, March 1973, Joseph S. Broadman, 26380 Val Verde Drive, Carmel.
Permit # 91-213, Inspection for corrections for subordinate unit.

Permit

Note : Much of the construction on the house has been without permits. An Inspection Report Check List (for change of ownership from Robert C. Fike to Joe Broadman 1973) states: "Garage converted to other use without permits or inspection - Storage building on N/E side of residence built without permit. Garage structure non-conforming . . ." (assuming encroachment into sideyard setback)

Previous Studies

Carmel Preservation Foundation (CPF) Historical Survey, covered properties built between 1905 to 1940. The City Council of the City of Carmel-by-the-Sea has not, at this date, adopted the survey results. The CPF Survey although not complete, and largely prepared by volunteers, will be the starting point of the new Carmel by-the-sea historic study. The residence has not been noted under this survey.

Historic Listings

Currently the property is not listed on the State of California Register of Historic Resources.

A recent newspaper article (Carmel Pine Cone Aug. 25, 2000) provided an update on this process. A joint meeting with the Planning Commission and the Historic Preservation Committee, outlined three potential classifications in the draft study for Carmel's older buildings.

- 1) Primary Historic Resources; which meet state or national historical significance; (i.e.) Mission San Carlos.
- 2) Local Historic Resources; local significance, but would not be recognized as such outside of Carmel or the Monterey Peninsula. (i.e.) The Tuck Box, by Hugh Comstock.
- 3) Local Character Resources; resources that have less than significant historic values but which contribute to the city's character due to design and context. **It is doubtful that this residence would be found to have historic or artistic value. The residence is an example of a small cottage, remodeled over the years, without permits or building plans.**

(The first category would be subject to government preservation regulations, the last two categories would require "voluntary" measures of preservation by the property owners. City incentives could be provided.)

Potential Historic District

Previously four potential historic district areas have been identified. The concept of a historic district has not yet been adopted by the City.

The property does not fall within the boundaries of any of the potential districts.

- There is a campaign in progress by the Carmel Preservation Foundation to establish Historic District status for the City of Carmel-by-the-Sea, to include all areas inside the city limits. This idea is still in conceptual stage. The definition of a Historic District is:

“A District possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”

Each individual element of any future designated district should stand on its' own merit, and pass the Historic Preservation Processing Protocols and the Criteria for Identifying Potential Historic, Architectural and Cultural Resources listed below:

City of Carmel-by-the-Sea adopted policies:

The City has recently adopted a City Council Resolution (2000-79), on 26 May 2000. A change to the Historic Preservation Chapter 17.41 (Criteria for Determination of Significance). The change created four categories of identifying historic properties, similar to the state of California Register of Historical Resources; Chapter 11.5, (5)(b).

To qualify as a Historic Resource a resource shall be fifty years old or older and shall retain sufficient integrity to convey a sense of its past and historical context. In addition, a Historic Resource is required to meet either (1) the criteria for listing on the National Register of Historic Places; (2) criteria for listing on the California Register of Historic Resources or

(3) City's local Criteria for Identifying Potential Historic, Architectural and Cultural Resources as described below in the Conclusion section of the report:

NOTE: The property was considered at the start of this study under Protocol CASE # 2: (. . . Potential Historic Resource Buildings over 50 years old but which have not been surveyed).

Evaluation / Application of the Criteria

The historic resources of the City of Carmel-by-the-Sea are defined by three categories: 1) single family houses 2) commercial buildings 3) landscape and public art.

The California Environmental Quality Act (CEQA) applies when there is evidence that the property has historic value and alteration is proposed as a discretionary project (requiring a building permit) and equates a substantial adverse change in the property such as: demolition or alteration of the exterior. Under CEQA the state's Criteria is as follows:

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Types of Historical Resources and Criteria for Listing in the California Register of Historic Resources.

The criteria for listing historical resources in the California Register are consistent with those developed by the National Park Service for listing historical resources in the National Register, but have been modified for state use in order to include a range of historical resources which better reflect the history of California. Only resources which meet the criteria as set out below may be listed in, or formally determined eligible for listing, in the California Register.

- Types of resources eligible for nomination:

- 1) **Building.** A resource, such as a house, barn, church, factory, hotel, or similar structure created principally to shelter or assist in carrying out any form of human activity. "Building" may also be used to refer to an historically and functionally related unit, such as a courthouse and jail or a house and barn.
- 2) Site.
- 3) Structure.
- 4) Object.

- Criteria for evaluating the significance of historical resources. An historical resource must be significant at the local, state, or national level under one or more of the four criteria:

- 1) It is associated with events that have made patterns of local history, or the cultural heritage of California or the United States;
- 2) It is associated with the lives of persons important to local, California, or national history
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

- Integrity, is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. (Note: The City's criteria for evaluating the significance of historic resources is very similar to the state of California's and the State's criteria can be used in the same context.)

The residence has been altered over the years, with a non-conforming garage converted into living quarters at the back of the lot, and a utility / storage area added to the N / E side, encroaching into the setback.

Conclusion and Findings

To qualify as a Historic Resource the property at (Carmelo 3rd NW of 4th.) would be fifty years old or older and would have retained sufficient integrity to convey a sense of its past and historical context. The property is over 50 years old (built 1926), with various unpermitted changes to the property.

Findings Under City's Criteria for Historic Resources

A. Events - The resource is associated with events that have made a significant contribution to the broad pattern of local history.

1. The resource is strongly associated with a singular historic occurrence of great import or that is viewed as a turning point in the history of the City, or
2. The resource is highly representative of common, repeated occurrences that shaped the physical, social or cultural development of the City.

B. Important person(s) - The resource is associated with the lives of persons who contributed to the arts, culture, history or development of the City.

1. The resource is strongly associated with a person(s) that made significant contributions to the physical, social, cultural or historic patterns of the City as identified in the adopted Historic Context Statement, and
2. The resource is relevant to the period of the important person's local significance.
3. Where multiple resources might represent an important person, only those resources with the highest integrity and / or the strongest associations should be selected.

By researching the City building files and for the original building permits. No known designer has been found, The house is a one story, wood frame structure, and is of a non-descript design.

C. Design - The resource embodies distinctive characteristics of a type, period, region or method of construction, or the resource represents the finest and best-preserved work of a master or possesses high artistic values.

1. The resource represents the work of an architect, designer or builder who's individual work significantly influenced the broad patterns of physical development and traditions of design within the City as identified in the Historic Context Statement, and either;

Design: Whatever original features first incorporated into the structure have been modified or lost. The wood frame has been covered with a cement Stucco finish, Aluminum sliding glass windows, and a rudimentary front porch structure.

2. The resource retains both a high degree of integrity and unique features or materials valuable for study of a period, style or method of construction, or

The house has been remodeled without permits over the years with an addition on the back, N/E side. The rear Garage has been converted to a non-conforming living unit.

3. The resource embodies extraordinary design or craftsmanship that makes it architecturally innovative, distinctive or strongly representative of the community.

The property does not convey a sense of its past and design context. The design is not a known or notable example of a skilled designer or builder.

The owner has not voluntarily designated the property to the local register as a historic property.

D. Archaeology - The site or resource has yielded, or has the potential to yield, information important to a greater understanding of the prehistory or history of the local area, California or the Nation.

Archaeology - The site is unlikely to yield, because of its utilization of a small lot, with previous excavation for footings, and extensive landscaping, any information important to a greater understanding of the prehistory or history of the local area, California or the Nation.

Conclusion:

A new survey has just been awarded by the City to a private contractor to augment the historic survey done by the Carmel Preservation Foundation and completed in 1996. (Carmel Pine Cone Sept. 22, 2000). The original CPF survey, accomplished by volunteers, has never been adopted by the City. This new survey will be more comprehensive and build on the information from the previous survey. This property may be surveyed for the new Carmel-by-the-Sea listing of historic properties, but it is doubtful that it will be considered notable.

The research was done under the City's "Criteria for Identifying Potential Historic, Architectural and Cultural Resources" adopted by the City Council in 26 May 2000, and other sources listed in this report. Due to the reconnaissance nature of the report a California Department of Parks and Recreation forms (DPR 523) has not been completed.

Recommendation: The property be considered under Historic Preservation Processing Protocols for Case # 3, Buildings older than 50 years that were surveyed but not identified as significant or notable. Process through normal channels.

Trunk Formula Method Work Sheet

Case # Kamin Property E/Santa Fe, 4 north of 2nd Date November 7, 2014
 Appraiser M. Branson

Field Observations

	Structure	Health	Total
Roots	4	3	7
Trunk	3	4	7
Scaffold Branches	4	4	8
Small Branches	4	-	4
Foliage	4	-	4
			30

1. Species Coast Redwood - Sequoia sempervirens
2. Condition 93 %
3. Trunk Circumference _____ in/cm Diameter 68 (in)/cm
4. Location % = [Site 85% + Contribution 80% + Placement 50%] ÷ 3 = 71%

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

5. Species rating 90 %
6. Replacement Tree Size (diameter) 2.46 (in)/cm
(Trunk Area) 4.75 (in²/cm²) TA_R
7. Replacement Tree Cost \$ 172.73
(see Regional Information to use Cost selected)
8. Installation Cost \$ 172.73
9. Installed Tree Cost (#7 + #8) \$ 345.46
10. Unit Tree Cost \$ 36.36 per in²/cm²
(see Regional Information to use Cost selected)

Calculations by Appraiser using Field and Regional Information

11. Appraised Trunk Area:
(TA_A or ATA_A; use Tables 4.4-4.7)
or c² (#3) _____ × 0.08
or d² (#3) _____ × 0.785
= 2076 in²/cm²
12. Appraised Tree Trunk Increase (TA_{INCR}) =
TA_A or ATA_A 2076 in²/cm² (#11) - TA_R 4.75 in²/cm² (#6) = 2071 in²/cm²
13. Basic Tree Cost = TA_{INCR} (#12) 2071 in²/cm² × Unit Tree Cost (#10) \$ 36.36 per in²/cm² + Installed Tree Cost (#9) \$ 345.46 = \$ 75,669
14. Appraised Value = Basic Tree Cost (#13) \$ 75,669 × Species rating (#5) 90% × Condition (#2) 93% × Location (#4) 71% = \$ 44,986
15. If the Appraised Value is \$5,000 or more, round it to the nearest \$100; if it is less, round to the nearest \$10.
16. Appraised Value = (#14) \$ 45,000

Items 5 through 10 are determined by the Regional Plant Appraisal Committee. The Wholesale Replacement Tree Cost, the Retail Replacement Tree Cost, or the Installed Tree Cost (#9) divided by the Replacement Tree Size (#6) can be used for the Unit Tree Cost (#10), or it can be set by the Regional Plant Appraisal Committee.

MEMORANDUM

TO: Members of the Forest and Beach Commission

FROM: Mike Branson, City Forester

DATE: 7 November 2014

SUBJECT: Tree Removal (Public)
Block: 100 Lot: 14 & 16 A.P.N #: 010-053-012
E/ Torres St., 2 north of 9th Ave.
Applicant/Owner: Robert Profeta / City of Carmel

Site Condition:

This site is on the Torres St. public right-of-way in front of a 6,000 sq. ft. lot with a single-family home and two garages. The tree located in a 7 foot wide, 15 foot long, unpaved area between two private driveways. The area is planted with agapanthus and also has a utility pole that is within 18" of the base of the tree trunk.

Size and species of trees(s) requested for removal/pruning:

Remove one Monterey pine on public property – 30" diameter.

Health and condition of tree requested for removal:

The pine tree of concern appears healthy and in good condition. No significant insect or disease issues were observed. The trunk leans a little to the south and sweeps to the east at around 15 feet above the ground. Except for the narrow planted area, much of the area around the base of the tree is covered with pavement from two driveways to the north and south of the tree and an adjacent garage. The tree has been pruned in the past, and within the last couple of years, to remove several limbs extending to the east in order to reduce the weight of the crown over the nearby structures.

Previous requests and decisions:

None.

Reason for request - Description of Project:

The applicant considers the tree to pose an unreasonable risk to their property.

The importance of the tree(s) to the urban forest in the area:

The tree contributes to the upper canopy of the urban forest this neighborhood.

(74)

Size and species of tree(s) that are to be preserved:

N/A

Impacts construction may have on trees that are to be preserved and suggested mitigation:

N/A

Options:

1. Approve the application.
2. Do not approve the application.
3. Postpone consideration.

Staff Recommendations:

Option #2. Do not approve the application. I recommend additional pruning and monitoring of the tree for any changes in the tree's condition that may affect the level of risk the tree may pose. Staff's assessment of the risk the tree poses for trunk failure, failure of the entire tree, or upper crown failure is in the low to moderate levels.

The applicant has submitted an arborist report on the tree with a risk rating of moderate to high for trunk failure, failure of the entire tree, or upper crown failure. The report also includes a provision for retention and monitoring.

If the public tree is allowed to be removed, I recommend planting a new upper canopy tree in the planting space in front where the existing tree is growing.

CITY OF CARMEL-BY-THE-SEA
P.O. Box "SS"
Carmel, CA 93921
Ph: (831) 620-2070/FAX: 831-624-2132

Date Received 9/11/14
Application Fee: 22.51
Receipt # 58698

APPLICATION FOR PERMIT TO REMOVE OR PRUNE TREES
NO CONSTRUCTION

Location of property: TORRES 2NE 9TH
Block: 100 Lot: 14 & 16 APN 010-053-012

Name of Property Owner: PROFETA, R Name of Applicant/Contractor: PROFETA, R.

Mailing Address PO BOX 7249 Mailing Address: PO BOX 7249

CARMEL-BY-THE-SEA 93921 CARMEL-BY-THE-SEA 93921

Phone #: (831) 601-8282 Phone #: (831) 601-8282

WHO WILL BE REMOVING/PRUNING THE TREE(S): SMITH TREE SERVICE
City Business License #:

(PLEASE NOTE IF TREE(S) ARE ON CITY OR PRIVATE PROPERTY)

Number, size and species of tree(s) to be removed: ONE MONTEREY PINE
(PINUS RADIATA) WITH 30 INCH TRUNK DIAMETER 40-45 FT tall

Number, size and species of limbs/roots to be removed: NA

Reason for removal or pruning: TREE POSES AN UNREASONABLE RISK TO
PERMANENT structure on the property. SEE ATTACHED REPORT DATED 7/21/14

You will be notified in writing the date and time that your request is scheduled for a hearing. If you or your representative is unable to attend the hearing, your application will be tabled. You may reschedule by contacting the Secretary to the Forest and Beach Commission at (831) 620-2070. You may waive your right to speak at the hearing and authorize the Forest and Beach Commission to act on your request in your absence by signing on the following line:

Robert G Profeta Date: 9/11/2014

A SITE PLAN MUST ACCOMPANY THIS APPLICATION AND SHOW THE FOLLOWING:

1. Location, size and species of ALL trees on the lot.
2. Location and species of tree(s)/limb(s) to be removed or pruned
3. Footprint of the structure.
4. Location of areas for tree replanting - The City has adopted Design Review Guidelines which include a minimum tree density per lot. Please review the attached Policy and indicate on the site plan where you intend to plant trees necessary to comply with this guideline.

- Any decision of the Forest and Beach Commission is based on information submitted with this application - PLEASE BE ACCURATE.
- NO WORK IS PERMITTED until you have picked up your permit for tree work - The Permit must be posted on the job site when work is being performed.

Owner's Signature: Robert G Profeta Date: 9/11/14
Agent for Owners: Robert G Profeta Date: 9/11/14

INCOMPLETE APPLICATION WILL BE RETURNED

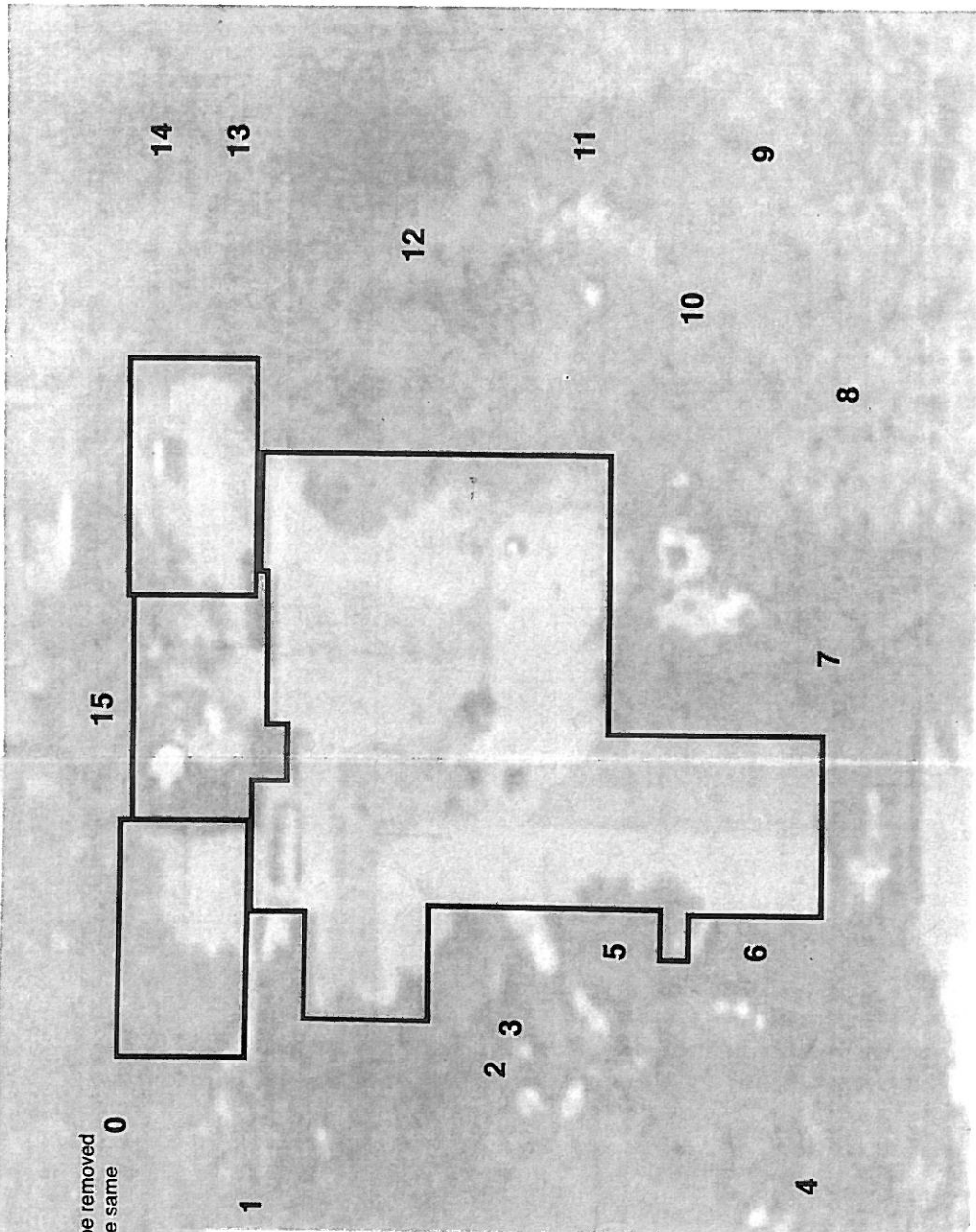
NO 76

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Two NE of Ninth on Torres - Tree Inventory, Map, and Site Sketch

Tree requested to be removed and replanting in the same location 0

Tree Species	Number	Trunk Diameter	Estimated Height
Monterey pine	0	30	45
Coast live oak	1	21	20
Coast live oak	2	10	20
Coast live oak	3	18, 18	20
Monterey pine	4	22	45
Japanese maple	5	6	20
Japanese maple	6	3	8
Douglas-fir	7	17	55
Coast live oak	8	20, 12, 14	45
Coast live oak	9	19	40
Coast live oak	10	15, 15, 13	40
Coast live oak	11	17	40
Black acacia	12	32	55
Black acacia	13	4	25
Black acacia	14	16	45
Podocarpus	15	12	25



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July 21, 2014

Judie Profeta
P.O. Box 7249
Carmel, CA 93921



Monarch Consulting Arborists LLC
P.O. Box 1010
Felton, CA 95018
831.331.8982

Mrs. Profeta contacted me and asked if I could inspect the Monterey pine (*Pinus radiata*) in front of 2 NE of 9th on Torres in Carmel (Appendix A). The tree is located in the front between the neighbor's driveway and leans toward the house. I agreed to meet with Mrs. Profeta to discuss the tree and perform a basic tree risk assessment.

On July 9, 2014 at 10:00 AM I met with Mrs. Profeta to inspect the tree. I inspected the crown, trunk, trunk flare, above ground roots, and site conditions around the tree following the guidelines published in the *ANSI A300 (Part 9)-2011 Tree Risk Assessment a. Tree Structure Assessment* for a "level two basic assessment."

The purpose of this report is to inform the property owner about the condition of the tree and provide a summary of my observations. The risk rating and assessment is to help determine the **likelihood** of the tree failing and striking a target within the next three years, and what the consequences may be.

The Monterey pine has a **trunk** diameter of 30 inches at 4.5 feet above grade and is approximately 45-50 feet tall. The tree is located in a small soil area between the two driveways and about 90 percent of its potential root zone is covered with asphalt. There are utility wires running through the crown and the utility pole is approximately 16 inches from the tree's base. There has been pruning performed on the tree and the lowest branches have been removed to about halfway up the trunk resulting in low **live crown ratio** and poor **taper**. Some small dead branches and twigs are scattered throughout the **crown** that are less than two inches in diameter. The trunk has sap oozing down the stem in several locations. The tree has a **bow** and leans toward the residence with some bulging **response growth** where the stem bends. The **root collar** is partially buried however there is one visible buttress root on the compression side of the lean.

People **frequently occupy** the portion of the house most likely to be struck while the structure and parked cars in the driveway are **constantly** present. All the targets are considered to be of high value and the consequences of a large failure will be **significant** or **severe**.



The tree risk assessment considers the likelihood of a portion of the tree to fail and impact a target along with the consequences in a given time period. I used three years as the given time period for this assessment because I believe that is a reasonable time frame for reassessment given the health and condition of the tree. The risk evaluation is placed into an established matrix provided by the International Society of Arboriculture (ISA) to derive an overall risk rating. The ratings never take into account unusual weather or storm events but consider normal conditions for the area throughout the year.

There are two **defects** or **conditions** that could lead to tree failure during normal conditions which are as follows:

- Bowed stem with poor taper and low live crown ratio
- Limited soil volume around the tree with a partially buried root collar

Trees with bows are characterized by the upper portion or crown of the tree bending over more than the lower stem. Typically this architecture is caused by a partial failure of wood fibers at some point in the life of the tree and was caused by either high winds or the tree being suppressed by larger trees nearby. Trees with poor trunk taper, especially conifers or **excurrent** trees like the Monterey pine, and those with low live crown ratio, will be less stable during storm events or high winds (Dunster, 2009). Trees with bowed stems and poor trunk taper have a likelihood of failure of either **possible** or **probable** (Dunster, J, Smiley, E, Matheny, N, and Lilly, S. 2013). Because of the combination of bowed stem, low live crown ratio, and poor trunk taper the likelihood of stem or tree failure is *probable*.

The tree has very limited soil volume that is not covered in asphalt or the residences. Small soil volume will limit the development of strong structural roots. Because there are asphalt driveways on two sides of the tree with the house and road on the other two sides there is very limited space for roots to grow and develop. Any kind of obstruction of roots or the root collar can contribute to tree failure. The California Tree Failure Report indicates that 34 percent of all recorded Monterey pine failures occurred at the roots.

The root collar is the transition portion of the tree that attaches the roots to the main stem. Because the root collar is actually part of the main stem and not the root system it is important to keep moisture off of this area to help prevent rot conditions or vascular disorders. By excavating the root collar you can keep moisture away and monitor the structural roots for decay and disease. There is one visible buttress root and it is not possible to determine how structurally sound this portion of the tree is at this time. To complicate the buried root collar the tree is growing in an area of limited soil volume.



In conclusion the combination of the bowed stem, poor taper, low live crown ratio, buried root collar, and limited soil volume create conditions that could lead to failure with the likelihood being *probable*. Because the house, cars, and people are of significant value the consequences of the tree or crown failing are significant or severe. The Monterey pine poses a **high** risk to the house and a **moderate** risk to people and parked cars.

Below is the risk assessment table for the Monterey pine (Tables 1).

Tree one Part Most Likely to Fail	Target	Failure	Likelihood Impact	Failure and Impact	Consequences	Risk rating of Part
Trunk	People	Probable	Medium	Somewhat Likely	Significant or Severe	Moderate
Trunk	House	Probable	High	Likely	Significant or Severe	High
Trunk	Cars	Probable	Medium	Somewhat Likely	Significant or Severe	Moderate
Entire Tree or Upper Crown	People	Probable	Medium	Somewhat Likely	Significant or Severe	Moderate
Entire Tree or Upper Crown	House	Probable	High	Likely	Significant or Severe	High
Entire Tree or Upper Crown	Cars	Probable	Medium	Somewhat Likely	Significant or Severe	Moderate

Table 1: Tree risk assessment

I recommend applying for a tree removal permit from the City of Carmel if the risk of failure outweighs the benefits the tree provide for you.

Retention option

Retain and monitor: Monitor the tree and have a level three tree risk assessment performed, as defined by *ANSI A300 (Part 9)-2011 Tree Risk Assessment a. Tree Structure Assessment*, by a qualified arborist. The advanced assessment should focus on measuring and monitoring the lean and excavating the root collar.

Root collar excavation: Excavate the root collar to properly inspect the roots that anchor the tree to the ground. This may uncover more decay or reaffirm that the roots are sound.

Record the lean angle: Have a qualified arborist record the lean angle annually and after significant storm events such as high winds or heavy rains.

Need for Future Inspections: It shall be the responsibility of the tree owner to ensure that future tree risk assessment inspections are conducted to monitor and evaluate any changes in the condition or the risk associated with the tree.



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Bibliography

- American national standard for tree care operations: tree, shrub and other woody plant management : standard practices (Tree risk assessment a. Tree structure assessment). Londonderry, NH: Secretariat, Tree Care Industry Association, Inc., 2011. Print.
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- Smiley, E, Matheny, N, Lilly, S, ISA. *Best Management Practices: Tree Risk Assessment*: International Society of Arboriculture, 2011. Print
- Smiley, E. Thomas, Fraedrich, Bruce R., and Hendrickson, Neil. *Tree Risk Management*. 2nd ed. Charlotte, NC: Bartlett Tree Research Laboratories, 2007



Glossary of Terms

Bow: Leans characterized by the top of the tree bending over more than the lower trunk.

Conditions: a particular state of being or existence; situation with respect to circumstances.

Constantly: The target is present at nearly all times of day 24 hours a day, 7 days a week.

Crown: Upper part of a tree, measured from the lowest branch, including all the branches and foliage.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Excurrent: Tree growth habit characterized by a central leader and pyramidal crown. Contrast with decurrent.

Frequent: The target zone is occupied for a large portion of a day or week.

High: *Pertaining to the likelihood of impacting a target:* The failed tree or branch will most likely impact the target. *Pertaining to the overall risk rating:* High risk situations are those for which consequences are "significant" and likelihood is "very likely" or "likely" or consequences are "severe" and likelihood is "likely". Mitigation measures should be recommended by the assessor and the decision for mitigation and timing of treatment depends upon the risk tolerance of the risk manager or tree owner.

Likelihood: The chance of an event occurring. In the context of tree failures, the term may be used to specify: 1) the chance of a tree failure occurring; 2) the chance of impacting a specified target; and 3) the combination of the likelihood of a tree failing and the likelihood of impacting a specified target.

Live crown ratio: Ratio of the height of the crown containing live foliage to the overall height of the tree.

Moderate: *Pertaining to the overall risk rating:* Situations for which consequences are "minor" and likelihood is "very likely" or "likely"; or likelihood is "somewhat likely" and consequences are "significant" or "severe". Mitigation or retain and monitor is usually recommended by the assessor and the decision for mitigation and timing of treatment depends upon the risk tolerance of the risk manager or tree owner.

Occupancy: An estimated amount of time the target is within the target zone.



Possible: *Pertaining to the likelihood of failure:* Failure could occur, but it is unlikely during normal weather conditions within a specified period of time.

Probable: *Pertaining to the likelihood of failure:* Failure may be expected under normal weather conditions within a specified period of time.

Response growth: New wood produced in response to loads to compensate for higher strain in marginal fibers; includes reaction wood (compression or tension) and woundwood. A stress response where a tree puts on just enough wood to compensate for stress conditions.

Root Collar: Flared area at the tree trunk base where roots and trunk come together.

Severe: *Pertaining to the consequences of failure:* Consequences that could involve serious personal injury or death, damage to high value property, or disruption of important activities.

Significant: *Pertaining to the consequences of failure:* Consequences are those that involve property damage or moderate-to-high value, considerable disruption, or personal injury.

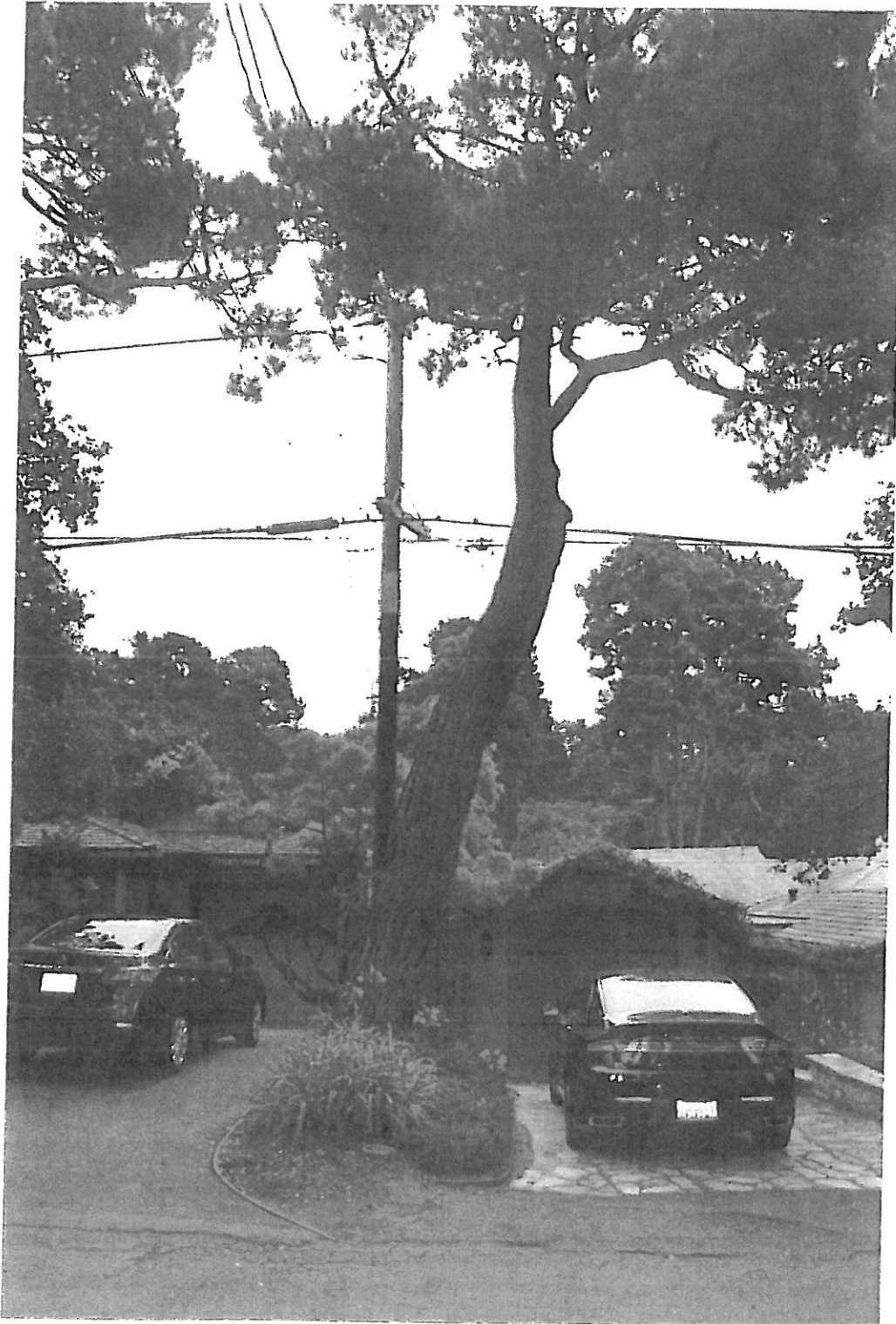
Taper: Change in diameter over the length of trunks, branches, and roots. topping

Trunk: The stem of a tree, bole or stem. Woody structure bearing foliage and buds that give rise to other branches or stems.

This Glossary of terms was adapted from the *Glossary of Arboricultural Terms* (ISA, 2011) and the *Best Management Practices: Tree Risk Assessment* (ISA, 2011).



Appendix A: Photographs
Tree from street



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Limited soil area

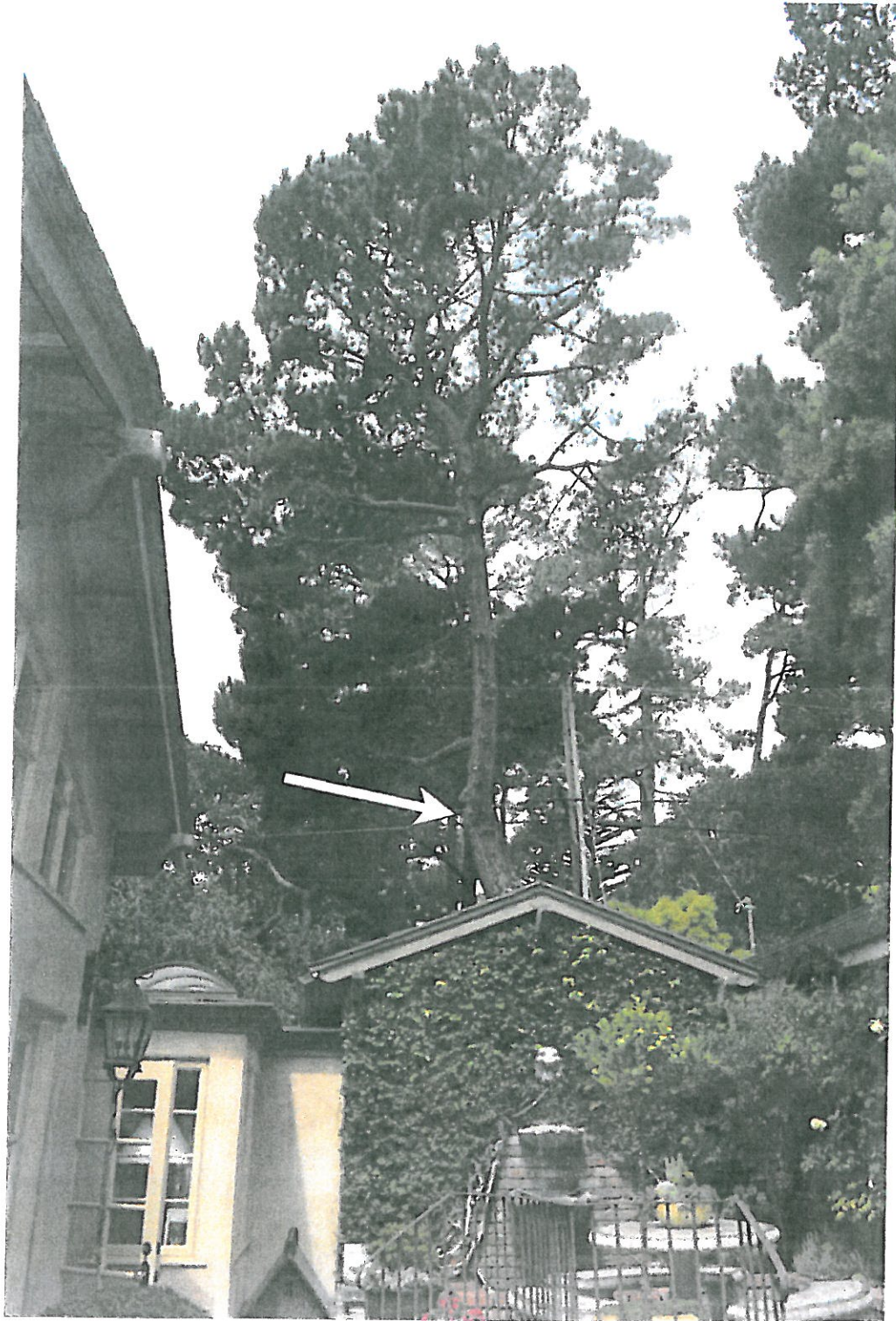


Obstruction from utility pole



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Abrupt bend in stem



Bowed stem



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified

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MEMORANDUM

TO: Members of the Forest and Beach Commission

FROM: Mike Branson, City Forester

DATE: 7 November 2014

SUBJECT: Tree Removal (Private and Public)
Block: U Lot: 15 A.P.N #: 010-269-005
W/ Carmelo St., 2 north of 9th Ave.
Applicant/Owner: Dylan and Natasha Witt / Dylan and Natasha Witt and City of Carmel

Site Condition:

This site is a 4,000 sq. ft. lot with a single-family home. The lot is fairly level and the trees are located along the east end of the site along Carmel St. The canopy of the private trees covers about 10 feet of the lot and extends to the east over the public street. The larger public tree has a canopy that covers more than half of the applicant's lot and the neighboring lot to the north as well as covering much of the Carmelo St. right-of-way.

Size and species of trees(s) requested for removal/pruning:

Remove one blue gum eucalyptus on public property – 50" diameter.

Remove five Eucalyptus sp. on private property – 12", 16", 22", 21", and 22" diameter.

Health and condition of tree requested for removal:

The five eucalyptus trees on private property have been subject to poor pruning, limb breakage and little or no corrective action. The tree also express poor form and are suppressed by the large nearby blue gum tree. The public blue gum eucalyptus is a large tree and appears to be in good overall health. The tree has a large spreading canopy comprised of many large limbs. Limbs have fallen from this tree in the past and the tree was last pruned approximately 25 years ago.

Previous requests and decisions:

None.

Reason for request - Description of Project:

The applicant considers the tree to be unsafe and a danger to their property, neighboring properties, and the public.

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The importance of the tree(s) to the urban forest in the area:

The trees contribute to the upper canopy of the urban forest this neighborhood.

Size and species of tree(s) that are to be preserved:

Monterey pine - 56" diameter
Pittosporum – 4", 14" and 16" diameter
Coast live oak – 6" diameter
Holly – 8" diameter
Olive – 14" diameter
Eucalyptus – 22" diameter

Impacts construction may have on trees that are to be preserved and suggested mitigation:

N/A

Options:

1. Approve the application.
2. Do not approve the application.
3. Approve a portion of the application.
4. Postpone consideration.

Staff Recommendations:

Option #3. Approve a portion of the application. I recommend approving removal of the five eucalyptus trees on private property. The trees do not have good form, have be subject to significant breakage and poor or no remedial attention. They are not strong contributors to the urban forest.

I do not recommend removal of the large public eucalyptus. While large blue gum eucalyptus are not the most desirable trees near homes and streets, the tree appears to be in good condition and health. The tree will need to be pruned to reduce the risk of major limb failures and to remove any dead or defective limbs. Follow up pruning should be performed every few years to remove any new growth that may be suspect or has obvious attachment problems.

If the public tree is allowed to be removed, I recommend planting a new upper canopy tree in a new planting space in the right-of-way in front where the existing tree is growing.

CITY OF CARMEL-BY-THE-SEA

PO DRAWER G
CARMEL, CA 93921
Ph: (831) 620-2010 FAX: (831) 620-2014

Date Received: 9-16-14
FEE \$ 3251
RECEIPT# 58734

APPLICATION FOR PERMIT TO REMOVE OR PRUNE TREES
NO CONSTRUCTION

Location of property: 2 NW Carmelo # 9th, Carmel-by-the-Sea, CA 93921
Block: U Lot: 15 APN# 010269005

Name of Property Owner: Dylan & Natasha Witt Name of (Applicant) Contractor: Dylan Witt

Mailing Address: 3636 Washoe Street Mailing Address: 3636 Washoe St. (Homeowner)
Davis, CA 95618 Davis, CA 95618

Phone #: 530-304-0785 Phone #: 530-304-0785

WHO WILL BE REMOVING/PRUNING THE TREE(S): Iverson Tree Removal
(PLEASE NOTE IF TREE(S) ARE ON CITY OR PRIVATE PROPERTY)

Number, size and species of tree(s) to be removed: 6 eucalyptus trees
(5 on private property, 1 on city property)

Number, size and species of limb(s) to be removed: N/A

Number, size and species of root(s) to be removed: N/A

Reason for removal or pruning: Safety! (* see attachment 9-16-14)

You will be notified in writing the date and time that your request is scheduled for a hearing. If you or your representative is unable to attend the hearing, your application will be tabled. You may reschedule by contacting the Secretary to the Forest and Beach Commission at (831) 620-2070. You may waive your right to speak at the hearing and authorize the Forest and Beach Commission to act on your request in your absence by signing on the following line:

Date: _____

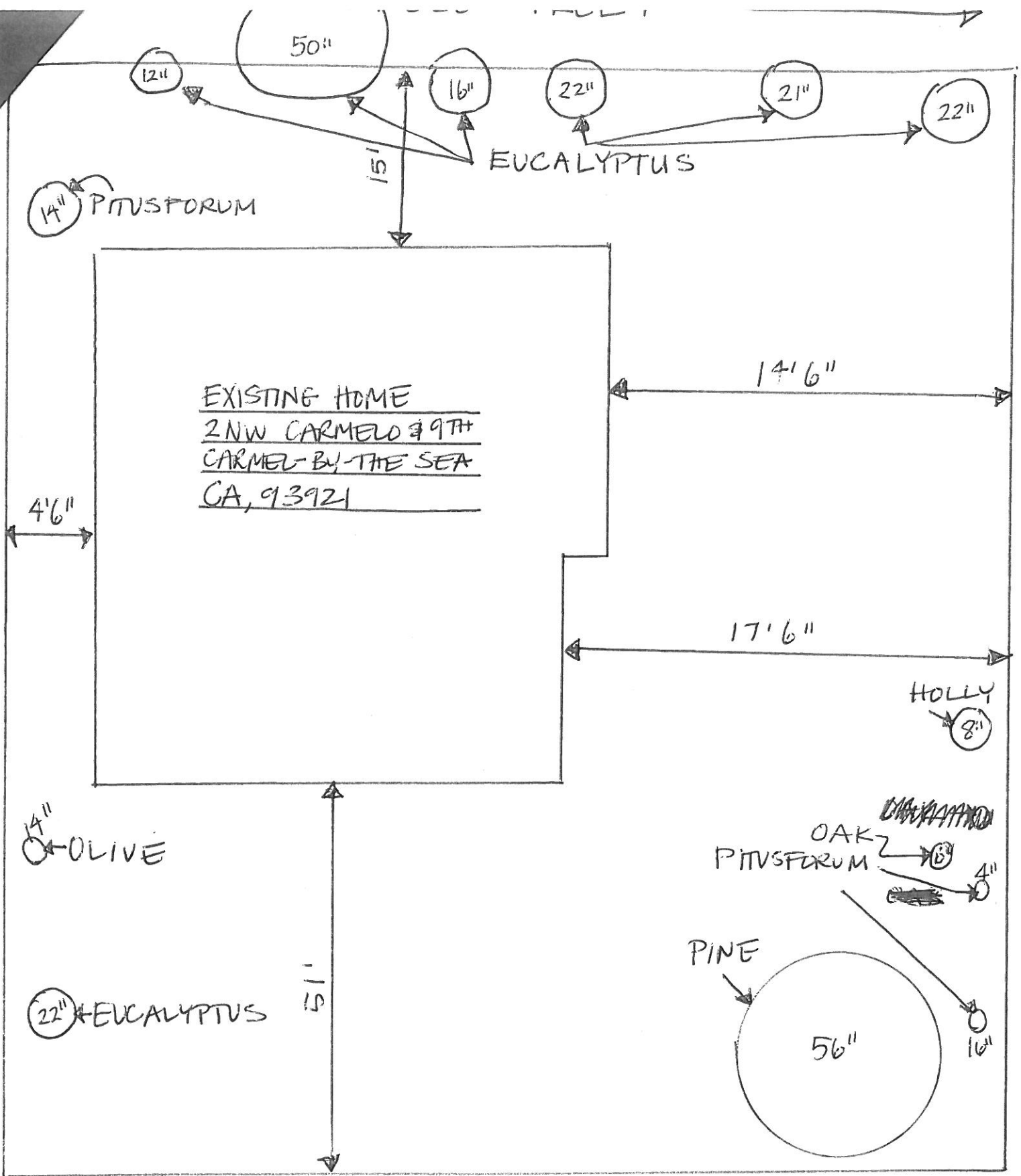
A SITE PLAN **MUST** ACCOMPANY THIS APPLICATION AND **SHOW** THE FOLLOWING:

1. Location, size and species of ALL trees on the lot.
2. Location and species of tree(s)/limb(s) to be removed or pruned * Highlighted on attached site plan
3. Footprint of the structure.
4. Location of areas for tree replanting - The City has adopted Design Review Guidelines which include a minimum tree density per lot. Please review the attached Policy and indicate on the site plan where you intend to plant trees necessary to comply with this guideline. * Waiting for your review

- Any decision of the Forest and Beach Commission is based on information submitted with this application - PLEASE BE ACCURATE.
- **NO WORK IS PERMITTED** until you have picked up your permit for tree work - The Permit must be posted on the job site when work is being performed.

Owner's Signature: [Signature] Date: 9/16/14
Agent for Owners: [Signature] Date: _____

INCOMPLETE APPLICATION WILL BE RETURNED



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Block U , Lot 15, APN# 010269005

9-16-14

Dylan and Natasha Witt
2NW Carmelo & 9th Street

(Attachment to Application for Permit to Remove or Prune Trees)

REASONS FOR TREE REMOVAL OF EUCALYPTUS TREES

The reason for removing the eucalyptus trees in the front of our home is for safety. These trees are breaking apart as large branches have broke off into both of our neighbor's yards as well as small branches in our yard and onto the city street. The most recent limb breakage occurred this winter in which the city police notified our neighbor who notified us. The limb did significant damage to our neighbor's property. My neighbors and my family are very worried about the danger of these eucalyptus trees. The trees also extend into a public area and we are concerned about the safety of people walking, driving or living in the area. Several of the branches of the largest tree extend over our small house. The roots are also damaging our fence and walkway. Another concern is the entangled phone wires in the branches over the street and leading to our home. Eucalyptus oil is a known fire hazard. Eucalyptus trees are non-native to the area and due to serious safety hazards mentioned above, we strongly feel these trees need to be removed.

Mike Branson

From: Davies, Greg [Greg.Davies@cassidyurley.com]
Sent: Monday, October 20, 2014 11:59 AM
To: Mike Branson
Cc: Carolyn Cervantes Davies; Dylan Witt
Subject: Dylan Witt's Eucalyptus Trees

Mike,

I have a home next to Dylan Witt's on the Northwest corner of 9th and Carmelo. This past winter several large limbs fell from the trees and caused nearly a thousand dollars in damage to the landscape in the yard. What really concerns my wife and me is the chance that one of these trees falls on us as we sit on our deck, or falls on a person walking by. This could be a matter of life and death. Two of our three bedrooms are on the north end of the house adjacent to where a whole tree or large limbs could fall. Our children and grand children use the house also. We are concerned for our family's and other's safety.

Thank you for your consideration.

S. Gregory Davies
Partner
Cassidy Turley Northern California
Lis#00398713

CG

WILLIAM B. LEWIS
POST OFFICE BOX 1025
CARMEL, CALIFORNIA 93921
(831) 624-8657

October 20, 2014

Re: Eucalyptus Removal

Dear Mr. Branson:

My wife and I reside at Carmelo St. 3 SW of 8th Avenue. The Whitt's, immediately to the south of us, have applied for a permit to remove the Eucalyptus trees on the front of their property.

The non-native eucalyptuses are a constant source of debris. One of the trees overhangs our property and is a major concern during storms for ourselves and our home. Several years ago a relatively small limb came down and took out a section of our fence. When they are damp they drip a substance that is difficult to remove from vehicles.

We have watched residential development in our town for over 40 years. We realize that at some point in time the Whitt's cottage will undergo some major changes. At that time we believe the owner would be required to build a garage which would necessitate the removal of several trees.

For the numerous reasons stated above, we strongly support the Whitt's application to have the trees removed.

Sincerely,

William B. Lewis
Nancy C. Lewis

William B. Lewis

Nancy C. Lewis

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Mike Branson

From: Campisi, Dion (SJC) [Dion.Campisi@colliers.com]
Sent: Monday, November 10, 2014 9:17 AM
To: Mike Branson
Cc: Jennifer Sabatino; Jon Campisi (jocampis); Campisi, Dion (SJC); Kelly Campisi Farwell
Subject: Eucalyptus Tree Removal on Carmelo Street

Hi Mike,

...Nice meeting you today and discussing the tree removal permit process. Below is the email I referenced in our discussion.

My name is Dion Campisi and I am writing this email on behalf of the Campisi Family. We own the brown two story house on Carmelo street across from Dylan Witt, who has submitted a permit to remove the Eucalyptus Trees with a public town hearing on November 13th 2014. We are writing this letter to show our support for the tree removal of the large Eucalyptus Trees in front of our house. This house has been in our family since 1960 and we are quite familiar with these trees.

We feel it is best that these trees are removed for the following reasons.:

- 1.) Safety: The Trees have a tendency to drop limbs often. Most of the tree limbs are large/dangerous and have fallen on cars, fences and have come close to falling on pedestrians walking on Carmelo Street. As you are aware Carmelo is a street that has high pedestrian traffic and we would not want a limb to come crashing down on anyone. In addition, we have several kids in our family who like to play in the front yard and some of the tree limbs are large enough encroach across the street and into our front yard and our house if they were to fall. In last 12 months, a large limb did break off and did damage to the Davies home.
- 2.) Debris/Messy: Another reason to consider removing the trees is that they are very messy dropping many small branches and Eucalyptus debris onto Carmelo street and the various yards of the nearby home owners.
- 3.) Non Native Tree: Finally, not only is the Eucalyptus Tree dangerous and messy, but they are not native to the Carmel area.

*Please consider granting a Tree Removal permit to Dylan Witt for the above reasons.

Regards,
Dion Campisi

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