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**APPROVED MINUTES**

TREE BOARD  
CITY OF SEBASTOPOL  
MINUTES OF October 17, 2018

SEBASTOPOL CITY HALL  
CONFERENCE ROOM  
7120 BODEGA AVENUE  
4:00 P.M.

**TREE BOARD:**

The notice of the meeting was posted on October 11, 2018.

**ANNOUNCEMENT:** Please turn off all cell phones and pagers during the meeting.

**1. CALL TO ORDER:** Vice Chair Bush called the meeting to order at 4:06 P.M.

**2. ROLL CALL:**

<b>Present:</b>	Cary Bush, Vice Chair Lars Langberg, Board Member Gregory Beale, Board Member Ron Hari, Board Member
<b>Absent:</b>	Ted Luthin, Chair (excused) Christine Level, Board Member (excused)
<b>Staff:</b>	Dana Morrison, Assistant Planner Rebecca Mansour, Planning Technician

**3. APPROVAL OF MINUTES:** July 18, 2018 and September 05, 2018

Board Member Beale made a motion to approve the minutes of July 18, 2018 as submitted.

Board Member Hari seconded the motion.

AYES: Board Member Beale and Board Member Hari  
NOES: None  
ABSTAIN: Vice Chair Bush and Board Member Langberg  
ABSENT: Chair Luthin and Board Member Level

Board Member Langberg made a motion to approve the minutes of September 05, 2018 as submitted.

Board Member Hari seconded the motion.

AYES: Vice Chair Bush, Board Member Beale, Board Member Langberg, and Board Member Hari  
NOES: None

ABSTAIN: None

ABSENT: Chair Luthin and Board Member Level

#### **4. PLANNING DEPARTMENT UPDATE ON MATTERS OF GENERAL INTEREST:**

Assistant Planner Morrison updated the Board on the following:

- The new Zoning Ordinance was officially adopted during last night's City Council meeting.
  - The new Zoning Ordinance will become effective on November 15, 2018.
- The City is holding a Housing Fair on Sunday, November 4 at 1:30 p.m.
  - Topics for discussion will include accessory dwelling units, junior accessory dwelling units, home-sharing, and the like.
  - All interested persons are encouraged to attend.
- Next week the Planning Commission will consider a reduction in study for the initial environmental scenic open space resource analysis for the Davis Townhomes project.
- The process of rewriting the City's Telecommunications Ordinance should begin in late November or early December.

The Board had no questions for staff.

#### **5. COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THE AGENDA:**

There were none.

#### **6. STATEMENTS OF CONFLICT OF INTEREST:**

Chair Luthin was absent due to a proximity conflict with item 8A.

#### **7. CONSENT CALENDAR:** There were none.

#### **8. REGULAR AGENDA:**

- A. TREE REMOVAL PERMIT:** 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.

Assistant Planner Morrison presented the staff report.

The Board asked questions of Assistant Planner Morrison.

Vice Chair Bush asked if the applicant wished to make a presentation.

Brett Jones gave a brief presentation and was available for questions.

The Board did not have questions for Mr. Jones.

Vice Chair Bush opened Board deliberations.

Board Member Hari commented:

- Expressed having no problem whatsoever with the requested tree removals.
- Has worked as a Docent at Armstrong Redwoods for two years.

- Does not want to hold up the process.
- Expressed a concern over planting another Redwood tree on the site.
- After visiting the site today, he observed that the existing Redwood tree that is not slated for removal is in pretty bad shape and is obviously stressed.
  - The Redwood tree is surrounded by concrete on two sides and looks to be half dead.
  - It could take ten or twenty years, but this tree will die.
  - Removal of it would seem warranted.
- Downtown Sebastopol is not a good place to plant Redwood trees.
- Encouraged the applicant to consider a different species.

Paolo Petrone thanked Board Member Hari for his useful knowledge on Redwood trees.

Board Member Langberg asked Assistant Planner Morrison if the Arborist report mentioned anything about the health of the Redwood tree that Board Member Hari was speaking of.

Assistant Planner Morrison responded that those issues were not raised by either of the arborists that reviewed this application.

Board Member Hari commented:

- Can tell when a Redwood is stressed.
- It would be a lot cheaper to remove this Redwood tree before further improvements are made down the road.

Board Member Langberg expressed having no further comment.

Board Member Beale commented:

- Does not have the experience as far as the existing Redwood tree is concerned, however, the Board has reviewed several applications having to do with property damage that has been caused by the roots of Redwood trees.
- Planting another Redwood tree doesn't make sense to him either.
  - It would make more sense to use something with a root structure that can deal with a smaller planter area isn't going to uproot or distress the hardscape around it.
- One of the comments about the removal of the Valley Oak was that it's being crowded and shaded out.
  - The Golden Waddles that are to be removed are probably the ones that are crowding and shading out the Valley Oak.
  - Questioned if that was taken into consideration.

Board Member Beale asked a clarifying question of staff.

Board Member Beale commented:

- Thanked staff for the clarification.
- Beyond the replanting of the Redwood, the applicant's request is straightforward and makes sense to him.

Vice Chair Bush commented:

- Redwoods only want other Redwoods around them.
- The architect is trying to be sensitive which he appreciates.
- There could be a succession planting proposition for the Redwood.
- Concurred with Board Member Beale on past issues relating to Redwoods that the Board has had to review.

- Agreed that a new Redwood tree shouldn't be planted.
- A sour gum, or other species won't want to be under Redwood tree roots.

Board Member Hari commented:

- Redwoods are very selfish about their environment.
  - Redwoods do best in a clump/grove and should always be planted that way.
  - A single Redwood tree can be dangerous as far as windfall.

The Board asked clarifying questions on the required number of replacement trees.

Board Member Beale commented:

- Due to the good effort by the applicant to include a reasonable amount of replacement plantings, he would support eight replacement plantings, in place of the ten that are required or nine that were supported by the City Arborist.
- That, or, the two other replacement plantings that are required could be planted elsewhere on the site.

Mr. Jones asked if he could respond to comments on the Redwood.

Vice Chair Bush responded in the affirmative.

Mr. Jones responded:

- The applicant team was interested in removing the Redwood in question, but they decided against bringing it up as they thought that that would not be viewed as a popular choice.
- They could increase their solar production by 30% if that Redwood tree is removed.
- Could plant other, more appropriate replacement plantings if removed.

Board Member Hari suggested that the Redwood tree, if removed, be donated to Sturgeon's Mill, a local sawmill, so that the tree can be repurposed.

Board Member Langberg commented:

- Cutting down a Redwood tree and cutting it into a table is not a carbon sink.

Board Member Beale asked procedural and clarifying questions of staff.

Board Member Beale made a motion to approve the application as submitted with the following:

- The proposed replacement Coastal Redwood is not approved; only the eight proposed sour gum trees will be required and permitted as replacement trees.

Board Member Hari seconded the motion.

Vice Chair Bush commented:

- Appreciates the applicant's sensitivity and consideration.

Vice Chair Bush asked if members of the public wished to speak on this item.

Hearing none, Vice Chair Bush closed the public hearing and asked for a vote on the motion.

The Board voted on the motion as follows:

AYES: Vice Chair Bush, Board Member Beale, Board Member Langberg, and Board Member Hari  
NOES: None  
ABSTAIN: None  
ABSENT: Chair Luthin and Board Member Level

**9. DISCUSSION ITEMS:** There were none.

**10. REPORTS FROM THE BOARD/STAFF:** There were none.

**11. ADJOURNMENT:** Vice Chair Bush adjourned the meeting at 4:30 p.m. The regularly scheduled Tree Board/Design Review Board meeting of November 07, 2018 has been canceled. The next **specialy scheduled** Tree Board/Design Review Board meeting will take place on November 14, 2018 at 4:00 P.M., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:

Dana Morrison  
Assistant Planner