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UNAPPROVED DRAFT MINUTES

TREE BOARD
 CITY OF SEBASTOPOL
 MINUTES OF August 21, 2019

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

DESIGN REVIEW BOARD:

The notice of the meeting was posted on August 15, 2019.

- 1. CALL TO ORDER:** Vice Chair Bush called the meeting to order at 4:10 P.M.
- 2. ROLL CALL:**

Present:	Cary Bush, Vice Chair Lars Langberg, Board Member Ron Hari, Board Member
Absent:	Ted Luthin, Chair (excused) Christine Level, Board Member (excused) Gregory Beale, Board Member (unexcused)
Staff:	Kari Svanstrom, Planning Director Becky Duckles, City Arborist
- 3. APPROVAL OF MINUTES:** (none)
- 4. PLANNING DEPARTMENT UPDATE ON MATTERS OF GENERAL INTEREST:** There were none.
- 5. COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THE AGENDA:** There were none.
- 6. STATEMENTS OF CONFLICT OF INTEREST:** There were none.
- 7. CONSENT CALENDAR:** (none)
- 8. REGULAR AGENDA:**
 - A. TREE REMOVAL** – 699 Gravenstein Highway North – This is a Tree Removal application from Burbank Housing requesting approval to remove 12 protected native trees and 1 non-heritage tree from the Gravenstein Apartments property.

Director Svanstrom presented the staff report and was available for questions.

City Arborist, Becky Duckles provided a report and was available for questions.

Committee Member Langberg commented:

- Visited the site which has quite a few trees on it.
- The staff report supports a 1:1 replacement requirement for the proposed removal.
- Asked why staff is recommending that the applicant comply with the 2:1 replacement requirement for any future requests for tree removal.

Ms. Duckles responded:

- That recommendation came from City staff.
- It would be appropriate to evaluate these requests on a case by case basis.

Director Svanstrom responded:

- Staff wanted to be clear that a precedent for a 1:1 replacement requirement for the site was not being set by recommending it in this case.
- Any future requests for tree removals would be subject to Board review.

Vice Chair Bush commented:

- Asked if there has been any consideration with regards to alternative methods of spanning root zones or other methods.
- Asked if there are opportunities for new technologies.

Ms. Duckles responded:

- Thinks about that often.
- While a lot of arborists are not, she is very familiar with construction methods, construction sites, alternatives and impacts.
- It's a good idea to try to anticipate problems and deal with them.
- It's really hard to know how much of a problem something will be.
- A lot of the problems on this site have to do with species selection.
- Coast redwood trees do not work well in a dense situation with hardscape all around.
- Wherever possible, she looks at ways of ridging the roots.
- Always looking at new technologies.
- There are things that can be done in some circumstances, like different surfaces for paving while still complying with ADA requirements.
- In this case, it's more about species selection and their inappropriateness for the space and environment they were planted in.
- White alder trees have proven to be a good species for this site.

Director Svanstrom commented:

- Used to work in a community that had a lot of redwood trees and a lot of new construction.
- Mitigation measures can be easier with new construction.
- Familiar with recommending and requiring mitigation measures with new construction projects.
- In this case, with regards to the redwood trees labeled A through D, they are unfortunately planted in between the sidewalk and the building and the amount of space that was appropriated for them isn't adequate.

Ms. Duckles commented:

- Dealing with these problems post-construction is difficult.
- It is much easier to anticipate problems and try to do the right thing pre-construction.

- The applicant did make some adjustments to some of the plan details to accommodate existing tree roots better.

Director Svanstrom commented:

- Staff has worked with Ms. Duckles to ensure that conditions are in place to require that appropriate replacement planting occur (in terms of species and placement) and that appropriate conditions such as irrigation are provided.

Ms. Duckles commented:

- The City needs to find out from the applicant how irrigation will occur during the period where overall site irrigation may not be fully functioning.

Vice Chair Bush commented:

- Asked if ground cover had been considered for the new plantings as well.

Ms. Duckles responded:

- Doesn't believe that the applicant has been talking about ground cover.
- Doesn't think that ground cover is really needed.
- Restoring the arbor mulch ground cover will probably be sufficient.
- If they install groundcover it may require them to have a more fully functioning irrigation system.

Vice Chair Bush deduced that the infrastructure is really outdated.

Ms. Duckles concurred with Vice Chair Bush and commented that the applicant could expound on infrastructure.

Board Member Langberg commented:

- The four redwood trees are in a tiny space.
- Asked if the two Pacific Wax Myrtle trees that are proposed in that location will have enough room to survive without damaging the nearby building and/or sidewalk.

Ms. Duckles responded:

- Pacific Wax Myrtles have a more civilized root system and are less likely to damage the surrounding infrastructure.
- Pacific Wax Myrtles will provide evergreen screening of the utilities and building.
- The key to the success of the Pacific Wax Myrtles is to ensure that they're established with irrigation.

The applicant gave a presentation and was available for questions.

Vice Chair Bush opened the public hearing.

Kalia Mussetter, a resident at Gravenstein Apartments, commented:

- Has lived on this property for 16 years.
- Expressed appreciation for the thoughtfulness that she had seen so far.
- She and many of her fellow tenants have met several times over the past few months trying to support each other through this rehabilitation project.
- She and many of her fellow tenants are devastated about the tree loss.
- The microclimate of the property will significantly change when all the mature trees are removed.
- There are more than 200 community members, many of whom are very involved in work, support, and service all over the County.

- 50 children are growing up and forming their childhood memories on this property.
- Asked that the City consider requiring a 2:1 replacement on-site for each tree that is removed.
- This is a \$20 million-dollar rehab project.
- The existing trees have never been cared for properly.
- Asked that proper irrigation be a requirement.
- Asked that funds be allocated to ensure proper care and maintenance of any replacement planting.
- Expressed concern that the number of trees requested for removal is more than needed.
- Understands the issue of tree roots damaging the infrastructure.
- Part of the reason that so few of her fellow tenants could attend this meeting is because the site posting form did not include the time, date, and location of the hearing.
- The rehab work that has already taken place is profoundly shoddy.
 - People have been physically injured because of it.
- The tenants are in a state of fright and overwhelm, and are trauma impacted by what is happening.
- Thanked the Board for their time.

James Robinson, a new resident at Gravenstein Apartments, commented:

- Transferred here from Petaluma.
- Has been under a tremendous amount of stress over the past two years.
- Wants to be able to breathe better.
- Concerned regarding noise during removal of trees.
- Speaking for himself, but he has also heard from other tenants who are also under a tremendous amount of stress about the level of noise as well as other impacts from this rehab project.

Dona Jackson, a resident at Gravenstein Apartments, commented:

- Spoke on health and safety concerns regarding the rehabilitation project, noise, etc.
- The contractors are working overtime.
- Believes she and the other tenants are being taken advantage of.

Michael Carnacchi, a resident of Sebastopol, commented:

- Asked Ms. Duckles to explain the process of removing the redwood trees, should the Board approve this request.

Board Member Hari asked Ms. Mussetter why she didn't bring a list of the Gravenstein Apartment residents that are opposed to the trees being removed, rather than just stating that they couldn't attend.

Ms. Mussetter responded:

- Happy to bring a list of residents that are opposed to the trees being removed to the Board for their consideration.
- Has been trying to work with Burbank for a year.
- Has reached out to the City Council and City staff several times over the years.
- Could be easy for her to present a list to the Board.

Board Member Hari commented:

- Would appreciate a list.
- Would hate to go against most of the residents.

- However, he acknowledged that the redwood trees should never have been planted there to begin with.

In response to the request made by Mr. Carnacchi, Ms. Duckles responded:

- The removal process is going to depend on the contractor that is hired to remove the trees.
- It is imperative that the residents be notified about when the removals are planned and how long they are expected to take, etc.
- The process must be done by licensed and insured contractors that will be doing the work appropriately and safely.
- Her role as the City Arborist is not to be an advocate for the trees, or the community, it's to provide specialized information about the trees in regard to whatever is being proposed.
- The removal process can be efficient.
- It can be painful to see the trees go.
- There is a very dense canopy of inappropriate species planted on this site.
- The City is trying to be responsible about providing the best formula for replacement that will provide those amenities while not destroying the community.

In response to the request made by Mr. Carnacchi, Board Member Hari added:

- Has a lot of experience in this as he owned second growth redwood property for many years.
- The trees would most likely be delimited and be removed in sections from the top.
- A crane will most likely be used.
- The biggest problem for removal by far is not the tree itself, it's the root structure.
- In some cases, dynamite is used to get the root structure out, but that would not be allowed here.

Ms. Mussetter requested that, in the case that the tree removals are granted, Burbank notify the residents of the planned removal one to two weeks in advance. This notice would allow them to plan to be away on the day of removal as witnessing it would be too devastating for many of them.

Board Member Hari responded that the removals would not occur all in one day.

Ms. Duckles continued her response to Mr. Carnacchi's request as follows:

- There will be a process.
- The scope won't be the same as taking out a grove of trees.
- Does not believe dynamiting the stumps will be required.
- Would be appropriate to grind the stumps of the redwoods or of any other species that would resprout from the stumps.
- Removal of all the roots isn't necessarily required.
- Removal will be done in appropriate stages.
- Wants to ensure that adequate notice of the planned removals is given to all residents.
- It's more dignified for a tree to be removed through a respectful and responsible process like this.
- Understands the loss that the residents are feeling.

Director Svanstrom commented:

- One of the reasons staff was looking at a 1:1 replacement is because the applicant indicated that the two large areas at the front of the property would be used for an open field play area for children.

Ms. Duckles concurred.

Vice Chair Bush thanked Director Svanstrom for the information.

Hearing nothing further, Vice Chair Bush closed the public hearing.

Vice Chair Bush asked the applicant if they wished to respond to anything they'd heard thus far.

Volker Strifler with Burbank Housing addressed the Board and commented:

- Appreciates what the tenants are going through.
- Has worked on other big rehabilitation projects.
- Understands that it can be traumatic.
- There is a process that must be followed.
- Believes the construction budget for the rehab project is \$4.5 million dollars, not \$20 million as was indicated by a member of the public.
- With regards to the comments on the work being shoddy, he walked the rehabbed units today and he noted some items of concern, however, nothing he saw was beyond service and callback which is fairly typically when going through a construction project like this.
- Very sympathetic to the residents.
- Unaware of any actual injuries having been sustained by tenants.

Ms. Mussetter interjected that she would provide information on the injured tenants to Mr. Strifler.

A woman who works as the construction liaison for this project commented:

- Had a lengthy discussion with the parents of the disabled child and all of their concerns are being addressed.
- At no point did the parents indicate that the child had something fall on them.

Mr. Strifler continued:

- If there are issues with the construction, the contractor must be given the opportunity to remedy the situation.
- The contractor has done a lot of other work elsewhere and has been responsive.
- Committed to seeing that everything gets fixed.
- Understands dissatisfaction of residents over the ADA improvements that had to be made inside the units.
- They're doing what they can to accommodate the tenants.

Board Member Langberg asked Mr. Strifler to speak on the comment about the existing trees not having been properly cared for. He also asked him to speak on future care of the trees.

Mr. Strifler responded:

- Acknowledged that the existing irrigation system is over 35 years old.
- The general contractor has hired a landscape subcontractor who is currently going through and testing the existing irrigation system.
- Understands that adequate irrigation needs to be provided for any new trees as well.
- Hopes to have the irrigation issues resolved, for existing and new trees, by the end of the construction project.

Vice Chair Bush asked if sleeving had been provided at any point in the past that would allow for additional piping.

Mr. Strifler responded:

- He di not believe that sleeving had been provided at any point in the past.
- Sleeves will be installed through this project because a substantial amount of sidewalk is being replaced.

Ms. Mussetter commented:

- Thanked both the construction liaison and Mr. Strifler for how awesome they've been with the residents.
- Nobody ever claimed that something fell on the disabled child.
 - Spoke on the condition of the child.
 - Spoke on the various issues the child and parent have experienced in their unit as a result of the rehab.

The construction liaison asked if she could address one more item.

Director Svanstrom and Vice Chair Bush denied the request and commented that the public hearing had been closed.

Board Member Hari commented:

- The safety and construction issues raised by members of the public are not before the Board and because the Board has no jurisdiction over those issues, they will not be addressed.
- The residents should be working with Burbank regarding the safety and construction issues.
- The Board's discussion should be limited to trees.
- Hesitant to vote on this today with only three Board members present.
- More information is needed.
- Requests more feedback from the community.
- Would not vote against the majority of people.
- Reiterated his request for a petition that shows the number of community members that are opposed to the remove of these trees.
- The redwood trees never should have been planted there in the first place.

Board Member Langberg commented:

- Questioned why Board Member Hari would vote against removal of the trees if that was the desire of the residents, even though he himself said that the redwood trees never should have been planted there.
- The alder trees look bad and seem like they'd be easy to remove.
- It's important to ensure that any replacement plantings are appropriate in terms of species and placement, and that they are properly taken care of.
- There are two oak trees in the carport area that look similar in condition, asked why one was being proposed for removal and not the other.

Ms. Duckles responded:

- Knows which oak trees Board Member Langberg is talking about.
- The roots of the oak at the end of the carport have caused damage to the curb and surrounding paving.
 - Expects additional damage to be caused.

Board Member Langberg continued:

- There is an oak tree at the end of the carport that seems like it could be removed as well.
- The redwoods are big and beautiful and it's a shame because they don't look super healthy and are clearly disrupting the built environment and that will only get worse.
- Appreciates the effort that has gone into the consideration of this request.
- Feels the trees need to be removed.
- It's difficult to balance between the climate crisis and housing crisis when they conflict.

Vice Chair Bush commented:

- Concurred with Board Member Langberg's remarks.
- The Tree Board often sees redwood trees come before them for removal, the requests are primarily due to their being planted in an inappropriate location.
- Appreciates the microclimate that redwoods provide but struggles to answer the question of their appropriateness in our built environment.
- Safety concerns increase under redwood trees especially.
- Would like to condition that a maintenance plan be put in place.
- Trees provide a lot of benefits.
- Biggest concern with a 1:1 replacement is ensuring that the replacement trees are well established.
- The irrigation component is enormous.
- Concurs with the City Arborist on the replacement species she is recommending, especially from a safety perspective.

Board Member Hari commented:

- Still wants more information on the number of residents that oppose the removal of these trees.
- Expressed being torn on this issue.
- Reiterated his belief that the redwoods do not belong in the location that they are planted.
- Almost all the redwood trees in Sebastopol show signs that they are dying a slow death.

Board Member Langberg commented:

- Saw residents engaging with the notices that were posted on the trees when he visited the site.
- It appears that ample and appropriate noticing was provided.
- Members of the public had time to reach out to City staff with questions and/or comments about this application.
- Expressed being puzzled by Board Member Hari's position.

Board Member Hari commented:

- Agrees with the staff recommendation.
- The removal of these trees will have a huge impact in Sebastopol.

Mr. Strifler commented:

- A continuation of this item would impact their schedule for some of the site work.
- Would like to move forward as quickly as possible.
- Cares about the residents.
- Requests that any poll of the residents be taken in an independent and objective manner.

Board Member Langberg made a motion to:

- Removal of all non-redwood trees are approved.
- Consideration of the request to remove the redwood trees is continued to a future meeting date.

Ms. Duckles commented:

- It is going to be important to distinguish between the different phases of this even though it may make sense to remove them all at once.

Vice Chair Bush asked Board Member Langberg if he'd be willing to amend his motion to include the following:

- A maintenance plan must be provided in time for the next meeting.
 - This will allow the Board to better understand the request and it would also provide some transparency for the public.
- An irrigation plan and audit of the existing system to ensure adequate irrigation during the establishment period of at least three years must also be provided.
 - This will help to reassure the residents that the replacement planting will be successful.

Board Member Langberg responded in the affirmative.

A member of the public requested that the survey of the residents that has been discussed be conducted in both English and Spanish as there are many residents that only speak Spanish.

Director Svanstrom commented that the City is not going to do a survey. She added that either the applicant or the residents are welcome to as part of their outreach.

Board Member Langberg asked if the Board wished to proceed with his motion to approve removal of the non-redwood trees and continue the rest.

Director Svanstrom commented that it sounds like a continuation of the whole application is appropriate.

Board Member Langberg made a motion to continue this application to the Tree Board meeting on September 18, 2019 with the following:

- A maintenance plan shall be provided for the next meeting.
- An irrigation plan and audit to qualify an establishment period of at least three years must also be provided.

Board Member Hari seconded the motion.

AYES: Vice Chair Bush, Board Member Langberg and Board Member Hari

NOES: None

ABSTAIN: None

ABSENT: Chair Luthin, Board Member Level and Board Member Beale

Vice Chair Bush adjourned the meeting for a brief break.

Vice Chair Bush reconvened the meeting.

B. PRELIMINARY REVIEW – Preliminary review of the Tree Assessment and Site Strategy for a new residential development project by City Ventures at 1009 and 1011 Gravenstein Highway North.

Director Svanstrom presented the staff report.

Ms. Duckles departed the meeting.

The applicant, Samantha Hauser, gave a brief presentation and was available for questions.

Another member of the applicant team provided brief remarks.

Vice Chair Bush opened the public hearing.

Marilyn Hugh, a resident of Sebastopol, commented:

- Spoke on the need for affordable housing and asked for the price range of these units.

Ms. Hauser responded:

- The price range will vary depending on the home.
- City Ventures is fully aware of the City's affordable housing ordinance and intends to comply with the requirements for the 15% deed restricted portion.
- The current plan includes different home types and as a living document, it is subject to change at this point.
- An inherent affordability comes when providing a range of units.

Director Svanstrom discussed the City's inclusionary housing policy and on the work of the Sonoma County Housing Land Trust.

Board Member Hari requested that staff provide approximate figures in terms of housing that would be considered affordable.

Ms. Hugh continued:

- One of the reasons that she moved to Sebastopol is its beauty.
- The area behind O'Reilly has the Ceres garden, the bike path and a lot of greenery.
- Expressed concern over changing the dynamic so dramatically.
- This project feels like some of the planned unit developments in some of our neighboring communities.
- The work that Ceres does impacts our community in such a meaningful way.
- Sebastopol needs additional housing.
- Replacing such a beautiful area that is used by so many with housing would be shame.
- Approximately 15 of 100+ units being deed restricted means that most of these units will be unaffordable for most people which to her, is not what her community is about.
- People live in Sebastopol for the park-like setting.
- Wouldn't want to see the Ceres garden go away.
- Preserving 80% of the trees is great but as is, this area provides a beautiful open space for the community to enjoy.

Sara McCamant, representing Ceres Community Project commented:

- Hears an openness to creativity, to being green, and to the community from the applicant.
- Suggested letting the Ceres garden remain.

- The garden should be seen as being as valuable as the trees.
- Spoke on the work that has gone into the Ceres garden and in all of the ways it benefits the community.

Nichole Warwick, resident of Forestville, commented:

- Has been a teacher in local schools for over 15 years.
- Works as an Environmental Health Program Manager for Daily Acts.
- Serves on the Ceres Community Project Board for the last 6 years.
- Is feeling very conflicted about this project.
- Was priced out of Sebastopol about 16 years ago, even still she remains rooted in this community.
- Understands the need for housing in Sebastopol.
- This proposal seems like it will result in further gentrification of Sebastopol.
- Our schools have seen a dramatic decrease in enrollment over the past 20 years.
- A one-bedroom unit for \$400k will not be utilized by a lot of families.
- The Ceres Community Project is deeply special and important to her for many reasons.
- Only looking at this proposal from the prospective of trees or housing is missing the point.
- People gather on this property daily to build community.
- Moving the garden would be no small feat.
- Very concerned about the message the governing agencies who are making these decisions will be sending to the children who go to the garden to engage civically on a regular basis if this project is approved.
- This community has very little opportunity for youth engagement for civic participation outside of what Ceres offers.
- In terms of environmental health; we have a best practices model already in place that prioritizes youth leadership, civic engagement, and provides permaculture practices, all of which are essential and vital.
- Displacing the garden would mean that what it provides is not valued as much as money and housing.
- Does not want to see Sebastopol become further gentrified and inaccessible to families.

Deborah Ramelli, Communications Director for Ceres Community Project, commented:

- A lot of what she was going to say has already been expressed.
- Knows that the City is looking for ways to engage more youth and to give youth more opportunities.
- Increasing signs of young people feeling like they don't have a place to connect, to belong, can be seen across the country.
- Ceres is a place where teens get to step into their agency, discover who they can be in the world, and connect with their peers, adult mentors and with the natural world.
- This garden has a lot of value and provides an incredible community benefit that is hard to quantify in economic terms.
- Would not characterize this land as being undeveloped or unimproved.
- If an acceptable solution cannot be reached, requests that Ceres stays in dialogue with City Ventures because moving the garden will be a big venture and they can't just shut it down.

Michael Carnacchi, a resident of Sebastopol, commented:

- Has met with Ms. Hauser regarding this project.
- This is his first time seeing the site plan.
- This property used to be owned by Tim O'Reilly.

- In Mr. O'Reilly's latest book, he promotes looking at the moral and ethical value when developing something rather than just the dollar capital.
- Sebastopol does not have affordable housing for its workers.
- Sebastopol needs truly affordable housing.
- Suggested splitting the property and developing one side with the condos as desired.
 - On the other side, the Ceres garden could remain, and dormitory-style housing or tiny homes could be developed.

Vice Chair Bush closed the public hearing.

Board Member Langberg commented:

- Referred to the site plan and asked why the trees that run along the residences in one section were proposed for removal as they are currently providing screening and their removal wouldn't seem consistent with their proposed tree strategy.
- Referred to the site plan and asked about their proposal to place three-story buildings on the southeast side near single-family residences.
- There is a lot to what the applicant is proposing that seems pretty good.
- His daughter worked at the Ceres garden and it was very important to her.
- Knows many people who have worked at the garden and who have been impacted by it in so many ways.
- Appreciates the gesture that the applicant is making towards community gardens, however, the Ceres garden can't be easily moved or replaced.
- Would favor densifying the housing to allow the Ceres garden to stay.
- Some of City Ventures' other properties are probably more urban than this proposal.
- Densifying housing to leave more open space is a great strategy.

Board Member Hari commented:

- A lot of the issues that have come up during this meeting, from the prior application as well as this one, have nothing to do with the Tree Board.
- The Tree Board is supposed to access removal of the trees, not the garden.
- Most of these other issues should be dealt with by the City Council and/or Planning Department.
- The Board has no jurisdiction over the garden issue.

Vice Chair Bush commented:

- Thanked the applicant for bringing this application forward and for presenting the Board with a lot of helpful information.
- Appreciates the way the applicant is trying to engage with the community.
- Has served on the Board for almost 6 years.
- Appreciates the comprehensive tree preservation and mitigation report that was provided.
- The best first step to understanding the site is understanding the inventory.
- Supports the Ceres Community Project.
- Would like to see the dialogue between City Ventures and Ceres engaged even further.
- Asked the applicant to talk about their experience hosting the community meeting.

Ms. Hauser responded:

- Invitations were mailed out to property owners within a 1,250-foot radius.
- The invitation was posted on the City's website as well.
- The meeting was open to the public and was well attended.
- Members of the Council and Commission were in attendance.
- Ms. McCamant and Ms. Ramelli from Ceres Community Project attended as well.

- Acknowledged the amazing work that Ceres is doing.
- R7 zoning requires somewhere between 70-150 units.
- Was surprised to hear a push for higher density from most that she'd spoken to.
- Many people also expressed a desire for one-bedroom, two-bedroom, and three-bedroom units.
- Open to hearing all feedback.
- Would love to hear from Ms. Warwick on what she would consider family appropriate housing.
- This proposal is a completely new design for City Ventures and it is very specific to what they'd heard during the community meeting.
- This proposal will continue to be malleable until there is a good investment from major stakeholders.

Vice Chair Bush asked if City Ventures had looked at other sites for this project.

A member of the applicant team responded:

- Other specific sites in Sebastopol have been looked at.
- City Ventures has seven different projects going on in Santa Rosa.
- City Ventures has built in Windsor as well.
- Listening to the community is important.
- Communities need workforce housing.
 - In order to do that, people need to be able to buy a house at a price point that is achievable without it having to be deed restricted.
- 'Affordable housing' is a polarizing term.
- Spoke on allowing first-time homebuyers the opportunity to buy.

Board Member Langberg commented:

- There is an opportunity here, given the nearby bike path, to take the position of not needing to provide for as many cars.
- The applicant could request reduced and/or shared parking as part of their request for this Planned Community development.
- O'Reilly is empty at night and has a huge parking lot.

A member of the applicant team responded:

- Board Member Langberg's suggestion regarding parking is very progressive and is something that City Ventures loves.
 - City Ventures has done this very successfully in Oakland.
- It's important to be very honest about this.
- The reality is that people want a place to park their car when they buy a home.

Vice Chair Bush commented:

- The tree preservation and mitigation report that was provided is a great first step.
- Is looking forward to the review process for this entire project.

Board Member Hari commented:

- Suspects that the biggest opposition from the community will be removal of the Ceres garden.
- Expects that any tree removals on the site will become a secondary issue.
- Would be good for the applicant to look at ways to come together with Ceres over the garden.

Ms. Hugh commented:

- Concurred with Board Member Hari on the garden being the primary issue because the community is incredibly supportive of Ceres.
- Ceres Community Project is an institution here and its impact is immeasurable.
- Outside of Ceres itself, this garden means a lot to people and it has a multi-generational impact.
- Ceres wants to work with City Ventures on coming up with a viable solution.

Board Member Hari expressed having no further comments.

Board Member Langberg commented:

- City Ventures seems to have a history of good development and intention.
- Looks forward to this process.

Vice Chair Bush commented:

- Expressed appreciation and thanked the applicant for presenting this project to the community.

9. DISCUSSION ITEMS: (none)

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

11. ADJOURNMENT: Vice Chair Bush adjourned the meeting at 6:45 p.m. The next regularly scheduled Tree Board meeting will be held on September 04, 2019 at 4:00 p.m., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:

Kari Svanstrom
Planning Director