



STAFF REPORT

To: Beautification Commission

Date: May 1, 2025

From: Richard Holtz, Parks Superintendent/City Arborist (650) 558-7333
Carlie Burow, Parks Supervisor (650) 558-7335

Subject: Discussion of Themed Block Utility Conflicts and Potential Revisions to the Theme Block Lists

RECOMMENDATION

Staff recommend the Commission review the staff report, receive public comment, and approve one of the following options:

- Modify Themed Block plantings that create Utility Conflicts by designating a new Themed Species for locations in conflict
- Modify Themed Block plantings that create Utility Conflicts by allowing property-owners to select from the City's tree list for Primary Utilities for locations in conflict
- Leave current Themed Block designation as is

BACKGROUND

On March 6, 2025, staff presented a discussion of Themed Block Utility Conflicts (Exhibit A). The Commission received public comment and discussed potential revisions related to Themed Blocks (Exhibit B). The primary utility conflicts with Themed Block designated species occur with Red Maples (*Acer rubrum*), Red Oaks (*Quercus rubra*), and London Planetrees (*Platanus acerifolia*) growing to heights that present safety issues with overhead primary electrical conductors. The result is a topped tree that cannot grow to its intended form and requires frequent inputs in the forms of inspections and utility pruning by utility contractors, followed by corrective pruning from City staff. The culmination of this discussion was that staff was directed to further research the possibility of designating species that would not present utility conflict in the future but would still retain the look and feel of existing Themed block designations that do present utility conflict issues.

DISCUSSION

Staff have researched alternative species that may resemble existing features of the current designated Themed Block Species that present overhead utility conflict. These species are generally shorter in stature and should not exceed a height of 25'.

Red Maple Replacement Options

The current Red Maple is a fast-growing upright tree. The tree has a smooth, grey-colored bark. Leaves are green in the spring and summer and turn red with the fall leaf drop. Being a maple, this species has a moderate need for water and can have aggressive rooting. The Red maple typically grows to heights of 40-60'. One alternative tree to consider is the Shangtung Maple (*Acer truncatum*) (Exhibit C). This specimen grows to a height of 25' and has been recommended by some nurseries as a street tree under electrical utility wires. This tree also has green leaves in the spring and summer, though these leaves appear glossy compared to the Dull green of the Red Maple. The Shangtung Maple also has bright red leaves in the fall and is pest and disease-resistant. This species is available from one of the local wholesale tree suppliers. The Moosebark Maple (*Acer pensylvanicum*) is a smaller stature maple native to the Eastern United States. This specimen can often take on a more shrubby form. Spring and summer leaves are dull green, which matches the appearance of a Red Maple. However, fall leaves become yellow. This tree is also prone to sun scorch in areas of full sun. This species was unable to be sourced locally.

Red Oak Replacement Options

The current Red Oak grows at a moderate pace. This specimen tends to grow in broad form, eventually reaching heights that present overhead utility conflict. This species is deciduous, with green leaves in the spring and summer that turn brown in the fall. One smaller oak species that may appear similar is the Gambel Oak (*Quercus gambelli*) (Exhibit D). The Gambel Oak is native to the Southwest. It often appears shrubby in its natural form. This species will require significant training and pruning by staff to establish itself as a street tree in the urban environment. The Gambel Oak is susceptible to fungal diseases anthracnose and powdery mildew, similar to Red Oaks. The Gambel oak produces green leaves in the Spring and Summer that turn brown in the fall. This species can be sourced through a local wholesale nursery. Another alternative is the Dwarf Chinkapin Oak (*Quercus prinoides*). This species is a smaller-stature species native to the Eastern United States. These trees produce a heavy crop of acorns starting at a young age. These trees do not tolerate root pruning well. Spring and summer leaves are oval-shaped and green in color. Fall leaves turn brown. This species is not readily available from local wholesale suppliers.

London Planetree

The current London Planetree is a fast-growing upright tree that can reach heights of 80'. The City currently plants the 'Columbia' variety as these have the greatest disease resistance to the common fungal diseases anthracnose and powdery mildew. These trees have strong vertical growth, often presenting utility conflict within 5 years. Aplen's Globe Planetree (*Platanus acerifolia* 'Alpen's Globe') is a dwarf variety planetree (Exhibit E). This is a newly developed European variety. This variety mimics the same look as the current Planetrees existing in Burlingame but is grafted to a dwarfing rootstock to limit the tree's growth. We have been unable to source this species in the United States. Another variety researched is the *Platanus acerifolia* 'Mirkovec'. This

is another European variety with similar attributes desired. It, too, cannot be sourced in the United States. If no suitable smaller-stature Planetree is available, an alternative maple species as listed above could be considered.

Staff have had difficulty sourcing trees that were once readily available. Staff consults with four local wholesale nurseries to bulk purchase Street trees. In the last several years, the nursery industry has shifted priorities to focus on providing species in the highest demand. Trees that were once readily available are seemingly nowhere to be found locally. This leaves staff ordering small saplings from out of state and growing them in the Parks Yard nursery. The result is smaller specimens being planted in designated Themed Block areas and greater staff time procuring and growing Themed Block Species.

In preparation for the Thursday, May 1, 2025 Beautification Commission Meeting, the City has noticed this subject via the City E-news, social media, and mailing to over 3,700 residents and property owners that live in Themed Block areas. The cost of this mailing was over \$1,700.

FISCAL IMPACT

The fiscal impact will likely be lower long-term costs due to the increased maintenance and removal needs of trees in conflict with utilities. However, costs of procuring and planting designated Themed Block species may increase depending on the species designated by the Commission.

EXHIBITS

- A. March 6, 2025 Staff Report
- B. Draft Minutes of the March 6, 2025 Beautification Commission Meeting
- C. Shangtung Maple Data Sheet
- D. Gambel Oak Data Sheet
- E. Alphen's Globe Planetree Data Sheet



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RECOMMENDATION

Staff recommends the Commission review the staff report, receive public comment, and approve one of the following options:

- Modify Themed Block plantings that create Utility Conflicts by designating a new Themed Species for locations in conflict.
- Modify Themed Block plantings that create Utility Conflicts by allowing property owners to select from the City's tree list for Primary Utilities for locations in conflict.
- Leave current Themed Block designation as is.

BACKGROUND

A street tree Themed Block is a block in which one dominant species of street tree is established and maintained indefinitely. Once a themed block is established and a tree is removed for any reason, the tree would be replaced with a tree of the established theme species.

Themed Blocks were originally established during the development phase of certain neighborhoods. The concept was memorialized when the idea for establishing Themed Blocks was first introduced to the Council by two interested citizens who wanted to help maintain the historic and aesthetic look and feel of several blocks with a dominant tree species. The idea was referred to the Beautification Commission for consideration.

In April 2008, the Beautification Commission heard the proposal, which included discussion on several topics, including the following: width of available planting areas, altering current planting lists, changing how street trees are selected by district/block/neighborhood, (re)introducing the concept of a dominant species, updating the tree inventory, and potential elimination of tree

EXHIBIT A

categories from planting plans (ornamentals and evergreens). In May 2008, then Parks and Recreation Director Schwartz facilitated a discussion between the Commission and community members. As a result of that discussion, the Commission made the following recommendations to the City Council.

- Retain existing 'themed' streets in the City of Burlingame by replacing them with existing species if the dominant species on the street is of tall form. This is regardless of disruptions to sidewalks.
- Do not create 'themed' streets where they currently do not exist and allow the property owners to choose from the appropriate tree list.
- Staff should revise the official street tree lists to contain trees that only have the tallest, most significant canopies.
- In addition, retain 'ornamentals' and 'evergreen' tree species with the tallest, most significant canopies on the official tree lists.
- Include some larger species from the 6' planter strip list to the 4-6' planter strip list where possible, or change the dimensions of planting strip requirements.
- Create larger planting spaces throughout the City where possible.
- Only remove and replace trees when an existing tree must be removed.
- Tree replacements should be planted as soon as possible.

As a result of the Beautification Commission action and Council consensus, staff prepared a Draft Themed Block List and Policy for Establishing a Themed Block that was presented at the August 7, 2008, Beautification Commission meeting. The Themed Block List and Policy were approved at the September 4, 2008 Beautification Commission meeting. The policy included:

- The Beautification Commission will recommend "Themed Blocks" to the City Council.
- To petition the Beautification Commission for a new themed block, a property owner on a block shall gather signatures of at least 2/3 of the property owners.
- Forms for the "Petition" will be provided by the Parks and Recreation Department Office.
- Petitions shall be forwarded to the Beautification Commission for recommendation to the Council to establish a new "themed" block.
- If approved, staff will determine the species theme in collaboration with the property owners.
- Selected "themed" species will replace existing trees only when removing an existing tree is deemed necessary according to City policy.

Ninety-eight blocks were designated as Themed Blocks. Since then, the City and the residents have added 24 additional Themed Blocks, totaling 122 (Exhibit A).

The ability to remove a block from Themed Block designation was added later. Presently, if a block would like to remove the Themed Block designation, 75% of property owners must agree to remove the entire block for the matter to be considered (Exhibit B).

BURLINGAME BEAUTIFICATION COMMISSION
Draft Minutes March 6, 2025

The regularly scheduled meeting of the Beautification Commission was called to order at 6:30 p.m. by Chair Chu.

ROLL CALL

Present: Chair Chu, Commissioners Bauer, Damico, and Kirchner
 Absent: Commissioner Batte
 Staff: Parks & Recreation Director Glomstad, Parks Superintendent/City Arborist Holtz, Parks Supervisor Burow, and Recording Secretary Flores
 Others: None

MINUTES

None

CORRESPONDENCE

None

PUBLIC COMMENT

Jennifer Pfaff, Burlingame Historical Society member, reported that the didactic panels previously presented to the Commission arrived at the Community Center, and installation, dependent on Parks Staff availability, will be the next step.

PRESENTATION

None

OLD BUSINESS

1. Landscape Award Update

Commissioner Kirchner provided the rest of the Commissioners with a list of all previous Residential Sustainability Landscape Award, Business Landscape Award, and Multi-Family Landscape Award winners.

NEW BUSINESS

1. Discussion of Themed Block Utility Conflicts and Potential Revisions to the Themed Block Lists

Arborist Holtz presented the staff report. He explained that the specific concern that Council Member Brownrigg brought forth was the consideration of changes to planting large canopy trees under utility lines. Currently, the City's Themed Block List's designated species take precedence over the Primary Utility Line Street Tree Plant List. Arborist Holtz stated that utility conflict trees grow to heights that interfere with overhead primary electrical conductors or have root infrastructure that interferes with underground gas transmission lines. He confirmed that the primary concern is the overhead conductors, where topping or directional pruning occurs. Further, although staff receive calls about sewer and water conflicts, they are not typically of significant consequence.

Arborist Holtz explained that utility companies that practice directional pruning will not allow tree branches to overhang the top of their lines, which prevents the tree from enveloping and coming back together. He

stated that the City experiences more topping situations, which require City staff to conduct side pruning to ensure that the required clearances are met. Large canopy trees repeatedly topped due to utility pruning experience injuries that aren't allowed to heal, and decay may spread further down the trunk. Also, whole branches may fail because they are constantly stripped of leaves. Arborist Holtz stated that the large canopy species on the Themed Block List are Red Maple, Red Oak, and Sycamore trees. According to the City's tree inventory, there are approximately 2500 Themed Block tree sites, 600 located at sites with primary utilities. Further, approximately 300 of those trees are large canopy trees that present primary utility conflicts. Arborist Holtz stated that the Commission may choose to leave the Themed Block List unchanged but also presented the revision opportunities to modernize the City's policy. He shared a depiction from the Arbor Day Foundation that shows trees planted under utility lines at a mature height of 25 feet or less.

Commissioner Bauer asked whether it was possible to select trees that were smaller yet similar species to the Themed street they would be planted on instead of giving property owners several choices from the approved Primary Utility Street Tree List. Arborist Holtz confirmed that it was an option and provided an example of planting Trident Maple trees on Red Maple Themed Blocks on the side of the streets where overhead utility conflicts exist. He explained that staff could gather more information on suitable and similar alternatives to bring back to the Commission for further consideration. Also, he explained to the Commission the availability of growth regulators to limit response growth; however, he would not recommend their use, stating it would be a significant number of applications to apply the chemicals. Arborist Holtz spoke of previous plans to work with PG&E using growth regulators along Airport Boulevard for the Sycamore trees planted under utilities. However, PG&E felt that due to their experience in other areas, it was not worth the labor to do so. Supervisor Burow confirmed that PG&E's previous experience using the growth regulators did not work at the level they wanted them to or did not work at all, so they removed them as an option altogether. Arborist Holtz confirmed with Commissioner Bauer that her suggestion of having a smaller alternative was valid, and staff could investigate options more in-depth for the three large canopy tree species where utility conflicts are most seen.

Commissioner Kirchner inquired about the estimated time frame for the change to occur for the Themed trees under utility lines. Arborist Holtz stated that the majority would likely be replanted within 50 years. Commissioner Kirchner asked for confirmation that the Themed portion of the ordinance was not up for discussion but instead only the Themed trees under utility lines. City Arborist Holtz confirmed.

Commissioner Damico asked whether the option in the staff report allowing property owners to pick their replacement tree for sites under utility was from a specific list of Themed trees. Arborist Holtz confirmed that the second option would allow property owners to select from the approved Primary Utility Street Tree List shown on Exhibit D.

Chair Chu asked if a smaller tree could have more biomass than a larger canopy tree that is continually topped and reduced in size. Arborist Holtz stated that having large trees pruned yearly negates the environmental benefit of the tree. Although he is unsure if a smaller tree would have a greater biomass, it may have a net positive effect versus a larger tree that requires significant maintenance.

Chair Chu opened the floor to Public Comment.

Alice Davis, a Burlingame resident, spoke in favor of changing Themed Blocks with utility conflicts. As a resident of Sanchez, she experienced the removal of two Liquidambar trees by PG&E due to an

underground gas line conflict and a chronic threat to the overhead utility lines. She stated that the roots were very destructive to the sidewalk, landscaping, and hardscape of her front yard. The Parks Division staff reached out to her regarding planting the replacement street trees, and she was originally told that she could pick a species from the approved Primary Utility Line Street Tree List. Later, it was discovered that she was a part of Themed Block, and two Sycamore trees would be planted instead of her choice of smaller canopy tree. She expressed her strong protest against the planting of the two Sycamore replacement trees. Due to her allotted speaking time running out, Ms. Davis provided the rest of her notes to be shared with the Commission.

Jennifer Pfaff, Themed Block resident, spoke in favor of keeping the Themed Block policy unchanged. She spoke of her concern about the general degradation of Burlingame's City of Trees designation and lamented the issue of losing large trees because there is no room left for trees to be planted on developed lots. Ms. Pfaff inquired about the possibility of planting large trees similar to the Citriodora on Easton in a toggled manner to help avoid future utility issues. Lastly, she stated that many Sycamore trees were pollarded when they were first planted and asked whether that was an option for the side of the Themed streets located under utility lines.

Cathy Baylock, former Council Member and Themed Block resident, spoke in favor of keeping large canopy trees on Themed Blocks, such as the Sycamore trees on Newlands Avenue. She stated that the quasi-pollarding method used on the side of Newlands Avenue under utility lines has worked and created shorter trees on one side of the street. Although Sycamore trees are not the most aesthetic tree, she spoke highly of the conformity of a Sycamore Themed street. It would be a mistake not to find a way to continue pruning them to keep them out of the utility lines and said that the trees have managed well against these hard pruning methods.

Constance Quirk, a Burlingame resident of Lexington Way, spoke in favor of keeping the Themed Block policy unchanged. With the extensive development the City is experiencing, she appreciates the softness that Themed Blocks bring to overdeveloped areas. She also stated her appreciation to City staff for all the maintenance work.

Stephanie Lee, a Bloomfield Road resident, loves the appearance of Themed streets but spoke in favor of modifying the Themed Block with a utility conflict with an option such as the one suggested by Commissioner Bauer of a similar tree to that of the rest of the Themed Block but on a smaller scale, allowing for the continuation of the Themed visual. She expressed concern about Themed streets having a species specific Themed that could wipe out all the trees. Also, she inquired whether the City was aware of any plans to underground utilities by PG&E that would allow the City to keep large canopy trees.

Chair closed Public Comment.

Arborist Holtz addressed comments posed during Public Comment. He stated that a monoculture is a drawback to a Themed Block area and is always a concern. He spoke of the Polyphagous Shot-Hole Borer currently affecting Sycamore trees in San Jose, which warrants more research. Further, he confirmed that he is unaware of any PG&E plans for underground utilities aside from the City's efforts to purchase credits for El Camino Real. Residential areas are not a high priority for PG&E. Arborist Holtz confirmed that Easton Drive is not up for discussion but confirmed that Easton Drive planter strips are uniquely large and the option to move or plant trees in such a manner is not available on other streets with the standard planter

strip size. Lastly, he explained that the pruning practice of pollarding that occurred in the City through the 1960s-1980s is still an approved pruning standard through the ISA and ANSI, although very labor intensive and not a practice he would recommend. When you pollard a tree, it forces a growth of smaller branches to push out very fast, and the growth could be poorly attached. He explained that Sycamore trees have done very well in retraining themselves with strong attachments. He would be very concerned if this pruning method were done on an Oak or Eucalyptus tree because the attachments would be weakly attached and have a greater likelihood of failure.

Commissioner Damico inquired about a specific correspondence that was sent via email that referenced the hardship property owners face due to added yard maintenance and debris removal costs. Arborist Holtz stated that he has communicated with the property owner who sent the referenced email and summarized her concerns about leaves clogging gutters and miscellaneous debris, such as twigs and leaves dropping in the fall on the lawn. He confirmed that the City does not assist with yard maintenance, and it falls on the property owner to maintain any debris on their private property, although the street sweeper does take care of leaves left in the street. He explained that the community values the importance and benefits of trees and understands that there may be inconveniences that arise because of large trees. Commissioner Damico asked about the probability of a species specific disease infecting a species in Burlingame today and whether it will be a bigger concern in the future. Arborist Holtz confirmed a possibility and increased risk when there are greater concentrations of the same tree species. However, the probability of this being a current issue or concern is lower, with the exception of the Polyphagous Shot-Hole Borer currently affecting sycamore trees in higher numbers and thus represents an elevated risk. Supervisor Burow shared what she has learned about the shot hole borer and noted that a Palm pest is currently affecting San Diego.

Commissioner Chu inquired about planting in a toggled manner and whether that is an option to help trees grow and bypass utility lines. Arborist Holtz confirmed that shifting sidewalks away from power lines to plant trees is unique to Easton because of the wide planter strips. Further, he explained that PG&E would likely not agree with directional pruning that allows the tree to come back and grow over the utility lines because their primary concern is to protect their asset. Supervisor Burow confirmed that few approved trees are allowed to grow next to power lines such as Redwood and types of cedar trees, because once they are trimmed, they will not continue to grow back in that area, and the risk of a limb falling on a line is significantly reduced. In most other cases, PG&E will top the tree because it is easier.

Chair Chu reiterated that the Commission may choose to leave the current policy as it stands, modify the Themed tree only in the locations with utility conflicts, or give homeowners with utility conflict options from the approved Primary Utility Line Street Tree List. Commissioner Kirchner asked for further clarification on whether the smaller option tree under utility lines could also be a Themed species. Chair Chu confirmed that is how the second option is defined. Commissioner Bauer stated that she favors the appearance of Themed streets, as she imagines many residents do. She is not in favor of letting a homeowner on a Themed Block with utility conflict pick a replacement tree from the approved street tree list and is inclined to support a smaller Themed species for the Themed street areas in the affected areas to ensure a cohesive look. Commissioner Damico asked if finding a similar smaller version of the three large canopy species causing utility conflicts was feasible. Arborist Holtz stated that staff are not currently familiar with the available options and whether they would make suitable alternatives, but staff can research further and come back with more information and options for the Commission to view and discuss. He understands the passion Themed Blocks invokes in residents, and although he does not want to prolong the subject, he wants to ensure due diligence is performed on the matter, and additional staff research is a feasible ask.

Commissioner Chu stated that if a smaller species similar in look is not found, there could still be a smaller species that harmonizes with the rest of the Themed Block. Commissioner Bauer also reflected on the solution this may be for the possible pest problem because it breaks up only one species.

Commissioner Kirchner expressed his inclination to keep the Themed Block ordinance in its current state and not make any changes, dealing with any issues as they arise. Commissioner Bauer stated that utility conflicts were a current issue. Commissioner Kirchner questioned whether it was a big enough issue to warrant a change. Commissioner Damico stated that it may become a bigger issue in the coming months or years and would prefer to continue the discussion and make a recommendation to the Council.

Director Glomstad suggested Arborist Holtz come back with one to two replacement options for the three large canopy Themed Block tree species causing utility conflicts. Commissioner Bauer agreed it would be helpful to see visuals of the possible replacement species and proposed the item be brought back for discussion at a future meeting.

Chair Chu made a motion to postpone the discussion to allow City Arborist Holtz to present similar and smaller trees as suitable replacements for the large canopy Themed Block species experiencing utility conflicts. The motion was seconded by Commissioner Bauer and was approved. 4-0-1

REPORTS

Arborist Holtz reported that the largest of the two private trees discussed during the February meeting as part of the appeal to the Private Tree Removal Application filed by 1325 El Camino Real failed eight days after the meeting. It was caught failing and was removed before it hit any structure. The appellant and neighboring property that claimed ownership filed an emergency tree removal application, and a permit was issued retroactively. Also, he reminded the Commission of the Arbor Day celebration scheduled for Thursday, March 13, 2025, at 11 a.m. at Murray Field.

Supervisor Burow reported removing a Western Catalpa City tree on Balboa that involved bees and explained the process taken to remove and relocate the bees safely before the removal. Arborist Holtz explained that the resident was very concerned with the possibility of losing the tree and that efforts were exhausted to try and retain the tree, but it was structurally compromised, and the likelihood of failure was significant.

Commissioner Kirchner inquired about the measurement taken for a tree with multiple trunks to determine if it is a protected-sized tree. Arborist Holtz confirmed that the City ordinance states that the measurement is taken where the multiple trunks attach, typically closer to the base. Commissioner Kirchner thanked Commissioner Bauer for providing her edits to the *Trees of Burlingame* book. Further, he provided a partial list of significant Burlingame trees that could be included in the publication. He asked for any additions to be sent his way.

UPCOMING AGENDA ITEMS

None

ADJOURNMENT

There being no further business, the meeting adjourned at 7:37 p.m. The next Beautification Commission meeting is scheduled for April 3, 2025.

Respectfully submitted,

Veronica Flores

Veronica Flores
Recording Secretary

DRAFT

EXHIBIT A

Themed Blocks add a benefit to the community that includes honoring the intended look of a developed area. Themed Blocks can create an aesthetic look and feel with a memorable uniformity. Themed Blocks can also have challenges, such as fast and widespread disease or insects. Having a single species increases the likelihood that one disease or insect would create a mass loss of trees that can devastate an entire block.

Additionally, requiring a large canopy tree due to themed block designation in a location that has confined growing space can create a continual conflict. This includes the tree's inability to grow to the typical species size due to overhead utilities. These trees cannot reach their intended size and require significant and frequent maintenance resources from the City and utility providers to reduce risk.

DISCUSSION

The increased concern about trees and utility conflict was discussed during the public process of updating the municipal tree code. Challenges with obtaining or maintaining insurance in the community have occurred due to the size, species, and proximity of the tree to the structure and electrical conductors. Several members of the community expressed this concern during public comment. During the public discussion, Councilmember Brownrigg expressed concern about the conflict between trees and overhead utilities. It was suggested that the Beautification Commission discuss this challenge and seek a sustainable resolution.

Utility providers and urban forest professionals have long espoused the "Right Tree in the Right Place" principle (Exhibit C). This implores a sustainable approach to tree planting and planning by considering specific site conditions to ensure the successful growth of that tree for the community to enjoy with minimal input. Some of these considerations include climate and water needs, pest susceptibility, the likelihood of known challenges with species branches, trunk, and root failures, growing space for the root mass underground, and growing space for the trunk and branches overhead.

Pacific Gas & Electric (PGE) has removed City-owned trees at their discretion to protect both overhead electrical conductors and underground natural gas pipes. The California PUC gives PGE and other utilities direction and authority to protect their utilities by maintaining certain clearances. The City has general policy of replacing each tree that is removed. The City follows planting list practices whereby certain tree species are designated for certain areas dependent on planter strip size, overhead utilities, or hillside planting area. Additionally, if there is a themed block designation, the City must replace it in accordance with the themed block designated species. Some of these large canopy species, such as Red Maple, Red Oak, and Sycamore, begin to present conflict within ten years in locations where overhead utilities exist. Replanting a large canopy Themed Block tree where utility conflict exists goes against modern arboriculture recommendations and expends greater resources on the part of the City and utility providers.

In areas where a Themed Block designation does not apply, and overhead utility challenges exist, the City utilizes a street tree primary utility list (Exhibit D). This list includes species that do not

EXHIBIT A

grow as tall and/or grow at a slower rate than other larger canopy species. This principle balances the goals of the Community to create a sustainable urban forest, and the utility providers need to protect their utility infrastructure and public safety. However, in designated Themed Block locations, staff are required to plant a tree that continues utility conflict. Staff propose that in areas of utility conflict, a large canopy tree such as *Platanus acerifolia* (Sycamore/ London Plane), *Acer rubrum* (Red Maple), or *Quercus rubra* (Red Oak), a change to the Themed Block designation for these areas should occur. This can be accomplished by reverting choice to the property owners from the City Street Tree list for Primary Utility Areas, or the Commission can specify specific species for these locations.

At present, there are over 2,500 Themed Block trees. Approximately 600 of these trees have a utility conflict (Exhibit E). Of these locations, about half are designated as large Themed Block species that include *Platanus acerifolia* (Sycamore/ London Plane), *Acer rubrum* (Red Maple), or *Quercus rubra* (Red Oak). These species generally have fast growth and achieve utility conflict within 10 years of the initial planting. These are the sites that present the greatest conflict and require additional resources to mitigate. In preparation for the Thursday, March 6, 2025 Beautification Commission Meeting, The City has noticed this subject via the City E-news, social media, and a mailing to over 5,000 residents that live in Themed Block areas.

FISCAL IMPACT

The fiscal impact will likely be lower long-term costs due to the increased maintenance and removal needs of trees in conflict with utilities.

EXHIBITS

- A. Current Themed Block List
- B. Themed Block Policy Form
- C. “Right tree, Right Place” Principle
- D. City Tree Planting List for Primary Utility Locations
- E. City Street Tree Locations with Primary Utilities



City of Burlingame Parks & Recreation Department

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City Street Trees – Themed Blocks

(Revised 01.2024)

	Street	Theme	Recommendation
1600	Adeline	Sycamore	Retain Themed Block
1700	Adeline	Sycamore	Retain Themed Block
1800	Adeline	Sycamore	Retain Themed Block
1900	Adeline	Sycamore	Retain Themed Block
2000	Adeline	Sycamore	Retain Themed Block
500	Almer	Liquidambar	Replace w/ Red Maple
800	Alpine	Sycamore	Retain Themed Block
1000	Balboa	Liquidambar	Replace w/ Trident Maple
1400	Balboa	Catalpa	Retain Themed Block
1600	Balboa	Liquidambar	Replace w/ Trident Maple
100	Bayswater	Gingko	Retain Themed Block
200	Bayswater	Gingko	Retain Themed Block
300	Bayswater	Gingko	Retain Themed Block
400	Bayswater	Gingko	Retain Themed Block
500	Bayswater	Gingko	Retain Themed Block
600	Bayswater	Gingko	Retain Themed Block
700	Bayswater	Gingko	Retain Themed Block
800	Bayswater	Gingko	Retain Themed Block
900	Bayswater	Gingko	Retain Themed Block
1000	Bayswater	Gingko	Retain Themed Block
1100	Bayswater	Gingko	Retain Themed Block
1200	Bayswater	Gingko	Retain Themed Block
1300	Bayswater	Gingko	Retain Themed Block
1200	Bellevue	Liquidambar	Replace w/ Red Maple
1300	Bernal	Sycamore	Retain Themed Block
1400	Bernal	Sycamore	Retain Themed Block
300	Bloomfield	Sycamore	Retain Themed Block
400	Bloomfield	Sycamore	Retain Themed Block
300	Burlingame Ave	Camphor	Replace w/ Red Maple
400	Burlingame Ave	Camphor	Replace w/ Red Maple
500	Burlingame Ave	Camphor	Replace w/ Red Maple
800	Burlingame Ave	Camphor	Replace w/ Red Maple
850 - 1000	Burlingame Ave	Lemon-Scented Gum	Retain Themed Block
1500	Burlingame Ave.	Sycamore	Retain Themed Block
1200	Cabrillo	Liquidambar	Replace w/ Trident Maple
400 - 1100	California Dr.	P. Calleryana 'Chanticleer' = (9 blocks)	Replace with 'European Hornbeam'
1100	Cambridge	Elm	Retain Themed Block
300	Channing	Sycamore	Retain Themed Block
200	Chapin Ln.	Sycamore	Retain Themed Block
300	Chapin Ln.	Sycamore	Retain Themed Block
1600	Chapin Ave.	Sycamore	Retain Themed Block
400	Chatham	Sycamore	Retain Themed Block
300	Clarendon	Red Oak	Retain Themed Block

EXHIBIT A

1500	Columbus	Red Oak	Retain Themed Block
300	Concord	Liquidambar	Replace w/ Red Maple
600	Concord	Sycamore	Retain Themed Block
700	Concord	Sycamore	Retain Themed Block
500	Corbitt	Sycamore	Retain Themed Block
1100	Cortez	Sycamore	Retain Themed Block
1200	Cortez	Sycamore	Retain Themed Block
800	Crossway	Liquidambar	Replace w/ Red Maple
400	Cumberland	Sycamore	Retain Themed Block
1400	Desoto	Sycamore	Retain Themed Block
1100	Douglas	Sycamore	Retain Themed Block
1100	Drake	Sycamore	Retain Themed Block
300	Dwight	Red Oak	Retain Themed Block
1500-2000	Easton	Euc. Globulus = (6 blks.)	Replace w/ Lemon-Scented Gum
800	Edgehill	Liquidambar	Replace w/ Red Maple
1300	Edgehill	Liquidambar	Replace w/ Red Maple
1400	Floribunda	Liquidambar	Replace w/ Red Maple
1500	Floribunda	Liquidambar	Replace w/ Red Maple
500	Francisco	Sycamore	Retain Themed Block
2100	Hillside	Sycamore	Retain Themed Block
2200	Hillside	Sycamore	Retain Themed Block
2300	Hillside	Sycamore	Retain Themed Block
2400	Hillside	Sycamore	Retain Themed Block
1200	Laguna	Sycamore	Retain Themed Block
1300	Laguna	Liquidambar	Replace w/ Red Maple
1400	Laguna	Liquidambar	Replace w/ Red Maple
300	Lexington	Sycamore	Retain Themed Block
500	Lexington	Sycamore	Retain Themed Block
600	Lexington	Sycamore	Retain Themed Block
800	Maple	Linden	Replace w/ Trident Maple
400	Marin	Sycamore	Retain Themed Block
500	Marin	Sycamore	Retain Themed Block
1600	McDonald Way	Liriodendron	Replace w/ Red Maple
1100	Mills	Sycamore	Themed Block
1200	Mills	Sycamore	Retain Themed Block
1300	Mills	Sycamore	Retain Themed Block
1400	Mills	Sycamore	Retain Themed Block
1500	Newlands	Sycamore	Retain Themed Block
1400	Oak Grove	Red Oak	Retain Themed Block
100	Occidental	Sycamore	Retain Themed Block
200	Occidental	Sycamore	Retain Themed Block
300	Occidental	Sycamore	Retain Themed Block
400	Occidental	Sycamore	Retain Themed Block
1100	Oxford	Elm	Retain Themed Block
1100	Palm	Sycamore	Retain Themed Block
1200	Palm	Sycamore	Retain Themed Block
1300	Palm	Sycamore	Retain Themed Block
1400	Palm	Sycamore	Retain Themed Block
700	Plymouth	Sycamore	Retain Themed Block
1100	Sanchez	Sycamore	Retain Themed Block
1200	Sanchez	Sycamore	Retain Themed Block
1300	Sanchez	Sycamore	Retain Themed Block
1400	Sanchez	Sycamore	Retain Themed Block
1600	Sherman	Sycamore	Retain Themed Block

EXHIBIT A

1700	Sherman	Sycamore	Retain Themed Block
10	Stanley	Liriodendron	Replace w/ Trident Maple
100	Stanley	Liriodendron	Replace w/ Trident Maple
200	Stanley	Liriodendron	Replace w/ Trident Maple
2100	Trousdale	Modesto Ash	Replace w/ Raywood Ash
1100	Vancouver	Catalpa	Retain Themed Block
500	Vernon	Sycamore	Retain Themed Block
600	Vernon	Liquidambar	Replace w/ Red Maple
700	Vernon	Sycamore	Retain Themed Block
700	Winchester Dr.	Sycamore	Retain Themed Block
800	Winchester Dr.	Sycamore	Retain Themed Block

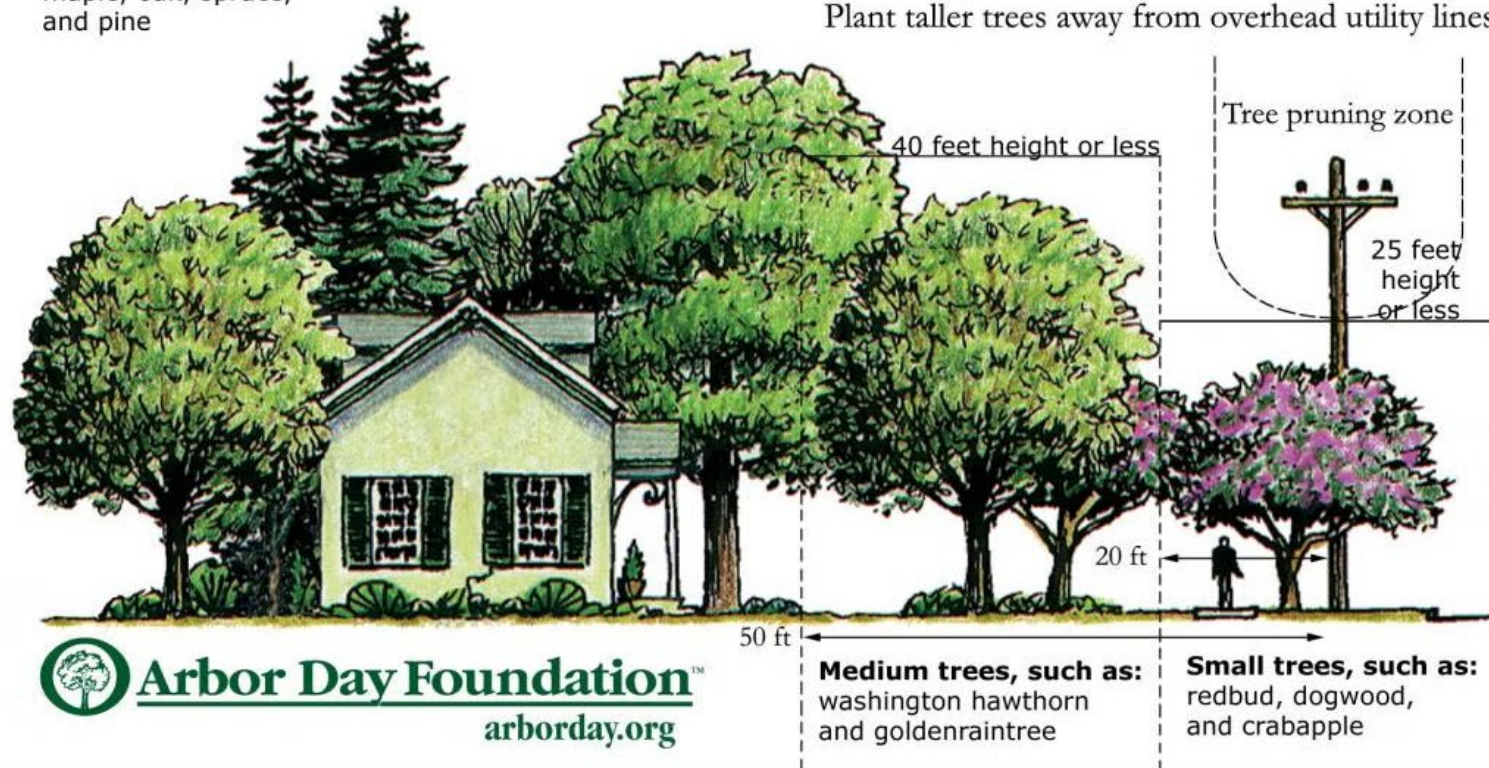
EXHIBIT A

[illegible]

Tall trees, such as:
maple, oak, spruce,
and pine

Plant the right tree in the right place

Plant taller trees away from overhead utility lines





Official Street Tree List City of Burlingame | Parks Division

850 Burlingame Ave., Burlingame, CA 94010

phone: (650) 558-7330 • fax: (650) 696-7216

parksadmin@burlingame.org



TREES TO BE PLANTED IN AREAS UNDER PRIMARY UTILITY LINES

Botanical Name	Common Name	Height at Maturity	Description
Acer buergerianum	Trident Maple	20'-25'	DECIDUOUS: Moderate growth; roundish crown; glossy, three lobed leaves; fall color.
Geijera parviflora	Australian Willow	25'-30'	EVERGREEN: Moderate growth; graceful branches; fine textured leaves.
Ginkgo biloba	Maidenhair tree	30'-50'	DECIDUOUS: Slow growth; fan shaped leaves turn yellow in fall; spreading, almost umbrella form.
Jacaranda mimosifolia	Blue Jacaranda	20'-50'	DECIDUOUS: Moderate growth; large spreading canopy with breathtaking purple flowers lasting upwards of 2 months.
Koelreuteria bipinnata	Chinese Flame Tree	20'-35'	DECIDUOUS: Slow to moderate growth; clusters of yellow flowers; leaves yellow in fall, drop late.
Koelreuteria paniculata	Golden Rain Tree	20'-35'	DECIDUOUS: Slow to moderate growth; yellow flowers; leaves reddish in spring, light green in summer.
Lagerstroemia indica	Crape Myrtle "Tuscarora"	20'-30'	DECIDUOUS: Moderate growth; spring foliage light green and bronze, fall yellow; dark pink flowers.
Laurus nobilis	Saratoga Sweet Bay	15'-25'	EVERGREEN: Glossy olive green leaves, rounded and dense canopy, fragrant cream flowers in spring, great for pollinators.
Magnolia grandiflora	Magnolia "St. Mary"	20'-40'	EVERGREEN: Moderate to fast growth; white flowers; similar to Southern Magnolia but smaller.
Parkinsonia florida	Sonoran Palo Verde	20'-35'	DECIDUOUS: Fast growth, rounded canopy, bright yellow flowers lasting up to four months.
Parrotia persica 'vanessa'	Persian Ironwood	20'-40'	DECIDUOUS: Slow growth, autumn gold fall color, clusters of tiny red flowers in early spring.
Pistachia chinensis	Chinese Pistache	30'-40'	DECIDUOUS: Moderate growth; dark green leaves, brilliant fall color.
Plumeria	Frangipani	20'	EVERGREEN: Moderate growth with beautiful, fragrant flowers, waxy leaves.
Sapium sebiferum	Chinese Tallow	35'	DECIDUOUS: Moderate to fast growth; dense, round crown; outstanding fall color. Subject to availability.

EXHIBIT A

Exhibit E

Address	Street	SideType	Tree	CommonName	BotanicalName
1600	ADELINE DR	SIDE	1	LONDON PLANE	Platanus X hispanica
1721	ADELINE DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1721	ADELINE DR	FRONT	2	LONDON PLANE	Platanus X hispanica
1801	ADELINE DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1801	ADELINE DR	FRONT	2	LONDON PLANE	Platanus X hispanica
1901	ADELINE DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1901	ADELINE DR	FRONT	2	LONDON PLANE	Platanus X hispanica
1915	ADELINE DR	FRONT YAI	1	CHINESE TALLOW TREE	Triadica sebifera
1915	ADELINE DR	FRONT YAI	2	SYCAMORE	Platanus spp.
1915	ADELINE DR	FRONT YAI	3	LONDON PLANE	Platanus X hispanica
1915	ADELINE DR	FRONT YAI	4	LONDON PLANE	Platanus X hispanica
1915	ADELINE DR	SIDE	2	ORNAMENTAL PEAR	Pyrus calleryana
522	ALMER RD	FRONT	2	AMERICAN SWEETGUM	Liquidambar styraciflua
525	ALMER RD	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua
525	ALMER RD	FRONT	2	AMERICAN SWEETGUM	Liquidambar styraciflua
831	ALPINE AV	FRONT	7	LONDON PLANE	Platanus X hispanica
831	ALPINE AV	FRONT	8	LONDON PLANE	Platanus X hispanica
833	ALPINE AV	FRONT	1	RED OAK	Quercus rubra
833	ALPINE AV	FRONT	2	ENGLISH WALNUT	Juglans regia
833	ALPINE AV	FRONT	3	RED OAK	Quercus rubra
833	ALPINE AV	FRONT	4	RED OAK	Quercus rubra
1001	BALBOA AV	FRONT	1	TRIDENT MAPLE	Acer buergeranum
1601	BALBOA AV	SIDE	1	LONDON PLANE	Platanus X hispanica
1601	BALBOA AV	SIDE	2	LONDON PLANE	Platanus X hispanica
101	BAYSWATER AV	FRONT	1	COAST LIVE OAK	Quercus agrifolia
105	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
109	BAYSWATER AV	FRONT	1	CRAPE MYRTLE	Lagerstroemia indica
109	BAYSWATER AV	FRONT	2	CRAPE MYRTLE	Lagerstroemia indica
113	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
117	BAYSWATER AV	FRONT	1	AUSTRALIAN WILLOW	Geijera parviflora
117	BAYSWATER AV	FRONT	2	AUSTRALIAN WILLOW	Geijera parviflora
201	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
205	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba

EXHIBIT A

205	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	Ginkgo biloba
209	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
213	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
221	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
301	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
301	BAYSWATER AV	FRONT	2	SAMUEL SOMMER MAGNOLIA	Magnolia grandiflora 'Samuel Sommer'
301	BAYSWATER AV	FRONT	3	SAMUEL SOMMER MAGNOLIA	Magnolia grandiflora 'Samuel Sommer'
305	BAYSWATER AV	FRONT	1	JAPANESE FLOWERING CHERRY	Prunus serrulata
305	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	Ginkgo biloba
305	BAYSWATER AV	FRONT	3	CHINABERRY	Melia azedarach
309	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
313	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
401	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
405	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
409	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
411	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
501	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
501	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	Ginkgo biloba
505	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
509	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
511	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
512	BAYSWATER AV	FRONT	1	AUTUMN GOLD GINKGO	Ginkgo biloba 'Autumn Gold'
512	BAYSWATER AV	FRONT	2	AUTUMN GOLD GINKGO	Ginkgo biloba 'Autumn Gold'
515	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
515	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	Ginkgo biloba
521	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
603	BAYSWATER AV	FRONT	1	CHINESE FLAME TREE	Koelreuteria bipinnata
603	BAYSWATER AV	FRONT	2	CHINESE FLAME TREE	Koelreuteria bipinnata
605	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
609	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
609	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	Ginkgo biloba
611	BAYSWATER AV	FRONT	1	CRAPE MYRTLE	Lagerstroemia indica
611	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	Ginkgo biloba
611	BAYSWATER AV	FRONT	3	MAIDENHAIR TREE	Ginkgo biloba

EXHIBIT A

615	BAYSWATER AV	FRONT	1	VACANT SITE	Vacant site
615	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	Ginkgo biloba
615	BAYSWATER AV	FRONT	3	VACANT SITE	Vacant site
701	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
705	BAYSWATER AV	FRONT	1	AUSTRALIAN WILLOW	Geijera parviflora
709	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
709	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	Ginkgo biloba
711	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
715	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
721	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
807	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
809	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
811	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
811	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	Ginkgo biloba
815	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
817	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
821	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
925	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
925	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	Ginkgo biloba
925	BAYSWATER AV	FRONT	3	MAIDENHAIR TREE	Ginkgo biloba
925	BAYSWATER AV	FRONT	4	MAIDENHAIR TREE	Ginkgo biloba
925	BAYSWATER AV	FRONT	5	VACANT SITE	Vacant site
998	BAYSWATER AV	FRONT	1	ARISTOCRAT PEAR	Pyrus calleryana 'Aristocrat'
998	BAYSWATER AV	FRONT	2	CHANTICLEER PEAR	Pyrus calleryana 'Chanticleer'
1105	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
1107	BAYSWATER AV	FRONT	1	JAPANESE FLOWERING CHERRY	Prunus serrulata
1110	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
1113	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
1115	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
1155	BAYSWATER AV	FRONT	1	VACANT SITE	Vacant site
1201	BAYSWATER AV	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua
1201	BAYSWATER AV	FRONT	2	AMERICAN SWEETGUM	Liquidambar styraciflua
1215	BAYSWATER AV	FRONT	1	SOUTHERN MAGNOLIA	Magnolia grandiflora
1215	BAYSWATER AV	FRONT	2	SOUTHERN MAGNOLIA	Magnolia grandiflora

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1215	BAYSWATER AV	FRONT	3	SOUTHERN MAGNOLIA	Magnolia grandiflora
1305	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
1307	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
1311	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
1317	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	Ginkgo biloba
1210	BELLEVUE AV	FRONT	2	AMERICAN SWEETGUM	Liquidambar styraciflua
1210	BELLEVUE AV	FRONT	3	AMERICAN SWEETGUM	Liquidambar styraciflua
1218	BELLEVUE AV	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua
1218	BELLEVUE AV	FRONT	2	AMERICAN SWEETGUM	Liquidambar styraciflua
1220	BELLEVUE AV	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua
1220	BELLEVUE AV	FRONT	2	AMERICAN SWEETGUM	Liquidambar styraciflua
1224	BELLEVUE AV	FRONT	1	VACANT SITE	Vacant site
1236	BELLEVUE AV	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua
1236	BELLEVUE AV	FRONT	2	JACARANDA	Jacaranda mimosifolia
1236	BELLEVUE AV	FRONT	3	AMERICAN SWEETGUM	Liquidambar styraciflua
1236	BELLEVUE AV	FRONT	4	AMERICAN SWEETGUM	Liquidambar styraciflua
301	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
301	BLOOMFIELD RD	FRONT	2	LONDON PLANE	Platanus X hispanica
321	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
321	BLOOMFIELD RD	FRONT	2	LONDON PLANE	Platanus X hispanica
325	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
325	BLOOMFIELD RD	FRONT	2	LONDON PLANE	Platanus X hispanica
340	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
401	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
401	BLOOMFIELD RD	FRONT	2	LONDON PLANE	Platanus X hispanica
424	BLOOMFIELD RD	FRONT	2	LONDON PLANE	Platanus X hispanica
430	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
431	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
431	BLOOMFIELD RD	FRONT	2	LONDON PLANE	Platanus X hispanica
435	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
435	BLOOMFIELD RD	FRONT	2	LONDON PLANE	Platanus X hispanica
440	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
449	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
450	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica

EXHIBIT A

453	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
457	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
461	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
465	BLOOMFIELD RD	FRONT	1	SOUTHERN MAGNOLIA	Magnolia grandiflora
469	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
473	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
477	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
481	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
485	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
489	BLOOMFIELD RD	FRONT	1	LONDON PLANE	Platanus X hispanica
500	BURLINGAME AV	FRONT	1	CAMPHOR TREE	Cinnamomum camphora
501	BURLINGAME AV	FRONT	1	CAMPHOR TREE	Cinnamomum camphora
505	BURLINGAME AV	FRONT	1	CAMPHOR TREE	Cinnamomum camphora
509	BURLINGAME AV	FRONT	1	ORNAMENTAL PEAR	Pyrus calleryana
509	BURLINGAME AV	FRONT	2	RED MAPLE	Acer rubrum
511	BURLINGAME AV	FRONT	1	CHINESE TALLOW TREE	Triadica sebifera
511	BURLINGAME AV	FRONT	2	JAPANESE MAPLE	Acer palmatum
515	BURLINGAME AV	FRONT	1	RED MAPLE	Acer rubrum
521	BURLINGAME AV	FRONT	1	SOUTHERN MAGNOLIA	Magnolia grandiflora
801	BURLINGAME AV	FRONT	1	SOUTHERN MAGNOLIA	Magnolia grandiflora
801	BURLINGAME AV	FRONT	2	BRONZE LOQUAT	Eriobotrya deflexa
805	BURLINGAME AV	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua
809	BURLINGAME AV	FRONT	1	COAST REDWOOD	Sequoia sempervirens
809	BURLINGAME AV	FRONT	2	VACANT SITE	Vacant site
809	BURLINGAME AV	FRONT	3	BIGLEAF MAPLE	Acer macrophyllum
809	BURLINGAME AV	FRONT	4	TANBARK-OAK	Lithocarpus densiflorus
811	BURLINGAME AV	FRONT	1	RED MAPLE	Acer rubrum
811	BURLINGAME AV	FRONT	2	RED MAPLE	Acer rubrum
1501	BURLINGAME AV	FRONT	2	LONDON PLANE	Platanus X hispanica
1513	BURLINGAME AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1517	BURLINGAME AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1519	BURLINGAME AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1525	BURLINGAME AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1529	BURLINGAME AV	FRONT	1	LONDON PLANE	Platanus X hispanica

EXHIBIT A

1533	BURLINGAME AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1537	BURLINGAME AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1537	BURLINGAME AV	FRONT	2	LONDON PLANE	Platanus X hispanica
1538	BURLINGAME AV	FRONT	3	LONDON PLANE	Platanus X hispanica
1538	BURLINGAME AV	FRONT	4	LONDON PLANE	Platanus X hispanica
1541	BURLINGAME AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1545	BURLINGAME AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1549	BURLINGAME AV	FRONT	1	LONDON PLANE	Platanus X hispanica
85	CALIFORNIA DR	SIDE	1	MAIDENHAIR TREE	Ginkgo biloba
85	CALIFORNIA DR	SIDE	3	MAIDENHAIR TREE	Ginkgo biloba
85	CALIFORNIA DR	SIDE	4	MAIDENHAIR TREE	Ginkgo biloba
85	CALIFORNIA DR	SIDE	5	MAIDENHAIR TREE	Ginkgo biloba
85	CALIFORNIA DR	SIDE	6	MAIDENHAIR TREE	Ginkgo biloba
85	CALIFORNIA DR	SIDE	7	MAIDENHAIR TREE	Ginkgo biloba
85	CALIFORNIA DR	SIDE	8	MAIDENHAIR TREE	Ginkgo biloba
85	CALIFORNIA DR	SIDE	9	COAST LIVE OAK	Quercus agrifolia
85	CALIFORNIA DR	SIDE	10	MAIDENHAIR TREE	Ginkgo biloba
301	CHANNING RD	FRONT	1	SILVER MAPLE	Acer saccharinum
301	CHANNING RD	FRONT	2	SILVER MAPLE	Acer saccharinum
307	CHANNING RD	FRONT	1	LONDON PLANE	Platanus X hispanica
1601	CHAPIN AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1601	CHAPIN AV	FRONT	2	SYCAMORE	Platanus spp.
1601	CHAPIN AV	FRONT	3	ENGLISH HAWTHORN	Crataegus laevigata
1601	CHAPIN AV	FRONT	4	ENGLISH HAWTHORN	Crataegus laevigata
1601	CHAPIN AV	FRONT	5	ENGLISH HAWTHORN	Crataegus laevigata
1601	CHAPIN AV	FRONT	6	ENGLISH HAWTHORN	Crataegus laevigata
1601	CHAPIN AV	FRONT	7	SYCAMORE	Platanus spp.
1617	CHAPIN AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1617	CHAPIN AV	FRONT	2	LONDON PLANE	Platanus X hispanica
1617	CHAPIN AV	FRONT	3	LONDON PLANE	Platanus X hispanica
1617	CHAPIN AV	SIDE	1	AMERICAN SWEETGUM	Liquidambar styraciflua
1617	CHAPIN AV	SIDE	2	LONDON PLANE	Platanus X hispanica
1617	CHAPIN AV	SIDE	3	LONDON PLANE	Platanus X hispanica
301	CHAPIN LN	FRONT	1	LONDON PLANE	Platanus X hispanica

EXHIBIT A

310	CHAPIN LN	FRONT	1	LONDON PLANE	Platanus X hispanica
310	CHAPIN LN	FRONT	2	LONDON PLANE	Platanus X hispanica
316	CHAPIN LN	FRONT	1	LONDON PLANE	Platanus X hispanica
316	CHAPIN LN	FRONT	2	LONDON PLANE	Platanus X hispanica
320	CHAPIN LN	FRONT	1	LONDON PLANE	Platanus X hispanica
320	CHAPIN LN	FRONT	2	VACANT SITE	Vacant site
324	CHAPIN LN	FRONT	1	LONDON PLANE	Platanus X hispanica
328	CHAPIN LN	FRONT	1	LONDON PLANE	Platanus X hispanica
328	CHAPIN LN	FRONT	2	LONDON PLANE	Platanus X hispanica
301	CLARENDON RD	SIDE	1	CAMPHOR TREE	Cinnamomum camphora
1508	COLUMBUS AV	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua
1512	COLUMBUS AV	FRONT	1	RED OAK	Quercus rubra
1516	COLUMBUS AV	FRONT	1	OAK	Quercus spp.
1520	COLUMBUS AV	FRONT	1	RED OAK	Quercus rubra
1524	COLUMBUS AV	FRONT	1	RED OAK	Quercus rubra
1528	COLUMBUS AV	FRONT	1	SHUMARD RED OAK	Quercus shumardii
1532	COLUMBUS AV	FRONT	1	RED OAK	Quercus rubra
1588	COLUMBUS AV	FRONT	1	AUSTRALIAN WILLOW	Geijera parviflora
1588	COLUMBUS AV	FRONT	2	NICHOLS WILLOW LEAFED PEPPER	Eucalyptus nicholii
1592	COLUMBUS AV	FRONT	1	RED OAK	Quercus rubra
1596	COLUMBUS AV	FRONT	1	RED OAK	Quercus rubra
510	CORBITT DR	FRONT	1	EVERGREEN PEAR	Pyrus kawakamii
535	CORBITT DR	FRONT	1	LONDON PLANE	Platanus X hispanica
539	CORBITT DR	FRONT	1	LONDON PLANE	Platanus X hispanica
543	CORBITT DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1477	CORTEZ AV	SIDE	1	LONDON PLANE	Platanus X hispanica
1477	CORTEZ AV	SIDE	2	LONDON PLANE	Platanus X hispanica
1478	CORTEZ AV	SIDE	1	TRIDENT MAPLE	Acer buergeranum
1478	CORTEZ AV	SIDE	2	TRIDENT MAPLE	Acer buergeranum
1478	CORTEZ AV	SIDE	6	LOCUST	Robinia spp.
1478	CORTEZ AV	SIDE	7	LOCUST	Robinia spp.
1478	CORTEZ AV	SIDE	8	LOCUST	Robinia spp.
815	CROSSWAY RD	FRONT	1	RED MAPLE	Acer rubrum
843	CROSSWAY RD	SIDE	1	ORNAMENTAL PEAR	Pyrus calleryana

EXHIBIT A

843	CROSSWAY RD	SIDE	2	EVERGREEN PEAR	Pyrus kawakamii
843	CROSSWAY RD	SIDE	3	LONDON PLANE	Platanus X hispanica
1407	DESOTO AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1408	DESOTO AV	FRONT	1	SYCAMORE	Platanus spp.
1110	DOUGLAS AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1110	DOUGLAS AV	FRONT	2	LONDON PLANE	Platanus X hispanica
1111	DOUGLAS AV	FRONT	2	LONDON PLANE	Platanus X hispanica
1116	DOUGLAS AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1120	DOUGLAS AV	FRONT	1	AMERICAN SYCAMORE	Platanus occidentalis
1120	DOUGLAS AV	FRONT	2	COLUMBIA PLANE	Platanus X hispanica 'Columbia'
1121	DOUGLAS AV	FRONT	1	COLUMBIA PLANE	Platanus X hispanica 'Columbia'
1124	DOUGLAS AV	FRONT	1	ORNAMENTAL PEAR	Pyrus calleryana
1124	DOUGLAS AV	FRONT	2	ORNAMENTAL PEAR	Pyrus calleryana
1128	DOUGLAS AV	FRONT	1	VACANT SITE	Vacant site
1132	DOUGLAS AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1134	DOUGLAS AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1134	DOUGLAS AV	FRONT	2	LONDON PLANE	Platanus X hispanica
1138	DOUGLAS AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1138	DOUGLAS AV	FRONT	2	VACANT SITE	Vacant site
305	DWIGHT RD	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua
305	DWIGHT RD	FRONT	2	RED OAK	Quercus rubra
309	DWIGHT RD	FRONT	1	RED OAK	Quercus rubra
321	DWIGHT RD	FRONT	1	RED OAK	Quercus rubra
323	DWIGHT RD	FRONT	1	RED OAK	Quercus rubra
325	DWIGHT RD	FRONT	1	SOUTHERN MAGNOLIA	Magnolia grandiflora
332	DWIGHT RD	FRONT	1	RED OAK	Quercus rubra
333	DWIGHT RD	FRONT	1	EVERGREEN PEAR	Pyrus kawakamii
336	DWIGHT RD	FRONT	1	RED OAK	Quercus rubra
340	DWIGHT RD	FRONT	1	RED OAK	Quercus rubra
341	DWIGHT RD	FRONT	1	RED OAK	Quercus rubra
1501	EASTON DR	FRONT	1	VACANT SITE	Vacant site
1505	EASTON DR	FRONT	1	LEMON-SCENTED GUM	Corymbia citriodora
1505	EASTON DR	FRONT	2	NO REPLANT	No Replant
1509	EASTON DR	FRONT	1	LEMON-SCENTED GUM	Corymbia citriodora

EXHIBIT A

1601	EASTON DR	FRONT	1	BLUE GUM	Eucalyptus globulus
1605	EASTON DR	FRONT	1	LEMON-SCENTED GUM	Corymbia citriodora
1609	EASTON DR	FRONT	1	LEMON-SCENTED GUM	Corymbia citriodora
1613	EASTON DR	FRONT	1	EUCALYPTUS	Eucalyptus spp.
1616	EASTON DR	FRONT	1	EUCALYPTUS	Eucalyptus spp.
1705	EASTON DR	FRONT	1	LEMON-SCENTED GUM	Corymbia citriodora
1709	EASTON DR	FRONT	1	LEMON-SCENTED GUM	Corymbia citriodora
1709	EASTON DR	FRONT	2	YUCCA SPECIES	Yucca spp.
1715	EASTON DR	FRONT	1	EUCALYPTUS	Eucalyptus spp.
1719	EASTON DR	FRONT	1	EUCALYPTUS	Eucalyptus spp.
1805	EASTON DR	FRONT	1	LEMON-SCENTED GUM	Corymbia citriodora
1809	EASTON DR	FRONT	1	LEMON-SCENTED GUM	Corymbia citriodora
1809	EASTON DR	FRONT	2	LEMON-SCENTED GUM	Corymbia citriodora
1815	EASTON DR	FRONT	1	LEMON-SCENTED GUM	Corymbia citriodora
1905	EASTON DR	FRONT	1	VACANT SITE	Vacant site
1905	EASTON DR	FRONT	2	LEMON-SCENTED GUM	Corymbia citriodora
1905	EASTON DR	FRONT	3	STUMP	Stump
1907	EASTON DR	FRONT	1	LEMON-SCENTED GUM	Corymbia citriodora
1907	EASTON DR	FRONT	2	CALIFORNIA PEPPER	Schinus molle
1908	EASTON DR	FRONT	3	STUMP - NOT ACCESSIBLE	Stump - not accessible
1911	EASTON DR	FRONT	1	LEMON-SCENTED GUM	Corymbia citriodora
1912	EASTON DR	FRONT	1	LEMON-SCENTED GUM	Corymbia citriodora
2001	EASTON DR	FRONT	1	BLUE GUM	Eucalyptus globulus
2001	EASTON DR	FRONT	2	SOUTHERN MAGNOLIA	Magnolia grandiflora
2001	EASTON DR	FRONT	3	BLUE GUM	Eucalyptus globulus
2017	EASTON DR	FRONT	1	LEMON-SCENTED GUM	Corymbia citriodora
2017	EASTON DR	FRONT	2	LEMON-SCENTED GUM	Corymbia citriodora
815	EDGEHILL DR	FRONT	1	MAYTEN TREE	Maytenus boaria
1315	EDGEHILL DR	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua
1315	EDGEHILL DR	FRONT	2	AMERICAN SWEETGUM	Liquidambar styraciflua
1315	EDGEHILL DR	FRONT	3	RED MAPLE	Acer rubrum
1315	EDGEHILL DR	FRONT	4	CALIFORNIA BAY	Umbellularia californica
1323	EDGEHILL DR	FRONT	1	CHINESE TALLOW TREE	Triadica sebifera
1416	FLORIBUNDA AV	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua

EXHIBIT A

1422	FLORIBUNDA AV	FRONT	1	MAYTEN TREE	Maytenus boaria
1440	FLORIBUNDA AV	FRONT	1	VACANT SITE	Vacant site
1446	FLORIBUNDA AV	FRONT	1	SOUTHERN MAGNOLIA	Magnolia grandiflora
1446	FLORIBUNDA AV	FRONT	2	SOUTHERN MAGNOLIA	Magnolia grandiflora
1452	FLORIBUNDA AV	FRONT	1	SOUTHERN MAGNOLIA	Magnolia grandiflora
1452	FLORIBUNDA AV	FRONT	2	SOUTHERN MAGNOLIA	Magnolia grandiflora
1452	FLORIBUNDA AV	FRONT	3	SOUTHERN MAGNOLIA	Magnolia grandiflora
1452	FLORIBUNDA AV	FRONT	4	SOUTHERN MAGNOLIA	Magnolia grandiflora
1500	FLORIBUNDA AV	FRONT	1	SOUTHERN MAGNOLIA	Magnolia grandiflora
1500	FLORIBUNDA AV	FRONT	2	SOUTHERN MAGNOLIA	Magnolia grandiflora
1500	FLORIBUNDA AV	FRONT	3	SOUTHERN MAGNOLIA	Magnolia grandiflora
1500	FLORIBUNDA AV	FRONT	4	AMERICAN SWEETGUM	Liquidambar styraciflua
1500	FLORIBUNDA AV	MEDIAN	1	CANARY ISLAND DATE PALM	Phoenix canariensis
1508	FLORIBUNDA AV	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua
1508	FLORIBUNDA AV	FRONT	2	ORNAMENTAL PEAR	Pyrus calleryana
1512	FLORIBUNDA AV	FRONT	1	RED MAPLE	Acer rubrum
1512	FLORIBUNDA AV	FRONT	2	TRIDENT MAPLE	Acer buergeranum
1512	FLORIBUNDA AV	FRONT	3	TRIDENT MAPLE	Acer buergeranum
1520	FLORIBUNDA AV	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua
1520	FLORIBUNDA AV	FRONT	2	AMERICAN SWEETGUM	Liquidambar styraciflua
1528	FLORIBUNDA AV	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua
1528	FLORIBUNDA AV	FRONT	2	SOUTHERN MAGNOLIA	Magnolia grandiflora
1532	FLORIBUNDA AV	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua
501	FRANCISCO DR	FRONT	3	LONDON PLANE	Platanus X hispanica
501	FRANCISCO DR	FRONT	4	EUROPEAN WHITE BIRCH	Betula pendula
508	FRANCISCO DR	FRONT	1	LONDON PLANE	Platanus X hispanica
512	FRANCISCO DR	FRONT	1	LONDON PLANE	Platanus X hispanica
512	FRANCISCO DR	FRONT	2	LONDON PLANE	Platanus X hispanica
520	FRANCISCO DR	FRONT	1	LONDON PLANE	Platanus X hispanica
524	FRANCISCO DR	FRONT	1	LONDON PLANE	Platanus X hispanica
526	FRANCISCO DR	FRONT	1	LONDON PLANE	Platanus X hispanica
41	HIGHLAND AV	SIDE	1	CHINESE TALLOW TREE	Triadica sebifera
1920	HILLSIDE DR	SIDE	1	LONDON PLANE	Platanus X hispanica
700	HOWARD AV	SIDE	1	PURPLE-LEAF PLUM	Prunus cerasifera

EXHIBIT A

700 HOWARD AV	SIDE	2 STONE FRUIT	Prunus spp.
700 HOWARD AV	SIDE	3 PEACH	Prunus persica
1210 LAGUNA AV	FRONT	1 NO REPLANT	No Replant
1215 LAGUNA AV	FRONT	1 RED MAPLE	Acer rubrum
1225 LAGUNA AV	FRONT	1 SYCAMORE	Platanus spp.
1229 LAGUNA AV	FRONT	1 SOUTHERN MAGNOLIA	Magnolia grandiflora
1233 LAGUNA AV	FRONT	1 RED MAPLE	Acer rubrum
1237 LAGUNA AV	FRONT	1 SOUTHERN MAGNOLIA	Magnolia grandiflora
1241 LAGUNA AV	FRONT	1 VACANT SITE	Vacant site
1245 LAGUNA AV	FRONT	1 AMERICAN SWEETGUM	Liquidambar styraciflua
1245 LAGUNA AV	FRONT	2 ASH SPECIES	Fraxinus spp.
1321 LAGUNA AV	FRONT	2 TRIDENT MAPLE	Acer buergeranum
1325 LAGUNA AV	FRONT	1 TRIDENT MAPLE	Acer buergeranum
1329 LAGUNA AV	FRONT	1 SOUTHERN MAGNOLIA	Magnolia grandiflora
1333 LAGUNA AV	FRONT	1 VACANT SITE	Vacant site
1337 LAGUNA AV	FRONT	1 SOUTHERN MAGNOLIA	Magnolia grandiflora
1337 LAGUNA AV	FRONT	2 SOUTHERN MAGNOLIA	Magnolia grandiflora
1341 LAGUNA AV	FRONT	1 RED MAPLE	Acer rubrum
1345 LAGUNA AV	FRONT	1 EVERGREEN PEAR	Pyrus kawakamii
1349 LAGUNA AV	FRONT	1 SOUTHERN MAGNOLIA	Magnolia grandiflora
1349 LAGUNA AV	FRONT	2 SOUTHERN MAGNOLIA	Magnolia grandiflora
1355 LAGUNA AV	FRONT	1 TRIDENT MAPLE	Acer buergeranum
1355 LAGUNA AV	FRONT	2 RED MAPLE	Acer rubrum
1355 LAGUNA AV	FRONT	3 RED MAPLE	Acer rubrum
1355 LAGUNA AV	FRONT	4 RED MAPLE	Acer rubrum
1411 LAGUNA AV	FRONT	1 AMERICAN SWEETGUM	Liquidambar styraciflua
1415 LAGUNA AV	FRONT	1 SILK TREE	Albizia julibrissin
1421 LAGUNA AV	FRONT	1 YOSHINO CHERRY	Prunus yedoensis
1423 LAGUNA AV	FRONT	1 AMERICAN SWEETGUM	Liquidambar styraciflua
500 MARIN DR	FRONT	2 LONDON PLANE	Platanus X hispanica
501 MARIN DR	FRONT	1 LONDON PLANE	Platanus X hispanica
528 MARIN DR	FRONT	1 LONDON PLANE	Platanus X hispanica
1109 MILLS AV	FRONT	1 IDAHO LOCUST	Robinia ambigua 'Idahoensis'
1109 MILLS AV	FRONT	2 PINK LOCUST	Robinia ambigua

EXHIBIT A

1201 MILLS AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1201 MILLS AV	FRONT	2 PINK LOCUST	Robinia ambigua
1205 MILLS AV	FRONT	1 PINK LOCUST	Robinia ambigua
1205 MILLS AV	FRONT	2 LONDON PLANE	Platanus X hispanica
1209 MILLS AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1213 MILLS AV	FRONT	1 RAYWOOD ASH	Fraxinus angustifolia 'Raywood'
1213 MILLS AV	FRONT	2 RAYWOOD ASH	Fraxinus angustifolia 'Raywood'
1217 MILLS AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1301 MILLS AV	FRONT	1 SOUTHERN MAGNOLIA	Magnolia grandiflora
1305 MILLS AV	FRONT	1 SOUTHERN MAGNOLIA	Magnolia grandiflora
1309 MILLS AV	FRONT	1 WESTERN CATALPA	Catalpa speciosa
1313 MILLS AV	FRONT	1 WESTERN CATALPA	Catalpa speciosa
1313 MILLS AV	FRONT	2 WESTERN CATALPA	Catalpa speciosa
1405 MILLS AV	FRONT	1 AMERICAN SWEETGUM	Liquidambar styraciflua
1409 MILLS AV	FRONT	1 SYCAMORE	Platanus spp.
1409 MILLS AV	FRONT	2 SYCAMORE	Platanus spp.
1031 MORRELL AV	SIDE	1 SYCAMORE	Platanus spp.
1031 MORRELL AV	SIDE	2 VACANT SITE	Vacant site
1500 NEWLANDS AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1500 NEWLANDS AV	FRONT	2 LONDON PLANE	Platanus X hispanica
1500 NEWLANDS AV	FRONT	3 LONDON PLANE	Platanus X hispanica
1528 NEWLANDS AV	FRONT	2 LONDON PLANE	Platanus X hispanica
1532 NEWLANDS AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1540 NEWLANDS AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1540 NEWLANDS AV	FRONT	2 LONDON PLANE	Platanus X hispanica
1540 NEWLANDS AV	FRONT	3 LONDON PLANE	Platanus X hispanica
1546 NEWLANDS AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1546 NEWLANDS AV	FRONT	2 LONDON PLANE	Platanus X hispanica
1548 NEWLANDS AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1551 NEWLANDS AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1201 OAK GROVE AV	FRONT	1 RED OAK	Quercus rubra
1209 OAK GROVE AV	FRONT	1 RED OAK	Quercus rubra
1210 OAK GROVE AV	FRONT	1 SCARLET OAK	Quercus coccinea
1217 OAK GROVE AV	FRONT	1 RED OAK	Quercus rubra

EXHIBIT A

1217	OAK GROVE AV	FRONT	2	RED OAK	Quercus rubra
1221	OAK GROVE AV	FRONT	2	RED OAK	Quercus rubra
1225	OAK GROVE AV	FRONT	1	RED OAK	Quercus rubra
1235	OAK GROVE AV	FRONT	1	RED OAK	Quercus rubra
1239	OAK GROVE AV	FRONT	1	RED OAK	Quercus rubra
1239	OAK GROVE AV	FRONT	2	RED OAK	Quercus rubra
1245	OAK GROVE AV	FRONT	1	RED OAK	Quercus rubra
1245	OAK GROVE AV	FRONT	2	RED OAK	Quercus rubra
1265	OAK GROVE AV	FRONT	1	RED OAK	Quercus rubra
1269	OAK GROVE AV	FRONT	1	RED OAK	Quercus rubra
1275	OAK GROVE AV	FRONT	1	RED OAK	Quercus rubra
1285	OAK GROVE AV	FRONT	1	RED OAK	Quercus rubra
1285	OAK GROVE AV	FRONT	2	RED OAK	Quercus rubra
1407	OAK GROVE AV	FRONT	1	CHINESE TALLOW TREE	Triadica sebifera
1419	OAK GROVE AV	FRONT	1	CRAPE MYRTLE	Lagerstroemia indica
1449	OAK GROVE AV	REAR	1	RED OAK	Quercus rubra
1457	OAK GROVE AV	FRONT	1	AUSTRALIAN WILLOW	Geijera parviflora
1459	OAK GROVE AV	FRONT	1	RED OAK	Quercus rubra
1463	OAK GROVE AV	FRONT	1	RED OAK	Quercus rubra
1491	OAK GROVE AV	FRONT	1	VACANT SITE	Vacant site
1493	OAK GROVE AV	FRONT	1	RED OAK	Quercus rubra
101	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
105	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
109	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
109	OCCIDENTAL AV	FRONT	2	LONDON PLANE	Platanus X hispanica
115	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
115	OCCIDENTAL AV	FRONT	2	LONDON PLANE	Platanus X hispanica
117	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
117	OCCIDENTAL AV	FRONT	2	LONDON PLANE	Platanus X hispanica
121	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
121	OCCIDENTAL AV	FRONT	2	LONDON PLANE	Platanus X hispanica
125	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
125	OCCIDENTAL AV	FRONT	2	LONDON PLANE	Platanus X hispanica
129	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica

EXHIBIT A

129	OCCIDENTAL AV	FRONT	2	LONDON PLANE	Platanus X hispanica
133	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
139	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
139	OCCIDENTAL AV	FRONT	2	LONDON PLANE	Platanus X hispanica
141	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
145	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
149	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
149	OCCIDENTAL AV	FRONT	2	LONDON PLANE	Platanus X hispanica
153	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
157	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
157	OCCIDENTAL AV	FRONT	2	LONDON PLANE	Platanus X hispanica
211	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
245	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
245	OCCIDENTAL AV	FRONT	2	ORNAMENTAL PEAR	Pyrus calleryana
300	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
300	OCCIDENTAL AV	FRONT	2	LONDON PLANE	Platanus X hispanica
300	OCCIDENTAL AV	FRONT	3	LONDON PLANE	Platanus X hispanica
300	OCCIDENTAL AV	FRONT	4	LONDON PLANE	Platanus X hispanica
300	OCCIDENTAL AV	FRONT	5	LONDON PLANE	Platanus X hispanica
340	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
344	OCCIDENTAL AV	FRONT	1	LONDON PLANE	Platanus X hispanica
344	OCCIDENTAL AV	FRONT	2	LONDON PLANE	Platanus X hispanica
344	OCCIDENTAL AV	FRONT	3	LONDON PLANE	Platanus X hispanica
1101	OXFORD RD	SIDE	1	SOUTHERN MAGNOLIA	Magnolia grandiflora
1101	OXFORD RD	SIDE	2	SOUTHERN MAGNOLIA	Magnolia grandiflora
1101	OXFORD RD	SIDE	3	SOUTHERN MAGNOLIA	Magnolia grandiflora
1112	PALM DR	FRONT	1	SOUTHERN MAGNOLIA	Magnolia grandiflora
1112	PALM DR	FRONT	2	LONDON PLANE	Platanus X hispanica
1116	PALM DR	FRONT	1	SYCAMORE	Platanus spp.
1116	PALM DR	FRONT	2	LONDON PLANE	Platanus X hispanica
1120	PALM DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1124	PALM DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1128	PALM DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1132	PALM DR	FRONT	1	LONDON PLANE	Platanus X hispanica

EXHIBIT A

1133	PALM DR	FRONT	1	VACANT SITE	Vacant site
1136	PALM DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1140	PALM DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1140	PALM DR	FRONT	2	LONDON PLANE	Platanus X hispanica
1144	PALM DR	FRONT	1	AMERICAN SWEETGUM	Liquidambar styraciflua
1204	PALM DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1204	PALM DR	FRONT	2	LONDON PLANE	Platanus X hispanica
1208	PALM DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1208	PALM DR	FRONT	2	LONDON PLANE	Platanus X hispanica
1308	PALM DR	FRONT	1	CRAPE MYRTLE	Lagerstroemia indica
1312	PALM DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1316	PALM DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1316	PALM DR	FRONT	2	LONDON PLANE	Platanus X hispanica
1404	PALM DR	FRONT	1	MAYTEN TREE	Maytenus boaria
1404	PALM DR	FRONT	2	MAYTEN TREE	Maytenus boaria
1408	PALM DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1408	PALM DR	FRONT	2	LONDON PLANE	Platanus X hispanica
1421	PALM DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1429	PALM DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1430	PALM DR	FRONT	1	LONDON PLANE	Platanus X hispanica
1430	PALM DR	FRONT	2	LONDON PLANE	Platanus X hispanica
1430	PALM DR	FRONT	3	LONDON PLANE	Platanus X hispanica
1430	PALM DR	FRONT	4	LONDON PLANE	Platanus X hispanica
1430	PALM DR	FRONT	5	LONDON PLANE	Platanus X hispanica
49	PARK RD	SIDE	1	FLOWERING PLUM	Prunus blireiana
49	PARK RD	SIDE	2	FLOWERING PLUM	Prunus blireiana
1104	SANCHEZ AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1104	SANCHEZ AV	FRONT	2	LONDON PLANE	Platanus X hispanica
1108	SANCHEZ AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1112	SANCHEZ AV	FRONT	1	VACANT SITE	Vacant site
1120	SANCHEZ AV	FRONT	1	VACANT SITE	Vacant site
1120	SANCHEZ AV	FRONT	2	VACANT SITE	Vacant site
1202	SANCHEZ AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1208	SANCHEZ AV	FRONT	1	LONDON PLANE	Platanus X hispanica

EXHIBIT A

1212 SANCHEZ AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1220 SANCHEZ AV	FRONT	1 AMERICAN SWEETGUM	Liquidambar styraciflua
1220 SANCHEZ AV	FRONT	2 SOUTHERN MAGNOLIA	Magnolia grandiflora
1220 SANCHEZ AV	FRONT	3 CHINESE TALLOW TREE	Triadica sebifera
1220 SANCHEZ AV	FRONT	4 SOUTHERN MAGNOLIA	Magnolia grandiflora
1220 SANCHEZ AV	FRONT	5 MAIDENHAIR TREE	Ginkgo biloba
1220 SANCHEZ AV	SIDE	1 MAIDENHAIR TREE	Ginkgo biloba
1300 SANCHEZ AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1308 SANCHEZ AV	FRONT	1 MAIDENHAIR TREE	Ginkgo biloba
1308 SANCHEZ AV	FRONT	2 BLOODGOOD PLANE	Platanus X hispanica 'Bloodgood'
1312 SANCHEZ AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1316 SANCHEZ AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1332 SANCHEZ AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1336 SANCHEZ AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1340 SANCHEZ AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1344 SANCHEZ AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1349 SANCHEZ AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1404 SANCHEZ AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1404 SANCHEZ AV	FRONT	2 LONDON PLANE	Platanus X hispanica
1408 SANCHEZ AV	FRONT	1 VACANT SITE	Vacant site
1412 SANCHEZ AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1418 SANCHEZ AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1420 SANCHEZ AV	FRONT	1 VACANT SITE	Vacant site
1700 SHERMAN AV	FRONT	1 SOUTHERN MAGNOLIA	Magnolia grandiflora
1700 SHERMAN AV	FRONT	2 SOUTHERN MAGNOLIA	Magnolia grandiflora
1700 SHERMAN AV	FRONT	3 SOUTHERN MAGNOLIA	Magnolia grandiflora
1700 SHERMAN AV	FRONT	4 SOUTHERN MAGNOLIA	Magnolia grandiflora
1720 SHERMAN AV	FRONT	1 CRAPE MYRTLE	Lagerstroemia indica
1720 SHERMAN AV	FRONT	2 CRAPE MYRTLE	Lagerstroemia indica
1720 SHERMAN AV	FRONT	3 CRAPE MYRTLE	Lagerstroemia indica
1720 SHERMAN AV	FRONT	4 CRAPE MYRTLE	Lagerstroemia indica
1720 SHERMAN AV	FRONT	5 CRAPE MYRTLE	Lagerstroemia indica
1720 SHERMAN AV	FRONT	6 CRAPE MYRTLE	Lagerstroemia indica
1720 SHERMAN AV	FRONT	7 CRAPE MYRTLE	Lagerstroemia indica

EXHIBIT A

1720 SHERMAN AV	FRONT	8 CRAPE MYRTLE	Lagerstroemia indica
37 STANLEY RD	FRONT	2 AMERICAN SWEETGUM	Liquidambar styraciflua
40 STANLEY RD	FRONT	2 AMERICAN SWEETGUM	Liquidambar styraciflua
40 STANLEY RD	SIDE	1 MAIDENHAIR TREE	Ginkgo biloba
117 STANLEY RD	FRONT	1 RED MAPLE	Acer rubrum
121 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
129 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
133 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
133 STANLEY RD	FRONT	2 TULIP TREE	Liriodendron tulipifera
137 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
137 STANLEY RD	FRONT	2 TULIP TREE	Liriodendron tulipifera
209 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
213 STANLEY RD	FRONT	1 CHINESE TALLOW TREE	Triadica sebifera
217 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
221 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
221 STANLEY RD	FRONT	2 TRIDENT MAPLE	Acer buergeranum
221 STANLEY RD	FRONT	3 TULIP TREE	Liriodendron tulipifera
225 STANLEY RD	FRONT	1 VACANT SITE	Vacant site
229 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
229 STANLEY RD	FRONT	2 TRIDENT MAPLE	Acer buergeranum
1104 VANCOUVER AV	FRONT	1 GOLDENRAIN TREE	Koelreuteria paniculata
1104 VANCOUVER AV	FRONT	2 GOLDENRAIN TREE	Koelreuteria paniculata
1108 VANCOUVER AV	FRONT	1 TRIDENT MAPLE	Acer buergeranum
1112 VANCOUVER AV	FRONT	1 GOLDENRAIN TREE	Koelreuteria paniculata
1112 VANCOUVER AV	FRONT	2 SOUTHERN MAGNOLIA	Magnolia grandiflora
1116 VANCOUVER AV	FRONT	1 WESTERN CATALPA	Catalpa speciosa
1116 VANCOUVER AV	FRONT	2 WESTERN CATALPA	Catalpa speciosa
1120 VANCOUVER AV	FRONT	1 TRIDENT MAPLE	Acer buergeranum
1120 VANCOUVER AV	FRONT	2 WESTERN CATALPA	Catalpa speciosa
1486 VANCOUVER AV	SIDE	1 LONDON PLANE	Platanus X hispanica
1486 VANCOUVER AV	SIDE	2 LONDON PLANE	Platanus X hispanica
1486 VANCOUVER AV	SIDE	3 ORNAMENTAL PEAR	Pyrus calleryana
1486 VANCOUVER AV	SIDE	4 PURPLE-LEAF PLUM	Prunus cerasifera
600 VERNON WY	FRONT	1 RED OAK	Quercus rubra

EXHIBIT A

719	WINCHESTER DR	FRONT	1	LONDON PLANE	Platanus X hispanica
723	WINCHESTER DR	FRONT	1	SYCAMORE	Platanus spp.
727	WINCHESTER DR	FRONT	1	LONDON PLANE	Platanus X hispanica
731	WINCHESTER DR	FRONT	1	LONDON PLANE	Platanus X hispanica
735	WINCHESTER DR	FRONT	1	LONDON PLANE	Platanus X hispanica
739	WINCHESTER DR	FRONT	1	LONDON PLANE	Platanus X hispanica
743	WINCHESTER DR	FRONT	1	LONDON PLANE	Platanus X hispanica
747	WINCHESTER DR	FRONT	1	LONDON PLANE	Platanus X hispanica
751	WINCHESTER DR	FRONT	1	LONDON PLANE	Platanus X hispanica
755	WINCHESTER DR	FRONT	1	VACANT SITE	Vacant site
801	WINCHESTER DR	FRONT	1	LONDON PLANE	Platanus X hispanica
805	WINCHESTER DR	FRONT	1	LONDON PLANE	Platanus X hispanica
808	WINCHESTER DR	FRONT	3	LONDON PLANE	Platanus X hispanica
809	WINCHESTER DR	FRONT	1	LONDON PLANE	Platanus X hispanica
813	WINCHESTER DR	FRONT	1	LONDON PLANE	Platanus X hispanica
817	WINCHESTER DR	FRONT	1	LONDON PLANE	Platanus X hispanica
821	WINCHESTER DR	FRONT	1	LONDON PLANE	Platanus X hispanica

Staff have researched alternative species that may resemble existing features of the current designated Themed Block Species that present overhead utility conflict. These species are generally shorter in stature and should not exceed a height of 25'.

Red Maple Replacement Options

The current Red Maple is a fast-growing upright tree. The tree has a smooth, grey-colored bark. Leaves are green in the spring and summer and turn red with the fall leaf drop. Being a maple, this species has a moderate need for water and can have aggressive rooting. The Red maple typically grows to heights of 40-60'. One alternative tree to consider is the Shangtung Maple (*Acer truncatum*) (Exhibit C). This specimen grows to a height of 25' and has been recommended by some nurseries as a street tree under electrical utility wires. This tree also has green leaves in the spring and summer, though these leaves appear glossy compared to the Dull green of the Red Maple. The Shangtung Maple also has bright red leaves in the fall and is pest and disease-resistant. This species is available from one of the local wholesale tree suppliers. The Moosebark Maple (*Acer pensylvanicum*) is a smaller stature maple native to the Eastern United States. This specimen can often take on a more shrubby form. Spring and summer leaves are dull green, which matches the appearance of a Red Maple. However, fall leaves become yellow. This tree is also prone to sun scorch in areas of full sun. This species was unable to be sourced locally.

Red Oak Replacement Options

The current Red Oak grows at a moderate pace. This specimen tends to grow in broad form, eventually reaching heights that present overhead utility conflict. This species is deciduous, with green leaves in the spring and summer that turn brown in the fall. One smaller oak species that may appear similar is the Gambel Oak (*Quercus gambelli*) (Exhibit D). The Gambel Oak is native to the Southwest. It often appears shrubby in its natural form. This species will require significant training and pruning by staff to establish itself as a street tree in the urban environment. The Gambel Oak is susceptible to fungal diseases anthracnose and powdery mildew, similar to Red Oaks. The Gambel oak produces green leaves in the Spring and Summer that turn brown in the fall. This species can be sourced through a local wholesale nursery. Another alternative is the Dwarf Chinkapin Oak (*Quercus prinoides*). This species is a smaller-stature species native to the Eastern United States. These trees produce a heavy crop of acorns starting at a young age. These trees do not tolerate root pruning well. Spring and summer leaves are oval-shaped and green in color. Fall leaves turn brown. This species is not readily available from local wholesale suppliers.

London Planetree

The current London Planetree is a fast-growing upright tree that can reach heights of 80'. The City currently plants the 'Columbia' variety as these have the greatest disease resistance to the common fungal diseases anthracnose and powdery mildew. These trees have strong vertical growth, often presenting utility conflict within 5 years. Aplen's Globe Planetree (*Platanus acerifolia* 'Alpen's Globe') is a dwarf variety planetree (Exhibit E). This is a newly developed European variety. This variety mimics the same look as the current Planetrees existing in Burlingame but is grafted to a dwarfing rootstock to limit the tree's growth. We have been unable to source this species in the United States. Another variety researched is the *Platanus acerifolia* 'Mirkovec'. This

is another European variety with similar attributes desired. It, too, cannot be sourced in the United States. If no suitable smaller-stature Planetree is available, an alternative maple species as listed above could be considered.

Staff have had difficulty sourcing trees that were once readily available. Staff consults with four local wholesale nurseries to bulk purchase Street trees. In the last several years, the nursery industry has shifted priorities to focus on providing species in the highest demand. Trees that were once readily available are seemingly nowhere to be found locally. This leaves staff ordering small saplings from out of state and growing them in the Parks Yard nursery. The result is smaller specimens being planted in designated Themed Block areas and greater staff time procuring and growing Themed Block Species.

In preparation for the Thursday, May 1, 2025 Beautification Commission Meeting, the City has noticed this subject via the City E-news, social media, and mailing to over 3,700 residents and property owners that live in Themed Block areas. The cost of this mailing was over \$1,700.

FISCAL IMPACT

The fiscal impact will likely be lower long-term costs due to the increased maintenance and removal needs of trees in conflict with utilities. However, costs of procuring and planting designated Themed Block species may increase depending on the species designated by the Commission.

EXHIBITS

- A. March 6, 2025 Staff Report
- B. Draft Minutes of the March 6, 2025 Beautification Commission Meeting
- C. Shangtung Maple Data Sheet
- D. Gambel Oak Data Sheet
- E. Alphen's Globe Planetree Data Sheet

Scientific Name

Acer truncatum

Common Name

Shantung Maple



Common Name: shantung maple

Type: Tree

Family: Sapindaceae

Zone: 4 to 8

Height: 20.00 to 25.00 feet

Spread: 15.00 to 20.00 feet

Bloom Time: April

Bloom Description: Greenish yellow

Sun: Full sun to part shade

Water: Medium

Maintenance: Low

Flower: Insignificant

Leaf: Good Fall

Tolerate: Drought



Quercus gambelii
Gambel Oak

Gambel oak is native over a wide range in the southwestern U.S. and Mexico, from 4000' to 8000' in elevation. Usually found in dense thickets, its size varies from 5 foot shrubs to 50 foot trees, depending upon available moisture and deer browsing. With adequate moisture, Gambel oak can grow 2 feet per year. It performs best in areas where temperatures cool off at night, such as Albuquerque, NM Las Vegas, NV and colder locations. Infrequent, deep irrigations are best, since root rot can occur in heavy water-logged soils. In very sandy, well-drained soils more frequent irrigations will be needed. It has deeply-lobed, deciduous leaves and rough, grey bark.

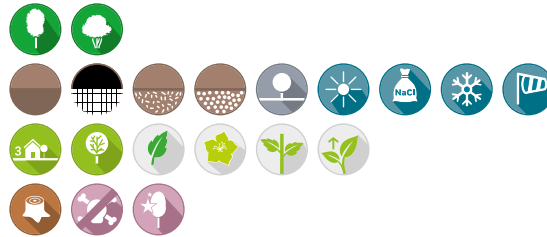
AT A GLANCE SUMMARY	
SIZE (H X W)	15-30 feet x 15-30 feet
FLOWER COLOR	Green
FLOWER SEASON	Spring
EXPOSURE	Full sun
WATER	Low
GROWTH RATE	Slow
HARDINESS	-30° F, USDA Zone 4
PRUNING	To shape



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Platanus ×hispanica 'Alphen's Globe'



Height	4-5 m
Width	3-6m
Crown	round/spherical, half-open crown
Bark and branches	flaking, greygreen
Leaf	green
Flowers	yellowgreen, flowers in May
Fruits	brown
Spines/thorns	None
Toxicity	usually not toxic to people, (large) pets and livestock
Soil type	clayed soil, loamy soil, sandy soil, peaty soil
Paving	tolerates paving
Winter hardiness zone	6a (-23,3 to -20,6 °C)
Wind resistance	good
Other resistances	resistant to frost (WH 1 - 6), can withstand wind, resistant to de-icing salt
Application	narrow streets, tree containers, roof gardens, small gardens, patio gardens
Shape	clearstem tree, multi-stem treem

This fairly recent Dutch selection is distinguished from the species by the smaller size of the crown. It is usually grafted on a stem causing it to assume the shape of a large sphere. It shows strong growth and its eventual height very much depends on the height of the graft. The broad leaf has 3 - 5 sharply serrated lobes and is slightly hairy on the underside. In the autumn the leaves turn colour to a brownish yellow. Is very resistant to hard surfaces. It also supports pruning well, even in old wood. It is important to use a tree stake for support at the sapling stage. Stands up well to wind. For narrow streets, small gardens and squares. Winter hardiness zone: 6a



TYPES OF PLANTING

Tree types: standard trees

USE

Location: street, avenue, square, park, central reservation, large garden, small garden, cemetery | **Pavement:** none, open, sealed

CHARACTERISTICS

Crown shape: rounded | **Crown structure:** dense | **Height:** 6 - 10 m | **Width:** 4 - 8 m | **Winter hardiness zone:** 6B - 9B

ASPECTS

Wind: tolerant to wind | **Soil:** loess, sabulous clay, peaty, heavy clay, light clay, sand, loamy soil, all soils | **Nutrient level:** moderately rich in nutrients, rich in nutrients | **Soil moisture level:** moist | **Light requirements:** sun, partial shade | **pH range:** acidic, neutral, alkaline | **Extreme environments:** tolerant to salt spray

PLANTKENMERKEN

Flowers: heads, discrete, pendulous | **Flower colour:** yellow-green | **Flowering period:** May - May | **Leaf colour:** green, buds bright green | **Leaves:** deciduous, palmate, dissected, dentate, lobate | **Autumn colour:** bronze-red | **Fruits:** striking, capsule | **Fruit colour:** brown | **Bark colour:** brown, green, grey | **Bark:** peeling | **Twig colour:** cinnamon-brown | **Twigs:** bare



BURLINGAME BEAUTIFICATION COMMISSION
Draft Minutes May 1, 2025

The regularly scheduled meeting of the Beautification Commission was called to order at 6:30 p.m. by Chair Chu.

ROLL CALL

Present: Chair Chu, Commissioners Batte, Bauer, and Kirchner
Absent: Commissioner Damico
Staff: Parks Superintendent/City Arborist Holtz, Parks Supervisor Burow, and Recording Secretary Flores
Others: None

MINUTES

Commissioner Batte made a motion to approve the February 6, 2025, Regular Meeting minutes with corrections to Commissioner Kirchner's name. The motion was seconded by Commissioner Bauer and was approved. 4-0-1

City Arborist Holtz explained that page four of the March 6, 2025, draft minutes required a correction to Supervisor Burow's comments in the third paragraph to clarify that she referred to Redwood trees, not Cedar trees. It was later determined that the comment was made and would not be struck from the final approved minutes.

Commissioner Bauer made a motion to approve the March 6, 2025, Regular Meeting minutes with corrections to Commissioner Kirchner's name. The motion was seconded by Chair Chu and was approved. 4-0-1

CORRESPONDENCE

None

PUBLIC COMMENT

None

PRESENTATION

None

OLD BUSINESS

1. Discussion of Themed Block Utility Conflicts and Potential Revisions to the Theme Block Lists

Arborist Holtz provided a summary of previous discussions surrounding the topic of Themed Blocks. He presented the staff report and explained that approximately 600 themed block sites are under primary utilities, with large canopy species causing concern. He presented similar-looking alternative trees to the Red Maple, Red Oak, and London Plane trees, which would best mimic the intent of the themed blocks. The Shangtung Maple and Moosebark Maple would best mimic the Red Maple, although the Moosebark Maple is unavailable to source locally. The Shangtung Maple is available locally and available for viewing during the meeting. The Red Oak alternatives found were the Gambel Oak tree, available to be viewed during the meeting, and the Dwarf Chinkapin Oak, which cannot be sourced locally. Arborist Holtz

confirmed that although there are London Plane alternatives, such as the Alpens Globe or Mirkovec, none are available within the United States, and he is not confident we could source a suitable alternative moving forward. Further, he explained that the London Plane is the tree with a greater number of utility conflicts. They are also reaching an age where staff is seeing a lot more decay and branch failures and are being replaced with the Columbia species, which is vigorous and disease-resistant but has strong vertical growth. Utility interference can be seen as early as five years.

Arborist Holtz explained that the Commission could move to leave the current Themed Block list unchanged, allow property owners to individually select species from the Primary Utility Plant List for areas with large canopy trees in utility conflict, or approve a species for the locations under utilities.

Commissioner Batte asked whether a themed block must have only one species or if it can have more than one. Arborist Holtz stated that historically, the City has designated one dominant species per themed block. A change can be proposed by the Commission and presented to the City Council for approval.

Chair Chu open Public Comment.

Cathy Baylock, a Newlands Avenue resident, spoke in favor of keeping the Themed Block List unchanged for Sycamore specific blocks. She argued that PG&E has done a good job keeping the trees under utilities maintained and out of their infrastructure. Also, she stated that larger canopy trees are necessary for wider streets such as Newlands Avenue and Occidental Avenue. Lastly, she spoke of the Deodar Cedars in the City of Altadena, which were not damaged during the recent fires. She explained that Deodar Cedars are very low in flammability.

Jennifer Pfaff, a Burlingame resident, said she liked the Shangtung Maple and Gambel Oak trees presented at the meeting. If she had to pick from either as a Sycamore alternative, she would prefer the Shangtung Maple tree, although she was in favor of leaving the Sycamore trees alone as they currently are. Further, she spoke of her concern with possible changes to areas that are not affected by utility conflicts and urged the Commission to ensure that if an alternate is proposed, it is only for tree sites directly in conflict with utilities. All other sites on that block remain as the original themed species.

Chair Chu closed Public Comment and Commission discussion ensued.

Commissioner Bauer asked for clarification on the alternatives for the three trees posing utility conflicts on themed blocks. Arborist Holtz confirmed that the Shangtung Maple tree is the Red Maple alternate that could be sourced locally; the Gambel Oak is the alternative species to the Red Oak tree that could be sourced locally; and in the staff's opinion, there is no viable option locally available as a London Plane alternative. Arborist Holtz referred back to public comment and confirmed that the residents who spoke suggested that they liked the Shangtung Maple as an alternative to the London Plane tree and the Red Maple tree if they had to pick one. He explained that the staff focused on locating alternatives that would most resemble the current themed species but that the Commission may choose to pick any alternative that they see fit. Commissioner Bauer stated that she is inclined to move forward with the smaller alternate species for areas in utility conflict, specifically the Shantung Maple and Gambel Oak, and not recommend an alternative for the London Plane tree.

The Commissioners took a closer look at the two alternatives physically present at the meeting.

Commissioner Kirchner confirmed that the Commission is tasked with making a recommendation that will be presented to the City Council for final review. Arborist Holtz confirmed that if a change is recommended, staff will bring it to the Council for review and approval. Commissioner Kirchner inquired whether the Commission could also recommend no change to Council. Arborist Holtz confirmed.

Chair Chu asked whether any commonly available trees have bark that resembles the London Plane trees. Arborist Holtz stated that the Chinese Elm tree has a modeled bark appearance but that the leaf structure is very different and would not look the same as the London Plane tree.

Commissioner Bauer made a motion to modify the Themed Block plantings that create utility conflicts by designating the Shangtung Maple tree as the alternative species for the Red Maple Themed Blocks for locations in conflict, designating the Gambel Oak tree as the alternative species for Red Oak Themed Blocks for locations in conflict; and that there be no change to the London Plane tree designated Themed Blocks. The motion was seconded by Chair Chu and was approved. 4-0-1

NEW BUSINESS

1. Public Hearing to Consider an Appeal of the City Arborist's Denial of the Removal of a Protected Private Tree at 1320 Vancouver Ave.

Chair Chu reviewed the Order of Business for Appeals.

Arborist Holtz presented the staff report. He explained that staff received an application for the removal of two private protected trees. The Deodar Cedar tree was approved for removal due to poor form and performance of the species. The form is poor due to its location under utilities. When reviewing the Coastal Redwood tree, Arborist Holtz did not believe it met the threshold for removal. The Applicant presented photographic evidence of limb failures, an independent arborist report recommending the removal of both trees, and a letter of support from the adjacent neighbor to the south of the property.

Arborist Holtz explained his observations differed from those presented by the independent Arborist. He stated that both he and the independent Arborist performed level 2 inspections from the ground, and a level 3 inspection would involve someone going up either in a bucket, climbing, or with a drone to take photographs and inspect the attachments closer. Further, he stated that he would characterize the "cavity" at the base as a wound that has healed. He stated that a major factor taken into consideration is the impact the removal would have on the neighborhood. Due to the approval of the other tree on the property, removing the Redwood tree would significantly impact the neighborhood. Arborist Holtz also stated that pruning practices do not weaken the attachment of a branch existing on the tree, but rather, the re-growth post pruning may be weakly attached and cause the failure of smaller branches. Lastly, he did not find any evidence of root damage. When there is no obvious evidence of structural damage, a structural engineer's report would typically be required, and the Applicant did not provide one. He stated that the Applicant expressed frustration due to safety concerns for themselves and their guests and possible liability due to their neighbor's safety. Arborist Holtz explained that the tree had been recently pruned, which reduces the likelihood of limb failure even though the regrowth could be more weakly attached. The Applicant would like the Commission to reconsider the City's position.

Chair Chu opened Public Comment. Seeing none, he closed Public Comment and opened the floor to the Appellant to present to the Commission.

Appellant and property owner Larisa Khapchik presented her appeal and concerns to the Commission. Ms. Khapchik explained that she has lived in the home for over 25 years and has enjoyed the trees for many years. She spoke of the concerns brought on by climate change. She has been experiencing increased falling limbs within the last two years, causing more concerns and anxiety during storm and wind events. She expressed fears of possible harm to her family and neighbors who have spoken out. Ms. Khapchik stated that she would be delighted to plant new trees at the recommendation of the Commission upon removing the others. She stated that the denial of the removal of the Redwood tree is unjustified, as the tree poses a dangerous and immediate threat to life safety. She stated that her removal request meets the criteria outlined under chapter 11.06.060 and that as she and her husband approach retirement, they cannot afford the necessary pruning the tree requires.

Commissioner discussion ensued.

Commissioner Bauer inquired further about the split in the tree approximately 80 feet up and whether City staff would go up to inspect at a closer proximity. Arborist Holtz confirmed that City staff does not provide assessments on private trees; they only evaluate site conditions compared to what the code references to make a determination. The financial burden of hiring a company to evaluate the tree further would fall on the property owner and Applicant. Further, he clarified that a co-dominant leader could occur in nature, and U-shape attachment is generally stronger attached than a V-shape. The tree in question does appear V-shaped but would warrant further inspection. He explained that the Deodar Cedar that was approved due to poor structure and poor form and the species pre-disposition to shed large branches in maturity. This would have been considered if Coastal Redwood trees had a propensity for failure.

Commissioner Kirchner asked whether a lack of water lends to limb failures. Arborist Holtz confirmed that a lack of water or drought stress could lead to limb failure, although he also noted that the roots can grow out hundreds of feet in search of a water source.

Commissioner Batte asked whether an inspection of the split section would be required to change the City's determination. Arborist Holtz stated that the professional's level 3 assessment would be taken into consideration, and he would take the professional's opinion at its word. Staff would not be climbing to verify, nor would the City hire a company. Commissioner Bauer asked about possible costs for further inspections. Arborist Holtz confirmed that an additional aerial inspection and structural reports would be costly. Commissioner Kirchner did not find that the Coastal Redwood tree met the characteristics outlined in the tree ordinance as reasons for removal. Chair Chu shared the same opinion and stated that as Commissioners, they put a lot of weight on the City Arborist's determination of the low probability of branch failure. Although he sympathized with the Applicant, he must maintain an objective view of the facts presented. He does not support overturning the City Arborist's decision.

Commissioner Bauer voiced her sympathy towards Ms. Khapchik and her fears but understands that the Commission has guidelines to follow when reviewing tree removal appeals and did not believe enough evidence had been provided to warrant overturning the City Arborist's decision, absent further investigation with an aerial inspection.

Commissioner Batte asked for clarification on whether an aerial inspection would sway the Arborist's decision. Arborist Holtz confirmed that more information provided in the form of a structural report or aerial report would be considered. He stated that he did not visually see the evidence to support what was claimed in the independent arborist report provided.

Chair Chu allotted one minute for the Applicant to provide further comment. Ms. Khapchik remained in her seat and further commented away from the microphone. Her comments pertained to previous structural damage caused to her neighbor's property due to the Coastal Redwood tree in question.

Commissioner Bauer made a motion to uphold the City Arborist's decision to deny the request to remove the protected private Coastal Redwood tree at 1320 Vancouver Avenue. The motion was seconded by Commissioner Kirchner and was approved. 4-0-1

2. Review and Discussion of the Feasibility of Reactivating the Adopt-a-Tree Program

Supervisor Burow presented the staff report. She explained that the Parks Division currently has 1,279 tree sites on the in-house Watering List, with staff watering 50-70 trees per day by a part-time employee dedicated solely to watering. She explained that challenges with the Adopt-a-Tree Program experienced along with neighboring municipalities are the number of volunteers, accountability of those volunteers, checking the work being completed, location of trees, and supplying water. In her research of other jurisdictions and tree programs, those cities found more success with allowing residents to adopt trees adjacent to their property only and letting residents choose the tree species planted adjacent to their property. Supervisor Burow suggested that a better approach to get residents involved is to utilize the City's website to more clearly and effectively inform the community of the importance and benefits of watering trees and how best to get involved.

Commissioner Kirchner stated that although a tree watering program is a good idea in theory, it would be more difficult in practice. He shared with the Commissioners a copy of the Tree Noticing Postcard he received. He asked if residents received any information about young tree care when they received a new tree adjacent to their property. Supervisor Burow confirmed that a door hanger with the tree species they received and tree care tips are provided for every new tree planted in front of or on the side of a residence.

Commissioner Batte suggested a concise mass mail postcard educating the community on watering trees. Due to the cost of a new postcard and mass mail in mind, Chair Chu suggested adding watering info to an existing postcard notification that has already been sent out for other purposes. He also stated that he would hesitate to water his neighbor's trees or haul water to other destinations for tree-watering purposes. He wondered if communicating to the public that these volunteers exist and are performing the work would minimize the unease of the situation. Commissioner Batte brought up the point of acquiring volunteers through school community service hours. She stated that she favored motivating residents to water the trees near their properties so that City staff could focus on trees not located in residential areas. She inquired if the majority of the trees on the City's watering list are in residential areas. Supervisor Burow confirmed they were in front of or adjacent to a residential property.

Arborist Holtz outlined the current communication regarding newly planted trees and believes there are opportunities for direct communication and engagement with residents to emphasize the importance of tree watering further. Information has been included in the weekly e-News as well.

Commissioner Batte stated her belief that more education and community engagement on watering trees in front of their property would be a better approach than an Adopt-a-Tree program.

Chair Chu opened Public Comment.

Jennifer Pfaff spoke of her experience watering the El Camino Real trees and the difficulty of completing such a task as a volunteer having to provide water and transportation. She spoke of volunteering with CBB and the Adopt-a-Planter program and the amount of work that goes into volunteering. She advised against relying on a volunteer program to complete the essential task of watering trees.

Chair Chu inquired if there is a way to reduce possible friction when approaching other residents about taking better care of their trees and ensuring they are being watered. He suggested printed material that one neighbor can provide another, accessible through the City website.

Commissioner Batte suggested a social media campaign encouraging residents to water trees. Commissioner Bauer summarized that based on experience and research acquired from other cities, an Adopt-a-Tree program may not be feasible. Chair Chu suggested adding a watermark to the current Tree Notice postcard to remind residents to water trees.

3. Award of Arbor Day Poster Competition

Secretary Flores presented the posters that were submitted in response to the 2025 Arbor Day Poster Competition. She explained that the winning artwork would be the 2026 Arbor Day celebration invitation.

By unanimous decision, the Commission chose poster 7 as the winner.

REPORTS

Commissioner Kirchner provided an update on the landscape awards and shared the zone map with his fellow Commissioners. Commissioners signed up for their desired zone: Commissioner Kirchner Zone 1, Commissioner Batte Zone 2, Chair Chu Zone 3, Commissioner Bauer Zone 4, and Commissioner Damico Zone 5. Commissioner Bauer clarified that the Commissioners are responsible for nominating two sites for each award category.

Arborist Holtz reported on approving an emergency Cypress tree removal in active failure at Mercy High School. Further, he recently reported on the large number of unauthorized work on protected-sized trees. He explained that penalties and fees collected from the unauthorized tree work would be allocated for planting new trees throughout the City.

Supervisor Burow reported that the final two removals on Easton Drive were scheduled for May 6 and 9, 2025.

Secretary Flores reported the Laguna Park Playground Renovation Project was nearing completion. She stated that there were two tentative ribbon-cutting dates and that more information would be sent to the Commission once a date is finalized.

UPCOMING AGENDA ITEMS

None

ADJOURNMENT

There being no further business, the meeting adjourned at 8:10 p.m. The next Beautification Commission meeting is scheduled for June 5, 2025.

Respectfully submitted,

Veronica Flores

Veronica Flores

Recording Secretary