



City of Burlingame

BEAUTIFICATION COMMISSION

AGENDA

THURSDAY, AUGUST 06, 2026 AT 6:30 PM
BURLINGAME COMMUNITY CENTER
850 BURLINGAME AVE
OR ZOOM MEETING

COMMISSIONERS:

Richard Kirchner, Chair
Antoinette Damico, Vice Chair
Carol Batte
Marcia Bauer
Sean Chu

To Attend the Meeting in Person:

Burlingame Community Center, 850 Burlingame Avenue, Burlingame, California 94010

To Attend the Meeting via Zoom:

Consistent with Government Code Section 54953, the meeting will also be held via Zoom.

To access the meeting by computer:

Go to www.zoom.us/join

Meeting ID: 863 7509 6191

Passcode: 121031

To access the meeting via phone:

Dial 1-669-900-6833

Meeting ID: 863 7509 6191

Passcode:121031

To Provide Public Comment in Person:

Members of the public wishing to speak will be asked to fill out a "Request to Speak" card located on the table by the door and then hand it to staff. The provision of a name, address, or other identifying information is optional. Speakers are limited to three minutes each, but the Chair may adjust the time limit in light of the number of anticipated speakers.

To Provide Public Comment via Email:

Members of the public may provide written comments by email to parkadmin@burlingame.org. Your email should include the specific agenda item on which you are commenting. Please note if your comment concerns an item that is not on the agenda. Emailed public comments that are received by 12:00 p.m. on August 6, 2026, will not be read out loud, but will be included in a supplemental packet that will be sent to the Beautification Commission prior to the meeting and published on the City's website here:

1. CALL TO ORDER – 6:30 p.m. – Community Center/Zoom

2. ROLL CALL**3. MINUTES**

- a June 4, 2026 Draft BBC Minutes

Attachments: [Draft Minutes](#)

4. CORRESPONDENCE**5. PUBLIC COMMENTS, NON-AGENDA**

Members of the public may speak on any item not on the agenda. Members of the public wishing to suggest an item for a future Commission agenda may do so during this public comment period. The Ralph M. Brown Act (the State local agency open meeting law) prohibits the Commission from acting on any matter that is not on the agenda.

6. OLD BUSINESS

- a Awarding of the 2026 Residential, Multifamily, and Business Landscape Awards

Attachments: [Staff Report](#)
[Exhibit A](#)

7. NEW BUSINESS

- a Public Hearing to Consider an Appeal of the City Arborist's Approval of the Removal of a Protected Private Tree at 1347 Montero Ave.

Attachments: [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Exhibit D](#)

8. REPORTS**9. UPCOMING AGENDA ITEMS****10. ADJOURNMENT**

Next Regular Meeting: September 3, 2026

Notice: Any attendees who require assistance, a disability related modification, or language assistance in order to participate in the meeting should contact the Parks and Recreation Department at (650) 558-7330 or parkadmin@burlingame.org at least 24 hours before the meeting. Any individual who wishes to request an alternate format for the agenda, meeting notice, or other writings that are distributed at the meeting should contact the Parks and Recreation Department, at least 24-hours before the meeting at (650) 558-7330 or at parkadmin@burlingame.org.

Any writings or documents provided to a majority of the Burlingame Beautification Commission regarding any item on this agenda will be made available for public inspection via www.burlingame.org or by emailing the Parks and Recreation Department at parkadmin@burlingame.org.

BURLINGAME BEAUTIFICATION COMMISSION
Draft Minutes June 4, 2026

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

ROLL CALL

Present: Chair Kirchner, Commissioners Batte, Bauer, and Chu
Absent: Commissioner Damico
Staff: Parks and Recreation Director Glomstad, Parks Supervisor Burow, and Recording Secretary Diaz
Others: None

MINUTES

Chair Chu asked if anyone would like to make a motion regarding the minutes from the previous meeting. Commissioner Bauer made a motion to approve the February 5, 2026, Regular Meeting minutes. The motion was seconded by Commissioner Batte and was approved, 4-0-1.

CORRESPONDENCE

Chair Kirchner announced that the Commission received an invitation from the Burlingame Historical Society to a wine and cheese reception and private tour of the Burlingame Museum.

PUBLIC COMMENT

None

PRESENTATION

None

OLD BUSINESS

1. RSLA, BLA, and MFLA Update

Commissioner Bauer distributed maps dividing Burlingame into five areas for the Commission's annual landscape awards nominations. Commissioners selected their assigned areas to identify nominees for the Residential Sustainable Landscape Award, Business Landscape Award, and Multi-family Landscape Award.

The Commission assigned the following areas:

- Zone 1 – Chair Kirchner
- Zone 2 – Commissioner Batte
- Zone 3 – Commissioner Chu
- Zone 4 – Commissioner Bauer
- Zone 5 – Commissioner Damico

Commissioner Bauer reported that the landscape award nominations would be due by July 2, 2026, before the Commission meeting. The Commission discussed reviewing the nominations during July, selecting the

award recipients at the August meeting, and presenting the award at a City Council meeting in the fall to allow sufficient time for the commemorative artwork to be completed.

NEW BUSINESS

1. Award of Arbor Day Poster Competition

Secretary Diaz presented the staff report and reported that one digital artwork, created by three students, was submitted for the Arbor Day Poster Competition. The Commission commended the students' creativity and approved the artwork as the selected design for the next Arbor Day invitation.

Commissioner Bauer made a motion to approve the design. The motion was seconded by Commissioner Batte and was approved 4-0-1.

REPORTS

Director Glomstad reported that a white oak tree planting in celebration of America's 250th anniversary is scheduled for July 6, 2026, at 11:00 a.m. in front of Washington Park. She also reported that the City Council will consider a proposed 250 Trees Program. Eligible Burlingame residents and businesses would apply to purchase a tree at a reduced cost for planting on private property. The participants would receive a commemorative certificate. Additional information will be provided following City Council consideration.

Director Glomstad reported that the City has retained a consultant to identify feasible tree planting locations along Howard Avenue.

Parks Supervisor Burow reported that additional funds were used to remove hundreds of tree stumps along California Drive, Skyline Boulevard, and the Guittard area in preparation for future tree planting.

Commissioner Chu reported that a recently planted tree on Easton Drive had died and asked whether it would be replaced. Parks Superintendent Carlie Burow responded that the tree would be replaced.

Chair Kirchner encouraged commissioners to consider serving on the Burlingame Parks Forever Foundation Board and invited interested commissioners to contact him for additional information regarding the organization's mission and volunteer opportunities.

Chair Kirchner also provided an update on the El Camino Real Improvement Project. He reported that construction is currently focused on the east side of El Camino Real, additional tree plantings are planned along the east side of the corridor, and the project remains scheduled for completion in 2029.

UPCOMING AGENDA ITEMS

Chair Kirchner reported that the Commission may review cost quotes for printing the *Trees of Burlingame* book at a future meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:46 p.m. The next Beautification Commission meeting is scheduled for July 2, 2026.

Respectfully submitted,

America Diaz

America Diaz

Recording Secretary



STAFF REPORT

To: Beautification Commission

Date: August 6, 2026

From: America Diaz, Administrative Assistant I

Subject: Awarding of the 2026 Residential, Multifamily, and Business Landscape Awards

RECOMMENDATION

Staff recommends that the Commission review the nominated properties and vote for the property in each category that best represents the award's intent.

BACKGROUND

Annually, the Beautification Commissioners nominate properties they believe emulate the values of each award category. This includes the Residential Sustainable Landscape Award given to the property that best incorporates sustainability into its design. The Multifamily Landscape Award and Business Landscape Awards are primarily awarded to properties that focus landscaping on aesthetic appearance.

Once the award winners are determined, they are presented at a Council meeting in the fall. The winner of the Residential Sustainable Landscape Award receives a wooden engraved plaque made of repurposed redwood. The Business Landscape Award winner generally receives a framed photo and a window sticker to share their award with patrons/residents. The Multifamily Landscape Award winner receives a window sticker.

DISCUSSION

Either Commissioners or community members nominated the properties as shown in Exhibit A. Commissioners should discuss and vote for the properties that should be awarded in each category.

FISCAL IMPACT

None

EXHIBITS

A) 2026 Residential, Multifamily and Commercial Landscape Award Nominees

Commissioner	BLA Nominee	MFLA Nominee	RSLA Nominee
Batte	Wachter Investment, Inc. 49 Park Rd	Apartments 110 Park Rd	1265 Balboa Ave
Batte	Duggan's Serra Burlingame 100 El Camino Real #100	Apartments 1500 Cypress Ave	1277 Balboa
Bauer	Caffe Central 1380 Burlingame Ave	The Chateau Primivere 512 Primrose Ave	1610 Chapin Ave
Bauer	Sallys Spa 1360 Broadway	The Bayswater Apartments 920 Bayswater	117 Costa Rica Ave
Chu	1201 Howard Avenue LLC 1201 Howard Ave	The Anson 1008 Carolan Ave	1228 Bernal Ave
Chu			950 Newhall Road
Damico			
Damico			
Kirchner	Hadia's Skin Care 1199 Howard Ave Ste 103	Morrell Plaza 777 Morrell Ave	3024 Atwater Drive
Kirchner	Ingold-Milldale Office Property 840 Hinkley Road	The Chateau Primivere 512 Primrose Rd	1520 Los Montes Drive

Business Landscape Award Nominees

49 Park Road – Wachter Investment, Inc. – Batte

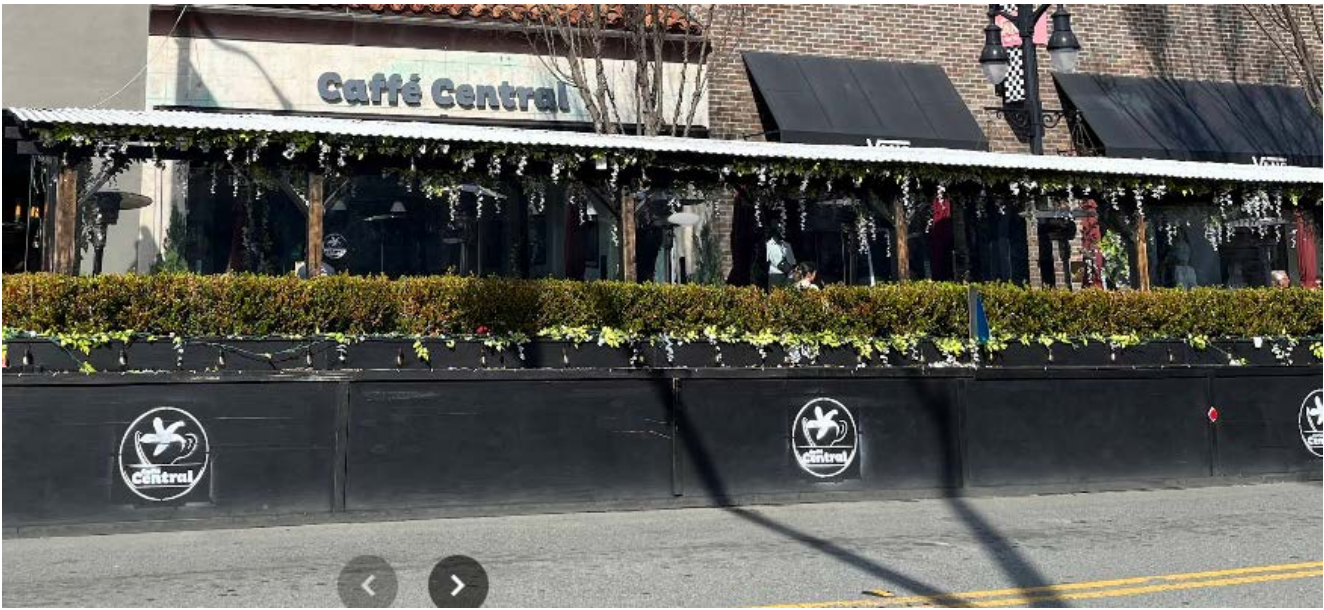




100 El Camino Real #100 – Duggan’s Serra Burlingame. – Batte



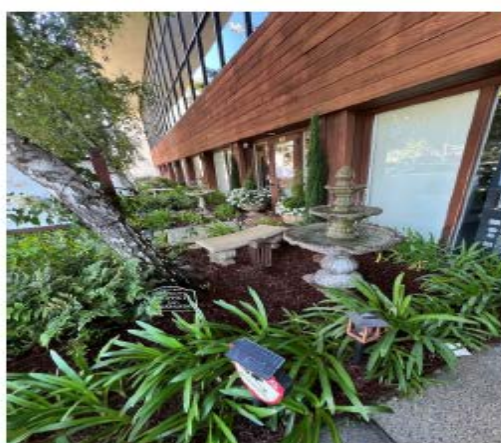
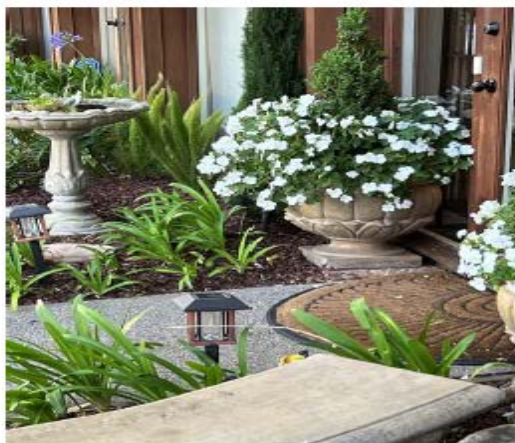
1380 Burlingame Ave – Caffè Central – Bauer



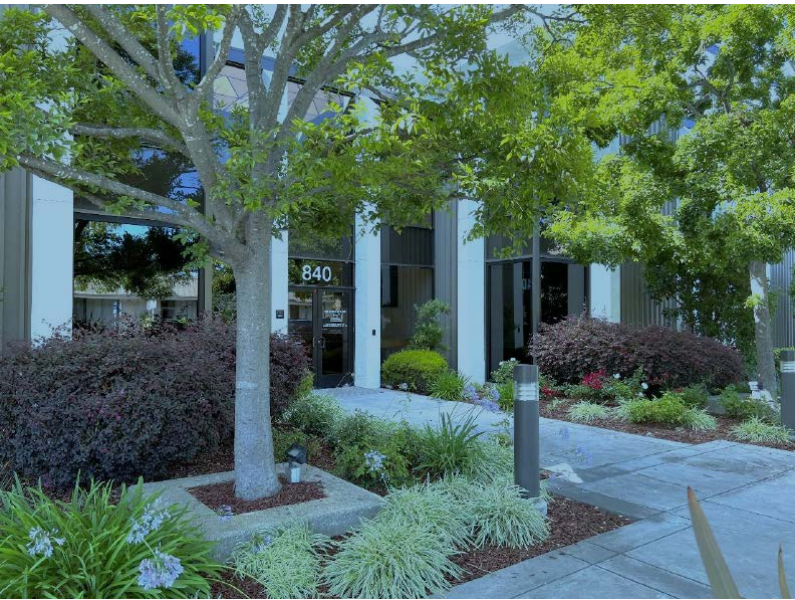
1360 Broadway – Sally's Spa – Bauer





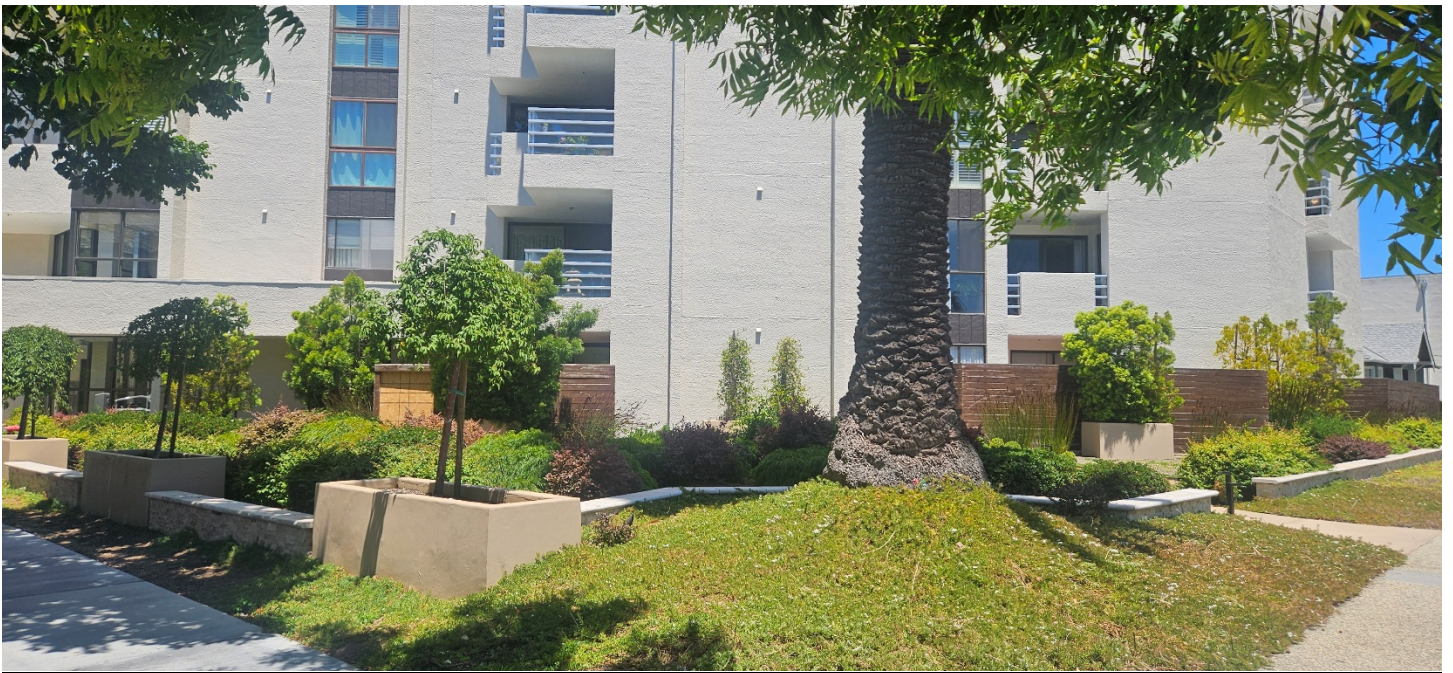


840 Kinckley Rd – Kirchner



Multi-Family Landscape Award Nominees

110 Park Road - Apartments – Batte



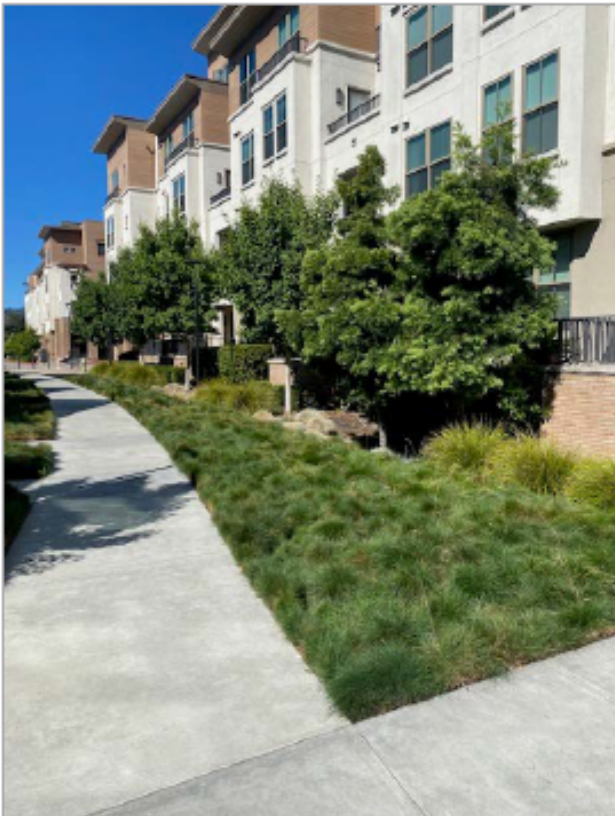
1500 Cypress Ave - Apartments – Batte



512 Primrose Ave – The Chateau Primivere – Bauer







777 Morrell Ave – Morrell Plaza- Kirchner



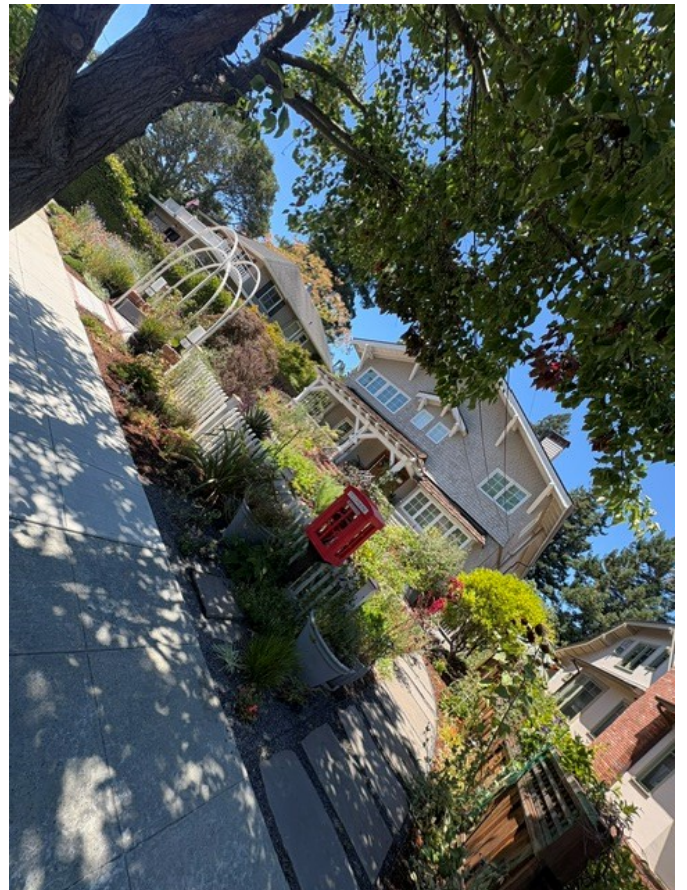


Residential Sustainable Landscape Award

Nominees 1265 Balboa Ave – Batte







117 Costa Rica Ave – Bauer



1228 Bernal Ave – Chu





950 Newhall Road - Chu







1520 Los Montes Drive – Kirchner









STAFF REPORT

To: Beautification Commission

Date: August 6, 2026

From: Richard Holtz, Parks Superintendent/City Arborist

Subject: Public Hearing to Consider an Appeal of the City Arborist's Approval of the Removal of a Protected Private Tree at 1347 Montero Ave.

RECOMMENDATION

Staff recommends that the Commission review the City Arborist's decision to approve the removal of a protected private Coastal Redwood tree at 1347 Montero Ave. The Commission can either:

1. Uphold the City Arborist's decision.
2. Reject the City Arborist's decision and deny the tree's removal.
3. Request more information to make a determination at a future meeting.

BACKGROUND

In February 2026, an application was approved to remove a mature Coastal Redwood tree at this site due to significantly declining health. The property was sold, and the new owners submitted an application to remove another protected private Coastal Redwood tree (Exhibit A). The application listed reasons for removal due to structural damage caused by the tree. The Applicant also submitted arborist reports prepared by Advanced Tree Care and Kielty Arborist Service (Exhibit B).

The arborist report lists the Coastal Redwood tree as having fair health and poor structure due to a major codominant leader that begins at the base of the tree. The seam of the attachment extends to the soil line, significantly increasing the likelihood of failure. Additionally, the tree grows at a distance of approximately 4 feet from the garage. Roots from the Redwood tree's root crown are actively damaging the structure by pressing on the wall of the garage and the concrete floor in this area.

The City Arborist visited the site and was able to verify the site conditions listed in the Arborist report. In accordance with municipal code, the removal was approved, and public notice was made. During the public notice period, two appeals were received objecting to the removal of the redwood tree.

DISCUSSION

Coastal Redwood Trees

Coastal Redwood trees are generally regarded as long-lived species with a low likelihood of significant failure. The species is a large, coniferous species that often contributes significantly to its surrounding environment. However, growing redwood trees in the urban environment can present challenges. Their high water needs often lead to root intrusion into utilities and structural spaces. The species can tolerate root pruning well, though mitigation efforts are often temporary and performed based on specific site conditions.

City Arborist's Reason to Approve Removal

While whole tree failures of Coastal Redwood trees are rare, this specimen does have a higher likelihood of failure due to the codominant structure that extends to the base of the tree. This risk could be reduced by pruning or removal of the smaller co-dominant stem or cabling of the co-dominant trunks.

The primary issue is the damage roots are causing to the garage. The tree has overgrown its planting space, is causing structural damage, and will continue to do so. The City Arborist does not believe root pruning is appropriate in this situation due to the close proximity of major roots to the trunk of the tree.

The approval of the removal of the tree is based on Burlingame's Municipal Code (BMC) Chapter 11.06.060 criteria, specifically:

BMC 11.06.060 (1) The condition of the tree(s) with respect to disease; danger of falling; proximity to existing or proposed structures, yards, driveways, and other trees;

BMC 11.06.060 (3) That the tree or its roots are causing, or threatening to cause, damage to any main structure on the property or on any adjacent property and there are no reasonable alternative means to mitigate the damage or threatened damage. Reasonable alternative means of mitigation include, but are not limited to, cutting tree roots, trimming the tree canopy, or installing a root barrier. Removing, relocating, or in any way altering any main structure on the property shall not be considered a reasonable alternative means of mitigation for the purposes of this Section. and interference with public utility services; and

BMC 11.06.060 (9) The economic consequences and obligations of requiring a tree to remain (Exhibit C).

Reason for the Appeal

The primary reason for the appeal of the City Arborist's decision to approve the removal of the Coastal Redwood is the belief that this specimen contributes significantly to the neighborhood and that the detached garage should not be considered a main structure on the property (Exhibit D).

EXHIBITS

- A. Tree Removal Application
 - B. Independent Arborist Reports
 - C. City Arborist Approval
 - D. Appeal of the Approval to Remove the Coastal Redwood Tree
-

Private Protected Tree Removal Permit

Application - Residential

Permit Policies

Please [click here to read the Private Protected Tree Permit Guidelines](#) and initial below to indicate you understand the conditions of applying for this permit. Per the Burlingame Municipal Code, a protected tree is any tree with a circumference of forty-four (44) inches or more when measured fifty-four (54) inches above natural grade, a tree designated as heritage or any tree regardless of size required to be planted as replacement or to satisfy development.

If approved, the Private Protected Tree Removal Permit requires planting according to BMC 11.06. The species must be a single stem landscape tree(s) that reaches a mature height of 15'. Japanese maple, fruit, nut, palm, or Italian cypress trees do not satisfy this requirement. A planting plan stating species, location, and specimen size will be required if the permit is approved.

If this is an emergency, a City staff member must attest to the emergency. A Private Tree Removal Permit will be required retroactively.

For additional information regarding Protected Trees, visit the website here: [Burlingame eCode](#)

All work must be performed by a CA state licensed tree care service (D-49) with an active City business license. All work must be performed in accordance with ANSI A-300 pruning standards.

Applicant's initials *

I have read the Protected Tree Permit Guidelines and agree to the conditions.

Initial here.

Applicant Information

Date *

Property Owner's First Name *

Property Owner's Last Name ***Property Owner's Phone Number ***

Please enter number as indicated (555) 555-5555

Property Owner's email ***Street Number *****Street Name *****Property Owner's Address (if different than property address)**

Street Address

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Tree Information**How many trees need removing? *****Species ***

Select Tree Species from the Dropdown list below

Circumference: *

Circumference of the tree must be more that 44"

Work to be performed *

- ☒ Removal
- ☐ Excessive canopy pruning (greater than 25%)
- ☐ Excessive root pruning (greater than 15%)
- ☐ Other

Location on property *

- ☐ Front
- ☐ Side
- ☒ Back
- ☐ Other

Reason Work is Necessary *

Damaging Structure

Please provide additional details for why the tree needs removing. *

Identified as Tree #3 in the attached report. Damaging structure in the detached garage,

Contractor Name

Will have to verify before permit issuance

Contractor Phone Number or Email**Is this part of a building project? ***

- ☐ Yes
- ☒ No

Photograph(s) and Schematics

A photograph of the tree(s) and a schematic drawing of the location of the tree(s) in relation to the street and structure are required. Additional documentation might be required to support removal. Attach any documentation you may have. (Example: Report from Independent Arborist, pictures of damaged structures, letters of concern from neighbors, etc.) *

You may upload more than one file by clicking upload again.

[Tree Report.pdf](#)

2.33MB



Couldn't load plugin.

Signature & Payment

Application language

The undersigned owner of the property hereby applies for a permit to remove or excessively prune the canopy of the following protected trees(s) and has read and agrees to the conditions of a Private Protected Tree Removal Permit Application.

Signature

Michael Wiederhold

Payment

A \$451 payment is required for all Protected Tree Permit Applications

\$

Arborist Decision

Approved, Denied or Cancelled

Approval Status

- ☐ Approved - 10 day appeal
- ☐ Emergency Removal
- ☐ Other

Tree Permit Conditions

Date Permit Issued

Additional Documents for Upload

You may upload more than one file by clicking upload again.

Photo of Planted Tree, City of Burlingame Arborist Letter

Was there an appeal?

Replanting

Number of 24" box size trees required

Date Permit expires

Extensions

Extension 1

Date Extension 1 expires

Extension 2

Date Extension 2 expires

Extension 3 or more (see comments) **Date Extension 3 or more expires** **Permit Completion**

Complete this section once the permit has been issued and is ready to be stored in the repository.

Date Completed **Plant, Paid, No Planting Required or Cancelled** **Species Planted**

Select Tree Species from the Dropdown list below

 **Replacement Planting Tree Photo****APN Number**

Comments

Advanced Tree Care

965 East San Carlos Ave, San Carlos, CA 94070

650 839 9539

Sujit Chakravarthy
1347 Montero Ave
Burlingame, CA 94010

Site: 1347 Montero Ave, Burlingame

Dear Sujit,

Re: Coastal redwood at front of property

At your request, I visited the site to inspect a coastal redwood at the front of the property. The tree has a thin canopy and residents in the neighborhood are concerned for its health and safety, prompting the need for this report.

A photo of the tree is attached; my observations and summary are documented below

Observations and Summary

Coastal redwood, *Sequoia sempervirens*

Diameter at Standard Height: 66.8"

Height: 80 feet

Canopy Spread: 25 feet by 25 feet

The coastal redwood is in poor health and fair condition. The diameter of the trunk of the tree is quite large for the height of the tree and the tree appears to almost be stunted in growth. The canopy is very thin. The trunk is straight with no co-dominant stems, the root crown is large with no signs of disease or insect infestation.

Looking at photos from google street view dating back to 2008; the tree was in fairly good health up until 2019 when the canopy started to thin out. The decline has been gradual but is quite noticeable. There are very few changes in the surrounding area that may account for this decline. Maybe available irrigation in the surrounding landscapes have changed. Heavier rain in more recent years do not appear to have changed the appearance of the tree. The structural stability of the tree looks good with the root system intact.

The coastal redwood relies on coastal fog for its water supply. With the current climate, this has not been available and may be a reason for the tree's decline.

The tree could be deep root fertilized to try to encourage a healthier canopy, however the available root zone in to which liquid fertilizer can be pumped is minimal, and this may not have any noticeable effect.

If you have any questions or I can be of further assistance, please don't hesitate to call.

Sincerely



Robert Weatherill
Certified Arborist WE 1936a



Received		2 Pages
DocuSigned by:	3/25/2026	
Anita Tandon		
Seller	Date	
DocuSigned by:	3/25/2026	
Sujit Chakravarthy		
Seller	Date	

Received		2 Pages
DocuSigned by:	3/25/2026	
Michael Wiederholz		
Buyer	Date	
DocuSigned by:	3/25/2026	
Roxanna Saglun		
Buyer	Date	

Advanced Tree Care

965 East San Carlos Ave, San Carlos, CA 94070

650 839 9539



The coastal redwood at the front of the house

Date: January 23, 2026

Sujit Chakravarthy and Anita Tandon

Site: 1347 Montero Avenue, Burlingame, CA

Dear Sujit Chakravarthy and Anita Tandon,

Received	11 Pages
DocuSigned by: <i>Anita Tandon</i>	3/25/2026
DocuSigned by: <i>Sujit Chakravarthy</i>	3/25/2026

Received	11 Pages
DocuSigned by: <i>Michael Wiedner</i>	3/25/2026
DocuSigned by: <i>Roxanna Saghar</i>	3/25/2026



This letter provides the justification for the proposed removal of two redwood trees located at 1347 Montero Avenue, Burlingame, California. The evaluation is based on visual ground-level inspection and assessment of tree health, structural integrity, form, suitability for preservation, and site constraints. The findings are presented in alignment with the City of Burlingame ordinance criteria for public nuisance determinations and permit review factors.

Showing redwood tree #1 in very poor condition

Redwood Tree #1 (Diameter 68.5 inches, approximately 90 feet tall, 30-foot canopy spread)

Redwood Tree #1 is in severe decline and exhibits poor overall health, poor structural integrity, fair form, poor suitability for preservation, and an overall poor condition rating of 20 percent. Observed defects include a previously failed top, codominant stem structure at the top of the canopy, and extremely sparse foliage, indicating significant loss of vigor and a trajectory of continued decline. The tree is not expected to improve with mitigation measures, given the extent of its structural and physiological degradation.



Pursuant to the ordinance, this tree meets the definition of a public nuisance as follows: "Any of the following are determined to be public nuisances, subject to the provisions of Chapter 1.12 and Chapter 1.16: (1) A dead, diseased, infested or dying tree or vegetation on private property or property not owned by the city." Redwood Tree #1 is classified as a dying tree based on its advanced decline and poor vigor.

Showing the top of redwood tree #1, notice the dead wood and codominance

In reviewing the application, the ordinance requires the director to weigh “The condition of the tree(s) with respect to: Disease, decay, structure, form and vigor, likelihood and consequences of failure and impact proximity to existing or proposed structures, yards, driveways and other trees, infrastructure and growing space constraints, utilities and improvement conflict, species desirability and age of the tree relative to average urban life span typical of the species.” Redwood Tree #1 exhibits poor structure and vigor, with a high likelihood of failure due to its codominant structure at the top of the canopy. The consequences of failure are significant, as potential targets include vehicles on the street and driveway, pedestrians on the sidewalk, and occupants within vehicles. Given the advanced decline and lack of feasible mitigation measures that would restore structural stability or vigor, removal is recommended.



Redwood Tree #3 (Diameter 66.7 inches, approximately 90 feet tall, 45-foot canopy spread)

Redwood Tree #3 exhibits fair health but poor structural integrity, fair form, poor suitability for preservation, and an overall poor condition rating of 45 percent. The tree is codominant at approximately five feet above grade with a seam extending to the root crown, indicating weak attachment and elevated failure potential. A secondary codominant leader is present at approximately forty feet, with weak unions that further increase the likelihood of structural failure. The tree is located approximately four feet from the existing detached garage, and the root flare is directly abutting the garage foundation, where swelling roots are causing damage to the garage slab. The tree is also located approximately five and one-half feet from the brick retaining wall at the driveway and poses a risk of large leader failure or limb failure impacting the garage and adjacent overhead utility lines.

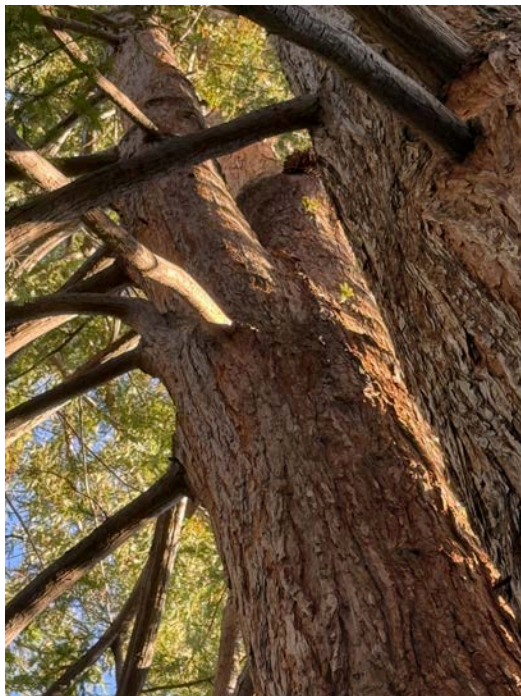
Showing redwood tree #3 in question

The ordinance requires consideration of “The condition of the tree(s) with respect to: Disease, decay, structure, form and vigor, likelihood and consequences of failure and impact proximity to existing or proposed structures, yards, driveways and other trees, infrastructure and growing space constraints, utilities and improvement conflict, species desirability and age of the tree relative to average urban life span typical of the species.” Redwood Tree #3 has poor structure, weak codominant unions, and constrained growing space adjacent to permanent structures. The likelihood of limb or leader failure is elevated, and the consequences of failure are significant to severe due to the proximity of the garage, driveway, and overhead utilities.



Additionally, Redwood Tree #3 meets the ordinance criterion that “That the tree or its roots are causing, or threatening to cause, damage to any main structure on the property or on any adjacent property and there are no reasonable alternative means to mitigate the damage or threatened damage. Reasonable alternative means of mitigation include, but are not limited to, cutting tree roots, trimming the tree canopy, or installing a root barrier. Removing, relocating, or in any way altering any main structure on the property shall not be considered a reasonable alternative means of mitigation for the purposes of this section.” The tree’s roots are actively damaging the existing garage slab. Installation of a root barrier is not a reasonable mitigation measure, as root cutting within the critical root zone would require removal of portions of the root crown, thereby destabilizing the tree and increasing the risk of a failure at the root crown. Canopy pruning would not address the underlying structural root conflict or weak codominant attachments. Therefore, no reasonable alternative mitigation measures are available that would prevent ongoing structural damage while maintaining tree stability.

Showing the tree in relation to the garage



Showing the leader closest to the garage becoming codominant again at 40’ (left), showing the interior of the garage and cracking along the garage floor (right)

Conclusion

Based on the above findings, Redwood Tree #1 and Redwood Tree #3 meet multiple ordinance criteria for removal due to advanced decline, poor structural integrity, elevated risk of failure, proximity to high-value targets, and ongoing damage to existing structures. Removal of both trees is recommended to mitigate safety hazards, prevent further structural damage, and comply with City ordinance standards.

Sincerely,

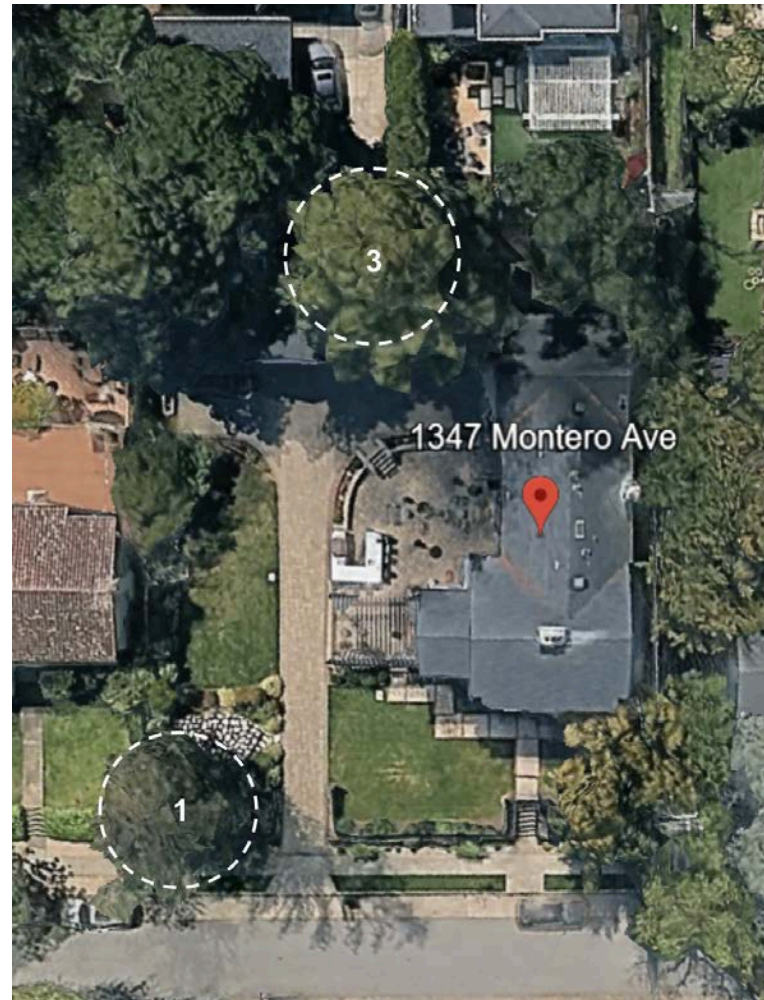
David Beckham

David Beckham
Certified Arborist WE-10724A
TRAQ Qualified
Kiely Arborists Services LLC
Date: January 23rd, 2026

TREE INVENTORY SURVEY

Tree Tag Number	Protected Tree Status	Preservation or Removal Recommendation	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Arborist Observations and Tree Notes
1	Yes	(R)	Redwood <i>Sequoia sempervirens</i>	68.5	90/30	Poor	Poor	Fair	Poor	20	In severe decline. Top failed in past, codominant. Very sparse foliage, not expected to improve with mitigation.
3	Yes	(R)	Redwood <i>Sequoia sempervirens</i>	66.7	90/45	Fair	Poor	Fair	Poor	45	Codominant at 5' with seam running down to grade. Smaller leader closest to garage becomes codominant again at 40 feet. Weak attachments at codominant unions, 4 feet from existing garage. Swelling root flare up against garage foundation, causing damage to garage slab, covered in artificial turf. 5.5 feet from the brick retaining wall at the driveway, at risk of large leader failure damaging the garage and adjacent overhead utility lines.

TREE MAP



METHOD OF INSPECTION

The tree inspections were conducted from the ground without climbing the trees and were limited to visual observations from accessible areas at the time of the site visit. No tissue samples or root crown inspections were performed, and no subsurface or invasive testing was undertaken unless otherwise stated. The trees under consideration were identified based on the provided site plan and field verification where feasible.

To assess the trees, their diameters were measured using a D-Tape, where access allowed. Where site constraints limited direct measurement, trunk diameters were estimated based on visible conditions and professional judgment. For the surveying of multi-trunk trees, our methodology aligns with city ordinances. In cases where the city does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the Guide for Plant Appraisal, 10th Edition, Second Printing by the Council of Tree and Landscape Appraisers.

Additionally, the trees were evaluated for their health, structure, form, and suitability for preservation based on conditions observed at the time of inspection and in relation to the proposed construction. These evaluations are intended to support planning, impact assessment, and tree protection recommendations and should not be interpreted as detailed diagnostic evaluations or tree risk assessments. The following section provides definitions and explanations of the rating categories used in this report.

EVALUATION FIELDS

Tree Tag Number:

An identification number assigned to each tree inventoried and evaluated as part of this report. Tree tag numbers correspond to the numbering shown on the tree site map. Physical tagging of trees is performed where site access allows and where trees are located within the project site. Trees located in inaccessible areas or on neighboring properties are not physically tagged and, where referenced, are identified by number for documentation and impact evaluation purposes only.

Protected Tree Status:

Identifies whether a tree meets the size and species thresholds to qualify as a regulated or protected tree under the applicable city or county ordinance at the time of inspection. Trunk diameter measurements reflect conditions observed on the inspection date. Trees are living organisms and continue to grow over time, and depending on species, site conditions, and project duration, a tree that does not qualify as protected at the time of inspection may reach the protected size threshold during or after construction. We display Protected with a (YES) in green on the tree inventory survey.

Preservation or Removal Recommendation:

Indicates the recommended disposition of each tree based on observed condition, regulatory status, and relationship to the proposed improvements. Trees recommended for preservation are designated with a (P) on the tree inventory and are subject to the protection measures outlined in the Tree Protection Plan. Trees recommended for removal are designated with an (R) on the tree inventory. Trees identified for removal are not included in the Tree Protection Plan and are assumed to be proposed for removal under a separate approval process.

Common Name / Botanical Name:

Identifies the tree species using commonly accepted common names and scientific nomenclature based on visual characteristics observed at the time of inspection. Species identification is made to the best of the arborist's professional judgment using available field indicators. In some cases, environmental conditions, seasonal characteristics, or limited access may affect definitive identification, and nomenclature should be considered an informed professional opinion rather than a guarantee.

Trunk Diameter at Breast Height (DBH, inches):

Represents the trunk diameter, defined by the applicable ordinance. DBH measurements are obtained using a diameter tape where the trunk is accessible. Where direct measurement is not feasible due to site constraints, obstructions, or limited access, DBH values are estimated based on visible trunk dimensions and professional judgment. For trees located on neighboring properties, DBH values are derived from available topographic or tree survey data when provided. Estimates may vary by approximately one to two inches or more from actual measurements.

Tree Height (ft.) / Canopy Spread (ft.):

Represents estimated measurements of the tree's overall height and average canopy spread at the time of inspection. Heights are visually estimated based on field observation, and canopy spread is approximated by walking off the dripline extent on site to determine average horizontal canopy dimensions. These values are provided to characterize general tree size and form and are not intended to represent survey-grade measurements.

Overall Health Assessment:

The overall health rating reflects the tree's physiological condition and vigor based on visible indicators at the time of inspection. Trees rated Poor show minimal new growth, significant dieback, pest or disease pressure, and are not expected to reach a normal species-specific lifespan. Trees rated Fair exhibit moderate new growth, canopy density generally ranging from approximately sixty to ninety percent, and may show signs of stress or vulnerability, though they are not actively declining. Trees rated Good demonstrate vigorous growth, healthy foliage, canopy density typically exceeding eighty percent, and are expected to reach a normal lifespan under favorable conditions.

Structural Integrity Assessment:

The structural integrity rating reflects the presence and severity of structural defects observed at the time of inspection and the tree's ability to maintain stability over time. Trees rated Poor exhibit major, largely uncorrectable structural defects, which may include extensive dead wood, advanced decay, multiple competing trunks, or pronounced lean that presents an elevated risk. Trees rated Fair display identifiable structural deficiencies that are less severe but may include moderate lean, trunk crowding, or defects that are only partially correctable through pruning or mitigation. Trees rated Good exhibit minor structural flaws only, with an upright or generally stable trunk, well-spaced scaffold branches, and defects that are largely correctable through standard arboricultural practices, resulting in a balanced or mostly symmetrical canopy.

Form and Aesthetic Quality Assessment:

The form and aesthetic quality rating evaluates the tree's overall structure and visual contribution to the landscape relative to species norms. Trees rated Poor exhibit highly asymmetric, distorted, or abnormal form that significantly limits aesthetic or functional value. Trees rated Fair show noticeable asymmetries or deviations from typical species form that compromise appearance or function to a moderate degree. Trees rated Good display near-ideal form with only minor deviations, maintaining consistent aesthetic value and functional contribution to the landscape.

Preservation Suitability Rating:

The preservation suitability rating evaluates the tree's overall ability to be successfully retained within the proposed development context. Trees rated Poor contribute limited functional or aesthetic value to the landscape, exhibit compromised health or structure, and are unlikely to tolerate construction-related impacts even with protective measures. Trees rated Fair provide moderate landscape value and may be retained where impacts are minor and appropriate protection measures are implemented. Trees rated Good are considered valuable landscape assets with a high likelihood of successful retention during minor to moderate construction impacts when protected in accordance with recommended measures.

Overall Condition Score (0-100%):

The overall condition rating is derived from a weighted evaluation of three core attributes: structural integrity, physiological health, and form. Each attribute is assigned a qualitative rating of Poor, Fair-Poor, Fair, or Good based on observed conditions at the time of inspection. These qualitative ratings are internally converted to an ordinal

numeric scale to allow consistent comparison across trees, with Poor representing the lowest condition and Good representing the highest.

Structural integrity is weighted at fifty percent of the overall score due to its direct relationship to risk and long-term retention potential. Physiological health contributes thirty-five percent, reflecting the tree's current vigor and ability to respond to stressors. Form and aesthetic quality contribute fifteen percent and are considered secondary to safety and biological function. The combined weighted score is normalized to a percentage scale and conservatively capped so that even trees rated Good across all categories do not reach a full 100 percent rating. This cap is intentional and reflects professional judgment that no tree is without limitations or future risk, particularly within managed urban environments and active construction contexts. As a result, the overall condition rating spans from zero to eighty percent, with higher values indicating stronger preservation suitability within the defined range from Poor to Good.

Very Poor (approximately 0–24%)

Trees plotting at the bottom of the scale fall near zero percent and reflect Poor condition across structure, health, and form. These trees exhibit significant limitations to retention, reduced functional capacity, or elevated long-term risk.

Poor (approximately 25–49%)

As the score rises into the lower-middle portion of the scale, trees fall within the Fair-Poor range. These trees retain some functional value but display notable defects, stress indicators, or structural concerns that limit preservation suitability.

Fair (approximately 50–69%)

Trees in the middle-to-upper portion of the scale represent Fair condition. These trees are generally serviceable, structurally stable, and physiologically functional, with issues that are considered manageable through standard arboricultural practices.

Good (approximately 70–100%)

The upper end of the scale represents Good condition. These trees exhibit strong structural integrity, acceptable health, and functional form. Scores are intentionally capped at eighty percent to reflect professional judgment that no urban tree is without limitations or future risk, particularly within managed landscapes and construction environments.

Tree Picture:

Photographs were taken in the field at the time of inspection using an iPhone or equivalent mobile device and are intended to document general tree condition and site context. Images were captured from the best available vantage point where access allowed. In some cases, photographs may include multiple trees within a single image or may be partially obstructed due to surrounding vegetation, structures, or limited access. Trees located on neighboring properties may not be fully visible from accessible viewpoints.

Arborist Observations and Tree Notes:

Summarizes field observations recorded at the time of inspection based on a ground-based visual assessment. Notes reflect observed tree condition, structural characteristics, site context, and construction-related considerations visible at the time of the site visit. Observations are limited to conditions apparent from accessible areas and do not include aerial inspection or invasive evaluation unless otherwise stated. Field notes are documented contemporaneously and

may contain minor spelling or grammatical inconsistencies, which do not affect the intent or substance of the observations.

**Note: Not all data fields are applicable to every tree. Certain fields may be left blank where measurements were not accessible, where site conditions limited observation, where sufficient information was not available, or where the parameter is not relevant to the evaluation or regulatory status of a particular tree. All information presented is based on conditions observed at the time of inspection and reflects the defined scope of work for this assignment. Tree conditions and site circumstances may change over time. Condition ratings and scores are intended as comparative planning tools to support preservation and impact evaluation and should not be interpreted as tree risk assessments or predictions of future performance.*

ASSUMPTIONS AND LIMITING CONDITIONS

Legal Descriptions and Titles:

The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.

Compliance with Laws and Regulations:

The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.

Reliability of Information:

Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.

Testimony or Court Attendance:

The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.

Report Integrity:

Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.

Restricted Publication and Use:

This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.

Non-disclosure to Public Media:

The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.

Opinion-based Report:

The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.

Visual Aids Limitation:

Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.

Inspection Limitations:

The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

Limitations of Tree Assessment:

Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.

Remedial Treatments Uncertainty:

Remedial treatments for trees have variable outcomes and cannot be guaranteed.

Considerations Beyond Scope:

The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.

Inherent Risks:

Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.

Client's Responsibility:

The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

CERTIFICATION

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

David Beckham

Signature of Consultant

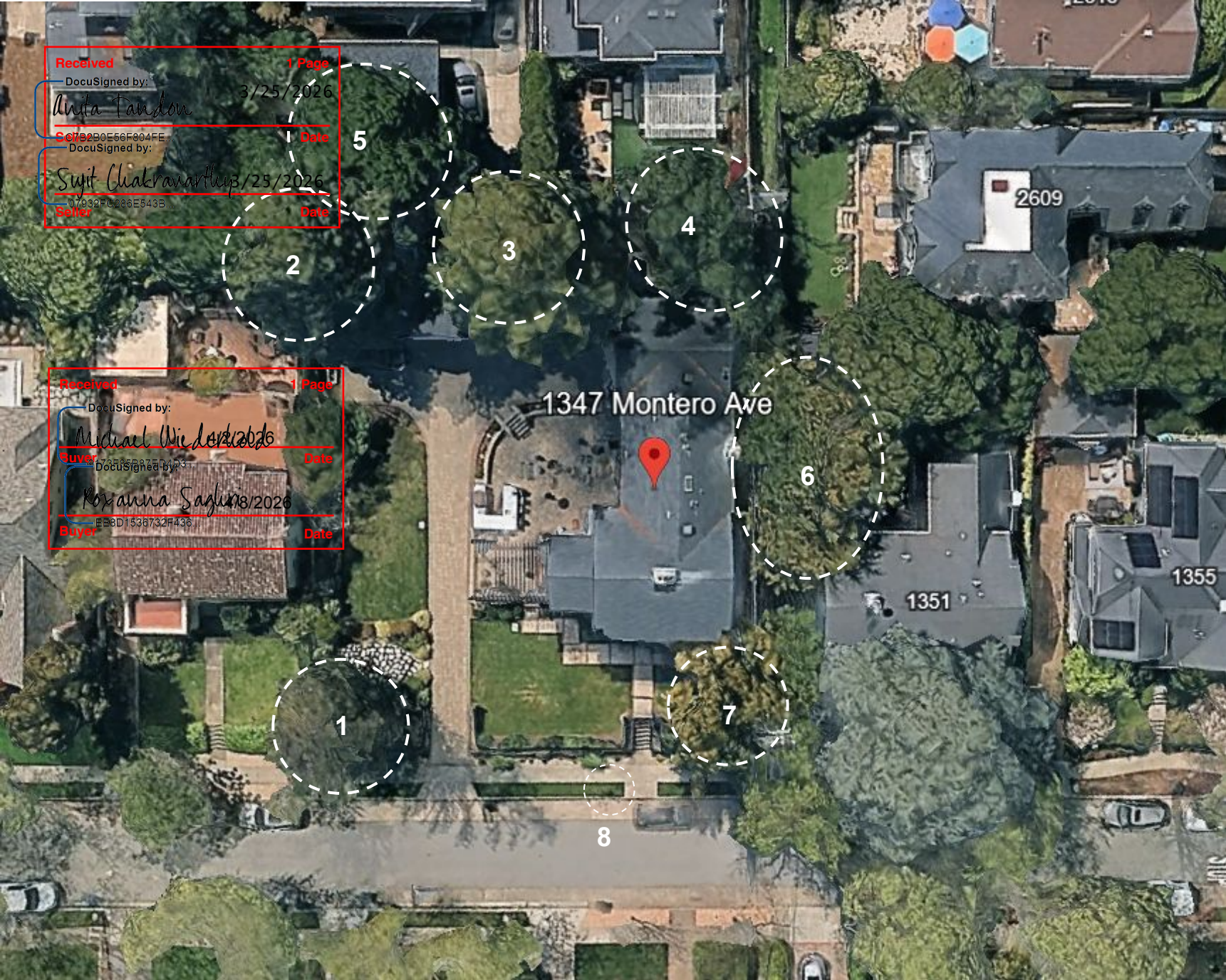
David Beckham

Certified Arborist

WE#10724A TRAQ Qualified

Date: January 23rd, 2026







City of Burlingame

Parks & Recreation Department

850 Burlingame Ave., Burlingame, CA 94010
phone: (650) 558-7330 • parksadmin@burlingame.org



June 2, 2026

Noticing adjacent property owners

Dear Neighbor,

RE: Private Tree Removal Application – 1347 Montero Ave, Burlingame

An application has been received to remove a Coast Redwood tree at 1347 Montero Ave. The application is approved.

The Coast Redwood tree grows at the rear of the property on the North side of the garage. The redwood tree appears to have good vigor and form, however, the specimen has disrupted the foundation of the garage and is actively placing pressure on the wall of the garage causing an inward bow of the garage wall. Vertical cracking of the garage foundation at the point of the root pressure is apparent with a breach of the foundation wall enough to cause water to flow through the foundation.

While the tree appears to have low likelihood of failure, the large specimen has overgrown its planting space. The applicant has submitted a Certified Arborist report supporting removal as the best mitigation measure.

Because of the poor growing location in close proximity to the garage and expected worsening of the damage due to continued growth of the tree, I am approving removal of this tree based on the factors in Chapter 11.06 of the Municipal Code, Urban Reforestation and Tree Protection Ordinance, section 11.06.060 (c) which allows removal for the following reasons:

- (1) The condition of the tree(s) with respect to: Disease, decay, structure, form and vigor, likelihood and consequences of failure and impact proximity to existing or proposed structures, yards, driveways and other trees, infrastructure and growing space constraints, utilities and improvement conflict, species desirability and age of the tree relative to average urban life span typical of the species.*
- (3) That the tree or its roots are causing, or threatening to cause, damage to any main structure on the property or on any adjacent property and there are no reasonable alternative means to mitigate the damage or threatened damage. Reasonable alternative means of mitigation include, but are not limited to, cutting tree roots, trimming the tree canopy, or installing a root barrier. Removing, relocating, or in any way altering any main structure on the property shall not be considered a reasonable alternative means of mitigation for the purposes of this Section.*
- (9) Whether an unusual or extraordinary circumstance exists whereby the denial of the permit would create a unique economic burden on the property owner*

Due to the existence of other mature trees being preserved on the property only one-36" box tree or two-24" box trees required to be replanted (Only one-24" box tree or two-15 gal. tree required if planting a City approved California native). New trees become protected at time of planting regardless of size. Replacement tree must meet the following conditions:

- **At least one tree must be single stem (standard) trunk with a mature height of greater than 35'.**
- **Fruit, nut, Japanese Maple, palm and Italian Cypress trees are not acceptable replacements.**
- **Tree(s) must be planted in accordance with current arboriculture standards.**
- **At least one tree must be planted within 20' of the Coast Redwood tree being removed.**

Failure to plant as required will subject the applicant to an in-lieu fee of \$325/inch diameter of the tree removed. In this instance, the in-lieu fee shall be **\$21,775** should the applicant not perform the required above planting within the timeline specified in the approved permit.

Adjacent property owner(s) within 300 feet of the property listed above are also receiving notification of this decision. Appeals to this decision or any of its conditions or findings, must be filed in writing to our office by June 12, 2026, as provided in Section 11.06.090 of the *Urban Reforestation and Tree Protection Ordinance (Burlingame Municipal Code Chapter 11.06)*. The permit will be issued at the end of the workday on June 12, 2026, if no appeal has been received by that date. The applicant is required to post City provided signage in front of the property notifying public of intent to remove tree. Photos of the posting must be provided on Day#1, 4, 7, and 10.

Sincerely,

Richard Holtz (ad)

Richard Holtz
Parks Superintendent/City Arborist
Certified Arborist WE-8393AM
RH/ad

CC: Adjacent Property Owners



SCAN ME



Burlingame Municipal Code
Tree Code - Chapter 11.06

Hi America,

This appeal challenges the approval to remove a healthy, mature redwood at 1347 Montero Avenue. The City determined the tree is healthy, has good vigor and form and has a low likelihood of failure. I am appealing because I believe the permanent removal of a healthy, mature redwood to accommodate impacts to a detached accessory garage is not justified, given the tree's significant environmental, community and neighborhood value. Permanently removing a healthy, mature redwood is an irreversible action.

Please let me know if you need any additional information.

Thank you so much.

Have a great day,
Natalia