



STAFF REPORT

To: Beautification Commission

Date: March 6, 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 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

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).

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

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

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



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

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

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

City of Burlingame
Petition to Apply for Establishment, Modify or Remove a Street Tree Themed Block
(Only this form can be used to gather signatures)

Definition of a Street Tree Themed Block: A street tree themed block is defined as a block in which one defined 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. The Beautification Commission and City Council use the following criteria when considering establishment of a themed block: the percent of predominant tree species, health and disease tolerance of the species, amount of tree diversity, mix of species, age, aesthetic look on the block, current tree canopy, future canopy potential, width of the street, and the width of planter strips.

Policy to Establish, Modify or Remove a Themed Block

- 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 on the block.
- To petition the Beautification Commission to modify a specific themed block tree species *or* Remove a specific block from the Themed Block List, a property owner on a block shall gather signatures of at least 75% of the property owners on the block.
- 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, modify or remove a themed block.
- A public hearing will be set by the Beautification Commission and notification will be sent by staff to all property owners on the block.
- If approved by the Beautification Commission and/or the City Council, staff will determine the species theme in collaboration with the property owners.
- Selected “themed” species will replace existing trees only when removal of an existing tree is deemed necessary according to City policy.

Street and Block Requested for Consideration: _____

Mark One: Establish _____ Modify _____ Remove a Themed Bock _____

Street Tree Species Desired: _____

Street Tree Themed Block Signature Form

Property Owner Statement: **I am the property owner** at the address listed below and I support the Beautification Commission and City Council in ____ establishing this block as a Street Tree Themed Block, ____ modifying this themed block Street Tree or ____ removing this themed block Street Tree within the City of Burlingame. Revised 1/2016

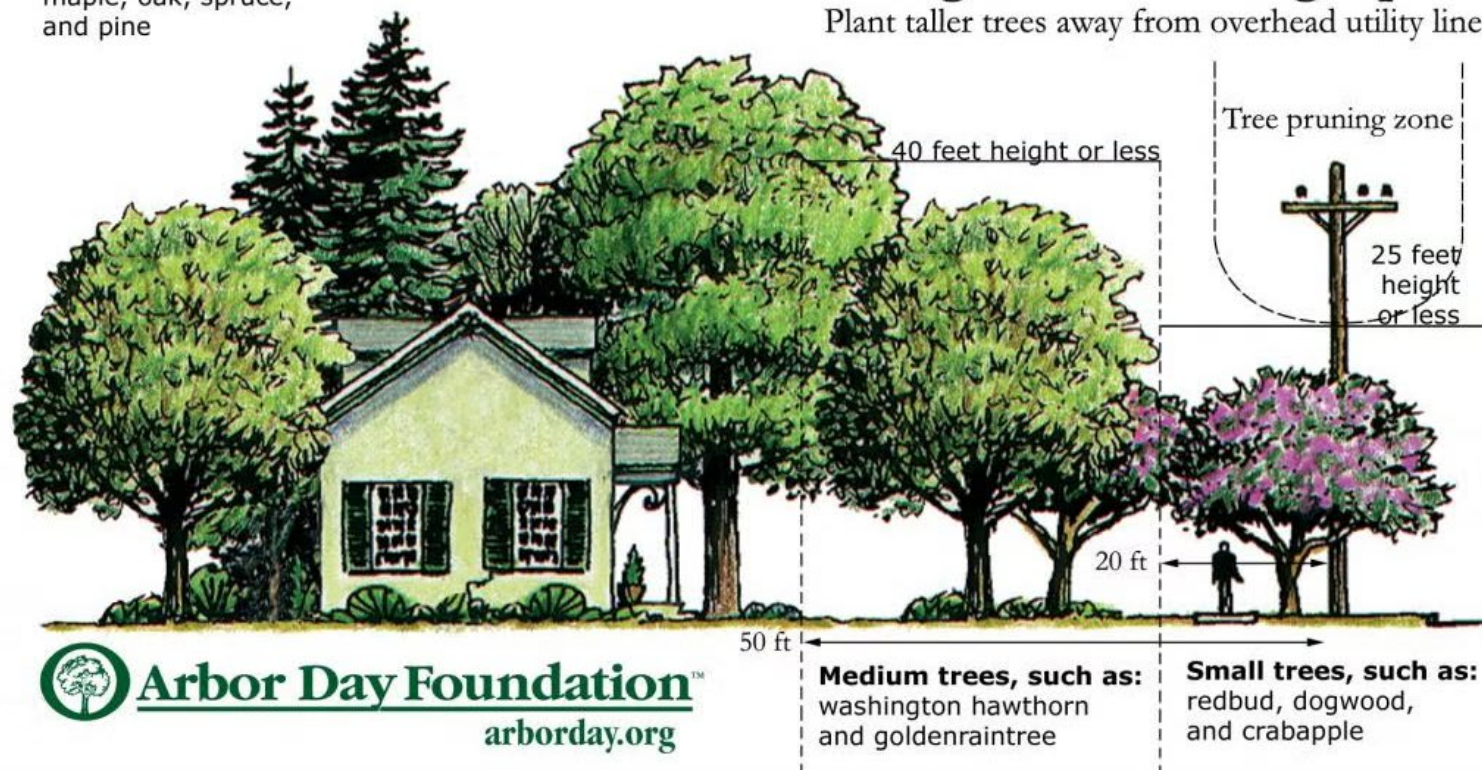
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Tall trees, such as:
maple, oak, spruce,
and pine

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 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BURLINGAME BEAUTIFICATION COMMISSION
Final 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