COMMUNITY DEVELOPMENT DEPARTMENT • 501 PRIMROSE ROAD • BURLINGAME, CA 94010
p: 650.558.7250 • f: 650.696.3790 • www.burlingame.org

# APPLICATION TO THE PLANNING COMMISSION

**Type of application:**

- ■ Design Review
- ☐ Conditional Use Permit
- ☐ Variance
- ☐ Special Permit
- ☐ Parcel #: 029-185-050
- ☐ Zoning / Other: _____

**PROJECT ADDRESS:** 473 Rollins Road, Burlingame, CA, 94010

**APPLICANT**

Name: Brad Gunkel
Address: 2295 San Pablo Avenue
City/State/Zip: Berkeley, CA, 94702
Phone: 510-984-1112
E-mail: brad@gunkelarchitecture.com

**PROPERTY OWNER**

Name: Francis Kim and Amy Chung
Address: 120 S El Camino Real #102
City/State/Zip: Millbrae CA 94030
Phone: 617-504-0691
E-mail: franciskᵃgmail.com

**ARCHITECT/DESIGNER**

Name: Brad Gunkel
Address: 2295 San Pablo Avenue
City/State/Zip: Berkeley, CA, 94702
Phone: 510-984-1112
E-mail: brad@gunkelarchitecture.com
Burlingame Business License #: 32803

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AUG 09 2018
CITY OF BURLINGAME
CDD-PLANNING DIV.

**Authorization to Reproduce Project Plans:**
**I hereby grant the City of Burlingame the authority to reproduce upon request and/or post plans submitted with this application on the City's website as part of the Planning approval process and waive any claims against the City arising out of or related to such action.** BFG **(Initials of Architect/Designer)**

**PROJECT DESCRIPTION:** Single family dwelling on vacant lot w/attached ADU, detached garage.

**AFFIDAVIT/SIGNATURE:** I hereby certify under penalty of perjury that the information given herein is true and correct to the best of my knowledge and belief.

**Applicant's signature:** _____ **Date:** 8/8/18

I am aware of the proposed application and hereby authorize the above applicant to submit this application to the Planning Commission.

**Property owner's signature:** Francis Kim **Date:** 8/8/18

**Date submitted:** _____

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Front Setback

Reference:
Rollins Road Single Family Dwelling, address unassigned.
APN 029.185.050

# CITY OF BURLINGAME VARIANCE APPLICATION



The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.54.020 a-d). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

**a.** ***Describe the exceptional or extraordinary circumstances or conditions applicable to your property which do not apply to other properties in this area.***

The property is triangular in shape and "landlocked" meaning that it has no street frontage. As such, the determination of which yards are called "front", "rear", and "side" were made by Planning staff. The "front" yard actually functions as a traditional side yard in that it is adjacent to the fence of an adjoining property. Nonetheless, we have provided a 15' setback along that side (for both floors).

**b.** ***Explain why the variance request is necessary for the preservation and enjoyment of a substantial property right and what unreasonable property loss or unnecessary hardship might result from the denial of the application.***

Due to the shape of the lot and the need to provide natural light and ventilation at rooms, fitting the second floor program within the prescribed setbacks would result in a deeper, triangular shaped envelope that would either result in a bunch of strangely shaped rooms with a lot of unusable space or a "landlocked" room with no exterior walls for the required windows.

**c.** ***Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.***

The second floor is already set back 15' from the adjoining property line. Were this a regularly shaped lot (in which case this would be a side yard with a 8' second floor setback), the building would actually be much closer to the neighboring property. With the 15' setback and proposed screening trees, a substantial buffer-zone is provided for privacy and solar access. Also, the requested variance allows us to avoid building in the triangle between the "front" and "rear" yard thus keeping the most crucial space (for protecting privacy and solar access for neighbors) open. As such, the variance actually reduces impacts on neighbors.

**d.** ***How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?***

The proposed variance simply results in the volume of the second floor occupying a space closer to what would typically be a side yard instead of a space closer to the rear yard. Nonetheless, the mass is still set back even more than other houses since we are complying with a front yard setback even though the area in question functions more as a side yard. The area around the property consists of 2 and 1-story multi-family developments and single-family homes with attached and detached garages. The mass of the proposed house (including the variance) is consistent with other buildings in the area.

GUNKEL ARCHITECTURE
2295 SAN PABLO AVENUE BERKELEY CALIFORNIA 94702 (510) 984 - 1112
GUNKELARCHITECTURE.COM

City of Burlingame Planning Department,

Thank you very much for your consideration of our proposed design for a new single family home at 475 Rollins Road. I would like to provide some background regarding the design to help place our submittal package in context.

As you know, we were faced with the challenge of creating a new single-family home and attached accessory dwelling unit on a triangular lot with no street frontage and with multi-family buildings along one side. The area around the site consists of an eclectic assortment of architectural styles including some modern and mid-century modern buildings [see Exhibits A (450 Dwight Road at Rollins) and B (489 Rollins Road)]. The house will be approached (via the access easement) at a narrow corner where the parking needs to occur. With fences and screening trees on all sides, the house will be virtually invisible to much of the surrounding neighborhood (as exemplified by the neighbor views shown in the drawings).

Considering the constraints of the site, we determined that a contemporary style would lend itself most naturally to the angles of the property as well as the lack of any true front. We felt that attempting to design the home in an older style would be like trying to "fit a square peg through a triangular hole." The design would have been inefficient and would have resulted in either a lot of underutilized space or strangely configured rooms are not consistent with the intended style. Attempting to square off spaces would have pushed the square footage into the southwest corner of the property (which is best utilized as outdoor open space for solar access as well as to protect the privacy of the surrounding neighbors).

With a contemporary design similar to those approved on other recent projects such as 628 and 624 Trenton and 1423 Paloma (Exhibits C, D and E), we were able to create an angular structure (with a triangular-shaped foyer and triangular kitchen and office) to fit the angular lot. We were also able to create a dynamic entry adjacent to the detached garage near the entry to the site while placing prominence on the rear façade since it is actually the elevation that will be most visible to the owners and their guests.

In the end, we feel that the decision to work within a contemporary aesthetic optimizes the use of the site, creates the most harmonious form and appearance and results in a beautiful home for the owners.

We thank you for your time and are happy to answer any questions you might have or provide any additional information or documentation that will assist you in your review of our proposal.

Sincerely,

Brad Gunkel, Principal
Gunkel Architecture

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CDD-PLANNING DIV.

450 Dwight Rd / Rollins

Exhibit A

489 Rollins Rd

Exhibit B

628 Trenton

Exhibit C

624 Fremont

Exhibit D

1423 Paloma Ave

Exhibit E

# Neighbor Acknowledgement



## 0 Rollins Road
## APN: 029-185-050

We, Amy Chung and Francis Kim, recently purchased the parcel, APN #: 029-185-050 which is adjacent to your home. We are in process of submitting plans for our 2-story home to the Burlingame Planning Commission. We have attached draft plans to this document.

If you do not oppose the construction of our home, please sign below. We will submit this form to the Burlingame Planning Commission.

Thank you for your support! We are looking forward to joining the neighborhood!

| Name | Address | Phone | Email |
|---|---|---|---|
| Ashlee Taber | 434 Dwight Rd. | (650)630 3672 | N/A |
| CHRIS RAFFAELLI | 481 ROLLINS RD, | 650 863-2867 | |
| Miguel Angel Figueroa | 473 Rollins Rd | 650 315-6743 | Miguel.angel.figueroa@mysmcd.edu |
| | | | |
| | | | |
| | | | |

# Neighbor Acknowledgement

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## APN: 029-185-050

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| Name | Address | Phone | Email |
|---|---|---|---|
| MONVIPA SAN PIETRO | 384 Lexington Way, Burl. | 650-888-8040 | |
| Gwynned Vitello | 394 Lexington Way, Burl | 415 990 1160 | gwynn@hsproductions.com |
| SHAUNA ROSE | 428 DWIGHT RD BURLINGAME | 415-793550 | SHAUNA.ROSE@COMCAST.NET |
| Gary Rositano | 390 LEXINGTON WAY, BURLINGAME | (650) 344-3070 | Grositan@Telcom |
| | | | |
| | | | |

# *Project Comments – Planning Application*

Project Address: **475 1/2 Rollins Road,**

Description: **Request for Design Review for a new, two story single family dwelling and detached garage.**

From: Bob Disco
Parks Division

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Arborist Patchett's report on 5/11/18 was thorough and precise. The report indicated that the tree was in fair health and structure and can tolerate the impacts from construction. It also listed options to retain the tree during construction.

The redwood tree has an aesthetic value and provides privacy to the surrounding properties. Every effort should be made to accommodate this tree before a decision is made to have it removed.

In addition to the recommendations given in the Patchett report, reducing the size of the foot print of the ADU should be considered to retain the tree and prevent damage to the foundation from the roots in the future. Pier foundation instead of traditional foundation should be considered in all areas within the drip line to the redwood tree.

The reports tree protection must be included in the building plans for the development of the site. The Tree Protection Zone (TPZ) shall be followed as described in the report.

**Reviewed By:** BD
bdisco@burlingame.org

**Date:** 11.21.18

# Project Comments – Planning Application

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The reports tree protection must be included in the building plans for the development of the site. The Tree Protection Zone (TPZ) shall be followed as described in the report.

(*) Per conversation with Planning Staff, owners and neighbors feel that tree presents long-term hazard to surrounding properties. Root barriers are not reliable. Tree will inevitably impact house foundation as we as neighboring properties. Tree needles will also contribute to roof and roof drainage failures for house and neighbors over time.
Maintaining tree presents a substantial hardship to owners who are trying to build a house for their family on a lot that is already compromised significantly by its shape and access. Owners are proposing a substantial number of new trees where they will not negatively impact the house or house layout. The new trees will actually benefit neighbors by screening their views and providing a greater sense of privacy Maintaining the existing tree will likely result in a design revision to the house that will place it closer to surrounding neighbors. -Brad Gunkel, AOR 12/12/2018

**Reviewed By:** BD
bdisco@burlingame.org

**Date:** 11.21.18

(*) applicant response

Gmail Amy Chung <chungamy@gmail.com>

# Redwood Tree Removal

**Michael Kenny** <mikekenny@kennyrealty.com> Fri, Feb 9, 2018 at 11:02 AM
To: Amy Chung <chungamy@gmail.com>

Amy,

Thank you for reaching out to me. I am the property manager for the property at 453 Rollins Road, Burlingame. We had reached out to the previous owner regarding the redwood tree growing on the property line between our properties. Our unit is close to the tree and we have had issues with mold/mildew in that unit because the tree blocks most of the natural light to the unit. My owner would be in support to remove that tree.

Sincerely,

Mike Kenny
Kenny Realty
(650) 400-0393
[Quoted text hidden]

# PROTECTED TREE REMOVAL PERMIT APPLICATION

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AUG 09 2018
CITY OF BURLINGAME
CDD-PLANNING DIV.

*Parks & Recreation Department*
*850 Burlingame Avenue, Burlingame, CA 94010*
*(650) 558-7330*

**Date:** 2/12/18

**The undersigned owner of the property at:**

**Address:** C Bellus Road, Burlingame, CA 94010, APN: 029 185 050
hereby applies for a permit to remove or prune more than 1/3 of the canopy of the following protected tree(s):

**Species:** Redwood **Circumference:** 36"

**Location on Property** along long closed property line

**Work to be Performed:** **Removal** X **Trim More Than 1/3 of the Crown** _____

**Reason Work is Necessary:** safety concerns due to powerlines, hard to build house, neighbor nuisance

**Is this Tree Removal Request Part of a Building Project? YES** X **NO** _____

**Note: A photograph of the tree(s) and a schematic drawing of the location of the tree(s) on the property must be submitted along with $75.00 to: City of Burlingame.** ***Additional documentation maybe required to support removal. Attach any documentation you may have.*** *(Example: Report from an Independent Arborist, pictures of damaged structures, letters of concern from neighbors, etc.).*

Owner *(Print)* Amy Cheung Phone 917-312-3547

Address 120 S. El Camino Real, #102, Millbrae, CA 94030 Email chunyamy@gmail.com

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***RMIT – FOR OFFICE USE ONLY***

VISA

***Payment Rec.*** 2/12/18 ***Payment Method*** $75

CITY BURLINGAME REC DE
501 PRIMROSE RD
BURLINGAME, CA 94010390

02/12/2018 09:59:12
CREDIT CARD
VISA SALE

| | |
|---|---|
| Card # | XXXXXXXXXXXX0145 |
| SEQ #: | 4 |
| Batch #: | 724 |
| INVOICE | 4 |
| Approval Code: | 112195 |
| Entry Method: | Manual |
| Mode: | Online |
| Avs Code: | YYY |

SALE AMOUNT $75.00

CUSTOMER COPY

YOUR RECEIPT
Thank You
Call Again
02-12-2018 10:40
0001 CLERK01 00017412
DEPT0021 75.00
ITEM CT 1
CHARGE 75.00

vc or prune the above listed tree(s) in accordance with the provisions of the Urban nance (Municipal Code Chapter 11.06). By signing this permit, the applicant ter 11.06, and agrees to comply with its provisions and all conditions listed below; resolved.

***box size*** ***tree(s) (no fruit or nut trees) will be***
***and may be*** ***f conditions are not met within***
***ed time as*** ***payment of $700 for each tree***
***ree replace***
***acement(s)*** ***n at***
***8-7330 wh***
***ING PR*** ***er Planning Commission review.***

***ified tree***
***site at all times*** ***rmit must be available at the job***
***18 revised***

# Tree Assessment and Protection Report
# For
## Amy Chung
### Undeveloped lot (APN 029 185 050) in Burlingame, CA.

Submitted by
Ned Patchett
Certified Arborist WE-4597A
May 11, 2018

Ned Patchett Consulting
830 Buena Vista Street in Moss Beach, CA 94038
Cell 650 400-0020
Office/Fax 650 728-8308
ned@arboristconsultant.com
www.arboristconsultant.com

# Table of Contents

# Summary

Amy Chung retained my services to assess (1) coastal Redwood *Sequoia sempervirens* tree located on an undeveloped lot (APN 029 185 050) behind 473 Rollins Road in Burlingame, CA.

The purpose of my examination was to assess the health and condition of the subject tree, determine its potential for preservation during the proposed construction and to provide recommendations to reduce the impacts of the proposed construction to a less than significant level.

Portions of the proposed construction are located within the tree protection zone of the subject tree. Therefore, this work has the potential to impact the tree and cause decline. It is my opinion that the subject tree is in fair health and structural condition and could likely tolerate the impacts of the proposed construction. However, coastal Redwood trees have very aggressive rooting systems which likely could cause structural damage to the nearby proposed patio and foundation of the new home in the future. Therefore, it is my opinion that removal and replacement of this tree should be considered. I have provided tree protection recommendations in the event that the client elects to retain this tree.

# Introduction

## Assignment

Amy Chung retained my services to perform the following tasks:

1. Assess tree health and condition of the subject tree.
2. Determine the potential for impacts to the subject tree from the proposed construction.
3. Determine if the subject tree is considered Protected Trees as defined in the City of Burlingame.
4. Provide construction guidelines to be followed throughout all phases of the construction project.
5. Document this information in a written report.

## Limits of Assignment

I did not perform an **aerial inspection** of the upper crown or a detailed **root crown inspection** on the subject tree.

## Tree Assessment Methods

On May 3, 2018, I visited the site to collect field information for this report. A **Visual Tree Assessment (VTA)** was performed on the subject tree. I have included tree map showing the location of the subject tree (see Tree Map in Appendix B). The following outlines the procedure for collecting information for this report:

1. Identify tree species
2. Measure the diameter of the trunk at 48 inches above grade **Diameter at Standard Height (DSH)**
3. Identify if the tree is a Protected Tree, as defined by the City of Burlingame
4. Assess the health and condition of each tree
5. Assess the structural stability of each tree
6. Inspect the trees for pest or disease.

## Suitability for Preservation

The goal of tree preservation is for the existing trees to remain assets to the site for years to come. Trees that are in poor condition and cannot tolerate construction impacts will become a liability and therefore should be removed. An assessment of a tree's suitability for preservation includes the following:

1. **Tree Health**-A healthy tree can tolerate construction impacts better than a tree in poor health and is more likely to adapt to new site conditions after development.

2. **Tree Structure**-Trees with structural defects such as decayed wood, weak branch attachments and codominant stems are a liability and therefore should be removed.

3. **Tree Age**-Mature and over-mature trees are less able to tolerate construction impacts while younger trees have more tolerance for construction impacts.

4. **Species Tolerance**-All trees require protection to avoid injury. However, certain tree species can tolerate construction impacts better than others.

## Observations

### Site Description

The site is an empty undeveloped lot located behind 473 Rollins Road in Burlingame, CA. The proposed construction consists of developing a new single-family residential home on the lot.

## Subject Tree-Observations

The subject tree is a coastal Redwood *Sequoia sempervirens* tree with an **estimated diameter** of 36 inches. This tree is considered a Protected Tree per the city of Burlingame Ordinance. The subject tree is in fair health and fair structural condition. The following are my observations.

1. The tree is located on the outside of the property line fence which limited my ability to measure the diameter of the trunk and inspect the lower portion of the root crown. Therefore, I have provided an estimated diameter of the subject tree.

2. I observed some dead and broken branches in the canopy.

3. I observed a secondary top in the very upper portion of the upper canopy.

4. I observed some utility lines passing through the canopy of the tree.

5. This tree has an optimal **Tree Protection Zone (TPZ)** of 27 feet extending out from the main trunk.

6. The corner of the proposed foundation of the home is located within approximately 7 feet of the main trunk of the subject tree and the patio is located within approximately 6 feet of the trunk of the subject tree.

It is my opinion that the subject tree is in fair health and structural condition and could likely tolerate the impacts of the proposed construction. However, coastal Redwood trees have very aggressive rooting systems which likely could cause structural damage to the nearby proposed patio and foundation of the new home in the future. Therefore, it is my opinion that removal and replacement of this tree should be considered. I have provided tree protection recommendations below in the event that the client elects to retain this tree.

## Specific Tree Protection Recommendations

Portions of the proposed construction are located within the **Tree Protection Zone (TPZ)** of subject tree. Therefore, this work has the potential to impact this tree and cause decline.

The following are my recommendations to reduce the impacts of the proposed construction and to protect this tree during the construction process.

1. Tree Protection Fencing should be erected prior to the commencement of any construction activities occurring on the site. I recommend the Project Arborist supervise the installation of the Tree Protection Fencing.

2. The initial 2 feet of the excavation cut for the portions of the new foundation that are located within the TPZ should be excavated using an Air-spade or by hand digging. Any roots that are 1 inch in diameter and larger which are encountered during the excavation process should be cleanly cut at the edge of the excavation zone. These roots should then be covered with burlap and the burlap should be kept moist on daily basis until the roots can be covered again with soil.

3. The portions of the foundation that are located within proximity to the subject tree should be constructed in a manner that anticipates the potential of root conflicts in the future.

4. Installation of a root barrier around the perimeter of the section of the foundation that are located within the tree protection zone of this tree.

5. The depth of the excavation needed for the patio that is located within the tree protection zone should be no more than 6 inches. Consider using interlocking pavers that will allow water and air to reach the roots below the subject tree.

6. Provide the subject tree with supplemental irrigation during spring and summer.

7. No utility lines should be routed through the TPZ of this tree.

8. Fertilization with Green Belt 22-14-14 liquid fertilizers or a similar fertilizer in spring of 2018.

9. Perform a crown cleaning on the tree.

10. Monthly inspections during the construction process and annual inspections of the tree after the construction process has been completed.

## Conclusion

Protection of trees that are considered Protected Trees by the City of Burlingame during construction is a mandatory part of the construction process. In addition, proposed construction within Tree Protection Zones can require the direct onsite supervision of a Project Arborist and can include specialized construction designs and methods to reduce tree impacts.

Portions of the proposed construction are located within the tree protection zone of the subject tree. Therefore, this work has the potential to impact the tree and cause decline. It is my opinion that the subject tree is in fair health and structural condition and could likely tolerate the impacts of the proposed construction. However, coastal Redwood trees have very aggressive rooting systems which likely could cause structural damage to the nearby proposed patio and foundation of the new home in the future. Therefore, it is my

opinion that removal and replacement of this tree should be considered. I have provided tree protection recommendations in the event that the client elects to retain this tree.

I have reviewed and prepared my report based the proposed site and landscape plan dated 3/6/18. However, further review of proposed construction plans and revisions to the tree protection plan may be necessary if the current proposed construction is modified or if additional work is proposed within the **TPZ** of these trees. This includes review of any modifications to building plans or review of civil plans, grading and drainage plans, landscape plans and any other work proposed within the tree protection zone of these trees.

# Tree Preservation Recommendations

The following are my recommendations to reduce the construction impacts to the Protected Trees on the site from the proposed construction.

## Tree Protection Fencing

Fenced enclosures shall be erected around trees to be Protected to establish the **TPZ** in which no soil disturbance is permitted and activities are restricted.

**Size and type of fence**
All trees to be preserved shall be Protected with 6-foot high, minimum 12-gauge chain link fence. Fences are to be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing.

**Duration**
Tree fencing shall be erected before any demolition, grading or construction begins and remain in place until the project is completed.

## Tree Protection Zones

Each Protected Tree to be protected shall have a designated **TPZ** identifying the area sufficiently large enough to protect the tree and roots from disturbance.

I have calculated the optimal **TPZ** for the subject tree.

### Activities prohibited within the TPZ

**1.** Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials, including but not limited to, paint, petroleum products, concrete, stucco mix or dirty water.

**2.** The use of tree trunks as a winch support, anchorage, as a temporary power pole, signposts or other similar function.

**3.** Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation.

**4.** Soil Disturbance, Soil Compaction or grade changes.

**5.** Drainage changes.

# Tree Pruning Recommendations

A **crown cleaning** is removal of all dead branches 1 inch in diameter and larger, removal of all broken branches, selective limb removal or end weight reduction to reduce the chances of limb failure and shaping to maintain a natural form.

## Mulching Recommendations

I recommended that wood chips be spread within the **TPZ** to a 3-to 5-inch depth, leaving the trunk clear of mulch.

## Glossary Of Terms

| | |
|---|---|
| **Aerial inspection** | An inspection of the upper crown of the tree that requires climbing. |
| **Crown** | Parts of the tree above the trunk, including leaves, branches and scaffold limbs. (Matheny and Clark, 1994) |
| **Diameter at standard height (DSH)** | The diameter of a tree's trunk as measured at 4.5 feet from the ground. (Matheny and Clark, 1994) |
| **Windthrow** | Tree Failure due to uprooting caused by wind. (Glossary of Arboriculture Terms, 2007) |
| **Root crown** | Area where the main roots join the plant stem, usually at or near ground level. Root Collar. (Glossary of Arboriculture Terms, 2007) |
| **Root crown inspection** | Process of removing soil to expose and assess the root crown of a tree. (Glossary of Arboriculture Terms, 2007) |
| **Visual Tree Assessment (VTA)** | A method of visual assessing the condition of a tree that does not include a root crown inspection or an aerial inspection. |

# Bibliography

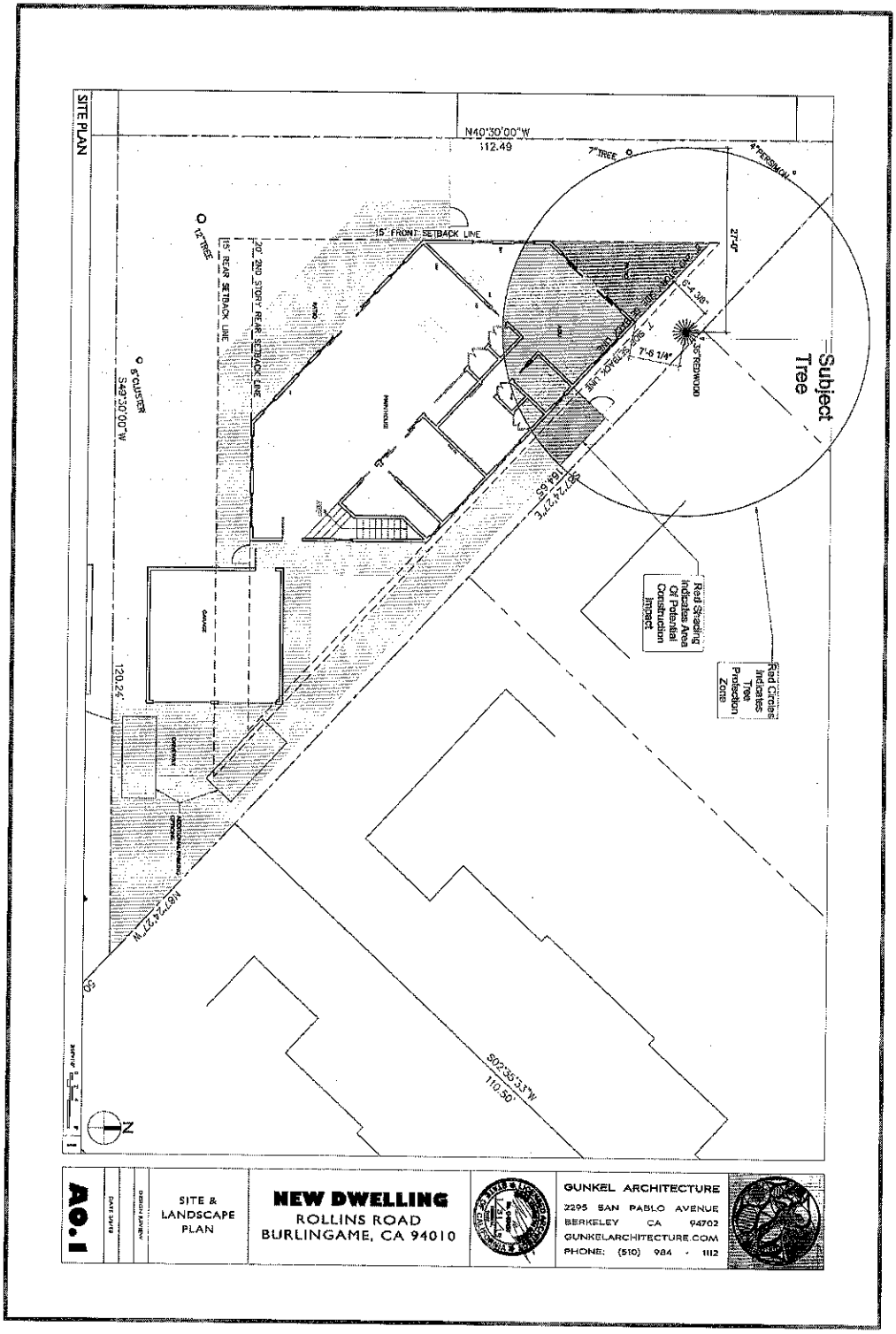
Matheny, N.P. and J.R. Clark. *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas* (2nd Edition). Pleasanton, CA. HortScience Inc., 1994.

Matheny, N.P. and J.R. Clark. *Trees and Development A Technical Guide to Preservation of Trees During Land Development*. Champaign, IL. International Society of Arboriculture, 1998

Harris, R.W. *Arboriculture Integrated Management of Landscape Trees, Shrubs, and Vines*. Englewood Cliffs, NJ: Prentice-Hall, Inc., 1992

International Society of Arboriculture. *Glossary of Arboriculture Terms*. Champaign, IL Dixon Graphics, 2007

## Appendix A – Tree Map



## Appendix B – Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees. They recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. Likewise, remedial treatments like any medicine cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Ned Patchett

Ned Patchett
Certified Arborist WE-4597A

## Appendix C – Certification of Performance

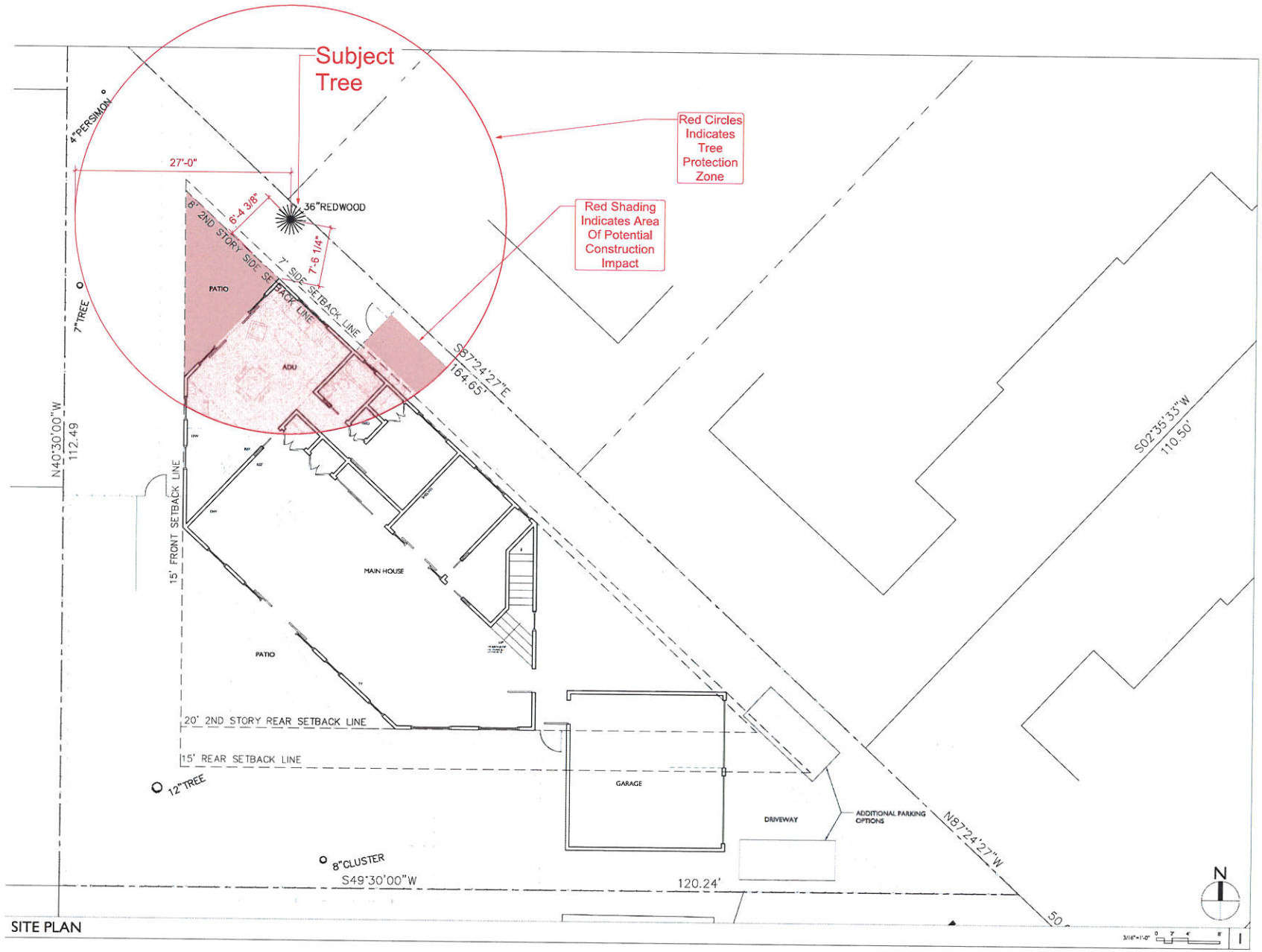
I, Ned Patchett, certify;

- That I have personally inspected the tree and the property referred to in this report. I have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with the parties involved;
- That the analysis, opinions and conclusions within this report are my own;
- That my analysis, opinions and conclusions were developed and this report has been prepared accordingly to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over 24 years.

*Signed:* Ned Patchett

*Date:* 5/11/18




SITE PLAN

GUNKEL ARCHITECTURE
2295 SAN PABLO AVENUE
BERKELEY CA 94702
GUNKELARCHITECTURE.COM
PHONE: (510) 984 - 1112

LICENSED ARCHITECT
No. C-30620
1/31/19
STATE OF CALIFORNIA

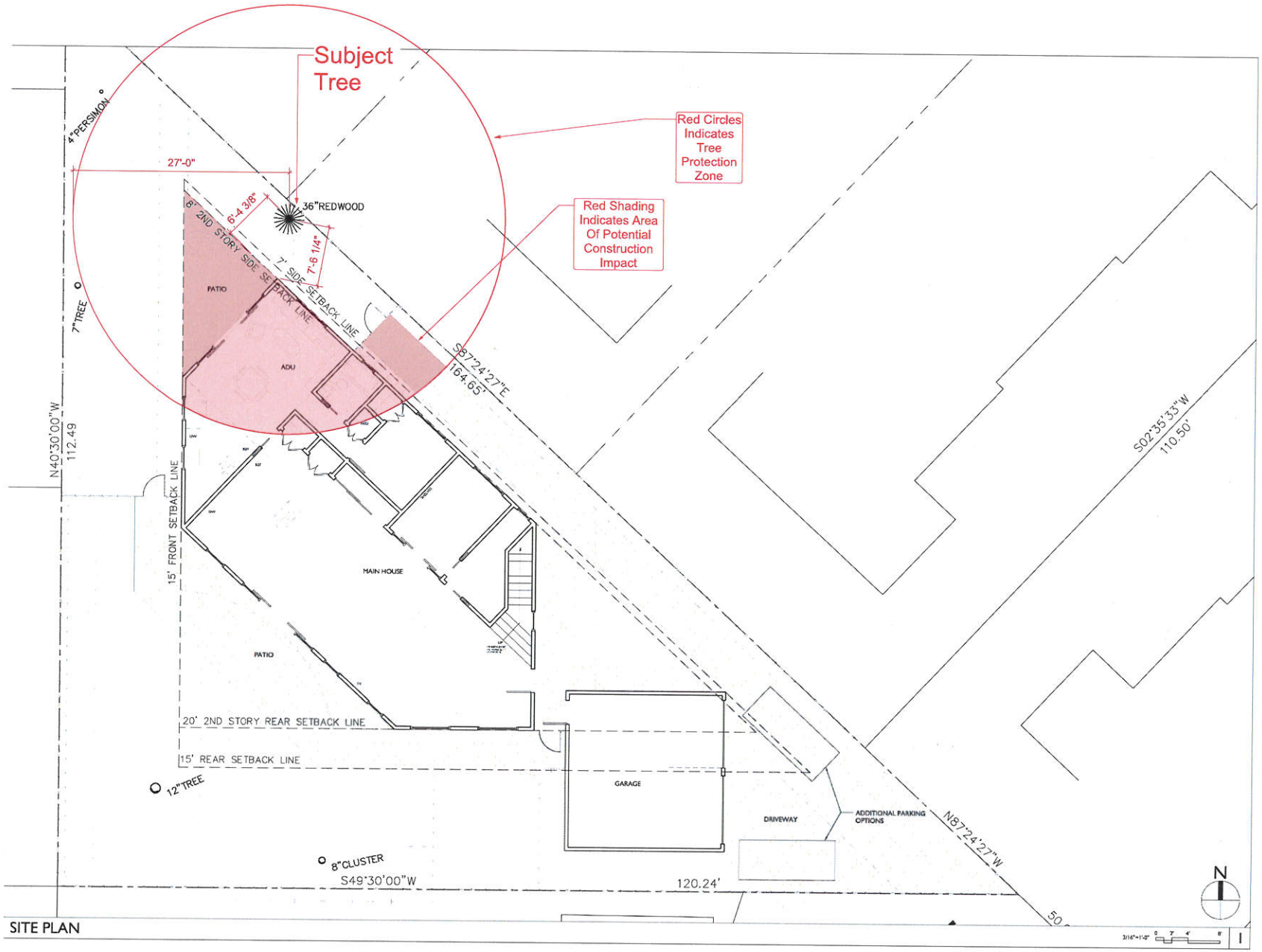
**NEW DWELLING**
ROLLINS ROAD
BURLINGAME, CA 94010

SITE & LANDSCAPE PLAN

DESIGN REVIEW

DATE 3/6/18

**A0.1**




SITE PLAN

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2295 SAN PABLO AVENUE
BERKELEY CA 94702
GUNKELARCHITECTURE.COM
PHONE: (510) 984 - 1112

LICENSED ARCHITECT No. C-30684 1/31/19 RENEWAL DATE STATE OF CALIFORNIA

**NEW DWELLING**
ROLLINS ROAD
BURLINGAME, CA 94010

SITE & LANDSCAPE PLAN

DESIGN REVIEW

DATE 3/6/18

**A0.1**

Gmail

Amy Chung <chungamy@gmail.com>

# Redwood Tree Removal

**Michael Kenny** <mikekenny@kennyrealty.com>
To: Amy Chung <chungamy@gmail.com>

Fri, Feb 9, 2018 at 11:02 AM

Amy,

Thank you for reaching out to me. I am the property manager for the property at 453 Rollins Road, Burlingame. We had reached out to the previous owner regarding the redwood tree growing on the property line between our properties. Our unit is close to the tree and we have had issues with mold/mildew in that unit because the tree blocks most of the natural light to the unit. My owner would be in support to remove that tree.

Sincerely,

Mike Kenny
Kenny Realty
(650) 400-0393
[Quoted text hidden]

CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250 ● FAX: (650) 696-3790
www.burlingame.org

**Site: 475-1/2 ROLLINS ROAD**

# PUBLIC HEARING NOTICE

The City of Burlingame Planning Commission announces the following public hearing **on MONDAY, JANUARY 14, 2019 at 7:00 P.M.** in the City Hall Council Chambers, 501 Primrose Road, Burlingame, CA:

Application for Design Review and a front setback Variance for a new, two-story single family dwelling with a detached garage at **475-1/2 ROLLINS ROAD** zoned R-1.
APN 029-185-050

**Mailed: January 4, 2019**

*(Please refer to other side)*

## *City of Burlingame*

A copy of the application and plans for this project may be reviewed prior to the meeting at the Community Development Department at 501 Primrose Road, Burlingame, California.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

For additional information, please call (650) 558-7250. Thank you.

Kevin Gardiner, AICP
Community Development Director

**PUBLIC HEARING NOTICE**

*(Please refer to other side)*

**475-1/2 Rollins Rd.**
**300' Radius**
**APN #029.185.050**