



STAFF REPORT

To: **Beautification Commission**

Date: **December 4, 2025**

From: **Richard Holtz, Parks Superintendent/City Arborist (650) 558-7333**
Veronica Flores, Administrative Assistant II (650) 558-7330

Subject: **Consideration of Petition to Remove Themed Block Designation for the 1600 Block of Chapin Avenue**

RECOMMENDATION

Staff recommend the Commission review the staff report, receive public comment, and approve or deny the petition to remove the Themed Block Designation for the 1600 Block of Chapin Ave.

BACKGROUND

A street tree themed block is defined as 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 City 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's action and Council's consensus, staff prepared a Draft Themed Block List and Policy of Establishing a Themed Block, which 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 residents have added 24 Themed Blocks, bringing the total to 122 (Exhibit A).

The ability to remove a block from the 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 provide a benefit to the community by 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 face challenges, such as fast-spreading disease or insect infestations. Having a single species increases the likelihood that a single disease or insect will cause widespread tree loss, potentially devastating an entire block.

Additionally, requiring a large canopy tree due to a themed block designation in a location with confined growing space can create a continual conflict. This includes the tree being unable 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

In January 2025, a resident of the 1600 block of Chapin Ave. applied for a Tree Work Plan Permit to remove City street trees in conjunction with sidewalk repairs. The resident expressed interest in planting a utility-friendly tree from the City's approved list of species for overhead primary-conductor utilities. The resident was informed that the area was designated as a Themed Block with *Platanus acerifolia* (London Planetree) as the required replacement. The resident was also informed that Themed Blocks and overhead utility conflicts would soon be discussed. However, after three public meetings, the Beautification Commission and City Council voted to support retaining the London planetree as the designated Themed Block species along the 1600 block of Chapin Ave. and at other locations throughout the City (Exhibit C).

Some property owners along 1600 Chapin Ave. have signed a petition to remove the Themed Block designation from this area. The resident submitted the attached petition on behalf of their neighbors. Staff have matched the signatures of property owners and found 86% of the property owners support the removal of the Themed Block designation (Exhibit D).

The area was originally planted with London Planetree; however, several alternative species have been planted, and some of the remaining London Planetrees are in poor health and require replacement.

The table below shows the actual species planted along 1600 Chapin Ave.

Total Available Planting Sites	28
Vacancies	3
Theme Tree (London Planetree)	8
Theme Tree Requiring Replacement	4
Other Species	14
Other Species Planted Since 2012	8 (2017, 2019, 2022)

Should the Commission approve the removal of the Themed Block designation for the 1600 block of Chapin Ave., residents would be sent one of two approved species lists, depending upon the presence of primary overhead electrical conductors (Exhibit E).

In preparation for the Thursday, December 4, 2025, Beautification Commission Meeting, the staff has noticed this subject via the City E-news, social media, and mailing to 7 property owners and tenants who live along the 1600 block of Chapin Ave.

FISCAL IMPACT

No fiscal impact is likely.

EXHIBITS

- A. Current Themed Block List
- B. Themed Block Policy Form
- C. Staff Report to City Council on Themed Blocks
- D. Petition from Property-Owners along 1600 Block of Chapin Ave.
- E. City Street Tree Lists for Planters less than 4' and Beneath Overhead Primary Conductors



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	Ginkgo	Retain Themed Block
200 Bayswater	Ginkgo	Retain Themed Block
300 Bayswater	Ginkgo	Retain Themed Block
400 Bayswater	Ginkgo	Retain Themed Block
500 Bayswater	Ginkgo	Retain Themed Block
600 Bayswater	Ginkgo	Retain Themed Block
700 Bayswater	Ginkgo	Retain Themed Block
800 Bayswater	Ginkgo	Retain Themed Block
900 Bayswater	Ginkgo	Retain Themed Block
1000 Bayswater	Ginkgo	Retain Themed Block
1100 Bayswater	Ginkgo	Retain Themed Block
1200 Bayswater	Ginkgo	Retain Themed Block
1300 Bayswater	Ginkgo	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 Book _____

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



STAFF REPORT

AGENDA NO: 9g

MEETING DATE: July 7, 2025

To: Honorable Mayor and City Council

Date: July 7, 2025

From: Margaret Glomstad, Parks and Recreation Director – (650) 558-7307
Richard Holtz, Parks Superintendent/City Arborist (650) 558-7333
Carlie Burow, Parks Supervisor (650) 558-7335

Subject: Adoption of a Resolution Approving the Updated Themed Block Tree Species List

RECOMMENDATION

Staff recommends that the City Council adopt the resolution to update the Themed Block Tree Species List.

BACKGROUND

During public discussion of the updated Tree Ordinance (Burlingame Municipal Code Chapter 11.06 et seq.) in 2024, staff received public comments regarding the conflict between street trees and overhead electrical utilities, particularly conflicts on streets designated as Themed Blocks.

A street tree-themed block is a block in which one defined street tree species is established and maintained indefinitely. Once a themed block is established and a tree is removed for any reason, the tree is replaced with a tree of the established theme species. Trees are removed for safety or construction purposes only; they are not removed because they do not comply with a designated Themed Block.

Most utility conflicts with Themed Block designated species occur with Red Maples (*Acer rubrum*), Red Oaks (*Quercus rubra*), and London Planetrees (*Platanus acerifolia*) growing to heights that present safety issues with overhead primary electrical conductors. The result is a topped tree that cannot grow to its intended form and requires frequent inspections and utility pruning by utility contractors, followed by corrective pruning by City staff.

Staff reviewed the Themed Block tree species and determined that improvements to the policy could be made to reduce tree and overhead utility conflicts by designating alternative species that resemble existing features of the current designated Themed Block species prone to utility conflicts. These species are generally shorter in stature and should not exceed a height of 25'. The replacement options are described below.

Red Maple Replacement

The current Red Maple is a fast-growing, upright tree. The tree has a smooth, grey-colored bark. Leaves are green in the spring and summer and turn red with the fall leaf drop. This species has a moderate need for water and can have aggressive rooting. The Red Maple typically grows to heights of 40-60 feet.

The alternative tree is the **Shangtung Maple (Acer Truncatum)** (Exhibit B). This specimen grows to a height of 25' and has been recommended by some nurseries as a street tree under electrical utility wires. This tree also has green leaves in the spring and summer, though these leaves appear glossy compared to the dull green of the Red Maple. The Shangtung Maple also has bright red leaves in the fall and is pest- and disease-resistant. This species is available from one of the local wholesale tree suppliers.

Red Oak Replacement

The current Red Oak grows at a moderate pace. This specimen tends to grow in broad form, eventually reaching heights that present overhead utility conflicts. This species is deciduous, with green leaves in the spring and summer that turn brown in the fall.

The alternative is the smaller oak species, the **Gambel Oak (Quercus Gambelii)** (Exhibit C). The Gambel Oak is native to the Southwest. It often appears shrubby in its natural form. This species will require significant training and pruning by staff to establish itself as a street tree in the urban environment. The Gambel Oak is susceptible to fungal diseases such as anthracnose and powdery mildew, similar to Red Oaks. The Gambel Oak produces green leaves in the spring and summer that turn brown in the fall. This species can be sourced through a local wholesale nursery.

London Planetree Replacement

The current London Planetree is a fast-growing, upright tree that can reach heights of 80'. The City currently plants the 'Columbia' variety because it has the greatest disease resistance to common fungal diseases, such as anthracnose and powdery mildew. These trees have strong vertical growth, often presenting utility conflicts within five years.

The alternative is the **Aphlen's Globe Planetree (Platanus Acerifolia 'Alphen's Globe')**, a dwarf variety of Planetree (Exhibit D). This is a newly developed European variety that mimics the same look as the current Planetrees but is grafted to a dwarfing rootstock to limit the tree's growth. Staff has been unable to source this species in the United States. Another variety researched was the **Platanus Acerifolia 'Mirkovc'**. This is another European variety with similar attributes. It, too, cannot be sourced in the United States at this time. Since there is no suitable smaller-stature Planetree available, staff recommends using one of the alternative maple species listed above.

DISCUSSION

At the February 6, 2025, Beautification Commission meeting, staff presented information about Themed Blocks in general and raised the issue about utility conflicts. The Commissioners directed staff to research and provide the Commission with potential opportunities to limit utility conflicts with trees (Exhibit E).

At the March 6, 2025, Beautification Commission meeting, staff requested the Commission either:

- Modify Themed Block plantings that create utility conflicts by designating 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 the current Themed Block designation as is.

After listening to public comments and discussion, the Commission directed staff to research specific alternatives that best resemble the intended look of current Themed Block Species in conflict with utilities (Exhibit F).

On May 1, 2025, the Beautification Commission again discussed the Themed Block utility conflicts. The Commission received public comments and discussed potential revisions related to the Themed Block Tree Species list. The Commission approved modifying the Themed Block designation where suitable alternatives could be selected to retain the intended look of the original Themed Block designation while reducing the likelihood of utility conflicts, as listed below.

- Modify Themed Block designation for Red Maples to allow for the Shangtung Maple (*Acer Truncatum*) to be planted in locations with overhead primary electrical conductors.
- Modify the Themed Block designation for Red Oaks to allow for the Gambel Oak (*Quercus Gambelii*) to be planted in locations with overhead primary electrical conductors.

The Commission opted to leave the London Planetree Themed Block designation unchanged as a viable alternative that resembles the current look of the Themed Block species cannot be sourced (Exhibit G).

As part of the City's efforts to increase public outreach and in compliance with the updated Tree Ordinance, staff reached out in several ways to inform residents of public meetings regarding Themed Blocks discussions. This included e-News articles, content on the City's social media platforms, and over 3,700 direct mailings to residents and property owners in the Themed Block areas. In total, three mailings occurred at a cost of over \$1,700 per mailing.

FISCAL IMPACT

The fiscal impact is unknown at this time. However, staff believes that the costs will likely be lower in the long term due to less maintenance work.

Exhibits:

- Resolution
- Shangtung Maple Data Sheet
- Gambel Oak Data Sheet
- Alphen's Globe Planetree Data Sheet
- February 6, 2025, Beautification Commission Meeting Staff Report and Minutes
- March 6, 2025, Beautification Commission Meeting Staff Report and Minutes
- May 1, 2025, Beautification Commission Meeting Staff Report and Draft Minutes

RESOLUTION NO. 073-2025

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLINGAME UPDATING THE CITY'S
THEMED BLOCK TREE SPECIES LIST**

WHEREAS, in 2008, the City established its Themed Block policy; and

WHEREAS, the City has held four public meetings and conducted significant outreach regarding updates to the Themed Block list; and

WHEREAS, on May 1, 2025, the Beautification Commission voted to recommend that the City Council update the Themed Block list; and

WHEREAS, the updated Themed Block list is a more sustainable approach to managing the urban forest by reducing utility conflicts.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURLINGAME RESOLVES
AND ORDERS AS FOLLOWS:**

1. The facts in the recitals above and in the staff report are true and correct.
2. The City shall update the Themed Block list as noted below.
 - a. The Red Maple will be replaced by the Shangtung Maple (*Acer Truncatum*).
 - b. The Red Oak will be replaced by the Gambel Oak (*Quercus Gambelii*).

Peter Stevenson, Mayor

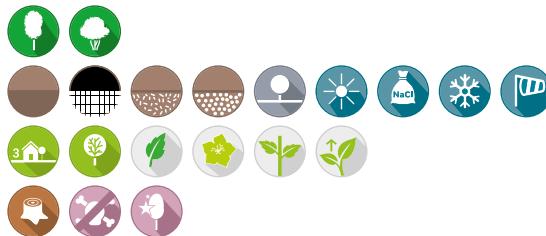
I, Meaghan Hassel-Shearer, City Clerk of the City of Burlingame, certify that the foregoing resolution was introduced at a regular meeting of the City Council held on the 7th day of July, 2025, and was adopted thereafter by the following vote:

AYES: COUNCILMEMBERS: Brownrigg, Colson, Pappajohn, Stevenson, Thayer
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None

Meaghan Hassel-Shearer, City Clerk



Platanus x hispanica 'Alphen's Globe'



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

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

Platanus orientalis 'Mirkovec'



TYPES OF PLANTING

Tree types: standard trees

USE

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

CHARACTERISTICS

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

ASPECTS

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

PLANTKENMERKEN

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



STAFF REPORT

To: **Beautification Commission**

Date: **February 6, 2025**

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

Subject: **Themed Block Discussion**

RECOMMENDATION

Staff recommends the Beautification Commission review the staff report, ask questions, and direct staff to return to the March 6, 2025 Beautification Commission with information that could help the Commission decide if any changes should be made to areas with Themed Block designation.

BACKGROUND

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 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 of Establishing a Themed Block that was presented and approved at the August 7, 2008, Beautification Commission meeting. From that Beautification Commission meeting in 2008, 98 blocks were designated as themed blocks. Since then, the City of Burlingame and the residents have added 24 additional themed blocks making the current total of 122. (Exhibit A)

Policy for Establishing Themed Blocks

Upon adoption of the List of Themed Blocks, the Commission considered a policy to address the future establishment of themed blocks. Over time, the public may desire to request the Commission add themed blocks to the list. Staff presented the draft policy for review at the Beautification Commission meeting on August 7, 2008. A public hearing was conducted at the meeting on September 4, 2008, to consider this policy. After public input, the Commission adopted the following policy proposal:

- 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 the removal of an existing tree is deemed necessary according to City policy.

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

DISCUSSION

Themed Blocks add a benefit to our community that includes honoring the intended look of a developed area. Themed blocks can create an aesthetic look and feel with a memorable

uniformity (Exhibit C). Continuing the existing Themed Block designations generally, continues the intended look original designers had during the development of our community. Ensuring a consistent mature canopy can provide a multitude of benefits including greater property value.

However, Themed Blocks can also have challenges. This includes the creation of a mono-culture with little biodiversity. Pests or diseases have been known to wipe-out entire neighborhoods of trees due to lack of species diversification. This has occurred in the past with Dutch Elm Disease and presently with the Emerald Ash Borer. Additionally, requiring a large canopy tree due to themed block designation in a location that has confined growing space can create a perennial conflict. These trees are unable to reach their intended size and require significant and frequent maintenance resources from the City and utility providers to reduce risk.

During the public discussion surrounding the update of our tree ordinance, some concerns were expressed in relation to Themed Blocks. These concerns include utility conflict, frustration with lack of choice and lack of biodiversity. As we have updated our municipal code to reflect arboriculture, staff have been asked to evaluate if practices we have engaged in also subscribe to modern day arboriculture practices.

The Arbor Day Foundation espouses a principle of “The Right Tree in The Right Place” (Exhibit D). This follows the basic principle that a tree is planted so that it is sustainable and will not require significant input after planting. This reduces conflict that could reduce the life or quality of the tree grown absent significant input.

The Beautification Commission is the most appropriate conduit to consider if any changes to our current practices with Themed Blocks should be modified.

FISCAL IMPACT

None.

EXHIBITS

- A. Current Themed Block List
- B. Themed Block Policy Form
- C. Photos of Themed Blocks
- D. Arbdiday Brochure



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 10.2022)

Street	Theme	Planter Width	Min Width	Recommendation
1600 Adeline	Sycamore	36/36	48	Themed Block
1700 Adeline	Sycamore	36/P36	48	Themed Block
1800 Adeline	Sycamore	36/P36	48	Themed Block
1900 Adeline	Sycamore	36/P36	48	Themed Block
2000 Adeline	Sycamore	36/36	48	Themed Block
500 Almer	Liquidambar	62/62		Replace w/ Red Maple
800 Alpine	Sycamore	36/36	48	Themed Block
1000 Balboa	Liquidambar	36/36		Replace w/Trident Maple
1400 Balboa	Catalpa	36/36	36	Themed Block
1600 Balboa	Liquidambar	36/36		Replace w/Trident Maple
100 Bayswater	Gingko	72/P72	36	Themed Block
200 Bayswater	Gingko	72/P72	36	Themed Block
300 Bayswater	Gingko	72/P72	36	Themed Block
400 Bayswater	Gingko	72/P72	36	Themed Block
500 Bayswater	Gingko	72/P72	36	Themed Block
600 Bayswater	Gingko	72/P72	36	Themed Block
700 Bayswater	Gingko	72/P72	36	Themed Block
800 Bayswater	Gingko	84/P84	36	Themed Block
900 Bayswater	Gingko	69/P69	36	Themed Block
1000 Bayswater	Gingko		36	Themed Block
1100 Bayswater	Gingko	80/P80	36	Themed Block
1200 Bayswater	Gingko	80/P80	36	Themed Block
1300 Bayswater	Gingko	84/P84	36	Themed Block
1200 Bellevue	Liquidambar	60/60		Replace w/ Red Maple
1300 Bernal	Sycamore	48/48	48	Themed Block
1400 Bernal	Sycamore	48/48	48	Themed Block
300 Bloomfield	Sycamore	72/P72	48	Themed Block
400 Bloomfield	Sycamore	72/P72	48	Themed Block
300 Burlingame Ave	Camphor	120/120		Replace w/ Red Maple
400 Burlingame Ave	Camphor	120/144		Replace w/ Red Maple
500 Burlingame Ave	Camphor	144/P120		Replace w/ Red Maple
800 Burlingame Ave	Camphor	120/P144		Replace w/ Red Maple
850 - 1000 Burlingame Ave	Euc. Viminalis = (3 blks.)	120/144		Themed Blocks
1500 Burlingame Ave.	Sycamore	48/P48	48	Themed Block
1200 Cabrillo	Liquidambar	36/36		Replace w/ Trident Maple
400 - 1100 California Dr.	P. Calleryana 'Chanticleer' = (9 blks.)	48/P72	36	Replace with 'European Hornbeam'
1100 Cambridge	Elm	72/72	50	Themed Block
300 Channing	Sycamore	72/P72	48	Themed Block
200 Chapin	Sycamore	32/32	48	Themed Block
300 Chapin	Sycamore	32/32	48	Themed Block

1600	Chapin	Sycamore	32/32	48	Themed Block
400	Chatham	Sycamore	72/72	48	Themed Block
300	Clarendon	Red Oak	48/48	50	Themed Block
1500	Columbus	Red Oak	48/48	50	Themed Block
300	Concord	Liquidambar	72/72		Replace w/ Red Maple
600	Concord	Sycamore	72/72	48	Themed Block
700	Concord	Sycamore	72/72	48	Themed Block
500	Corbitt	Sycamore	96/P96	48	Themed Block
1100	Cortez	Sycamore	36/36	48	Themed Block
1200	Cortez	Sycamore	36/36	48	Themed Block
800	Crossway	Liquidambar	48/48		Replace w/ Red Maple
400	Cumberland	Sycamore	72/72	48	Themed Block
1400	Desoto	Sycamore	50/50	48	Themed Block
1100	Douglas	Sycamore	53/P48	48	Themed Block
1100	Drake	Sycamore	36/36	48	Themed Block
300	Dwight	Red Oak	48/P48	50	Themed Block
1500-2000	Easton	Euc. Globulus = (6 blks.)	19'/P48		Themed Blocks
800	Edgehill	Liquidambar	68/68		Replace w/ Red Maple
1300	Edgehill	Liquidambar	68/P72		Replace w/ Red Maple
1400	Floribunda	Liquidambar	57/P72		Replace w/ Red Maple
1500	Floribunda	Liquidambar	59/P60		Replace w/ Red Maple
500	Francisco	Sycamore	96/P96	48	Themed Block
2100	Hillside	Sycamore	144/144	48	Themed Block
2200	Hillside	Sycamore	144/144	48	Themed Block
2300	Hillside	Sycamore	144/144	48	Themed Block
2400	Hillside	Sycamore	144/144	48	Themed Block
1200	Laguna	Sycamore	84/P84	48	Themed Block
1300	Laguna	Liquidambar	84/P84		Replace w/ Red Maple
1400	Laguna	Liquidambar	84/P84		Replace w/ Red Maple
300	Lexington	Sycamore	72/72	48	Themed Block
500	Lexington	Sycamore	72/72	48	Themed Block
600	Lexington	Sycamore	72/72	48	Themed Block
800	Maple	Linden	36/36		Replace w/ Trident Maple
400	Marin	Sycamore	72/72	48	Themed Block
500	Marin	Sycamore	84/84	48	Themed Block
1600	McDonald Way	Liriodendron	65/65		Replace w/ Red Maple
1100	Mills	Sycamore	60/P60	48	Themed Block
1200	Mills	Sycamore	60/P60	48	Themed Block
1300	Mills	Sycamore	60/P60	48	Themed Block
1400	Mills	Sycamore	60/P60	48	Themed Block
1400	Oak Grove	Red Oak	36/P36	50	Themed Block
100	Occidental	Sycamore	56/P48	48	Themed Block
200	Occidental	Sycamore	56/56	48	Themed Block
300	Occidental	Sycamore	56/P48	48	Themed Block
400	Occidental	Sycamore	56/P48	48	Themed Block
1100	Oxford	Elm	48/48	48	Themed Block
1100	Palm	Sycamore	72/P72	48	Themed Block
1200	Palm	Sycamore	P72/P72	48	Themed Block
1300	Palm	Sycamore	72/P72	48	Themed Block
1400	Palm	Sycamore	84/P72	48	Themed Block
700	Plymouth	Sycamore	72/72	48	Themed Block
1100	Sanchez	Sycamore	48/P48	48	Themed Block

1200	Sanchez	Sycamore	48/P48	48	Themed Block
1300	Sanchez	Sycamore	48/P48	48	Themed Block
1400	Sanchez	Sycamore	48/P48	48	Themed Block
1600	Sherman	Sycamore	36/P36	48	Themed Block
1700	Sherman	Sycamore	P36/P36	48	Themed Block
10	Stanley	Liriodendron	36/P36		Replace w/ Trident Maple
100	Stanley	Liriodendron	36/P36		Replace w/ Trident Maple
200	Stanley	Liriodendron	36/P36		Replace w/ Trident Maple
2100	Trousdale	Modesto Ash	54	48	Replace w/ Raywood Ash
1100	Vancouver	Catalpa	36/P36		Themed Block
500	Vernon	Sycamore	48/48	48	Themed Block
600	Vernon	Liquidambar	48/48		Replace w/ Red Maple
700	Vernon	Sycamore	72/72	48	Themed Block
700	Winchester Dr.	Sycamore	96/P96	48	Themed Block
800	Winchester Dr.	Sycamore	96/P96	48	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 Book _____

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

EXHIBIT C







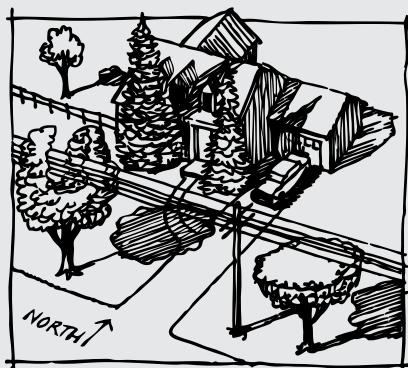




**TREE CITY USA®
BULLETIN**

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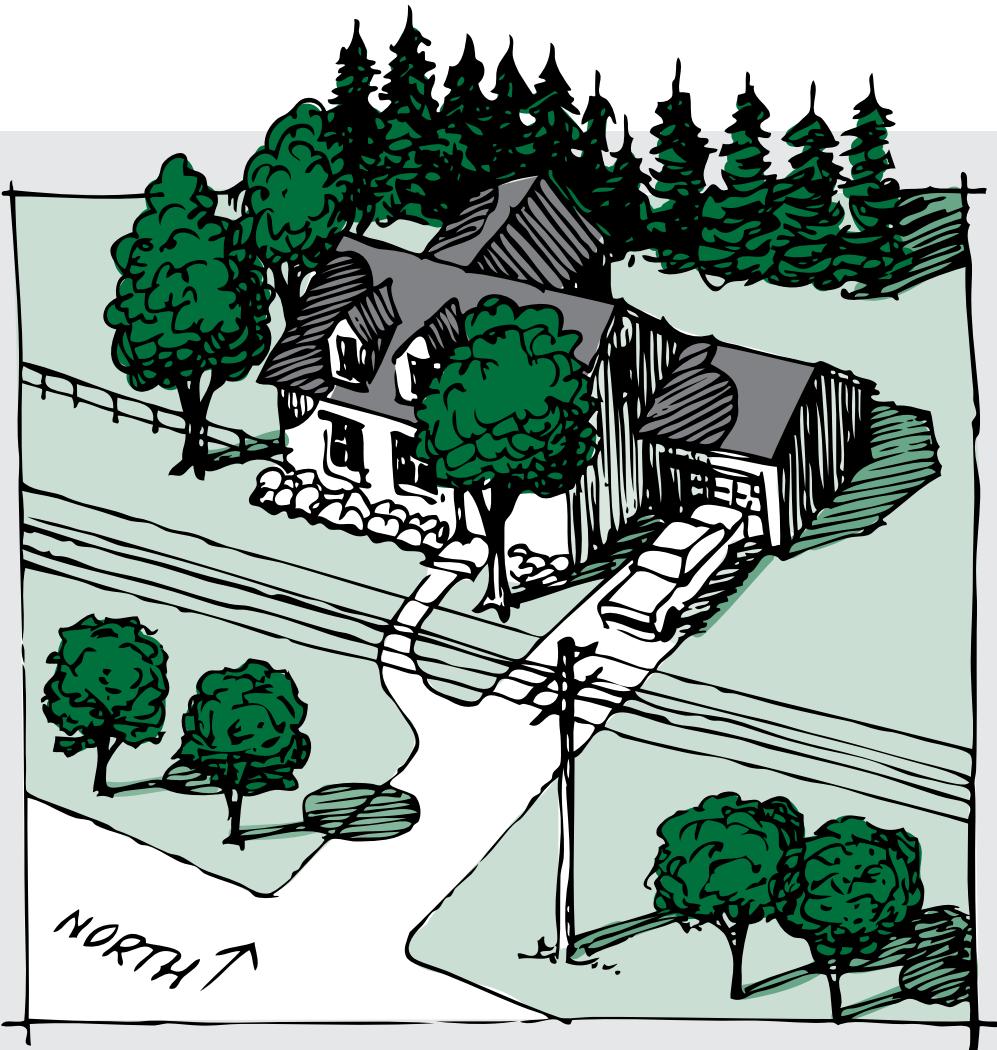


WRONG (above)

Planting large trees under utility lines often means disfigured trees. Large evergreens close to the house on the south block warming winter sunlight.

RIGHT (right)

Short flowering trees don't clash with overhead utility lines. Large deciduous trees on the southeast, southwest, and west provide cooling shade in summer and don't obstruct the low winter sun. An evergreen windbreak on the north blocks cold winter winds.



Any Friend of Tree City USA can list the many benefits of trees — shade, beauty, windbreak, privacy, cleaner air, less noise, less glare, and higher property values to name a few. But the key to these benefits is to select the right tree and plant it in the right place. The right tree in the right place not only ensures a lifetime of satisfaction, it also keeps maintenance costs low.

“What is right?” may sound like an exam question from a class in moral philosophy, but in the green world, it is not quite as complex. A tree’s requirements to thrive, its form or shape, its size at maturity, and its role or function in your landscape help determine the best tree to plant. Beyond that, the question enters the grey area of personal taste where what is “right” is largely a matter of opinion.

Environmental Factors to Consider

In selecting a tree, your first consideration must be what the tree needs. In other words, what environmental factors limit the ability of a particular species to live a healthy life? One indication is to look at the native species in your area. These trees have developed on their own through thousands of years of self-selection to survive where you now live. However, native species alone are usually not the answer. Some non-native species and horticulturally developed cultivars may also do well on your site and offer attributes such as beauty, size, pest resistance, or diversity that natives may not provide.

MINIMUM TEMPERATURE

The familiar hardiness map has zoned the country based on average annual minimum temperature. The lowest temperature of the zone limits the range of many trees. Low temperatures, especially if they come suddenly, can freeze and kill the living cells in trees. Select a species suitable to the zone where you live.

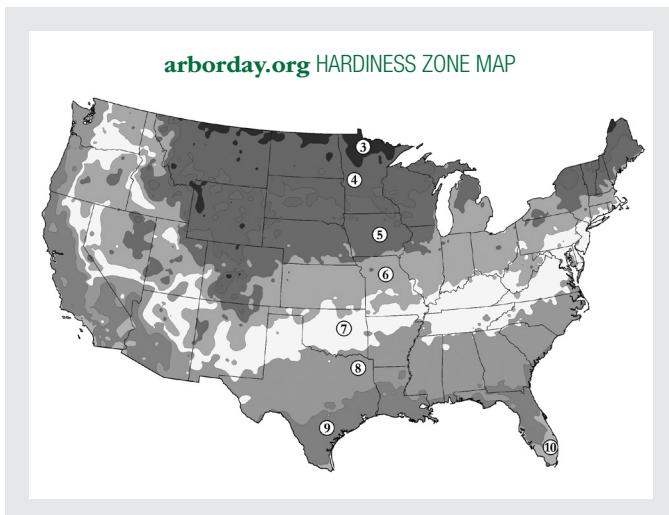
CAUTION: Elevation and exposure differences (the direction of the slope) within each zone also have an effect. North slopes, windy sites, and higher elevations can make a site equivalent to one or two hardiness zones lower. To find your hardiness zone, visit arborday.org/zones.

MOISTURE

Each species tolerates wet or dry growing conditions to a different degree. Special attention must be given to your selection if the site periodically is flooded, subjected to very dry conditions, or continually exposed to the drying effect of wind. Watering, of course, can modify a dry site, but even when you irrigate, it is important to know the optimal soil moisture requirement for your species. Tip: Since evergreens give off water (transpiration) from their needles all winter, it is important that they are well-watered in the fall before the ground freezes. Also, do not overwater trees. They will drown or develop root rot if the soil is kept too wet. With heavy, clay-type soils, check soil moisture often and water accordingly during dry summer weather. This may be every seven to 10 days or more often if necessary. Sandy soils need water more frequently than clay soils, but watering every other day is probably too much.

LIGHT

Shade tolerance is the term foresters use to rate the light requirements of each species. Some species, like white birch and most pines, require full sunlight. They are shade intolerant. Tolerant species, like most maples, hemlocks, and yews, grow well in shade. Others, like white oak, are somewhere in between and are referred to as having intermediate tolerance. Don't make the mistake of planting your tree where it is mismatched with its need for light.



PESTS

Every locality has its problems with particular insects or diseases. The best way to avoid trouble is to avoid the species that host these pests. In some cases, it is possible to buy cultivars that have been bred for resistance to a disease. For example, where white pine blister rust is a problem, it is best to buy white pine that is certified to be resistant to it. Some species, such as ginkgo, are known for their natural resistance to most pests. Others, such as American elm or ashes, are just the opposite. In most cases, planting a species on a site unlike its natural environment is asking for trouble. For example, birch trees grow naturally in moist environments, including river and lake edges. Planting them in an arid site subjects them to stress and makes them more vulnerable to boring insects.

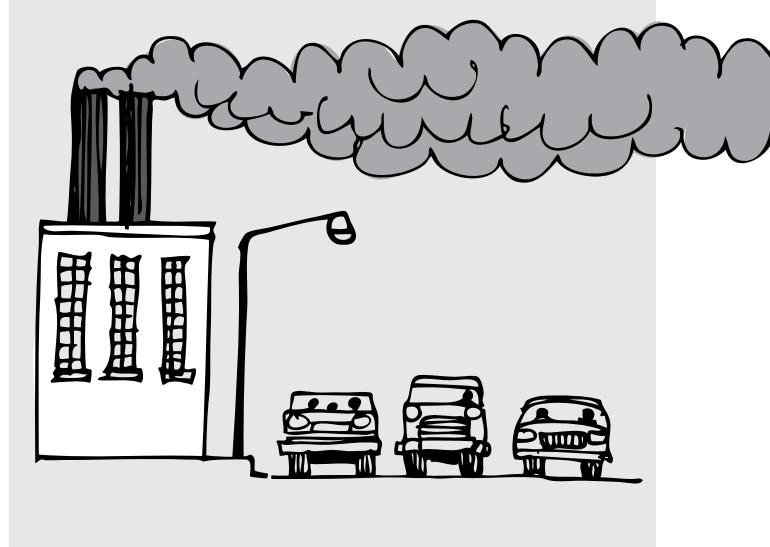
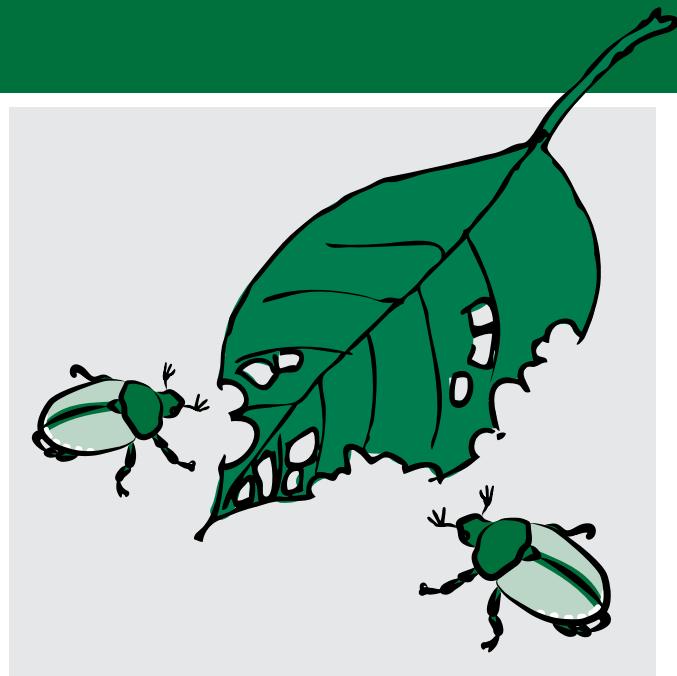
SOIL

Soil factors are probably the most overlooked when selecting a tree. Soil depth, structure, moisture, and pH can make the difference between success or failure after planting. For example, deep-rooted species will need adequate soil depth for their structural roots, whereas shallow-rooted species may do well on sites where soils thinly cover bedrock or a hard layer of clay. Species that need light or sandy soil should not be planted in rocky or clay-type soils. Also, each tree species has a tolerance range related to acidity and alkalinity, just as it does for shade. This requirement should be matched with the soil where you plan to plant. To learn about the soils in your area, obtain a soil survey map at the county office of the USDA Natural Resources Conservation Service. Unfortunately, soils are often disturbed in urban areas. Trees that would typically do well in native soil may struggle due to poor soil structure from soil being disturbed or mixed during construction or other building activities. Compaction of any soil due to heavy pedestrian or vehicle use often reduces a tree's growth, size potential, and overall health.

AIR POLLUTION

Unfortunately, the ability of a species to tolerate air pollution is becoming more important. Chemicals in the air vary with localities, and in some cases, the accumulative effects of pollution are just beginning to show up. The best course of action is to ask a local professional if there are problems in your town and, if so, what species are affected. Similarly, salt spray from either the ocean or street de-icing can be a problem locally, and some species are more sensitive to it than others. Where these are problems, ask a certified arborist, nursery professional, urban forester, or extension agent about which trees to avoid.

TIP: Local nurseries generally do not carry trees that are incompatible with the local climate. However, for site factors other than climate, it is pretty much a matter of "buyer beware." Get the answers before you buy, and look around your neighborhood to see what may be growing well.



Tree Factors to Consider

1

THE TREE'S PURPOSE

A tree's function is the purpose you want it to serve for you. Some of the most common are listed here to help ensure you get the right tree for the right place.

SHADE

This is why many people plant trees. Trees provide a greater cooling effect than man-made structures because not only are the rays of the sun blocked, water is also added to the air through transpiration.

Observation is the best way to determine where to plant to maximize shade. In the drawing, notice the difference between July and early autumn. Plant for where you want the shadow during the hottest time of the year — and the time of day you desire the shade.

High, wide-crowned trees with deciduous leaves are the best providers of shade.

AESTHETICS

To create an accent, select a tree that will contrast with the predominant landscape character. For example, to give the lot an appearance of greater depth, plant on a diagonal line outward from the front corners of the house. This is called framing. Trees planted behind the house and to the side will provide background. Trees can also add visual appeal to a patio, pool, or play area. They can also be used to separate spaces and provide space enclosure.

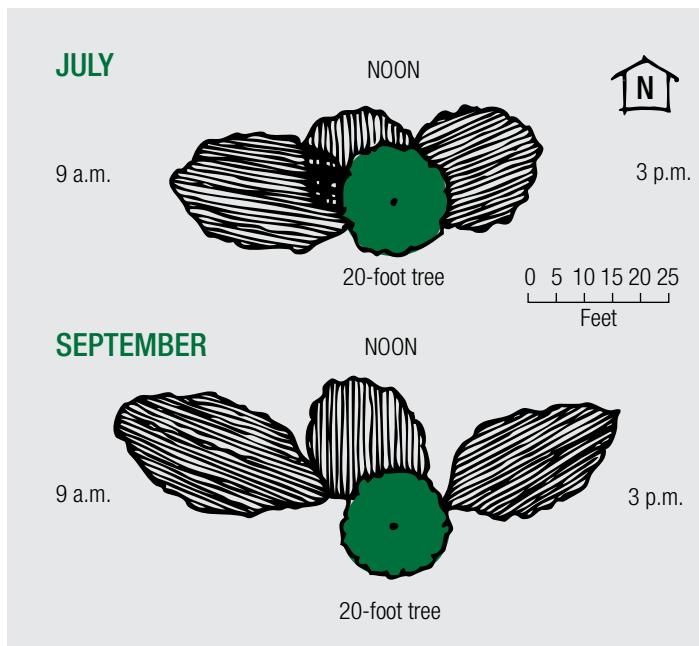
ACCENTS: A tree with color or some other showy feature can be used as an accent point in your landscaping picture. Don't overdo accents. One accent plant in a given setting or view area is usually enough.

For a visual accent, select a tree that contrasts with the characteristic landscape in one or more of the design elements — form, size, color, or texture. The more contrasts, the stronger the accent will be.

If you wish to have a strong point of emphasis, select a specimen tree with two, three, or even all four of these characteristics:

✓ FORM OR SHAPE: A tree's form should contrast with the predominate landscape character in a setting. For example, horizontal lines may dominate in a rural midwestern landscape. Accent forms will be those that contrast with that character, such as pyramidal, columnar, or upright oval tree shapes. Weeping forms will also accent since they are uncommon to this characteristic landscape.

✓ SIZE: A tree that stands out because of its large size will tend to accent.



- ✓ COLOR:** Planting trees for their spring flower color, fall foliage color, or interesting winter bark is quite popular. While such color is often temporary, it is an important consideration. Summer foliage color, while not as intense, can lend an accent element of longer duration.
- ✓ TEXTURE:** Foliage texture can be classified as fine, medium, or coarse. If a tree's texture is used as an accent element, it should be an abrupt change from textures that predominate in the characteristic landscape. Bark texture or picturesque branching structure can also complement an accent plant.

WINDBREAKS AND SCREENS

Low-branching conifers that hold their foliage are most effective for screening unsightly areas and providing privacy. Noise is best reduced by tall, densely planted trees with fleshy, broad leaves. If combined with conifers, some noise reduction can be extended throughout the year. Dust can also be filtered by such a combination. Windbreaks can be made most effective through a dense, step-like arrangement of both conifers and deciduous trees. However, for protection on south and east sides of a house, deciduous species work best because they allow incoming solar radiation in winter.

BOUNDARIES

Trees can help to visually delineate your property. Small, narrow-crowned species will do the job while not invading your neighbor's space. Plant far enough on your property to avoid the trunk touching the actual property line when mature.

2 SIZE AND LOCATION

Available space is probably the consideration most often overlooked or misunderstood when deciding what tree to plant. Even for professionals, it is often difficult to envision the planting site five, 10, or 20 years in the future. Yet this is essential. Before planting, know what the tree will look like as it nears maturity. Consider its height, crown spread, and root space.

Some of the problems below can be dealt with by subsequent pruning. However, it is far easier, less expensive, and better for tree health to select and plant your tree to meet a desired objective while at the same time preventing it from:

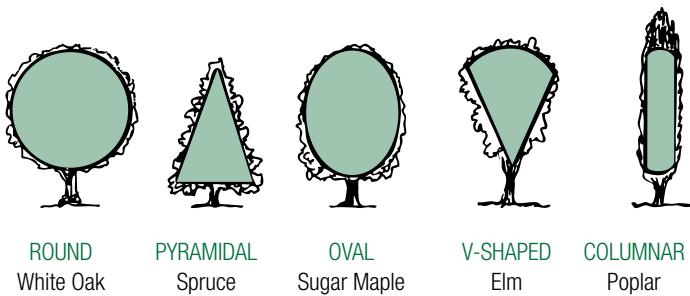
- Lifting walks.
- Entering or moving drainage pipes or other utilities.
- Tangling with wires or eaves.
- Shading gardens.
- Ruining the shape of nearby trees.
- Blocking windows or scenic views.
- Interfering with outdoor lighting.
- Covering chimneys.
- Blocking solar collectors.
- Encroaching on your neighbor.



BEFORE PLANTING, know what the tree will look like as it nears maturity.

(These examples are typical mature heights in city conditions. Check booklets published by local forestry professionals or books such as *Manual of Woody Landscape Plants* for the expected mature height and crown spread of trees you are considering.)

3 CROWN FORM OR SHAPE



ROUND White Oak

PYRAMIDAL Spruce

oval
Sugar Maple

V-SHAPED Elm

COLUMNAR Poplar

The character of tree crowns and thus the form or shape of trees varies among species as much as leaf shapes or bark patterns. Shape is another clue to how well a tree will fit the space you have available, what problems might occur, and how well it will help meet the goals you have for your property.



Columnar cultivars help adapt street trees to fit narrow spaces or avoid signs.

What About Planters?

Under some urban conditions there is no alternative to planting trees in planters or containers. Because of the severe conditions of restricted space for roots and exposure to freezing, it is essential to use a container that is as broad and deep as space allows. Roots freeze more easily in narrow containers; the recommended minimum is 5 feet on the sides and 2 feet deep.

When considering using planters, recognize that regular, conscientious maintenance will be needed and that the tree's longevity will be relatively short, requiring replacement. Other tips:

- In dry weather during the growing season, water at a rate equivalent to 1 inch of rain per week.
- Slope the bottom slightly toward small-diameter drain tile or 1-inch plastic pipe with holes drilled in it. Wrap in filter pads to prevent clogging and cover with 1 inch of sand. If no outlet is possible, place tile over gravel to help remove excess water.
- To reduce weight and aid aeration, a soil mix of coarse sand, organic matter or perlite, and a small amount of loam soil is necessary. Ask an arborist or nursery specialist what is used locally.
- For most tree species, the soil pH should be between 6.0 and 7.0.
- To help keep tree size small, fertilize only if a nutrient deficiency is indicated (by leaf discoloration).



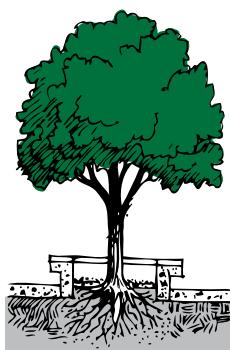
If you must use planters in a cold climate, it's best to use large ones with several trees. The earth mass helps protect the roots.

SOME TREES THAT DO WELL IN PLANTERS

Crape Myrtle
Dwarf Conifers

Dwarf Fruit Trees
Holly

Japanese Maple
Star Magnolia



GOOD

Seat-wall ground-level planter, planted at grade. This planter has a neat appearance, fair aeration and root room, is convenient to water, provides a place for people to sit, and has a good sense of permanence. Trees planted in such a container are generally safe from snowmelt salt, are easy to mulch, and have normal frost tolerance. The container provides good drainage and offers a place to plant flowers.



DIFFICULT

Raised planter with open bottom, soil level raised not more than 1 foot above grade. This container is aesthetically pleasing, has excellent space definition, a strong sense of permanence, and provides good drainage, a place for people to sit, and a place to plant flowers. Trees planted in this type of container are generally safe from snowmelt salt and are easy to water and mulch. Deep roots can penetrate well below the frost line.



MOST DIFFICULT

Closed-bottom container. This container is aesthetically pleasing, easy to install and move, provides a sitting area, and is relatively safe from snowmelt salt. Such containers provide good definition of space and are readily available at known cost in a wide variety of sizes, shapes, materials, textures, and colors. Trees planted in these containers can be placed in almost any location; exotic species can be used indoors. Flowers can be planted in this container.

DISADVANTAGES: These containers are expensive to build or buy, difficult to clean, may restrict pedestrian traffic, and may interfere with snow removal operations. Root constriction limits the number of species suitable for planting in the open-bottom container.

— Adapted from *Containerized Trees for Urban Settings* by Jean E. Olson, Iowa State University.

DISADVANTAGES: These containers are expensive to install, are usually limited to outdoor use, and may interfere with snow removal operations and pedestrian traffic. There are a limited number of tree species suitable for planting in this type of container due to root restriction. Shallow feeder roots of trees may freeze, reducing tree life.

DISADVANTAGES: Trees planted in closed-bottom containers are highly susceptible to salt buildup from normal watering procedures (unless drainage holes are provided) and to root freezing. The containers can burst from winter freezing. Tree species suitable for planting in this container are very limited. It does not work in colder areas of the country.

Right Trees and Urban Forestry Programs

All that has been said about selecting the right tree for the right place is as true for street, park, and public building plantings as it is for residential properties. In fact, mistakes at the community level are magnified many fold. The widespread planting of a disease-prone species or trees too large or too small along an avenue will eventually plague the taxpayers with costly maintenance bills.

Fortunately, communities served by an urban forester or arborist are usually assured that species are selected with great care. In fact, if a staff forester, arborist, or landscape architect is not employed by the municipality, it will pay great dividends to retain the service of a qualified consultant when planning for tree plantings. When such professionals are on staff, the ideal situation is to combine their expertise into a team. For example, the knowledge of a forester or arborist about the site requirements of a tree or its maintenance needs can often be joined with the artistic talents of a landscape architect and the infrastructure knowledge of a city engineer to produce a plan that is both workable and visually attractive.

THE EDUCATION CHALLENGE

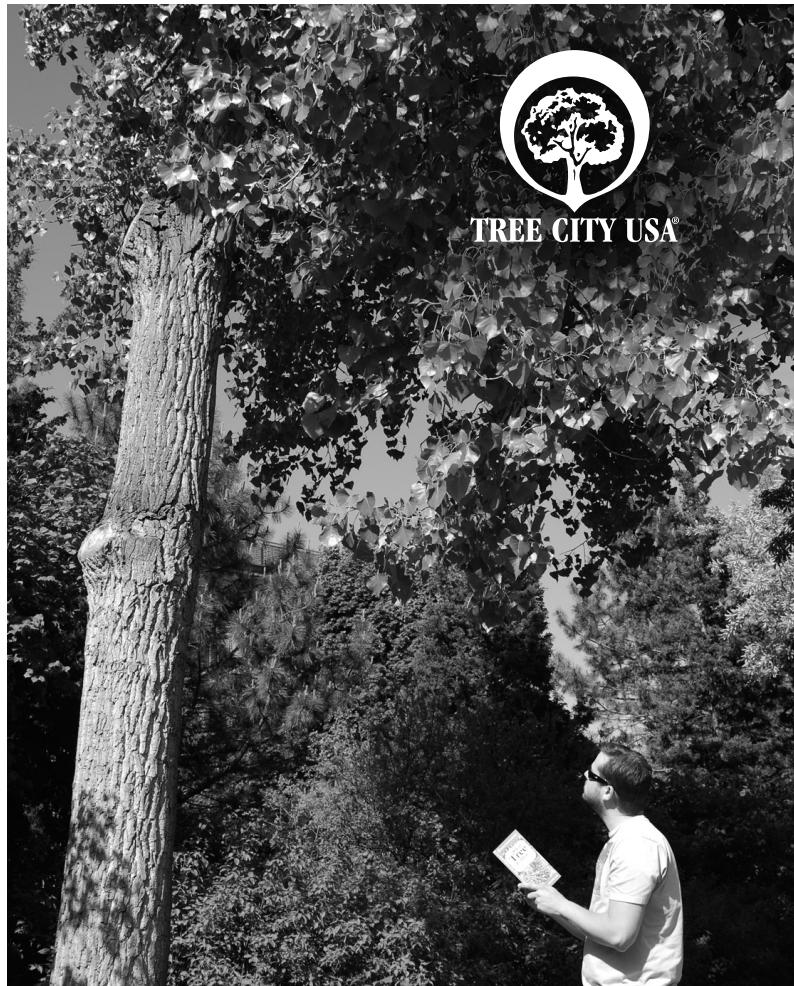
One of the challenges to all professionals is the large task of public education about trees. Helping homeowners and businesses start their trees correctly through careful selection and placement is one of the greatest needs in the wide spectrum of tree-care topics. It is preventive medicine at its best. Fortunately, there is much material available to help, including this bulletin. The need, however, is to (a) localize the information, and (b) get it into the hands of the people who need it.

Information needed in community literature includes lists that show:

- Species that thrive in the local climate, preferably arranged by tree characteristics and/or functions they best serve.
- Species to avoid because they are known to have persistent insect or disease problems or are sensitive to local air pollution.
- Species that are prohibited or discouraged — and the reasons why.
- Locations such as an arboretum, park, campus, or street where mature specimens of desirable species may be viewed.

Getting the information into the hands of people who can use it is not easy. Budget constraints are often the first problem but should not be allowed to stop the project. The publications that are illustrated above range from single-page fliers that can be duplicated at little cost on office equipment to elaborate multicolor booklets. Whatever the cost, the investment will repay taxpayers in the long run.

Distributing the publications should not be left to chance. The use of literature racks in the office or distribution at



Publicity about planting the right tree is essential to the long-term health of any community forest.

workshops reaches too few people. Door-to-door distribution in new developments, direct mail, and using local realtors, developers, and nursery operators are more effective ways to reach the entire population of tree owners.

PLANNING AHEAD

In the urban forestry program, the best ideas for using the right trees in the right places can come undone when the desired planting stock is not available, is too expensive, or is the wrong size. One solution that sounds simple, but is rarely practiced was developed by the late Bob Skiera, former forester for the City of Milwaukee. Bob studied his streets and parks and planned for new plantings several years in advance. He then grew the needed stock in the city nursery and was assured of an adequate supply in his preferred size of 2-inch caliper. Similar arrangements could be made with contract suppliers and would give them the advantage of being sure of their future market. Either way, the result will be less reliance on chance and more precision in planting the right tree in the right place.

Finding More Information ...

There is considerable help available for selecting the right tree for the right place. Sources include:

- Local tree selection guides available from city or state urban foresters.
- Publications produced by private and public utilities.
- Books on trees that include site requirements and characteristics at maturity.

A good place to start your search for more information is arborday.org. This is the official website of the Arbor Day Foundation and includes not only more materials related to Tree City USA Bulletin No. 4, but also additional tips on tree care, how to purchase trees online, and an online tree guide. The guide offers detailed information on dozens of commonly planted landscape trees that grow throughout the United States. Included for each is information on sun and soil requirements for planting, mature height and spread, growth rates, and more. For other sources of information about this topic, go to arborday.org/bulletins.



The right trees in a residential median not only beautify the neighborhood, but raise property values and help tame traffic as well.



Selecting the right trees for the right places will result in beautiful and safer streets such as this. Proper selection will also reduce maintenance costs and provide other practical benefits such as energy savings, prolonged life of pavement surfaces, and cleaner air.

Tree City USA Bulletin ORDER FORM

Name _____

Organization _____

Address _____

City _____ State _____ Zip _____

Phone _____

For a complete list of Tree City USA Bulletins, visit arborday.org.

1 Issue \$3.00 ea.	
1.	How to Prune Young Trees
2.	When a Storm Strikes
3.	Solving Tree/Sidewalk Conflicts
4.	The Right Tree for the Right Place
----	Tree City USA Annual Report
	TOTALS: \$

Annual Friends of Tree City USA

Membership \$15.00 \$ _____

Tree City USA Bulletin 3-Ring Binder \$7.95 \$ _____

TOTAL PAYMENT: \$ _____

Order Tree City USA Bulletins online at arborday.org or send this form and mail with your payment to:

Arbor Day Foundation • 211 N. 12th Street • Lincoln, NE 68508
888-448-7337 • (Make checks payable to Arbor Day Foundation)

1925 101

THE TREE CITY USA PROGRAM IS SPONSORED BY THE
Arbor Day Foundation in cooperation with the U.S. Forest Service and National Association of State Foresters. To achieve the national recognition of being named as a Tree City USA, a town or city must meet four standards:

- Standard 1: A tree board or department
- Standard 2: A tree care ordinance
- Standard 3: A community forestry program with an annual budget of at least \$2 per capita
- Standard 4: An Arbor Day observance and proclamation

Each recognized community receives a Tree City USA flag, plaque, and community entrance signs. Towns and cities of every size can qualify. Tree City USA application forms are available from your state forester, the Arbor Day Foundation at arborday.org/treecity, or your state forestry agency.

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SPANISH LANGUAGE EDITION A one-page summary of Tree City USA Bulletin No. 4 in Spanish is available at no cost. Call Member Services at 888-448-7337 or go online to arborday.org/bulletins to obtain a copy.

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arborday.org



BURLINGAME BEAUTIFICATION COMMISSION
Final Minutes February 6, 2025

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

ROLL CALL

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

MINUTES

Commissioner Bauer made a motion to approve the December 5, 2024, Regular Meeting minutes. The motion was seconded by Commissioner Chu and was approved. 5-0

CORRESPONDENCE

None

PUBLIC COMMENT

Constance Quirk, resident of Lexington Way, expressed her desire to have the emailed Correspondence and Public Comments read aloud at all public meetings to ensure the live audience is made aware of other residents' concerns. Further, she would like online viewers to have the option of participating in the meeting by raising their hands and being allowed to make comments or ask questions. She believes it is important to get people involved and their voices heard, and she feels that many barriers have been put in place to prevent this from happening.

PRESENTATION

None

OLD BUSINESS

None

NEW BUSINESS

1. Chair Rotation

Secretary Flores presented the staff report. The Commissioners accepted their new roles and Chair Chu led the proceedings for the remainder of the meeting.

2. Business Landscape Award, Residential Sustainable Landscape Award, and Multi-Family Landscape Award Chair Rotation

Secretary Flores presented the staff report. Commissioner Kirchner accepted his role as Committee Chair and Commissioner Damico as Vice Chair.

3. Public Hearing to Consider an Appeal of the City Arborist's Approval of the Removal of a Protected Private Tree at 1325 El Camino Real

Arborist Holtz presented the staff report. He explained that the request originally came in for three trees growing between 1321 and 1325 El Camino Real, with the majority of the trunk and canopy residing on 1325 El Camino Real. He confirmed that the middle tree was undersized and not subject to the permit requirements specified in our Municipal Tree Ordinance. The applicant commented on his concern about the risk of failure due to structural tree issues. An independent arborist report was submitted as supplementary documentation. Based on Arborist Holtz's site observations of the trees and the impact to the driveway at the rear of 1325 El Camino Real, it appeared that the trees met the threshold for removal. He explained his observations of the poor form and location of the trees and stated that the neighborhood impact was not significant although it did impact the view from 1321 El Camino Real. Arborist Holtz summarized the findings of the independent arborist. Further, he explored the site history and conditions dating back to 2011, before the development of 1321 El Camino Real, and the continual pruning away from that site, increasing the off-balance growth of the trees. The reasons listed above meet the criteria for removal of our Tree Ordinance.

Arborist Holtz stated the City received two appeals to his decision to approve the removal of the trees. He explained there are many reasons to retain Coast Live Oak Trees and that decisions to approve the removal of trees are never made lightly. He spoke of the benefits these trees are to 1321 El Camino Real, such as barriers to light and noise pollution. Although the City requires replacement trees to be planted, it will not replace mature and established trees equally. These were the primary reasons listed on the appeals.

Chair Chu opened the floor to Public Comment. Seeing none, he closed Public Comment.

Property owners of 1321 El Camino Real, Scott and Martha Ann Milliken, spoke of their appeal to the City Arborist's decision. They stated that the trees were located entirely within their property, not on both sides of the property line. They provided construction drawings and a site map showing their property's trees. They explained that care and adjustments were made during construction to protect the trees and perform routine yearly maintenance. They expressed their belief that if 1325 El Camino Real maintained the trees on their side of the property, it may have resulted in similar looking trees on both sides. Further, they explained that having the trees remain is an important part of their tenants' quality of life. The Milliken's asked the Commission to consider an effective maintenance plan for 1325 El Camino Real instead of their removal.

The 1321 El Camino Real tenants Mia and Gunther Nacke presented their appeal. They explained the trees were a reason to live in the townhouse and their unit specifically. Mrs. Nacke researched previous appeals and noted that a high-risk factor was common in the denied appeals. She stated that in the 10 years they have resided at 1321 El Camino Real, they have not seen any tree maintenance conducted by 1325 El Camino Real. Ms. Nacke spoke of a different tree to the east of their unit that they were more concerned about during storms, unlike the trees closest to their unit. It would dramatically change their environment and ask that a maintenance plan be considered first. Mr. Nacke stated that he was a general contractor, and his comments stem from technical and engineering perspectives. He stated that the trees are very stable and do not pose a danger. He agreed that there is little space to drive through on the neighboring property but stated that the rear resident confirmed it is not as big of an issue as the fence at the front of the property. Also, it is his understanding that the tree struck by the car occurred due to space limitation, which is no longer an issue. Mr. Nacke shared his belief that the current driveway issues could be handled with minor

repairs. Also, he spoke of the current benefits to the ecosystem and the negative impact of removing the trees, such as a dramatic change to the atmosphere, including noise pollution, and its impacts on wildlife and young families.

The original applicant and owner of 1325 El Camino Real, Mehdi Shahmirza, stated that he had not previously been made aware of the site map showing the location of the trees not on his property but on 1321 El Camino Real. He explained that the trees are in his driveway and that tree growth will eliminate access to the driveway and important clearances, such as fire truck access. He spoke of his desire for removal due to safety concerns and explained that he also enjoys the Oak trees' beauty. Mr. Shahmirza stated he is happy to plant more trees on his property or at 1321 El Camino Real if preferred.

Chair Chu opened the floor to Commission Discussion.

Chair Chu stated that ownership of the trees needed to be established before any decision could be made and asked to see the construction drawings. Director Glomstad explained that a certified site survey would be necessary to confirm the location of the trees rather than a site plan. Arborist Holtz explained that the evidence of construction drawings that included a site plan was only now being introduced, and the City did not have any information to verify property lines. He stated that if the trees were located at 1321 El Camino Real, the liability of the trees failing would also reside with them. Commissioner Kirchner asked whether a civil engineer drew the drawings being presented. Mr. & Mrs. Milliken confirmed they were and had previously been submitted to the Planning and Building Department for review and approval.

Commissioner Kirchner asked whether a neighbor could petition to have trees removed that are not on his property. Arborist Holtz confirmed that they would not be able to. He explained that while conducting a site visit, the trees would appear to be on 1325 El Camino Real because the site improvements were completed on the opposite side of the trees, leading a person to conclude the property lines exist where the improvements stopped. Commissioner Kirchner inquired whether 1325 El Camino Real would be subject to the 25% pruning restriction to mitigate any potential issue. Arborist Holtz confirmed that the general rule when it comes to trees on property lines is that the neighbors can prune up to 25% of the tree so long as it does not structurally alter or destabilize the tree. He explained that 1325 El Camino Real could trim up to 25% of the canopy, but seeing as 80% of the canopy hangs over their property, they would not be able to achieve the same type of clearance as 1321 El Camino Real.

Chair Chu asked whether the continued pruning and maintenance on 1321 would encourage growth over 1325 El Camino Real to look more balanced. Arborist Holtz said the trees have been regularly directionally pruned away from 1321 El Camino Real toward 1325 El Camino Real, creating significant flaws. He stated that continued pruning to train it back could work, but it is not within the Commission's or Staff's purview to require anyone to comply.

Commissioner Damico asked why it was not previously possible for 1321 El Camino Real to prune on the other side of the trees to reduce any risk of future toppling. Arborist Holtz stated that many appeals are emotion based and stem from neighbor issues. He confirmed that many scenarios could occur if neighbors communicated and worked together to remedy the situation without involving the City. He explained that 1321 El Camino Real would need permission from 1325 El Camino Real to enter the property, but 1325 El Camino Real was not obligated to allow someone to trespass on their property. He understands that 1321 El Camino Real has directionally pruned their side of the trees, expecting that 1325 El Camino Real would

prune their side. There is no obligation for either property owner to take any action, but the liability would lie with the property owner of the site where the tree trunk is located. Furthermore, if 1325 El Camino Real believes the trees impede access, it becomes a civil issue between both property owners. Commissioner Damico referenced the photograph provided, which shows an SUV that narrowly fits, and expressed her concern about safety vehicles being able to get through. City Arborist Holtz agreed with Commissioner Damico but pointed out that the wheels of the SUV are on 1321 El Camino Real and a surveyor would need to verify where the property line lies and whether access to the rear of the property at 1325 El Camino Real is at all possible, barring a lack of easement agreement.

Commissioner Kirchner asked whether the trees would heal from the vehicular damage they had endured. Arborist Holtz confirmed that Oak trees were very good compartmentalizers of decay; however, every impact introduces the potential for decay or can be a terminal disease such as sudden oak death. Commissioner Bauer asked whether there was any imminent danger. City Arborist Holtz stated that he did not view anything that would prompt the evacuation of a home. He viewed the site conditions and what is stated in the City's Municipal Code and determined that the challenges with the tree outweighed the benefits of retaining them. He understood and agreed that there would be a large impact on 1321 El Camino Real and that his decision was not made lightly. Chair Chu and Arborist Holtz agreed that if the ownership of the trees belongs to 1321 El Camino Real and they decided to retain them, the liability that has been confirmed by the public notice of increased risk of the trees, the professional assessment that was conducted, and the City agreeing that the trees meet the threshold for removal would fall on them as well. Commissioner Batte asked whether the ownership of the trees was still in question. Director Glomstad suggested that the item be returned to the Commission once a survey has been presented to confirm ownership.

Mr. Shahmirza addressed the Commission and stated that he had not previously seen the 1321 El Camino Real drawings showing the trees on their property. Commissioner Bauer asked whether he had a survey demonstrating the trees on his property. Mr. Shahmirza did not currently have a survey of his property.

Mr. Milliken asked whether Mr. Shahmirza had permission to cut more than 25% of the tree canopy. Arborist Holtz confirmed that trimming more than 25% would be considered excessive pruning and require a permit. The active permit could be modified to an excessive pruning permit, but would require permission from whoever is determined to be the owner.

Chair Chu asked what documentation could be obtained to verify ownership. Director Glomstad stated that an official or certified site survey would be needed to verify property lines. Secretary Flores stated that either property owner could also research the property's public records filed with the Building and Planning Departments to see if a survey was previously filed and formally request copies. Chair Chu asked whether the smallest of the three trees was protected by diameter size and was a protected species. Arborist Holtz confirmed the City does not have protected species, only tree size. However, Oak and Redwood trees typically require an independent arborist report as supplemental documentation for their permit application because both species can live a long time and are significant contributors to our community.

Commissioner Damico asked whether the two owners had discussed shared maintenance responsibilities of the trees. The properties shared offline feedback. Arborist Holtz shared that the City pays for conflict resolution services through the County of San Mateo and is available at no cost to Burlingame residents.

Commissioner Bauer made a motion to postpone any decision until further evidence of ownership is provided by either the applicant or appellant. The motion was seconded by Commissioner Damico and was approved. 5-0

4. Themed Block Discussion

Arborist Holtz presented the staff report. He provided a history and background on themed blocks and spoke of the Easton Drive petition that occurred approximately a year and a half ago. He confirmed that the current discussion did not include Easton Drive but focused on themed blocks in general. He explained that a themed block is an area with one defined species, either already established or a shift over time, but clarified that the City is not clear-cutting trees to plant any specific tree. He spoke of the challenges themed blocks posed, such as lack of species diversification, utility conflict, and maintenance cost. Although there are main issues to consider, he does not believe we will experience devastation such as a pest attack in the near future. Arborist Holtz explained that the item presented today is an introduction for Commissioners to ask questions and request additional information or ideas from staff about possible modifications. Further, he stated that out of the 938 blocks in Burlingame, 122 of them are themed blocks. Of the 122 themed blocks, 70 have utilities. He estimated that a quarter of the trees planted in the City are in utility conflicts.

Commissioner Bauer inquired about the replacement options for themed block streets. Arborist Holtz confirmed that they only have one dominant species per themed block, although changes have been made to those dominant species in some circumstances, such as the pear trees on California Drive. He explained that the Commission was being introduced to the challenges staff have experienced. Commissioner Batte asked if there was a tree that was less likely to interfere with utilities. Arborist Holtz stated that the trees on the City's Primary Utility Plant List present the lowest potential for utility conflicts. Commissioner Batte commented on the recent fires in Southern California, which were partly caused by utility conflicts. Arborist Holtz stated that staff have received many phone calls and correspondence from residents regarding similar fears set off by insurance cancellation notices. Chair Chu asked whether there has been a consideration for having a themed block with utilities and one species for the side of the street and another for the other. According to his knowledge, Arborist Holtz confirmed that it had not occurred previously in the City. Commissioner Kirchner asked if PG&E was involved in the pruning of the trees. Arborist Holtz confirmed that PG&E contracts with different utility companies and is required to maintain a certain distance. They will prune trees to meet those requirements, often exceeding the requirements to avoid having to prune as frequently. He stated that City staff also prune trees to address overhanging branches or water sprouts that may impede pedestrian and vehicular traffic. Supervisor Burow confirmed that the clearance required by PG&E in the City's area is two and a half feet, but trees are often pruned 12-15 feet away to avoid coming out for a minimum of two years. Further, she stated that pruning such large amounts causes water sprouts to grow much faster, an issue requiring annual inspection.

Commissioner Damico asked whether the staff had received any positive feedback from themed blocks. Arborist Holtz stated that correspondence has been received in favor of themed blocks' majestic look and feel. Commissioner Bauer asked about correspondence from Newlands resident Cathy Baylock and whether her block was removed from the themed block list. Arborist Holtz explained that the Newlands block was inexplicably dropped off the themed block list by error but that the mistake was well-noted and has been updated on our list. Commissioner Damico asked how specific themes are picked. City Arborist Holtz explained that the framers of the City chose species during development, and the Commission, at the time of adoption, decided whether to continue with the established dominant species or replace it with a similar species with the same look or feel.

Chair Chu opened Public Comment.

Burlingame resident Kristine Cannon stated that she lives on the 1300 Themed Block of Bernal Ave, which is sycamore Themed. She spoke highly of the tree maintenance performed by the City and the responsiveness of staff when residents reach out to them. She spoke in favor of themed blocks and the Sycamore tree theme. She explained that homes are purchased with the knowledge of the City-owned and maintained trees adjacent to the property, and because they like the uniformity it creates with the rest of the street, not because they want the tree species changed. She admitted that there is always a chance of issues arising, such as the Eucalyptus trees on Easton Drive, but strongly supports themed blocks regardless. She thanked the Commission for its attention to the Themed Block policy and hoped they would vote to keep the parameters as they are when it comes time to vote on a decision.

Resident Constance Quirck spoke in favor of themed blocks. She urged the Commission to keep the immediate area near Lexington Way as a heritage grove of Sycamore trees. She said the established themes and mature trees were key factors in purchasing a Burlingame home. The City works diligently to maintain the City street trees and she appreciates the Parks Division for their hard work. She explained that many trees have been removed in the last five years because local zoning control has been negatively impacted in California, and keeping large, themed trees softens the aesthetics of the City. She spoke of the Plant-A-Tree program and how she learned the need for and importance of deep-watering young trees to ensure their growth, such as the 10-year-old Sycamore she has in front of her property.

Burlingame resident and Historical Society member Jennifer Pfaff spoke in favor of themed blocks. She provided a history of how tree species were determined and planted in the 1900s and how the choice of replacement trees stemmed from the hope that the residents would be more invested in the trees' watering needs. She stated that themed blocks comprise less than a quarter of the City's streets and are typically intersected by non-themed streets, providing some diversity. The importance of the City's Themed Block policy could not be understated. They are memorable City assets that strengthen the visual cohesiveness of many neighborhoods. She spoke of the extensive development on lots that leave little room for landscaping and trees, such as the last two homes that were approved through the Site Development process that are not required to plant any trees because there is no space to do so; making the importance of our City street trees much higher than it has ever been.

Chair Chu closed Public Comment and Commission discussion ensued.

Commissioner Kirchner spoke of his fondness of the themed streets and stated his inclination to keep the Themed Block Policy and its parameters as is. He spoke of the historical aspects of themed blocks and does not believe any modification is necessary. He would like staff to elaborate on the issue and more information about the themed streets facing utility conflicts. He agreed with Chair Chu on exploring different options for those blocks and the sides of the street affected.

Commissioner Bauer inquired whether the topic arose as an informational session or whether action to remove themed block designations was the end goal. Arborist Holtz confirmed that aside from public comments staff received, Council Member Brownrigg expressed concern about our practice of planting large canopy trees under utility lines and them becoming a perennial conflict. If the Commission would like more information on any challenge presented, staff can research and bring it back to the Commission for

review and consideration. The Commission may also feel that no further discussion is needed. Commissioner Bauer asked whether Carol Avenue was a themed street. Arborist Holtz confirmed that although the Palm trees are designated as historic trees, Carol is not a themed block nor are Palm trees planted by the City as new or replacement trees. Commissioner Kirchner explained that Carol Avenue was developed in 1905, and the Palm trees were there before the homes.

City Arborist Holtz explained that the City owns and maintains approximately 17,000 trees, 2,600 being themed trees, amounting to 15% of City trees being dedicated to Themed trees. Further, 3,740 trees are located under utilities, 600 being themed areas. Chair Chu reiterated the option of having two different species of trees where there are utility lines on one side. He stated that having large trees under utility lines kept pruned may create a bad example for residents who do not know they are pruned that way due to the utility conflicts and may lead them to believe they are approved pruning practices.

Director Glomstad confirmed with the Commission that they would like staff to bring back options and ideas focused on utility conflicts and themed blocks. Arborist Holtz emphasized that the public has expressed a desire to be more informed when making decisions that affect them, which increases the amount of public outreach on this topic.

REPORTS

Supervisor Burow reported that tree plantings as part of our seasonal street tree plantings are steadily on the rise, and there has also been an increase in plantings in new locations that either have not had a tree in a long time or have never had one.

Arborist Holtz stated that city trees are holding up well in the current weather events we've experienced and thanked the Commission and Council for investing in the major preventive tree work to protect our community.

Director Glomstad explained that the rule of no longer reading public comments out loud during Commission meetings came directly from the City Council and cannot be changed at a Commission level.

Commissioner Kirchner provided the Commission and staff drafts of the new *Trees of Burlingame* publication for review, edits, and feedback.

UPCOMING AGENDA ITEMS

Director Glomstad confirmed Themed Blocks, with guidance provided by the Commission, will be back on a future agenda.

Chair Chu said he would like the Adopt-a-Tree program discussed at a future meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:01 p.m. The next Beautification Commission meeting is scheduled for March 6, 2025.

Respectfully submitted,

Veronica Flores

Veronica Flores

Recording Secretary



Quercus gambelii Gambel Oak

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

AT A GLANCE SUMMARY

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



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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	Ginkgo	Retain Themed Block
200 Bayswater	Ginkgo	Retain Themed Block
300 Bayswater	Ginkgo	Retain Themed Block
400 Bayswater	Ginkgo	Retain Themed Block
500 Bayswater	Ginkgo	Retain Themed Block
600 Bayswater	Ginkgo	Retain Themed Block
700 Bayswater	Ginkgo	Retain Themed Block
800 Bayswater	Ginkgo	Retain Themed Block
900 Bayswater	Ginkgo	Retain Themed Block
1000 Bayswater	Ginkgo	Retain Themed Block
1100 Bayswater	Ginkgo	Retain Themed Block
1200 Bayswater	Ginkgo	Retain Themed Block
1300 Bayswater	Ginkgo	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: _____

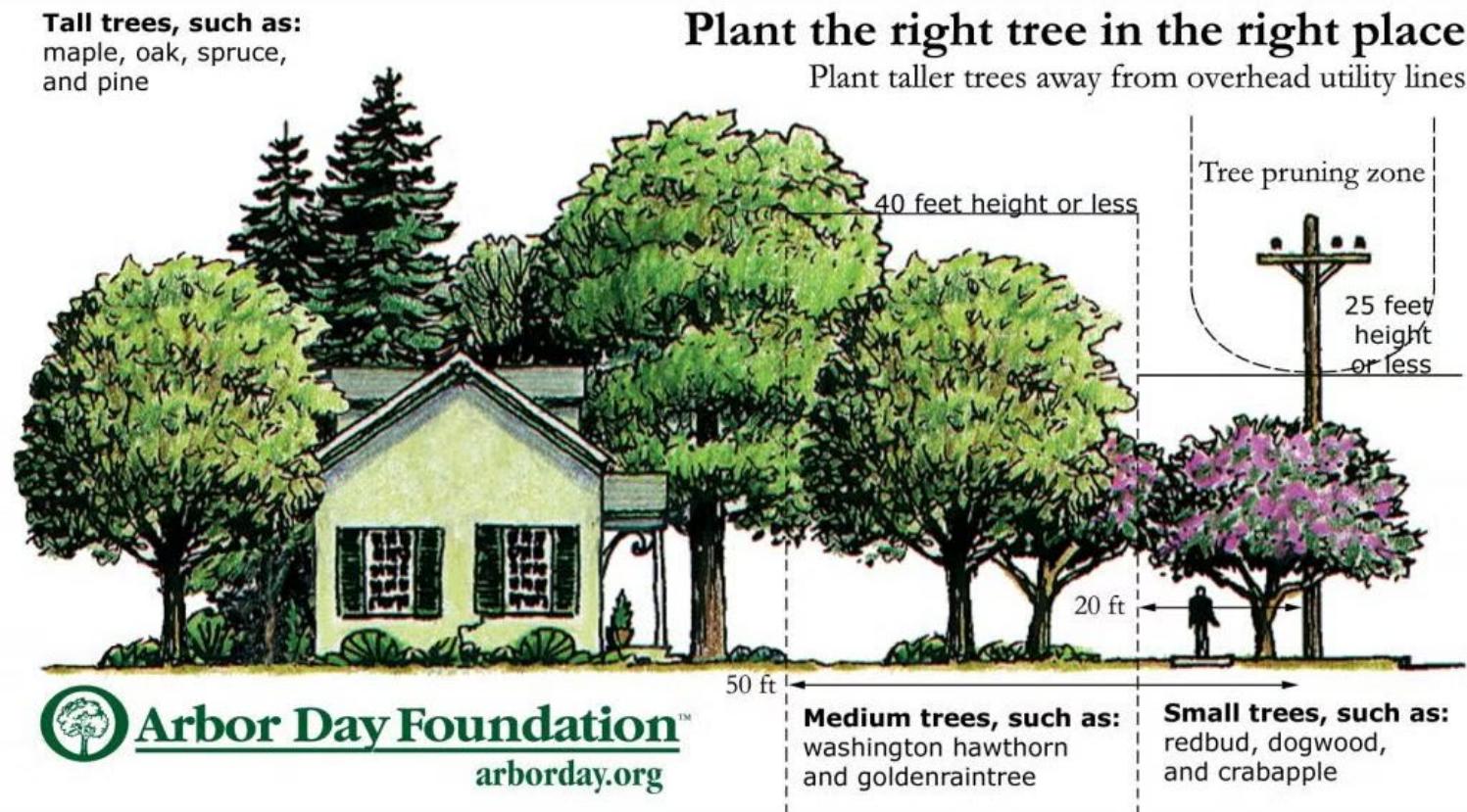
Mark One: Establish _____ Modify _____ Remove a Themed Book _____

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

Exhibit C





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
<i>Acer buergerianum</i>	Trident Maple	20'-25'	DECIDUOUS: Moderate growth; roundish crown; glossy, three lobed leaves; fall color.
<i>Geijera parviflora</i>	Australian Willow	25'-30'	EVERGREEN: Moderate growth; graceful branches; fine textured leaves.
<i>Ginkgo biloba</i>	Maidenhair tree	30'-50'	DECIDUOUS: Slow growth; fan shaped leaves turn yellow in fall; spreading, almost umbrella form.
<i>Jacaranda mimosifolia</i>	Blue Jacaranda	20'-50'	DECIDUOUS: Moderate growth; large spreading canopy with breathtaking purple flowers lasting upwards of 2 months.
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	20'-35'	DECIDUOUS: Slow to moderate growth; clusters of yellow flowers; leaves yellow in fall, drop late.
<i>Koelreuteria paniculata</i>	Golden Rain Tree	20'-35'	DECIDUOUS: Slow to moderate growth; yellow flowers; leaves reddish in spring, light green in summer.
<i>Lagerstroemia indica</i>	Crape Myrtle "Tuscarora"	20'-30'	DECIDUOUS: Moderate growth; spring foliage light green and bronze, fall yellow; dark pink flowers.
<i>Laurus nobilis</i>	Saratoga Sweet Bay	15'-25'	EVERGREEN: Glossy olive green leaves, rounded and dense canopy, fragrant cream flowers in spring, great for pollinators.
<i>Magnolia grandiflora</i>	Magnolia "St. Mary"	20'-40'	EVERGREEN: Moderate to fast growth; white flowers; similar to Southern Magnolia but smaller.
<i>Parkinsonia florida</i>	Sonoran Palo Verde	20'-35'	DECIDUOUS: Fast growth, rounded canopy, bright yellow flowers lasting up to four months.
<i>Parrotia persica 'vanessa'</i>	Persian Ironwood	20'-40'	DECIDUOUS: Slow growth, autumn gold fall color, clusters of tiny red flowers in early spring.
<i>Pistachia chinensis</i>	Chinese Pistache	30'-40'	DECIDUOUS: Moderate growth; dark green leaves, brilliant fall color.
<i>Plumeria</i>	Frangipani	20'	EVERGREEN: Moderate growth with beautiful, fragrant flowers, waxy leaves.
<i>Sapium-sebiferum</i>	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	<i>Platanus X hispanica</i>
1721	ADELINE DR	FRONT	1	LONDON PLANE	<i>Platanus X hispanica</i>
1721	ADELINE DR	FRONT	2	LONDON PLANE	<i>Platanus X hispanica</i>
1801	ADELINE DR	FRONT	1	LONDON PLANE	<i>Platanus X hispanica</i>
1801	ADELINE DR	FRONT	2	LONDON PLANE	<i>Platanus X hispanica</i>
1901	ADELINE DR	FRONT	1	LONDON PLANE	<i>Platanus X hispanica</i>
1901	ADELINE DR	FRONT	2	LONDON PLANE	<i>Platanus X hispanica</i>
1915	ADELINE DR	FRONT YAI	1	CHINESE TALLOW TREE	<i>Triadica sebifera</i>
1915	ADELINE DR	FRONT YAI	2	SYCAMORE	<i>Platanus spp.</i>
1915	ADELINE DR	FRONT YAI	3	LONDON PLANE	<i>Platanus X hispanica</i>
1915	ADELINE DR	FRONT YAI	4	LONDON PLANE	<i>Platanus X hispanica</i>
1915	ADELINE DR	SIDE	2	ORNAMENTAL PEAR	<i>Pyrus calleryana</i>
522	ALMER RD	FRONT	2	AMERICAN SWEETGUM	<i>Liquidambar styraciflua</i>
525	ALMER RD	FRONT	1	AMERICAN SWEETGUM	<i>Liquidambar styraciflua</i>
525	ALMER RD	FRONT	2	AMERICAN SWEETGUM	<i>Liquidambar styraciflua</i>
831	ALPINE AV	FRONT	7	LONDON PLANE	<i>Platanus X hispanica</i>
831	ALPINE AV	FRONT	8	LONDON PLANE	<i>Platanus X hispanica</i>
833	ALPINE AV	FRONT	1	RED OAK	<i>Quercus rubra</i>
833	ALPINE AV	FRONT	2	ENGLISH WALNUT	<i>Juglans regia</i>
833	ALPINE AV	FRONT	3	RED OAK	<i>Quercus rubra</i>
833	ALPINE AV	FRONT	4	RED OAK	<i>Quercus rubra</i>
1001	BALBOA AV	FRONT	1	TRIDENT MAPLE	<i>Acer buergerianum</i>
1601	BALBOA AV	SIDE	1	LONDON PLANE	<i>Platanus X hispanica</i>
1601	BALBOA AV	SIDE	2	LONDON PLANE	<i>Platanus X hispanica</i>
101	BAYSWATER AV	FRONT	1	COAST LIVE OAK	<i>Quercus agrifolia</i>
105	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
109	BAYSWATER AV	FRONT	1	CRAPE MYRTLE	<i>Lagerstroemia indica</i>
109	BAYSWATER AV	FRONT	2	CRAPE MYRTLE	<i>Lagerstroemia indica</i>
113	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
117	BAYSWATER AV	FRONT	1	AUSTRALIAN WILLOW	<i>Geijera parviflora</i>
117	BAYSWATER AV	FRONT	2	AUSTRALIAN WILLOW	<i>Geijera parviflora</i>
201	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
205	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>

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	<i>Magnolia grandiflora 'Samuel Sommer'</i>
301	BAYSWATER AV	FRONT	3	SAMUEL SOMMER MAGNOLIA	<i>Magnolia grandiflora 'Samuel Sommer'</i>
305	BAYSWATER AV	FRONT	1	JAPANESE FLOWERING CHERRY	<i>Prunus serrulata</i>
305	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	Ginkgo biloba
305	BAYSWATER AV	FRONT	3	CHINABERRY	<i>Melia azedarach</i>
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	<i>Ginkgo biloba 'Autumn Gold'</i>
512	BAYSWATER AV	FRONT	2	AUTUMN GOLD GINKGO	<i>Ginkgo biloba 'Autumn Gold'</i>
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	<i>Koelreuteria bipinnata</i>
603	BAYSWATER AV	FRONT	2	CHINESE FLAME TREE	<i>Koelreuteria bipinnata</i>
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	<i>Lagerstroemia indica</i>
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	<i>Ginkgo biloba</i>
615	BAYSWATER AV	FRONT	3	VACANT SITE	Vacant site
701	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
705	BAYSWATER AV	FRONT	1	AUSTRALIAN WILLOW	<i>Geijera parviflora</i>
709	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
709	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
711	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
715	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
721	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
807	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
809	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
811	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
811	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
815	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
817	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
821	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
925	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
925	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
925	BAYSWATER AV	FRONT	3	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
925	BAYSWATER AV	FRONT	4	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
925	BAYSWATER AV	FRONT	5	VACANT SITE	Vacant site
998	BAYSWATER AV	FRONT	1	ARISTOCRAT PEAR	<i>Pyrus calleryana 'Aristocrat'</i>
998	BAYSWATER AV	FRONT	2	CHANTICLEER PEAR	<i>Pyrus calleryana 'Chanticleer'</i>
1105	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
1107	BAYSWATER AV	FRONT	1	JAPANESE FLOWERING CHERRY	<i>Prunus serrulata</i>
1110	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
1113	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
1115	BAYSWATER AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
1155	BAYSWATER AV	FRONT	1	VACANT SITE	Vacant site
1201	BAYSWATER AV	FRONT	1	AMERICAN SWEETGUM	<i>Liquidambar styraciflua</i>
1201	BAYSWATER AV	FRONT	2	AMERICAN SWEETGUM	<i>Liquidambar styraciflua</i>
1215	BAYSWATER AV	FRONT	1	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1215	BAYSWATER AV	FRONT	2	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>

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

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	<i>Magnolia grandiflora</i>
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	<i>Cinnamomum camphora</i>
501	BURLINGAME AV	FRONT	1	CAMPHOR TREE	<i>Cinnamomum camphora</i>
505	BURLINGAME AV	FRONT	1	CAMPHOR TREE	<i>Cinnamomum camphora</i>
509	BURLINGAME AV	FRONT	1	ORNAMENTAL PEAR	<i>Pyrus calleryana</i>
509	BURLINGAME AV	FRONT	2	RED MAPLE	<i>Acer rubrum</i>
511	BURLINGAME AV	FRONT	1	CHINESE TALLOW TREE	<i>Triadica sebifera</i>
511	BURLINGAME AV	FRONT	2	JAPANESE MAPLE	<i>Acer palmatum</i>
515	BURLINGAME AV	FRONT	1	RED MAPLE	<i>Acer rubrum</i>
521	BURLINGAME AV	FRONT	1	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
801	BURLINGAME AV	FRONT	1	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
801	BURLINGAME AV	FRONT	2	BRONZE LOQUAT	<i>Eriobotrya deflexa</i>
805	BURLINGAME AV	FRONT	1	AMERICAN SWEETGUM	<i>Liquidambar styraciflua</i>
809	BURLINGAME AV	FRONT	1	COAST REDWOOD	<i>Sequoia sempervirens</i>
809	BURLINGAME AV	FRONT	2	VACANT SITE	Vacant site
809	BURLINGAME AV	FRONT	3	BIGLEAF MAPLE	<i>Acer macrophyllum</i>
809	BURLINGAME AV	FRONT	4	TANBARK-OAK	<i>Lithocarpus densiflorus</i>
811	BURLINGAME AV	FRONT	1	RED MAPLE	<i>Acer rubrum</i>
811	BURLINGAME AV	FRONT	2	RED MAPLE	<i>Acer rubrum</i>
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	<i>Cinnamomum camphora</i>
1508	COLUMBUS AV	FRONT	1	AMERICAN SWEETGUM	<i>Liquidambar styraciflua</i>
1512	COLUMBUS AV	FRONT	1	RED OAK	<i>Quercus rubra</i>
1516	COLUMBUS AV	FRONT	1	OAK	<i>Quercus spp.</i>
1520	COLUMBUS AV	FRONT	1	RED OAK	<i>Quercus rubra</i>
1524	COLUMBUS AV	FRONT	1	RED OAK	<i>Quercus rubra</i>
1528	COLUMBUS AV	FRONT	1	SHUMARD RED OAK	<i>Quercus shumardii</i>
1532	COLUMBUS AV	FRONT	1	RED OAK	<i>Quercus rubra</i>
1588	COLUMBUS AV	FRONT	1	AUSTRALIAN WILLOW	<i>Geijera parviflora</i>
1588	COLUMBUS AV	FRONT	2	NICHOLS WILLOW LEAFED PEPPER	<i>Eucalyptus nicholii</i>
1592	COLUMBUS AV	FRONT	1	RED OAK	<i>Quercus rubra</i>
1596	COLUMBUS AV	FRONT	1	RED OAK	<i>Quercus rubra</i>
510	CORBITT DR	FRONT	1	EVERGREEN PEAR	<i>Pyrus kawakamii</i>
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	<i>Acer buergerianum</i>
1478	CORTEZ AV	SIDE	2	TRIDENT MAPLE	<i>Acer buergerianum</i>
1478	CORTEZ AV	SIDE	6	LOCUST	<i>Robinia spp.</i>
1478	CORTEZ AV	SIDE	7	LOCUST	<i>Robinia spp.</i>
1478	CORTEZ AV	SIDE	8	LOCUST	<i>Robinia spp.</i>
815	CROSSWAY RD	FRONT	1	RED MAPLE	<i>Acer rubrum</i>
843	CROSSWAY RD	SIDE	1	ORNAMENTAL PEAR	<i>Pyrus calleryana</i>

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

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

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

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	<i>Acer rubrum</i>
1225	LAGUNA AV	FRONT	1	SYCAMORE	<i>Platanus spp.</i>
1229	LAGUNA AV	FRONT	1	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1233	LAGUNA AV	FRONT	1	RED MAPLE	<i>Acer rubrum</i>
1237	LAGUNA AV	FRONT	1	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1241	LAGUNA AV	FRONT	1	VACANT SITE	Vacant site
1245	LAGUNA AV	FRONT	1	AMERICAN SWEETGUM	<i>Liquidambar styraciflua</i>
1245	LAGUNA AV	FRONT	2	ASH SPECIES	<i>Fraxinus spp.</i>
1321	LAGUNA AV	FRONT	2	TRIDENT MAPLE	<i>Acer buergerianum</i>
1325	LAGUNA AV	FRONT	1	TRIDENT MAPLE	<i>Acer buergerianum</i>
1329	LAGUNA AV	FRONT	1	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1333	LAGUNA AV	FRONT	1	VACANT SITE	Vacant site
1337	LAGUNA AV	FRONT	1	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1337	LAGUNA AV	FRONT	2	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1341	LAGUNA AV	FRONT	1	RED MAPLE	<i>Acer rubrum</i>
1345	LAGUNA AV	FRONT	1	EVERGREEN PEAR	<i>Pyrus kawakamii</i>
1349	LAGUNA AV	FRONT	1	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1349	LAGUNA AV	FRONT	2	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1355	LAGUNA AV	FRONT	1	TRIDENT MAPLE	<i>Acer buergerianum</i>
1355	LAGUNA AV	FRONT	2	RED MAPLE	<i>Acer rubrum</i>
1355	LAGUNA AV	FRONT	3	RED MAPLE	<i>Acer rubrum</i>
1355	LAGUNA AV	FRONT	4	RED MAPLE	<i>Acer rubrum</i>
1411	LAGUNA AV	FRONT	1	AMERICAN SWEETGUM	<i>Liquidambar styraciflua</i>
1415	LAGUNA AV	FRONT	1	SILK TREE	<i>Albizia julibrissin</i>
1421	LAGUNA AV	FRONT	1	YOSHINO CHERRY	<i>Prunus yedoensis</i>
1423	LAGUNA AV	FRONT	1	AMERICAN SWEETGUM	<i>Liquidambar styraciflua</i>
500	MARIN DR	FRONT	2	LONDON PLANE	<i>Platanus X hispanica</i>
501	MARIN DR	FRONT	1	LONDON PLANE	<i>Platanus X hispanica</i>
528	MARIN DR	FRONT	1	LONDON PLANE	<i>Platanus X hispanica</i>
1109	MILLS AV	FRONT	1	IDAHO LOCUST	<i>Robinia ambigua 'Idahoensis'</i>
1109	MILLS AV	FRONT	2	PINK LOCUST	<i>Robinia ambigua</i>

1201	MILLS AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1201	MILLS AV	FRONT	2	PINK LOCUST	<i>Robinia</i> <i>ambigua</i>
1205	MILLS AV	FRONT	1	PINK LOCUST	<i>Robinia</i> <i>ambigua</i>
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	<i>Fraxinus</i> <i>angustifolia</i> 'Raywood'
1213	MILLS AV	FRONT	2	RAYWOOD ASH	<i>Fraxinus</i> <i>angustifolia</i> 'Raywood'
1217	MILLS AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1301	MILLS AV	FRONT	1	SOUTHERN MAGNOLIA	<i>Magnolia</i> <i>grandiflora</i>
1305	MILLS AV	FRONT	1	SOUTHERN MAGNOLIA	<i>Magnolia</i> <i>grandiflora</i>
1309	MILLS AV	FRONT	1	WESTERN CATALPA	<i>Catalpa</i> <i>speciosa</i>
1313	MILLS AV	FRONT	1	WESTERN CATALPA	<i>Catalpa</i> <i>speciosa</i>
1313	MILLS AV	FRONT	2	WESTERN CATALPA	<i>Catalpa</i> <i>speciosa</i>
1405	MILLS AV	FRONT	1	AMERICAN SWEETGUM	<i>Liquidambar</i> <i>styraciflua</i>
1409	MILLS AV	FRONT	1	SYCAMORE	<i>Platanus</i> spp.
1409	MILLS AV	FRONT	2	SYCAMORE	<i>Platanus</i> spp.
1031	MORRELL AV	SIDE	1	SYCAMORE	<i>Platanus</i> 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	<i>Quercus</i> <i>rubra</i>
1209	OAK GROVE AV	FRONT	1	RED OAK	<i>Quercus</i> <i>rubra</i>
1210	OAK GROVE AV	FRONT	1	SCARLET OAK	<i>Quercus</i> <i>coccinea</i>
1217	OAK GROVE AV	FRONT	1	RED OAK	<i>Quercus</i> <i>rubra</i>

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

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

1212	SANCHEZ AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1220	SANCHEZ AV	FRONT	1	AMERICAN SWEETGUM	<i>Liquidambar styraciflua</i>
1220	SANCHEZ AV	FRONT	2	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1220	SANCHEZ AV	FRONT	3	CHINESE TALLOW TREE	<i>Triadica sebifera</i>
1220	SANCHEZ AV	FRONT	4	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1220	SANCHEZ AV	FRONT	5	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
1220	SANCHEZ AV	SIDE	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
1300	SANCHEZ AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1308	SANCHEZ AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
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	<i>Magnolia grandiflora</i>
1700	SHERMAN AV	FRONT	2	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1700	SHERMAN AV	FRONT	3	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1700	SHERMAN AV	FRONT	4	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1720	SHERMAN AV	FRONT	1	CRAPE MYRTLE	<i>Lagerstroemia indica</i>
1720	SHERMAN AV	FRONT	2	CRAPE MYRTLE	<i>Lagerstroemia indica</i>
1720	SHERMAN AV	FRONT	3	CRAPE MYRTLE	<i>Lagerstroemia indica</i>
1720	SHERMAN AV	FRONT	4	CRAPE MYRTLE	<i>Lagerstroemia indica</i>
1720	SHERMAN AV	FRONT	5	CRAPE MYRTLE	<i>Lagerstroemia indica</i>
1720	SHERMAN AV	FRONT	6	CRAPE MYRTLE	<i>Lagerstroemia indica</i>
1720	SHERMAN AV	FRONT	7	CRAPE MYRTLE	<i>Lagerstroemia indica</i>

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

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.

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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.

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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 Polyphagus 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.

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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



STAFF REPORT

To: **Beautification Commission**

Date: **May 1, 2025**

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

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

RECOMMENDATION

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

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

BACKGROUND

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

DISCUSSION

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

Red Maple Replacement Options

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

Red Oak Replacement Options

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

London Planetree

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

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

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

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

FISCAL IMPACT

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

EXHIBITS

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



STAFF REPORT

To: **Beautification Commission**

Date: **March 6, 2025**

From: **Richard Holtz, Parks Superintendent/City Arborist (650) 558-7333**
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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.
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- Leave current Themed Block designation as is.

BACKGROUND

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

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

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

EXHIBIT A

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

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

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

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

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

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

BURLINGAME BEAUTIFICATION COMMISSION
Draft Minutes March 6, 2025

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

ROLL CALL

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

MINUTES

None

CORRESPONDENCE

None

PUBLIC COMMENT

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

PRESENTATION

None

OLD BUSINESS

1. Landscape Award Update

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

NEW BUSINESS

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

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

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

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

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

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

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

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

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

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

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

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

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

REPORTS

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

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

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

UPCOMING AGENDA ITEMS

None

ADJOURNMENT

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

Respectfully submitted,

Veronica Flores

Veronica Flores
Recording Secretary

DRAFT

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

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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

**EXHIBIT A**

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	Ginkgo	Retain Themed Block
200 Bayswater	Ginkgo	Retain Themed Block
300 Bayswater	Ginkgo	Retain Themed Block
400 Bayswater	Ginkgo	Retain Themed Block
500 Bayswater	Ginkgo	Retain Themed Block
600 Bayswater	Ginkgo	Retain Themed Block
700 Bayswater	Ginkgo	Retain Themed Block
800 Bayswater	Ginkgo	Retain Themed Block
900 Bayswater	Ginkgo	Retain Themed Block
1000 Bayswater	Ginkgo	Retain Themed Block
1100 Bayswater	Ginkgo	Retain Themed Block
1200 Bayswater	Ginkgo	Retain Themed Block
1300 Bayswater	Ginkgo	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

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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

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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: _____

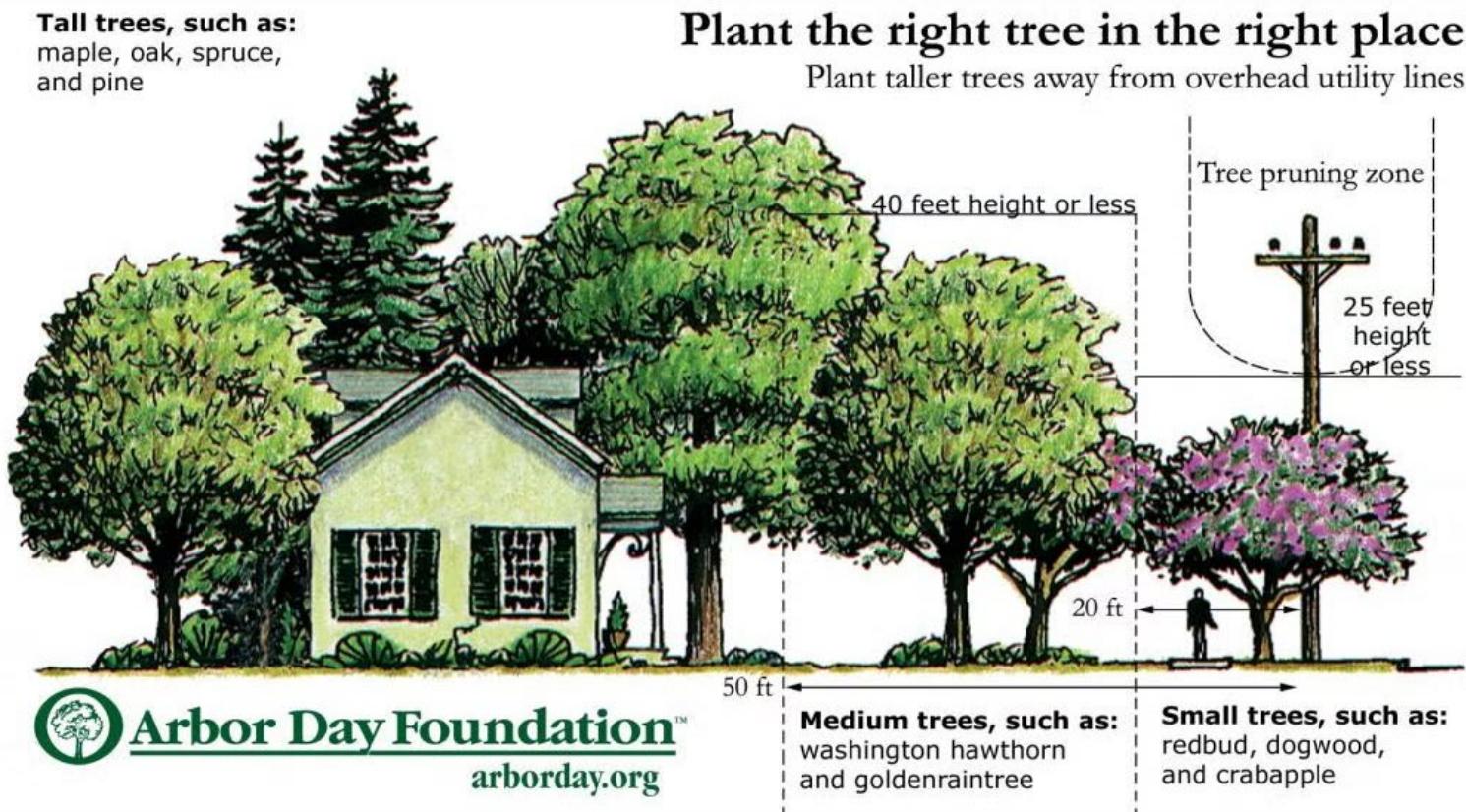
Mark One: Establish _____ Modify _____ Remove a Themed Book _____

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

EXHIBIT A





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

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Exhibit E

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

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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	<i>Magnolia grandiflora 'Samuel Sommer'</i>
301	BAYSWATER AV	FRONT	3	SAMUEL SOMMER MAGNOLIA	<i>Magnolia grandiflora 'Samuel Sommer'</i>
305	BAYSWATER AV	FRONT	1	JAPANESE FLOWERING CHERRY	<i>Prunus serrulata</i>
305	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	Ginkgo biloba
305	BAYSWATER AV	FRONT	3	CHINABERRY	<i>Melia azedarach</i>
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	<i>Ginkgo biloba 'Autumn Gold'</i>
512	BAYSWATER AV	FRONT	2	AUTUMN GOLD GINKGO	<i>Ginkgo biloba 'Autumn Gold'</i>
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	<i>Koelreuteria bipinnata</i>
603	BAYSWATER AV	FRONT	2	CHINESE FLAME TREE	<i>Koelreuteria bipinnata</i>
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	<i>Lagerstroemia indica</i>
611	BAYSWATER AV	FRONT	2	MAIDENHAIR TREE	Ginkgo biloba
611	BAYSWATER AV	FRONT	3	MAIDENHAIR TREE	Ginkgo biloba

EXHIBIT A

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

EXHIBIT A

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

EXHIBIT A

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

EXHIBIT A

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

EXHIBIT A

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

EXHIBIT A

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

EXHIBIT A

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

EXHIBIT A

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

EXHIBIT A

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

EXHIBIT A

1201	MILLS AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1201	MILLS AV	FRONT	2 PINK LOCUST	<i>Robinia</i> <i>ambigua</i>
1205	MILLS AV	FRONT	1 PINK LOCUST	<i>Robinia</i> <i>ambigua</i>
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	<i>Fraxinus</i> <i>angustifolia</i> 'Raywood'
1213	MILLS AV	FRONT	2 RAYWOOD ASH	<i>Fraxinus</i> <i>angustifolia</i> 'Raywood'
1217	MILLS AV	FRONT	1 LONDON PLANE	Platanus X hispanica
1301	MILLS AV	FRONT	1 SOUTHERN MAGNOLIA	<i>Magnolia</i> <i>grandiflora</i>
1305	MILLS AV	FRONT	1 SOUTHERN MAGNOLIA	<i>Magnolia</i> <i>grandiflora</i>
1309	MILLS AV	FRONT	1 WESTERN CATALPA	<i>Catalpa</i> <i>speciosa</i>
1313	MILLS AV	FRONT	1 WESTERN CATALPA	<i>Catalpa</i> <i>speciosa</i>
1313	MILLS AV	FRONT	2 WESTERN CATALPA	<i>Catalpa</i> <i>speciosa</i>
1405	MILLS AV	FRONT	1 AMERICAN SWEETGUM	<i>Liquidambar</i> <i>styraciflua</i>
1409	MILLS AV	FRONT	1 SYCAMORE	<i>Platanus</i> spp.
1409	MILLS AV	FRONT	2 SYCAMORE	<i>Platanus</i> spp.
1031	MORRELL AV	SIDE	1 SYCAMORE	<i>Platanus</i> 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	<i>Quercus</i> <i>rubra</i>
1209	OAK GROVE AV	FRONT	1 RED OAK	<i>Quercus</i> <i>rubra</i>
1210	OAK GROVE AV	FRONT	1 SCARLET OAK	<i>Quercus</i> <i>coccinea</i>
1217	OAK GROVE AV	FRONT	1 RED OAK	<i>Quercus</i> <i>rubra</i>

EXHIBIT A

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

EXHIBIT A

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

EXHIBIT A

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

EXHIBIT A

1212	SANCHEZ AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1220	SANCHEZ AV	FRONT	1	AMERICAN SWEETGUM	<i>Liquidambar styraciflua</i>
1220	SANCHEZ AV	FRONT	2	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1220	SANCHEZ AV	FRONT	3	CHINESE TALLOW TREE	<i>Triadica sebifera</i>
1220	SANCHEZ AV	FRONT	4	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1220	SANCHEZ AV	FRONT	5	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
1220	SANCHEZ AV	SIDE	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
1300	SANCHEZ AV	FRONT	1	LONDON PLANE	Platanus X hispanica
1308	SANCHEZ AV	FRONT	1	MAIDENHAIR TREE	<i>Ginkgo biloba</i>
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	<i>Magnolia grandiflora</i>
1700	SHERMAN AV	FRONT	2	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1700	SHERMAN AV	FRONT	3	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1700	SHERMAN AV	FRONT	4	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>
1720	SHERMAN AV	FRONT	1	CRAPE MYRTLE	<i>Lagerstroemia indica</i>
1720	SHERMAN AV	FRONT	2	CRAPE MYRTLE	<i>Lagerstroemia indica</i>
1720	SHERMAN AV	FRONT	3	CRAPE MYRTLE	<i>Lagerstroemia indica</i>
1720	SHERMAN AV	FRONT	4	CRAPE MYRTLE	<i>Lagerstroemia indica</i>
1720	SHERMAN AV	FRONT	5	CRAPE MYRTLE	<i>Lagerstroemia indica</i>
1720	SHERMAN AV	FRONT	6	CRAPE MYRTLE	<i>Lagerstroemia indica</i>
1720	SHERMAN AV	FRONT	7	CRAPE MYRTLE	<i>Lagerstroemia indica</i>

EXHIBIT A

1720 SHERMAN AV	FRONT	8 CRAPE MYRTLE	Lagerstroemia indica
37 STANLEY RD	FRONT	2 AMERICAN SWEETGUM	Liquidambar styraciflua
40 STANLEY RD	FRONT	2 AMERICAN SWEETGUM	Liquidambar styraciflua
40 STANLEY RD	SIDE	1 MAIDENHAIR TREE	Ginkgo biloba
117 STANLEY RD	FRONT	1 RED MAPLE	Acer rubrum
121 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
129 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
133 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
133 STANLEY RD	FRONT	2 TULIP TREE	Liriodendron tulipifera
137 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
137 STANLEY RD	FRONT	2 TULIP TREE	Liriodendron tulipifera
209 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
213 STANLEY RD	FRONT	1 CHINESE TALLOW TREE	Triadica sebifera
217 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
221 STANLEY RD	FRONT	1 TULIP TREE	Liriodendron tulipifera
221 STANLEY RD	FRONT	2 TRIDENT MAPLE	Acer buergerianum
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 buergerianum
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 buergerianum
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 buergerianum
1120 VANCOUVER AV	FRONT	2 WESTERN CATALPA	Catalpa speciosa
1486 VANCOUVER AV	SIDE	1 LONDON PLANE	Platanus X hispanica
1486 VANCOUVER AV	SIDE	2 LONDON PLANE	Platanus X hispanica
1486 VANCOUVER AV	SIDE	3 ORNAMENTAL PEAR	Pyrus calleryana
1486 VANCOUVER AV	SIDE	4 PURPLE-LEAF PLUM	Prunus cerasifera
600 VERNON WY	FRONT	1 RED OAK	Quercus rubra

EXHIBIT A

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

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

Red Maple Replacement Options

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

Red Oak Replacement Options

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

London Planetree

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

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

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

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

FISCAL IMPACT

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

EXHIBITS

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

Scientific Name

Acer truncatum

Common Name

Shantung Maple



Common Name: shantung maple

Type: Tree

Family: Sapindaceae

Zone: 4 to 8

Height: 20.00 to 25.00 feet

Spread: 15.00 to 20.00 feet

Bloom Time: April

Bloom Description: Greenish yellow

Sun: Full sun to part shade

Water: Medium

Maintenance: Low

Flower: Insignificant

Leaf: Good Fall

Tolerate: Drought



Quercus gambelii Gambel Oak

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

AT A GLANCE SUMMARY

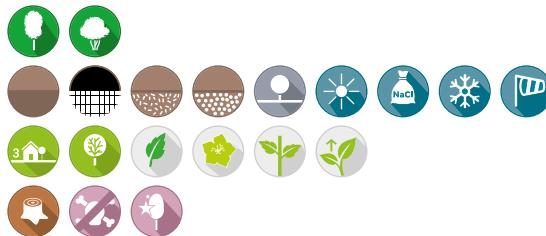
SIZE (H X W)	15-30 feet x 15-30 feet
FLOWER COLOR	Green
FLOWER SEASON	Spring
EXPOSURE	Full sun
WATER	Low
GROWTH RATE	Slow
HARDINESS	-30° F, USDA Zone 4
PRUNING	To shape



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Platanus x hispanica 'Alphen's Globe'



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

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

Platanus orientalis 'Mirkovec'



TYPES OF PLANTING

Tree types: standard trees

USE

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

CHARACTERISTICS

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

ASPECTS

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

PLANTKENMERKEN

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

BURLINGAME BEAUTIFICATION COMMISSION
Draft Minutes May 1, 2025

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

ROLL CALL

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

MINUTES

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

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

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

CORRESPONDENCE

None

PUBLIC COMMENT

None

PRESENTATION

None

OLD BUSINESS

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

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

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

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

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

Chair Chu open Public Comment.

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

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

Chair Chu closed Public Comment and Commission discussion ensued.

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

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

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

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

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

NEW BUSINESS

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

Chair Chu reviewed the Order of Business for Appeals.

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

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

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

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

Commissioner discussion ensued.

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Chu opened Public Comment.

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

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

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

3. Award of Arbor Day Poster Competition

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

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

REPORTS

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

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

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

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

UPCOMING AGENDA ITEMS

None

ADJOURNMENT

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

Respectfully submitted,

Veronica Flores

Veronica Flores

Recording Secretary

Scientific Name

Acer truncatum

Common Name

Shantung Maple



Common Name: shantung maple

Type: Tree

Family: Sapindaceae

Zone: 4 to 8

Height: 20.00 to 25.00 feet

Spread: 15.00 to 20.00 feet

Bloom Time: April

Bloom Description: Greenish yellow

Sun: Full sun to part shade

Water: Medium

Maintenance: Low

Flower: Insignificant

Leaf: Good Fall

Tolerate: Drought

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)

EXHIBIT D

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: Chapin Avenue (Occidental to Chapin Ln)

Mark One: Establish _____ Modify _____ Remove a Themed Bckc

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

Date	Property Address	Property Owner Name(s) (Printed)	Property Owner Signature
1/2/25	1617 Chapin Ave.	Debbie & Karl Bakhtiar	Karl Bakhtiar
1/2/25	1616 Chapin Ave	Dave & Adrienne Weil	Dave Weil
1/2/25	400 Chapin Ln	Richard & Tine Jones	Richard Jones
1/8/25	1604 Chapin Ave.	Randi Murray	Randi Murray
1/12/25	1610 Chapin Ave	Melissa Bandy	Melissa Bandy
1/24/25	401 Occidental Ave	Jeremy + Margaret Werner	Jeremy Werner



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 4'

Botanical Name	Common Name	Height at Maturity	Description
<i>Acer buergerianum</i>	Trident Maple	20'-25'	DECIDUOUS: Moderate growth; roundish crown; glossy, three lobed leaves; fall color.
<i>Aesculus carnea</i>	Red Horsechestnut	40'	DECIDUOUS: Fast early growth; round headed; dark green leaves; plumes of crimson flowers in spring.
<i>Chilopis linearis</i>	Desert Willow	30'	DECIDUOUS: Moderate growth rate, silver leaves, and fragrant. Very low water use. lavender flowers.
<i>Geijera parviflora</i>	Australian Willow	25'-30'	EVERGREEN: Moderate growth; graceful branches; fine textured leaves.
<i>Ginkgo biloba</i>	Maidenhair tree	30'-50'	DECIDUOUS: Slow growth; fan shaped leaves turn yellow in fall; spreading, almost umbrella form.
<i>Jacaranda mimosifolia</i>	Blue Jacaranda	25' - 50'	DECIDUOUS: Moderate growth; large spreading canopy with breathtaking purple flowers lasting upwards of 2 months.
<i>Koelreuteria bipinata</i>	Chinese Flame Tree	20'-35'	DECIDUOUS: Slow to moderate growth; clusters of yellow flowers; leaves yellow in fall, drop late.
<i>Keolreuteria paniculata</i>	Golden Rain Tree	20'-35'	DECIDUOUS: Slow to moderate growth; yellow flowers; leaves red in spring, light-green in summer.
<i>Lagerstroemia Indica</i>	Crepe Myrtle "Tuscarora"	20'-30'	DECIDUOUS: Moderate growth; spring foliage light green and bronze, fall yellow; dark pink flowers.
<i>Laurus nobilis</i>	Saratoga Sweet Bay	15' - 25'	EVERGREEN: Glossy olive green leaves, rounded and dense.
<i>Magnolia grandiflora</i>	Magnolia "St. Mary"	30'	EVERGREEN: Fast growth; upright branches; dark green foliage with rusty bronze coloring on leaf underside. White flowers in early spring and summer.
<i>Parkinsonia florida</i>	Sonora Palo Verde	20' - 35'	DECIDUOUS: Fast growth, rounded canopy, bright yellow flowers lasting up to four months.
<i>Parrotia persica 'vanessa'</i>	Persian Ironwood	20' - 40'	DECIDUOUS: Slow growth, autumn gold fall color, clusters of tiny red flowers in early spring.
<i>Pistachia chinensis</i>	Chinese Pistache	30'-40'	DECIDUOUS: Moderate growth; dark green leaves, brilliant fall color.
<i>Robinia ambigua</i>	Idaho Locust	30'-40'	DECIDUOUS: Moderate to fast growth; magenta flowers in the spring; long leaves divided into ovals.
<i>Sapium sebiferum</i>	Chinese Tallow	35'	DECIDUOUS: Moderate to fast growth; dense, round crown; outstanding fall color. Subject to availability.



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