City of Burlingame ◆ Community Development Department ◆ 501 Primrose Road ◆ (650) 558-7250 ◆ planningdept@burlingame.org

# Project Application - Planning Division

**Type of Application:**
- ☑ Accessory Dwelling Unit
- ☑ Design Review
- ☐ Special Permit
- ☐ Conditional Use/Minor Use Permit
- ☐ Hillside Area Construction Permit
- ☐ Variance
- ☐ Minor Modification
- ☐ Other

**Project Address:** 912 Linden Ave **Assessor's Parcel #:** 026-251-270 **Zoning:** R-1

**Project Description:**

Demolish existing home and existing accessory structure and build new 2 story, single-family home.

**Applicant**

Name: Anna Felver / Thomas James Homes

Address: 255 Shoreline Dr Suite 428, Redwood City, CA 94065

Phone: (650) 402-3024

E-mail: afelver@tjhusa.com

**Property Owner**

[redacted]

**Architect/Designer**

Name: KTGY Architecture and Planning

Address: 1814 Franklin St, Suite 400 Oakland, CA 94612

Phone: 510.272.2910

E-mail: amazzei@ktgy.com

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

AM (Initials of Architect/Designer)

Burlingame Business License #: 951375 * Architect/Designer must have a valid Burlingame Business License.

[redacted] n given herein is true and correct to the best of my

Date: 6/13/22

by authorize the above applicant to submit this

Date: 6/13/22

**THOMAS JAMES HOMES**
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

912 Linden Avenue
Letter of Explanation
June 13, 2022

The 5,660 sq. ft. parcel located at 912 Linden Avenue has a width of 50 ft. and an average lot depth of 113 ft. It is located in the R-1 Zone. There is an existing single story traditional home of 1,193 sq. ft. with attached 273 sq. ft. single car garage and a 193 sq. ft. rear accessory structure. The existing home is proposed to be demolished and replaced with a new two-story single- family residence traditional style home. The new floor plan of 2,816.63 sq. ft. will have 3 bedrooms and 3.5 baths with a 1 bedroom/ 1 bath attached ADU of 418.83 sq. ft. and an included attached 1-car garage. An open floor plan is designed to appeal to families. Design features include hip and gable/shed roof forms with moderate pitches, articulation for human scale massing, window grids and decorative corbels at the gables. Materials proposed are horizontal siding at the body and compositional roof shingle for the main roof to blend into the neighborhood. An accent standing seam metal roof is added at the front porch as a modern feature to emphasize / define the entry area. A classic color palette is proposed for the architecture to balance and blend well into the neighborhood of grays and whites.

The attached single car garage is significantly set back from the living space, so it does not dominate the front of the home allowing the covered porch/ entry area to be an inviting central feature. The first story living space on the right is prominent from the porch and garage creating a more human scale experience at the street to better balance with the existing adjacent homes. The 2nd floor massing is significantly setback, partially within the first story roof forms, and uses an 8ft plate height to reduce massing. Two gable forms create smaller elements to again speak to the scale of the neighborhood. For privacy of the homebuyer and neighbors, windows and doors are located rear and front facing or are reduced in size, screened with trees or placed offset from neighboring windows.

There are 7 trees identified including 2 trees onsite and 5 trees offsite. Onsite: (1) 42 dbh Protected Sequoia tree is proposed to be protected and retained. (1) unprotected 5 dbh Yucca tree is proposed for removal due to development. (7) new trees are proposed to be planted onsite in addition to the (1) tree to remain. Tree protection will be provided for the trees to remain onsite and offsite during construction through fencing as well as construction methods to save the trees from being impacted.

We look forward to adding to the charm and sense of community and welcome any questions the City may have as we go through the Design Review Application process.

Best,
Anna Felver, Planning Manager at Thomas James Homes
afelver@tjhusa.com | 650. 402.3024

# CERTIFIED ARBORIST REPORT

October 15, 2021
Rev. February 1, 2022
Rev. June 2, 2022
5985.43

**PROJECT**
912 Linden Avenue
Burlingame, CA

**PREPARED FOR**
Thomas James Homes

**PREPARED BY**
HMH
1570 Oakland Road
San Jose, CA 95131
William Sowa
ISA Certified Arborist #WE-12270A

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## INTRODUCTION AND OVERVIEW

HMH was contracted to complete a survey, assessment and arborist report for trees located within the limit of work illustrated on Exhibit A. The project site a single-family lot with one residential unit and a small shed on a .13 acre lot. The site is surrounded by single-family homes with Linden Avenue along the frontage of the property. Our scope of services includes locating, measuring DBH, assessing, and photographing the condition of all trees within the limit of work. Disposition and health recommendations are based on current site conditions. Site development/design may affect the preservation suitability. In addition, trees located outside the limit of work may be included if they may potentially be impacted by development of the site. Tree locations are approximate, and their exact location should be determined by a licensed land surveyor. It should not be assumed that all trees inventoried are owned by the property owner. Check city and/or county codes for regulations regarding trees in the public right of way, setbacks, and/or easements.

## METHODOLOGY

Our tree survey work is a deliberate and systematic methodology for cataloging trees on site:

1. Identify each tree species.
2. Note each tree's location on a site map.
3. Measure each trunk circumference at 48" above grade per ISA standards for trees six inches or greater.
4. Evaluate the health and structure of each tree using the following numerical standard:

   ***5*** *- A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.*

   ***4*** *- A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.*

   ***3*** *- A tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may that might be mitigated with care.*

   ***2*** *- A tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.*

   ***1*** *- A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.*

   *0 - Tree is dead.*

## SUMMARY OF FINDINGS

HMH conducted a tree inventory of three (3) on site trees and one (1) tree that straddles the property line of the adjacent lot as well as (3) trees on adjacent lots. The trees are located within the limit of work outlined in Exhibit A. One (1) of the trees inventoried is classified as protected tree under the City of Burlingame Urban Reforestation and Tree Protection Ordinance. The tree on the lot line would also be considered protected. A protected tree is:

Any tree with a circumference of forty-eight (48) inches or more when measured fifty-four (54) inches above natural grade; or

A tree or stand of trees so designated by the city council based upon findings that it is unique and of importance to the public due to its unusual appearance, location, historical significance, or other factor; or

A stand of trees in which the director has determined each tree is dependent upon the others for survival.

# TABLE 1 - TREE QUANTITY SUMMARY

| Tree Quantity by Species | | |
|---|---|---|
| **Species** | **Quantity** | **% of Site** |
| *Acer rubrum* | 1 | 25% |
| *Sequoia sempervirens* | 2 | 50% |
| *Yucca aloifolia* | 1 | 25% |
| | | |
| **Total Trees** | **4** | **100%** |

# TABLE 2 - TREE EVALUATION SUMMARY

**Prepared By: William Sowa ISA Certified Arborist WE-12270A**

**DBH MEASUREMENT HEIGHT: 48"**

Date of Evaluation: 10/11/2021

| **Suitability for Preservation is based on the following** |
|---|
| Good - Trees with good health and structural stability that have the potential for longevity at the site. |
| Moderate - Trees in somewhat declining health and/or exhibits structural defects that cannot be abated with treatment. Trees will require more intense management and will have a shorter lifespan than those in the 'Good' category. |
| Poor - Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to decline, regardless of treatment. |

| **Health Rating** | |
|---|---|
| **5** | A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species. |
| **4** | A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected. |
| **3** | A tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may that might be mitigated with care. |
| **2** | A tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated. |
| **1** | A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated. |
| **0** | Tree is dead. |

| **Abbreviations and Definitions** | | |
|---|---|---|
| CD | Codominant branches | Forked branches nearly the same size in diameter, arising from a common junction an lacking a normal branch union. |
| CDB | Dieback in Crown | Condition where branches in the tree crown die from the tips toward the center. |
| CR | Crowded | Tree is bounded closely by one or more of the following: structure, tree, Etc. |
| D | Decline | Tree shows obvious signs of decline, which may be indicative of the presence of multiple biotic and abiotic disorders. |
| DBH | Diameter at Breast Height | Measurement of tree diameter in inches. Measurement height varies by City and is noted above. |
| EG | Epicormic Growth | Watersprouting on trunk and main leaders. Typically indicative of tree stress. |
| EH | Exposed Heartwood | Exposure of the tree's heartwood is typically seen as an open wound that leaves a tree more susceptible to pathogens, disease or infection. |
| H | Hazardous | A tree that in it's current condition, presents a hazard. |
| HD | Headed | Poor pruning practice of cutting back branches. Often practiced under utility lines to limit tree height. |
| IB | Included Bark | Structural defect where bark is included between the branch attachment so the wood can't join. Such defect can have a higher probability of failure. |
| LC | Low crotch | Multiple central leaders originating below the DBH measurement site. |
| LN | Leaning Tree | Tree leaning, see notes for severity. |
| ML | Multiple Leaders | More than one upright primary stem |
| PT | Phototropism | Tree exhibits phototropic growth habits. Reduced trunk taper, misshapen trunk and canopy growth are examples of this growth habit. |
| S | Suckers | Shoot arising from the roots. |
| SD | Structural Defects | Naturally or secondary conditions including cavities, poor branch attachments, cracks, or decayed wood in any part of the tree that may contribute to structural failure. |
| SE | Severe | Indicates the severity of the following term. |
| SL | Slight | Indicates the mildness of the following term. |
| SR | Surface Roots | Roots visible at finished grade. |
| ST | Stress | Environmental factor inhibiting regular tree growth. Includes drought, salty soils, nitrogen and other nutrient deficiencies in the soil. |
| WU | Weak Union | Weak union or fork in tree branching structure. |
| | Protected Tree | Any tree with a circumference of forty-eight (48) inches or more when measured fifty-four (54) inches above natural grade; or<br>A tree or stand of trees so designated by the city council based upon findings that it is unique and of importance to the public due to its unusual appearance, location, historical significance, or other factor; or<br>A stand of trees in which the director has determined each tree is dependent upon the others for survival. |

| TREE # | BOTANICAL NAME | COMMON NAME | DBH (INCHES) | CIRCUMFERENCE (INCHES) | PROTECTED TREE | HEALTH | PRESERVATION SUITABILITY | REMOVE OR RETAIN | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| **1** | *Sequoia sempervirens* | Redwood Tree | 42.0 | 132 | YES | 3 | Moderate | RETAIN | CR |
| **2** | *Sequoia sempervirens* | Redwood Tree | 36.0 | 113 | YES | 3 | Moderate | RETAIN | CR, on lot line |
| **3** | *Yucca aloifolia* | Spanish Bayonet | 5.0 | 16 | NO | 3 | Moderate | REMOVE - DEVELOPMENT | |
| **4** | *Acer rubrum* | Red Maple | 5.5 | 17 | NO | 4 | Good | RETAIN | Street tree |
| **5** | *Picea abies* | Norway Spruce | 34.0 | 107 | YES | 4 | Moderate | RETAIN | Offsite, CR by redwoods, SD |
| **6** | *Ficus sp.* | Ficus | 16.0 | 50 | YES | 3 | Moderate | RETAIN | Offsite, ST, CDB |
| **7** | *Ficus sp.* | Ficus | 12, 11 | 72 | YES | 3 | Moderate | RETAIN | Offsite, ST, CDB |

Table 1 - Tree Quantity Summary summarizes tree quantities by both species and size. Each species that was inventoried as part of this scope is included. This is a useful tool for analyzing the mixture of trees as part of the project. The size table is useful when calculating mitigation requirements in the case of tree removal as well as aiding in determining tree maturity.

Table 2 - Tree Evaluation Summary lists each tree number, botanical name, common name, DBH, circumference, ordinance trees, health rating, preservation suitability, general notes and observations and recommendations.

## GENERAL OBSERVATIONS AND RECOMMENDATIONS

**Species:** Sequoia sempervirens (Redwood Tree)
Tree number 1
**Quantity: 1**
**Observations / Recommendations:**
The redwood tree is a large specimen located at the back of the lot and makes up a very large canopy cluster of conifer trees include on large cedar tree that is offsite and tree #2 that is over the lot line. The tree is in good health however due to it's proximity to the others it has structural defects in the crown. If the cedar tree is removed there will be an obvious lopsidedness to this tree. The root structure is also very large so any construction activity could weekend the tree. Redwood trees are higher water use plants and if this tree is to be retained it should receive supplemental irrigation until regular irrigation can be established around the root zone.

**Species:** Sequoia sempervirens (Redwood Tree)
Tree number 2
**Quantity: 1**
**Observations / Recommendations:**
Tree # 2 is the other large specimen that makes up the three large canopy space along with the cedar and tree #1. This tree is probably technically offsite as most of the trunk and root mass is on the adjacent project. However, there is a portion of the root crown that encroaches into the project. If there is any construction activity around this area it could weekend the tree. Redwood trees are higher water use plants and if this tree is to be retained it should receive supplemental irrigation until regular irrigation can be established around the root zone.


**Tree 1**


**Tree 1**


**Tree 2**

**Species:** Yucca Aloifolia (Spanish Bayonet)
Tree number 3
**Quantity: 1**
**Observations / Recommendations:**
The yucca tree is in moderate shape. It is planted close to the fence and had developed a lean and misshapen trunk. There is low value for this tree from an ornamental point of view and removal is recommended.

**Tree 3**

**Species:** Acer rubrum (Red Maple)
Tree number 4
**Quantity: 1**
**Observations / Recommendations:**
The maple tree is a street tree and looks like it has been planted as a replacement tree awhile back. The tree is in good shape and good health. Tree protection and supplemental irrigation through construction is recommended.

**Tree 4**

**Species:** Picea abies (Norway Spruce)
Tree number 5
**Quantity: 1**
**Observations / Recommendations:**
This spruce tree is on an adjacent property. It is in good health and moderate condition. It is being crowded by the redwood trees surrounding it and therefore has developed some structural defects in the canopy. The critical root zone beneath the canopy should be protected and grading and excavation in this area should be avoided if possible.

**Tree 5**

**Species:** Ficus sp. (Ficus)
Tree number 6 & 7
**Quantity: 2**
**Observations / Recommendations:**
These ficus trees are on an adjacent property. They are in moderate shape and health. Both canopies are overhanging the property by just a couple feet. The critical root zone beneath the canopy should be protected and grading and excavation in this area should be avoided if possible.

**Tree 6**

**Tree 7**

## RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

**Site preparation:** All existing trees shall be fenced within or at the drip line (foliar spread) of the tree. Depending on the location of the tree the fencing may not be able to be at the dripline. Examples of this would be public right of way, near property lines or around existing structures to remain. Where complete drip line fencing is not possible, the addition of straw waddles and orange snow fencing wrapping the trunk shall be installed per the tree protection detail. The fence should be a minimum of six feet high, made of galvanized 11-gauge wire mesh with galvanized posts or any material superior in quality. A tree protection zone (TPZ) sign shall be affixed to fencing at appropriate intervals as determined by the arborist on site. See tree protection detail for additional information, including tree protection zone sign. If the fence is within the drip line of the trees, the foliar fringe shall be raised to offset the chance of limb damage from active construction.

**Active Construction:** All contractors, subcontractors and other personnel shall be warned that encroachment within the fenced area and dripline is prohibited without the consent of the certified arborist on the job. This includes, but is not limited to, storage of lumber and other materials, disposal of paints, solvents or other noxious materials, parked cars, grading equipment or other heavy equipment. If construction activity needs to happen in the TPZ the fence can be moved temporarily for delivery of construction materials. The contractor should make accommodations to off load items such as trusses, timber, plasterboard, wallboard, concrete, gypsum board, flooring, roofing or any other heavy construction material outside the foliar spread of the tree so there is no heavy equipment needed that could cause damage to the canopy of the tree or compact the root zone. The tree protection fencing should be reestablished per the plans and details immediately after any activity through the TPZ. Penalties, based on the cost of remedial repairs and the evaluation guide published by the international society of arboriculture, shall be assessed for damages to the trees.

**Grading/excavating:** All grading plans that specify grading within the drip line of any tree, or within the distance from the trunk as outlined in the site preparation section above when said distance is outside the drip line, shall first be reviewed by a certified arborist. Provisions for aeration, drainage, pruning, tunneling beneath roots, root pruning or other necessary actions to protect the trees shall be outlined by an arborist. If trenching is necessary within the area as described above, said trenching shall be undertaken by hand labor and dug directly beneath the trunk of the tree. All roots 2 inches or larger shall be tunneled under and other roots shall be cut smoothly to the trunk side of the trench. The trunk side should be draped immediately with two layers of untreated burlap to a depth of 3 feet from the surface. The burlap shall be soaked nightly and left in place until the trench is back filled to the original level. An arborist shall examine the trench prior to back filling to ascertain the number and size of roots cut, so as to suggest the necessary remedial repairs.

**Remedial repairs:** An arborist shall have the responsibility of observing all ongoing activities that may affect the trees and prescribing necessary remedial work to ensure the health and stability of the trees. This includes, but is not limited to, all arborist activities brought out in the previous sections. In addition, pruning, as outlined in the "pruning standards" of the western chapter of the International Society of Arboriculture, shall be prescribed as necessary. Fertilizing, aeration, irrigation, pest control and other activities shall be prescribed according to the tree needs, local site requirements, and state agricultural pest control laws. All specifications shall be in writing. For pest control operations, consult the local county agricultural commissioner's office for individuals licensed as pest control advisors or pest control operators.

**Final inspection:** Upon completion of the project, the arborist shall review all work undertaken that may impact the existing trees. Special attention shall be given to cuts and fills, compacting, drainage, pruning and future remedial work. An arborist should submit a final report in writing outlining the ongoing remedial care following the final inspection.

## MAINTENANCE RECOMMENDATIONS FOR TREES TO REMAIN

Regular maintenance, designed to promote plant health and vigor, ensures longevity of existing trees. Regular inspections and the necessary follow-up care of mulching, fertilizing, and pruning, can detect problems and correct them before they become damaging or fatal.

**Tree Inspection:** Regular inspections of mature trees at least once a year can prevent or reduce the severity of future disease, insect, and environmental problems. During tree inspection, four characteristics of tree vigor should be examined: new leaves or buds, leaf size, twig growth, and absence of crown dieback (gradual death of the upper part of the tree). A reduction in the extension of shoots (new growing parts), such as buds or new leaves, is a fairly reliable cue that the tree's health has recently changed. Growth of the shoots over the past three years may be compared to determine whether there is a reduction in the tree's typical growth pattern. Further signs of poor tree health are trunk decay, crown dieback, or both. These symptoms often indicate problems that began several years before. Loose bark or deformed growths, such as trunk conks (mushrooms), are common signs of stem decay. Any abnormalities found during these inspections, including insect activity and spotted, deformed, discolored, or dead leaves and twigs, should be noted and observed closely.

**Mulching:** Mulch, or decomposed organic material, placed over the root zone of a tree reduces environmental stress by providing a root environment that is cooler and contains more moisture than the surrounding soil. Mulch can also prevent mechanical damage by keeping machines such as lawn mowers and string trimmers away from the tree's base. Furthermore, mulch reduces competition from surrounding weeds and turf. To be most effective, mulch should be placed 2 to 4 inches deep and cover the entire root system, which may be as far as 2 or 3 times the diameter of the branch spread of the tree. If the area and activities happening around the tree do not permit the entire area to be mulched, it is recommended that as much of the area under the drip line of the tree is mulched as possible. When placing mulch, care should be taken not to cover the actual trunk of the tree. This mulch-free area, 1 to 2 inches wide at the base, is sufficient to avoid moist bark conditions and prevent trunk decay. An organic mulch layer 2 to 4 inches deep of loosely packed shredded leaves, pine straw, peat moss, or composted wood chips is adequate. Plastic should not be used as it interferes with the exchange of gases between soil and air, which inhibits root growth. Thicker mulch layers, 5 to 6 inches deep or greater, may also inhibit gas exchange.

**Fertilization:** Trees require certain nutrients (essential elements) to function and grow. Urban landscape trees may be growing in soils that do not contain sufficient available nutrients for satisfactory growth and development. In certain situations, it may be necessary to fertilize to improve plant vigor. Fertilizing a tree can improve growth; however, if fertilizer is not applied wisely, it may not benefit the tree at all and may even adversely affect the tree. Mature trees making satisfactory growth may not require fertilization. When considering supplemental fertilizer, it is important to consider nutrients deficiencies and how and when to amend the deficiencies. Soil conditions, especially pH and organic matter content, vary greatly, making the proper selection and use of fertilizer a somewhat complex process. To that end, it is recommended that the soil be tested for nutrient content. A soil testing laboratory and can give advice on application rates, timing, and the best blend of fertilizer for each tree and other landscape plants on site. Mature trees have expansive root systems that extend from 2 to 3 times the size of the leaf

canopy. A major portion of actively growing roots is located outside the tree's drip line. Understanding the actual size and extent of a tree's root system before applying fertilizer is paramount to determine quantity, type and rate at which to best apply fertilizer. Always follow manufacturer recommendations for use and application.

**Pruning:** Pruning is often desirable or necessary to remove dead, diseased, or insect-infested branches and to improve tree structure, enhance vigor, or maintain safety. Because each cut has the potential to change the growth of (or cause damage to) a tree, no branch should be removed without reason. Removing foliage from a tree has two distinct effects on growth: (1) it reduces photosynthesis and, (2) it may reduce overall growth. Pruning should always be performed sparingly. Caution must be taken not to over-prune as a tree may not be able to gather and process enough sunlight to survive. Pruning mature trees may require special equipment, training, and experience. Licensed and insured tree maintenance companies are equipped to provide a variety of services to assist in performing the job safely and reducing risk of personal injury and property damage and should be consulted for this type of work. *(See also ANSI A300 Part 1 Pruning Standards- https://www.tcia.org).*

**Planting and Irrigation:** Any new planting and irrigation that is to occur under the drip line of an existing tree should be conducted with care to avoid the root system. Generally installation of an irrigation mainline should be avoided under the dripline of the existing tree. Refer to the Grading/Excavating section for installation of any irrigation lines to be installed under the drip line of an existing tree. Any new planting should match the water use of the existing tree (as defined by WUCOLS). The irrigation hydro zone for the new planting should also match the requirements of the existing tree.

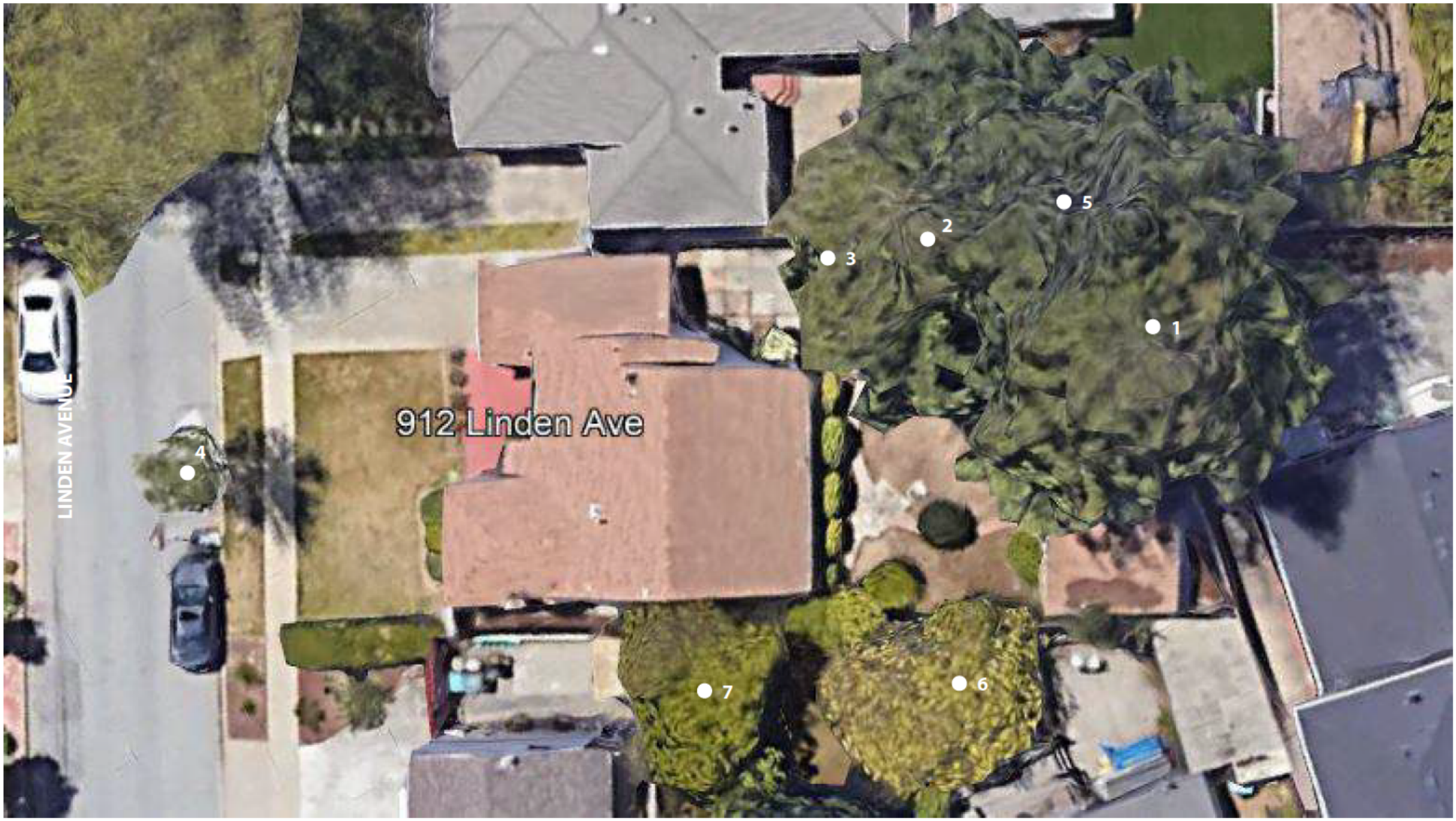
**Removal:** There are circumstances when removal is necessary. An arborist can help decide whether or not a tree should be removed. Professionally trained arborists have the skills and equipment to safely and efficiently remove trees. Removal is recommended when a tree: (1) is dead, dying, or considered irreparably hazardous; (2) is causing an obstruction or is crowding and causing harm to other trees and the situation is impossible to correct through pruning; (3) is to be replaced by a more suitable specimen, and; (4) should be removed to allow for construction. Pruning or removing trees, especially large trees, can be dangerous work. It should be performed only by those trained and equipped to work safely in trees.

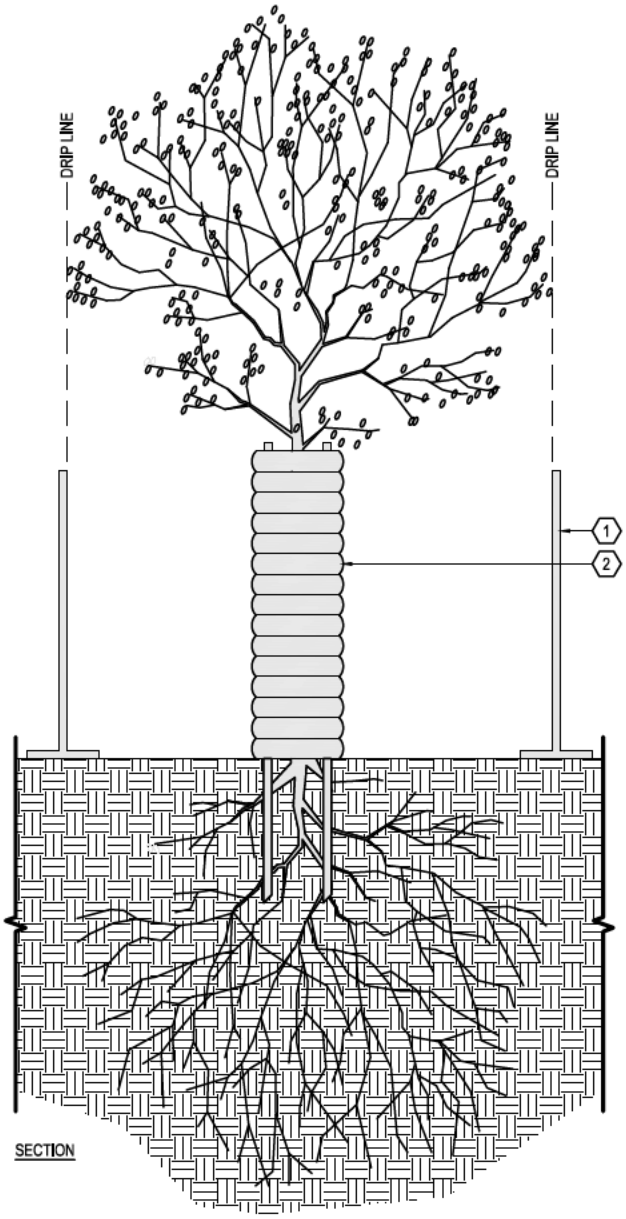
## TERMS AND CONDITIONS

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of HMH.

1. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. HMH assumes no liability for the failure of trees or parts of trees, either inspected or otherwise. HMH assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
2. No tree described in this report was climbed, unless otherwise stated. HMH does not take responsibility for any defects, which could have only been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots was not performed unless otherwise stated. HMH does not take responsibility for any root defects, which could only have been discovered by such an inspection.
3. HMH shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal or report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by HMH or in the schedule of fees or contract.
4. HMH guarantees no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any reason. It is the responsibility of the client to determine applicability to his/her case.
5. Any report and the values, observations and recommendations expressed therein represent the professional opinion of HMH, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
6. Any photographs, diagrams, graphs, sketches or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work produced by other persons, is intended solely for clarification and ease of reference. Inclusion of said information does not constitute a representation by HMH as to the sufficiency or accuracy of that information.
7. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

# Existing Tree Map
# Exhibit A





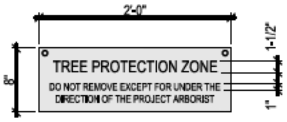

SECTION

NOTES:

1. TREE PROTECTION MEASURES SHALL BE INSTALLED BEFORE GRADING OR EQUIPMENT IS ALLOWED ON SITE.
2. PRIOR TO CONSTRUCTION, CONSULT WITH THE PROJECT ARBORIST TO DETERMINE FERTILIZING AND WATERING SCHEDULES FOR EXISTING TREES.
3. WHEN CONSTRUCTION IS TO TAKE PLACE WITHIN A TREE'S DRIP LINE, FENCING SHALL BE LOCATED BY THE PROJECT ARBORIST.
4. NO CONSTRUCTION WASTE, EITHER LIQUID, SOLID, OR ANY OTHER SUBSTANCE WHICH COULD ENTER INTO THE ROOT SYSTEM (OIL, GASOLINE, CHEMICALS, OR OTHER HARMFUL MATERIALS) SHALL BE DEPOSITED, DISPOSED OF, OR STORED WITHIN OR NEAR A TREE'S DRIP LINE.
5. WIRE, SIGNS, ROPES, PULLEYS, ETC., SHALL NOT BE ATTACHED TO ANY TREE.
6. IF TRENCHING WITHIN A TREE'S DRIP LINE IS NECESSARY, CONSULT WITH PROJECT ARBORIST.
7. IF TREE PRUNING IS NECESSARY, IT SHALL BE CARRIED OUT BY THE PROJECT ARBORIST.
8. ONLY TREES WITHIN THE LIMITS OF OR ADJACENT TO GRADING AND CONSTRUCTION AREAS SHALL RECEIVE TREE PROTECTION.
9. INSTALL ONE SIGN TO DRIP LINE FENCING PER AREA.

(1) 6'-0" HIGH TEMPORARY CHAIN LINK FENCE, INSTALLED AT DRIP LINE

(2) INSTALL TRUNK WRAP IF DRIP LINE FENCE IS NOT PRACTICAL, INSTALL FOUR (4) LODGE POLES AROUND EACH TREE, WRAP TRUNK IN STRAW WADDLE, THEN WRAP IN ORANGE SNOW FENCING UP TO BRANCHING STRUCTURE




SIGN
SCALE: 1" = 1'-0"

## TREE PROTECTION

SCALE: 1/2" = 1'-0"

Redwood Tree


Redwood Tree


Yucca Tree


Red Maple Tree

Norway Spruce


Ficus


Ficus

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

# PUBLIC HEARING NOTICE

**Project Site: 912 Linden Avenue, zoned R-1**

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday, October 24, 2022 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (346) 248-7799:

| Meeting ID: 850 0771 4538 | Passcode: 388194 |
|---|---|

**Description:** Application for Design Review for a new, two-story single-unit dwelling with an attached garage.

Members of the public may provide comments by email to publiccomment@burlingame.org or speak at the meeting.

Mailed: October 14, 2022

*(Please refer to other side)*

## *City of Burlingame - Public Hearing Notice*

If you have any questions about this application or would like to schedule an appointment to view a hard copy of the application and plans, please send an email to planningdept@burlingame.org or call (650) 558-7250.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed, should contact the Planning Division at planningdept@burlingame.org or (650) 558-7250 by 10 am on the day of the meeting.

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

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

Kevin Gardiner, AICP
Community Development Director

*(Please refer to other side)*

**912 Linden Avenue**
**300’ noticing**
**APN: 026-251-270**