



PLANNING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION

501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997

TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: PLANNINGDEPT@BURLINGAME.ORG

PROJECT INFORMATION

120 OCCIDENTAL AVE
PROJECT ADDRESS

028-316-200
ASSESSOR'S PARCEL # (APN)

Res.
ZONING

PROJECT DESCRIPTION
2ND FLOOR ADDITION TO (E) FIRST FLOOR. DEMO EXISTING REAR ACC. BUILDINGS, W/ ADDING OVER SIZED 1-STALL DETACHED GARAGE.

APPLICANT INFORMATION

Mr. + Mrs. GREG GAMBRIOLI

[Redacted]

FORM ONE
ARCHITECT/DESIGNER ☒ APPLICANT?

415.819.0304
PHONE

24809
BURLINGAME BUSINESS LICENSE #

[Redacted]

4843 SILVER SPRINGS DR. PARK CITY
ADDRESS

UT. 84099
E-MAIL

AFFIDAVIT OF OWNERSHIP

[Redacted]

THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

6/1/20
DATE

I AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE PLANNING DIVISION

6.1.20
DATE

AUTHORIZATION TO REPRODUCE PLANS

I HEREBY GRANT THE CITY OF BURLINGAME THE AUTHORITY TO REPRODUCE UPON REQUEST AND/OR POST PLANS SUBMITTED WITH THIS APPLICATION ON THE CITY'S WEBSITE AS PART OF THE PLANNING APPROVAL PROCESS AND WAIVE ANY CLAIMS AGAINST THE CITY ARISING OUT OF OR RELATED TO SUCH ACTION

TR (INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

APPLICATION TYPE

- ☒ ACCESSORY DWELLING UNIT (ADU)
- ☐ CONDITIONAL USE PERMIT (CUP)
- ☒ DESIGN REVIEW (DSR)
- ☐ HILLSIDE AREA CONSTRUCTION PERMIT
- ☐ MINOR MODIFICATION
- ☐ SPECIAL PERMIT (SP)
- ☐ VARIANCE (VAR)
- ☐ WIRELESS
- ☐ FENCE EXCEPTION
- ☐ OTHER: _____

RECEIVED

JUN - 9 2020

CITY OF BURLINGAME
CDD-PLANNING DIV.

DATE RECEIVED:

STAFF USE ONLY

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

July 29, 2020

Tim Raduenz
4843 Silver Springs Drive
Park City, Utah 84098

Site: 120 Occidental Avenue, Burlingame CA

Dear Mr. Raduenz,

As requested on Thursday, April 23rd, 2020, Kielty Arborist Services visited the above site to inspect and comment on the trees. A new ADU with attached garage and patio off of the existing home on site is proposed, and your concern as to the future health and safety of the trees on site has prompted this visit. Site plan A1.0 dated 3/20/20 was reviewed for writing this report. A tree protection plan can be found at the end of this report.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:

DBH- Diameter at breast height (54 inches above grade) **CON**- Condition rating

HT/SP- Tree height and spread **P**-Indicates protected tree by city ordinance

R- Indicates proposed tree removal

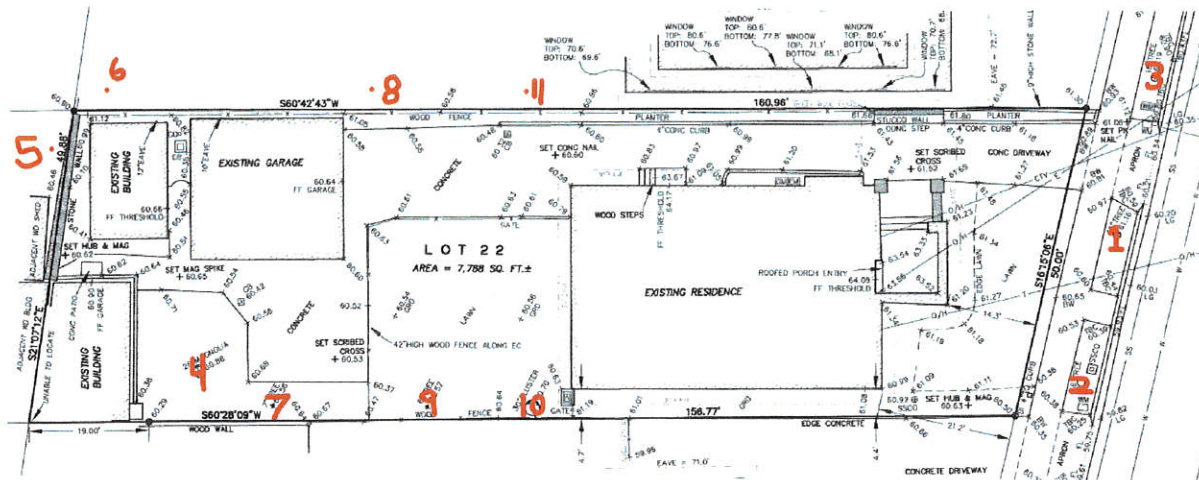
*****-Indicates tree on neighboring property

120 Occidental /7/29/20

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P	London plane (<i>Platanus x hispanica</i>)	19.3	70	50/30	Fair vigor, fair form, topped in past, street tree, next to driveway.
2P	London plane (<i>Platanus x hispanica</i>)	21.0	70	50/30	Fair vigor, fair form, topped in past, street tree, next to underground utilities.
3*P	London plane (<i>Platanus x hispanica</i>)	18est	60	50/30	Fair vigor, fair form, dead limb at 10 feet, areas of dead wood.
4P/R	Magnolia (<i>Magnolia grandiflora</i>)	29.2	70	35/30	Good vigor, fair form, abundance of surface roots.
5*	Apple (<i>Malus sp.</i>)	10est	40	15/10	Fair to poor vigor, poor form, hollow trunk.
6*P	Dawn redwood (<i>Metasequoia glyptostroboides</i>)	18est	65	50/35	Fair vigor, fair form, loss of apical dominance at top, 5 feet from property line.
7	Apple (<i>Malus sp.</i>)	5.2	50	15/15	Fair vigor, poor form, suppressed, decay on limbs.
8*	Birch (<i>Betula pendula</i>)	8est	70	25/20	Good vigor, fair form, multi leader, 2 feet from property line.
9	Privet (<i>Ligustrum japonicum</i>)	4"x2	50	12/12	Fair vigor, poor form, topped.
10	English laurel (<i>Prunus laurocerasus</i>)	7-6-5-4	50	12/12	Fair vigor, poor form, topped, multi leader at grade.
11*	Japanese maple	10est	70	15/12	Good vigor, fair form, 3 feet from property line, limited visual inspection.



Showing tree locations

**Summary:**

The surveyed trees are a mix of imported trees. London plane trees #1-3 are protected street trees in the city of Burlingame. All 3 street trees are in fair to good condition. Multiple underground utilities were observed near London plane tree #2. London plane tree #3 is located in front of the neighbor's property.

Showing London plane street trees #1 and #2

Apple tree #5 is located on the neighbor's property to the east. The tree is in poor condition with a large hollow cavity observed on the tree's trunk. The neighbor's apple tree is not a protected size. Dawn redwood tree #6 is located on the neighbor's property to the south at 5 feet from the property line. The tree has lost apical dominance. This tree is protected in the city of Burlingame.

Apple tree #7 is suppressed by magnolia tree #4. The tree is in fair condition. Decay was observed on the tree limbs of the apple tree. This tree is not a protected size tree in the city of Burlingame.

The neighbor to the south has a small birch tree located at 2 feet from the property line. The tree is in good condition. This tree is not a protected size tree. The same neighbor has a Japanese maple tree at 3 feet from the property line. The tree is in good condition and not a protected tree.



Privet tree #9 and English laurel cluster #10 are in fair condition. Both trees have been topped in the past to maintain a hedge like appearance. These trees are not a protected size.

Showing English laurel cluster and privet



Tree proposed for removal:

Magnolia tree #4 is located at the back of the property and is in good condition. The tree needs to be removed to facilitate construction of the proposed ADU. The tree takes up a large area of buildable space for an ADU. Large surface roots were observed extending far beyond the canopy. This tree will need to be replaced at the direction of the City.

Showing magnolia tree #4 proposed for removal



Impacts/recommendations for protected trees:

Existing buildings are near the same location as the proposed ADU. The existing building locations have likely discouraged root growth into the property from neighboring trees #5 #6(protected), and #8. Existing foundations tend to act as root barriers. It is recommended to have the Project Arborist inspect the demolition of the existing structure foundations. If roots are encountered (not likely), the south side of the proposed ADU foundation will need to be hand excavated with the Project Arborist on site to document and inspect, with roots being cleanly severed using loppers or a hand saw. Mitigations including irrigation will be discussed and recommended at this time. The following tree protection plan will help to insure the future health of the retained trees on site.

Showing neighboring trees

Tree Protection Plan:

Tree Protection Zones

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing for the protected trees on site should be placed at the tree canopy spread where possible. Where not possible because of proposed work or existing/proposed hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or existing hardscapes. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6" of coarse wood chips with ½ inch plywood on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction activity at the site. Whenever tree protection fencing needs to be moved or reduced for work to take place, the Project Arborist shall be called out to the site to witness the moving of the fencing and to provide any other necessary protection measures as seen fit.

Avoid the following conditions:**DO NOT:**

- A. Allow run off of spillage of damaging materials into the area below any tree canopy.
- B. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
- C. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the Arborist.
- D. Allow fires under and adjacent to trees.
- E. Discharge exhaust into foliage.
- F. Secure cable, chain, or rope to trees or shrubs.
- G. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the Arborist.
- H. Apply soil sterilant under pavement near existing trees.

***Landscape Barrier***

Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape barrier consisting of wood chips spread to a depth of four to six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone. If plywood is to be used, the plywood pieces shall be attached together to minimize movement.

Landscape barrier example***Root Cutting and Grading***

Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The Project Arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or loppers. Roots to be left exposed for a period should be covered with layers of burlap and kept moist to avoid root desiccation. Immediate irrigation is recommended within the tree protection zones whenever roots are impacted.

Trenching and Excavation

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap. The exposed roots will need to be kept moist by spraying down the burlap multiple times a day with clean water. The trenches will also need to be covered with plywood to help protect the exposed roots. During the utility line installation, the Project Arborist will need to be on site. If it is not possible to tunnel the lines below roots in areas of heavy rooting, then the lines will need to be bored.

Irrigation

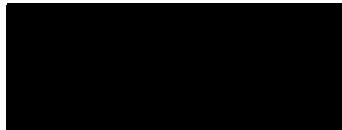
Normal irrigation shall always be maintained on this site for the retained imported trees. The retained trees are recommended to be irrigated weekly during the dry season.

Inspections

It is the contractor's responsibility to contact the Project Arborist as directed in this report. Kielty Arborist Services can be reached best through email at kkarbor0476@yahoo.com, by phone at (650) 515-9783 or (650) 532-4418.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,
Kevin R. Kielty
Certified Arborist WE#0476A



Kielty Arborist Services

P.O. Box 6187
San Mateo, CA 94403
650-515-9783

ARBORIST DISCLOSURE STATEMENT

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

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

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures. *Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.*

Arborist:

Date:

July 2

Kevin R. Kielty



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

Project Site: 120 Occidental Avenue, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, September 14, 2020 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (669) 900-6833:

Meeting ID: 891 0251 6360

Passcode: 071683

Description: Application for a major renovation to an existing single family dwelling with a first floor addition at the rear, a new second story addition, and a new detached two-car garage, trellis and accessory dwelling unit at the rear of the lot.

Members of the public may provide written comments by email to: publiccomment@burlingame.org.

Mailed: September 4, 2020

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

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)

120 Occidental Avenue
300' noticing
APN #: 028-316-200

