



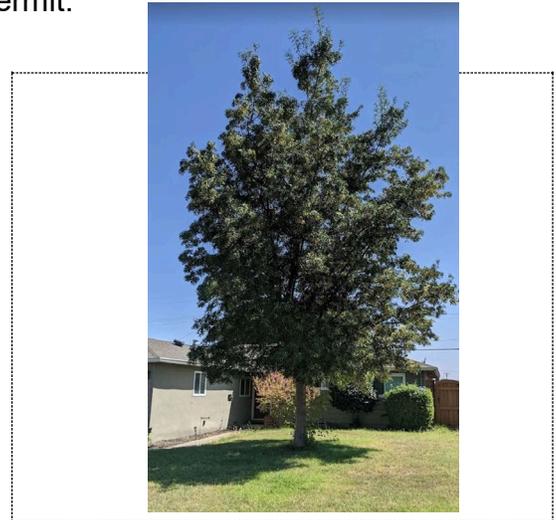
CITY OF CAMPBELL
Community Development Department

NOTICE OF DECISION

Tree Removal Permit

Notice is hereby given that the Community Development Director of the City of Campbell has **DENIED** the following application for a Tree Removal Permit:

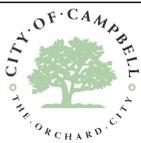
File No.: PLN-2021-172
Applicant: Eliot Eng
Address: 1760 Palo Santo Dr.
Tree Species: Ash
Tree Size: 12 ½" (DBH)
Location: Front Yard
Decision Date: October 15, 2021
Appeal Deadline: October 25, 2021



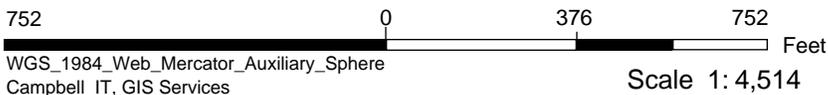
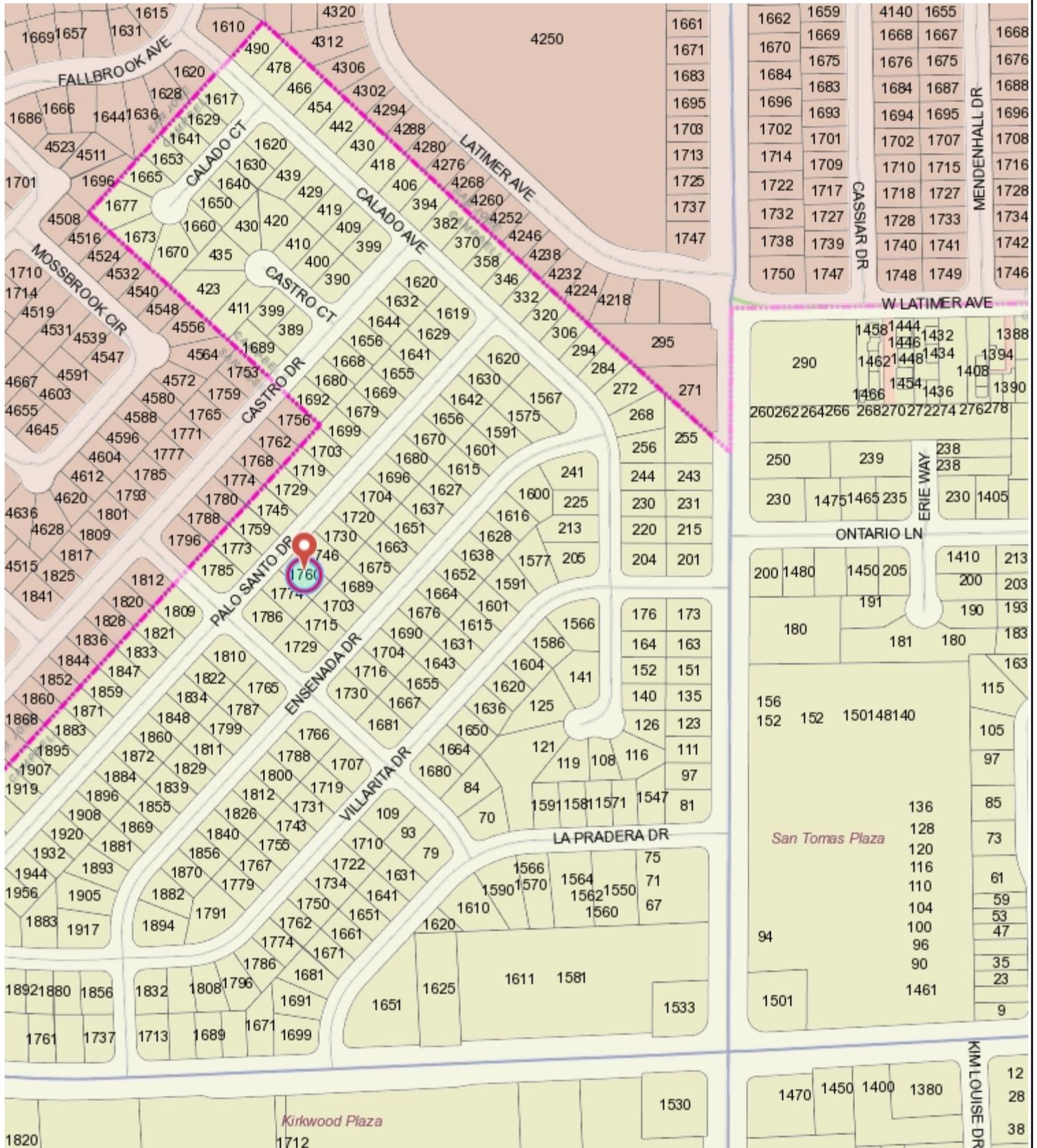
Basis of Decision: Based upon a review of the application materials, the Community Development Director has determined that the request to remove the subject tree because it conflicts with a proposed home addition fails to satisfy any of the required findings for approval in that through either an alternative floorplan configuration for the addition or use of a pier and grade beam foundation construction, the tree may be retained.

Appeal Process: Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period (**October 25, 2021**). A written appeal must be accompanied with the required \$200 appeal filing fee.

A copy of the Tree Removal Permit application, and all associated documents, are available online at <https://www.mygovernmentonline.org> by searching "Planning and Zoning". Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner in the Community Development Department at (408) 866-2193 or by email at danielf@campbellca.gov.



Location Map - 1760 Palo Santo Dr.



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

Written Statement (10/1/2021) – Tree Removal Criteria

The retention of the tree restricts the economic enjoyment of the property.

Development plans were not considered for a layout with the addition to the rear yard. Approximate 500 square foot addition to the rear yard would reduce the rear yard space significantly (close to half).

Partial addition to the rear yard to expand the living area and smaller addition to the front yard were discussed with designer, but this plan would have exceeded budget for the development due to construction in 2 areas instead of 1.

Addition of 2nd story for the additional square footage of 500 ft², was not considered due to the size of the addition and the proposed usage (addition of 1 bedroom and 1 bathroom). Additional costs for framing, stairs would likely exceed our budget for the development. 2 Story plans would likely create non-ideal layout with separated sleeping areas.

The development plans were located to the front yard which will include a new bedroom with large bay window facing the street. Retention of the tree would restrict the economic enjoyment of the property by reducing natural light to the room as well as obstructing the view from the window. A replacement tree is proposed in a more ideal location.









Tree Removal and Replacement Plan

1760 Palo Santo Drive
Campbell, CA 95008

Tree to be removed:

Location is Front yard of 1760 Palo Santo Drive, Campbell, CA

Size of tree is 12.5" diameter

Species of tree is Ash

Replacement Tree:

Location will be front yard of 1760 Palo Santo Drive, Campbell, CA

Size 24 Box

Species, to be determined. Reviewing tree species available from Our City Forest or from local arborist.

Some considerations are Japanese Maple, Fruitless Olive, Magnolia, Crape Myrtle or Purple Leaf Plum.

Plan to replace after completion of construction of home addition.



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INTERIOR REMODELING & ADDITION
1760 PALO SANTO DR.
CAMPBELL, CA. 95008

REVISION
DATE

SHEET (E) & (N)
ROOF LINE

SCALE

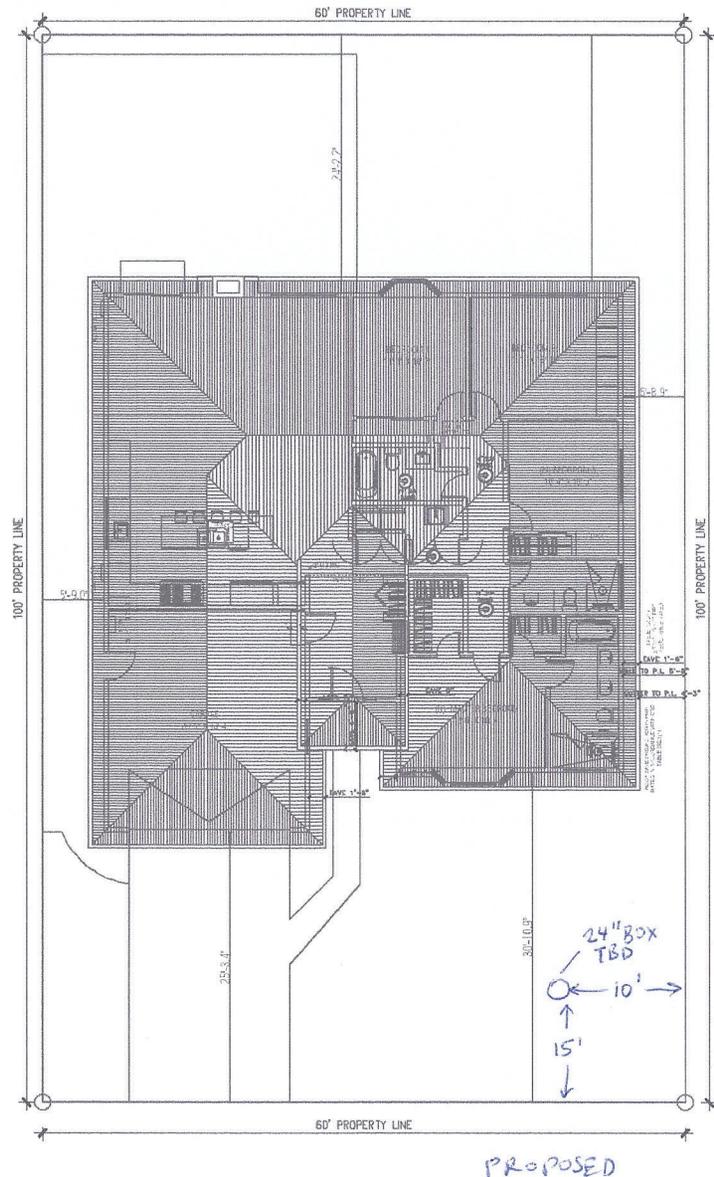
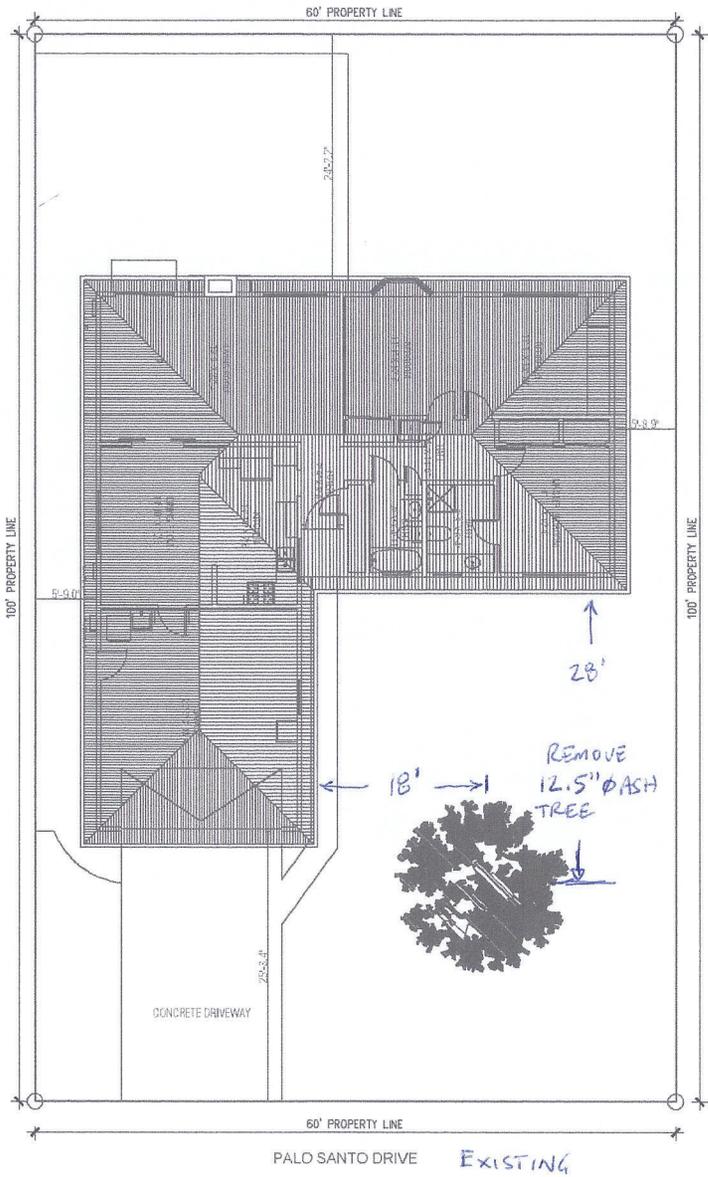
DATE 06-16-2021

PRJ.No. _____

A_1.2

PLANS ARE NOT FOR CONSTRUCTION
UNLESS APPROVED AND COVERED BY
BUILDING DEPARTMENT

3/16" 1



TITLE: (E) & (N) ROOF LINE