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**CITY OF CAMPBELL**  
Community Development Department

September 25, 2018

## **NOTICE OF TREE REMOVAL PERMIT APPLICATION**

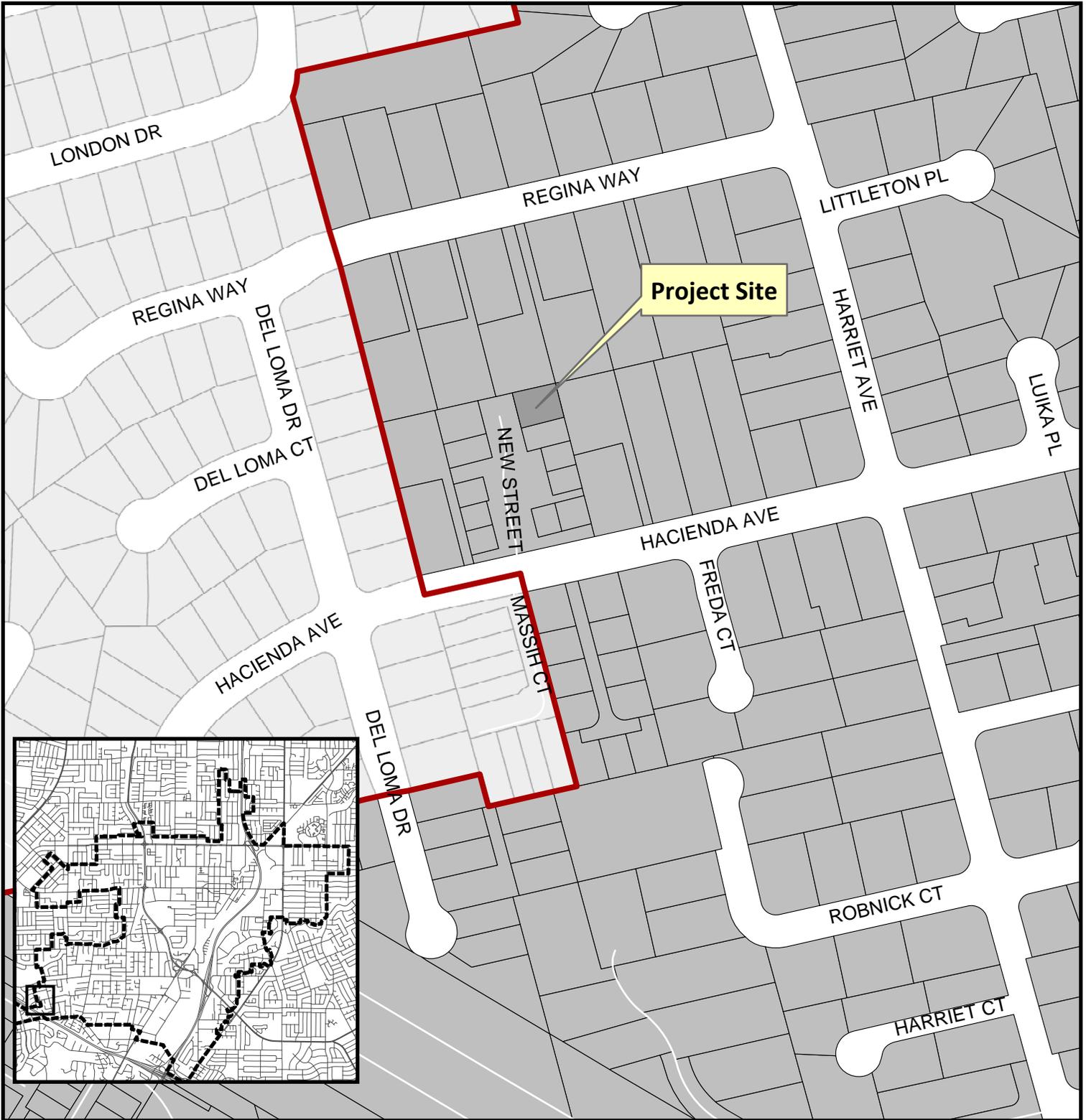
Notice is hereby given that the Community Development Department of the City of Campbell has received an application for a Tree Removal Permit (PLN2018-164) for the removal of one (1) Chinese Pistache tree located in front of 1795 W. Hacienda Avenue. If approved, removal of the tree is subject to the replanting requirement of the Campbell Municipal Code.

This is your opportunity to provide comments. The 10-day comment period for this application will begin on September 25, 2018, and end on October 5, 2018. Comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **October 5, 2018**. No additional notice will be provided. A copy of the Tree Removal Permit application, and all associated documents, are available for review from 8:00 a.m. to 5:00 p.m. at the Community Development Department, City Hall, 70 North First Street, Campbell, California and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing (including email) at the Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$750 appeal filing fee.

Questions or comments regarding this application may be addressed to Naz Pouya, Assistant Planner, in the Community Development Department at (408) 866-2144 or [nazp@cityofcampbell.com](mailto:nazp@cityofcampbell.com).

# Project Location Map

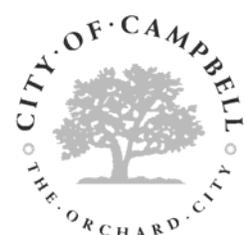
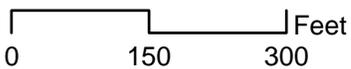


**Project Location:** 1795 W. Hacienda Ave

**Application Type:** Tree Removal Permit

**Planning File No.:** PLN2018-164

**Description:** Removal of One (1) Chinese Pistache Tree



Community Development Department  
Planning Division

# 1785 Hacienda Court HOA – Tree Removal

RECEIVED

Date: May 17, 2018

To: City of Campbell

MAY 18 2018

From: 1785 Hacienda Court HOA

CITY OF CAMPBELL  
PLANNING DEPT.

Subject: Tree Removal – 1795 W. Hacienda Avenue Residence – N. Carvalho

Dear Planning Department;

Due to root intrusion issues with a tree located in front of 1795 West Hacienda Avenue the 1785 Hacienda Court HOA is hereby submitting the "Tree Removal Permit Application" for your process and approval.

Included in this document is the following information:

- Color photographs of the tree proposed for removing
- Information about the damage the tree is causing
- Site Plan
- Tree Replanting Details
- Enclosed check for \$ 173.00.

## Color photograph of the tree proposed for removing:



A.) Structure damage - Cement is lifting

B.) Utility damage - Roots intruding into the sewer lines

C.) Sewer line backup into home at 1795 on September 12, 2016 and on April 15, 2016 resulted in about \$415 in costs for repair and home cleaning

1785 Hacienda Court HOA – Tree Removal

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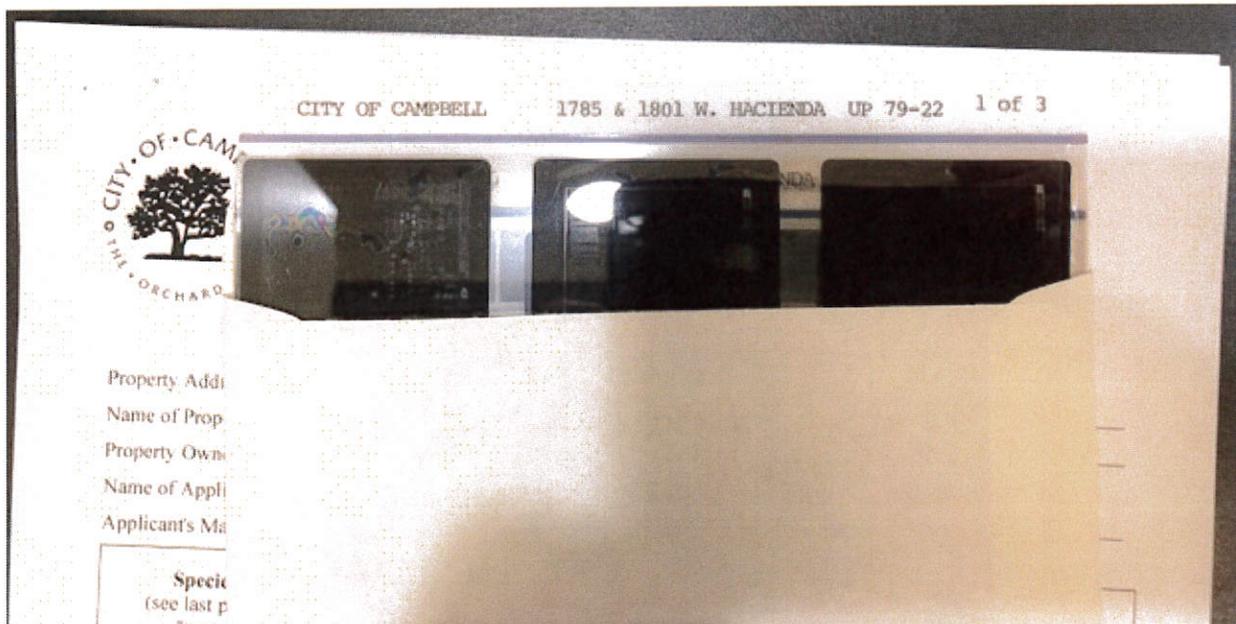
MAY 18 2018

Tree measurement – under 12" thick

CITY OF CAMPBELL  
PLANNING DEPT.

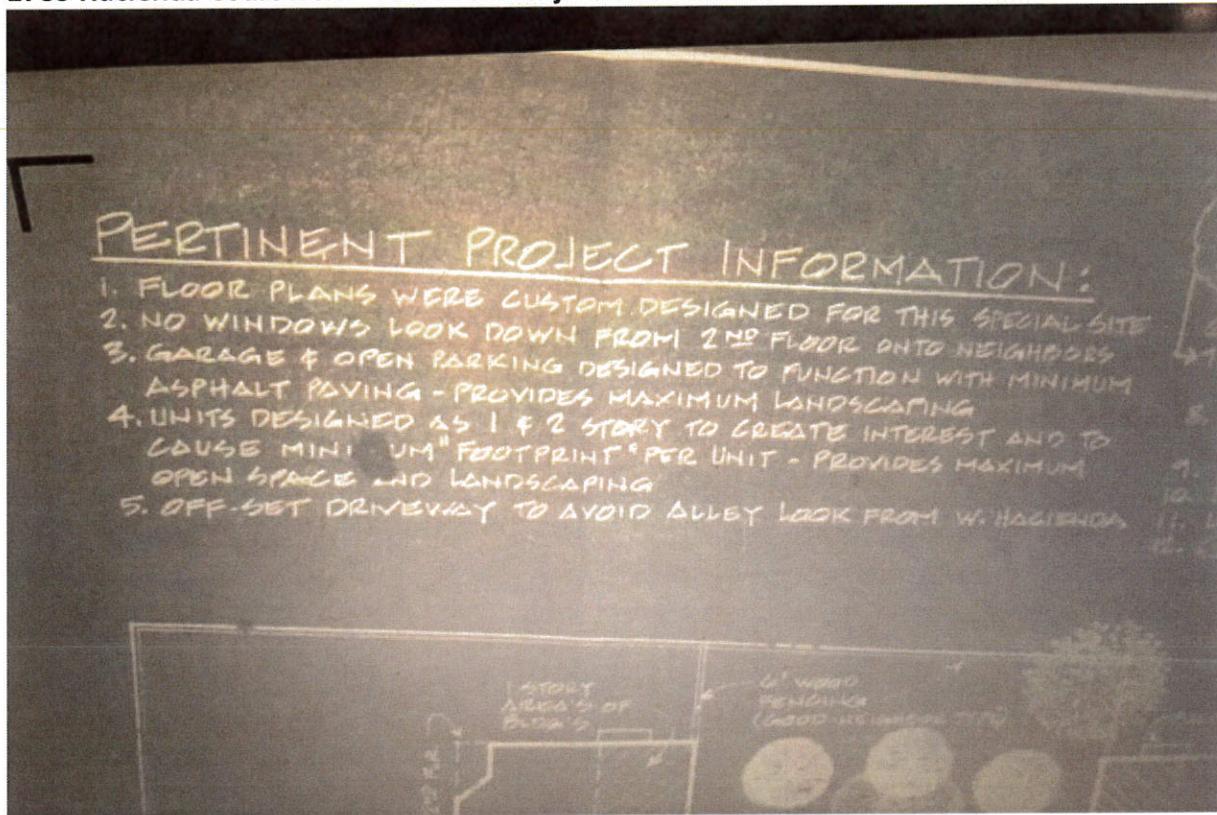


City of Campbell Microfile Location for 1785 Hacienda Court HOA – UP 79-22



# 1785 Hacienda Court HOA – Tree Removal

## 1785 Hacienda Court HOA – Pertinent Project Information:



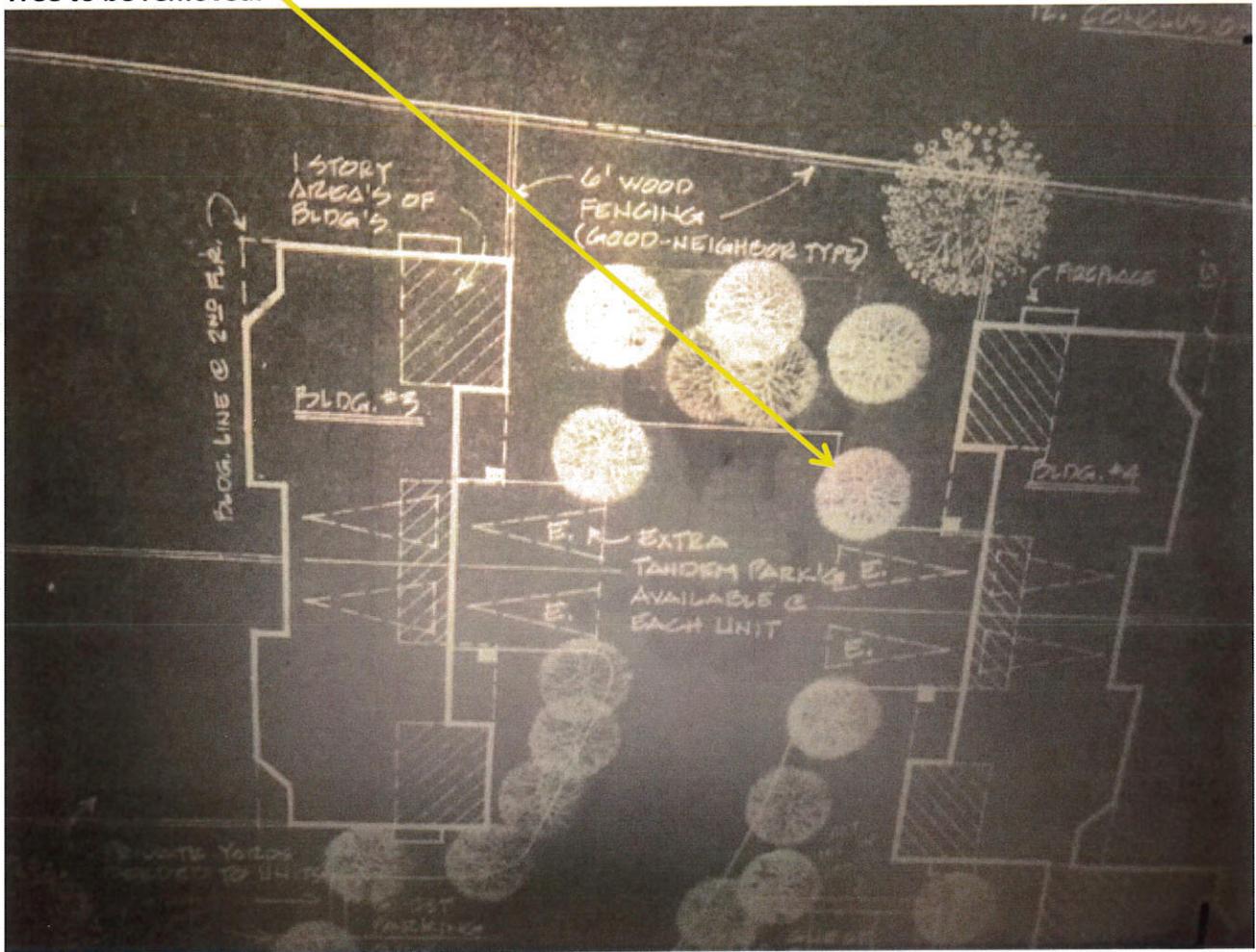
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PLANNING DEPT.

# 1785 Hacienda Court HOA – Tree Removal

Tree to be removed:



**RECEIVED**

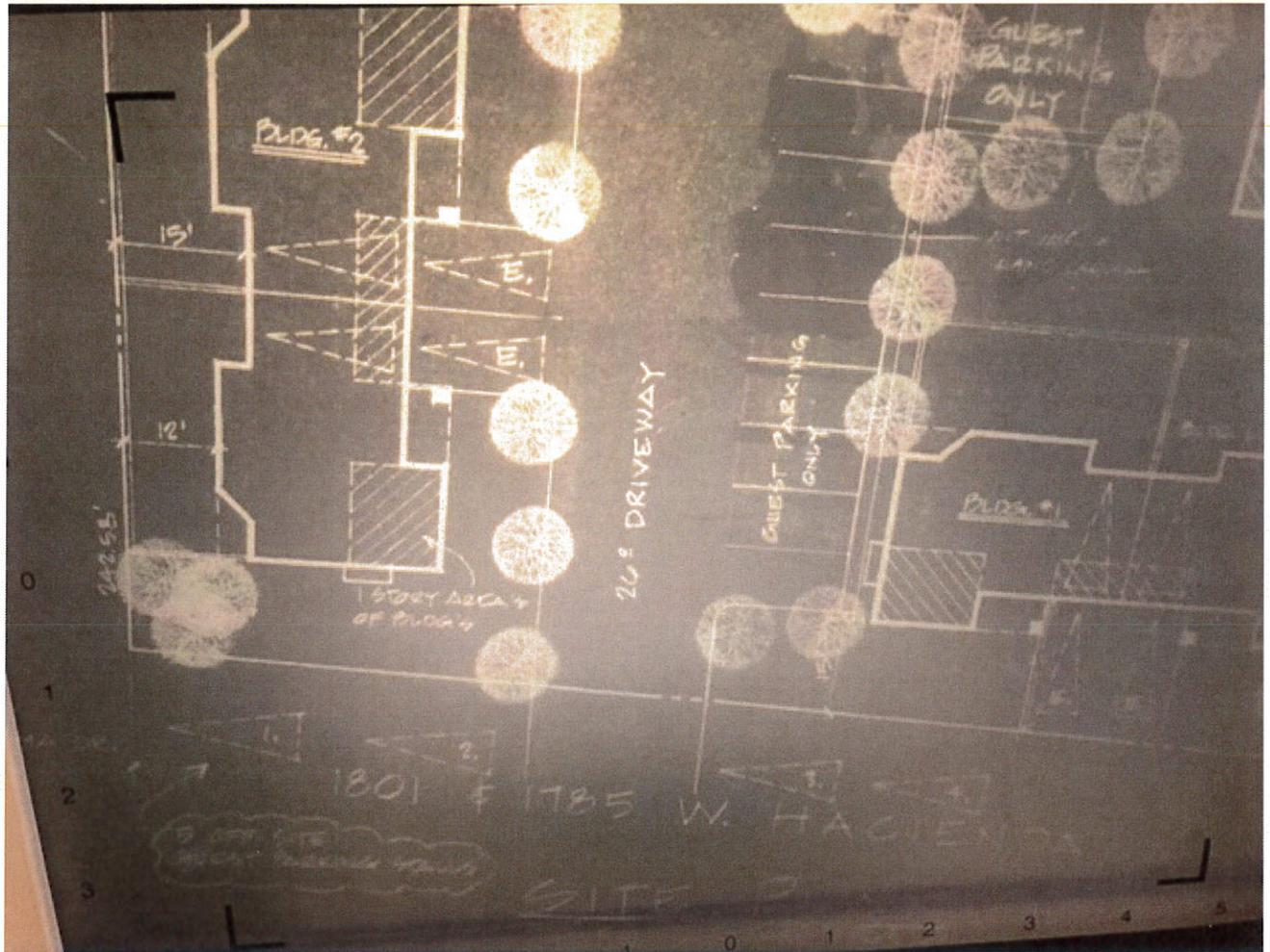
MAY 18 2018

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PLANNING DEPT.



1785 Hacienda Court HOA – Tree Removal

Site Plan Overview



Site Plan Overview

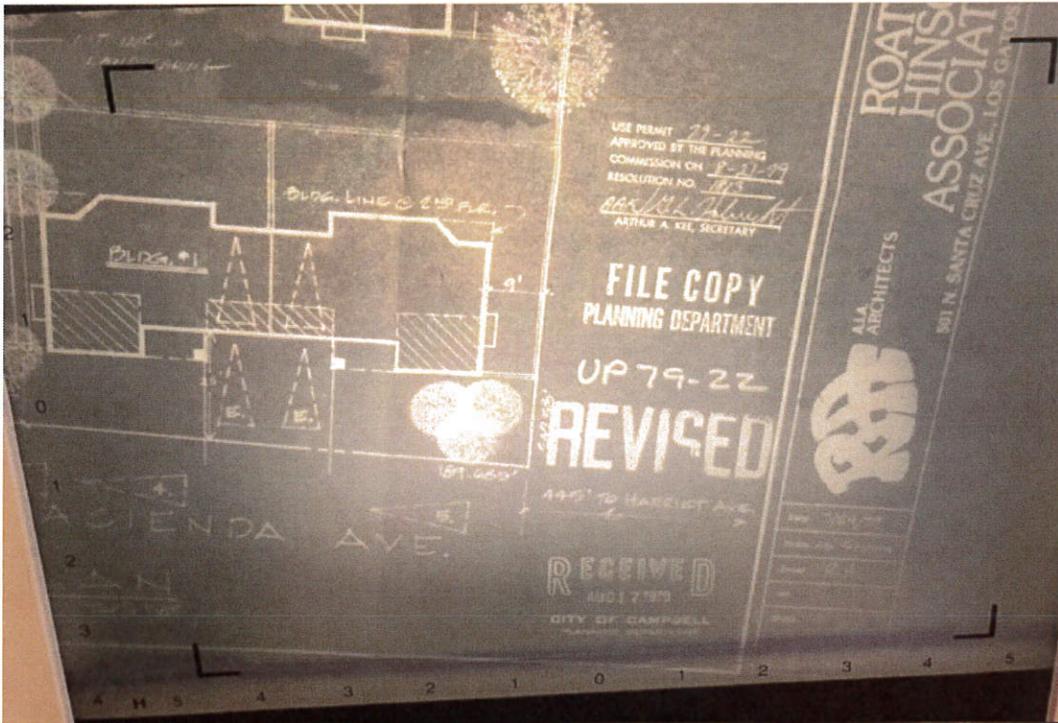
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# 1785 Hacienda Court HOA – Tree Removal

## Site Plan Overview



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PLANNING DEPT.



1785 Hacienda Court HOA – Tree Removal

**NOTE:**  
 PARKING RATIO IS 2.5 PER UNIT (WITH-OUT TANDEM)  
 WITH TANDEM = 3.5 PER UNIT (ON-SITE)  
 WITH OFF-SITE = 4.0 PER UNIT (3 SPACES OFF-SITE)

6. NET LOT AREA = 46,013 SQ. FT. (ALLOWS 13 UNITS MAX.)  
 7. PARKING RATIO = 3.5 PER UNIT = 38 TOTAL ON-SITE  
 11 - GARAGES, 17 - GUEST STALLS, 11 - TANDEM (EXTRA)  
 8. PUBLIC WORKS DIRECTOR HAS PREVIOUSLY STATED W. HACIENDA  
 CAN HANDLE THE TRAFFIC LOAD  
 9. LOT COVERAGE =  $11 \times 1021.6 = 24.4\%$  (40% MAXIMUM)  
 10. PAVED LOT AREA = 11,372.4 = 25.6%  
 11. LANDSCAPED AREA = 50.0% (1/2 OF LOT IS LANDSCAPED)  
 12. CONCLUSION: THIS A LOW INTENSITY PROJECT WHICH FULLY  
 CONFORMS TO THE GENERAL PLAN DESIGNATION

189.685'

FENCE

NORTH

REVISIONS	BY
8/17/79	

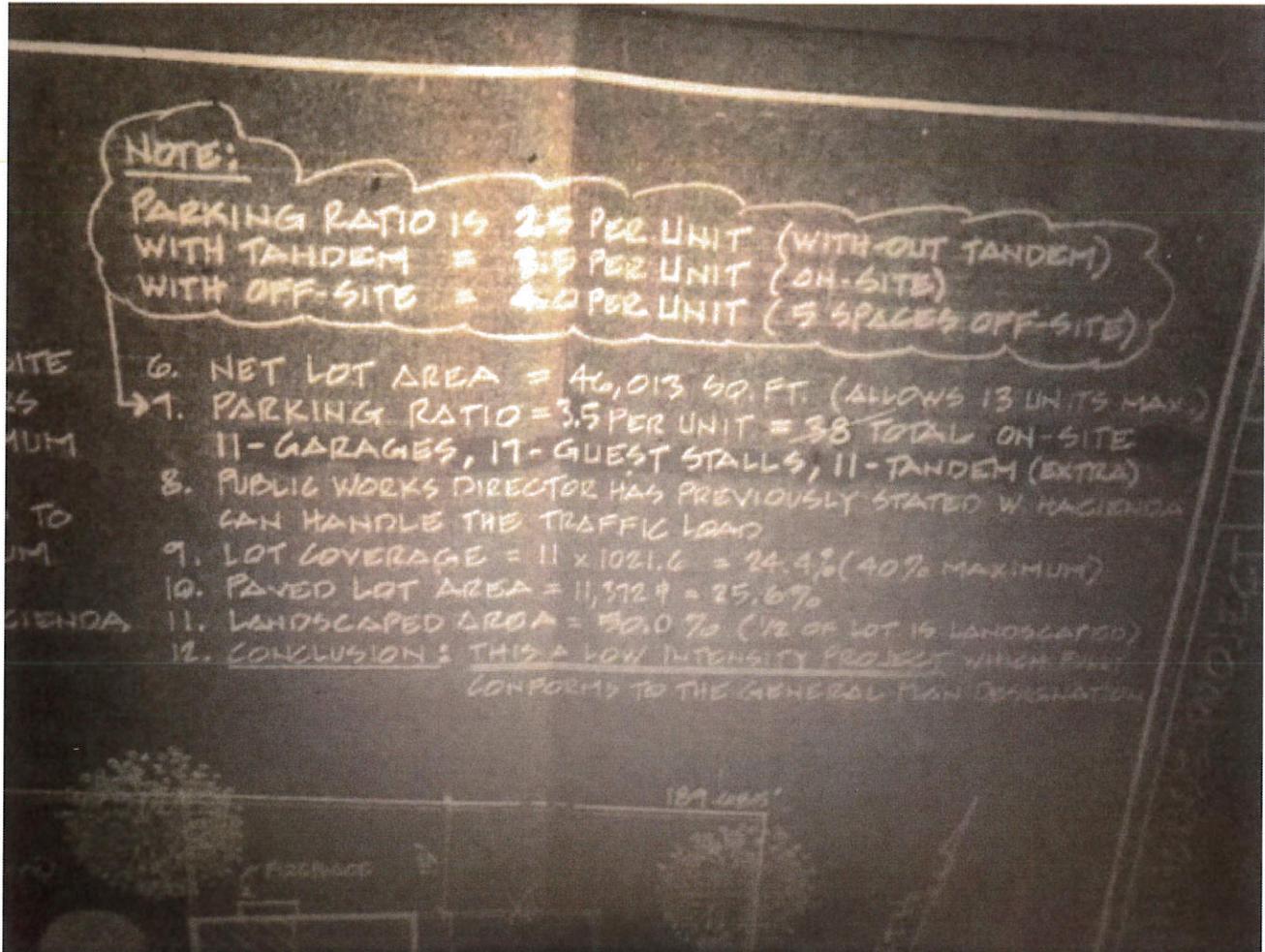
TOWNHOUSE PROJECT

CRITICAL DAYS & HIGH REMEMBER

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# 1785 Hacienda Court HOA – Tree Removal

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## Campbell City Ordinance in question:

21.32.050 - Protected trees.

Except as otherwise provided in [Section 21.32.060](#), (Exemptions) the following trees are classified as protected trees and shall not be removed from private property without approval of a tree removal permit:

A.

The following trees are protected on all properties in all zoning districts:

1.

Heritage trees designated in compliance with [Section 21.32.130](#), (Heritage tree designations); and

2.

Any tree shown on an approved landscaping plan or required to be planted or retained as a condition of approval of a development application, a building permit, or a tree removal permit;

B.

For trees on all commercial, industrial, multi-family residential, mixed-use, and undeveloped single-family residential properties in all zoning districts, any tree or multi-trunk tree with at least one trunk measuring twelve inches or greater in diameter (thirty-eight inches or greater in circumference), measured four feet above the adjacent grade.

C.

For developed single-family residential properties, trees or multi-trunk trees with at least one trunk measuring twelve inches or greater in diameter (thirty-eight inches or greater in circumference) of the following species:

1. Oak (Quercus);
2. Redwood (Sequoia);
3. Cedar (Cedrus);
4. Ash (Fraxinus).

(Ord. 2070 § 1 (Exh. A)(part), 2006: Ord. 2043 § 1 (part), 2004).

(Ord. No. 2169, § 2(Exh. A), 6-4-2013)

**Naz of the Planning Department**

408-866-2144

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MAY 18 2018

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PLANNING DEPT.