



**CITY OF CAMPBELL**  
**Community Development Department**

February 15, 2019

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **February 26, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the Appeal of Kim Zetterlund of the Community Development Director's denial of a Tree Removal Permit (PLN2018-396) to allow the removal of two (2) cedar trees on property located at **1875 S. Bascom Avenue** in the C-2 (General Commercial) Zoning District. Staff is recommending that this item be deemed Statutorily Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

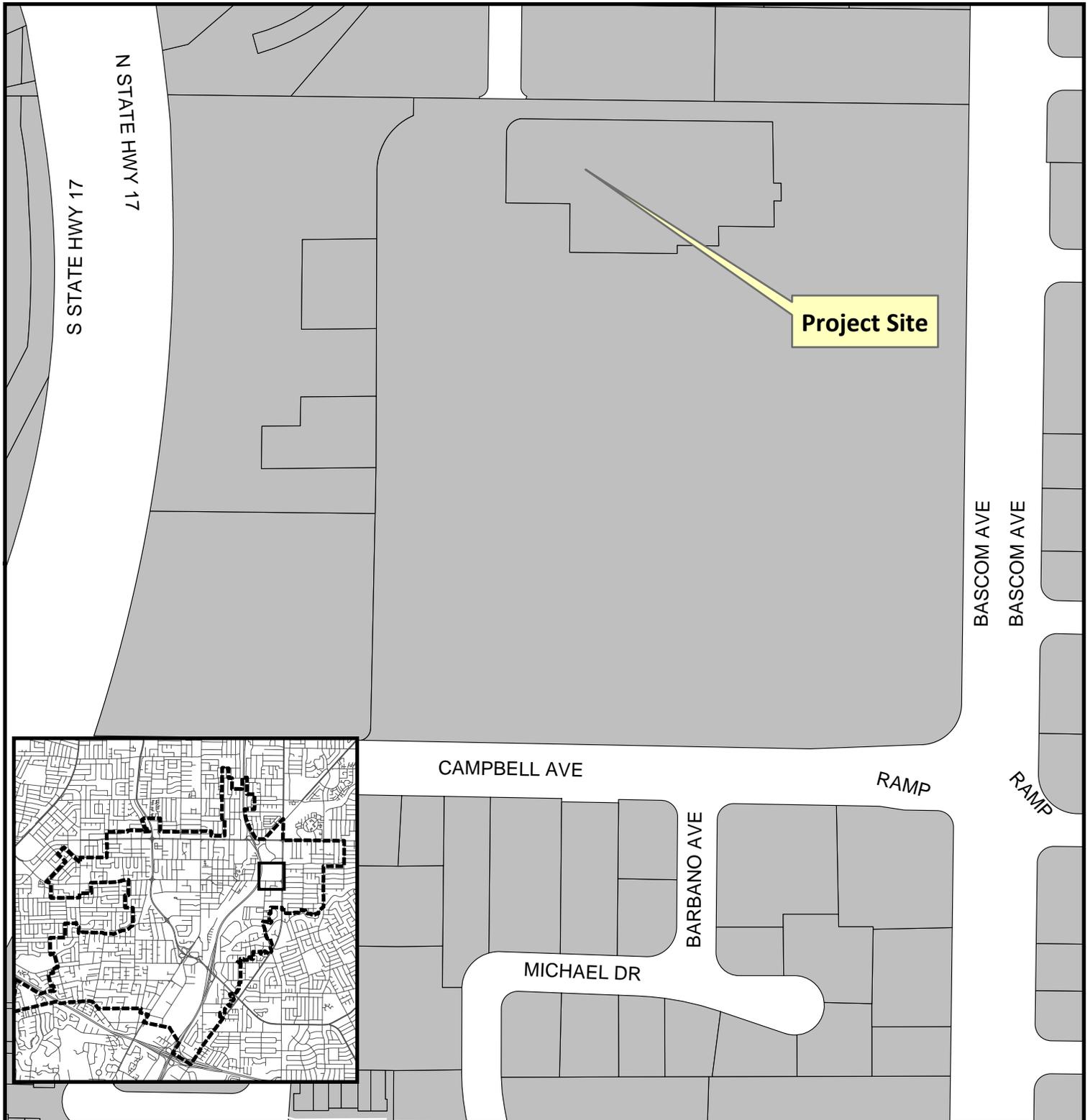
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **1875 S. Bascom Avenue**

# Project Location Map

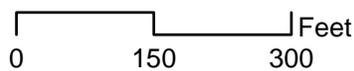


**Project Location:** 1875 S. Bascom Ave

**Application Type:** Appeal of a Tree Removal Permit denial

**Planning File No.:** PLN2019-010

**Description:** Appeal to allow removal of two (2) cedar trees



Community Development Department  
Planning Division



This is an appeal of the decision to not approve the removal of 2 Deodar Cedars at the Pruneyard Shopping Center from PLN2018-396. The two trees were applied for removal along with 4 other trees but were denied approval because it was not found that they were in danger of falling, as listed on the application. While it may appear that these trees are in good health, which in terms of their canopy health is true, the small growing space is the cause of concern. Ideally, a tree would have an area the size of their canopy spread where the soil is not compacted or covered by asphalt. Assuming the parking lot surrounding these trees was installed correctly then the entire surface has been compacted and laid with layers of aggregate rock material all of which is not permeable by tree roots. This leaves just the small parking lot strip as space for these tree's roots to grow. Often in these spaces tree roots with wrap around themselves in the small space and they are also more susceptible to rot.

The reason this is of such concern to the property manager is because of a Deodar cedar that uprooted and fell onto cars last year that were growing in this same parking lot strip. Another Deodar Cedar next to the one that fell lost a large limb that also fell and damaged vehicles below. The desire to remove this tree is a preventative action. The roots of these trees were bound in the small growing space leaving the trees severely lacking the necessary stability. There were no external indications the tree was about to fall over before it did. It is unlikely there will be obvious signs before the remaining two fall over. The history of whole tree failure in the exact same location of the exact same tree species is the reason why these trees need to be removed before they also fall over without warning. As we enter further into the winter season with the possibility for a lot of rain and wind it is important that we remove these trees as they are potential hazards to property and people.

It was noted in the letter from the city discussing its decision on the trees that the growing space issue could be remedied in the future by enlarging the planter strip. This action would not actually help the issue at hand. The trees are already mature and the large structural roots have already grown to near their maximum size. Any sort of construction around these trees would

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cause more harm than good. The issue is the available growing space for the roots. The damage is already done and can not be mitigated at this point. These trees can not grow more stabilizing roots in the space they have and the structural integrity of their roots systems is the main concern and the reason they have been proposed for removal.

Please see below pictures of the trees from the same location that failed last year.



This picture shows the 3 Deodar cedars in the same parking lot strip in front of the DoubleTree Hotel. The canopies appear healthy and green. Previously there were 4 Deodar cedars but one experienced a whole tree failure. It was removed by another tree company in addition to the cedar on the far left after experiencing a large limb failure.

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Time: 08/19/2018 06:53 (Pacific Daylight)  
Description:



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These are photos provided to us from The Pruneyard Management Office after one of the 4 cedars failed.

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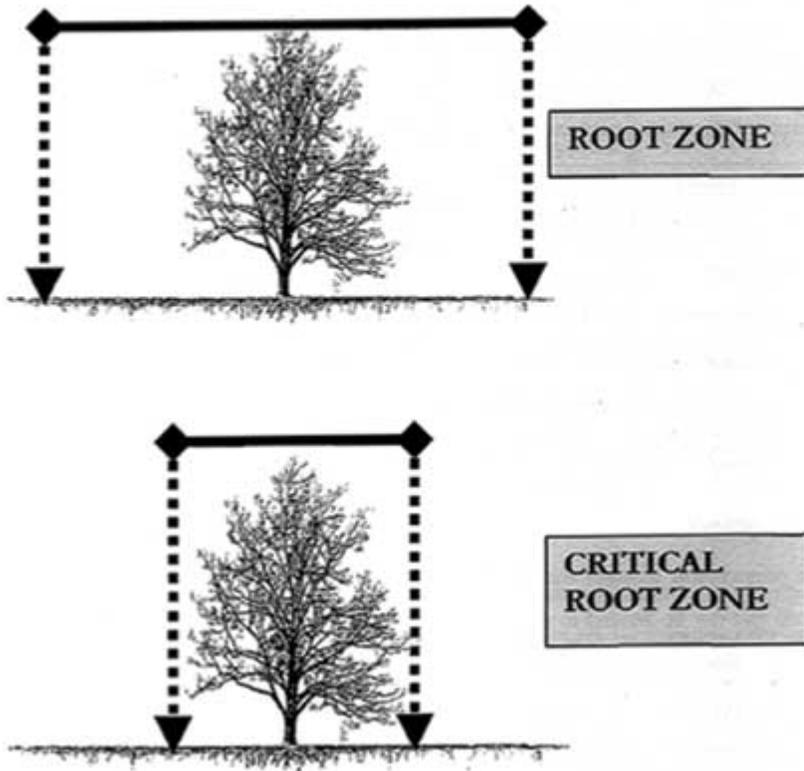


This photo shows the small growing space for these cedars. Ideally, the roots would be able to grow 15-20' from the trunk. It is obvious that is not possible while growing in a parking lot. The roots of these trees have the ability to grow along the parking strip but that is not sufficient to provide the tree with adequate stability.

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## Illustration 2-1: Root zone vs. Critical root zone (CRZ)

*From: Urban Forest Management Plan.*



This image illustrates the area around a tree that makes up its root zone and what makes up the critical root zone. The critical root zone extends from the trunk to the drip line of the tree.

Looking at the above photo one can see that the critical root zone of these trees is almost entirely compromised.

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