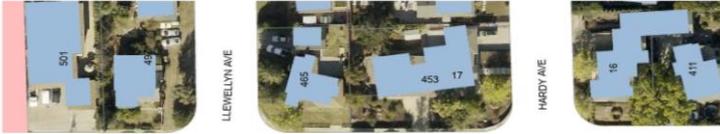


Location of Proposed Project



464 W. Campbell Ave.



188 0 94 188 Feet
Scale 1: 1,128

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.



City of Campbell
70 North First Street
Campbell, CA 95008 -1423

Project Image



Notice of Pending Decision

Dear Campbell Resident,

February 20, 2026

The City of Campbell Community Development Director will be considering a decision on a proposed project. Prior to a decision, written comments may be submitted. The **10-day comment period** begins **February 20, 2026**, and closes at 5:00 p.m. on **March 3, 2026**. All timely comments will be considered by the Director. No additional notice will be provided.

PROJECT INFO

Project Address: 464 W Campbell Ave

Zoning | Area Plan: P-D | N/A

Neighborhood Association(s): N/A

Council District: 4

File No: PLN-2026-6

APN: 305-30-007

Applicant: Vivian Bracher

Property Owner: Vivian Bracher

Application Type: Tree Removal Permit

PROJECT DESCRIPTION

To retroactively approve the removal of one (1) 43-inch DBH California bay tree located in the side yard of the above referenced property, removed pursuant to the emergency tree removal provision of CMC Section 21.32.060(A).

CONTACT

Project Planner: Larissa Lomen, Assistant Planner
larissal@campbellca.gov
(408) 866-2144

DECISION

After the comment period, the Community Development Director will issue a decision. **No notice of decision will be provided.** The decision is final unless a written appeal is filed within **10 days** and received by the City of Campbell Community Development Department, **70 N. First Street, Campbell**. For decision status, contact the Project Planner.



City of Campbell, Planning Division
planning@campbellca.gov | (408) 866-2140

Scan the QR code to view current project plans. Plans are subject to change.



**Asistencia en Español (408) 866-2140 pida traducción en Español

ARBORIST REPORT.

This report was prepared for the following location. 464 W Campbell Ave, Campbell CA 95008. I was contacted by the property owner to look and assess a tree located on the property. The main concern for the property owner is the damage this tree could cause to her property and the adjacent multi-unit housing and the people that live there. The tree is a California bay tree (*Umbellularia californica*) with a *diameter at breast height (DBH)* of 43" or a circumference of 135.02". And a height of 55 feet. The tree has co-dominant stems and poor structure. The tree is growing in between the home and a multi-unit housing, with a lean towards the home. "This tree has outgrown the planting space". Upon closer inspection, I noticed two cavities at the base of the tree. I was able to insert a stick into one of the cavities, and it is about 26" deep. The second cavity is only a few inches deep. This is concerning since the stability of the tree could be compromised, especially during the weather that we are currently experiencing in this area (rain and wind). California bay trees suffer from internal wood decay (heart rot) specially in older trees, leading to root or trunk failure. Structural issues such as co-dominant stems are prone to splitting.

Based on experience, I recommend the removal of this tree as soon as possible to eliminate the risk to both properties and keep people safe.

This tree has a high likelihood of impact, and could cause severe damage to both properties and its residents. Hiring an experienced and licensed tree company is recommended to conduct this complicated removal.

Sincerely,

Juan. C. A. Mejia.

ISA Arborist WE-12429A.

ISA Tree Risk Assessment Certified.

QAL. 131536





California bay: located at 464 W Campbell Ave.(View from the sidewalk)



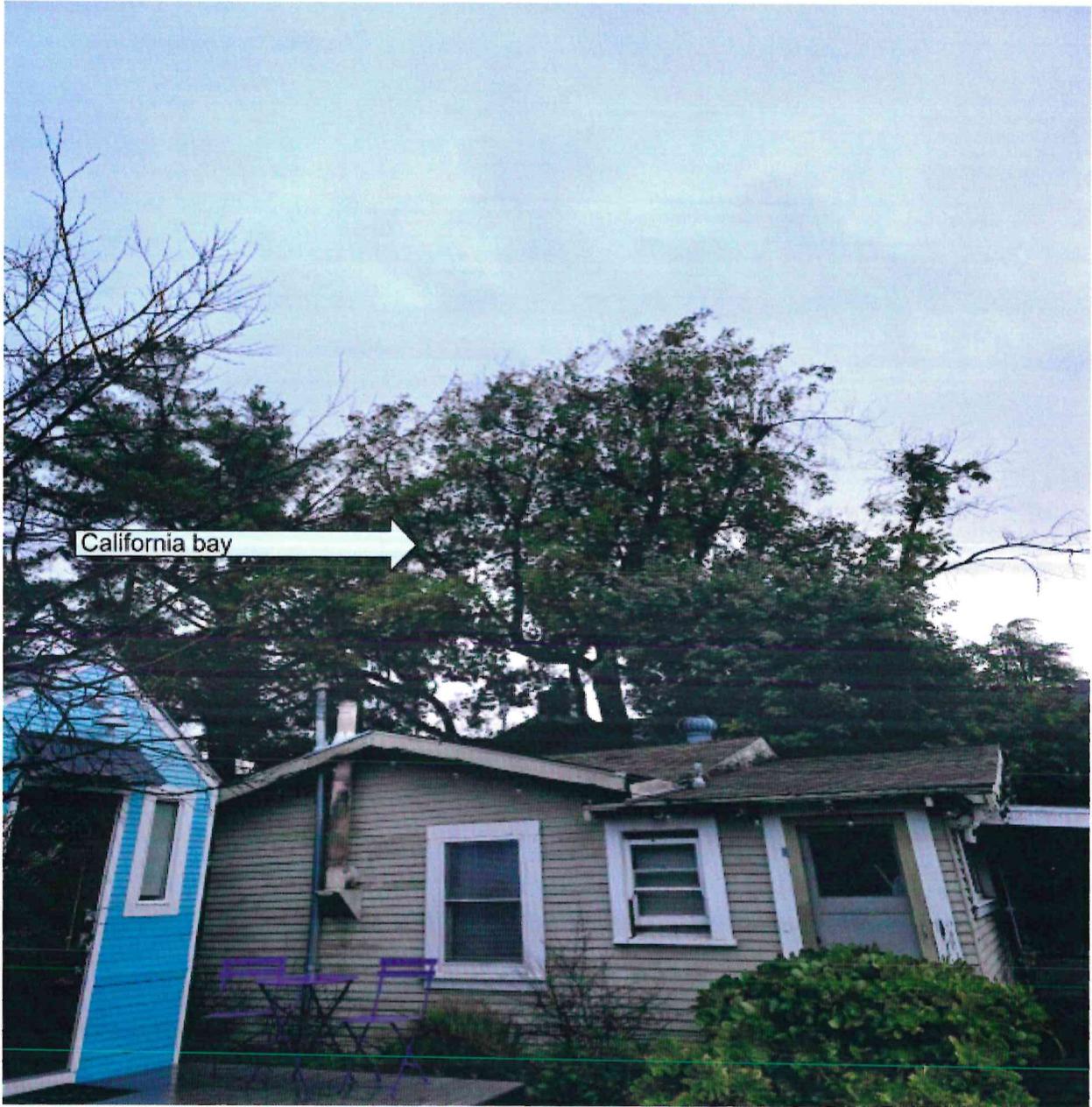
California bay: located at 464 W Campbell Ave. Arrows indicate decay cavities.

(The red arrow is where the stick was inserted)



California bay: located at 464 W Campbell Ave (Cavity 26" deep.)

(Red arrow)



California bay: located at 464 W Campbell Ave.

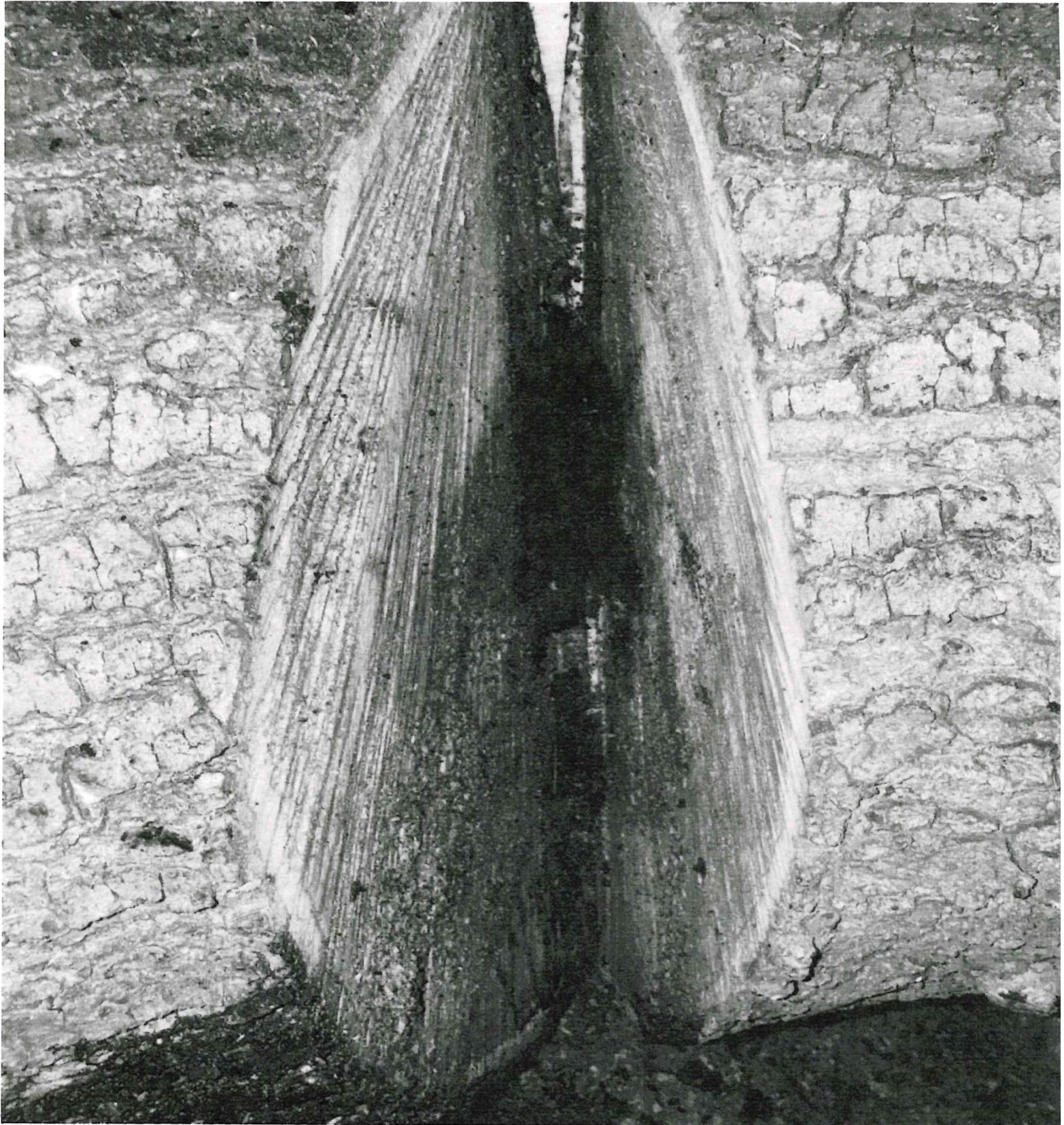


California bay: located at 464 W Campbell Ave.











California bay: located at 464 W Campbell Ave.(View from the sidewalk)



California bay: located at 464 W Campbell Ave. Arrows indicate decay cavities.
(The red arrow is where the stick was inserted)



California bay: located at 464 W Campbell Ave (Cavity 26" deep.)

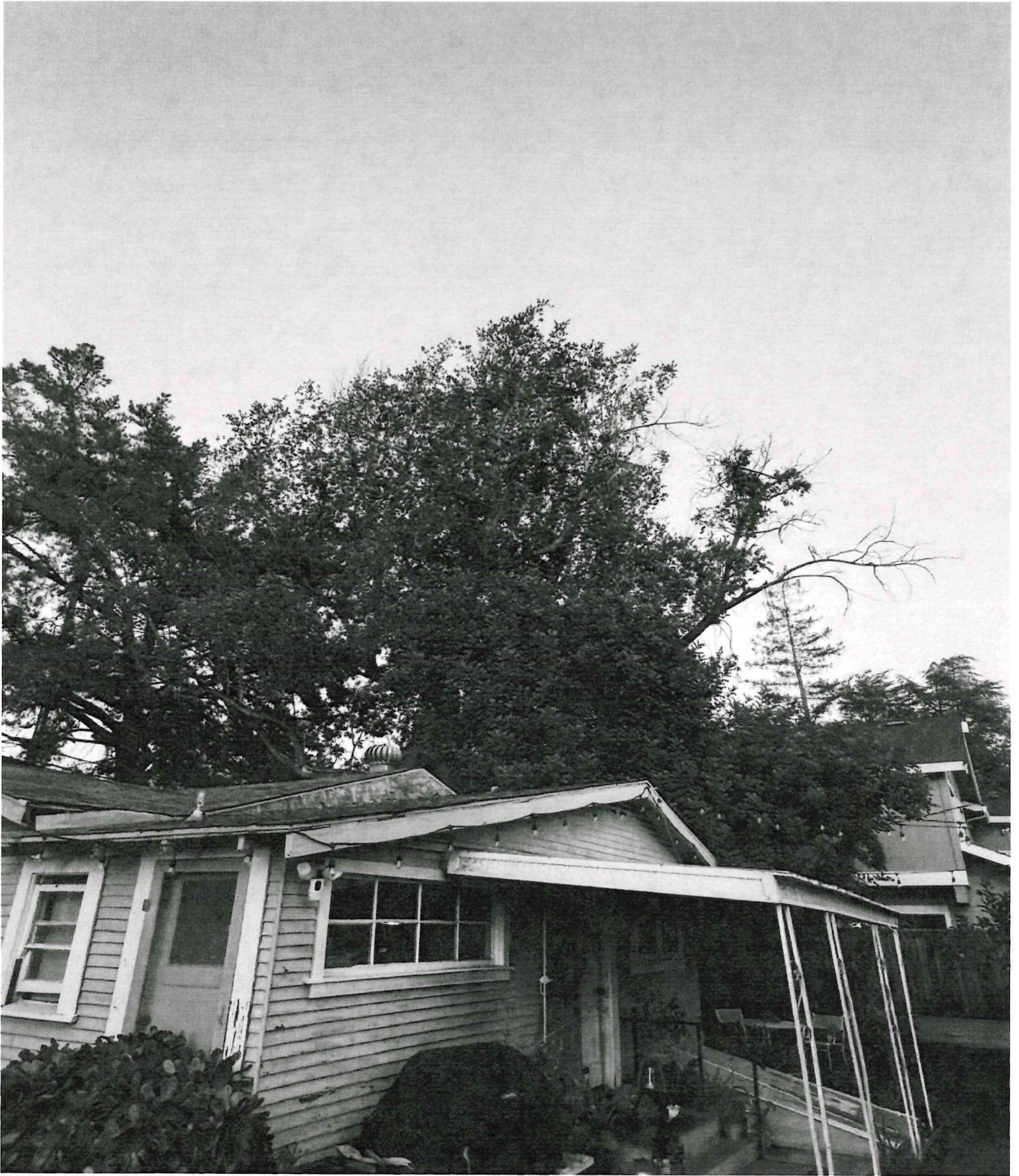
(Red arrow)



California bay: located at 464 W Campbell Ave.



California bay: located at 464 W Campbell Ave.





California bay: located at 464 W Campbell Ave.(View from the sidewalk)



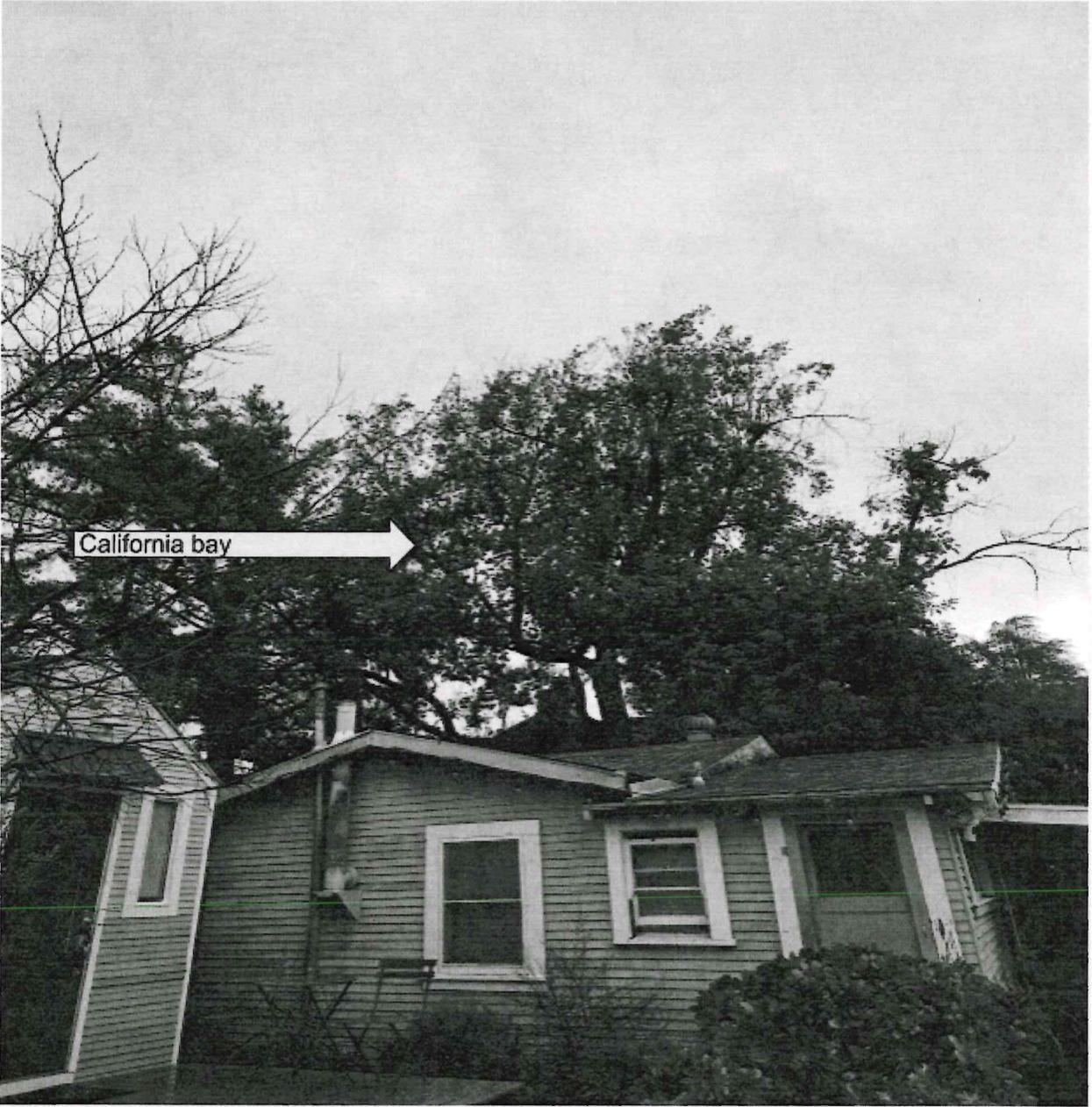
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