



**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.:** PLN2016-191  
**Applicant:** Judy Demko / Atar Mittal  
**Address:** 1603 / 1615 Hyde Drive  
**Tree Species:** (1) Oak Tree  
**Tree Size:** Over 12" in diameter  
**Location:** Front Yard  
**Decision Date:** June 23, 2016  
**Appeal Deadline:** July 5, 2016

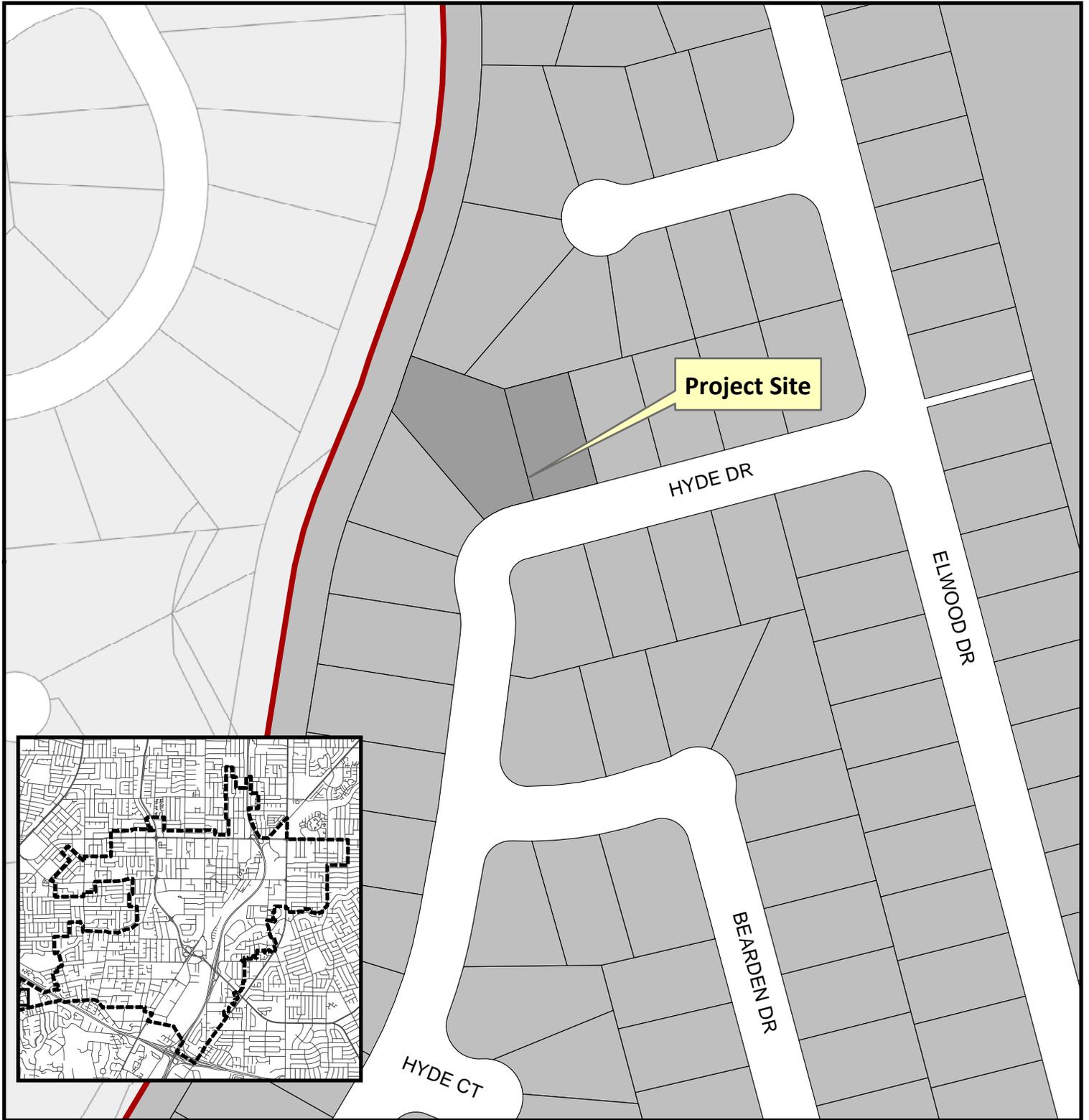


**Basis of Decision:** Based upon a review of the application materials and an inspection of the property, the Community Development Director has denied removal of one oak tree located at the property line in the front yards of the above addresses. The applicants' reasons for removal are damage to the driveways of both properties and limited solar access to the photovoltaic system on the roof of 1603 Hyde Drive; however per Campbell Municipal Code Section 21.32.080 the Community Development Director may only approve a Tree Removal Permit after making at least one of five findings: (1) Diseased or Danger of Falling, (2) Structure Damage, (3) Utility Interference, (4) Overplanting, or (5) Economic Enjoyment and Hardship. The Community Development Director has determined the required findings for removal have not been met, as Finding (2) Structure Damage only applies to main structures and Finding (3) Utility Interference and Finding (5) Economic Enjoyment and Hardship only apply when there is no reasonable alternative to removing the tree such as modifying the solar panels.

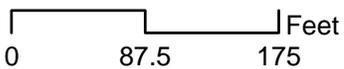
**Appeal Process:** Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period (**July 5, 2016**). A written appeal must be accompanied by the required \$200 appeal filing fee.

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

# Project Location Map



**Project Location:** 1603 / 1615 Hyde Drive  
**Application Type:** Tree Removal Permit  
**Planning File No.:** PLN2016-191  
**Description:** Removal of One (1) Oak Tree



Community Development Department  
Planning Division