



**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.:** PLN2016-371  
**Applicant:** Michael and Anne Mitoma  
**Address:** 161 Grant St  
**Tree Species:** (1) Cedar Tree  
**Tree Size:** 32" in diameter  
**Location:** Front Yard  
**Decision Date:** December 21, 2016  
**Appeal Deadline:** January 3, 2017

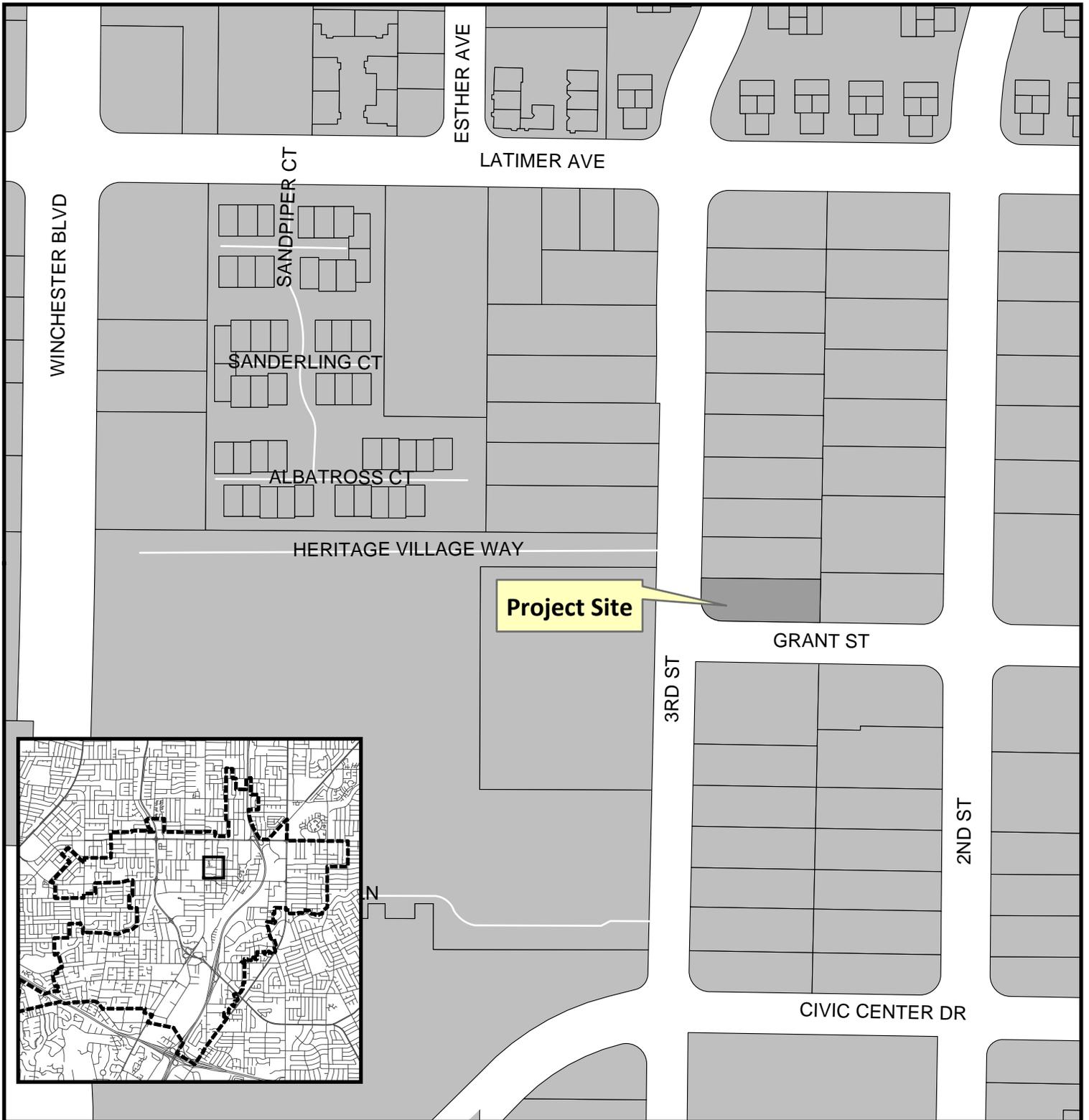


**Basis of Decision:** Based upon a review of the application materials and an inspection of the property, the Community Development Director has denied removal of one cedar tree located in the front yard of the address above. The applicants' reasons for removal are economic hardship due to seasonal allergies and overcrowding of another protected tree; 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 (5) Economic Enjoyment and Hardship pertains to land development. In addition, Finding (4) Overplanting cannot be substantiated because while the subject cedar tree is located in close proximity to an existing redwood tree, there is no indication of overcrowding that would impact the redwood tree's long-term viability.

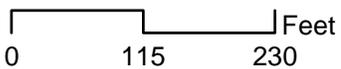
**Appeal Process:** Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period - **January 3, 2017** (accounting for the holiday closure). 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, Planning Technician 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:** 161 Grant St  
**Application Type:** Tree Removal Permit  
**Planning File No.:** PLN2016-375  
**Description:** Removal of One (1) Cedar Tree



Community Development Department  
Planning Division