

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: June 25, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of an appeal of a decision by the Community Development Director to deny a Tree Removal Permit, to remove a redwood tree, located at 2454 Park Road, in the unincorporated Redwood City area of San Mateo County.

County File Number: PLN 2013-00490 (Lo)

PROPOSAL

The applicant is appealing the denial of a permit to remove one redwood tree. The original tree removal permit application request was to remove one declining plum tree, with root decay and bacterial canker, located in the front yard, and the subject redwood tree, forecasted to cause house foundation and concrete damage, located in the left side yard. The plum tree was approved for removal. The subject redwood tree shows no existing evidence of property damage and removal was denied.

RECOMMENDATION

Deny the appeal and uphold the decision of the Community Development Director to deny the tree removal permit by adopting the finding for denial included in Attachment A.

Should the Planning Commission decide to uphold the appeal, the required findings for approval and recommended conditions of approval are provided in Attachment B.

SUMMARY

On January 22, 2014, the Community Development Director denied the subject application pertaining to the redwood tree, pursuant to all applicable San Mateo County Policies and Regulations. The Community Development Director found that there is no evidence that the tree is causing damage to the adjacent structures, is not diseased, and is not in danger of falling. An appeal was filed on February 5, 2014. The appellant is appealing the denial of the tree removal permit because they are concerned for future root damage to their home foundation and are seeking to prevent future impending foundation damage before it occurs. Staff has reviewed the appeal and is unable to make the finding to support the removal in compliance with the General Plan and the requirements of the County's Significant Tree Ordinance.

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RECOMMENDATION

Deny the appeal and uphold the decision of the Community Development Director to deny the tree removal permit for the redwood tree, County File Number PLN 2014-00490, by making the finding for the denial included in Attachment A.

Should the Planning Commission uphold the appeal, the required findings for approval and recommended conditions are provided in Attachment B.

BACKGROUND

Report Prepared By: Olivia Boo, Project Planner, Telephone 650/363-1818

Appellant/Applicant: Ida Lo

Location: 2454 Park Road, Redwood City

APN: 057-162-130

Parcel Size: Approximately 5,000 sq. ft.

Existing Zoning: RH/DR (Single-Family Residential/12,000 sq. ft. minimum/Design Review)

General Plan Designation: Low Density Residential (0.3-2.3 dwelling units/acre)

Existing Land Use: Single-Family Dwelling

Flood Zone: Zone "X" (Area of Minimal Flooding); Panel printed 06081CO285E, dated October 2012.

Environmental Evaluation: Due to the denial to allow removal of the redwood tree, per Section 15270(a), CEQA does not apply to this project.

Setting: The existing parcel is rectangular in shape with adjacent neighbors to the right, left and rear. The property is improved with a three-story single-family residence. The redwood tree is located in the left side yard. The applicant's property has a steep slope up from Park Road.

Chronology:

<u>Date</u>	<u>Action</u>
November 27, 2013	- Received the tree removal permit application.
December 4, 2013	- Staff's site inspection.
January 22, 2014	- Tree Removal Permit Letter of Decision was issued to approve removal of the plum tree and deny removal of the redwood tree.
February 5, 2014	- Appeal filed to overturn denial of the permit to remove the redwood tree.
May 28, 2014	- Project continued so that appellant's arborist could be present.
June 25, 2014	- Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES OF THE APPEAL

A copy of the appellant's appeal is included as Attachment J of this report. A supporting letter from a neighbor is included as Attachment K of this report.

1. ***The applicant has investigated the options of transplanting the redwood tree or possibly adding root barrier methods to prevent root damage to the existing residence by containing its roots from growing into the house foundation. After consulting with an arborist, the applicant states that neither of these methods can be applied to this tree without damaging the tree due to the tree type and its location. The arborist states that a redwood tree needs a lot of room to grow sideways as well as upwards, and installing root barriers would likely require cutting into existing roots. Also, adding the root barrier around the root area would limit the available space for the redwood tree to grow. Both of these factors would jeopardize the health of the tree in the future. Finally, the redwood tree is strong enough to grow through the root barrier; therefore, the barrier would not be effective to protect the house foundation, and the tree would damage the house in the future.***

Staff's Response: Staff completed a site visit on February 5, 2014 and saw no evidence of property damage from the redwood tree. Based on the Significant Tree Regulations, Section 12,023, Criteria for Permit Approval, staff is required to make one or more of the following findings to issue an approval, as listed below:

“The tree: (1) is diseased; (2) could adversely affect the general health and safety; (3) could cause substantial damage; (4) is a public nuisance; (5) is in danger of failing; (6) acts as a host for a plant which is parasitic to another species of tree which is in danger of being infested or exterminated by the parasite; or (7) is a substantial fire hazard.”

Staff spoke with the arborist who confirmed that there is no existing damage resulting from the redwood tree, and potential future damage is not expected to occur until the next 5-10 years. Approval of a tree removal permit requires staff to make a finding based on existing evidence, and findings for approval must be made on the existing situation. There is no evidence of existing damage or a history of branches falling to support the required findings for approval.

Staff recommends that the applicant explore other methods to protect the tree roots during installation of a root barrier, such as hand digging to avoid cutting the tree roots, and/or having the arborist assess any roots that may be damaged, broken, severed or exposed during installation of the barrier to determine measures to minimize any associated harm to the tree. There are situations where a tree can tolerate a small percentage of cutting of lateral root systems. Careful pruning of damaged roots with a clean and sharp saw can potentially minimize the impact on a tree's health and structural stability.

2. ***Whoever planted this tree a decade ago did not choose the right tree species when the tree was planted in close proximity to the applicant's***

house and the neighbor's house. As owners, the applicant is forced to address the issue before the tree becomes a hazard to their home and their neighbor's home.

Staff's Response: As mentioned in staff's response to appeal item number 1, above, tree removal requests must be approved based on at least one or more of the seven findings listed for tree removal located outside the Coastal Zone. Although the tree may not be planted in the best location and the species may not have been a good choice, there is no existing evidence of property damage, branches falling, tree failure, public nuisance or disease infestation that would support the necessary findings for approval.

B. COMPLIANCE WITH COUNTY REGULATIONS AND POLICIES

1. Conformance with the General Plan

Staff has evaluated the project for compliance with all applicable General Plan Policies, with specific discussion of the following:

Policy 4.3 (Protection of Vegetation) discusses minimizing the removal of visually significant trees.

The redwood tree is a visually significant tree on the property with a 30-inch circumference and appears to be over 36 feet in height. Removal of this tree would be a significant visual impact. If the Planning Commission supports removal, staff recommends replanting of a minimum 15-gallon size tree, in order to quickly restore the resulting visual void in a relatively short timeframe.

Policy 4.28 (Trees and Vegetation) reiterates the preservation of trees unless in conjunction with approved development or to ensure public safety.

Staff received confirmation from the arborist that the redwood tree is not currently impacting the house or foundation, the property is improved with a single-family residence, no new construction is proposed, and there is no evidence that the redwood tree is dropping branches or is structurally unsound; thereby, staff determined that there is no threat to public safety.

2. Conformance with the Zoning Regulations

- a. Section 12.023, entitled Criteria for Permit Approval of the Significant Tree Ordinance, states that "the Community Development Director must be able to determine that one or more of the findings are true." As stated under Section 1, above, staff was not able to make one or more findings that the tree: (1) is diseased; (2) could adversely affect the general health and safety; (3) could cause substantial damage; (4) is a public nuisance; (5) is in danger of failing; (6) acts as a host for a plant

which is parasitic to another species of tree which is in danger of being infested or exterminated by the parasite; or (7) is a substantial fire hazard.

The subject tree is not diseased, there is no evidence to show it is affecting the general health and safety, is creating a public nuisance, or is in danger of falling. In its current situation, the tree is not infected and is not considered to be a substantial fire hazard. Any potential future damage is not expected for 5-10 years. Therefore, the required findings for approval cannot be made.

Design Review District

- b. Section 6565.20, Standards for the Protection of Trees and Vegetation, reiterates and supplements the findings listed under item number 1, above, by prohibiting the removal of a tree unless the following findings can be made:

(1) There is no alternative building site for a house, driveway, or accessory structure; (2) tree removal is necessary to utilize the property in a manner which is of greater public value than any environmental degradation caused by the action; (3) to allow reasonable economic or other enjoyment of the property; (4) the tree is diseased; (5) could adversely affect the general health and safety; (6) could cause substantial damage; (7) is a public nuisance; (8) is in danger of falling; (9) is too closely located to existing or proposed structures; (10) acts as a host for a plant which is parasitic to another species of tree which is in danger of being infested or exterminated by the parasite; or (11) is a substantial fire hazard.

With regard to the additional findings required above that are not addressed in Section 2.a, there is no new construction proposed, no new uses are proposed for the subject property, there is no public value that will result from tree removal, and removal of the tree is not necessary to allow for a reasonable economic use or enjoyment of the property. The tree is not diseased nor poses a danger to health or safety, is not currently causing property damage, is not posing a public nuisance, nor is in danger of falling. It has not been determined that the tree is located too closely to existing structures, acts as a host for parasitic species, or poses a fire hazard. As a result, the required findings for approval cannot be made.

ATTACHMENTS

- A. Recommended Finding for Denial
- B. Findings for Approval

- C. General Location/Vicinity Map
- D. Parcel Map
- E. Site Plan
- F. Tree Removal Application
- G. Arborists Report
- H. Tree Permit Denial Letter
- I. Site Photos
- J. Appeal Application
- K. Neighbor's Letter Supporting Removal

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDING FOR DENIAL

Permit or Project File Number: PLN 2013-00490

Hearing Date: June 25, 2014

Prepared By: Olivia Boo, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDING FOR DENIAL

Regarding the Tree Removal Permit, Find:

1. That the redwood tree may not be removed. The required findings for approval cannot be made, as the tree does not show evidence of damage to the foundation or any other property damage, and the removal is not necessary to allow for a reasonable use of the property, as further detailed and described by this staff report.

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2013-00490

Hearing Date: June 25, 2014

Prepared By: Olivia Boo, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS FOR APPROVAL

Regarding the Environmental Review, Find:

1. That the project is exempt from CEQA pursuant to CEQA Guidelines Section 1506(b)(3), since the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the subject environment, the activity is not subject to CEQA. In this case, the removal of one tree in a wooded hillside urban residential area would not have a significant effect on the environment.

Regarding the Tree Removal Permit, Find:

2. That the tree could cause substantial damage.
3. That the tree will be replaced at a 3:1 ratio.

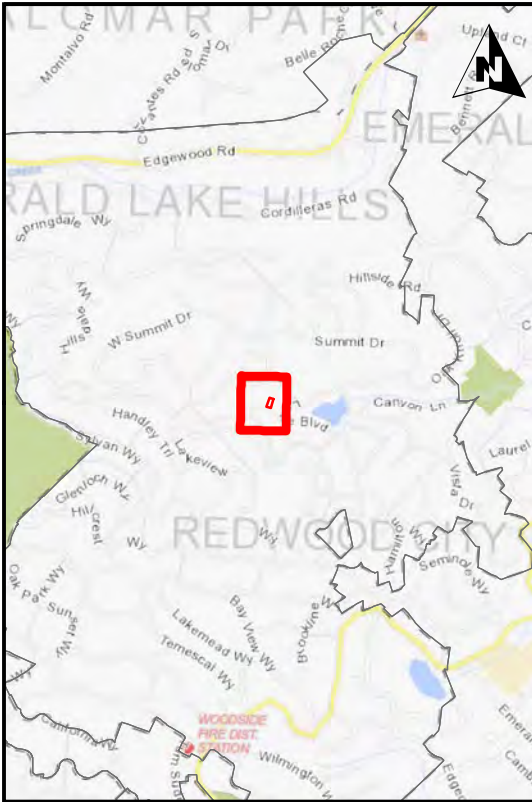
RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

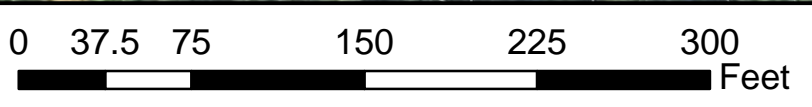
1. The redwood tree approved for removal by the Planning Commission on June 25, 2014, may be removed. A separate Tree Removal Permit shall be required for the removal or trimming of any additional trees.
2. The applicant shall clear all debris from the public right-of-way.
3. This approved tree removal permit shall be posted on the site at all times during the tree cutting operation and shall be available to any person for inspection. The issued permit shall be posted in a conspicuous place at eye level at a point nearest the street.

4. The applicant shall plant on-site three (3) trees of indigenous species approved by the Community Development Director using at least 15-gallon size stock, for every tree removed. Replacement planting shall occur within sixty (60) days upon completion of the tree removal process.
5. If work authorized by an approved permit is not commenced within the period of one (1) year from the date of approval, the permit shall be considered void.
6. During the tree removal phase, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Removing spoils promptly and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - d. Using filtration or other measures to remove sediment from dewatering effluent.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
7. To ensure compliance with the above conditions, a "Parcel Tag" will be added to this property and shall restrict future development until these conditions are met, particularly with regard to the planting of the replacement trees. Upon fulfillment of these conditions, as determined by the Community Development Director, the subsequent parcel tag shall be lifted.

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PLN2013-00490
 Project Parcels



Vicinity Map

San Mateo County Planning Commission Meeting

Owner/Applicant: _____ Attachment: _____

File Numbers: _____

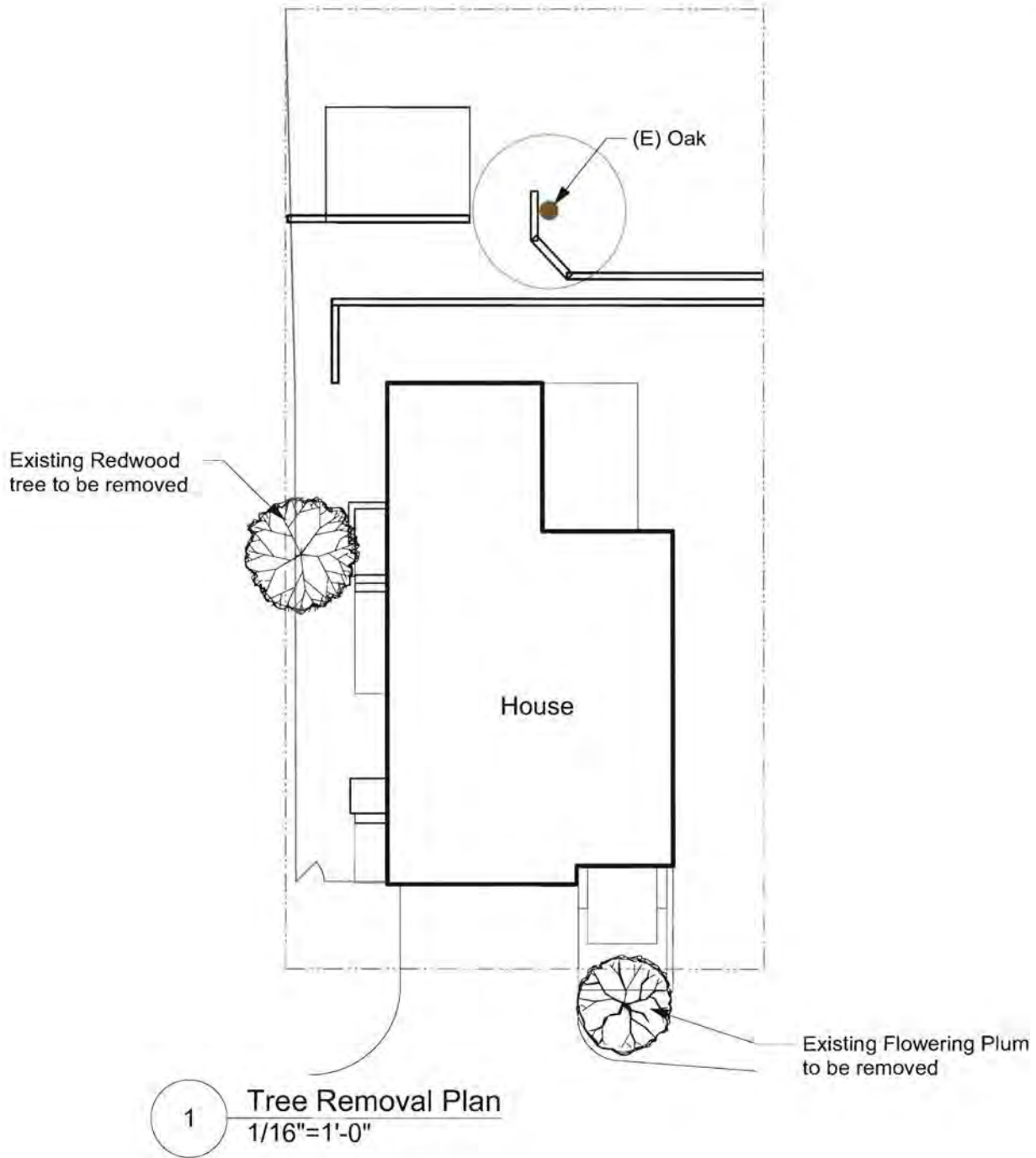



San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



Tree Removal Plan			Ido Lo & Hatim Albari 2454 Park Rd. Redwood City, CA	
scale: 1/16"=1'-0"	11/28/13	L-1		

San Mateo County Planning Commission Meeting

Owner/Applicant: _____ Attachment: _____

File Numbers: _____

Application for Permit to Trim or Remove

Sections 11,000 et seq and 12,000 et seq of the San Mateo County Ordinance Code.

HERITAGE TREE(S) SIGNIFICANT TREE(S)

Property Owner: Ida Lo

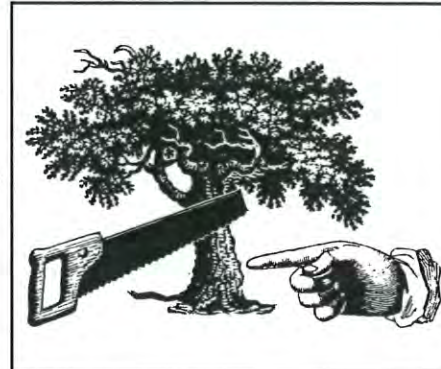
Address: 2454 Park Road, Emerald Hills, CA 94062

Telephone: 408-203-5097

Applicant (if different): Same as owner

Address: _____

Telephone: _____



Date of Application: _____

10 Day Period of Posted Notice

From: _____

To: _____

Address and parcel number where tree(s) located: 2454 Park Road, Emerald Hills, CA 94062

Parcel # 057162130

Tree(s) Diameter or Circumference (at 4½ ft. height)	Kind of tree(s)	Health of tree(s)	Reason for Removal/Trimming
30" Circumference	Redwood	Ok but poor structure	Tree roots will cause house foundation & concrete damage
26.5" Circumference	Plum	Root decay, bacterial canker, declining	Remove & replace with healthy trees

REMOVAL PLAN:

1. Method of removal: By Owner
 By Tree Removal Service.
 Name: Brothers Services Tree Care Phone: 650-996-0360

2. Disposal of tree debris: All debris to be removed from site by Tree Removal Service
 All/some debris to remain on site; Purpose: _____

The information contained in the application is accurate and true to the best of my knowledge. I understand that the decision on this application may be appealed to the Planning Commission Authority to remove or trim a tree is effective only after the

Planning Commission Meeting

PLN 201' -00(-0)

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Attachment


 Applicant's Signature

Public Notification of this application request will be sent to all property owners within 100 feet of the project site and in addition, to this Mid-Coast Community Council if your project site is located in the Mid-Coast.

NOTE: All Tree Removal Applications must be submitted in person.

CONTRACTORS

ARBORIST

Brothers Services Tree Care
1181 Davis street Redwood city, CA 94061
650- 996-0360
www.brothers-services.com

11/ 22, 2013

TO: Ida Lo

FROM: Hugo Angel Morales, Brothers Services Tree Care.

RE: Tree removal at 2454 Park Road, Emerald Hills, CA 94062.

MEMORANDUM

Thank you for consulting Brothers Services Tree Care, INC. about the need to remove the two trees Redwood and Plum. Located at Right front yard and Left side house.

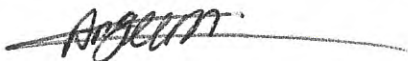
The two trees have several issues.

The trees have poor structure, Redwood tree evidence of roots allegedly will cause house foundation and concrete damage, Plum tree evidence of root decay and bacterial canker, declining, will cause tree failure. All this jeopardizes proper anchoring capabilities and further exacerbates the danger.

We suggest the two trees be permitted for removal at the earliest convenient time to mitigate the damage.

Thank you

Hugo Angel Morales
Brothers Services Tree Care
Arborist, WE-10140A
angel@brothers-services.com



Planning Commission Meeting

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Attachment



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

January 22, 2014

Ida Lo
2454 Park Road
Emerald Lake Hills, CA 94062

Dear Ms. Lo:

SUBJECT: Bayside Tree Removal Permit
2454 Park Road, Emerald Lake Hills
APN 057-162-130; County File No. PLN 2013-00490

Your application to remove one plum tree located in the front yard, right side of the driveway, is hereby **approved**, pursuant to Section 12,000 of the San Mateo County Ordinance Code. Permission to remove the **redwood tree** located in the left side yard, is hereby **denied**. Public notification was sent out on November 27, 2013. The posting period began on November 27, 2013 and ended on December 9, 2013. The site was visited during the required 10-day posting period. No comments or objections were received.

The applicant has requested removal of the plum tree due to root decay, bacterial canker and decline in health. Removal of the redwood tree is requested due to future damage to the house foundation and nearby concrete. Staff reviewed the arborist report and spoke with the arborist. The arborist confirmed that there is no existing damage, though future damage is imminent as the redwood tree was not planted in an ideal location that will allow it to flourish without impacting the house foundation. The arborist did confirm that the damage could occur in several years and there is no existing damage.

Staff completed a site inspection and confirms the plum tree is in poor health and declining. The redwood tree is in good health, and although the roots may eventually conflict with the house foundation, removal cannot be permitted until there is visual evidence of damage and staff is unable make a finding to support removal per the Significant Tree Ordinance.

FINDINGS

Based on the foregoing, your request to remove the **redwood tree is denied** based on the following finding:

1. The redwood tree may not be removed. The finding cannot be made to approve and allow removal, as the tree does not show evidence of house foundation damage or any other property damage.

Based on the foregoing, your request for removal of the **plum tree is hereby approved** subject to the following findings and conditions of approval:

Planning Commission Meeting

PLN 201' -00(- 0

Case

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Attachment

1. The plum tree is diseased and removal is necessary.
2. The plum tree will be replaced by plantings approved by the Community Development Director.

CONDITIONS OF APPROVAL (For the Plum Tree)

1. The plum tree indicated on the application form dated November 27, 2013, may be removed after the end of the appeal period, assuming no appeal is filed as stipulated in this letter. The **redwood tree is not approved** for removal. A separate Tree Removal Permit shall be required for the removal of any additional trees.
2. This approved Tree Removal Permit shall be posted on the site at all times during the tree removal operation of the plum tree and shall be available to any person for inspection. The issued permit shall be posted in a conspicuous place at eye level at a point nearest the street.
3. The applicant shall plant on-site a total of three (3) trees using at least 15-gallon size stock, for the plum tree removed. Replacement planting shall occur within one year of the Tree Removal Permit approval date (Section 12,024 of the San Mateo County Ordinance Code).
4. The applicant shall submit photo verification to the Planning Department of the planted replacement trees required in Condition of Approval No. 3. Photos shall either be submitted in person to the Planning Department, or via email to plngbldg@smcgov.org with reference to the Planning Application PLN Number, as identified in the subject line of this letter.
5. If work authorized by an approved permit is not commenced within the period of one year from the date of approval, the permit shall be considered void.
6. During the tree removal phase, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Removing spoils promptly and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - d. Using filtration or other measures to remove sediment from dewatering effluent.

- e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
7. Prior to the removal of any tree located within the public right-of-way, the applicant shall obtain an encroachment permit from the Department of Public Works. Additionally, prior to planting any tree within the public right-of-way, the applicant shall obtain a landscaping/encroachment permit from the Department of Public Works.
 8. The applicant shall clear all debris from the public right-of-way.
 9. The redwood tree may **NOT** be removed.

To ensure compliance with the above conditions, a "Parcel Tag" will be placed on this parcel which shall restrict future development until these conditions are met, particularly with regard to the planting and photo verification of the replacement trees. Upon fulfillment of these conditions, as determined by the Community Development Director, the subsequent parcel tag shall be lifted.

The approval of this Tree Removal Permit and any conditions of the approval may be appealed within ten (10) working days of the date of this letter. An appeal form accompanied by the applicable filing fee must be submitted by **5:00 p.m., February 5, 2014**. If at the end of that period no appeal has been filed, the subject plum trees may be removed (Section 12,028 of the San Mateo County Ordinance Code).

You will be notified if an appeal is made.

If you have any questions, please call the project planner, Olivia Boo, at 650/363-1818 or by email at oboo@smcgov.org.

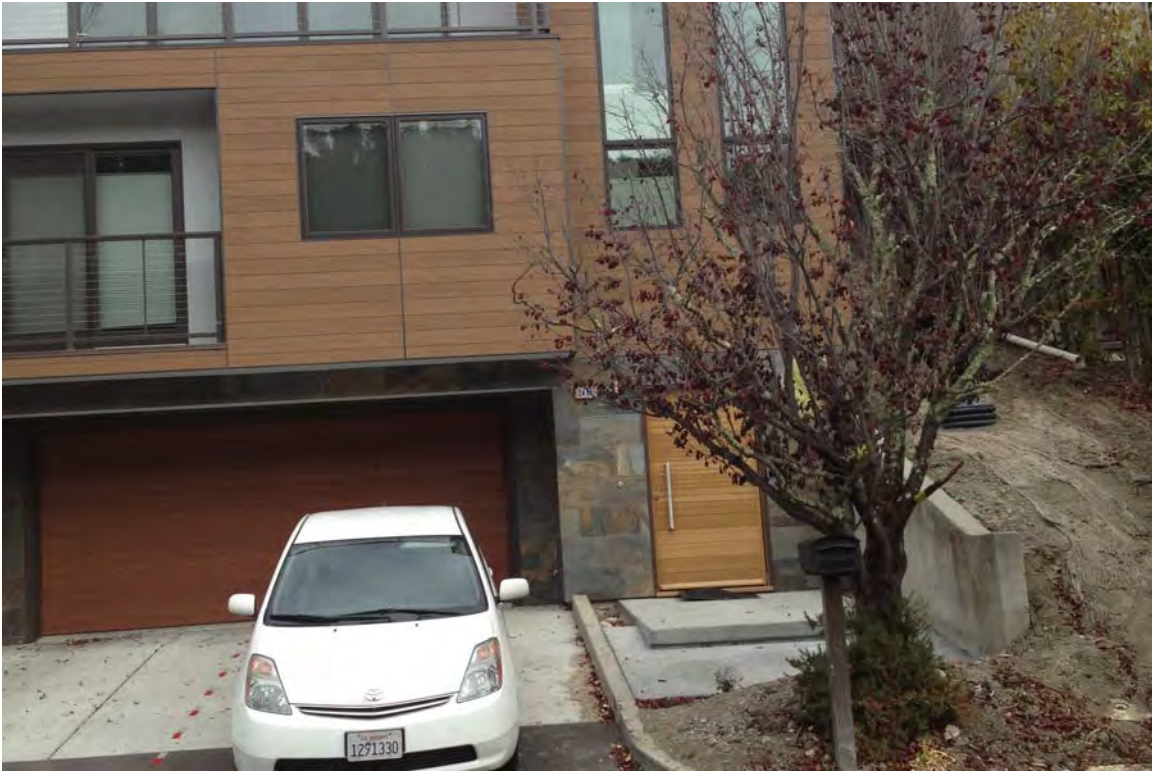
Also, please take a few minutes and complete the online version of our Customer Survey which will help us to enhance our customer service. Thank you in advance for your time in providing valuable feedback.

The survey is available at: <http://www.co.sanmateo.ca.us/planning/survey>.

FOR JIM EGGEMEYER
COMMUNITY DEVELOPMENT DIRECTOR, By:



Lisa Aozasa, Senior Planner



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

Ida Lo
2454 Park Road
Emerald Hills, CA
94062

February 4, 2014

Case# PLN2013-00490

Dear San Mateo County Planning Division,

I am submitting an appeal to the decision by the San Mateo County Planning division to deny my application to remove the large redwood tree on the western edge of my back yard.

We have investigated the options of replanting this redwood, or possibly adding root barrier methods to contain its roots from growing into housing foundations, but unfortunately, none of these methods can be applied to this tree without damaging it, because of its tree type and where it is currently planted. Whoever had planted this tree a decade ago did not choose the right tree species when they planted it so close to both ours and our neighbor's houses. My husband and I bought this house 3 years ago and now we must deal with this tree before it becomes a hazard to both ours and our neighbor's homes.

I have included copies of

- Our original tree removal application
- our tree replacement plan which provides the plan to plant 3 trees to replace this one redwood tree. (This plan also shows where 3 other trees will be planted to replace the plum tree whose removal has been approved.)
- the letter from our registered Arborist that outlines the reasons why he feels it best for this tree to be removed now.
- A letter from our neighbor voicing her grave concerns about potential damage to her property from this tree and its roots, and her support to have this tree removed now before it grows larger and poses a greater risk of property damage during removal. This letter is being submitted for the first time in this appeal.

Sincerely,



Ida Lo

Planning Commission Meeting
PLN 2013-00490
Case
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Attachment

Lii Tsy Wang
2460 Park Road
Emerald Hills, CA
USA 94062

February 4, 2014

Dear San Mateo County Planning Division,

My neighbor, Ida Lo, has a redwood tree on the edge of her lot on 2454 Park Road, just on the other side of the fence dividing our properties. This redwood tree and its roots have not caused any obvious damage to my landscaping and house yet, but I am very concerned that as the redwood tree grows in the next several years, damage to my property will be inevitable. I have no doubt that the roots of this tree have already grown past the fence and into my property underground. My plants, exterior steps, then house and foundation are within just a few feet of this tree's reach.

The redwood is a species that will grow very large in size. The trunk of my neighbor's redwood tree is situated right next to our fence. Soon the redwood's trunk will enlarge above ground, extending into and damaging my fence and landscaping. Underground, I have no way of monitoring when the redwood's roots will grow into my house's foundation, causing expensive and messy damage. My neighbor needs to take measures to make sure none of this occurs.

Ida has told me of her plans to remove this tree and replace it with a more suitable tree species. I suggest this removal be done now before the tree grows any larger – the larger the tree gets, the larger the risk that our property could be damaged during the tree's removal process. This tree is already three stories tall.

Sincerely,


Lii Tsy Wang

Planning Commission Meeting
PLN 201 ¹ -00(- 0
Case
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Attachment