

TOWN OF ATHERTON
PLANNING COMMISSION APPLICATION



TYPE OF APPLICATION	FEE
Appeal	\$814.79
Special Structure Permit	\$2,822.82
Conditional Use Permit	\$2,822.82
Environmental Impact Report	Actual cost
Final Parcel Map	\$2,822.82
General Plan Amendment	\$5,428.50
Heritage Tree Removal Permit / TPZ Exception	\$2,171.40
Initial Review/Negative Declaration	\$2,171.40
Lot Line Adjustment	\$1,628.55
Lot Line Redesignation	\$2,822.82
School Master Plan	\$814.79
Tentative Parcel Map	\$2,822.82
Variance	\$2,822.82
Zoning Ordinance Amendment	\$5,428.50

SITE ADDRESS: 268 Catalpa Dr. APN: 061-032-130

Provide a brief description of the proposed project: Removal of existing Coast Live Oak tree #31.
The tree is too close to the home. The tree leans toward the home and is a hazard to the
home. Please see attached photos.

PROPERTY OWNER:

Name: Philippe Marco & Lindi Marco
Mailing Address: 268 Catalpa Dr., Atherton, CA
Phone: 650 400 7734
Email: philippe@chansuconsulting.com
Signature: _____

APPLICANT:

Name: Lincoln Wallace
Mailing Address: 654 Gilman St, Palo Alto, CA 94301
Phone: (650) 270-3427
Email: lincoln@toposarchitects.com
Signature: Lincoln S Wallace

.....
FOR COMPLETION BY TOWN OF ATHERTON:

Amount Paid: _____ Received by: _____ Date Submitted: _____

Project #: _____



DATE: PLANNING COMMISSION MEETING OF AUGUST 24, 2022

TO: THE PLANNING COMMISSION

FROM: RALPH ROBINSON, ASSOCIATE PLANNER

**SUBJECT: REQUEST FOR A HERITAGE TREE REMOVAL PERMIT FOR ONE
HERITAGE COAST LIVE OAK TREE AT 268 CATALPA DRIVE (APN
061-032-130)**

RECOMMENDATIONS:

For the reasons as outlined in this staff report, Planning Staff recommends that the Planning Commission conduct the public hearing and deny the Heritage Tree Removal Permit for the removal of one heritage coast live oak tree (Tree #31) based on the finding outlined below.

- A. The removal of the heritage tree would be contrary to the purpose and intent of the Atherton General Plan.

Basis for Finding: In the professional opinion of the Town Arborist, the coast live oak tree is neither dead nor dangerous and is in good health and condition. The Town Arborist also could not make the necessary findings as provided by Chapter 8.10 "Removal of and Damage to Heritage Trees" for the tree to support approval for its removal. As such, the project is found to be contrary to the purpose and intent of the General Plan and is recommended for denial.

BACKGROUND:

The property at 268 Catalpa is a 40,614 square foot (.93-acre) lot located within the R-1A zoning district bounded by other low density, single-family homes. The applicant is requesting a Heritage Tree Removal (HTR) permit for one heritage tree, a 19.3-inch coast live oak (Tree #31). The HTR request is to address potential future conflicts between the tree and the main residence and to accommodate an addition to the existing 5,262 square foot main residence. The site also contains an existing pool and pool house. The applicant is also proposing an addition and conversion of the existing pool house to an ADU, which does not require any tree removals or other action by the Planning Commission.

The applicant previously applied for a Tree Protection Zone (TPZ) exception for the same tree to 2.5 times (2.5x) the tree's diameter. This request was considered by the Planning Commission at its regular meeting of May 23, 2022 and denied due to the requested exception not providing adequate space for the tree and subsequently not found to meet the criteria in order to support its

exception. At this meeting, the Commission had discussion for the applicant to evaluate a future request to remove the tree as an alternative approach. The Commission Chair noted his observation that the tree is located too close to the existing house and could pose a safety risk in the future.

The applicant has since submitted a new request for a Heritage Tree Removal (HTR) permit. This request was reviewed for completeness by Planning Staff and the Town Arborist and evaluated for conformance with the requirements of Chapter 8.10 of the Atherton Municipal Code. Based on the condition of the tree, the HTR request could not be granted by staff and proceeded to the Planning Commission for consideration.

ANALYSIS:

The location of the tree relative to the main residence is shown in Figure 1. The tree is located in the main building area 8 feet from the front of the main residence. Detail on the condition of the tree is provided in Table 1 and within the arborist report prepared by Kielty Arborist Services from June 28th, 2022 (Attachment 4).

Figure 1: Position of Tree #31 Relative to the Main Residence

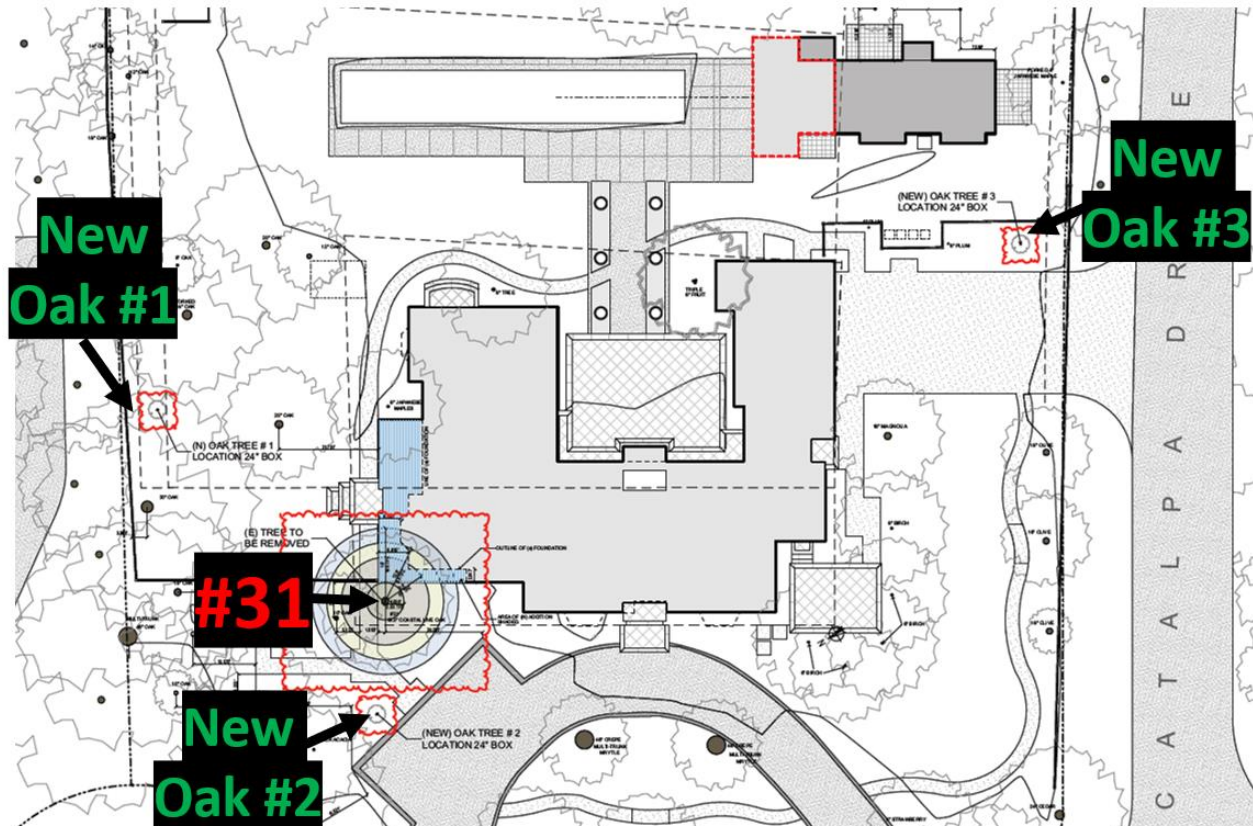


Table 1: Heritage Tree Requested for Removal

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
31	Coast Live Oak	19.3"	35/30	65	Good vigor, fair form, close to home, suppressed, leans toward home.

As part of their submittal, the applicant also provided a replanting plan for three new 24” box oak trees. The location of Tree #31 and the locations of the proposed replacement trees is shown in Figure 2 and provided within Attachment 5.

Figure 2: Location of Tree #31 and Proposed Replacement Trees



The Town Arborist reviewed the applicant’s letter of request, project arborist report and proposed replanting plan. Tree #31 was found to be in good health and not posing a high risk to the residence based on its current condition and from the information submitted. No damage to the foundation of the residence has been documented from the tree’s roots. It was observed that the tree had been recently pruned, with the Town Arborist noting the tree could be further pruned to lighten the canopy over the house.

Considering the existing condition of the tree, the goal of preserving oak trees as noted within the Heritage Tree Guidelines, and the lack of risk to the residence or any negative impacts to the residence from the tree to date, the Town Arborist could not recommend the removal of Tree #31. Additionally, while the removal of the tree is to accommodate additions to the house, Staff believes there are other areas where an addition to the main residence could be considered without impacting heritage trees. The Town Arborist finds that, should the tree removal be approved, the proposed replanting plan is sufficient.

The six criteria for the Planning Commission to consider for the removal of heritage trees are provided in section 8.10.040 D of the Atherton Municipal Code. While Staff could not make the necessary findings to support the removal, the Commission may consider the information provided by the applicant and make an alternative determination.

The applicants submitted a letter of request dated June 30, 2022 and included as Attachment 3. The letter argues that the project meets the following criteria from Chapter 8.10.

- *8.10.040 D (2). The probability of a public safety hazard, personal injury or significant property damage as a function of proximity to existing structures and objects of value and interference with utility services;*

The applicant's letter and the report submitted by the project arborist state that the tree is poorly located close to the home and leans toward the home. Any failure of the tree or its limbs could damage the home and potentially threaten the safety of the residents. The project arborist's report also notes that there is a risk of damage to the foundation of the residence as the tree grows.

- *8.10.040 D (3). The number, species, size and location of existing trees in the area and the effect of the requested removal upon shade, noise buffers, protection from wind damage, air pollution, historic value, scenic beauty, health, safety and general welfare of the area and town as a whole;*

The applicant's note their belief that, due to the number of trees to remain on the property (36 overall) and the addition of three replacement oak trees there will be no negative effects as described in this criterion.

- *8.10.040 D (4). Good forestry practices such as, but not limited to, the age, number of healthy trees a given parcel of land will support and/or the long-term benefits of a proposed reforestation plan relative to existing site conditions;*

While not explicitly mentioned in the applicant's letter, the Planning Commission may consider the location of the replacement trees relative to the existing location of Tree #31 and whether these could provide greater long-term benefits for the site.

- *8.10.040 D (6). The necessity to remove the heritage tree(s) to allow reasonable use or other enjoyment of the property when there is no demonstrated feasible alternative to the removal while meeting other adopted goals and policies of the general plan to the greatest extent feasible.*

The applicant believes the removal is necessary to enjoy reasonable use of the property. The two existing bedrooms proposed to be expanded do not meet the family's current needs. The applicant does not believe there is another practical configuration for the addition.

The applicant also submitted a letter with their application requesting that the fees for the HTR application be waived. Fee waivers are not considered by the Planning Commission, but through a separate application submitted to the City Clerk's office and considered by the City Council.

Notice of this application was mailed to all property owners within 500 feet of the subject property. To date, the Town has received one public comment in opposition to the application that is included as Attachment 8.

CONCLUSION

To grant a Heritage Tree Removal Permit, the Planning Commission must find that the removal of the trees would not be contrary to the purpose and intent of the Atherton General Plan. Land Use Goal 1.210 of the General Plan states it is an Objective, *“To preserve the Town’s character as a scenic, rural, thickly wooded residential area with abundant open space”* while the Open Space and Conservation Element of the General Plan cites that *“trees shall be preserved to the maximum extent feasible while allowing for construction within established parameters for setbacks and lot coverage in accordance with the Municipal Code chapter regulating the removal of and damage to heritage trees.”*

Staff does not find the request for removal of the one coast live oak tree (Tree #31) from this property to meet the pertinent AMC criteria due to its good condition and form. The tree is not dead, dying nor determined to be dangerous. It is found that there may be feasibility to locate improvements elsewhere on the property which could allow the tree to remain. As such, it is Staff’s professional opinion that the removal of the heritage tree would be contrary to the purpose and intent of the General Plan and the Zoning Ordinance.

ALTERNATIVES:

The Planning Commission could approve or modify the request for the Heritage Tree Removal permit. An alternative formal motion is included should the Commission make the necessary findings to approve the Heritage Tree Removal (HTR) permit. Should that occur, it is further recommended that the Commission do so subject to the draft conditions as listed in Attachment 1, “Draft Heritage Tree Removal Permit (HTR) Permit”.

FISCAL IMPACT:

All costs covering the processing of this application are paid for by the applicants.

ENVIRONMENTAL IMPACT:

The proposal has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) to CEQA Section 15304, Minor Alterations to Land.

FORMAL MOTION:

I move that the Planning Commission find the request for a heritage tree removal for one coast live oak tree (Tree #31) is contrary to the purpose and intent of the General Plan for the reasons outlined in the Staff Report and the Planning Commission deny the Heritage Tree Removal (HTR) Permit at 268 Catalpa Drive.

ALTERNATIVE FORMAL MOTION:

I move that the Planning Commission find the request for a heritage tree removal for one coast live oak tree (Tree #31) is not contrary to the purpose and intent of the General Plan based on the criteria provided in section 8.10.040 D of the Atherton Municipal Code, including but not limited to allowing reasonable use of the property, the probability of a safety hazard, and the lack of impact

on the general welfare of the area, and the Planning Commission approve the Heritage Tree Removal (HTR) Permit at 268 Catalpa Drive.

/s/ Ralph Robinson

Ralph Robinson, Assistant Planner

Attachments:

1. Draft Heritage Tree Removal (HTR) Permit
2. Town Arborist Memo, dated December August 1, 2022
3. Applicant Provided Project Narrative, dated June 30, 2022
4. Arborist Report Prepared by Kielty Arborist Services, dated June 28, 2022
5. Proposed Replanting Plan Prepared by TOPOS Architects, dated June 28, 2022
6. Map of Tree Locations on the Property
7. Applicant Provided Photos of Tree #31
8. Public Comment from Leslie L, dated August 16, 2022



Town of Atherton
Planning Department
80 Fair Oaks Lane
Atherton, California 94027
Phone: (650) 752-0544
Fax: (650) 614-1224

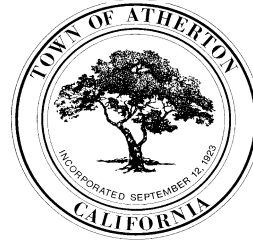
**TOWN OF ATHERTON
PLANNING COMMISSION
DRAFT HERITAGE TREE REMOVAL PERMIT**

THIS IS TO CERTIFY THAT the Atherton Planning Commission at a regular meeting thereof, held on Wednesday, August 24, 2022 did grant a Heritage Tree Removal Permit to Lincoln Wallace, applicant on behalf of property owners Philippe and Lindi Marco pursuant to Atherton Municipal Code Section 8.10 to allow the removal of one heritage coast live oak tree, Tree #31, at 268 Catalpa Drive in Atherton (Assessor's Parcel Number 061-032-130). The Permit was approved subject to the following conditions:

1. Heritage tree removal shall be limited to one coast live oak tree, Tree #31, as shown on the plan prepared by TOPOS Architects, dated June 28, 2022, and as reviewed by the Planning Commission at its August 24, 2022 meeting. Any substantive changes to the plans shall be reviewed by the Planning Commission.
2. Within 60 days of removal, the applicant shall implement the approved replanting plan to the satisfaction, and inspection of, the Town Arborist. Any revisions to the proposed replanting plan shall be coordinated directly with the Town Arborist for other California native species.
3. This Permit is valid from one year from the effective date.
4. Applicant shall defend, indemnify, and hold harmless the Town of Atherton and its agents, officers and employees from any claim, action or proceeding against the Town, or its agents, officers and employees to attach, set aside, void, or annul, an approval of the Planning Commission, or City Council concerning this project.

Lisa Costa Sanders
Town Planner

Effective Date: _____
Atherton, CA



Memo

To: The Atherton Planning Commission
From: Sally D Bentz, Town Arborist
CC: Stephanie B Davis, Principal Planner
Date: 6/24/22 PC Meeting
Re: Heritage Tree Removal – 268 Catalpa

I have reviewed the application at 268 Catalpa and offer the following observations and recommendation for your review:

At the May Planning Commission meeting the applicant applied for a 2.5x, 3-4' away main house addition. It was denied. The applicant applied for a staff level tree removal. I denied the staff level application because the state of the tree today is neither dead nor dangerous.

The applicant is proposing the following:

Tree #31 Coast Live Oak, 24" dbh for removal.



On January 22nd, 2022, Kielty Arborist Services, LLC, David Beckham prepared an Arborist Report

Tree #31 – Coast Live Oak - 24” dbh, Good vigor, fair form and close to the home, suppressed.

Any tree 15” in diameter is protected in the Town of Atherton and Oak trees are the only species of tree protected in the Main House Buildable area because the Town wants to preserve Oak trees.

The tree is located 8 feet from the house and has a lean, however in its current state the tree does not pose a high risk. It looks like the tree has recently been pruned. The tree could be pruned to lighten the canopy over the house.

I cannot recommend approval of a tree solely based on proposed or future construction.

Any damage to the foundation with an engineer’s letter and inspection outlining the extent of the damage can be considered by the Planning Commission. I have not seen any reports of foundation damage.

The applicant proposes to plant three new 24” box Oak trees in lieu of tree #31.

Per the municipal code states where heritage oak trees are allowed to be removed from within the buildable area, they shall each be replaced with one or more trees of forty-eight-inch container size of oak species at a location approved by the planning commission. The planning commission may also attach other reasonable conditions to ensure compliance with the intent and purpose of this chapter.

The three 24” box Oak trees I would consider equivalent to one 48” box as required by the code.

I cannot recommend tree #31 for removal, however if approved by Planning Commission the three 24” box trees replacement is sufficient and would be required to be planted by final of the new construction project.

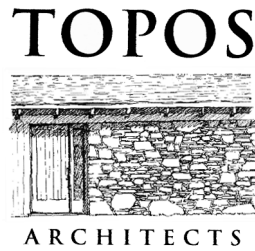
The information included in this memo is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Sally Bentz

Town Arborist

Certified Arborist WE#9238AM



June 30, 2022

PLANNING COMMISSION TREE REMOVAL REQUEST:

Marco Residence
268 Catalpa Drive, Atherton CA

Removal request for Tree #31 Coast Live Oak – 19.3" dbh

Dear Commissioners
Town of Atherton
Planning Commission

Philippe and Lindi Marco, our clients and longtime owners of 268 Catalpa Drive, would like to expand two front facing bedrooms on the main floor of their home. To do so in a practical and efficient manner requires extending the front left corner of the house five feet to the left and four feet forward.

A Coast Live Oak tree (#31) is located poorly and dangerously close to the north-west corner of the existing home. The new corner of the proposed addition encroaches within four feet of this tree. During our last meeting with the Planning Commission, it was suggested by the Chair of the Planning Commission that the proper thing to do was to just remove the tree because of its proximity to the home.

The existing house has two modest bedrooms (12'x12') in the north-west corner that do not meet the Marco's current needs. Our proposed expansion is just enough to allow the expansion of these bedrooms and the addition of a bathroom. There is no other practical configuration which allows this necessary reconfiguration.

Please see the following which cite excerpts from the Town of Atherton Municipal Code:

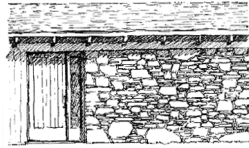
The reason we are presenting this project to you, is to grant our request for a tree removal. We believe that our project warrants the removal because:

1. The removal is necessary for our client to enjoy a reasonable use and need of their property and their family.

Under Town of Atherton Municipal Code: 8.10.040 D. 2. The probability of a public safety hazard, personal injury or significant property damage as a function of proximity to existing structures and objects of value and interference with utility services.

2. The removal of one (1) tree does not have a negative impact on the community or any privacy concerns. There will be thirty-six (36) existing trees and three (3) more replacement Oak trees for a total of thirty-nine (39) trees on this site,

TOPOS



ARCHITECTS

3. There will be no reduction of shade, noise buffers, historic value, health, safety or general welfare of the area and Town of Atherton as a whole.

TOA Municipal Code 8.10.040 3. The number, species, size and location of existing trees in the area and the effect of the requested removal upon shade, noise buffers, protection from wind damage, air pollution, historic value, scenic beauty, health, safety and general welfare of the area and town as a whole.

4. Our proposed expansion is just enough to allow the expansion of the bedroom and the addition of a bathroom to meet the owner's current needs.

TOA Municipal Code 8.10.04 D. 6. The necessity to remove the heritage tree(s) to allow reasonable use or other enjoyment of the property when there is no demonstrated feasible alternative to the removal while meeting other adopted goals and policies of the general plan to the greatest extent feasible.

Regarding the tree itself (#31). The current position of the tree is poorly located and is dangerously close to the existing home. The tree is leaning towards the home (please see attached photos). Any limb or tree failure would impact the home and be a potential life safety threat to the owners should the tree or tree limbs fall.

We propose to plant three (3) new replacement oak trees at the noted locations on site shown on the submitted sheet A17 Tree Removal and Replacement Plan. The new tree species type and new tree locations would be at the approval of the Town of Atherton, Town Arborist Sally Benz-Dalton.

We respectfully request that you grant our project the proposed tree removal.

Thank you,

Lincoln S Wallace

Lincoln S Wallace, AIA
TOPOS Architects, Inc.

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 532-4418

June 28th, 2022

TOPOS ARCHITECTURE

Attn: Francis Pham

Site: 286 Catalpa Drive, Atherton

Dear TOPOS ARCHITECTURE,

As requested on Tuesday, June 28th, 2022, Kielty Arborist Services was asked to write a letter supporting the tree removal of Coast Live Oak tree #31 as the tree is too close to the home. The tree leans towards the home and is a hazard to the home.

Method:

All inspections were made from the ground; the tree was not climbed for this inspection. The tree in question was located on an existing topography map provided by you. The tree was then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The tree was given a condition rating for form and vitality. The tree condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:

**-indicates neighbor's tree*

P-Indicates protected tree by city ordinance.

R-Indicates proposed removal

DBH-Diameter at breast height (48 inches above grade)

CON- Condition rating

HT/SP- Tree height/ canopy spread

268 Catalpa

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
31P/R	Coast live oak (<i>Quercus agrifolia</i>)	19.3	65	35/30	Good vigor, fair form, close to home, suppressed, leans towards home.
	10 times diameter= 16'				
	8 times diameter= 12.8'				
	6 times diameter= 9.6'				
	Appraised value=\$5,340				



Showing oak tree #31

268 Catalpa

(3)

Summary:

The Coast Live Oak tree in question is in fair condition. The tree is poorly located close to the existing home and leans towards the home. Any limb failure or total tree failure would likely impact the home. As the tree continues to grow, risk of foundation damage will also increase. Associated risk to the home is high. Mitigation measures for risk of limb/tree failure would consist of annual crown reduction pruning and would bring risk down to a moderate level. Root cutting at the foundation is not recommended as this could impact the tree's stability; therefore, there are no mitigation measures that would be expected to reduce the high risk of foundation damage.

Recommendation:

The owner is not comfortable with a moderate risk of limb/tree failure impacting the home. Risk of future foundation damage is high as there are no mitigation measures available to stop roots from damaging the home. Cutting roots at the foundation would only increase the risk of tree failure. It is recommended to remove and replace the tree. The owner has plans to replant three 24" box trees on site for the removal of the oak tree.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

David Beckham Certified Arborist WE#10724A TRAQ Qualified *David Beckham*

Kielty Arborist Services

P.O. Box 6187

San Mateo, CA 94403

650-532-4418

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: *David Beckham*
David Beckham

Date: January 28th, 2022

ATTACHMENT 5

SITE PLAN PROJECT INFORMATION
MAIN FLOOR DEMOLITION PLAN
MAIN FLOOR PLAN
UPPER FLOOR PLAN
ROOF PLAN
AREA & AVERAGE GRADE CALCULATIONS
WEST & SOUTH ELEVATIONS
EAST & NORTH ELEVATIONS
BUILDING SECTIONS
BUILDING SECTIONS
TITLE 24 ENERGY COMPLIANCE
SCHEDULE/NOTES
TREE PROTECTION PLAN
ARBORIST REPORT
EXTERIOR DETAILS
WINDOW and DOOR DETAILS
TREE REMOVAL AND REPLACEMENT PLAN
CONSTRUCTION OPERATION PLAN
NOTES and SCHEDULES
FOUNDATION PLAN
MAIN FLOOR FRAMING PLAN
UPPER FLOOR FRAMING PLAN
ROOF FRAMING PLAN
UPPER FLOOR CEILING FRAMING PLAN
FOUNDATION DETAILS
FRAMING DETAILS-ROOF
FRAMING DETAILS
MAIN FLOOR ELECTRICAL PLAN
UPPER FLOOR ELECTRICAL PLAN
MAIN FLOOR MECHANICAL PLAN
UPPER FLOOR MECHANICAL PLAN
SURVEY

PROJECT INFORMATION				
Property:	268 Catalpa Drive Atherton, CA 94027			
APN:	061-032-130			
Owners:	Phillippe and Lindi Marco			
Lot size:	40,614 s.f.			
Lot zoning:	R-1-A			
Flood Zone:	N/A			
Type of Construction:	Type V-B			
Occupancy:	R-3, U			
Parking:	N/A			
Automatic Fire Sprinklers:	NO			
Floor areas:		Existing	Proposed	Total
	Upper floor	640 sf	1,167 sf	1,807 sf
	Main floor	3,880 sf	273 sf	4,153 sf
	Garage	742 sf	0 sf	742 sf
		5,262 sf	1,440 sf	6,702 sf proposed
	Pool House (ADU)	388 sf	680 sf	1,068 sf proposed
	ADU credit			-800 sf credit
				268 sf
				6,970 sf proposed
				= 7,346 sf allowed
	Front porch	20 sf	64 sf	44 sf
	Back porch	54 sf	64 sf	10 sf
	Side porch	0 sf	46 sf	46 sf
				100 sf proposed

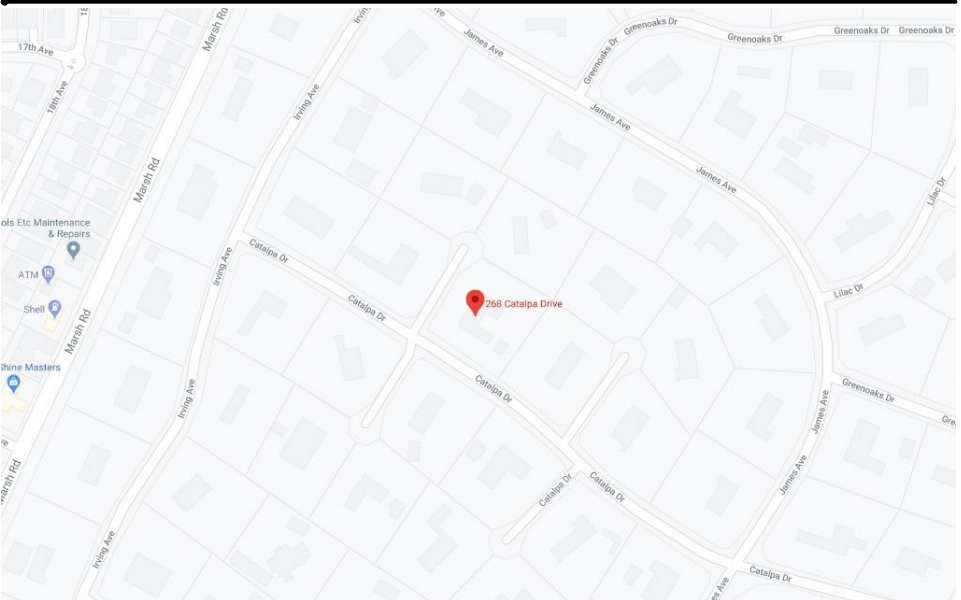
APPLICABLE CODES

2019 California Building Code
2019 California Residential Code
2019 California Green Building Standards
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Electric Code
2019 California Fire Code
2019 California Energy Code
Town of Atherton Municipal Code
All as amended by local jurisdiction.

GENERAL NOTES

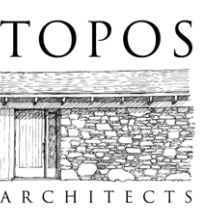
- All structural and framing dimensions are to the exterior face of studs or concrete, unless noted otherwise. All finish dimensions are to the face of the finished surface. All dimensions take precedence over scale.
- The Contractor shall verify all dimensions and recommendations shown on the drawings, and between these drawings and documents prepared by other consultants; proper fit and attachment of all parts is required. Any discrepancies shall be brought to the attention of the Architect before beginning related work. In the event of the Contractor's failure to do so, the Contractor shall be fully and solely responsible for the correction or adjustment of any such related work or errors.
- The construction documents are provided to illustrate the design intent and general type of construction required. All conditions not specifically detailed on the drawings shall be constructed in a manner consistent with the design intent and other details and specifications in the drawings.
- Earthwork, slab subgrade and non-expansive fill preparation, foundation construction, utility trench backfilling, pavement construction, and site drainage should be performed in accordance with the geotechnical report prepared by Romig Engineers, Inc. dated May 27, 2021. Romig Engineers should be notified at least 48 hours in advance of any earthwork or foundation construction and should observe and test during earthwork or foundation construction as recommended in the geotechnical report. Romig Engineers (650) 591-5224.
- General conditions:
Set back and height verification letters
 - Letter verifying the structure is located as approved on the plans for setbacks prior to pouring any concrete.
 - Letter verifying the height of the structure is as shown on the plans at frame inspection.

LOCATION MAP



SITE PLAN LEGEND

- Property line
- Contour line
- Building setback line
- Overhead electric line
- Telephone/cable line
- Water line-1/2" Type 'L' copper, u.n.o.
- Underground gas supply line
- Sanitary sewer line - 4" ABS, u.n.o.
- Protective tree fencing
- Wood fencing



TOPOS ARCHITECTS
654 Gilman Street
Palo Alto, CA 94301
650.327.7573

www.toposarchitects.com

Marco Residence
268 Catalpa Drive
Atherton, CA 94027

DATE:
3/1/2022
REVISIONS:

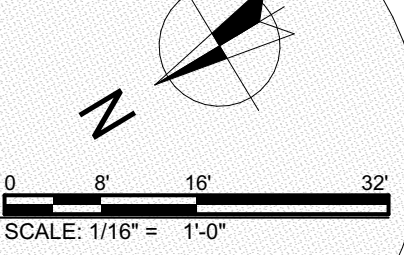
06/14/2022
06/28/2022

SHEET INDEX:
TREE REMOVAL AND
REPLACEMENT PLAN

SHEET:

A17

1 TREE REMOVAL AND REPLACEMENT PLAN









To whom it may concern:

I am 100% against removing a heritage tree to accommodate an addition to the main house of 268 Catalpa Drive. The value of living in Atherton IS the heritage trees. I moved to this community more than 30 years ago because of the country-like setting of a community surrounded by a large urban and suburban region. This town is unique. Upon moving here, I learned that these trees were protected by an ordinance. To me, why have such an ordinance if all it takes is an application to remove a heritage tree?

Our community does not need larger houses and fewer native trees that were here before most of us lived in this town. Now, more than ever we need to preserve our precious heritage trees. Trees that take years to reach maturity, and can live 200-300 years serving all of us to make our environment healthier for all who live here.

With climate change here now--we need trees more than larger houses. Trees that give off oxygen and take away carbon dioxide---and provide shade on the days that keep getting warmer and warmer.

Once exceptions to this ordinance grow in numbers, it will become the norm to approve these applications. Not one of these kinds of applications should be approved. The removal of healthy heritage trees should not happen ever.

This tree on the property of 268 was there when the now owners bought the property. The ordinance was in place when the now owners bought the property. Leave the tree alone. Let the property owners come up with another plan.

The heritage trees are more important to this community than any one homeowner's wishes to add an addition to their main house.

My two cents. I would like to preserve the heritage trees in this community.

Leslie---a concerned neighbor.