

Janneth Lujan - Re: Fwd: Regarding Case #PLN 2015-00072

From: Janneth Lujan
To: Bryan ALBINI
Subject: Re: Fwd: Regarding Case #PLN 2015-00072

>>> Emily Kates <emilykates.design@gmail.com> 7/21/2015 1:03 PM >>>
Dear Mr. Albini,

My name is Emily Kates and I was raised at 1111 Los Trancos Rd. I enjoyed a magical and unique childhood, in a home nestled within the magnificently verdant community known as "Los Trancos Woods". Named for the majestic trees, and wildlife they support, the "Woods" is an extraordinary place, and arguably one of the last remaining communities of its kind in an ever changing landscape of sprawl and development in the Bay Area.

We all have a great responsibility to consider carefully whether the removal of any historic tree is necessary. The oak tree in question located at 1090 Los Trancos Rd. preceded all of us, and has reigned tall and thrived, shaded and housed, for many generations. It was my view at dinner and play time as a child and still gives my parents joy as their view after residing in the woods for 40 years. It is home to countless birds and squirrels, cools our street and purifies our air. In the case that stands before us, the veracity of this tree's impending failure, and as well as the reasons for it's proposed removal are murky at best, so I ask that you take a moment for introspection on approving what seems easy versus what it is ultimately right. Please do not allow the removal of the black oak at 1090 Los Trancos Rd.

Thank you for your consideration.

Best,

Emily Kates
[415-317-7637](tel:415-317-7637)

Janneth Lujan - Deny tree removal permit for County File Number: PLN 2015-00072

From: Smernoff David <davids@acterra.org>
To: <jlujan@smcgov.org>
Date: 7/20/2015 2:51 PM
Subject: Deny tree removal permit for County File Number: PLN 2015-00072
CC: Nigel Belton <beltonnigel@gmail.com>, Brian Albini <BALbini@smcgov.org>

Dear Planning Commissioners and Staff:

Over the nearly twenty years I have been a resident of Los Trancos Woods, I have seen many large Oaks in our neighborhood removed, both with and without permits. I thank my neighbors and the planning department for pursuing this removal within the context of County regulations.

During my daily walks through the neighborhood and surrounding open space, I have also witnessed the general decline of our Oak forest due to poor maintenance, over watering, development pressure and power line clearing. Both within and beyond our rural community Oaks are also in serious decline due to sudden oak death, and climate change impacts.

Los Trancos Woods derives its name and character from these Oaks and so I take each consideration for removal as a consequential matter. Thus I appreciate this matter coming before you and your serious consideration of denying the removal of this stately Black Oak.

I base my request on the following factors.

1. There appears to be a difference of opinion among the arborists as the general health of the subject Oak, especially regarding the implementation of proper management and structural support that would preserve the Oak while protecting public and private property. Many of us undertake routine management of our Oaks, it is not an undue burden when one chooses to live in the "Woods".
2. The applicants have clearly stated their intention to build a 2 story carport where the tree removal is requested. While they may have not made a formal request to the County it is clear that the tree must go for the carport to be built. Please ask yourselves if you would, on your daily walk, prefer to see a majestic 60 foot Black Oak or another 2 story structure. It is materially significant to those of us who live, walk and respect the natural world where we live.
3. As an ecologist I understand the value of mature trees to wildlife and general ecosystem function. As more and more trees fall to private development interests, I believe the County has an obligation to look at the collective impact on the ecological integrity and overall character of the neighborhood, as well as the specific considerations of significant tree removal. These considerations are rightly the purview of Commissioners.

Given that the permit request has: conflicting arborists opinions, the wrong tree height and location, that the development interests are not being revealed or fairly considered, and that common place protective measures are possible, I respectfully request that Commission deny the removal request for this Black Oak.

At some point in the future should the applicants apply for a building permit, the Planning Department and/or Commission could consider removal. Conditions should then include a fair evaluation of

protective measures undertaken and possibility of a structure co-located with the existing tree being maintained in a healthy and safe condition.

Sincerely,

David Smernoff, Ph.D.
112 Foxwood Road
Portola Valley, CA 94028 8113

Janneth Lujan - Apparent Material Misstatement/Misinterpretation of Key Facts: 7/8 Executive Summary for PLN 2015-00072

From: Tom Uridel <tom.uridel@gmail.com>
To: Brian Albini <BAlbini@smcgov.org>
Date: 7/14/2015 1:25 PM
Subject: Apparent Material Misstatement/Misinterpretation of Key Facts: 7/8 Executive Summary for PLN 2015-00072
CC: Nigel Belton <beltonnigel@gmail.com>

Dear Mr. Albini:

Pursuant to my review of the above-referenced document, I identified what I believe to be a material misstatement of fact regarding the distance between the subject black oak and the applicant's residence:

"The black oakhas an estimated height of 45 feet and is approximately 30 feet away from the existing residence."

The **black oak is actually at least 55- 60 feet from the subject residence** and entirely inclined away from that residence and uphill towards the adjacent portion of Los Trancos Road. I believe that those facts substantially negate one of the principal reasons for the Planning staff's recommended approval of the applicant's request. Similarly, I believe that the tree's general inclination is away from 1108 Los Trancos Road and poses little or no actual threat to that residence. Moreover, I believe the owner of 1108 intends to appear at the 7/22 meeting and present documentation in support of that claim as well as to state his other reasons for opposing the staff's current recommendation.

Given the above stated concerns, I am requesting that the Planning Dept. carry out a full and fair verification of its claim as to the distance between the black oak and the applicant's residence, as well as to verify the tree's general inclination away from both the applicant's and adjacent property owner's residences. To the extent that such distance is incorrectly stated in its 7/8 Executive Summary and/or that the tree's general inclination should also be considered by the Commission, I am requesting that the Summary be fully and fairly revised for consideration by the Commission and public at the 7/22 meeting..

As regards the taking of measurements, I have been given permission by the owners of 1108 Los Trancos Road (immediately adjacent to 1090 LTR) to enter their property at any time to take such measurements. I will be happy to accompany and assist any Planning Dept. representative onto that property and to take the necessary measurements.

Please let me know how I might proceed to insure that my concerns are fully and fairly considered by the Commission.

Sincerely,

Tom Uridel
1111 Los Trancos Road