



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: APRIL 25, 2019

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Information:
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Date: April 15, 2019
Case No.: **2016-000240DRP**
Project Address: **1322 Wawona Street**
Permit Application: 2014.1126.2656
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 2472/003G
Project Sponsor: Luis Robles
PO Box 1006
Pacifica, CA 94044
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do not take DR and approve**

PROJECT DESCRIPTION

The project consists of construction of a 265 s.f. rear horizontal addition; basement excavation to accommodate a garage; and reconfiguration of exterior entry stairs of an existing 2-story over basement single-family house. The project requires a variance for the front setback.

SITE DESCRIPTION AND PRESENT USE

The site is a 30'-0" x 100' lateral and steep upsloping key lot with an existing 2-story over basement, one-family house built in 1916. The building is listed as a category 'C' historic resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Wawona Street has a landscaped strip adjacent to the front property line that is part of the street right of way.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	December 17, 2018 – January 16, 2019	1.15. 2019	4.25.2019	100 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	April 6, 2019	April 6, 2019	20 days
Mailed Notice	20 days	April 6, 2019	April 6, 2019	20 days
Newspaper Notice	20 days	April 6, 2019	April 6, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

DR REQUESTOR

Fred Morales and Lynn Samuels of 2695 24th avenue, adjacent neighbors to the East of the proposed project.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

1. Excavation from the garage addition will endanger two existing trees: a Redwood in the public right of way, and a mature significant Douglas Fir in the DR requestors' back yard.
2. Excavation from the garage addition will compromise the slope stability between the DR requestors' property and the project sponsor's property.

Proposed alternatives:

1. Perform a geotechnical evaluation to determine the suitability of excavation to ensure slope stability.
2. Conduct an independent inspection and evaluation of the trees and provide a tree protection plan to ensure the risk to the trees is minimal. If adequate measure cannot be taken to ameliorate risks and protect the trees and the slope, then redesign the project to eliminate the garage.

See attached *Discretionary Review Application*, dated January 15, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Team (RDAT) guidelines in relation to building massing at the rear and building scale at the street front. The sponsor had also responded to the DR requestors' concerns related to the potential impact the construction could have on the slope and trees.

See attached *Response to Discretionary Review*, dated April 15, 2019.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

DEPARTMENT AND CITY REVIEW

Due to the grade of the site both the Douglas fir and the redwood tree is approximately 7' above and the Douglas fir is approximately 13' , respectively, above the proposed excavation, as well as approximately 10' feet to the east and 2' to the east, respectively, from the project sponsors' property line.

Chris Buck from SF Public Works Urban Forestry division visited the site and surveyed the trees. He noted that the redwood is on public property and is therefore responsibility of the City. Nevertheless, he believes the redwood can be protected during construction, along with the Douglas fir. His opinion is that both trees can be more than adequately protected if protection measures are adhered to. (See attached email)

Slope stability is related to maintaining and shoring existing retaining wall structures during construction, which would be standard structural design criteria and construction practices for the maintenance of the project sponsor's building during excavation and construction of the garage and reviewed by the SF Department of Building Inspection (DBI). Since then proposed excavation is greater than 50 cubic yards of soil, a geotechnical report is required.

Since the redwood is a street tree, Public Works will require that the property owner/applicant hire an ISA Certified Arborist who is also a Registered Consulting Arborist (RCA) with the American Society of Consulting Arborists (ASCA), to write a very detailed tree protection plan, and be required to be on site during key/critical work moments during construction.

Based on the above information staff is confident that the trees will be adequately and reasonably protected during the construction of the proposed project.

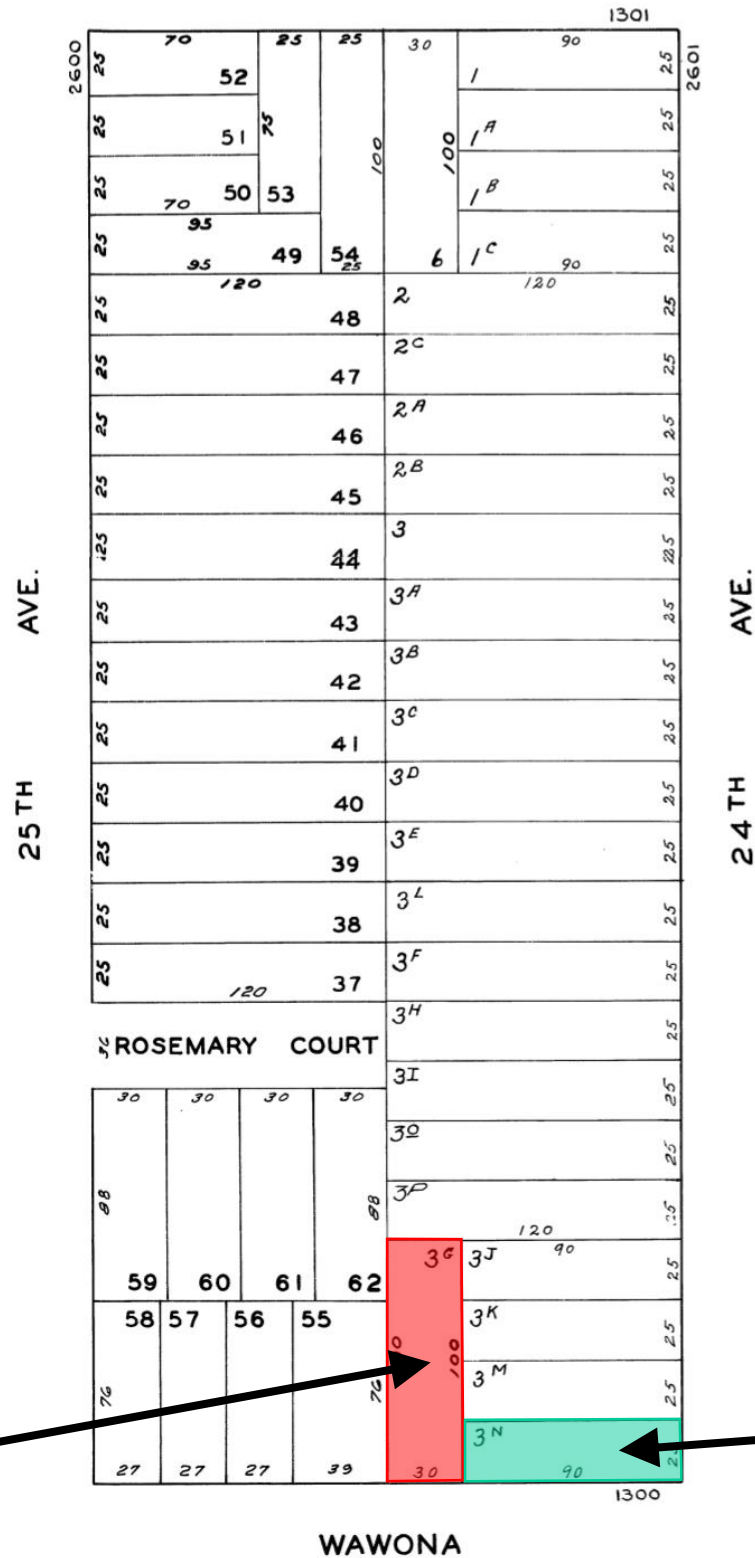
RECOMMENDATION:	Do not take DR and approve
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- CEQA Determination
- DR Application
- Response to DR Application dated April 15, 2019
- Reduced Plans
- Diagrammatic analysis

Exhibits

2



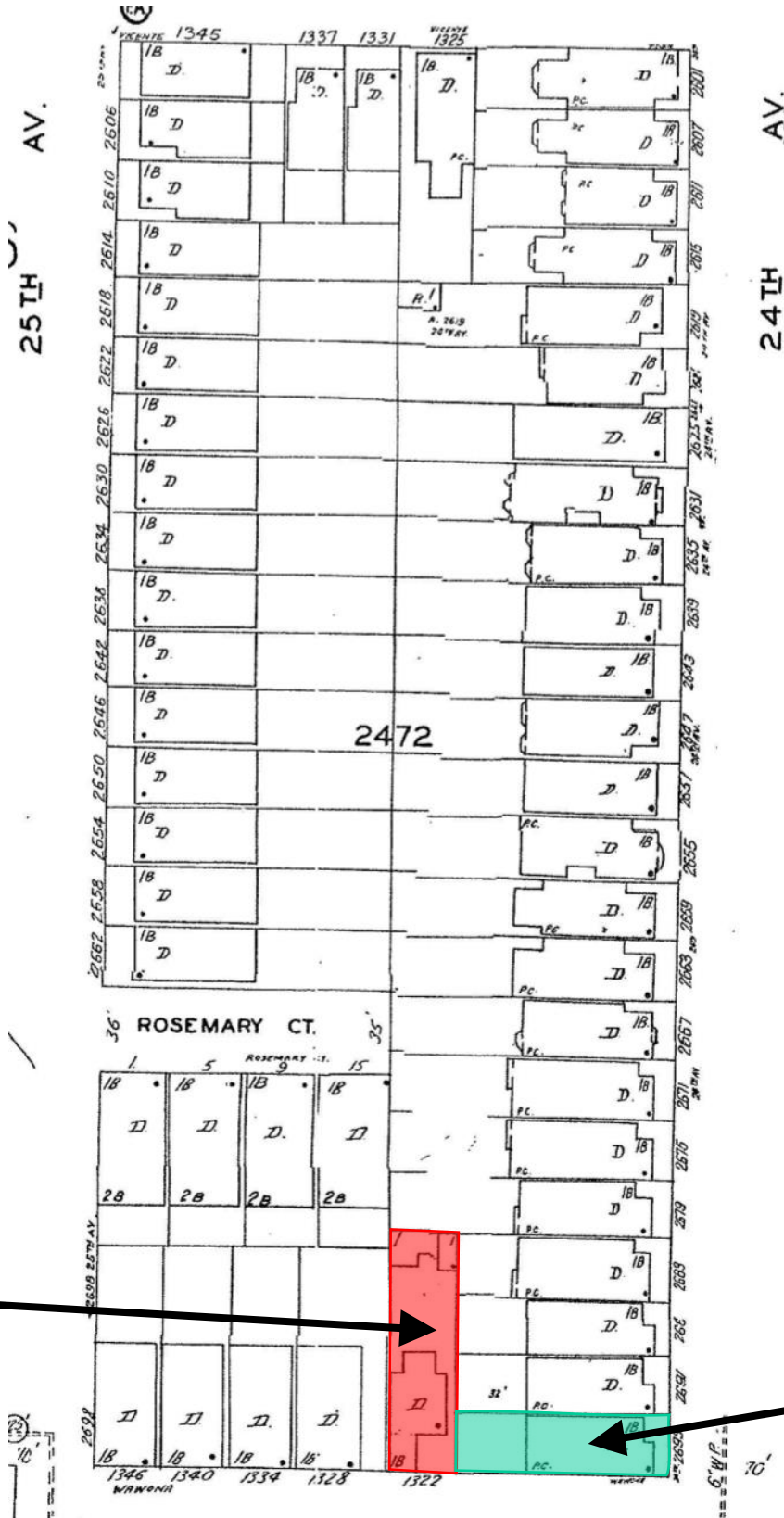
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2016-000240DRP
 1322 Wawona Street

Sanborn Map*

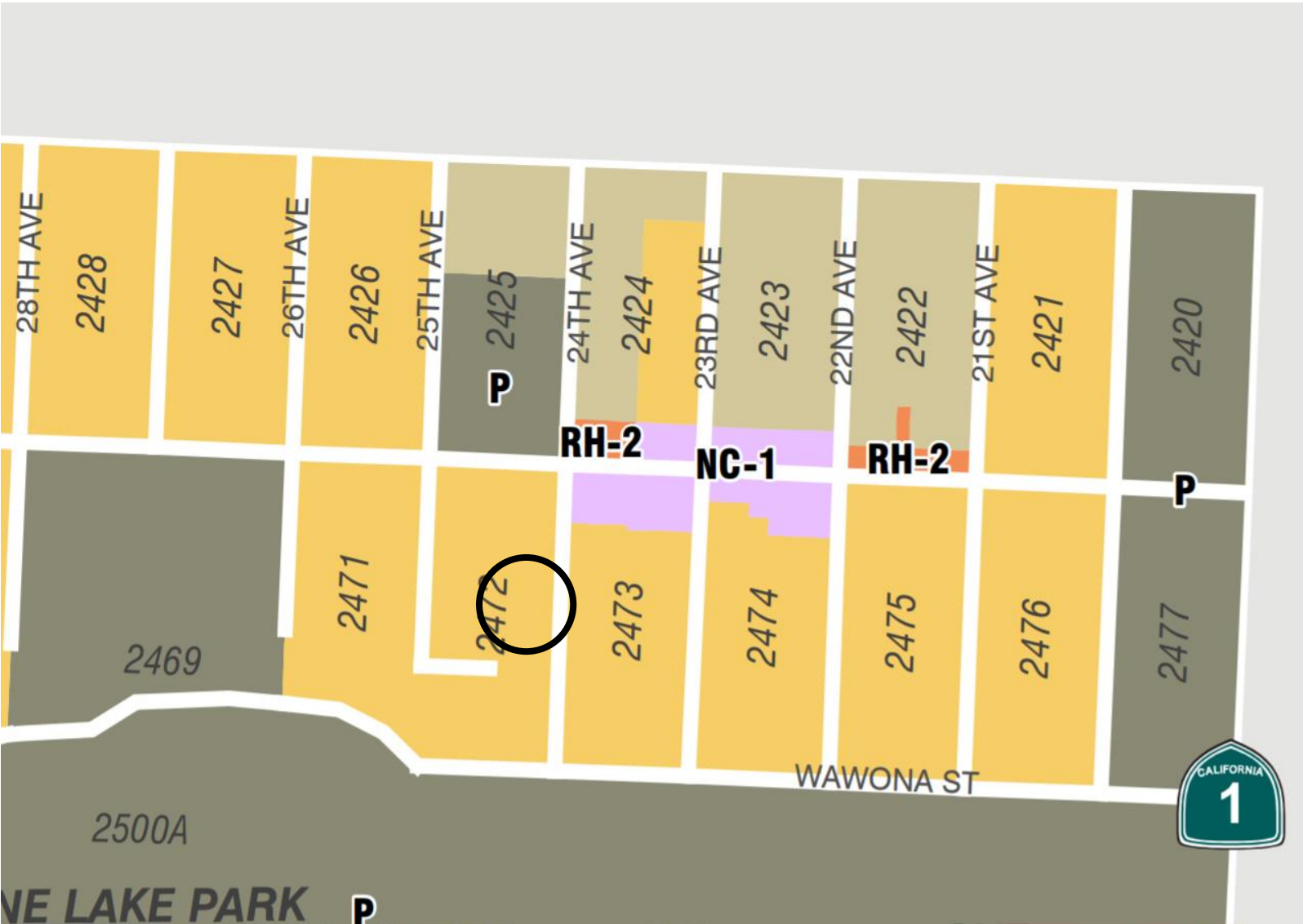


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2016-000240DRP
1322 Wawona Street

Zoning Map



Discretionary Review Hearing
Case Number 2016-000240DRP
1322 Wawona Street

Aerial Photo



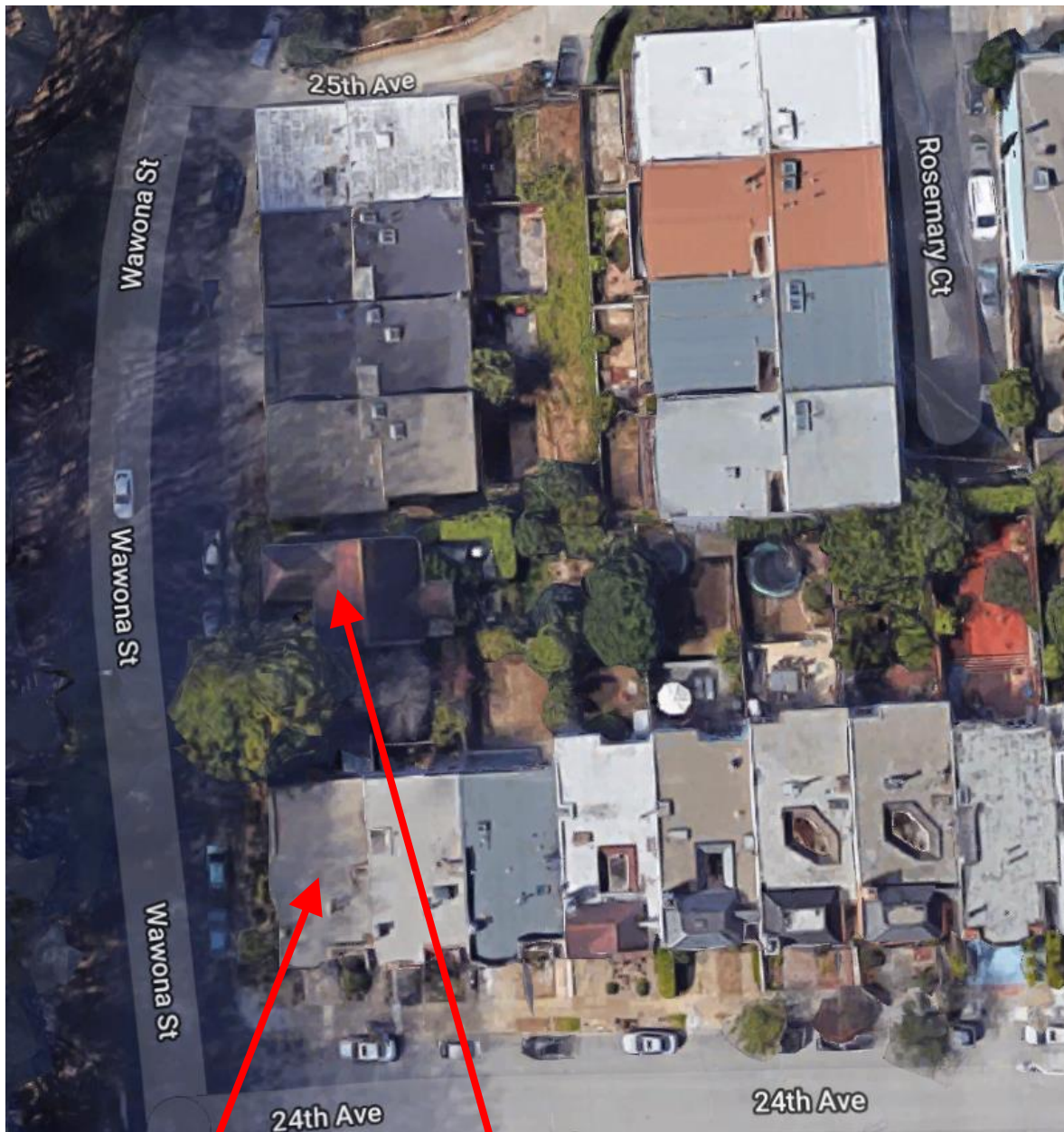
SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2016-000240DRP
1322 Wawona Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-000240DRP
1322 Wawona Street

Aerial Photo

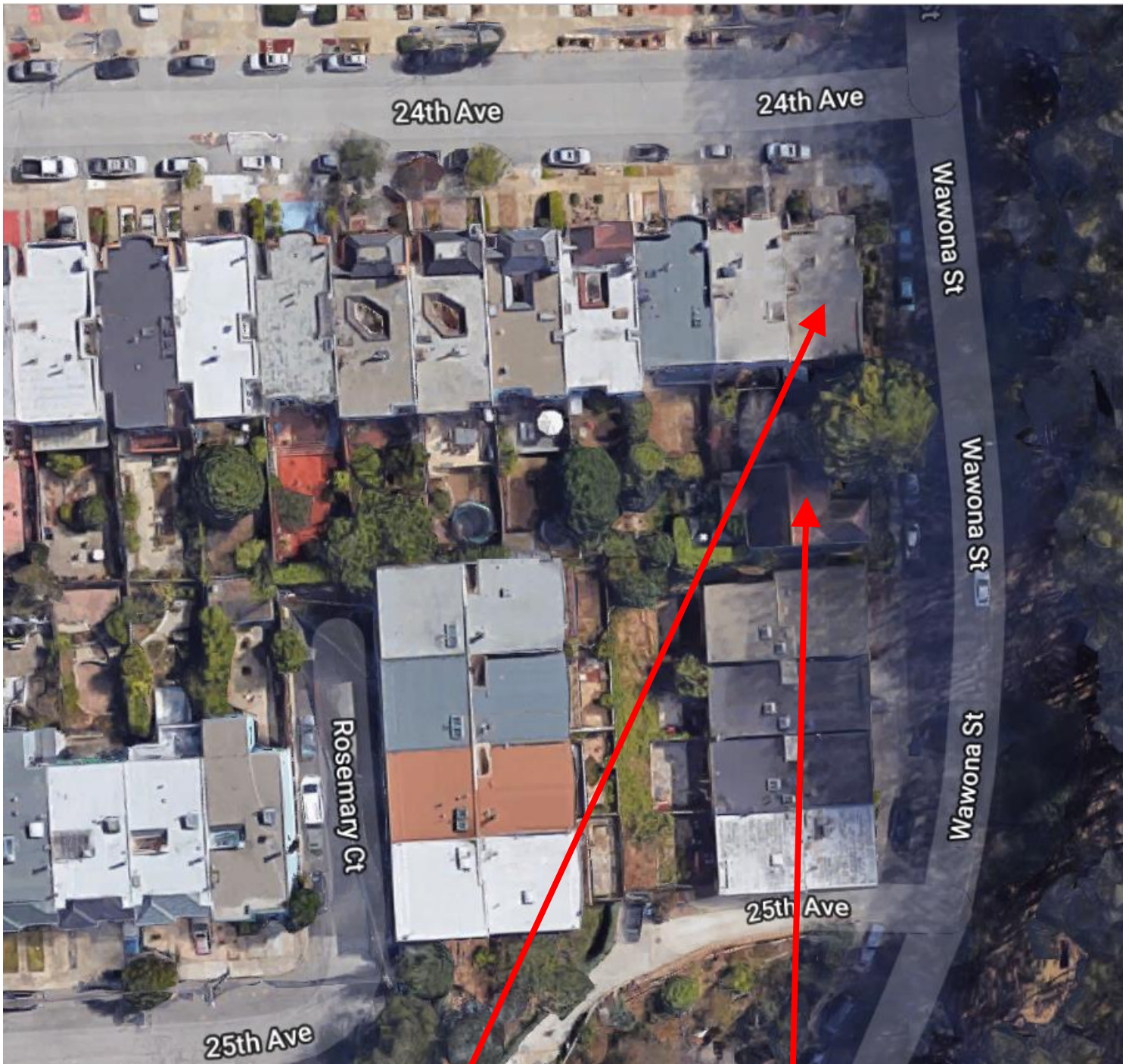


**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-000240DRP
1322 Wawona Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2016-000240DRP
1322 Wawona Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 26, 2014**, the Applicant named below filed Building Permit Application No. **2014.11.26.2656** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	1322 Wawona Street	Applicant:	Luis Robles
Cross Street(s):	24th Avenue and 25th Avenue	Address:	P.O. Box 1006
Block/Lot No.:	2472/003G	City, State:	Pacifica, CA 94044
Zoning District(s):	RH-1 / 40-X	Telephone:	(650)219-4668
Record No.:	2016-000240PRJ	Email:	purearch@cs.com

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No change
Side Setback	3'-0"	No change
Building Depth	39'-6"	50'-0"
Rear Yard	60'-6"	50'-0"
Building Height	36'-10"	No change
Number of Stories	3	No change
Number of Dwelling Units	1	No change
Number of Parking Spaces	0	1
PROJECT DESCRIPTION		
The project proposes to alter an existing two-story, single family residence by constructing a horizontal addition and excavating below the existing building to accommodate a one-car garage. The project also proposes various alterations to the front of the property, including the reconfiguration of front entry stairs and a two-story bay window expansion on the front façade. The proposal requires a Variance for front setback requirements. A public hearing on the Variance has been tentatively scheduled for January 23, 2019. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Sylvia Jimenez
Telephone: (415) 575-9187
E-mail: sylvia.jimenez@sfgov.org

Notice Date: 12/17/18
Expiration Date: 1/16/19



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1322 Wawona Street		2472/003G	
Case No.	Permit No.	Plans Dated	
2016-000240ENV		08/04/2016	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior renovation and modification to an existing two-story single-family home. Addition of a new garage and excavation to create a new basement level.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maier layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input checked="" type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling <small>Digitally signed by Jean Poling Date: 2017.03.27 14:04:20 -07'00'</small> No archeological effects. Project will follow recommendations of 10/19/16 P. Whitehead and Associates geotechnical report.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <div style="text-align: right; font-style: italic;">(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</div>
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator) <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C </div> <div style="margin-top: 5px;"> a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR Form signed March 20, 2017. </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): <div style="height: 40px; border: 1px solid black;"></div>	
Preservation Planner Signature: Elizabeth Gordon Jonckheer <div style="font-size: 0.8em; margin-top: 5px;"> <small>Digitally signed by Elizabeth Gordon Jonckheer DN: c=us, o=San Francisco Planning Department, ou=City Planning, email=Elizabeth.Gordon-Jonckheer@sf.gov, cn=Elizabeth Gordon Jonckheer, email=Elizabeth.Gordon-Jonckheer@sf.gov.org Date: 2017.03.27 16:12:32 -07'00'</small> </div>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <div style="margin-left: 20px; margin-top: 5px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </div> STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"> Planner Name: </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> Project Approval Action: Building Permit </div> <div style="font-size: 0.8em;"> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </div>	Signature: <div style="font-size: 2em; font-weight: bold; text-align: center;">Jean Poling</div> <div style="margin-top: 10px;"> Digitally signed by Jean Poling Date: 2017.03.27 14:04:46 -07'00' </div>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. DATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: 3/1/2017	Date of Form Completion: 3/1/2017
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PROJECT INFORMATION:		
Planner:	Address:	
Elizabeth Jonckheer	1322 Wawona Street	
Block/Lot:	Cross Streets:	
2472/003G	24th and 25th Avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2016-000240ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	November 21, 2016
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted Supplemental Information for Historic Resource Determination prepared by Sean and Edissa Cunningham (August 25, 2016).	
Proposed Project: Interior renovation and modification to an existing 2-story single family home. Addition of a new garage and excavation to create a new basement level.	

PRESERVATION TEAM REVIEW:				
Category:		<input type="radio"/> A	<input type="radio"/> B	<input checked="" type="radio"/> C
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	n/a	Period of Significance:	n/a	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		


Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Sean and Edissa Cunningham (August 25, 2016) and information found in the Planning Department files, the subject property at 1322 Wawona Street, is a single-family residence designed in the Craftsman style. The building was constructed as a 3-room house in 1917 (source: original building permit) by original owner and builder Antone Kalasch. Antone Kalasch sold the house to Italian born William Spaggiari (a tailor) and wife Marie in 1918. The house remained in the Spaggiari name until 1962 when it was sold to daughter Rosina (Rose) and her husband Dominic Busalak. Realtor Russel G. Cadwell held the property for 10 days in August of 1965, and then sold it to Marion and Hugh Winslow. The Winslows sold the property to Sheriff Samuel Cornell and his wife Mary in 1973. The Cornells sold the property to the current owners, Sean and Maria Edissa Cunningham in 2010. Known exterior alterations to the property include: repair of foundation work, construction of a front concrete wall, stairs and a two-story addition at front (1940); interior bath kitchen remodel (1965); legalization of windows on the west side of the home (1966); replacement of windows (1986 & 1990); and removal of sheetrock to expose wiring and other wiring work (2010). The 1928 Sanborn Map shows a one story over basement rectangular structure (with a rear dormer) set back from the street, and two one-story out buildings at the rear of the parcel – immediately surrounding parcels are vacant. The 1938 Harrison Ryker aerial photograph shows the subject structure as depicted on the 1928 Sanborn Map with adjacent development on the corner lot to the east. Despite a front addition referenced in the building permit history, the 1950 Sanborn Map shows the subject parcel as similar to the 1928 Sanborn Map with higher density along both 24th and 25th Avenues; however the large parcel directly to the west is still vacant. The existing structure is clad in 1 x 8 rustic cove siding with a side gable roof with typical exposed rafter ends. The 1940s front addition sits atop a concrete retaining wall at the front property line. The addition has similar rustic cove siding with a hip roof. The house features exterior shutters at the front façade windows not depicted in the historic photographs. Front and side façade windows have been altered from wood double-hung window to sliders.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2).

- continued -

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-20-2017

Although one of the earliest developed parcels in the immediate area, the subject building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property is an unexceptional example of a Craftsman style single-family residence. The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Parkside neighborhood within blocks that features buildings built in architectural styles from the 1930s to the east (along Wawona Street and off of 24th Avenue) and the 1960s to the west (along Wawona Street at the dead end extension of 25th Avenue). Across the street is Stern Grove. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

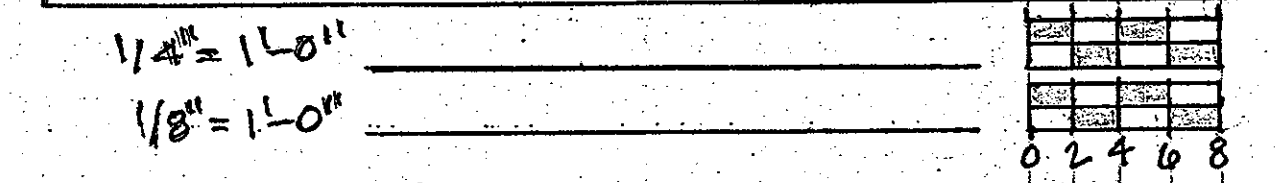
Front



PROJECT DATA

1322 WAWONA ST BLOCK 2472 LOT 0039
LOT SIZE 30'-0" x 100'-0"
LOT AREA 3000 SQ. FT.
ZONING RH1
LIVING AREA 1898 SQ. FT.
GARAGE AREA 459 SQ. FT. (CAR & BICYCLE PARKING)
EXCAVATION 93 CUBIC YARDS

GRAPHIC SCALE



SQUARE FOOTAGE

FLOOR	EXISTING	NEW
BASEMENT	0	459
FIRST	723	70
SECOND	910	195

INDEX

- SHT-1 (N) SITE PLAN
- SHT-1 (E) SITE PLAN
- SHT-2 (E) FLR PLANS
- SHT-3 (N) FLR PLANS
- SHT-4 (E) FLR PLANS
- SHT-5 (E) ELEVATIONS
- SHT-6 (E) ELEVATIONS
- SHT-6 (N) ELEVATIONS
- SHT-7 (N) LONGITUDINAL SECTION

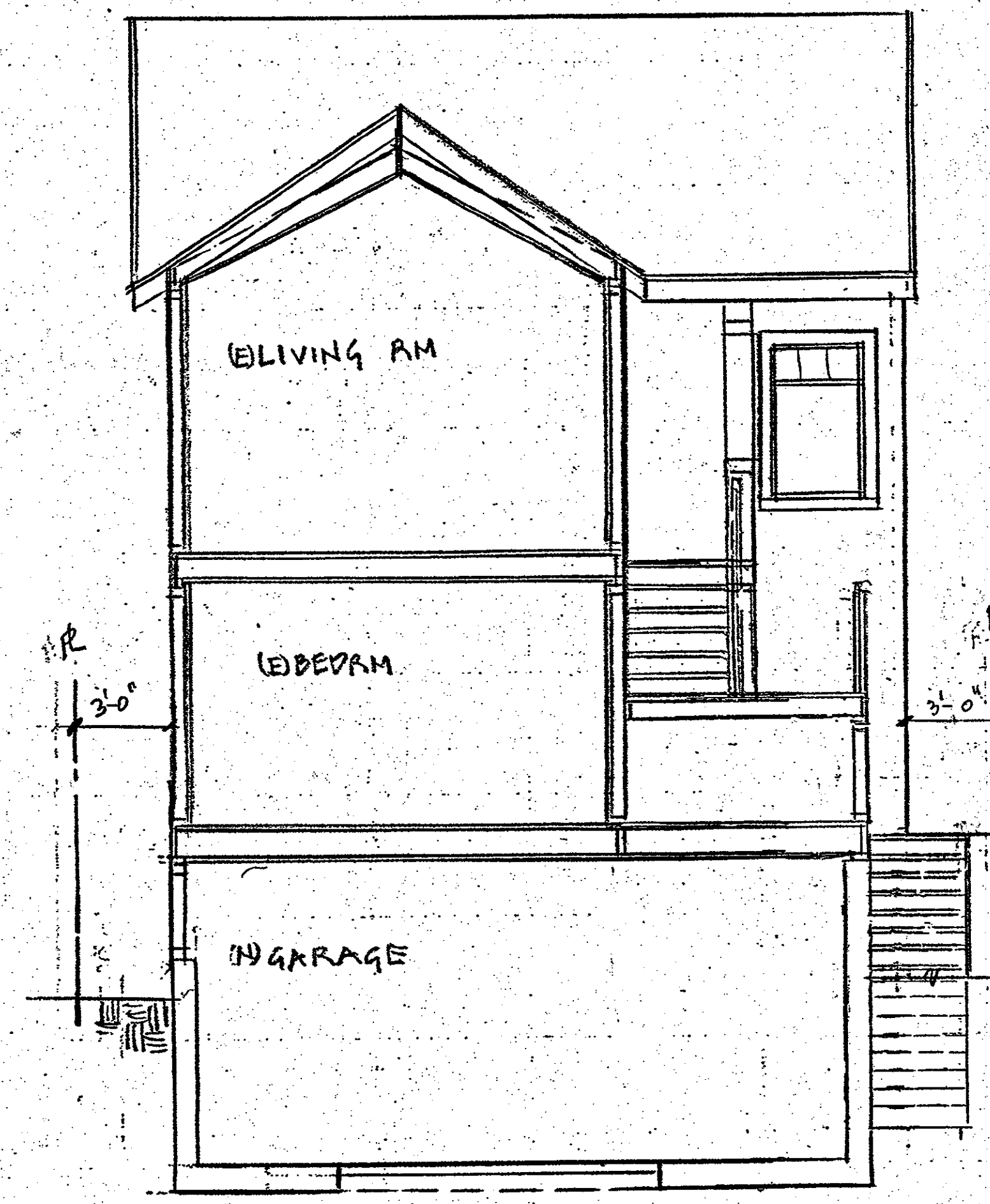
REVISIONS	BY

CODES

- SFR 2013
- CONSTRUCTION VB
- OCCUPANCY RB/U

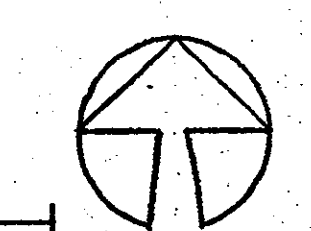
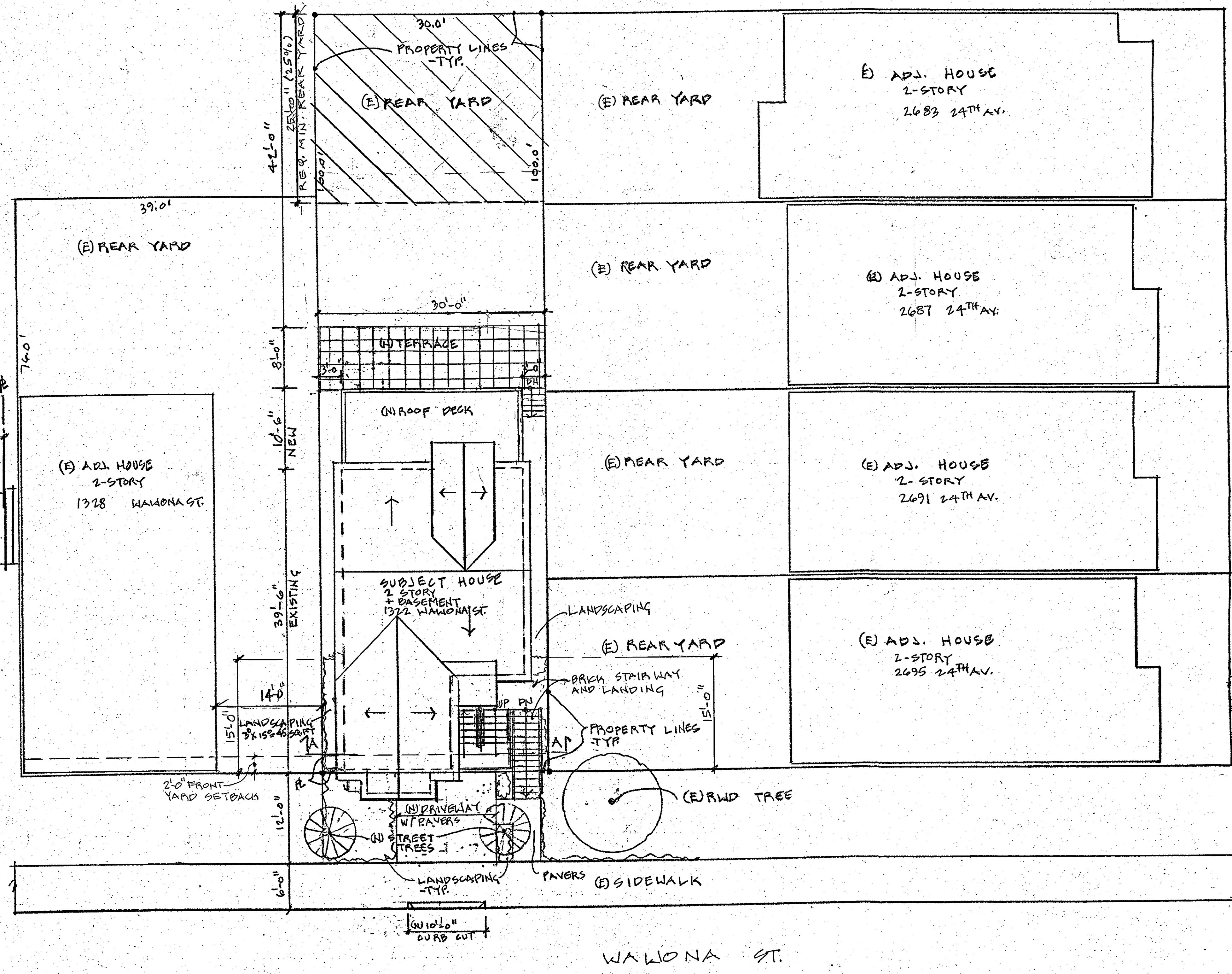
SCOPE OF WORK

- ADD (N) GARAGE
- ENLARGE (E) KITCHEN
- (E) LIVING, (E) BATH,
- (E) BEDROOMS,
- (N) DECK,
- (N) DORMER



SECTION A-A

1/4" = 1'-0"



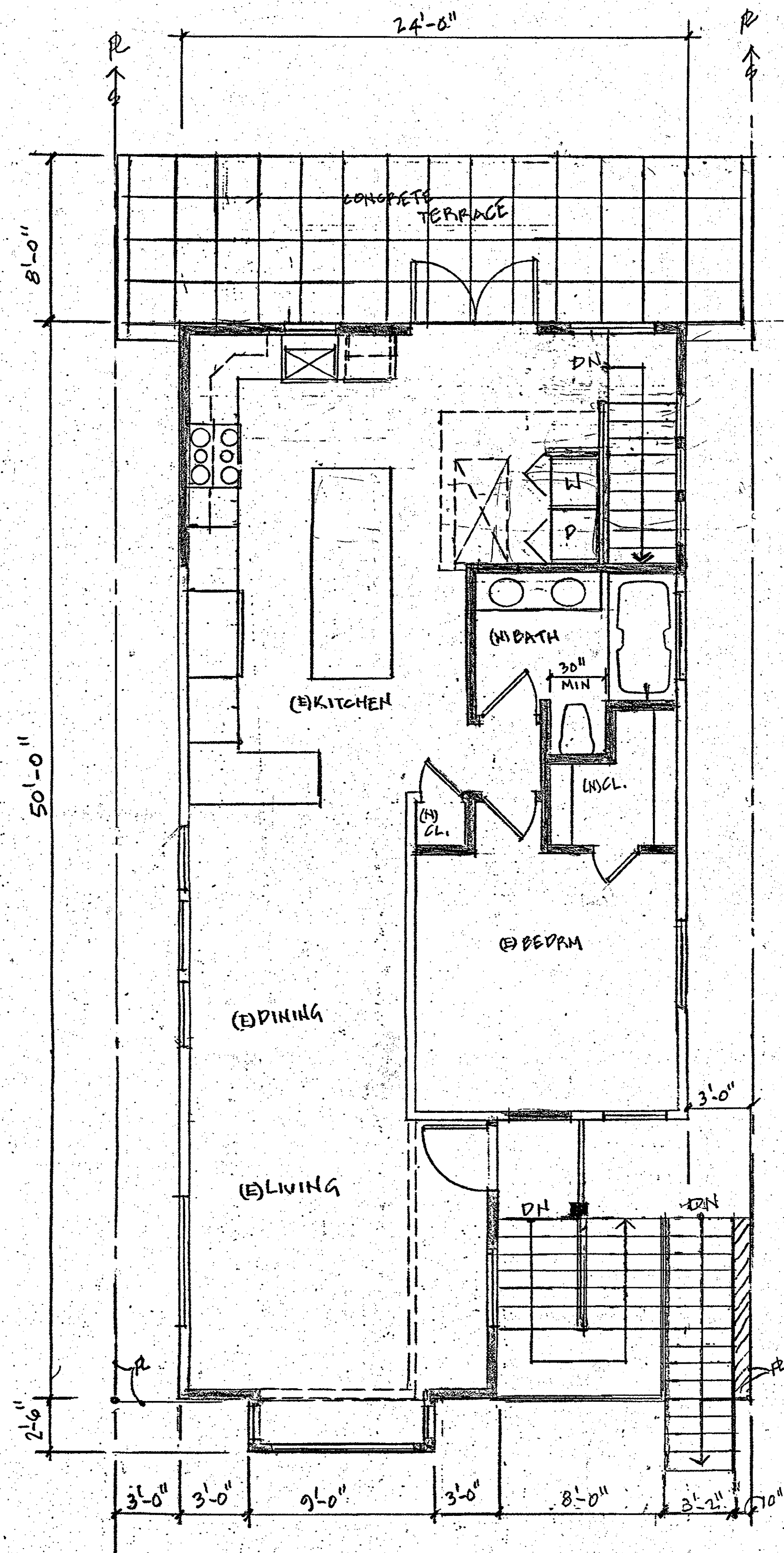
NORTH
BLOCK 2472
LOT 0039

(N) SITE & ROOF PLAN

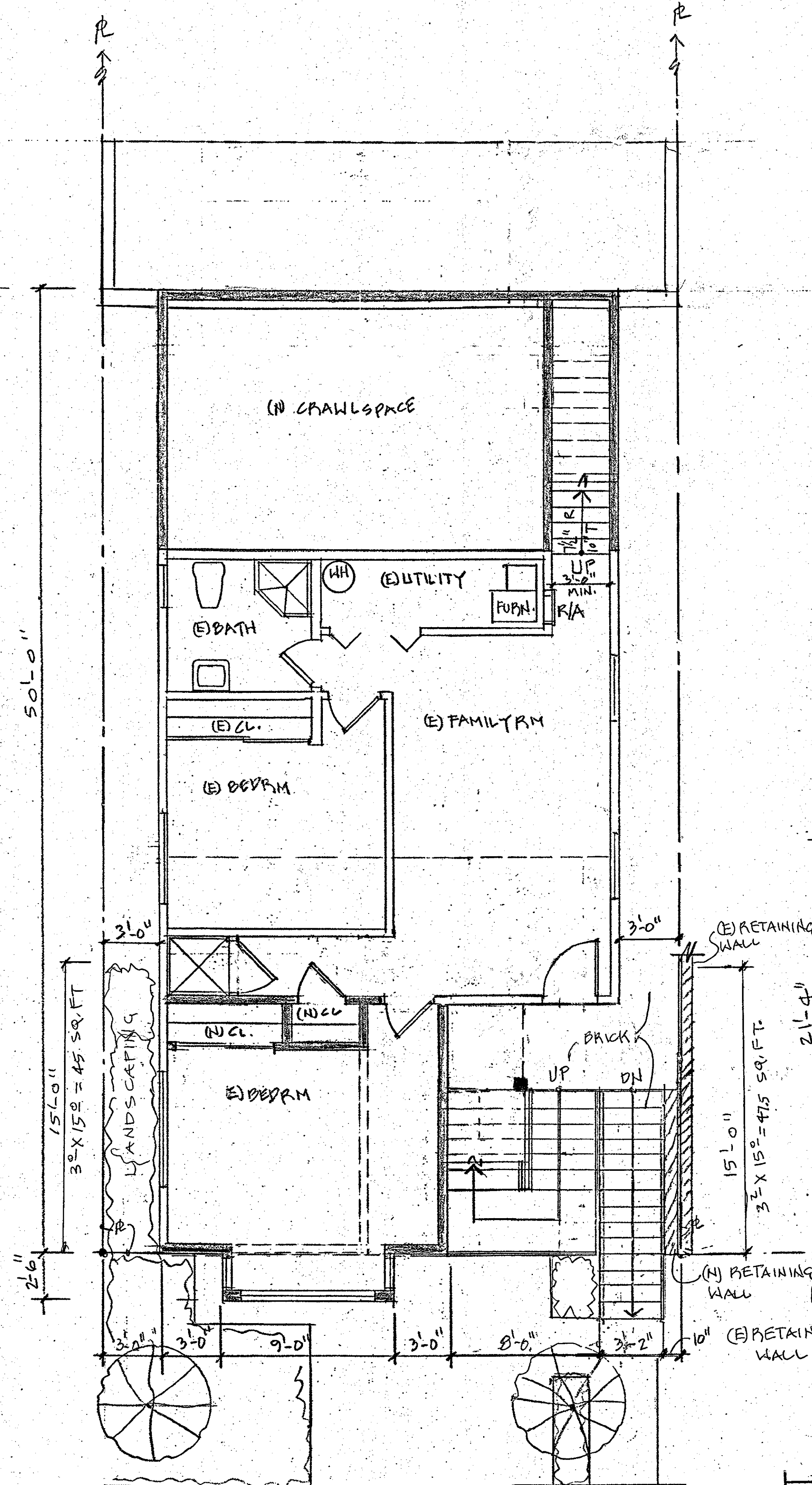
1/8" = 1'-0"

20411262656
ADDITION & REMODELING
1322 WAWONA ST.
SAN FRANCISCO, CA. 94116

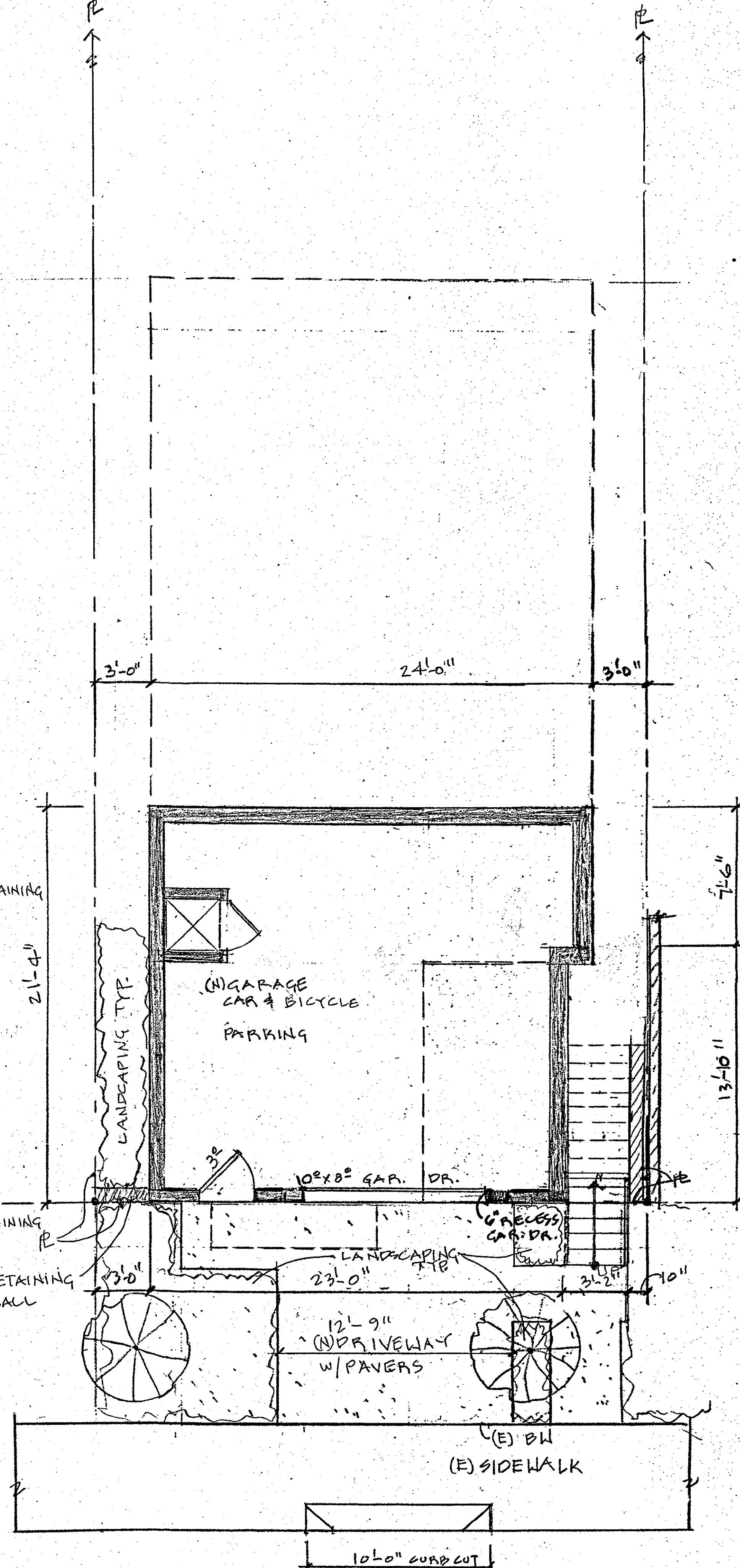
DRAWN
CHECKED
DATE
SCALE SHOWN
JOB NO.
SHEET
1
OF SHEETS



(N) SECOND FLOOR PLAN
1/4" = 1'-0"
1105 SQ. FT.



(N) FIRST FLOOR PLAN
1/4" = 1'-0"
793 SQ. FT.

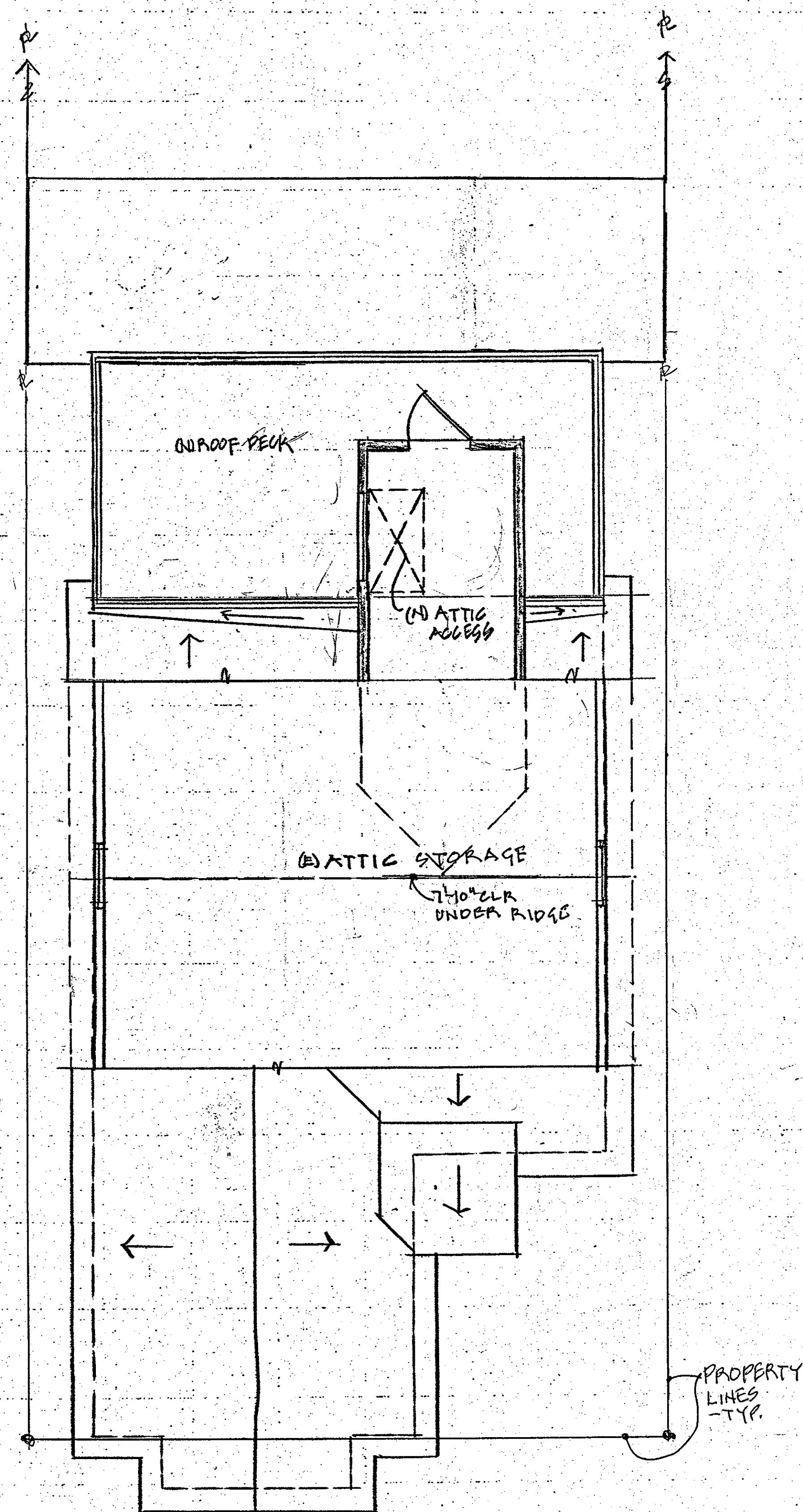


(N) BASEMENT FLOOR PLAN
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459 SQ. FT.

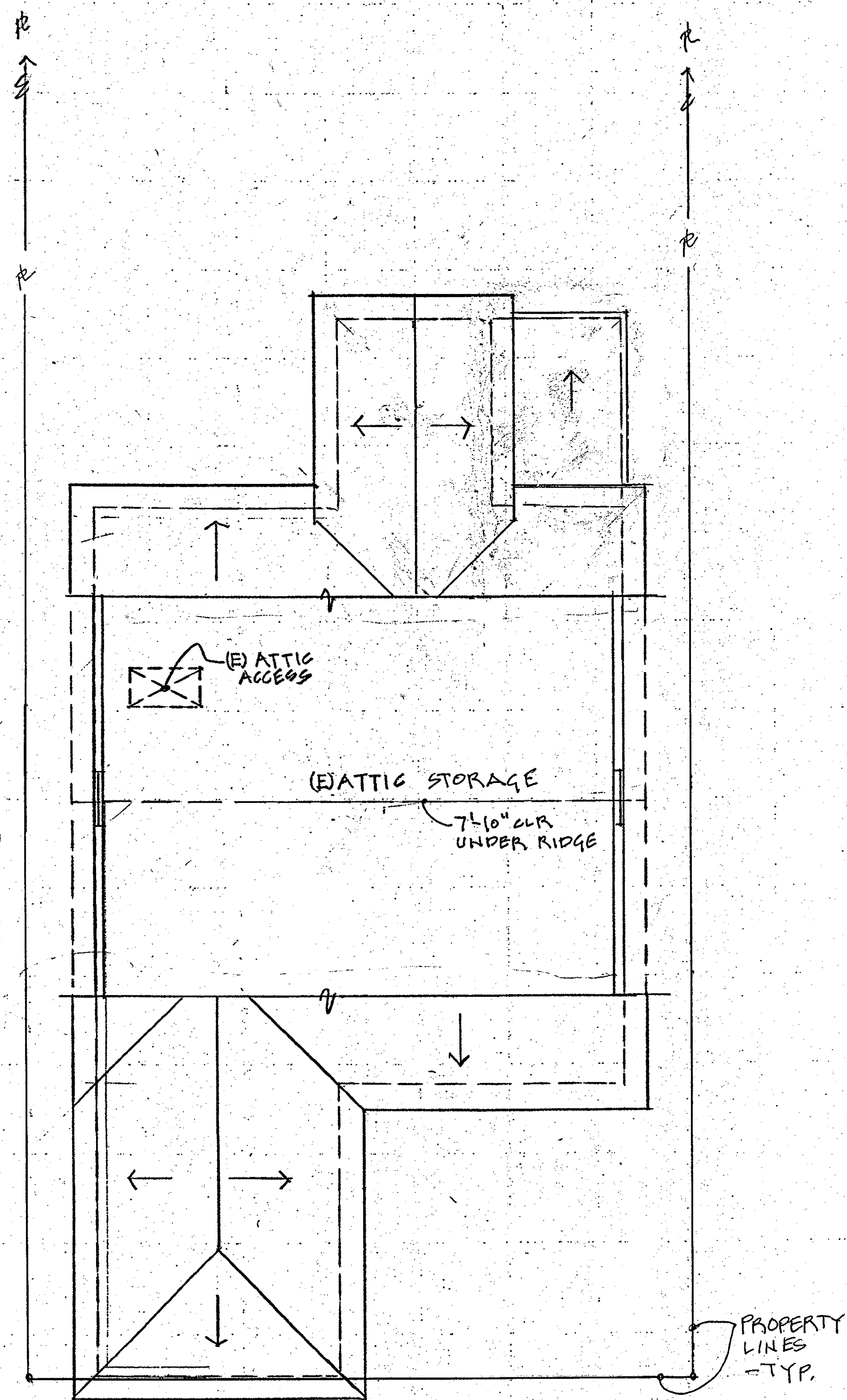
REVISIONS	BY

ADDITION & REMODELING
1322 WAWONA ST.
SAN FRANCISCO, CA 94114

DRAWN
CHECKED
DATE
SCALE
AS SHOWN
JOB NO.
20N1327
SHEET
3
OF
SHEETS



(N) ATTIC FLOOR PLAN
1/4" = 1'-0"



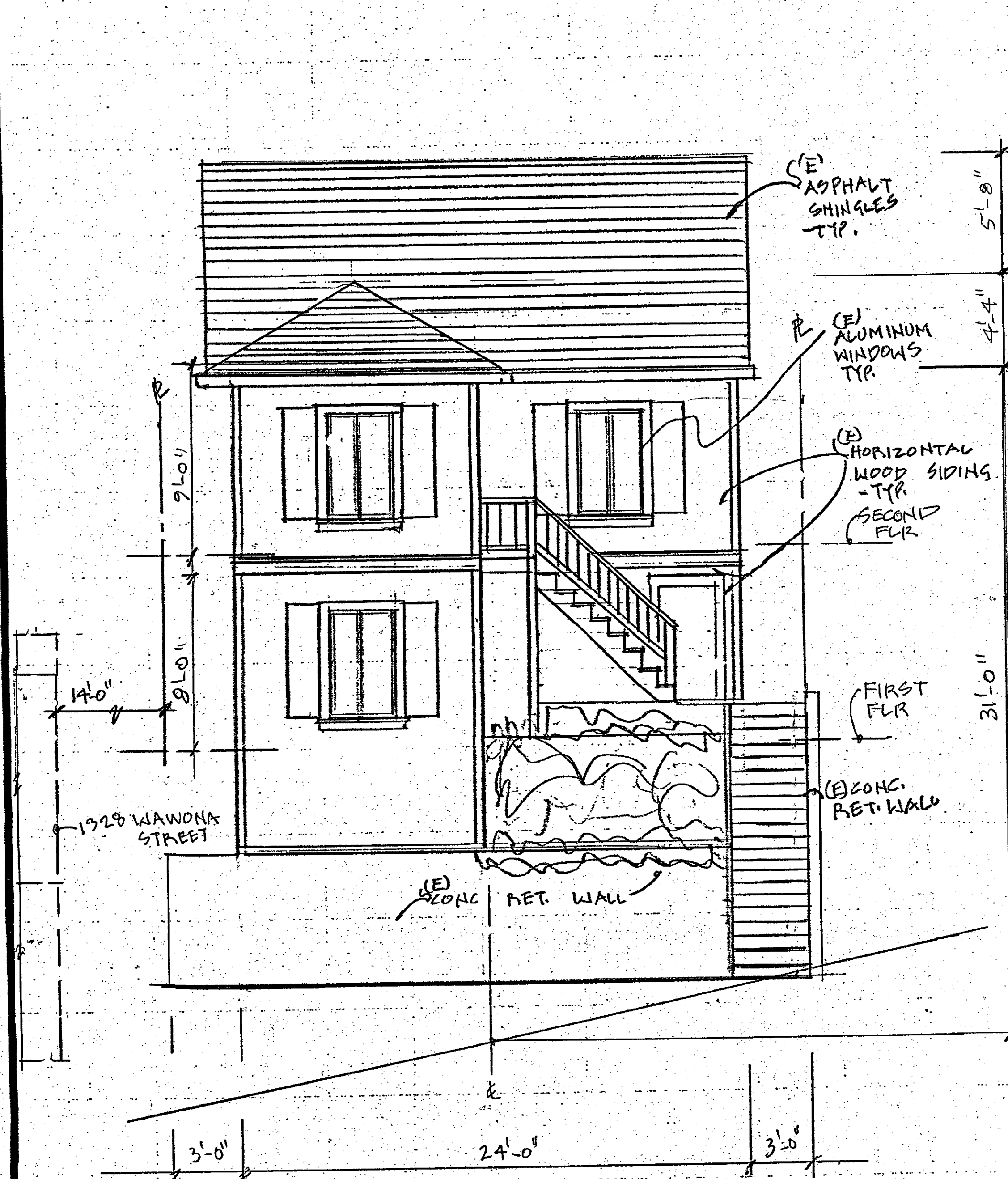
(E) ATTIC FLOOR PLAN
1/4" = 1'-0"

REVISIONS	BY

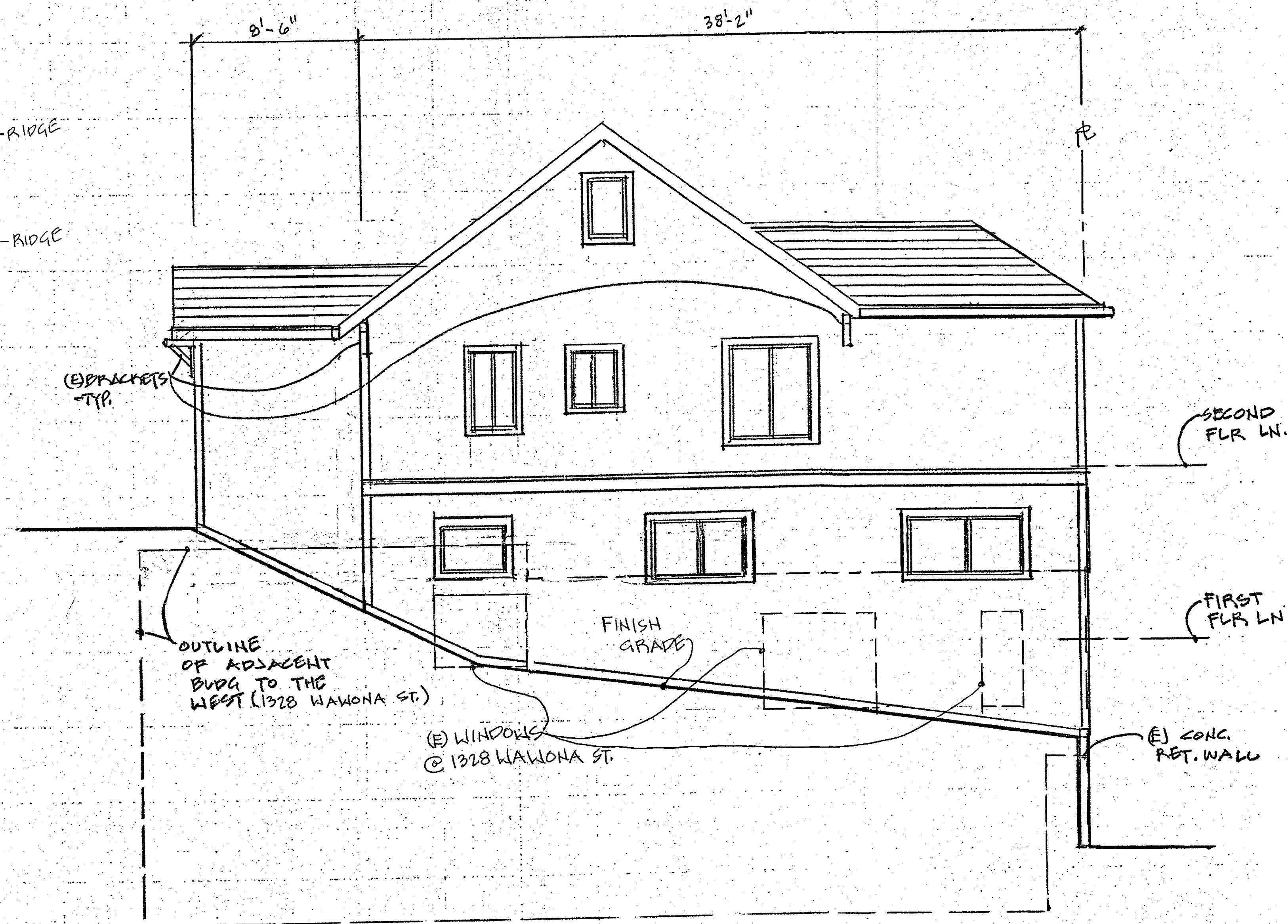
ADDITION REMODELING
1322 WAWONA ST.
SAN FRANCISCO, CA.

DRAWN
CHECKED
DATE
SCALE AS SHOWN
JOB NO. CUN 1327
SHEET 4
OF SHEETS

REVISIONS	BY



(E) SOUTH ELEVATION
1/4"=1'-0"



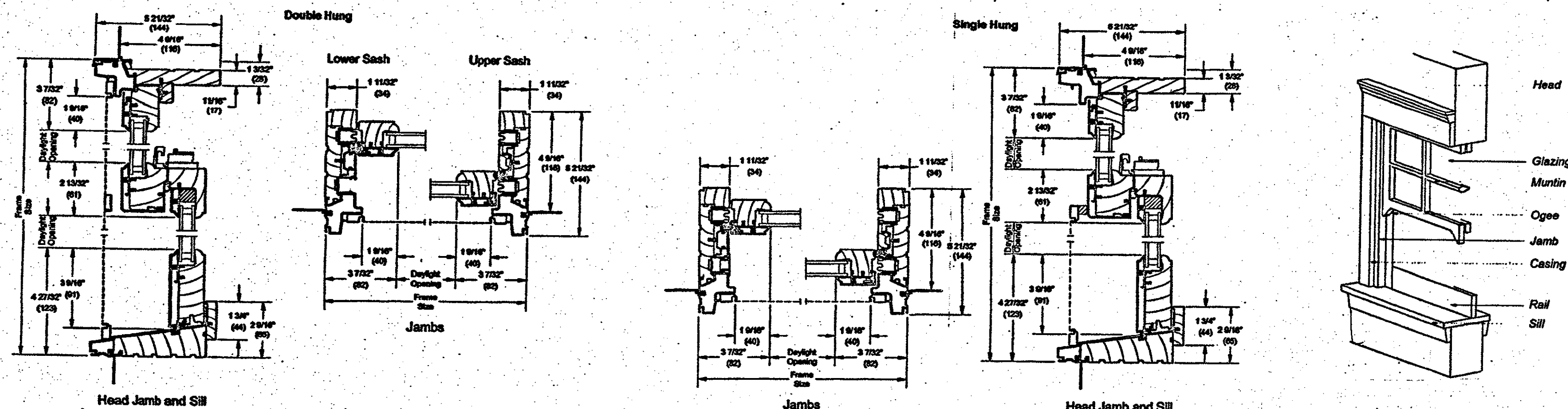
(E) WEST ELEVATION
1/4"=1'-0"

ADDITION REMODELING
1328 WAWONA ST.
SAN FRANCISCO, CA.

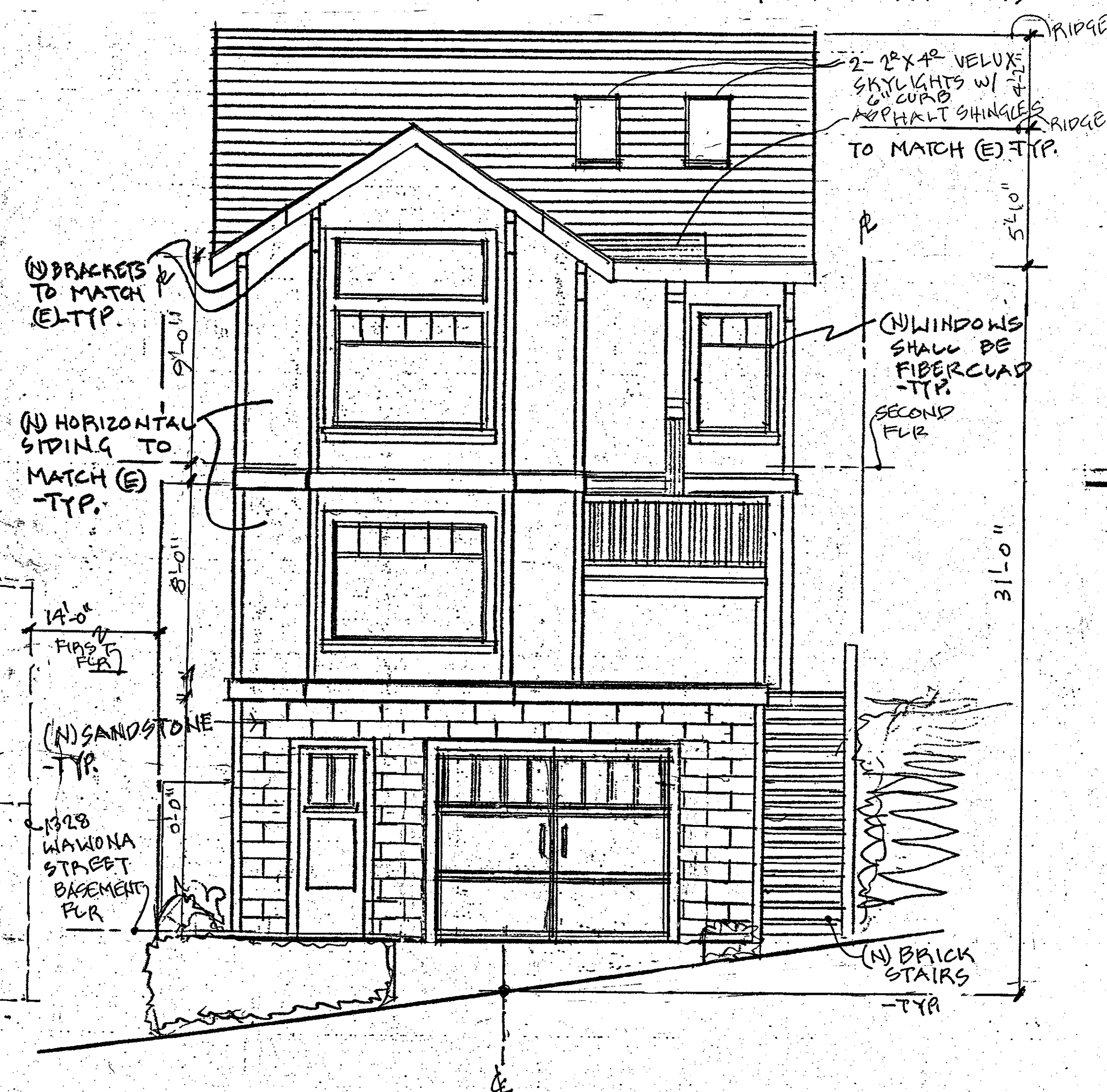
DRAWN
CHECKED
DATE
SCALE AS SHOWN
JOB NO. CUN 1327
SHEET 5
OF SHEETS

Section Details: Operating

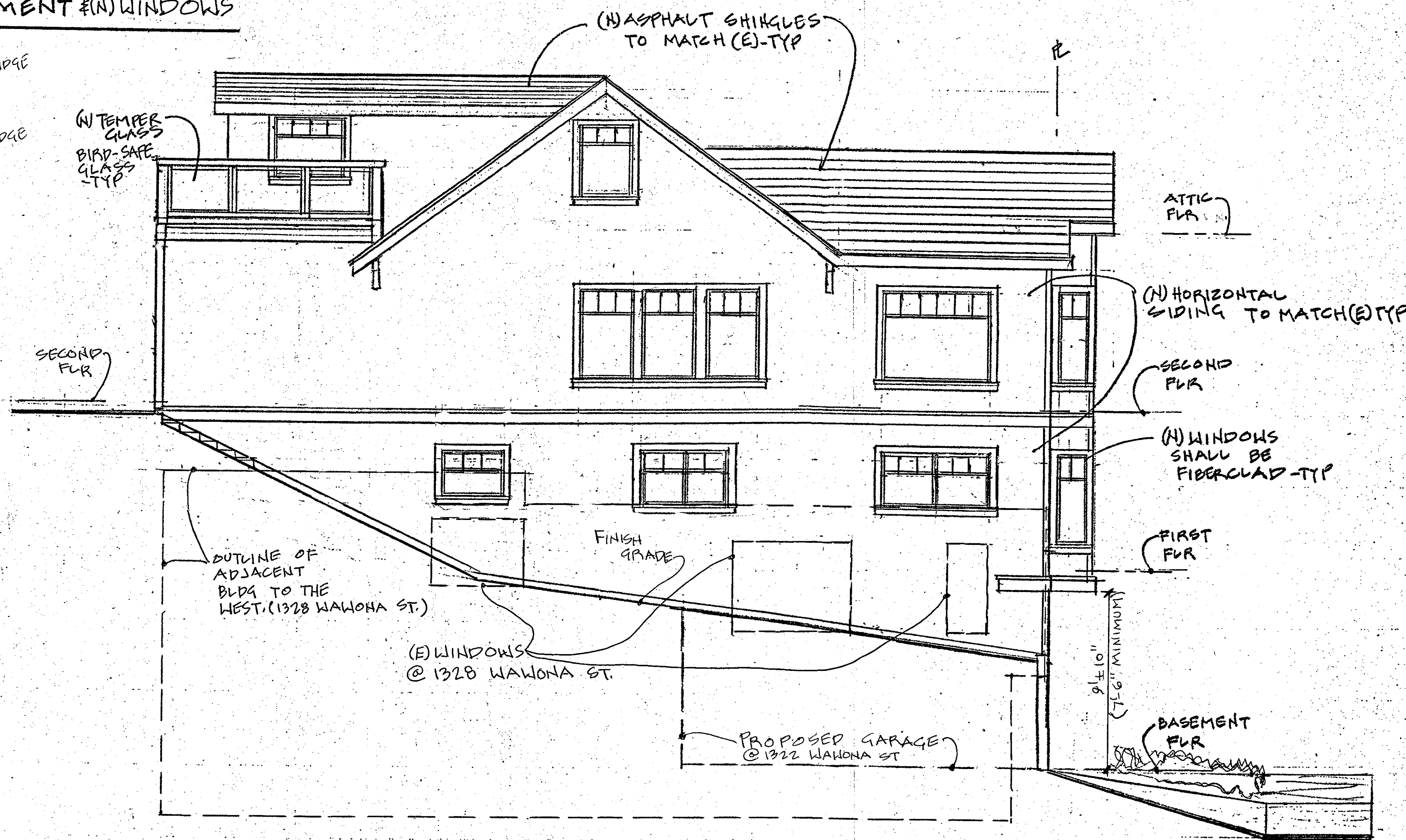
Scale: 3" = 1'-0"



WINDOW DETAILS FOR (E) WINDOW REPLACEMENT & (N) WINDOWS N.T.S. SIMILAR FOR CASEMENT & FIXED WINDOWS



(N) SOUTH ELEVATION
 1/4" = 1'-0"



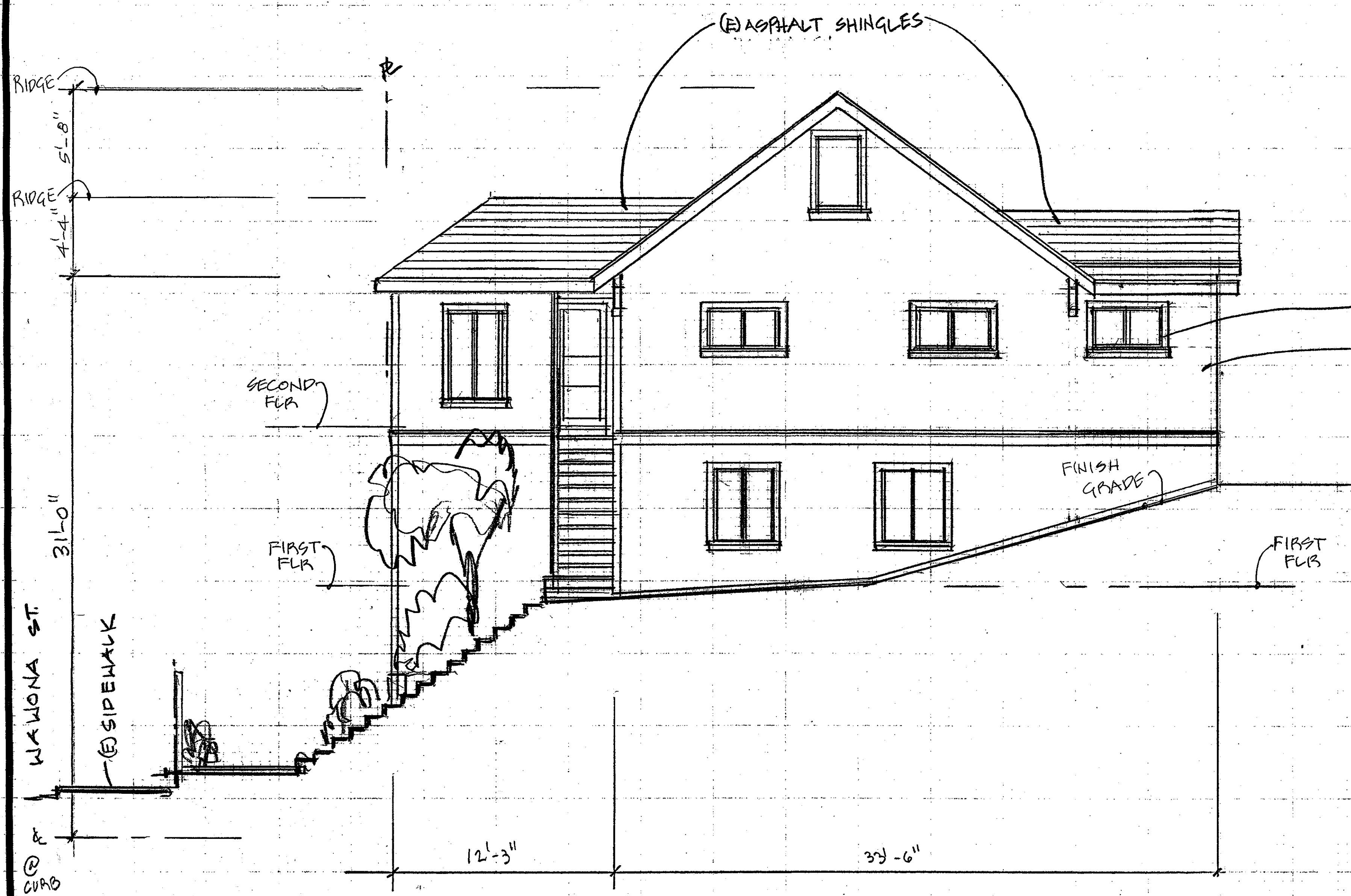
(N) WEST ELEVATION
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REVISIONS	BY

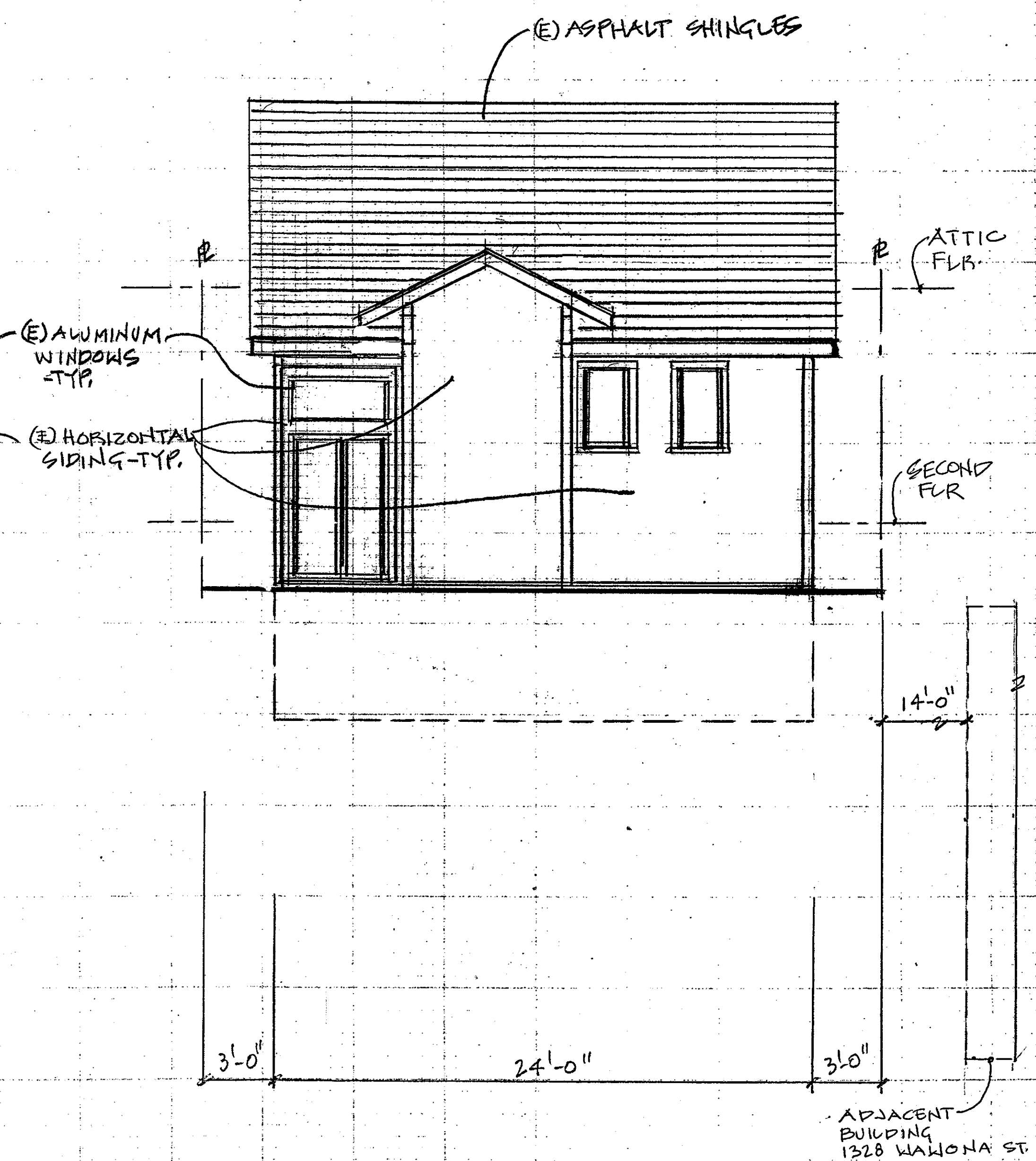
ADDITIONAL REMODELING
 1322 WAWONA ST.
 SAN FRANCISCO CA 94116

DRAWN
CHECKED
DATE
SCALE AS SHOWN
JOB NO. CUN 1327
SHEET
5
OF SHEETS

REVISIONS	BY



(E) EAST ELEVATION
1/4" = 1'-0"

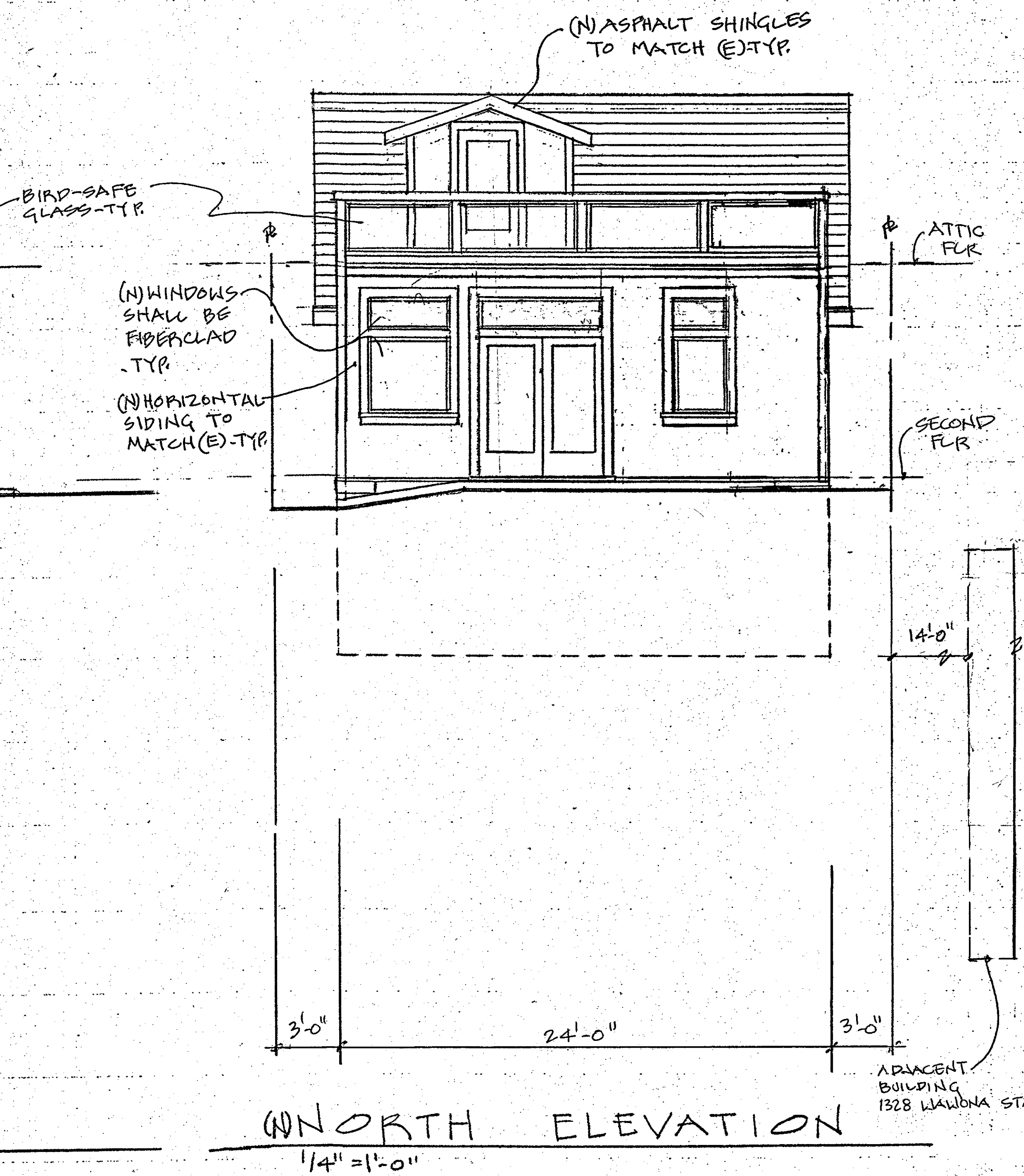
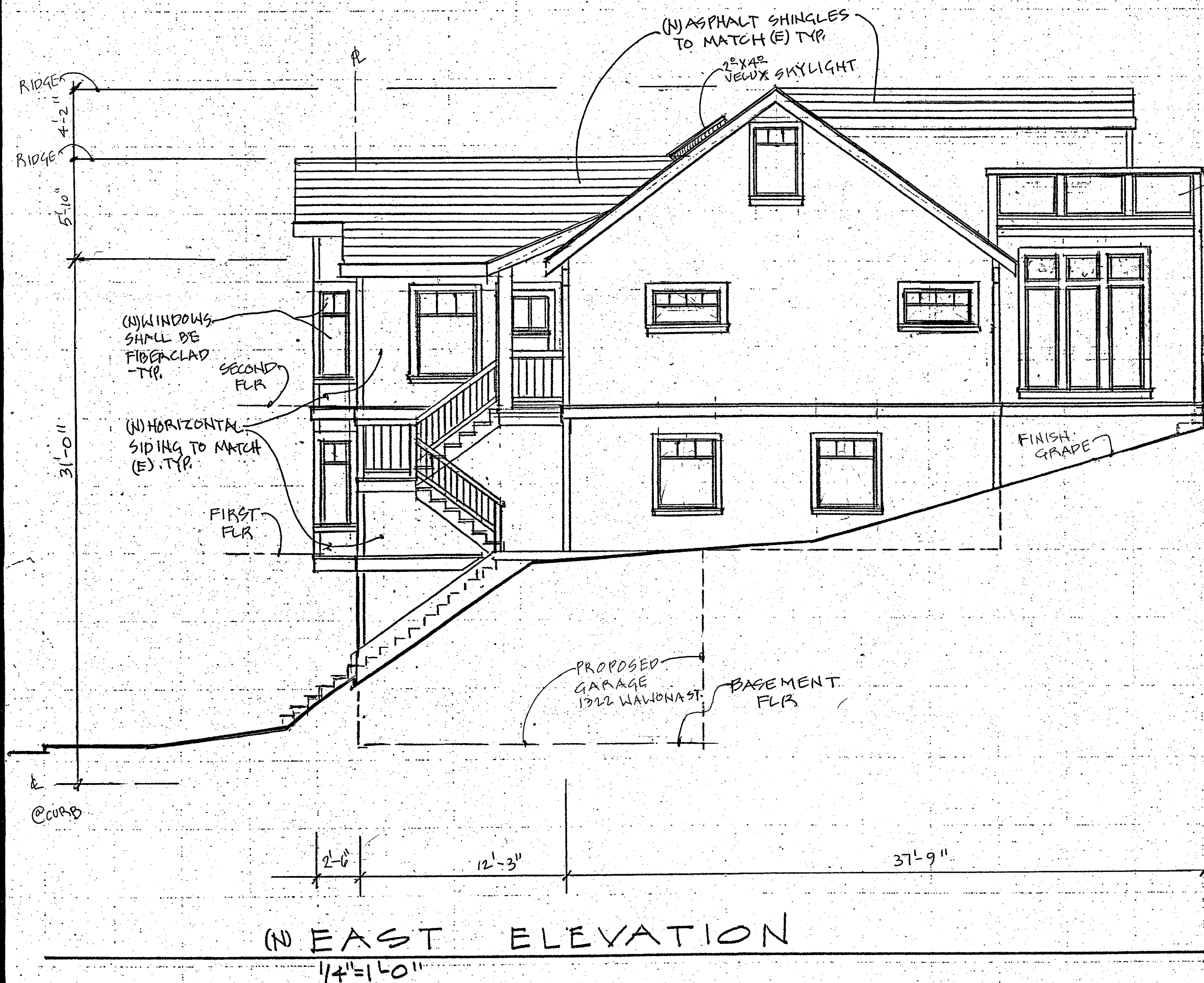


(E) NORTH ELEVATION
1/4" = 1'-0"

ADDITION & REMODELING
1322 WALONA ST.
SAN FRANCISCO, CA. 94116

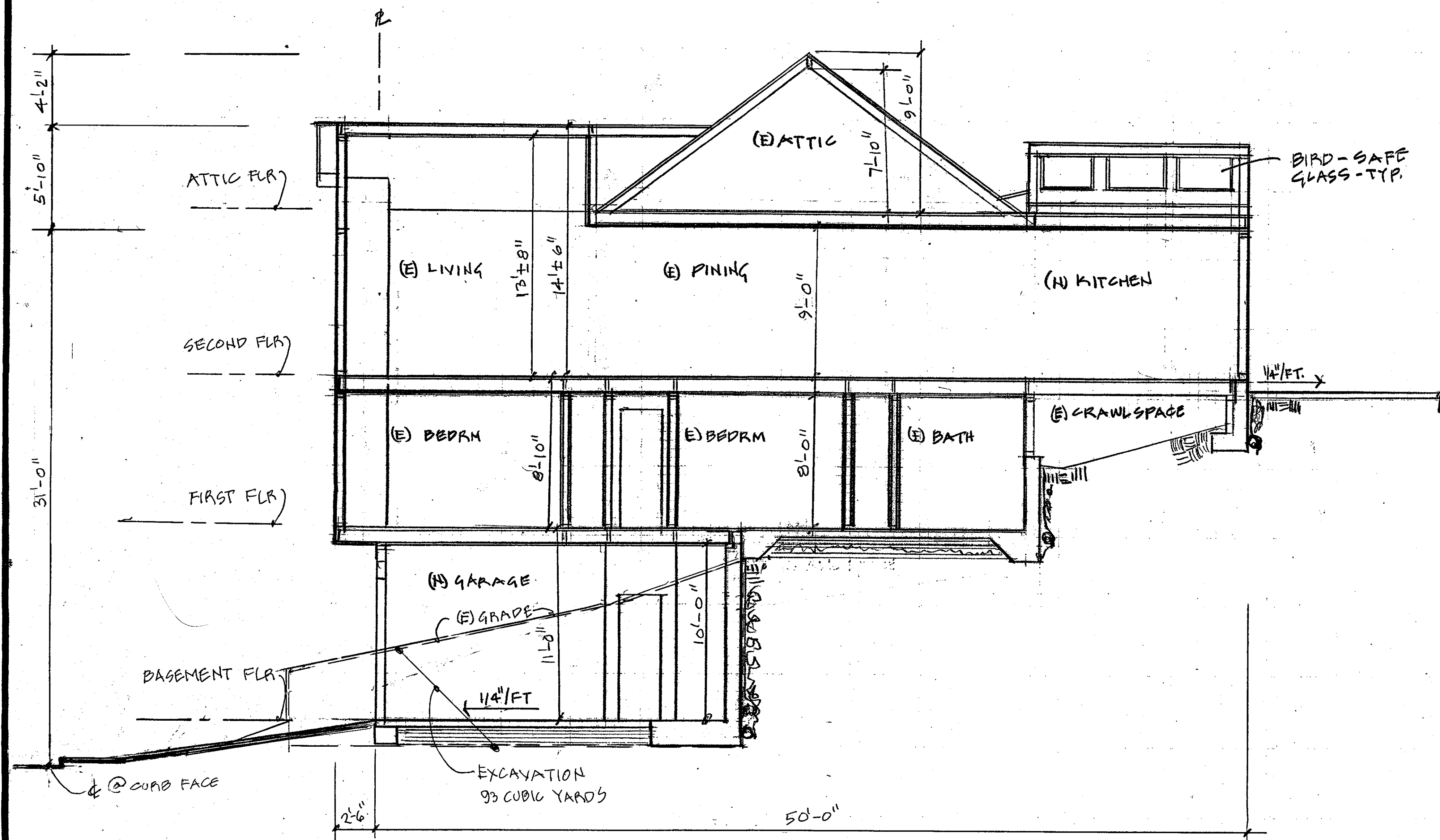
DRAWN
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DATE
SCALE
AS SHOWN
JOB NO.
CUN 1327
SHEET
OF
SHEETS

REVISIONS	BY



ADDITION & REMODELING
1322 WAWONA ST.
SAN FRANCISCO, CA. 94116

DRAWN
CHECKED
DATE
SCALE
AS SHOWN
JOB NO.
EUN 1327
SHEET
OF
SHEETS



LONGITUDINAL SECTION
1/4" = 1'-0"

B-B

REVISIONS	BY

ADDITION REMODELING
1322 WAWONA ST
SAN FRANCISCO, CA. 94116

DRAWN
CHECKED
DATE
SCALE AS SHOWN
JOB NO. EUN 1327
SHEET 7



San Francisco Planning

PROJECT APPLICATION RECORD NUMBER (PAR)
2016-000240DRP

RECEIVED

JAN 15 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Fred Morales, Jr. & Lynn S. Samuels

Address: 2695 24th Avenue
San Francisco, CA 94116

Email Address: LSSamuels@aol.com

Telephone: (415) 566-5767

Information on the Owner of the Property Being Developed

Name: Sean & Edessa Cunningham

Company/Organization: N/A

Address: 1322 Wawona Street
San Francisco, CA 94116

Email Address: seanncunningham@yahoo.com

Telephone: (415) 509-4295

Property Information and Related Applications

Project Address: 1322 Wawona Street

Block/Lot(s): 2472/3G

Building Permit Application No(s): 2014.11.26.2656

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	X	
Did you discuss the project with the Planning Department permit review planner?	X	
Did you participate in outside mediation on this case? (including Community Boards)		X

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

See attached (pages 1-10.)

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

See attached (pages 10-11.)

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See attached (pages 11.)

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The information presented is true and correct to the best of my knowledge.
- b) Other information or applications may be required.

Fred Morales Jr & Lynn S. Samuels
Signature

FRED MORALES JR. & LYNN S. SAMUELS
Name (Printed)

Adjacent property owner

(415) 566-5767

LSSamuels@aol.com

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Project Address: 1322 Wawona Street
Cross Street(s): 24th Avenue and 25th Avenue
Block/Lot No. 2472/3G

1. Exceptional and Extraordinary Circumstances Justifying Discretionary Review

We are the owners of the single-family residence located at 2695 24th Avenue, which is the property at the corner of 24th Avenue and Wawona Street, directly adjacent to and uphill from the project address (1322 Wawona Street), owned by the Cunninghams. The project involves constructing a horizontal addition and excavating 10 feet below the Cunningham property to accommodate a one-car garage. (See Notice of Building Permit Application and site plans, attached as Exhibit A).

We have serious concerns about the potential impacts of excavating 10 feet below the Cunningham property and constructing a garage below the existing building on: 1) the massive (50-60 foot tall), old-growth Heritage Redwood Tree perched on a steep embankment in the public right-of-way next to Wawona Street between our property and the Cunningham property, in close proximity to the proposed excavation site; 2) a mature (50-60 foot tall) Douglas Fir pine tree located behind the Redwood Tree near the back fence separating our property from the Cunningham property; and 3) the stability of the slope on which our home, the Cunningham home, and the home located on the west side of the Cunningham property (1328 Wawona) are located (See photos of the Redwood Tree, Douglas Fir pine tree, Cunningham property, and our property taken between December 20, 2018 and January 12, 2019, and an aerial photo from Google Maps, attached as Exhibit B).

We expressed our concerns regarding the potential impacts of the proposed garage excavation on the Redwood Tree, Douglas Fir, and the stability of the slope on which our home is located at the Pre-Application Meeting with the Cunninghams and their architect in 2014, and reiterated our concerns after we received the Notice of Building Permit Application on December 19, 2018. (See e-mail correspondence to Planning Department, Public Works Department, and Bureau of Urban Forestry Department staff members, and to Sean Cunningham attached as Exhibit C). To our knowledge, no City personnel have inspected the Redwood and Douglas Fir trees, or evaluated the stability of the slope, in connection with the proposed project since we raised our initial concerns in 2014.

As discussed further below, the excavation and construction of a garage underneath the existing building at the project site poses serious risks to public safety and property, and should not be permitted absent a full and independent evaluation of the geotechnical risks of excavating on a slope in sandy soil conditions, as well as a thorough evaluation of the potential risks to the critical root system of the trees, which could collapse during construction or in an earthquake or storm if they are compromised, resulting in potentially catastrophic loss of life, personal injury, and/or property damage.

also advised me that any excavation within 15 feet of the trunk could impact the stability of the tree.

You might want to consider contacting John Lichter for additional information regarding mapping the root systems and his availability.

Finally, I understand that you have not completed the Tree Protection Plan yet and that the City has processes and procedures that need to be followed. Because page 1 of the Checklist states that it must be completed and submitted to the Planning Department along with the building permit or other applications required for the project, and we received the Notice of Building Permit Application for the project on December 19, I thought that the Checklist, at least, should have been completed and submitted with the Application. However, we'll defer to the City regarding the completion and submission of any forms required during the process.

Sincerely,

Lynn Samuels and Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

-----Original Message-----

From: Sean Cunningham <seanncunningham@yahoo.com>
To: Lssamuels@aol.com <lssamuels@aol.com>
Cc: sylvia.jimenez@sfgov.org <sylvia.jimenez@sfgov.org>; carla.short@sfdpw.org <carla.short@sfdpw.org>; purearch@cs.com <purearch@cs.com>; fredmorales.sf@gmail.com <fredmorales.sf@gmail.com>
Sent: Wed, Jan 2, 2019 10:40 pm
Subject: RE: Notice of Building Permit Application for 1322 Wawona -Building Permit Application No. 2014.11.26.2656 - RedwoodTree

Lynn,

I think that might be better to meet next week as I am still working on scheduling an arborist. As I indicated in my earlier email I am trying to get a arborist out to get a professional's opinion as neither of us are tree experts. I think it would probably be better to meet after the arborist has had a chance to look at the tree and write up his report. Additionally this will give you some time to see if DPW is going to send out an inspector as you requested.

As for your request on the Tree Protection Plan, we have not completed it yet. The city has processes and procedures that we need to follow and an order of when they need each form completed. The city does not require the tree protection plan at this time and we will not be prepared until after we talk to the arborist. The permit process has already been going on for several years and we still have a way to go till we complete that paperwork. As our application processes through the system, other checklists and forms will be requested. We are expecting that DPW will want us to complete the tree protection plan at some time but it is not required at this stage.

Sincerely,
Sean

P.S. As you have already determined you did not get my email address correct when you sent the original email on the 19th which explains why I did not receive it. I know you had my email before but just to be clear it is SeanNCunningham@yahoo.com.

From: lssamuels@aol.com
Sent: Monday, December 31, 2018 2:28 PM
To: seanncunningham@yahoo.com
Cc: sylvia.jimenez@sfgov.org; carla.short@sfdpw.org; purearch@cs.com; fredmorales.sf@gmail.com
Subject: Re: Notice of Building Permit Application for 1322 Wawona -Building Permit Application No. 2014.11.26.2656 - RedwoodTree

Project Address: 1322 Wawona Street
Cross Street(s): 24th Avenue and 25th Avenue
Block/Lot No. 2472/3G

Exceptional and extraordinary circumstances justify discretionary review where, as here, the application of adopted design standards to a project and the project owners' right to develop the property are outweighed by the risk to public safety and the potential impacts of the project on two trees in close proximity to the project that are protected under Article 16, Section 808 (c) of the San Francisco Public Works Code, and on nearby properties and occupants.

The City has a *nondelegable duty* to conduct a thorough and independent examination of the potential impacts of the project on the Redwood Tree, Douglas Fir tree, and stability of the slope supporting our property, and to implement measures to ensure that public safety, the trees, and adjacent properties are protected.

a. Impacts of Garage Excavation on Redwood Tree and Douglas Fir Tree

As noted above, two trees in close proximity to the project site are potentially impacted by the project: a massive 50-60 foot tall old-growth Heritage Redwood Tree that appears to be approximately 100 years old, and a mature, 50-60 foot tall Douglas fir tree located near the back fence separating our property from the Cunningham property. The Redwood Tree is perched on a steep embankment in the public-right of way next to Wawona Street, between our property and the Cunningham property, and is located approximately 10 feet from the construction site and proposed area of excavation.¹

The Douglas Fir tree is located 2 feet from the backyard fence separating our property from the Cunningham property, 6 feet from the public right-of-way, and approximately five feet from the proposed area of excavation. (See photos attached as Exh. B). As the attached photos

¹ The site plans included with the Notice of Building Permit Application do not accurately depict the location of the Redwood Tree. As the photos attached as Exhibit B show, the Redwood Tree is closer to the Cunningham property line than is depicted in the plans. The Douglas Fir tree is not depicted in the site plans at all. (See Exh. A, attached). Applicants for building permits that involve the addition of a garage are required to complete the Planning Department's Required Checklist for Tree Planting and Protection and submit it to the Planning Department along with the building permit or other applications required for the project. We did not receive a copy of the completed Checklist and it does not appear to have been submitted here. The Checklist states that "full-size site plans submitted along with the associated construction project must clearly indicate . . . the locations of all Protected Trees and non-protected trees. Protected Trees must also be shown to include accurate tree height, accurate canopy dripline and trunk and canopy diameters. The plans must graphically depict implementation of all measures called for in the Tree Protection Plan. Additionally, the Tree Protection Plan itself along with the written declaration must be reproduced on full-size plans." (See Required Checklist for Tree Planting and Protection, attached as Exh. D). The site plans included with the Notice of Building Permit Application do not meet these requirements.

Project Address: 1322 Wawona Street
Cross Street(s): 24th Avenue and 25th Avenue
Block/Lot No. 2472/3G

show, the canopies/driplines of both the Redwood Tree and the Douglas Fir tree extend over the Cunninghams' property and directly above the excavation/construction zone.

Because the trees are massive, and are located so close to the proposed excavation and construction zones, we have serious concerns that the proposed excavation of a garage underneath the Cunningham property might impact their critical root systems and impact their stability, rendering them vulnerable to collapse during construction, an earthquake or a storm, with potential catastrophic injury to persons and/or damage to property. Wawona is a busy street and the project site is directly across from Stern Grove Park, with summertime concerts, dog walkers, joggers, and many cars parked at all times of the day and night on both sides of the street.

San Francisco Public Works Code, Article 16, Urban Forestry Ordinance, defines a "Street Tree" as "any tree growing within the public right-of-way, including unimproved public streets and sidewalks, and any tree growing upon land under the jurisdiction of the Department." "Significant Trees" are defined as "a tree (1) on property under the jurisdiction of the Department of Public Works or (2) on privately-owned property with any portion of its trunk within 10 feet of the public right-of-way, and (3) that satisfies at least one of the following criteria: (a) a diameter at breast height (DBH) in excess of twelve (12) inches, (b) a height in excess of twenty (20) feet, or (c) a canopy in excess of fifteen (15) feet."

The Redwood Tree meets the definition of a "Street Tree" as defined by the Public Works Code. It has a diameter of approximately 62 inches (> 5 feet) and is located on the sloping public right-of-way next to Wawona Street. The Douglas Fir meets the definition of a "Significant Tree" as defined by the Code. It is located within 10 feet of the public right-of-way, has a DBH of approximately 19 inches and, as the attached photos show, exceeds 20 feet in height.

The Department of Public Works Code Sections 8.02-8.11 requires disclosure and protection of Landmark, Significant, and Street trees located on private and public property. A completed disclosure statement must accompany all building permit applications that include building envelope expansion, new garages, and all demolition or grading permit applications. Both trees are subject to protection pursuant to Section 808 (c) of the Public Works Code, which states, as follows:

(c) Construction Work: Protection of Trees Required.

- (1) It shall be unlawful for any person to engage in any construction work on private or public property without first taking steps to protect Street Trees, Significant Trees, and Landmark Trees from damage, including damage caused by soil compaction or contamination,

Project Address: 1322 Wawona Street
Cross Street(s): 24th Avenue and 25th Avenue
Block/Lot No. 2472/3G

excavation, or placement of concrete or other pavement or foundation material. If excavation, construction, or Street work is planned within the dripline of a Significant Tree, Landmark Tree, or a Tree on any Street or other publicly owned property said Tree(s) shall be adequately protected. If any construction work results in the Injury or damage to such Trees, the responsible party(ies) may be subject to the penalties set forth in Section 811 of this Article.

- (2) Prior to Department of Building Inspection issuance of a building permit or site permit, the applicant for a project that may damage one or more Street Trees, Significant Trees, and/or Landmark Trees shall submit a Tree protection plan to the Director for review and approval.
- (3) Prior to the issuance of a Public Works permit for excavation, construction, or Street work that will occur within the dripline of a Significant Tree, a Landmark Tree, or a Tree on any Street or other publicly owned property, the applicant shall submit a Tree protection plan to the Director for review and approval.

* * * *

- (5) The Tree protection plan referenced above in Subsection (2)-(4) shall be prepared by a certified arborist.

The site plans call for excavation of 93 cubic yards of soil underneath the existing building to construct a 10 foot deep, 24 foot wide, and 21 foot long garage underneath the Cunningham property. (See Exh. A, attached). Based on the site plans, the excavated area is almost the entire width of the Cunninghams' lot and extends to within 3 feet from our property line – this is a huge area to be excavated.

In order to perform the excavation and construct a garage underneath the existing building on the project site, contractors would be working directly under the driplines of the Redwood Tree and Douglas Fir tree and in close proximity to their trunks. (As noted above, the trunk of the Redwood Tree sits on a steep embankment in a sloping public right-of-way). The proposed soil disturbance is unclear from the site plans, and no one has mapped the critical root systems of the trees, which may extend well into the excavation zone.² If the trees' critical roots

² Redwood trees do not have a central tap root and their root systems can extend 100 feet from the trunk. The root system is shallow, and may reach only 6-12 feet deep. (See California Department of Parks and Recreation, "About Coast Redwoods," <https://www.parks.ca.gov>, and Park

Project Address: 1322 Wawona Street
Cross Street(s): 24th Avenue and 25th Avenue
Block/Lot No. 2472/3G

are compromised by the excavation and/or construction, the trees could fail during construction or in an earthquake or storm, causing potential catastrophic personal injury and/or property damage. (See October 11, 2012 article from Berkeleyside, Berkeley, California's independent news site titled "Contractor mistake damages lone redwood at library," and NBC Bay Area news report published January 7, 2019 titled "Storm May Have Caused Massive Tree to Fall on Car, Killing Novato Man at UC Berkeley Campus" attached as Exhibit F). **And the effects from damage may not manifest for several years.³**

We contacted consulting arborist John M. Lichter, M.S., owner of Tree Associates, Inc. and an ISA Certified Arborist and ISA Qualified Tree Risk Assessor, to discuss the project and the potential impact of excavating and constructing a garage in such close proximity to the Redwood Tree and Douglas Fir tree. Mr. Lichter informed us that any excavation within 15 feet of the trees could impact the stability of the trees and recommended certain procedures to ameliorate any detrimental impact on the trees. (Here, those concerns are exacerbated by the location of the Redwood Tree on a steep embankment.) First, because the limits of soil disturbance are unclear based on the site plans, Mr. Lichter advised that the proximity of soil disturbance and excavation to the trees should be clarified. Next, Mr. Lichter stated that the size and location of roots which would need to be cut should be determined during the planning stages of the project because this information is of critical importance to determining the potential impact of the proposed construction on the trees. This would involve safely exposing the roots at the location of the proposed soil disturbance closest to the trees using compressed air or water to excavate the soil in a narrow trench (pneumatic or hydraulic excavation) to expose roots without damaging them. Mr. Lichter concluded that with this information, if the potential impact to the trees is significant, the project would need to be redesigned or abandoned in order to improve the prognosis for survival of the trees and reduce their risk. (See January 14, 2019 Memo from John Lichter to Lynn Samuels, attached as Exhibit G).

Mr. Lichter's conclusions and recommendations are supported by other arborists. In

Vision, Redwood National Park, <http://www.shannontech.com/ParkVision/Redwood/Redwod2.html>, attached as Exhibit E). While pine trees typically have strong taproots, they also can grow far-ranging lateral roots that are helpful for keeping the tree stabilized and finding water.

³ The site plans also call for planting two Street Trees in front of the Cunningham property. The location of one of these trees is under the dripline of the Redwood Tree (See site plans attached as Exhibit A and photos of the Redwood Tree and Cunningham property attached as Exhibit B). Planting another Street Tree in close proximity to the Redwood Tree is clearly ill-advised and would only further compromise the root system of the Redwood Tree. The Planning Department's Tree Planting and Protection checklist states that one Street Tree is required for each 20 feet of street frontage of the subject property, however, credit is given for existing Street Trees, such as the Redwood Tree. The plans should be revised to eliminate the Street Tree closest to the Redwood Tree.

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"Getting to the Root of Tree Stability and Construction," Scott Jamieson recommends that "Well before excavation begins, everyone involved in the project should know where tree roots are." He states that:

This can and should be done during the tree-inventory phase at the beginning of the project. Then planners can map out not only tree-trunk locations but also critical root zones, which makes the inventory much more valuable for preserving trees. In overlaying a critical root zone map on a construction document, it is possible to see where changes in elevation, paths or trenches will come into contact with roots. A map depicting critical root zones provides so much more information than the traditional plan that simply uses dots to mark locations of tree trunks." (See ILCA, "Getting to the Root of Tree Stability and Construction," by Scott Jamieson, www.bartlett.com/resources/TreeStabilityandConstruction.pdf, attached as Exhibit H).

Mr. Jamieson also notes that there is a measurable change in tree stability when roots are cut closer to the trunk and that it is important to be more conservative with respect to larger and more mature trees, which are more prone to root decay following injury to the root system. (Exhibit H, p. 34.) The article states that with respect to older and larger trees, "Cutting roots at a distance of five times the trunk diameter is better, from a stability standpoint, than cutting closer. This distance should also minimize infection by root decay fungi. The best place to cut tree roots is outside the dripline of the tree. At this distance, there are many roots needed for water and nutrient uptake, but fewer roots needed for stability." *Id.*

As noted above, the diameter of the Redwood Tree is approximately 5 feet and the diameter of the Douglas Fir tree is approximately 19 inches. Therefore, cutting the Redwood Tree's roots any closer than 25 feet from the trunk or the Douglas Fir tree's roots any closer than 8 feet from its trunk, may damage the trees and cause them to become unstable. **The excavation and construction areas depicted in the site plans are well within these ranges.**⁴

Mr. Jamieson also discusses the equipment that should be used during excavation to minimize any damage.

⁴ As the site plans show, there is a retaining wall separating our property from a portion of the Cunningham property. The depth of the retaining wall does not appear to be indicated in the plans, but we believe that it does not extend very far below ground level. Therefore, it would not prevent the Douglas Fir tree's roots from extending into the excavation zone. Moreover, there is no retaining wall to the west or south of the Redwood Tree. Therefore, the retaining wall also will not protect the Redwood Tree's roots from being impacted by the construction.

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Key to cutting roots is using the right equipment. Backhoes are intended for digging, not cutting roots. Don't make the mistake of assuming that, by excavating, you can simply cut the roots by breaking them with the backhoe. A backhoe rips roots and can tear them all the way back to the trunk, even pulling the trunk apart. (See Exhibit H, p. 34, attached).

On January 10, 2019, over four years after we initially raised our concerns at the Pre-Application Meeting, an arborist retained by the Cunninghams came out to inspect the Redwood Tree. We were at home at the time. We asked the Cunninghams a week before the inspection if we could be included in the meeting, but we weren't notified of the date of the inspection or invited to meet with the arborist. The arborist met with the Cunninghams for approximately 20 minutes and didn't appear to have a copy of the site plans. He also didn't request access to our backyard to inspect the Douglas Fir tree, which is located in our backyard. We overheard him say to the Cunninghams "I'm not going to bother to knock on her door to inspect the Fir tree."

It is difficult to understand how an arborist who didn't bother to inspect or measure one of the trees potentially impacted by the project can prepare a Tree Protection Plan that satisfies the Planning Department's requirements. Those requirements specify that Protected Trees must be shown to include accurate tree height, accurate canopy dripline, and trunk and canopy diameters. (See Exhibit D, p. 5, attached.) Moreover, we believe that a mere visual inspection of the trees is insufficient under these circumstances. As tree experts have opined, in order to determine if the proposed excavation or construction in such close proximity to the trees will adversely impact their root systems, it is necessary to identify the location and depth of the trees' critical roots, which cannot be accomplished by a mere visual inspection. (See Exhibits G and H, attached).

We received a copy of the arborist's Tree Protection Plan (TPP) on January 14, 2019. (See Exhibit I, attached). The TPP states that the Redwood Tree's critical root zone (CRZ) is 530" or 44.1 feet, which is 15 feet greater than the critical root zone we calculated under Mr. Jamieson's formula. The critical root zone of the Douglas Fir tree is not even indicated in the report.

Despite acknowledging the Redwood Tree's CRZ to be 44.1 feet, and not including the CRZ of the Douglas Fir tree in the TPP at all (although opining that the Douglas Fir is 55' tall, which is even taller than the Redwood Tree), Mr. Braden concludes that "The chances of encountering or damaging either one of these two trees' roots with the planned development are very low, if any." (Exhibit I, p. 2).

Mr. Braden's conclusion contradicts other statements in his report and the facts critical to such a conclusion are not provided. The premise of Mr. Braden's conclusion is that "the project

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includes constructing a retaining wall outside the existing retaining wall in order to build a new garage edition." But Mr. Braden states that "The footing for this wall is not planning on going deeper than [the existing retaining] wall," which is not indicated in the TPP.

The depth of the existing retaining wall and proposed new retaining wall are critical to whether the retaining walls will provide any protection for the trees' roots from the proposed excavation. The depth of the existing retaining wall is not indicated in the site plans, nor does the depth of the proposed new retaining wall appear to be indicated. (The plans are unclear and difficult to decipher). As noted above, the existing retaining wall does not appear to extend very far below ground level. (The photos of the concrete stair entranceway to the Cunningham residence do not accurately depict the depth of the retaining wall at the level of our backyard, which is where the Douglas Fir is located. Moreover, the portion of the retaining wall next to the Douglas Fir in our backyard is not even visible in the photos). Because Mr. Braden didn't bother to come into our backyard to inspect the Douglas Fir tree, the base of which is only accessible from our backyard, and the TPP doesn't indicate the depth of the retaining wall underneath the fence in our backyard, he is unable to opine whether the retaining wall provides any protection for the Douglas Fir tree's roots. Neither the existing retaining wall, nor the proposed new retaining wall, will provide adequate protection if the Douglas Fir tree's critical roots extend horizontally beneath the fence and retaining walls and into the proposed excavation zone. **And, most importantly, as the photos attached as Exhibit B depict, there is no existing or planned retaining wall to the west or south of the Redwood Tree's trunk, which sits precariously on a steep slope.**

In addition, the TPP fails to specify the canopy diameter or canopy dripline of the Douglas Fir as required by the Tree Planting and Protection Checklist. Nor does it include any recommendations specific to protecting the Douglas Fir tree.

Mr. Braden acknowledges that soil compaction and root injury that stems from construction activity near trees is very difficult to mitigate and that protecting the root area from impacts is best accomplished by establishing a tree protection zone (TPZ) around the tree in which no grading or construction activity may occur. The TPP states that "A six-foot chain link fence with posts sunk into the ground shall be erected to enclose the TPZ." Yet he also acknowledges that some of the construction work will take place within the TPZ. Given the location of the Redwood Tree on an embankment so close to the construction site, it is difficult to see how a TPZ can be established here, or what, if any, protections it would provide.

The TPP also states that "Tree Survival depends on how it's treated during the construction phase. Rather than dying quickly, the tree may decline gradually and eventually reach the point that removal is required. This is typical where impacts are indirect and cause chronic stress to which the tree never adapts." Mr. Braden cites soil compaction, restrictions in

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the soil area available for root development, direct injury to the root system, and poor or heavy root pruning as examples of site changes that can cause such chronic stress.

These are precisely the adverse impacts posed by the project. Many of the trees in the Bay Area are distressed due to the five-year long drought conditions. Construction activity underneath the drip line of the Redwood Tree and Douglas Fir will only exacerbate the impact of these conditions.

b. Impact of Garage Excavation on Slope Stability And Our Property Uphill of the Excavation

As noted above, the site plans call for excavating 93 cubic yards of soil underneath the existing building to construct a 10 foot deep, 24 foot wide, 21 foot long garage, an area practically the entire width of the Cunningham's lot. The excavation zone extends to within 3 feet of our property line to the east.

Our house is adjacent to, and directly uphill from the excavation site, in the Parkside District of San Francisco, which is in the Outer Sunset, approximately 1.5 miles from Ocean Beach. **The Outer Sunset District was built on sand dunes.** Therefore, the soil underneath and supporting our home and the Cunningham home is likely of sandy composition, which raises issues as to the propriety of such an extensive excavation and whether adequate safeguards are in place to ensure the structural integrity of the slope and adjacent properties. As noted above, there is an existing retaining wall separating our property from a portion of the Cunningham property, but it extends only a portion of the length of the eastern side of the proposed garage and does not appear to extend very far below ground level, nowhere near the proposed excavation depth of 10 feet. We understand the proposed footing for the new retaining wall is not going to be deeper than the existing retaining wall. Therefore, neither the existing or proposed new retaining wall will provide adequate protection from slope slippage downhill towards the excavation site. Any slippage of the soil underneath our backyard and home could damage our backyard landscaping and foundation.

We raised the issue of slope stability to the Cunninghams and their architect at the Pre-Application meeting in 2014. To our knowledge, no geotechnical or civil engineer has inspected the site or evaluated the soil conditions in order to identify and evaluate the potential impacts of excavating 93 cubic yards of soil on the slope, our property, and the property to the west of the Cunninghams (3128 Wawona).

The problems that soils can pose for foundations and the structural integrity of a building can be the most severe faced by any property owner. Therefore, before any building permit is issued, a geotechnical engineer knowledgeable in San Francisco soil conditions should examine

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the project site; evaluate the site plans, soil conditions, and stability of the slope; and assess any risks presented by the proposed excavation of 93 cubic yards of soil and construction of a 10 foot deep, 24 foot wide, and 21 foot long garage at this location.

c. The Proposed Garage Excavation Conflicts with the Community Safety and Environmental Protection Elements of the City's General Plan and Planning Code Priority Policies

In addition to posing a serious risk to public safety and to the adjacent properties, excavation and construction of a 10' deep garage at the project site conflicts with the Community Safety and Environmental Protection elements of the City's General Plan and Priority Policy No. 8 - that our open spaces be protected from development.

The purpose of the Community Safety Element is to reduce future loss of life, injuries, property loss, environmental damage, and social and economic disruption from natural disasters. Although the Community Safety Element focuses on seismic hazards, other hazards such as ground failure and landslides, as well as man-made hazards that pose threats to the City's health and welfare, are considered.

The Environmental Element of the City's General Plan and Priority Policy No. 8 are concerned with protecting and conserving the natural environment, especially plant and animal life, and achieving a proper balance among the conservation, utilization, and development of San Francisco's natural resources. Redwood trees are an endangered species and the Redwood Tree located in the public right-of-way next to the Cunningham property is over 100 years old and a focal point of the neighborhood. Many of the trees in the Bay Area are distressed due to the five-year long drought conditions. Construction activity underneath the drip line of the Redwood Tree will only exacerbate the impact of these conditions.

As discussed above, if the critical root systems of the Redwood Tree and/or Douglas Fir tree are damaged during the excavation and/or construction, the trees could be rendered unstable, causing them to collapse in an earthquake or storm, causing potentially catastrophic personal injury or property damage. Similarly, community safety and the environment are at risk if the structural integrity of the slope on which our property sits is impacted by the proposed excavation.

2. Unreasonable Impacts Presented by the Project

The Residential Guidelines do not address the impacts potentially presented by the project, including the risks to public safety, potential injury to the trees, and potential impact

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upon the stability of the slope, discussed in our response to Question No. 1. These impacts are not the normal or reasonable impacts typically associated with most residential construction projects.

Our property and the neighborhood will be unreasonably impacted if the Redwood Tree and/or Douglas Fir Tree's root systems are compromised or the trees are injured during construction. As recent news reports demonstrate, persons have been maimed and killed, and vehicles and other property damaged or destroyed, when massive trees collapse in the Bay Area. Our property, the property to the west of the Cunningham property, and the neighborhood, will also be unreasonably impacted if there is any degradation or slippage of the slope and consequential damage to our property, during excavation and construction.

3. Alternatives or Changes to the Project that May Reduce Any Adverse Impacts

Given the substantial and serious risks to public safety, the environment, and the adjacent properties, we believe the City should conduct an independent and thorough investigation of the impacts of the project, including the excavation of a 93 cubic yards of soil on a slope to construct a 10 foot deep, 24 foot wide, and 21 foot long garage underneath the subject property. At a minimum, the project sponsors should be required to obtain a geotechnical evaluation of the soil conditions and slope to ensure that our property, and the adjoining property to the west of the their property, are not adversely affected by the excavation and construction of the proposed garage.

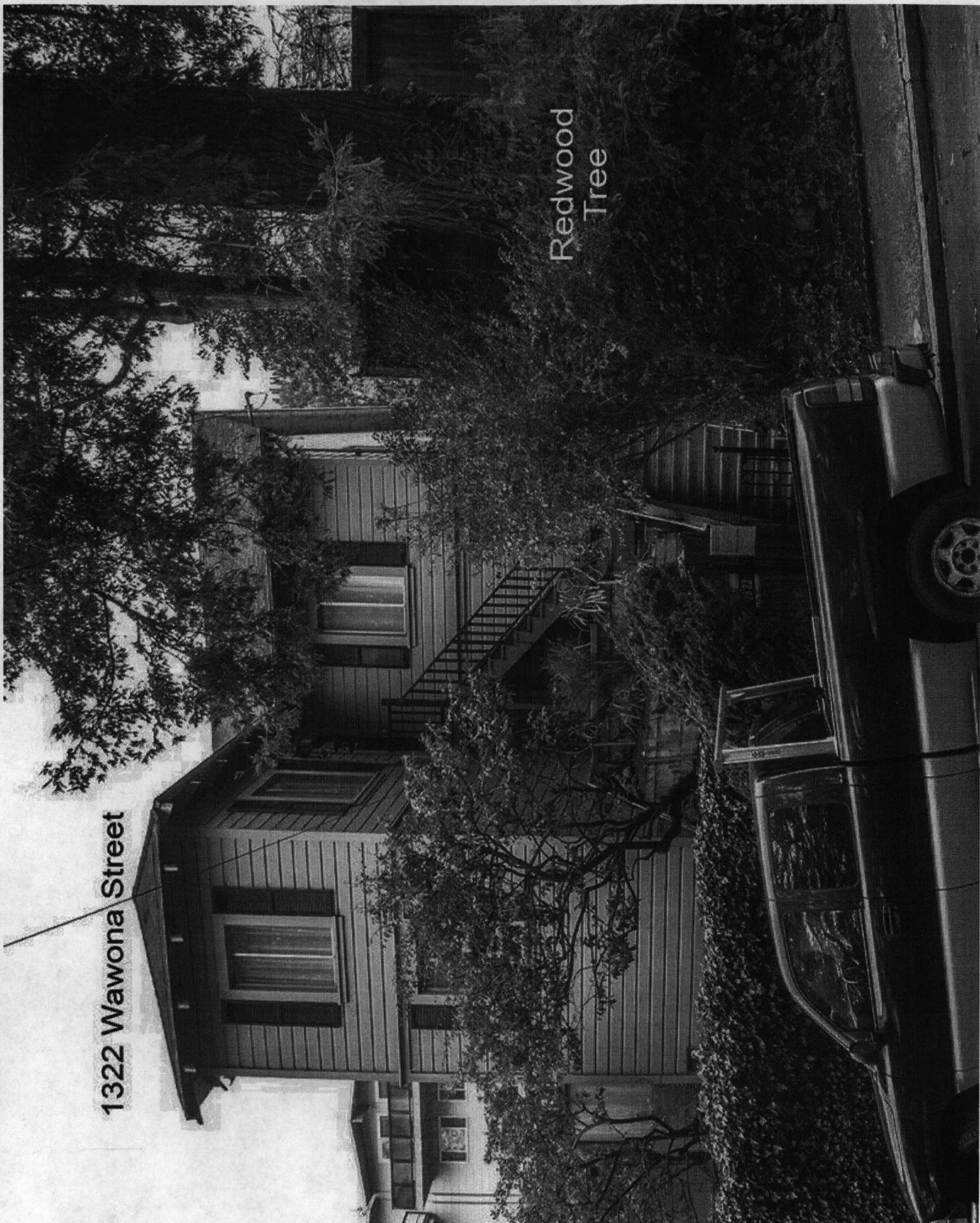
In addition, an ISA-certified arborist employed by the City should inspect the Redwood Tree and Douglas Fir and render an independent opinion regarding the potential impacts of the project on the root systems of the trees. If the City determines that the project can go forward without damaging the trees and potentially rendering them vulnerable to collapse during construction, an earthquake, or a storm, the project sponsors should be required to provide a Tree Protection Plan by an ISA-certified arborist that addresses both trees and fully complies with all Planning Department requirements. The recommendations outlined by ISA-certified arborist and ISA-qualified Tree Risk Assessor John Lichter in Exhibit G should also be implemented before any excavation or construction commences.

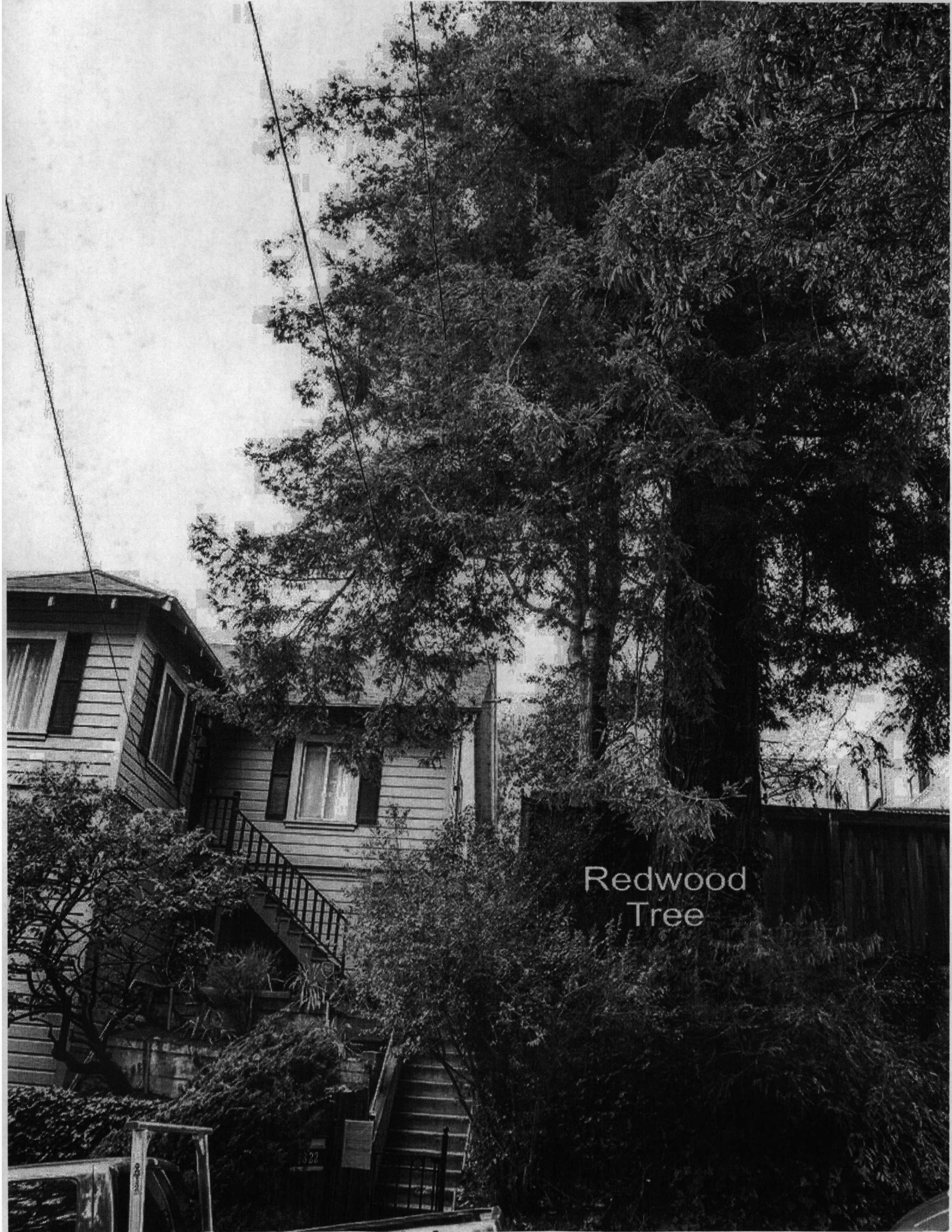
If, after further investigation, it is determined that adequate measures can not be implemented to ameliorate the potential risks, protect the trees, and ensure the stability of the slope, the project should be redesigned to eliminate the garage.

1322 Wawona Street

Redwood
Tree

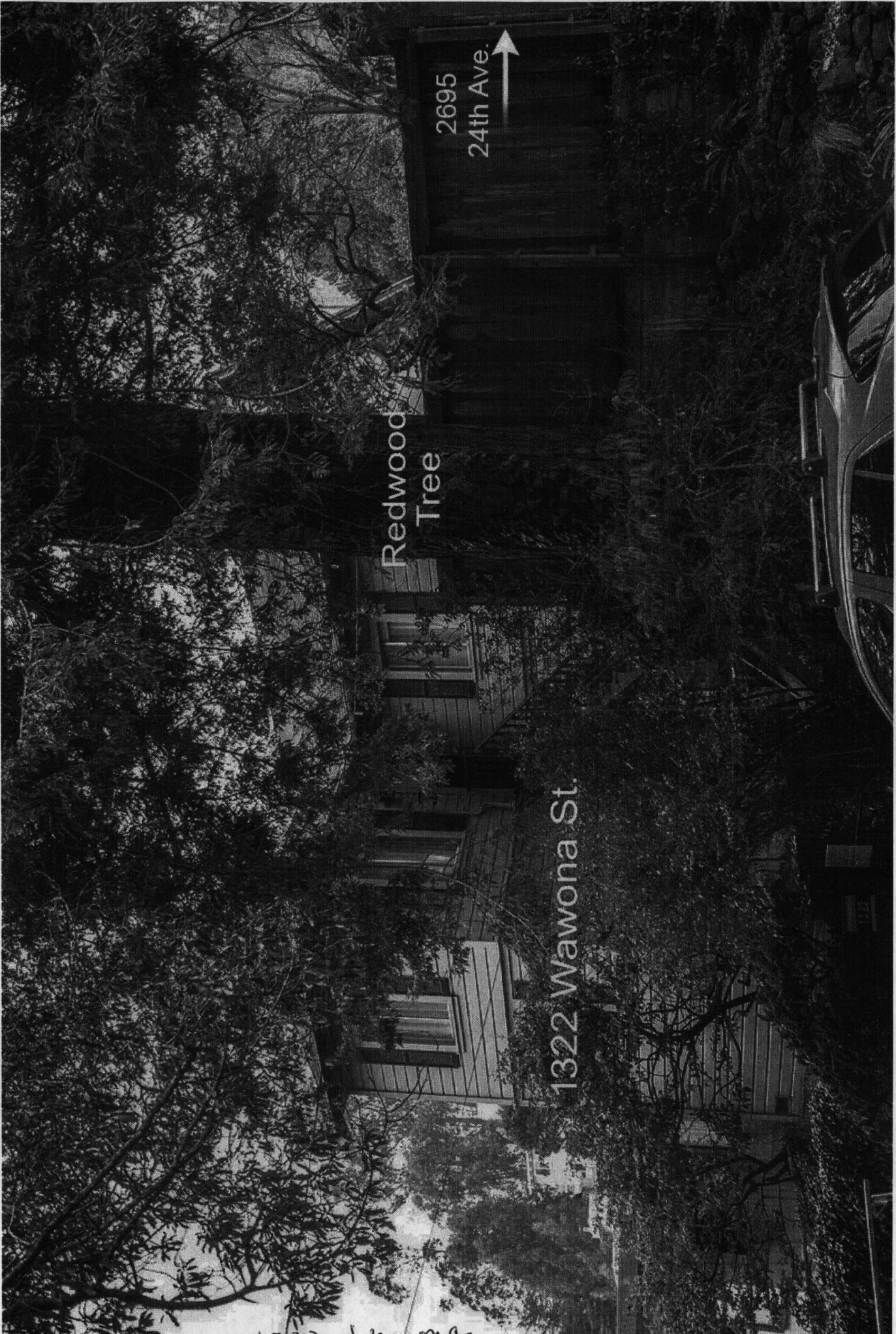
1322 Wawona





Redwood
Tree

1222 6th Ave

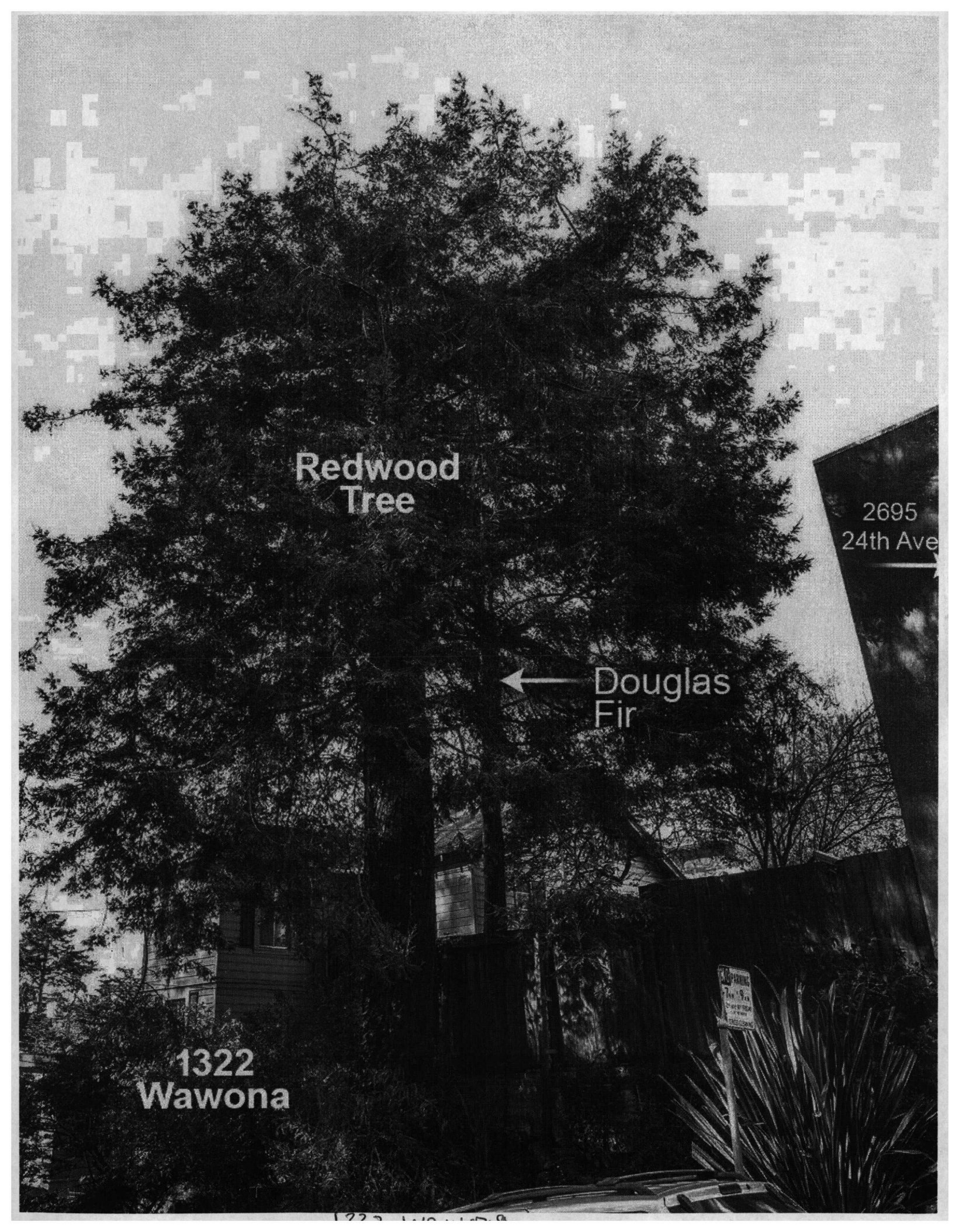


Redwood
Tree

1322 Wawona St.

2695
24th Ave. 

1322 Wawona



Redwood
Tree

2695
24th Ave

← Douglas
Fir

1322
Wawona

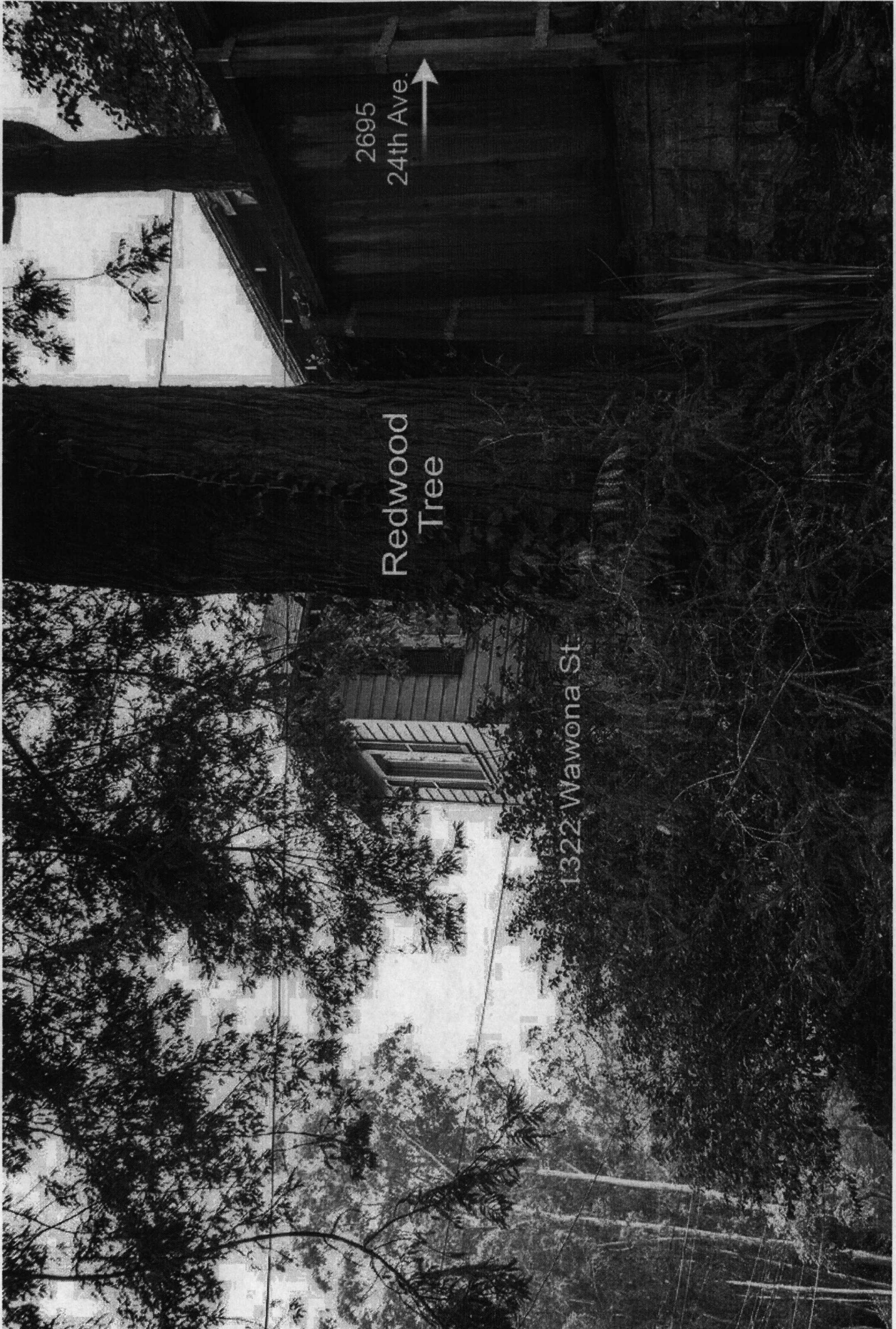
2695

24th Ave.



Redwood
Tree

1322 Wawona St.





Redwood
tree

1322 Wawona

Douglas
Fir
tree

2695 24th Avenue
backyard



1322 Wawona

From: Hawkrige, John <John.Hawkrige@sfdpw.org>

To: Issamuels <Issamuels@aol.com>

Subject: RE: Redwood Tree in Parkside District

Date: Thu, Oct 23, 2014 12:04 pm

Attachments: image001.jpg (13K)

Lynn,

Our records do not indicate that any construction is planned for 1322 Wawona. If and when they do apply for building permits, the first step will be a review of all street and significant trees that may be impacted or need to be planted as part of the construction. At that point, we will conduct a site visit, and to determine if their tree protection measures are adequate, and to see if there will be any additional tree planting required.

I will keep this on my radar.

In the meantime, please feel free to keep me informed if you notice any work being done that may impact the tree.



John Hawkrige

Urban Forestry Inspector

Bureau of Urban Forestry

San Francisco Public Works

City and County of San Francisco

1680 Mission St. 1st Floor

San Francisco, CA 94103

(415) 554-8380

sfpublicworks.org · twitter.com/sfpublicworks

From: Issamuels@aol.com [mailto:Issamuels@aol.com]

Sent: Wednesday, October 22, 2014 10:59 PM

To: Hawkrige, John

Subject: Redwood Tree in Parkside District

1322 Wawona

Hello Mr. Hawkridge:

My name is Lynn Samuels. My husband and I own a home in the Parkside neighborhood (2695 24th Avenue at Wawona) of San Francisco. There is a magnificent old growth redwood tree near our property line and our neighbor's property at 1322 Wawona. We understand that the redwood tree is on City property and is over 100 years old. It meets the criteria for designation as a "Significant Tree" under the San Francisco Planning Department's Tree Protection standards.

We recently received notice that our adjacent neighbors at 1322 Wawona Street plan to do a major remodel of their home, including putting in a garage, which is going to involve some excavation in close proximity to the redwood tree. My husband and I are concerned that the proposed construction may damage the root system of the redwood tree, which I understand is very shallow and can extend out horizontally 100 feet from the trunk, which would mean that the root system likely extends under our neighbor's property. If the root system is damaged and the stability of the tree is compromised (the tree is perched on a slope), it would be a tremendous loss to the neighborhood and the City, as well as pose a potentially catastrophic safety risk to persons and property in the area if a windstorm or earthquake caused the tree to come down.

Blake Watkins of Friends of the Urban Forest informed me that you are the City Inspector for trees in our neighborhood. My husband and I would like to have the tree inspected and evaluated whether the roots will be impacted, if the tree would be able to recover from the disturbance, and if anything can be done to mitigate the damage.

Please contact me at (415) 566-5767 to discuss this matter and advise me and my husband what we need to do to schedule an inspection.

Thank you for your assistance,

Lynn Samuels

(415) 566-5767

LSSamuels@aol.com

1 Attached Images



1322 Wawona

From: Lynn Samuels <lssamuels@aol.com>
To: Edessa & Sean Cunningham <seancunningham@yahoo.com>
Subject: Notice of Building Permit Application
Date: Wed, Dec 19, 2018 3:25 pm

Hi Sean & Edessa:

We received notice of your building permit application today.

Have you guys submitted the required Checklist for Tree Planting and Protection and Tree Protection Plan with respect to the redwood tree and pine tree in our backyard? Please provide us with a copies of the completed checklist and Tree Protection Plan as soon as possible so that we can evaluate the impact of the project on the redwood tree and pine tree.

We would be happy to meet with you to discuss our concerns regarding the trees and any other issues regarding the project over the holidays.

Thanks,
Lynn & Fred

Sent from my iPhone

From: Issamuels <Issamuels@aol.com>

To: stephen.keller <stephen.keller@sfdpw.org>

Subject: 1322 Wawona project - Redwood Tree

Date: Fri, Dec 21, 2018 11:47 am

Attachments: tree 1.jpg.jpg (353K), tree 2.jpg.jpg (290K), tree 3.jpg.jpg (319K)

Dear Steve:

Thank you for speaking with me yesterday regarding the Redwood Tree in the public right of way between our property (2695 24th Avenue) and our neighbors the Cunninghams' property (1322 Wawona). As I mentioned, we received a Notice of Building Permit Application (Permit No. 2014.11.26.2656) with respect to 1322 Wawona Street this week. The proposed project involves constructing a horizontal addition and excavating below the existing building to accomodate a one-car garage. The project also proposes various alterations to the front of the property, including reconfiguration of the front-entry stairs, which requires a variance for front setback requirements. A public hearing on the variance has been scheduled for January 23, 2019.

The Notice states that my husband and I have 30 days, or until January 16, 2019, to file an application for Discretionary Review of the proposed project, which we intend to do because of our serious concerns about the impact of the project on the Redwood Tree. As you can see from the attached photographs my husband took yesterday, the drip line of the Redwood Tree extends far over the Cunninghams' property and directly above the proposed excavation/construction zone. The Redwood Tree's trunk is less than 10 feet from the proposed excavation/construction. Because the Redwood Tree is massive (between 50 and 75 feet tall) and is perched on a slope in the public right of way, we are seriously concerned that the proposed project, particularly the excavation for a garage, may compromise the Redwood Tree's root system, rendering it vulnerable to collapse during a storm or otherwise, with potential catastrophic personal injury or property damage to the cars parked on both sides of Wawona next to Stern Grove Park.

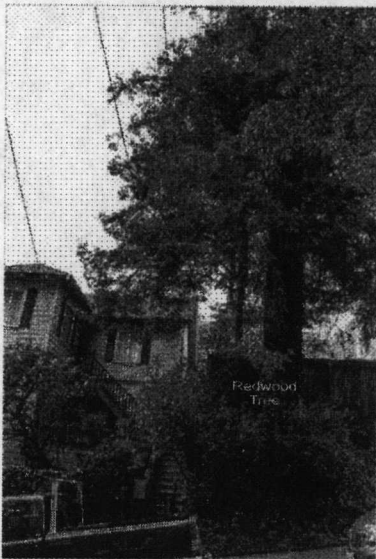
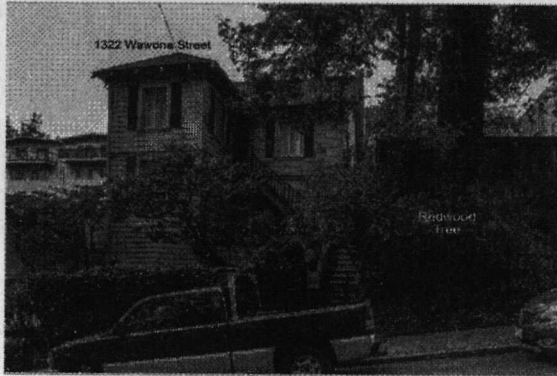
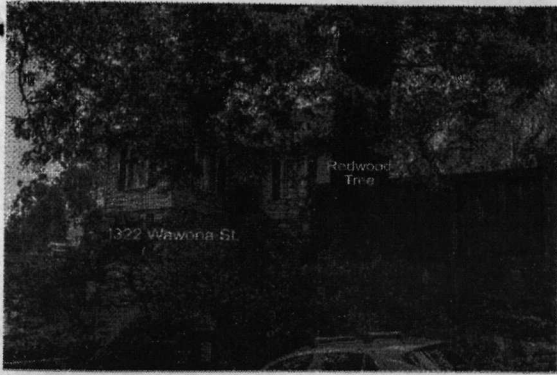
I initially contacted the City about this matter after I received the Pre-Application Notice back in 2014 and attended the initial Pre-Application meeting with the Cunninghams and their architect in October 2014. I expressed concerns about the Redwood Tree at the pre-application meeting and informed the Cunninghams that the Redwood Tree is a Protected Tree under Planning Code Section 138.1 and Public Works Code Article 16, which triggers the requirement of a Tree Protection Plan. I requested at that time, but to date still have not received, a Tree Protection Plan as required by departmental rules and regulations. Since 2014, I don't believe that the City has conducted an official inspection of the Redwood Tree.

I understand from our discussion yesterday that the Cunninghams' project is in its early stages and further review by the Dept. of Public Works, Bureau of Urban Forestry, as well as the Planning Dept. and Building Dept. will be conducted before any construction begins. My husband and I would appreciate being informed of the status of any further review of this matter by any and all City departments.

Thank you again for discussing this matter with me.

Lynn Samuels & Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

3Attached Images



From: Issamuels <Issamuels@aol.com>

To: sylvia.jimenez <sylvia.jimenez@sfgov.org>

Cc: fredmorales.sf <fredmorales.sf@gmail.com>

Bcc: mayorlaw <mayorlaw@aol.com>

Subject: Notice of Building Permit Application for 1322 Wawona - Redwood Tree

Date: Fri, Dec 21, 2018 12:33 pm

Attachments: tree 1.jpg.jpg (353K), tree 2.jpg.jpg (290K), tree 3.jpg.jpg (319K)

Dear Ms. Jimenez:

My name is Lynn Samuels. My husband Fred Morales, Jr. and I own the property at 2695 24th Avenue, San Francisco CA 94116.

Yesterday I left you a voicemail message regarding the Notice of Building Permit Application we received this week with respect to the proposed construction project at 1322 Wawona Street, which is the property adjacent to ours on Wawona Street (Building Permit Application No. 2014.11.26.2656). As I mentioned in my voicemail message, we raised several concerns with respect to the project when we received the initial Notice of Pre-Application Meeting back in 2014. I requested that you contact me to discuss these issues, but haven't heard back from you.

Our primary concern is the massive (50-75 foot tall) Heritage Redwood Tree located in the public right of way between our property and the Cunninghams' property. As you can see from the attached photographs my husband took yesterday, the drip line of the Redwood Tree extends far over the Cunninghams' property and directly above the proposed excavation/construction zone. The Redwood Tree's trunk is less than 5 feet from the proposed excavation/construction. Because the Redwood Tree is massive (between 50 and 75 feet tall) and is perched on a slope in the public right of way, we are seriously concerned that the proposed project, particularly the excavation for a garage to the left of the stairway next to the Redwood Tree, may compromise the Redwood Tree's root system, rendering it vulnerable to collapse during a storm or otherwise, with potential catastrophic personal injury or property damage to the cars parked on both sides of Wawona next to Stern Grove Park.

I initially contacted the City about this matter after I received the Pre-Application Notice back in 2014 and attended the initial Pre-Application meeting with the Cunninghams and their architect in October 2014. I expressed concerns about the Redwood Tree at the pre-application meeting and informed the Cunninghams and their architect that the Redwood Tree is a Protected Tree under Planning Code Section 138.1 and Public Works Code Article 16, which triggers the requirement of a Tree Protection Plan. I requested at that time, but to date still have not received, a Tree Protection Plan as required by departmental rules and regulations. My concerns about the project were recorded on a form I was given at the Pre-Application meeting and should be in the Planning Dept.'s file for this project. Since 2014, I don't believe that the City has conducted an official inspection of the Redwood Tree.

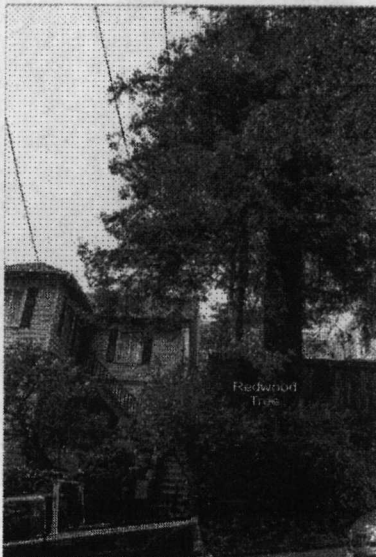
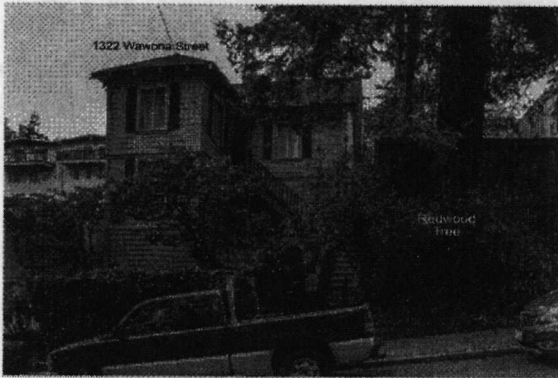
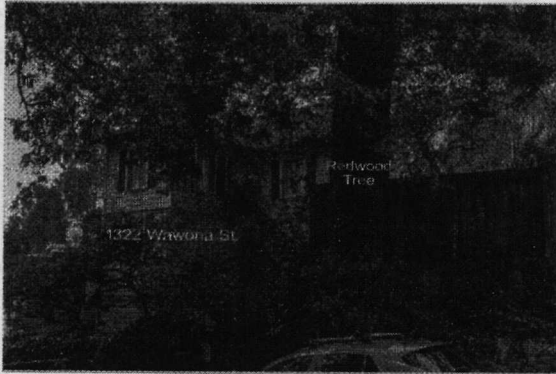
The Notice states that my husband and I have 30 days, or until January 16, 2019, to file an application for Discretionary Review of the proposed project, which we intend to do because of our serious concerns about the impact of the project on the Redwood Tree and public safety. I reached out to the Cunninghams to discuss our concerns but have not received a response.

I understand that the project is in its early stages and further review, including architectural review, by the Planning Dept., as well as review by the Dept. of Public Works, Bureau of Urban Forestry, and Building Dept. will be conducted before any construction begins. My husband and I would appreciate being informed of the status of any further review of this matter by any and all City departments. In particular, we request that any and all further review take into consideration the impact of the project on the Redwood Tree and public safety if the Redwood Tree's root system is compromised during excavation and/or construction.

Thank you for your anticipated courtesy and cooperation,

Lynn Samuels & Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

3Attached Images



From: lssamuels <lssamuels@aol.com>

To: stephen.keller <stephen.keller@sfdpw.org>; susan.nawbary <susan.nawbary@sfdpw.org>

Subject: Fwd: 1322 Wawona project - Redwood Tree

Date: Tue, Dec 25, 2018 1:06 pm

Attachments: tree 1.jpg.jpg (353K), tree 2.jpg.jpg (290K), tree 3.jpg.jpg (319K), image001.jpg (9K)

Hi Steve & Susan:

I reviewed the San Francisco Urban Forest Map and don't see the Redwood Tree located in the public right of way next to Wawona Street between our property and the Cunninghams' property identified on the map.

With the passage of Proposition E, the Redwood Tree should be a DPW-maintained tree, correct? Has anyone from DPW inspected the tree since Proposition E became law on July 1, 2017? Why isn't the Redwood Tree identified on the map?

Sincerely,

Lynn Samuels & Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

-----Original Message-----

From: Keller, Stephen (DPW) <Stephen.Keller@sfdpw.org>

To: Nawbary, Susan (DPW) <susan.nawbary@sfdpw.org>; lssamuels@aol.com <lssamuels@aol.com>

Sent: Fri, Dec 21, 2018 2:57 pm

Subject: FW: 1322 Wawona project - Redwood Tree

Hi Lynn,

I am CC'ing susan. She is the inspector for this area.



Steve Keller

Urban Forestry Inspector

ISA Certified Arborist WE 8888UA

Bureau of Urban Forestry

San Francisco Public Works

City and County of San Francisco

1155 Market St 3rd floor

San Francisco, CA 94103

(415) 554-8240 Desk

(415) 554-6700 BUF Mainline

sfpublicworks.org · twitter.com/sfpublicworks

From: lssamuels@aol.com [mailto:lssamuels@aol.com]

Sent: Friday, December 21, 2018 11:47 AM

To: Keller, Stephen (DPW) <Stephen.Keller@sfdpw.org>

Subject: 1322 Wawona project - Redwood Tree

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Steve:

Thank you for speaking with me yesterday regarding the Redwood Tree in the public right of way between our property (2695 24th Avenue) and our neighbors the Cunninghams' property (1322 Wawona). As I mentioned, we received a Notice of Building Permit Application (Permit No. 2014.11.26.2656) with respect to 1322 Wawona Street this week. The proposed project involves constructing a horizontal addition and excavating below the existing building to accommodate a one-car garage. The project also proposes various alterations to the front of the property, including reconfiguration of the front-entry stairs, which requires a variance for front setback requirements. A public hearing on the variance has been scheduled for January 23, 2019.

The Notice states that my husband and I have 30 days, or until January 16, 2019, to file an application for Discretionary Review of the proposed project, which we intend to do because of our serious concerns about the impact of the project on the Redwood Tree. As you can see from the attached photographs my husband took yesterday, the drip line of the Redwood Tree extends far over the Cunninghams' property and directly above the proposed excavation/construction zone. The Redwood Tree's trunk is less than 10 feet from the proposed excavation/construction. Because the Redwood Tree is massive (between 50 and 75 feet tall) and is perched on a slope in the public right of way, we are seriously concerned that the proposed project, particularly the excavation for a garage, may compromise the Redwood Tree's root system, rendering it vulnerable to collapse during a storm or otherwise, with potential catastrophic personal injury or property damage to the cars parked on both sides of Wawona next to Stern Grove Park.

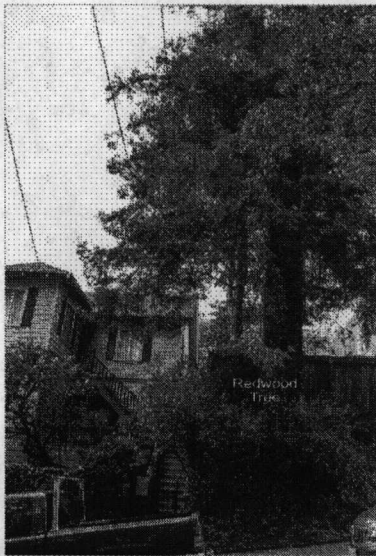
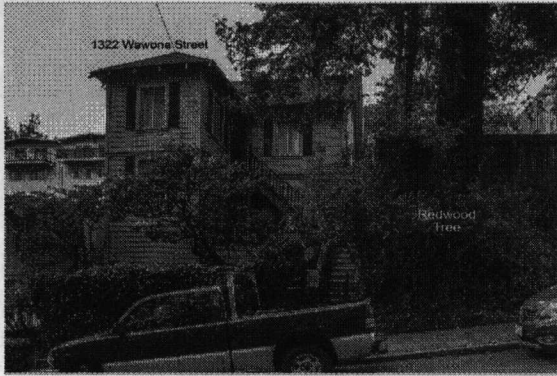
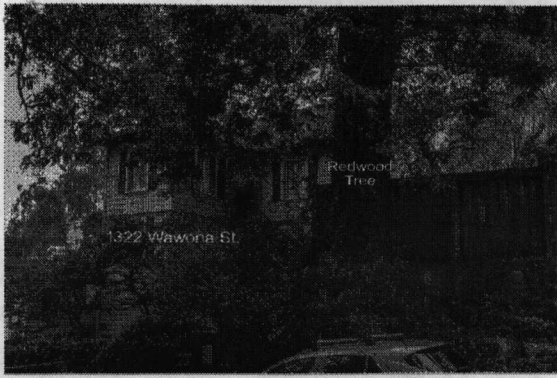
I initially contacted the City about this matter after I received the Pre-Application Notice back in 2014 and attended the initial Pre-Application meeting with the Cunninghams and their architect in October 2014. I expressed concerns about the Redwood Tree at the pre-application meeting and informed the Cunninghams that the Redwood Tree is a Protected Tree under Planning Code Section 138.1 and Public Works Code Article 16, which triggers the requirement of a Tree Protection Plan. I requested at that time, but to date still have not received, a Tree Protection Plan as required by departmental rules and regulations. Since 2014, I don't believe that the City has conducted an official inspection of the Redwood Tree.

I understand from our discussion yesterday that the Cunninghams' project is in its early stages and further review by the Dept. of Public Works, Bureau of Urban Forestry, as well as the Planning Dept. and Building Dept. will be conducted before any construction begins. My husband and I would appreciate being informed of the status of any further review of this matter by any and all City departments.

Thank you again for discussing this matter with me.

Lynn Samuels & Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

4Attached Images



From: Issamuels <Issamuels@aol.com>

To: Carla.Short <Carla.Short@sfdpw.org>; stephen.keller <stephen.keller@sfdpw.org>; susan.nawbary <susan.nawbary@sfdpw.org>

Cc: MayorLaw <MayorLaw@aol.com>

Subject: 1322 Wawona Street - Notice of Building Permit Application - Permit No. 2014.11.26.2656 - Impact on Heritage Redwood Tree

Date: Wed, Dec 26, 2018 2:31 pm

Attachments: tree 1.jpg.jpg (353K), tree 2.jpg.jpg (290K), tree 3.jpg.jpg (319K)

Dear Ms. Short:

My name is Lynn Samuels. My friend, Kim Mayor, advised me that you might be of assistance regarding the Notice of Building Permit Application (Permit No. 2014.11.26.2656) my husband and I received last week with respect to the proposed construction project at 1322 Wawona Street and forwarded your contact information.

My husband and I own the single-family residence at 2695 24th Avenue @ Wawona in the Parkside District of San Francisco, which is adjacent to the Cunninghams' property at 1322 Wawona, the site of the proposed construction project. The proposed project at 1322 Wawona Street involves constructing a horizontal addition and excavating below the existing building to accommodate a one-car garage. The project also proposes various alterations to the front of the property, including reconfiguration of the front-entry stairs, which requires a variance for front setback requirements.

My husband and I raised several concerns regarding the project when we received the initial Pre-Application Notice in the fall of 2014 and attended the initial Pre-Application meeting with the Cunninghams and their architect in October 2014. Our primary concern is the massive (50-75 foot tall) Heritage Redwood Tree perched on the slope in the public right of way next to Wawona Street, between our property and the Cunninghams' property. As you can see from the attached photographs my husband took of the Redwood Tree last week, the drip line/canopy of the Redwood Tree extends far over the Cunningham's property and directly above the proposed excavation/construction zone. **In addition, the Redwood Tree's trunk is approximately 5 feet from the area of excavation for the proposed garage. There is also a giant Douglas Fir pine tree in our backyard close to the Cunningham's property line.**

In an email dated October 23, 2014, John Hawkrige of the Bureau of Urban Forestry advised me that he would keep the project on his radar and that if and when the Cunninghams applied for a building permit, the first step would be a review of all street and significant trees that may be impacted as part of the construction. Mr. Hawkrige also informed me that the Department would conduct a site visit and determine if the Cunninghams' tree protection measures are adequate.

Last week, we received a Notice of Building Permit Application (Permit No. 2014.11.26.2656) with respect to the project. The Notice states that my husband and I have 30 days (or until Jan. 16, 2019) to file an application for Discretionary Review of the project. Although I informed the Cunninghams and their architect at the Pre-Application Meeting that the Redwood Tree, and perhaps also the Douglas Fir, are Protected Trees under Planning Code Section 138.1 and Public Works Code Article 16, triggering the requirement of a Tree Protection Plan, no Tree Protection Plan was included with the materials we received with the permit application. In addition, Department of Public Works Code, Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on public and private property, that they be shown on approved site plans, and that a completed disclosure statement must accompany all building permit applications that include building envelope expansion and new garages. No disclosure statement was included with the Notice of Building Permit Application, nor is the Douglas Fir tree depicted on the plans. I do not believe any site visit has been conducted since the Building Permit Application was filed on November 26, 2014.

From: Issamuels <Issamuels@aol.com>

To: stephen.keller <stephen.keller@sfdpw.org>; susan.nawbary <susan.nawbary@sfdpw.org>

Subject: Fwd: Notice of Building Permit Application for 1322 Wawona -Building Permit Application No. 2014.11.26.2656 - RedwoodTree

Date: Thu, Jan 3, 2019 5:49 pm

Attachments: Tree Root Stability pdf.pdf (2057K)

Hi Steve and Susan,

I wanted to let you both know that the owners of 1322 Wawona are trying to schedule an arborist to come out and inspect the Redwood Tree and Douglas Fir (see below), photos of which are attached to my December 21 and December 25 emails, however we still request and understand that the Dept. of Public Works, Bureau of Urban Forestry, will conduct an independent inspection of both trees, including an evaluation of the location and depth of their critical root systems, as part of the permit process.

Thank you for your courtesy and cooperation.

Lynn Samuels and Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

-----Original Message-----

From: Issamuels <Issamuels@aol.com>

To: seanncunningham <seanncunningham@yahoo.com>

Cc: sylvia.jimenez <sylvia.jimenez@sfgov.org>; carla.short <carla.short@sfdpw.org>; purearch <purearch@cs.com>; fredmorales.sf <fredmorales.sf@gmail.com>

Sent: Thu, Jan 3, 2019 1:00 pm

Subject: Re: Notice of Building Permit Application for 1322 Wawona -Building Permit Application No. 2014.11.26.2656 - RedwoodTree

Hi Sean,

Thanks for your email. We're happy to meet with you after the arborist comes out to inspect the trees, however I thought that both of us were going to meet with the arborist when he or she does the inspection. In addition to the Redwood Tree, the Douglas Fir pine tree in our backyard next to the fence separating our properties needs to be inspected because it meets the definition of a Protected Tree as set forth in the Required Checklist for Tree Planting and Protection I forwarded to you on December 31. The arborist will need access to our backyard to inspect the pine tree, which appears to be just as tall, if not taller, than the Redwood Tree.

The most important issue is the location and depth of the critical roots for both trees. I don't believe that can be determined by a mere visual inspection. As discussed in the attached article, "Getting to the Root of Tree Stability and Construction," it's difficult to determine what type of root system a tree has, and species, environmental conditions, the location of the tree, as well as the age of the tree, can all play a factor. The author concludes that the best place to cut tree roots is outside the dripline of the tree, where fewer roots are needed for tree stability and recommends **mapping root zones** well before any excavation begins. The article states: "In overlaying a critical root zone map on a construction document, it is possible to see where changes in elevation, paths or trenches will come into contact with roots. A map depicting critical root zones provides so much more information than the traditional plan that simply uses dots to mark locations of tree trunks."

The article also states that Bartlett Tree Experts uses Global Positioning Systems (GPS) and Geographical Information Systems (GIS) to collect information, map locations, and help with planning.

I contacted John Lichter at Tree Associates (tel: (530) 220-3696; e-mail: treeassociates@gmail.com or john@treeassociates.net) in October 2014 for information regarding the procedures involved in mapping the root system of the Redwood Tree and potentially the Douglas Fir in our backyard. John is knowledgeable in the various methods of mapping tree root systems, and I believe has the equipment needed to do the work. **John**

also advised me that any excavation within 15 feet of the trunk could impact the stability of the tree.

You might want to consider contacting John Lichter for additional information regarding mapping the root systems and his availability.

Finally, I understand that you have not completed the Tree Protection Plan yet and that the City has processes and procedures that need to be followed. Because page 1 of the Checklist states that it must be completed and submitted to the Planning Department along with the building permit or other applications required for the project, and we received the Notice of Building Permit Application for the project on December 19, I thought that the Checklist, at least, should have been completed and submitted with the Application. However, we'll defer to the City regarding the completion and submission of any forms required during the process.

Sincerely,

Lynn Samuels and Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

-----Original Message-----

From: Sean Cunningham <seanncunningham@yahoo.com>
To: Lssamuels@aol.com <lssamuels@aol.com>
Cc: sylvia.jimenez@sfgov.org <sylvia.jimenez@sfgov.org>; carla.short@sfdpw.org <carla.short@sfdpw.org>; purearch@cs.com <purearch@cs.com>; fredmorales.sf@gmail.com <fredmorales.sf@gmail.com>
Sent: Wed, Jan 2, 2019 10:40 pm
Subject: RE: Notice of Building Permit Application for 1322 Wawona -Building Permit Application No. 2014.11.26.2656 - RedwoodTree

Lynn,

I think that might be better to meet next week as I am still working on scheduling an arborist. As I indicated in my earlier email I am trying to get a arborist out to get a professional's opinion as neither of us are tree experts. I think it would probably be better to meet after the arborist has had a chance to look at the tree and write up his report. Additionally this will give you some time to see if DPW is going to send out an inspector as you requested.

As for your request on the Tree Protection Plan, we have not completed it yet. The city has processes and procedures that we need to follow and an order of when they need each form completed. The city does not require the tree protection plan at this time and we will not be prepared until after we talk to the arborist. The permit process has already been going on for several years and we still have a way to go till we complete that paperwork. As our application processes through the system, other checklists and forms will be requested. We are expecting that DPW will want us to complete the tree protection plan at some time but it is not required at this stage.

Sincerely,
Sean

P.S. As you have already determined you did not get my email address correct when you sent the original email on the 19th which explains why I did not receive it. I know you had my email before but just to be clear it is SeanNCunningham@yahoo.com.

From: lssamuels@aol.com
Sent: Monday, December 31, 2018 2:28 PM
To: seanncunningham@yahoo.com
Cc: sylvia.jimenez@sfgov.org; carla.short@sfdpw.org; purearch@cs.com; fredmorales.sf@gmail.com
Subject: Re: Notice of Building Permit Application for 1322 Wawona -Building Permit Application No. 2014.11.26.2656 - RedwoodTree

From: Hawkridge, John <John.Hawkridge@sfdpw.org>

To: Issamuels <Issamuels@aol.com>

Subject: RE: Redwood Tree in Parkside District

Date: Thu, Oct 23, 2014 12:04 pm

Attachments: image001.jpg (13K)

Lynn,

Our records do not indicate that any construction is planned for 1322 Wawona. If and when they do apply for building permits, the first step will be a review of all street and significant trees that may be impacted or need to be planted as part of the construction. At that point, we will conduct a site visit, and to determine if their tree protection measures are adequate, and to see if there will be any additional tree planting required.

I will keep this on my radar.

In the meantime, please feel free to keep me informed if you notice any work being done that may impact the tree.



John Hawkridge

Urban Forestry Inspector

Bureau of Urban Forestry

San Francisco Public Works

City and County of San Francisco

1680 Mission St. 1st Floor

San Francisco, CA 94103

(415) 554-8380

sfpublicworks.org · twitter.com/sfpublicworks

From: Issamuels@aol.com [mailto:Issamuels@aol.com]

Sent: Wednesday, October 22, 2014 10:59 PM

To: Hawkridge, John

Subject: Redwood Tree in Parkside District

Hello Mr. Hawkrige:

My name is Lynn Samuels. My husband and I own a home in the Parkside neighborhood (2695 24th Avenue at Wawona) of San Francisco. There is a magnificent old growth redwood tree near our property line and our neighbor's property at 1322 Wawona. We understand that the redwood tree is on City property and is over 100 years old. It meets the criteria for designation as a "Significant Tree" under the San Francisco Planning Department's Tree Protection standards.

We recently received notice that our adjacent neighbors at 1322 Wawona Street plan to do a major remodel of their home, including putting in a garage, which is going to involve some excavation in close proximity to the redwood tree. My husband and I are concerned that the proposed construction may damage the root system of the redwood tree, which I understand is very shallow and can extend out horizontally 100 feet from the trunk, which would mean that the root system likely extends under our neighbor's property. If the root system is damaged and the stability of the tree is compromised (the tree is perched on a slope), it would be a tremendous loss to the neighborhood and the City, as well as pose a potentially catastrophic safety risk to persons and property in the area if a windstorm or earthquake caused the tree to come down.

Blake Watkins of Friends of the Urban Forest informed me that you are the City Inspector for trees in our neighborhood. My husband and I would like to have the tree inspected and evaluated whether the roots will be impacted, if the tree would be able to recover from the disturbance, and if anything can be done to mitigate the damage.

Please contact me at (415) 566-5767 to discuss this matter and advise me and my husband what we need to do to schedule an inspection.

Thank you for your assistance,

Lynn Samuels

(415) 566-5767

LSSamuels@aol.com

1 Attached Images



1322 Wawona

From: Lynn Samuels <lsamuels@aol.com>

To: Edessa & Sean Cunningham <seancunningham@yahoo.com>

Subject: Notice of Building Permit Application

Date: Wed, Dec 19, 2018 3:25 pm

Hi Sean & Edessa:

We received notice of your building permit application today.

Have you guys submitted the required Checklist for Tree Planting and Protection and Tree Protection Plan with respect to the redwood tree and pine tree in our backyard? Please provide us with a copies of the completed checklist and Tree Protection Plan as soon as possible so that we can evaluate the impact of the project on the redwood tree and pine tree.

We would be happy to meet with you to discuss our concerns regarding the trees and any other issues regarding the project over the holidays.

Thanks,
Lynn & Fred

Sent from my iPhone

1322 Wawona

From: Issamuels <Issamuels@aol.com>

To: stephen.keller <stephen.keller@sfdpw.org>

Subject: 1322 Wawona project - Redwood Tree

Date: Fri, Dec 21, 2018 11:47 am

Attachments: tree 1.jpg.jpg (353K), tree 2.jpg.jpg (290K), tree 3.jpg.jpg (319K)

Dear Steve:

Thank you for speaking with me yesterday regarding the Redwood Tree in the public right of way between our property (2695 24th Avenue) and our neighbors the Cunninghams' property (1322 Wawona). As I mentioned, we received a Notice of Building Permit Application (Permit No. 2014.11.26.2656) with respect to 1322 Wawona Street this week. The proposed project involves constructing a horizontal addition and excavating below the existing building to accomodate a one-car garage. The project also proposes various alterations to the front of the property, including reconfiguration of the front-entry stairs, which requires a variance for front setback requirements. A public hearing on the variance has been scheduled for January 23, 2019.

The Notice states that my husband and I have 30 days, or until January 16, 2019, to file an application for Discretionary Review of the proposed project, which we intend to do because of our serious concerns about the impact of the project on the Redwood Tree. As you can see from the attached photographs my husband took yesterday, the drip line of the Redwood Tree extends far over the Cunninghams' property and directly above the proposed excavation/construction zone. The Redwood Tree's trunk is less than 10 feet from the proposed excavation/construction. Because the Redwood Tree is massive (between 50 and 75 feet tall) and is perched on a slope in the public right of way, we are seriously concerned that the proposed project, particularly the excavation for a garage, may compromise the Redwood Tree's root system, rendering it vulnerable to collapse during a storm or otherwise, with potential catastrophic personal injury or property damage to the cars parked on both sides of Wawona next to Stern Grove Park.

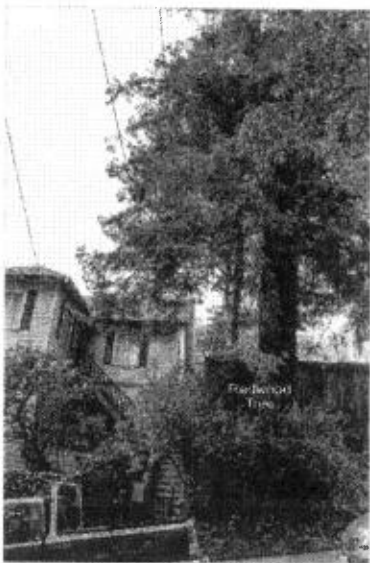
I initially contacted the City about this matter after I received the Pre-Application Notice back in 2014 and attended the initial Pre-Application meeting with the Cunninghams and their architect in October 2014. I expressed concerns about the Redwood Tree at the pre-application meeting and informed the Cunninghams that the Redwood Tree is a Protected Tree under Planning Code Section 138.1 and Public Works Code Article 16, which triggers the requirement of a Tree Protection Plan. I requested at that time, but to date still have not received, a Tree Protection Plan as required by departmental rules and regulations. Since 2014, I don't believe that the City has conducted an official inspection of the Redwood Tree.

I understand from our discussion yesterday that the Cunninghams' project is in its early stages and further review by the Dept. of Public Works, Bureau of Urban Forestry, as well as the Planning Dept. and Building Dept. will be conducted before any construction begins. My husband and I would appreciate being informed of the status of any further review of this matter by any and all City departments.

Thank you again for discussing this matter with me.

Lynn Samuels & Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

3Attached Images



From: Issamuels <Issamuels@aol.com>

To: sylvia.jimenez <sylvia.jimenez@sfgov.org>

Cc: fredmorales.sf <fredmorales.sf@gmail.com>

Bcc: mayorlaw <mayorlaw@aol.com>

Subject: Notice of Building Permit Application for 1322 Wawona - Redwood Tree

Date: Fri, Dec 21, 2018 12:33 pm

Attachments: tree 1.jpg.jpg (353K), tree 2.jpg.jpg (290K), tree 3.jpg.jpg (319K)

Dear Ms. Jimenez:

My name is Lynn Samuels. My husband Fred Morales, Jr. and I own the property at 2695 24th Avenue, San Francisco CA 94116.

Yesterday I left you a voicemail message regarding the Notice of Building Permit Application we received this week with respect to the proposed construction project at 1322 Wawona Street, which is the property adjacent to ours on Wawona Street (Building Permit Application No. 2014.11.26.2656). As I mentioned in my voicemail message, we raised several concerns with respect to the project when we received the initial Notice of Pre-Application Meeting back in 2014. I requested that you contact me to discuss these issues, but haven't heard back from you.

Our primary concern is the massive (50-75 foot tall) Heritage Redwood Tree located in the public right of way between our property and the Cunninghams' property. As you can see from the attached photographs my husband took yesterday, the drip line of the Redwood Tree extends far over the Cunninghams' property and directly above the proposed excavation/construction zone. The Redwood Tree's trunk is less than 5 feet from the proposed excavation/construction. Because the Redwood Tree is massive (between 50 and 75 feet tall) and is perched on a slope in the public right of way, we are seriously concerned that the proposed project, particularly the excavation for a garage to the left of the stairway next to the Redwood Tree, may compromise the Redwood Tree's root system, rendering it vulnerable to collapse during a storm or otherwise, with potential catastrophic personal injury or property damage to the cars parked on both sides of Wawona next to Stern Grove Park.

I initially contacted the City about this matter after I received the Pre-Application Notice back in 2014 and attended the initial Pre-Application meeting with the Cunninghams and their architect in October 2014. I expressed concerns about the Redwood Tree at the pre-application meeting and informed the Cunninghams and their architect that the Redwood Tree is a Protected Tree under Planning Code Section 138.1 and Public Works Code Article 16, which triggers the requirement of a Tree Protection Plan. I requested at that time, but to date still have not received, a Tree Protection Plan as required by departmental rules and regulations. My concerns about the project were recorded on a form I was given at the Pre-Application meeting and should be in the Planning Dept.'s file for this project. Since 2014, I don't believe that the City has conducted an official inspection of the Redwood Tree.

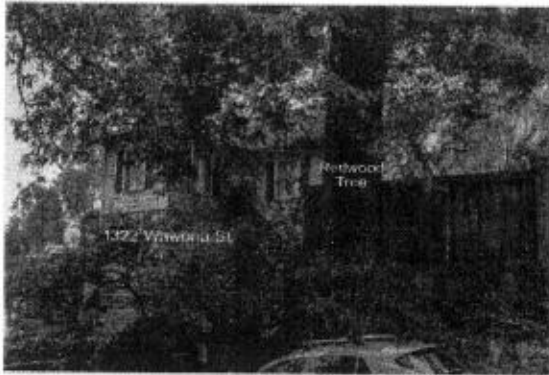
The Notice states that my husband and I have 30 days, or until January 16, 2019, to file an application for Discretionary Review of the proposed project, which we intend to do because of our serious concerns about the impact of the project on the Redwood Tree and public safety. I reached out to the Cunninghams to discuss our concerns but have not received a response.

I understand that the project is in its early stages and further review, including architectural review, by the Planning Dept., as well as review by the Dept. of Public Works, Bureau of Urban Forestry, and Building Dept. will be conducted before any construction begins. My husband and I would appreciate being informed of the status of any further review of this matter by any and all City departments. In particular, we request that any and all further review take into consideration the impact of the project on the Redwood Tree and public safety if the Redwood Tree's root system is compromised during excavation and/or construction.

I thank you for your anticipated courtesy and cooperation,

Lynn Samuels & Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

3Attached Images



From: Lssamuels <lssamuels@aol.com>

To: stephen.keller <stephen.keller@sfdpw.org>; susan.nawbary <susan.nawbary@sfdpw.org>

Subject: Fwd: 1322 Wawona project - Redwood Tree

Date: Tue, Dec 25, 2018 1:06 pm

Attachments: tree 1.jpg.jpg (353K), tree 2.jpg.jpg (290K), tree 3.jpg.jpg (319K), image001.jpg (9K)

Hi Steve & Susan:

I reviewed the San Francisco Urban Forest Map and don't see the Redwood Tree located in the public right of way next to Wawona Street between our property and the Cunninghams' property identified on the map.

With the passage of Proposition E, the Redwood Tree should be a DPW-maintained tree, correct? Has anyone from DPW inspected the tree since Proposition E became law on July 1, 2017? Why isn't the Redwood Tree identified on the map?

Sincerely,

Lynn Samuels & Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

-----Original Message-----

From: Keller, Stephen (DPW) <Stephen.Keller@sfdpw.org>

To: Nawbary, Susan (DPW) <susan.nawbary@sfdpw.org>; lssamuels@aol.com <lssamuels@aol.com>

Sent: Fri, Dec 21, 2018 2:57 pm

Subject: FW: 1322 Wawona project - Redwood Tree

Hi Lynn,

I am CC'ing susan. She is the inspector for this area.



Steve Keller

Urban Forestry Inspector

ISA Certified Arborist WE 8888UA

Bureau of Urban Forestry

San Francisco Public Works

City and County of San Francisco

1155 Market St 3rd floor

San Francisco, CA 94103

(415) 554-8240 Desk

(415) 554-6700 BUF Mainline

sfpublicworks.org · twitter.com/sfpublicworks

From: lssamuels@aol.com [mailto:lssamuels@aol.com]

Sent: Friday, December 21, 2018 11:47 AM

To: Keller, Stephen (DPW) <Stephen.Keller@sfdpw.org>

Subject: 1322 Wawona project - Redwood Tree

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Steve:

Thank you for speaking with me yesterday regarding the Redwood Tree in the public right of way between our property (2695 24th Avenue) and our neighbors the Cunninghams' property (1322 Wawona). As I mentioned, we received a Notice of Building Permit Application (Permit No. 2014.11.26.2656) with respect to 1322 Wawona Street this week. The proposed project involves constructing a horizontal addition and excavating below the existing building to accommodate a one-car garage. The project also proposes various alterations to the front of the property, including reconfiguration of the front-entry stairs, which requires a variance for front setback requirements. A public hearing on the variance has been scheduled for January 23, 2019.

The Notice states that my husband and I have 30 days, or until January 16, 2019, to file an application for Discretionary Review of the proposed project, which we intend to do because of our serious concerns about the impact of the project on the Redwood Tree. As you can see from the attached photographs my husband took yesterday, the drip line of the Redwood Tree extends far over the Cunninghams' property and directly above the proposed excavation/construction zone. The Redwood Tree's trunk is less than 10 feet from the proposed excavation/construction. Because the Redwood Tree is massive (between 50 and 75 feet tall) and is perched on a slope in the public right of way, we are seriously concerned that the proposed project, particularly the excavation for a garage, may compromise the Redwood Tree's root system, rendering it vulnerable to collapse during a storm or otherwise, with potential catastrophic personal injury or property damage to the cars parked on both sides of Wawona next to Stern Grove Park.

I initially contacted the City about this matter after I received the Pre-Application Notice back in 2014 and attended the initial Pre-Application meeting with the Cunninghams and their architect in October 2014. I expressed concerns about the Redwood Tree at the pre-application meeting and informed the Cunninghams that the Redwood Tree is a Protected Tree under Planning Code Section 138.1 and Public Works Code Article 16, which triggers the requirement of a Tree Protection Plan. I requested at that time, but to date still have not received, a Tree Protection Plan as required by departmental rules and regulations. Since 2014, I don't believe that the City has conducted an official inspection of the Redwood Tree.

I understand from our discussion yesterday that the Cunninghams' project is in its early stages and further review by the Dept. of Public Works, Bureau of Urban Forestry, as well as the Planning Dept. and Building Dept. will be conducted before any construction begins. My husband and I would appreciate being informed of the status of any further review of this matter by any and all City departments.

Thank you again for discussing this matter with me.

Lynn Samuels & Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

4Attached Images



From: Issamuels <Issamuels@aol.com>

To: Carla.Short <Carla.Short@sfdpw.org>; stephen.keller <stephen.keller@sfdpw.org>; susan.nawbary <susan.nawbary@sfdpw.org>

Cc: MayorLaw <MayorLaw@aol.com>

Subject: 1322 Wawona Street - Notice of Building Permit Application - Permit No. 2014.11.26.2656 - Impact on Heritage Redwood Tree

Date: Wed, Dec 26, 2018 2:31 pm

Attachments: tree 1.jpg.jpg (353K), tree 2.jpg.jpg (290K), tree 3.jpg.jpg (319K)

Dear Ms. Short:

My name is Lynn Samuels. My friend, Kim Mayor, advised me that you might be of assistance regarding the Notice of Building Permit Application (Permit No. 2014.11.26.2656) my husband and I received last week with respect to the proposed construction project at 1322 Wawona Street and forwarded your contact information.

My husband and I own the single-family residence at 2695 24th Avenue @ Wawona in the Parkside District of San Francisco, which is adjacent to the Cunninghams' property at 1322 Wawona, the site of the proposed construction project. The proposed project at 1322 Wawona Street involves constructing a horizontal addition and excavating below the existing building to accommodate a one-car garage. The project also proposes various alterations to the front of the property, including reconfiguration of the front-entry stairs, which requires a variance for front setback requirements.

My husband and I raised several concerns regarding the project when we received the initial Pre-Application Notice in the fall of 2014 and attended the initial Pre-Application meeting with the Cunninghams and their architect in October 2014. Our primary concern is the massive (50-75 foot tall) Heritage Redwood Tree perched on the slope in the public right of way next to Wawona Street, between our property and the Cunninghams' property. As you can see from the attached photographs my husband took of the Redwood Tree last week, the drip line/canopy of the Redwood Tree extends far over the Cunningham's property and directly above the proposed excavation/construction zone. **In addition, the Redwood Tree's trunk is approximately 5 feet from the area of excavation for the proposed garage. There is also a giant Douglas Fir pine tree in our backyard close to the Cunningham's property line.**

In an email dated October 23, 2014, John Hawkrigde of the Bureau of Urban Forestry advised me that he would keep the project on his radar and that if and when the Cunninghams applied for a building permit, the first step would be a review of all street and significant trees that may be impacted as part of the construction. Mr. Hawkrigde also informed me that the Department would conduct a site visit and determine if the Cunninghams' tree protection measures are adequate.

Last week, we received a Notice of Building Permit Application (Permit No. 2014.11.26.2656) with respect to the project. The Notice states that my husband and I have 30 days (or until Jan. 16, 2019) to file an application for Discretionary Review of the project. Although I informed the Cunninghams and their architect at the Pre-Application Meeting that the Redwood Tree, and perhaps also the Douglas Fir, are Protected Trees under Planning Code Section 138.1 and Public Works Code Article 16, triggering the requirement of a Tree Protection Plan, no Tree Protection Plan was included with the materials we received with the permit application. In addition, Department of Public Works Code, Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on public and private property, that they be shown on approved site plans, and that a completed disclosure statement must accompany all building permit applications that include building envelope expansion and new garages. No disclosure statement was included with the Notice of Building Permit Application, nor is the Douglas Fir tree depicted on the plans. I do not believe any site visit has been conducted since the Building Permit Application was filed on November 26, 2014.

I understand that redwood trees do not have a central tap root and that their root system is shallow and can extend 100 feet from the trunk, which would extend well underneath the Cunninghams' property. Because the Redwood Tree is massive, perched on a slope in the public right of way, and its root system likely extends underneath the Cunninghams' property, my husband and I are concerned that the proposed project, particularly the excavation for a garage within 5 feet of the Redwood Tree's trunk, may compromise the Redwood Tree's root system, rendering it vulnerable to injury or collapse during construction, a storm or an earthquake, or otherwise, with potential catastrophic personal injury to persons walking on the sidewalk or Wawona Street, and/or property damage to our home or the cars parked on both sides of Wawona next to Stern Grove Park.

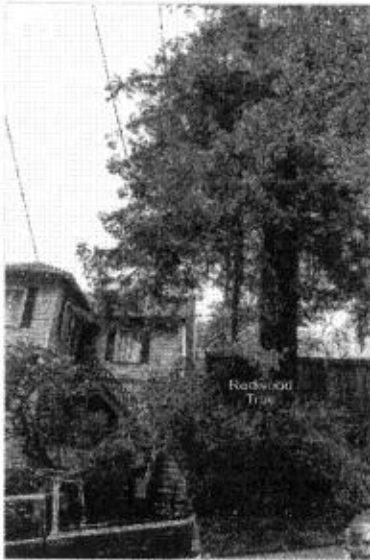
I understand that the project is in its early stages and that further review by the Planning Dept, Bureau of Urban Forestry, and Departments of Public Works and Building Inspection will be conducted before any excavation or construction begins. Because of the risk we believe the project presents to the Redwood Tree and to public safety, my husband and I would appreciate it if you would tell us the name of the urban forestry inspector who is handling this permit and forward this email and the attached photos to that person as well as to the appropriate personnel at the Planning, Public Works, and Building Inspection Departments so that our concerns are considered and addressed.

Thank you very much for your assistance.

Lynn Samuels & Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

3Attached Images





From: Issamuels <Issamuels@aol.com>

To: seanncunningham <seanncunningham@yahoo.com>

Cc: sylvia.jimenez <sylvia.jimenez@sfgov.org>; carla.short <carla.short@sfdpw.org>; purearch <purearch@cs.com>; fredmorales.sf <fredmorales.sf@gmail.com>

Subject: Re: Notice of Building Permit Application for 1322 Wawona - Building Permit Application No. 2014.11.26.2656 - RedwoodTree

Date: Mon, Dec 31, 2018 2:28 pm

Attachments: Protection_Plan.pdf (705K)

Hi Sean,

Fred and I would be happy to meet with you and Edessa to discuss our concerns regarding the impact of the project on the Heritage Redwood Tree in the public right of way and the Douglas Fir pine tree in our backyard. We're available on Friday, Jan. 4, as well as Sat, Jan. 5. Let us know what day/time is best for you. We would also be happy to meet with any ISA certified arborist you have come out to inspect the trees.

I previously emailed you and Edessa on December 19 after we received the Notice of Building Permit Application. The email was sent to seanncunningham@yahoo.com. I'll resend it to you so that you have a copy for your file. In my email I asked if you and Edessa had submitted the required Checklist for Tree Planting and Protection and Tree Protection Plan and requested that you provide us with copies as soon as possible so that we could evaluate the impact of the project on the Redwood Tree and Douglas Fir pine tree. I previously mentioned the Tree Planting and Protection checklist to you and your architect at the Pre-Application Meeting in 2014.

The Tree Planting and Protection Checklist (see copy attached) states that an applicant for a project which meets any of the criteria identified in the checklist (including the addition of a garage or parking space and paving/repaving > 200 sf of the front setback) must complete the checklist and submit a copy of it to the Planning Department along with the building permit or other application(s) required for the project. As I mentioned in my email to Ms. Jimenez, we did not receive a copy of the completed checklist with the Notice of Building Application and have not been advised whether one has been submitted. The checklist also states that if the project may have an impact on one or more Protected Trees, as is the case here, a Tree Protection Plan developed by an International Society of Arboriculture (ISA) Certified Arborist must be submitted to the Department of Public Works Bureau of Urban Forestry prior to the commencement of any construction activity. Additional requirements are specified in the attached Checklist.

As you know, our primary concern regarding the project is the impact of the excavation of a garage under the drip line of the Redwood Tree and Douglas Fir and what appears to be less than 10 feet from the trees' trunks. The plans we received with the Notice call for the excavation of 93 cubic yards of soil to accommodate the garage. Roots are critical to tree stability, and we're concerned that the trees may fail if they are compromised, putting people and property at risk. The location of the Redwood Tree on a steep embankment in the public right of way next to Wawona Street only exacerbates our concern.

Because the Redwood Tree is on City property, and therefore the City's responsibility, we notified the Dept. of Public Works, Bureau of Urban Forestry, of our concerns back in 2014 and contacted the department again after we received the Notice of Building Permit Application on December 19. We also requested that they send out an inspector to examine the trees and evaluate any impact the project may have on their root systems. We haven't received notice of any scheduled inspection, but will let you know when the City responds to our request.

I apologize if this email sounds adversarial; that is not my intent. Our goal is only to ensure that the City and all parties are on notice of and address our concerns so that any potential risks to public

safety or property are minimized. We would very much like to maintain a friendly relationship with you and Edessa during this process and look forward to meeting with you to discuss the project and the trees in more detail.

Sincerely,

Lynn Samuels and Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

-----Original Message-----

From: Sean Cunningham <seanncunningham@yahoo.com>
To: fredmorales.sf@gmail.com <fredmorales.sf@gmail.com>; lssamuels@aol.com <lssamuels@aol.com>;
purearch@cs.com <purearch@cs.com>
Sent: Sun, Dec 30, 2018 10:40 pm
Subject: FW: Notice of Building Permit Application for 1322 Wawona - RedwoodTree

Lynn,
Sylvia Jimenez forwarded your email to me so we can work to address your concerns. I fully understand your concerns about the redwood tree and have reached out to several certified arborist so I can schedule an inspection as soon as possible. Given the holiday not all of my calls have been returned but I have one arborist that has told me that he would let me know his availability later this week. I am relatively confident that I will be able to get a arborist out soon to look at the tree and the proposed plans. And we will see what their recommendations are.

In your email to Sylvia you indicated you had reached out to us and that we had not responded. I was surprised to hear this since I did not hear from you lately regarding this or anything else. In the past we have received emails and phone calls from you. But here is my contact information just in case. Seanncunningham@yahoo.com and my cell phone is (415) 509- 4296. Also my architect is Luis Robles and his email is purearch@cs.com.

Sincerely,
Sean Cunningham

From: lssamuels@aol.com <lssamuels@aol.com>
Sent: Friday, December 21, 2018 12:33 PM
To: Jimenez, Sylvia (CPC) <Sylvia.Jimenez@sfgov.org>
Cc: fredmorales.sf@gmail.com
Subject: Notice of Building Permit Application for 1322 Wawona - Redwood Tree

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Jimenez:

My name is Lynn Samuels. My husband Fred Morales, Jr. and I own the property at 2695 24th Avenue, San Francisco CA 94116.

Yesterday I left you a voicemail message regarding the Notice of Building Permit Application we received this week with respect to the proposed construction project at 1322 Wawona Street, which is the property adjacent to ours on Wawona Street (Building Permit Application No. 2014.11.26.2656). As I mentioned in my voicemail message, we raised several concerns with respect to the project when

we received the initial Notice of Pre-Application Meeting back in 2014. I requested that you contact me to discuss these issues, but haven't heard back from you.

Our primary concern is the massive (50-75 foot tall) Heritage Redwood Tree located in the public right of way between our property and the Cunninghams' property. As you can see from the attached photographs my husband took yesterday, the drip line of the Redwood Tree extends far over the Cunninghams' property and directly above the proposed excavation/construction zone. The Redwood Tree's trunk is less than 5 feet from the proposed excavation/construction. Because the Redwood Tree is massive (between 50 and 75 feet tall) and is perched on a slope in the public right of way, we are seriously concerned that the proposed project, particularly the excavation for a garage to the left of the stairway next to the Redwood Tree, may compromise the Redwood Tree's root system, rendering it vulnerable to collapse during a storm or otherwise, with potential catastrophic personal injury or property damage to the cars parked on both sides of Wawona next to Stern Grove Park.

I initially contacted the City about this matter after I received the Pre-Application Notice back in 2014 and attended the initial Pre-Application meeting with the Cunninghams and their architect in October 2014. I expressed concerns about the Redwood Tree at the pre-application meeting and informed the Cunninghams and their architect that the Redwood Tree is a Protected Tree under Planning Code Section 138.1 and Public Works Code Article 16, which triggers the requirement of a Tree Protection Plan. I requested at that time, but to date still have not received, a Tree Protection Plan as required by departmental rules and regulations. My concerns about the project were recorded on a form I was given at the Pre-Application meeting and should be in the Planning Dept.'s file for this project. Since 2014, I don't believe that the City has conducted an official inspection of the Redwood Tree.

The Notice states that my husband and I have 30 days, or until January 16, 2019, to file an application for Discretionary Review of the proposed project, which we intend to do because of our serious concerns about the impact of the project on the Redwood Tree and public safety. I reached out to the Cunninghams to discuss our concerns but have not received a response.

I understand that the project is in its early stages and further review, including architectural review, by the Planning Dept., as well as review by the Dept. of Public Works, Bureau of Urban Forestry, and Building Dept. will be conducted before any construction begins. My husband and I would appreciate being informed of the status of any further review of this matter by any and all City departments. In particular, we request that any and all further review take into consideration the impact of the project on the Redwood Tree and public safety if the Redwood Tree's root system is compromised during excavation and/or construction.

Thank you for your anticipated courtesy and cooperation,

Lynn Samuels & Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

Hi Sean,

Fred and I would be happy to meet with you and Edessa to discuss our concerns regarding the impact of the project on the Heritage Redwood Tree in the public right of way and the Douglas Fir pine tree in our backyard. We're available on Friday, Jan. 4, as well as Sat, Jan. 5. Let us know what day/time is best for you. We would also be happy to meet with any ISA certified arborist you have come out to inspect the trees.

I previously emailed you and Edessa on December 19 after we received the Notice of Building Permit Application. The email was sent to seancunningham@yahoo.com. I'll resend it to you so that you have a copy for your file. In my email I asked if you and Edessa had submitted the required Checklist for Tree Planting and Protection and Tree Protection Plan and requested that you provide us with copies as soon as possible so that we could evaluate the impact of the project on the Redwood Tree and Douglas Fir pine tree. I previously mentioned the Tree Planting and Protection checklist to you and your architect at the Pre-Application Meeting in 2014.

The Tree Planting and Protection Checklist (see copy attached) states that an applicant for a project which meets any of the criteria identified in the checklist (including the addition of a garage or parking space and paving/repaving > 200 sf of the front setback) must complete the checklist and submit a copy of it to the Planning Department along with the building permit or other application(s) required for the project. As I mentioned in my email to Ms. Jimenez, we did not receive a copy of the completed checklist with the Notice of Building Application and have not been advised whether one has been submitted. The checklist also states that if the project may have an impact on one or more Protected Trees, as is the case here, a Tree Protection Plan developed by an International Society of Arboriculture (ISA) Certified Arborist must be submitted to the Department of Public Works Bureau of Urban Forestry prior to the commencement of any construction activity. Additional requirements are specified in the attached Checklist.

As you know, our primary concern regarding the project is the impact of the excavation of a garage under the drip line of the Redwood Tree and Douglas Fir and what appears to be less than 10 feet from the trees' trunks. The plans we received with the Notice call for the excavation of 93 cubic yards of soil to accommodate the garage. Roots are critical to tree stability, and we're concerned that the trees may fail if they are compromised, putting people and property at risk. The location of the Redwood Tree on a steep embankment in the public right of way next to Wawona Street only exacerbates our concern.

Because the Redwood Tree is on City property, and therefore the City's responsibility, we notified the Dept. of Public Works, Bureau of Urban Forestry, of our concerns back in 2014 and contacted the department again after we received the Notice of Building Permit Application on December 19. We also requested that they send out an inspector to examine the trees and evaluate any impact the project may have on their root systems. We haven't received notice of any scheduled inspection, but will let you know when the City responds to our request.

I apologize if this email sounds adversarial; that is not my intent. Our goal is only to ensure that the City and all parties are on notice of and address our concerns so that any potential risks to public safety or property are minimized. We would very much like to maintain a friendly relationship with you and Edessa during this process and look forward to meeting with you to discuss the project and the trees in more detail.

Sincerely,

Lynn Samuels and Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

-----Original Message-----

From: Sean Cunningham <seanncunningham@yahoo.com>
To: fredmorales.sf@gmail.com <fredmorales.sf@gmail.com>; lssamuels@aol.com <lssamuels@aol.com>; purearch@cs.com <purearch@cs.com>
Sent: Sun, Dec 30, 2018 10:40 pm
Subject: FW: Notice of Building Permit Application for 1322 Wawona - RedwoodTree

Lynn,
Sylvia Jimenez forwarded your email to me so we can work to address your concerns. I fully understand your concerns about the redwood tree and have reached out to several certified arborist so I can schedule an inspection as soon as possible. Given the holiday not all of my calls have been returned but I have one arborist that has told me that he would let me know his availability later this week. I am relatively confident that I will be able to get a arborist out soon to look at the tree and the proposed plans. And we will see what their recommendations are.

In your email to Sylvia you indicated you had reached out to us and that we had not responded. I was surprised to hear this since I did not hear from you lately regarding this or anything else. In the past we have received emails and phone calls from you. But here is my contact information just in case. Seanncunningham@yahoo.com and my cell phone is (415) 509- 4296. Also my architect is Luis Robles and his email is purearch@cs.com.

Sincerely,
Sean Cunningham

From: lssamuels@aol.com <lssamuels@aol.com>
Sent: Friday, December 21, 2018 12:33 PM
To: Jimenez, Sylvia (CPC) <Sylvia.Jimenez@sfgov.org>
Cc: fredmorales.sf@gmail.com
Subject: Notice of Building Permit Application for 1322 Wawona - Redwood Tree

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Jimenez:

My name is Lynn Samuels. My husband Fred Morales, Jr. and I own the property at 2695 24th Avenue, San Francisco CA 94116.

Yesterday I left you a voicemail message regarding the Notice of Building Permit Application we received this week with respect to the proposed construction project at 1322 Wawona Street, which is the property adjacent to ours on Wawona Street (Building Permit Application No. 2014.11.26.2656).

As I mentioned in my voicemail message, we raised several concerns with respect to the project when we received the initial Notice of Pre-Application Meeting back in 2014. I requested that you contact me to discuss these issues, but haven't heard back from you.

Our primary concern is the massive (50-75 foot tall) Heritage Redwood Tree located in the public right of way between our property and the Cunninghams' property. As you can see from the attached photographs my husband took yesterday, the drip line of the Redwood Tree extends far over the Cunninghams' property and directly above the proposed excavation/construction zone. The Redwood Tree's trunk is less than 5 feet from the proposed excavation/construction. Because the Redwood Tree is massive (between 50 and 75 feet tall) and is perched on a slope in the public right of way, we are seriously concerned that the proposed project, particularly the excavation for a garage to the left of the stairway next to the Redwood Tree, may compromise the Redwood Tree's root system, rendering it vulnerable to collapse during a storm or otherwise, with potential catastrophic personal injury or property damage to the cars parked on both sides of Wawona next to Stern Grove Park.

I initially contacted the City about this matter after I received the Pre-Application Notice back in 2014 and attended the initial Pre-Application meeting with the Cunninghams and their architect in October 2014. I expressed concerns about the Redwood Tree at the pre-application meeting and informed the Cunninghams and their architect that the Redwood Tree is a Protected Tree under Planning Code Section 138.1 and Public Works Code Article 16, which triggers the requirement of a Tree Protection Plan. I requested at that time, but to date still have not received, a Tree Protection Plan as required by departmental rules and regulations. My concerns about the project were recorded on a form I was given at the Pre-Application meeting and should be in the Planning Dept.'s file for this project. Since 2014, I don't believe that the City has conducted an official inspection of the Redwood Tree.

The Notice states that my husband and I have 30 days, or until January 16, 2019, to file an application for Discretionary Review of the proposed project, which we intend to do because of our serious concerns about the impact of the project on the Redwood Tree and public safety. I reached out to the Cunninghams to discuss our concerns but have not received a response.

I understand that the project is in its early stages and further review, including architectural review, by the Planning Dept., as well as review by the Dept. of Public Works, Bureau of Urban Forestry, and Building Dept. will be conducted before any construction begins. My husband and I would appreciate being informed of the status of any further review of this matter by any and all City departments. In particular, we request that any and all further review take into consideration the impact of the project on the Redwood Tree and public safety if the Redwood Tree's root system is compromised during excavation and/or construction.

Thank you for your anticipated courtesy and cooperation,

Lynn Samuels & Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

From: Issamuels <Issamuels@aol.com>

To: lisa.gibson <lisa.gibson@sfgov.org>; elizabeth.gordon-jonckheer <elizabeth.gordon-jonckheer@sfgov.org>; erica.russell <erica.russell@sfgov.org>; laura.lynch <laura.lynch@sfgov.org>

Subject: Notice of Building Permit Application - Permit No. 2014.11.26.2656 - 1322 Wawona Street - Impact on Heritage Redwood Tree

Date: Fri, Jan 4, 2019 10:21 am

Attachments: tree 1.jpg.jpg (353K), tree 2.jpg.jpg (290K), tree 3.jpg.jpg (319K), tree 5.jpg.jpg (316K), Tree 25L.jpg (373K), Tree 26L.jpg (285K), Berkeley Library.html (178K)

My Name is Lynn Samuels. My husband Fred Morales, Jr. and I own the single-family residence located at 2695 24th Avenue @ Wawona in the Parkside District of San Francisco.

On December 19, we received a Notice of Building Permit Application (Permit No. 2014.11.26.2656) with respect to 1322 Wawona Street, the property directly adjacent to ours on Wawona Street. The Notice states that the proposed project involves constructing a horizontal addition and excavating below the existing building to accommodate a one-car garage. The plans included with the Notice show that 93 cubic yards of soil will be removed to accommodate the garage.

My husband and I raised several concerns with respect to the project when we received the initial Notice of Pre-Application Meeting in 2014. Our primary concern is the massive (50-75 foot tall) old-growth Heritage Redwood Tree located on a steep embankment in the public right of way next to Wawona Street between our property and the Cunningham property at 1322 Wawona Street. As you can see from the attached photographs my husband took of the Redwood Tree on December 20, 2018, the drip line of the Redwood Tree extends far over the Cunninghams' property and directly above the proposed excavation/construction zone. The Redwood Tree's trunk is very close (approximately 5-10 feet) from the area of excavation for the proposed garage.

Redwood trees do not have a tap root and their root systems are shallow and can extend 100 feet from the trunk, well underneath the Cunninghams' property and proposed site of the garage. The roots are critical to tree stability -- the tree may fail if they are compromised, putting people and property at risk. (See attached article dated October 11, 2012 regarding the Redwood Tree at the West Branch of the Berkeley Library). Sometimes the effects from root damage may not manifest for several years. These concerns are exacerbated here because the Redwood Tree at issue is massive, sits on a steep embankment, and most likely has been affected by the 5-year drought.

The California Environmental Quality Act (CEQA) requires public agencies to review proposed projects for their potential environmental impacts on the City of San Francisco and its residents. The reviews are supposed to identify any potential adverse environmental effects of proposed actions, assess their significance, and propose measures to eliminate or mitigate significant impacts. To our knowledge, no one from the Department has inspected the Redwood Tree or evaluated the project's impact on the Redwood Tree and surrounding environment.

The Notice of Building Permit Application states that this project has gone preliminary review pursuant to CEQA. I understand that the status of the environmental review is closed and that CEQA clearance was issued on March 27, 2017. My husband and I did not receive any notice that an environmental review was being conducted, nor were we notified when the clearance was issued on March 27, 2017.

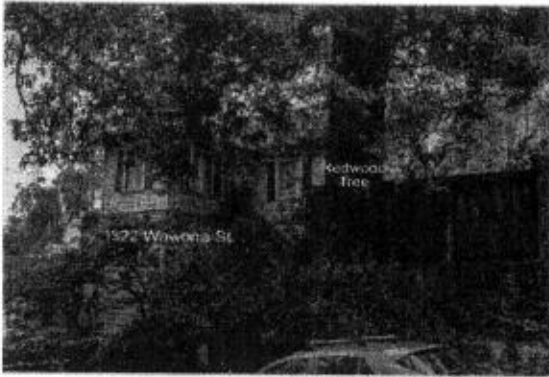
Did the Department consider or evaluate the impact of the project on the Redwood Tree as part of the environmental review process? If so, what impact(s) were considered and what conclusions were reached? Has anyone from the Department visited the site or inspected the Redwood Tree? On what basis was the project held exempt from further environmental review?

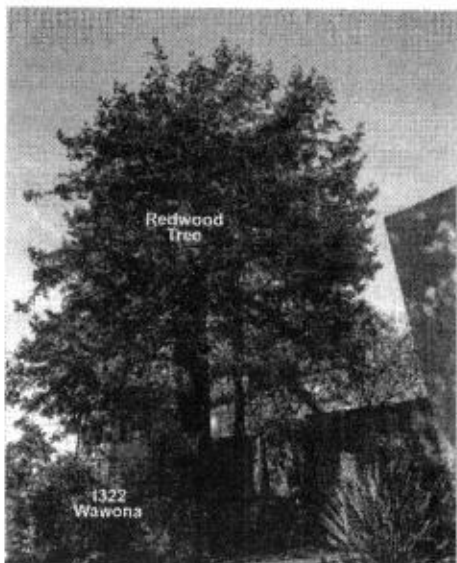
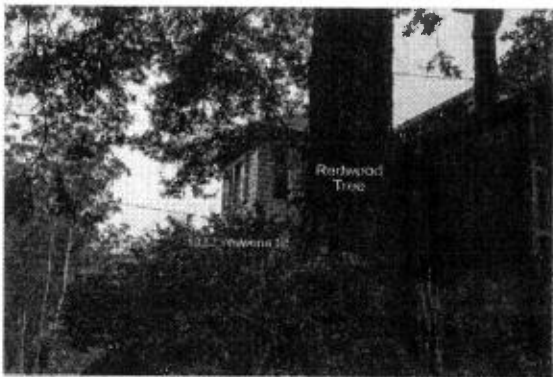
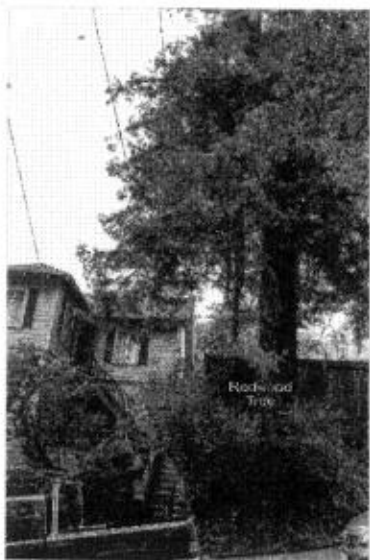
My husband and I request that our concerns regarding the impact of the project on the Redwood Tree be considered and addressed and that we be informed of any further review of this matter by the Department.

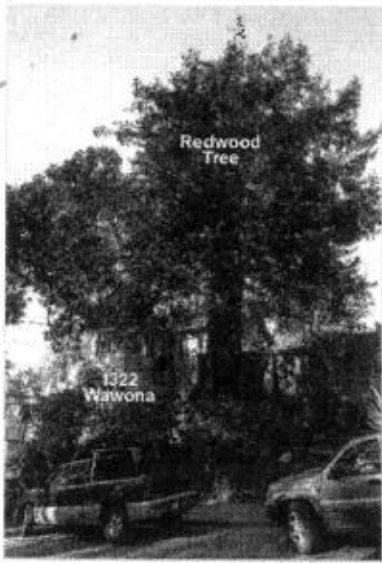
Thank you for your assistance.

Lynn Samuels and Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

6Attached Images







From: lssamuels <lssamuels@aol.com>

To: Carla.Short <Carla.Short@sfdpw.org>; stephen.keller <stephen.keller@sfdpw.org>; susan.nawbary <susan.nawbary@sfdpw.org>

Subject: Notice of Building Permit Application - Permit No. 2014.11.26.2656 - 1322 Wawona Street

Date: Fri, Jan 4, 2019 11:35 am

Attachments: Tree Root Stability pdf.pdf (2057K), Berkeleyside.pdf (2506K)

Attached are two relevant articles for your review that I believe should be part of the Department of Public Works, Bureau of Urban Forestry's file in this matter:

- 1) "Getting to the Root of Tree Stability and Construction"
www.bartlett.com/resources/TreeStabilityandConstruction.pdf
- 2) "Contractor mistake damages lone redwood at library"
Berkeleyside, October 11, 2012
www.berkeleyside.com/2012/10/11/contractor-mistake-damages-towering-redwood

Thank you,

Lynn Samuels and Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

From: Issamuels <lssamuels@aol.com>

To: lisa.gibson <lisa.gibson@sfgov.org>; elizabeth.gordon-jonckheer <elizabeth.gordon-jonckheer@sfgov.org>; erica.russell <erica.russell@sfgov.org>; laura.lynch <laura.lynch@sfgov.org>

Subject: Environmental Review and CEQA Exemption - 1322 Wawona project - Impact on Old Growth Heritage Redwood Tree

Date: Mon, Jan 7, 2019 10:34 pm

Attachments: Tree Root Stability pdf.pdf (2057K)

My husband and I received a voicemail message from "Jeannie" today in response to my January 4 email. Jeannie stated in her message that she issued the categorical exemption for our neighbors' project at 1322 Wawona and that since receiving my email, she has contacted the project sponsors (Sean and Edessa Cunningham) who advised her that they are having an arborist come out and inspect the Redwood Tree and issue a report on whether the project will impact the tree. Jeannie further stated that if the arborist concludes the project won't affect the Redwood Tree, she will reference the report in a new exemption.

My husband and I appreciate the call from Jeannie and her following up with the project sponsors, but issuing a new exemption based solely on a report provided by an arborist hired by the project sponsors does not alleviate our concerns or satisfy the City's responsibilities here. The City has a duty to conduct its own independent inspection of the Redwood Tree and properly evaluate whether the project might impact the Redwood Tree's root system, which cannot be delegated to an arborist retained by the project sponsors.

In addition, the Cunninghams informed us last week that they're trying to schedule an arborist to come out and inspect the Redwood Tree, after which he or she will prepare a written report. Preliminarily, I raised our concerns about the impact of the project on the Redwood Tree at the Pre-Application Meeting in **2014**. It's astonishing that no one has had the tree inspected, or evaluated the impact of the project on the Redwood Tree in the last four years, which have been marked by a serious drought.

Further, as we informed the Cunninghams last week, an arborist's mere visual inspection of the Redwood Tree is insufficient in these circumstances. In order to determine if the proposed excavation for a garage in close proximity to the Redwood Tree will impact its critical root system, it's necessary to identify the location and depth of the tree's critical roots, which cannot be done by a mere visual inspection. As discussed in the attached article, "Getting to the Root of Tree Stability and Construction," it's difficult for even professional arborists to determine what type of root system a tree has, and species, environmental conditions, the location of the tree, as well as the age of the tree, can all play a factor. The author concludes that the best place to cut tree roots is outside the dripline of the tree, where fewer roots are needed for tree stability and recommends **mapping root zones** well before any excavation begins. The article states: "In overlaying a critical root zone map on a construction document, it is possible to see where changes in elevation, paths or trenches will come into contact with roots. A map depicting critical root zones provides so much more information than the traditional plan that simply uses dots to mark locations of tree trunks."

The article also states that Bartlett Tree Experts uses Global Positioning Systems (GPS) and Geographical Information Systems (GIS) to collect information, map locations, and help with planning.

My husband and I are not arborists, but given the clear risk to public safety if the Redwood Tree's root system is compromised during the proposed excavation and the tree later collapses during a storm or earthquake, it seems as if any proper assessment of the project's potential impact on the Redwood Tree should include mapping the Redwood Tree's root system as well as a visual inspection. An ISA-certified Master Arborist informed me in 2014 that any excavation within 15 feet of the Redwood Tree's root system could impact the stability of the tree. Unfortunately, the arborist I spoke to now only

accepts commercial clients and no longer works with homeowners. But, in addition to Bartlett, there must be other ISA-certified arborists with the expertise and equipment to identify and map the Redwood Tree's root system here.

As I mentioned in my January 4 email and the photos attached to my email depict, the Redwood Tree is perched on a steep embankment in the public right of way between our property and the Cunninghams' property. The City should perform its due diligence in evaluating any impacts of the project on the Redwood Tree's root system because if the root system is compromised and the tree collapses during construction, a storm or earthquake, or otherwise, causing potential catastrophic personal injury or property damage, any liability will fall on the City.

A categorical exemption should be issued only after a proper inspection, root survey, and risk assessment has been conducted.

I would be happy to discuss this matter further with Jeannie or anyone in the Department.

Thank you for your consideration,

Lynn Samuels and Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767
LSSamuels@aol.com

From: lssamuels <lssamuels@aol.com>

To: lisa.gibson <lisa.gibson@sfgov.org>

Cc: jeanie.poling <jeanie.poling@sfgov.org>

Subject: Re: Environmental Review and CEQA Exemption - 1322 Wawona project - Impact on Old Growth Heritage Redwood Tree

Date: Wed, Jan 9, 2019 9:29 pm

Dear Ms. Gibson:

Thank you for your response. Senior Environmental Planner Jeanie Poling contacted me yesterday and we discussed my husband and my concerns.

Ms. Poling stated that she would be rescinding the CEQA exemption pending inspection of the Redwood Tree by an ISA-certified arborist and would review the arborist's report to ensure that it meets the Department's standards and follow-up with the Department of Public Works. I also understand that a Tree Protection Plan will be required and reviewed for compliance with the City's requirements before any building permit is issued.

We continue to believe that a visual inspection of the tree is insufficient under these circumstances and that in order to determine whether the excavation for a garage in such close proximity to the Redwood Tree might damage its critical root system and impact its stability, it is necessary to identify the location and depth of the tree's critical roots. I informed Ms. Poling that we are also concerned about a large Douglas Fir tree at the fence line separating our property from the Cunningham's property. The Douglas Fir is also within 10 feet of the proposed area of excavation and appears to meet the definition of a Significant Tree under the Urban Forestry Ordinance.

Thank you for your assistance,

Lynn Samuels and Fred Morales, Jr.
2695 24th Avenue
San Francisco, CA 94116
(415) 566-5767

-----Original Message-----

From: Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>

To: lssamuels@aol.com <lssamuels@aol.com>

Cc: Russell, Erica (CPC) <erica.russell@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>

Sent: Wed, Jan 9, 2019 8:43 pm

Subject: Re: Environmental Review and CEQA Exemption - 1322 Wawona project - Impact on Old Growth Heritage Redwood Tree

Dear Lynn Samuels and Fred Morales, Jr.,

Thank you for your email. Your message arrived on Monday, my first day back in the office after a two-week holiday vacation; pardon my delay in responding. I will follow up on your email and someone from my staff will get back to you this week.

Thank you.

Lisa

From: lssamuels@aol.com <lssamuels@aol.com>

Sent: Monday, January 7, 2019 10:34 PM

To: Gibson, Lisa (CPC); Gordon-Jonckheer, Elizabeth (CPC); Russell, Erica (CPC); Lynch, Laura (CPC)

Subject: Environmental Review and CEQA Exemption - 1322 Wawona project - Impact on Old Growth Heritage Redwood Tree

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

My husband and I received a voicemail message from "Jeannie" today in response to my January 4 email. Jeannie stated in her message that she issued the categorical exemption for our neighbors' project at 1322 Wawona and that since receiving my email, she has contacted the project sponsors (Sean and Edessa Cunningham) who advised her that they are having an arborist come out and inspect the Redwood Tree and issue a report on whether the project will impact the tree. Jeannie further stated that if the arborist concludes the project won't affect the Redwood Tree, she will reference the report in a new exemption.

My husband and I appreciate the call from Jeannie and her following up with the project sponsors, but issuing a new exemption based solely on a report provided by an arborist hired by the project sponsors does not alleviate our concerns or satisfy the City's responsibilities here. The City has a duty to conduct its own independent inspection of the Redwood Tree and properly evaluate whether the project might impact the Redwood Tree's root system, which cannot be delegated to an arborist retained by the project sponsors.

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Further, as we informed the Cunninghams last week, an arborist's mere visual inspection of the Redwood Tree is insufficient in these circumstances. In order to determine if the proposed excavation for a garage in close proximity to the Redwood Tree will impact its critical root system, it's necessary to identify the location and depth of the tree's critical roots, which cannot be done by a mere visual inspection. As discussed in the attached article, "Getting to the Root of Tree Stability and Construction," it's difficult for even professional arborists to determine what type of root system a tree has, and species, environmental conditions, the location of the tree, as well as the age of the tree, can all play a factor. The author concludes that the best place to cut tree roots is outside the dripline of the tree, where fewer roots are needed for tree stability and recommends **mapping root zones** well before any excavation begins. The article states: "In overlaying a critical root zone map on a construction document, it is possible to see where changes in elevation, paths or trenches will come into contact with roots. A map depicting critical root zones provides so much more information than the traditional plan that simply uses dots to mark locations of tree trunks."

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A categorical exemption should be issued only after a proper inspection, root survey, and risk assessment has been conducted.

I would be happy to discuss this matter further with Jeannie or anyone in the Department.

Thank you for your consideration,

Lynn Samuels and Fred Morales, Jr.



SAN FRANCISCO
PLANNING
DEPARTMENT

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

REQUIRED CHECKLIST FOR Tree Planting and Protection

Pursuant to Planning Code Section 138.1 and Public Works Code Article 16, many construction projects trigger requirements for the protection of existing trees and/or the planting of new street trees.

Planning Department staff are available to advise you in the preparation of this checklist. Call (415) 558-6377 for further information.

WHAT DOES THIS CHECKLIST DO?

This checklist describes applicable tree-related requirements and will help you design a Code-compliant project. Completion of this checklist is a requirement for projects meeting any of the criteria identified below. **No permit will be approved by the Planning Department before satisfying all applicable tree-related requirements**, including receiving clearance from the Department of Public Works (DPW) to plant required street trees and/or remove any Protected Trees.

WHY ARE EXISTING TREES PROTECTED AND NEW TREES REQUIRED?

Trees are a vital component of the City's built and natural environments. They filter and contain storm water, lessen air pollution and greenhouse gases, help save energy, provide wildlife habitat and increase property values. The City is currently home to more than 100,000 street trees.

WHEN CAN THE PROTECTION OF EXISTING TREES OR THE INSTALLATION OF NEW STREET TREES BE REQUIRED?

- | | |
|--|-----------------------------------|
| ✓ construction of a new building | ✓ addition of a new dwelling unit |
| ✓ relocation of a building | ✓ addition of a parking space |
| ✓ paving/repaving > 200 sf of the front setback | ✓ addition of a garage |
| ✓ addition of 20% or more of existing gross floor area | |

INSTRUCTIONS

An applicant for a project which meets **any** of the criteria identified above must complete this checklist and submit a copy of it to the Planning Department along with the building permit or other application(s) required for the project.

Not all projects meeting the criteria above will be subject to tree protection and/or installation requirements. For example, if at least one street tree already exists for each 20 feet of street frontage, no new street trees will be required. Likewise, only certain trees, such as Street Trees and Significant Trees, must be protected.

REQUIRED CHECKLIST FOR Tree Planting and Protection

1. Applicant Information

CONTACT FOR PROJECT INFORMATION:	
ADDRESS:	TELEPHONE:
	()
	EMAIL:

2. Location and Classification of Property

STREET ADDRESS OF PROJECT:		
CROSS STREETS:		
ASSESSORS BLOCK/LOT:	LENGTH OF ALL LOT FRONTAGE(S):	ZONING DISTRICT:
/		
RELATED BUILDING PERMIT APPLICATION AND/OR CASE NO.:		

3. Scope of Project

Requirements for new street trees and tree protection apply to the types of projects identified in the chart below. Please check all boxes which apply to your project. If no boxes are checked, you do not need to complete this form.

DEVELOPMENT FEATURES	
<input type="checkbox"/>	construction of a new building
<input type="checkbox"/>	relocation of a building
<input type="checkbox"/>	paving or repaving more than 200 square feet of the front setback
<input type="checkbox"/>	addition of gross floor area (GFA) equal to 20% or more of the GFA of the existing building
<input type="checkbox"/>	addition of a new dwelling unit
<input type="checkbox"/>	addition of one or more parking spaces
<input type="checkbox"/>	addition of a garage

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4. Disclosure of Existing Protected Trees

Only the following specific types of trees require protection under the Public Works Code: Street Trees, Significant Trees and Landmark Trees. These trees are collectively known as "Protected Trees." In the following table, please indicate the presence or lack thereof of such on, over, or adjacent to the parcel containing the proposed construction.

SIGNIFICANT TREES

A "Significant Tree" is a tree that is planted on the subject property (i.e. outside of the public right-of-way) with any portion of its trunk within 10 feet of the public right-of-way that has (a) a diameter at breast height (DBH) in excess of twelve inches **OR** (b) a height in excess of twenty feet **OR** (c) a canopy in excess of fifteen feet.

CHECK ALL BOXES THAT APPLY AND INDICATE QUANTITY OF EACH TREE TYPE, IF APPROPRIATE.

If you are unsure of the boundary of the public right-of-way, contact DPW's Bureau of Street Use and Mapping. Please note that the public right-of-way may be wider than the sidewalk.

- | | |
|---|------|
| <input type="checkbox"/> Significant Tree(s) exist on the subject property | QTY. |
| <input type="checkbox"/> Significant Tree(s) exist on any adjacent property | QTY. |
| <input type="checkbox"/> There are no Significant Trees on or adjacent to the subject property. | |

LANDMARK TREES

A "Landmark Tree" is a tree designated as such by the Board of Supervisors owing to particular age, size, shape, species, location, historical association, visual quality, or other contribution to the City's character.

CHECK ALL BOXES THAT APPLY AND INDICATE QUANTITY OF EACH TREE TYPE, IF APPROPRIATE.

If you have questions about the presence of Landmark Trees, please consult with DPW or visit www.sfdpw.org/trees.

- | | |
|--|------|
| <input type="checkbox"/> Landmark Trees exist on the subject property | QTY. |
| <input type="checkbox"/> Landmark Trees exist on the adjacent sidewalk | QTY. |
| <input type="checkbox"/> Landmark Trees exist on any adjacent property | QTY. |
| <input type="checkbox"/> There are no Landmark Trees on or adjacent to the subject property. | |

COMPLETE LIST OF LANDMARK TREES AS OF SUMMER 2012

Six Blue Gums adjacent to 1801 Bush Street.	Brazilian pepper at Third St. and Yosemite Street in the median
Flaxleaf paperbark at 1701 Franklin Street	Sweet Bay at 555 Battery Street
New Zealand Christmas Tree at 1221 Stanyan Street	All Canary Island Date Palms in the center island on Dolores Street
13 Canary Island Date Palms in Quesada St median west of 3rd St	Two Palms in median across fr. 730 Dolores St & 1546 Dolores St
Guadalupe Palms in the median across from 1608-1650 Dolores St	Coast live oak in the backyard of 20-28 Rosemont Place
California buckeye in the backyard of 730 28th Avenue	Coast live oak in the backyard of 4124 23rd Street
Two Flowering Ash at the Bernal Library at 500 Cortland Street	Blue Elderberry near intersection of Folsom & Bernal Heights Blvd
Moreton Bay Fig at 3555 Cesar Chavez St / 1580 Valencia St	Monterey Cypress in the backyard of 2626 Vallejo Street
Howell's Manzanita in the backyard of 115 Parker Avenue	California Buckeye tree located behind 757 Pennsylvania Street
Norfolk Island Pine Tree in the courtyard of 2040-60 Sutter Street	Two Canary Island Palms in the courtyard of 2040-60 Sutter St.

STREET TREES

A "Street Tree" is any tree growing within the public right-of-way (e.g. sidewalk) that is not also a Landmark Tree.

CHECK THE BOX THAT APPLIES AND INDICATE QUANTITY, IF APPROPRIATE.

Regardless of size, all trees in the public right-of-way are protected under Article 16 of the Public Works Code.

- | | |
|--|------|
| <input type="checkbox"/> Street Trees exist adjacent to the subject property | QTY. |
| <input type="checkbox"/> There are no Street Trees adjacent to the property. | |

5. Impact of Project on Existing Protected Trees

If your responses above indicate that any Protected Tree(s) exist on, over or adjacent to the subject property, please check the applicable boxes, below:

- BOX 1 ☐ **The project will not remove or have any other impact on Protected Trees, as follows:** No construction-related activity whatsoever will occur within the dripline of any Significant Tree or Street Tree. This includes, but is not limited to, the following: (1) No grading or excavation will take place within the dripline of any Significant Tree or Street Tree. (2) No construction staging and/or storage of materials and/or equipment will occur within the dripline of any Significant Tree or Street Tree. (3) Any pruning of Significant Trees or Street Trees will be limited and consistent with applicable regulations. (4) No dumping of trash and/or liquids (such as project waste-water) will take place within the basin or dripline of any Significant Tree or Street Tree.

If you have checked this box, a Tree Protection Plan is not required.

- BOX 2 ☐ **The project involves the removal of one or more Protected Trees.** A permit from DPW is required in order to remove any Protected Tree. The Planning Department will not approve a building permit for a project which involves the removal of a Protected Tree unless DPW has first reviewed the proposal and found it to be consistent with applicable rules and regulations.

If you have checked this box, a Tree Protection Plan is not required, however you must provide evidence to the Planning Department that DPW has reviewed the removal request and found it to be "approvable."

- BOX 3 ☐ **The project may have an impact on one or more Protected Trees which are not proposed for removal, as follows:** Either (1) any construction-related activity, no matter how minor, is planned or is reasonably foreseeable to occur within the dripline of a Significant Tree or a Street Tree or (2) regardless of the location of construction activity, the property contains a Landmark Tree.

If you have checked this box, a Tree Protection Plan must be submitted to the Department of Public Works Bureau of Urban Forestry prior to the commencement of any construction activity.

Such plan must meet the following minimum standards:

- ✓ The Tree Protection Plan must be developed by an International Society of Arboriculture (ISA) Certified Arborist.
- ✓ The project sponsor must submit a written declaration that the protections specified in the Tree Protection Plan will be completely in place prior to the start of any construction, demolition, or grading.
- ✓ Full-size site plans submitted along with the associated construction project must clearly indicate the street, curb, sidewalk, driveway, structure(s), and the locations of all Protected Trees and non-protected trees. Protected Trees must also be shown to include accurate tree height, accurate canopy dripline and trunk and canopy diameters. The plans must graphically depict implementation of all measures called for in the Tree Protection Plan. Additionally, the Tree Protection Plan itself along with the written declaration must be reproduced on full-size plans.

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Required Checklist for Tree Planting and Protection

6. Calculation of Number of New Required Street Trees

One street tree is required for each 20 feet of street frontage of the subject property, with fractions of 0.5 rounded up, however credit is given for existing street trees. Please complete the table below to determine the number of street trees required for your project. If no street trees are required, please skip to the Applicant's Affidavit at the end of this form and once signed, return it to the Planning Department along with your Building Permit Application or other application.

COMBINED LENGTH OF ALL STREET FRONTAGES	DIVIDED BY TREE SPACING REQUIREMENT	GROSS NUMBER OF TREES REQUIRED	MINUS NUMBER OF EXISTING TREES	NET STREET TREE REQUIREMENT
	÷ 20'	=	(rounded) -	=

Unless site conditions physically prevent the planting of a street tree, a waiver or modification of street tree requirements is available only under extremely limited circumstances and **only outside of Residential Districts** (i.e. RH, RM, RTO, RED). Be aware that even when available, an in-kind improvement or in-lieu payment is required for every such waiver. Please contact the Planning Department for information regarding the waiver process.

7. Applicable Requirements for New Street Trees

The Planning Department has developed three distinct 'Tree Schedules' to aid in the implementation of the Planning Code's street tree requirements. The particular Tree Schedule applicable to your project will depend on the zoning district in which your property is located, the scope of your project, and the type of authorization that your project requires. In general terms, Tree Schedule A applies to small-scale projects in residential or industrial zoning districts, Tree Schedule B applies to moderate-scale projects or projects in commercial or mixed-use zoning districts, and Tree Schedule C applies to larger projects. In the following chart, please check the applicable box based on the characteristics of your project.

TREE SCHEDULE	PROJECT CHARACTERISTICS
<input type="checkbox"/> A	The project is located in a Residential (RH, RM, RTO, RED), Industrial (M) or Production/Distribution/Repair (PDR) Zoning District and does not involve a Planned Unit Development (PUD). A PUD is a special authorization granted by the Planning Commission that applies only to major projects involving large properties.
<input type="checkbox"/> B	<div> <div>1. The project is located in a RH, RM, RTO, RED, M or PDR Zoning District and involves a PUD</div> <div>OR</div> <div> <div>2. The project is located outside of an RH, RM, RTO, RED, M or PDR Zoning District and meets neither OR one of the following criteria, but not both:</div> <div> <div>It is located on a parcel that contains (1) more than 1/2-acre in total area or (2) more than 250 feet of total street frontage or (3) street frontage which spans the entire block face between the nearest two intersections.</div> <div>It involves (1) the construction of a new building or (2) the addition of more than 20% of the gross floor area of the existing building or (3) a change of use of more than 50% of the existing square footage of the building.</div> </div> </div> </div>
<input type="checkbox"/> C	The project is located outside of an RH, RM, RTO, RED, M or PDR Zoning District and meets both criteria of Tree Schedule B(2), above.

TREE SCHEDULE A

REQUIREMENT	SPECIFICATION
<input checked="" type="checkbox"/> Location	either in the public right-of-way (e.g. sidewalk) adjacent to the property or within an unbuilt area at the front of the property
<input checked="" type="checkbox"/> Size	minimum of 24-inch box size

TREE SCHEDULE B

REQUIREMENT	SPECIFICATION
✓ Location	either in the public right-of-way (e.g. sidewalk) adjacent to the property or within an unbuilt area at the front of the property
✓ Size	minimum 2 inch caliper, measured at breast height branch a minimum of 80 inches above sidewalk grade be planted in a sidewalk opening of at least 16 square feet
✓ Opening	have a minimum soil depth of 3 feet 6 inches include a basin edged with decorative treatment, such as pavers or cobbles (edging will not count against the minimum 16 square foot opening if the edging material is permeable. A permeable material is one that allows stormwater to infiltrate the underlying soils. Permeable surfaces shall include, but not be limited to, vegetative planting beds, porous asphalt, porous concrete, single-sized aggregate, open-jointed blocks, stone, pavers or brick that are loose-set and without mortar. Permeable surfaces are required to be contained so neither sediment nor the permeable surface discharges off the site.

TREE SCHEDULE C

REQUIREMENT	SPECIFICATION
✓ Location	
✓ Size	As set forth in Schedule B, above.
✓ Opening	
✓ Trenching	Trees must be planted in a continuous soil-filled trench parallel to the curb, such that the basin for each tree is connected. The trench may be covered by permeable surfaces (as described above), except at required tree basins, where the soil must remain uncovered.

Applicant's Affidavit

I hereby attest under penalty of perjury that the information I have entered on this document is true and correct to the best of my knowledge, and that I have read and understood this form, and that I am the property owner or authorized agent of the property owner, familiar with the property, and able to provide accurate and complete information herein.

The undersigned agrees to the conditions of this form. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may lead to denial or rescission of my permit or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action and the imposition of administrative fines.

I understand that should my project be subject to a required Tree Protection Plan, that I will have a plan meeting or exceeding the minimum requirements prepared and submit it to the Department of Public Works prior to the commencement of any construction activities. Such submittal may in person, by mail or via email at urbanforestrypermits@sfdpw.org.

Signature

Date

Print Name

Indicate whether owner, or authorized agent:

Owner ☐ Authorized Agent ☐

Phone Number

Phone Number

Fax or Email

1322 Wawona

TO BE COMPLETED BY STAFF ONLY. DO NOT LEAVE ANY SECTION BLANK

Staff Checklist

- 8

1322 Wawona



About Coast Redwoods

Coast redwoods range from southern Oregon to central California, extending not more than fifty miles inland- only as far as the coastal climate has its influence. Fog plays a vital role in the survival of these trees, protecting them from the summer drought conditions typical of this area. They also need abundant winter rain and moderate year round temperatures. In ideal conditions a coast redwood can grow 2-3 feet in height annually, but when the trees are stressed from lack of moisture and sunlight they may grow as little as one inch per year.

Because these trees are so tall, the treetop needles are exposed to more dry heat than the needles of branches in the dense canopy below. To compensate for this, redwoods grow treetop needles with tight spikes that conserve moisture, due to little evaporative surface. The lower branches, on the other hand, produce flat needles in order to catch additional light through the thick canopy of branches.

These trees have shallow root systems that extend over one hundred feet from the base, intertwining with the roots of other redwoods. This increases their stability during strong winds and floods.

Redwoods are naturally resistant to insects, fungi, and fire because they are high in tannin and do not produce resin or pitch. Their thick, reddish, pithy bark also provides protection and insulation for the tree. Even a downed tree can survive. The blackened hollows you will see when you walk through the grove were caused by a fire in 1926, and are a testament to the trees' remarkable ability to survive.

Redwood trees flower during the wet and rainy months of December and January. They produce cones that mature the next fall. Redwood cones are about an inch long and they produce tiny seeds, about the same size as a tomato seed. While each tree can produce 100,000 seeds annually, the germination rate is very low. Most redwoods grow more successfully from sprouts that form around the base of a tree, utilizing the nutrients and root system of a mature tree. When the parent tree dies, a new generation of trees rise, creating a circle of trees that are often called fairy rings.

COMPANIONS OF THE REDWOODS

A mixture of trees and shrubs creates a multi-layered canopy that supports the growth of each species in the grove. Diversity is crucial to the redwood forest; every plant, tree, and even fallen logs, play a crucial role. The following trees and plants are commonly found in a redwood forest and each plays its part in the ecosystem. A more comprehensive list of plants, trees and shrubs thriving in the Grove can be picked up at the park.

DOUGLAS FIR

A prominent member of the redwood forest, this tree is second in size only to the coast redwood. It is easily differentiated from a redwood by its dark gray bark and 3/4" cones.

BIG LEAF MAPLE

This tree thrives in moist coastal climates. Its three to five lobed leaves turn bright yellow and orange in the fall.

CALIFORNIA BAY LAUREL

The leathery dark green leaves of this tree produce a pungent odor when crushed. The Pomo Indians used parts of this tree for food and medicine.

TAN OAK

This evergreen, which is not a true oak, has smooth gray bark and glossy toothed leaves ending in sharp spines. Traditionally, the acorns were used for food and medicine. Tannic acid is derived from the bark of these trees and used to tan leather.

CALIFORNIA HAZEL

This shrub grows 3-10 feet tall and produces edible nuts. Native Indians used the stems of this shrub to make baskets.

WOODROSE

This is a small shrub that produces dainty pink blossoms in the spring, that are replaced by bright rose hips in the autumn.

REDWOOD TRILLIUM

This flower is a member of the lily family and thrives in the cooler climate of the redwoods. A three-petaled white flower blooms in the spring.

REDWOOD SORREL

This plant forms a beautiful green carpet on the shady forest floor, folding its leaves when needed to preserve moisture. In the spring it produces a delicate three-petaled violet flower.

SWORD FERN

This fern is a striking plant with individual fronds that arise from a single base and can grow up to five feet long. It is typically found growing in shaded, sheltered areas.

BRACKEN FERN

This fern grows anywhere from dry open areas to moist shaded spots. It has a main stem can grow 1-4 feet with lateral branches. Native Americans used the roots to make baskets.

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Redwood National Park

Introduction	Park History	Redwood Trees	LBJ Grove
Roosevelt Elk	Northern Coast	Central Coast	South Coast
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Fern Canyon	Klamath River	Smith River	Redwood Creek
Redwood Creek Overlook	Lost Man Creek	Bald Hills	Crescent City
Twilight	Trails	Plants & Animals	References

Redwood Trees

The redwood trees of the northern and north central California coast are the tallest trees on earth. A relative of the sequoias found in Kings Canyon, Sequoia, and Yosemite National Parks, these trees are not as wide as sequoias at the base, as large, or as long-lived, but they are considerably taller. These skyscrapers may reach over 350 feet in height, a scale that is difficult to comprehend until it is seen first hand. It is also quite difficult to convey the height of the redwood trees in photographs. The specimen below is found in the Lady Bird Johnson Grove in the southern portion of the park.



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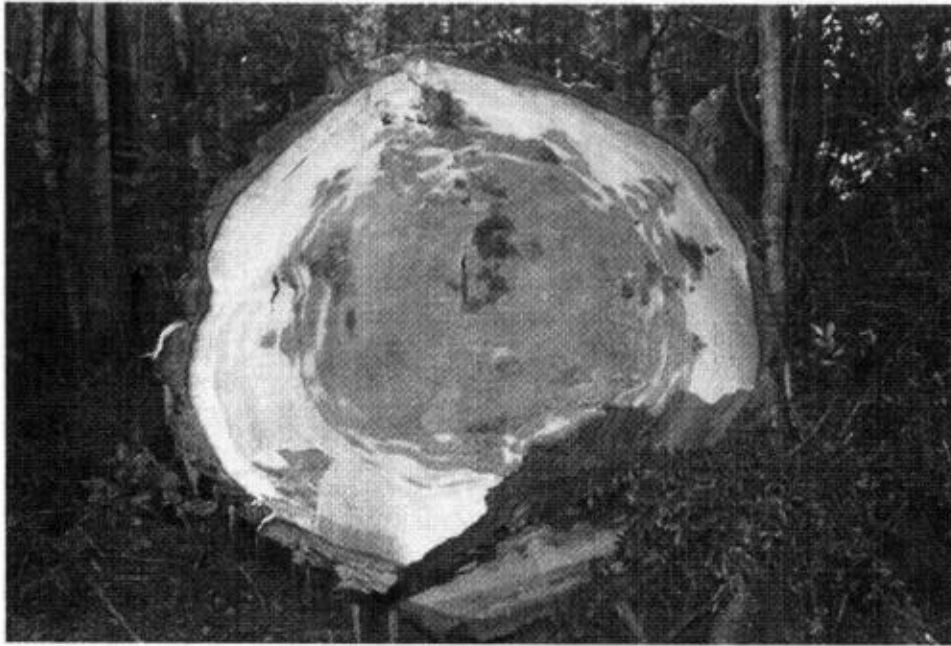
The root system of the redwood tree is surprisingly shallow, especially given the great height the mature tree attains. There is no tap root and the other roots may reach no deeper than 6-12 feet. The major roots are about 1 inch in diameter, and they typically spread 50 to 80 feet. One way in which the trees are able to remain upright for millennia is by growing close together with other redwood trees, intermingling root systems. In the picture below a number of redwoods crowd together in a typical grove.



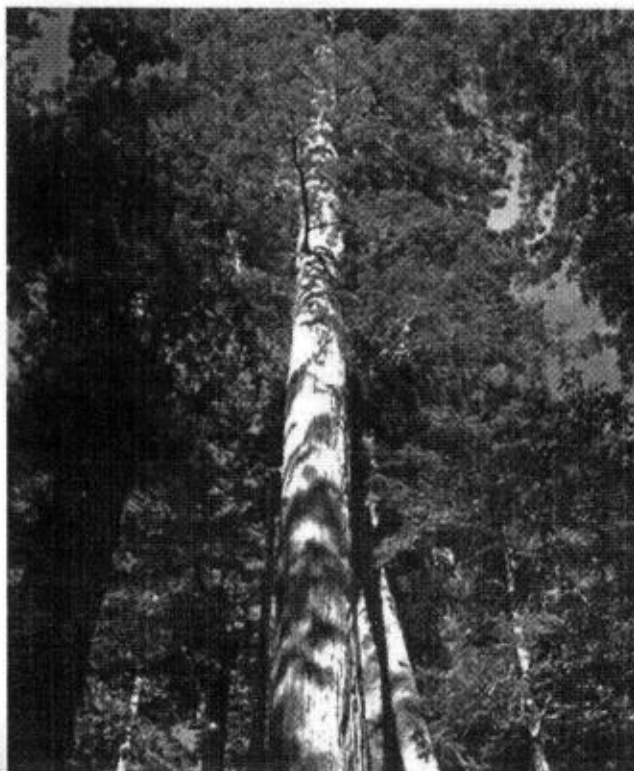
Although called "redwoods" the name of the tree derives more from the appearance of the "heartwood" than the color of bark, although some trees present an auburn color (compared with the more cinnamon appearance of sequoias).



However, like sequoias, the bark, which may be up to 1 foot thick, contains tannin which provides protection against fire, insects, fungus, and diseases which might damage the tree. For example, there is no insect which can kill a redwood. The bark also gives the tree its distinctive "fluted" appearance.



The statistics which describe the redwood are truly amazing. These giants can live 2000 years, may weigh upwards of 500 tons, and reach over 350 feet in height. A feeling for this experience can be gained in the picture below, showing a view of a tree more than 250 feet in height. As they grow upwards the redwoods usually lose their lower limbs, producing a canopy over the forest.



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The scientific name of the redwood is *sequoia sempervirens*. Although, as stated above, the trees may live 2000 years (compared to 3000 for the sequoia), a more typical life span for the giants is 500-700 years.



The range of the redwood tree is restricted to areas of infrequent frost, moderate summer temperatures, and a combination of high levels of precipitation in winter combined with fog in the summer, and removed from salt spray along the coastline. Therefore, the habitat of the redwood goes only inland as far as the lower levels of the coast range of mountains. The redwood tree does not like freezing, and there is very little snow in the park at the altitudes where the redwood thrives. It does occur on occasion, however,



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The wood of the redwood tree is amazingly resistant to fire and rot, but when a tree falls it is evident that it is somewhat brittle, and when loggers cut the tree they would try to cushion the fall of the tree to avoid having it shattering.



One of the keys to the survival of the redwood is its regenerative abilities. One of the regenerative capabilities of the redwood involves the burl. A burl is made up of dormant redwood stems, and is covered in bark. A burl grows when a redwood is cut, damaged, or injured, or diseased. A burl is a lumpy outgrowth from the tree's trunk, often at its base as is seen below. Saplings may sprout from these burls. The trees which result from growth originating in a burl are genetically identical to the original tree.



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The damaged redwood tree provides many advantages to the rest of the forest as well. Fallen redwood logs serve as nurseries for the growth of new trees. Standing trees, snags, may serve as perches for raptors. The cavities in redwood trunks provide locations for woodpeckers and owls, as well as food for insects.



The redwood likes the mild, moist climate of coastal northwest California. The trees enjoy lots of water from the rain and fog which is prevalent in the area. The area receives an average of 70 inches of precipitation each year, 90% of it during the period between October and April. The coast may receive 122 inches of rain per year. A large redwood tree--a 200 foot redwood with a trunk 5 feet in diameter--holds 34000 pounds of water and transpires up to 200-500 gallons of water each day.

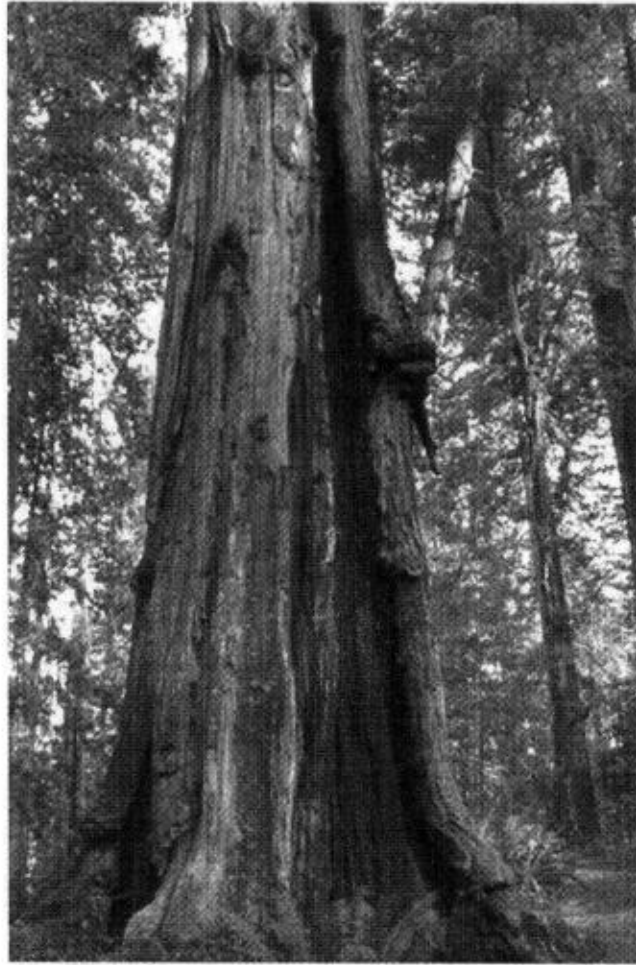


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The oldest trees are not necessarily the tallest, as among grown trees there is no correlation between age and height. Interestingly, the needles at the top of the redwood are different than those on lower branches.



The Role of Fire Fire plays an important role in the life of a redwood tree. In general, the redwood tree is very resistant to fire for several reasons. The trunk is very thick, there is a lot of water contained in the wood itself, and pitch, which is very flammable, is not contained in the tree. The bark lacks the resin found in pine, fir, and spruce trees, and the sap is largely water which adds to the fire resistance. The redwood tree is particularly resistant to fires which remain primarily along the ground.



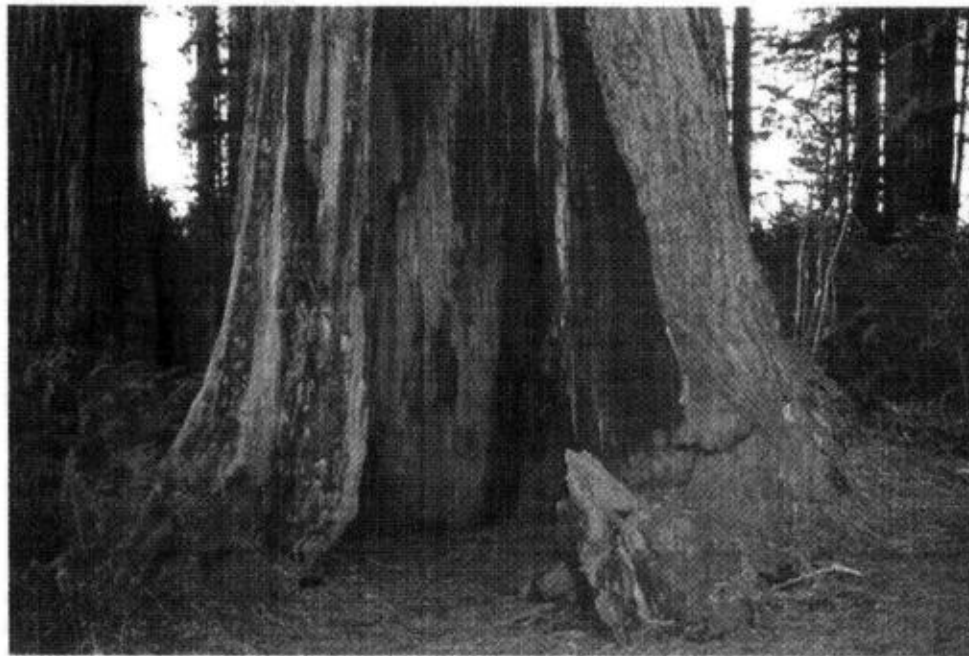
Despite its resistance, however, repeated fires may reach the heartwood through cracks in the bark. The tree may be "hollowed out" as the damaged heartwood decays, while the outside, growing layers remain intact.



1322 hawona



What is surprising to many visitors, however, is the degree to which an enormous redwood tree can survive fire damage which hollows out and weakens the wood at the base of the tree. Fungi can invade the damaged wood and cause it to rot, eventually forming a cavernous hollow area. A "chimney tree" is a redwood whose entire interior was burned out by fire. Trees with hollows this large, which may be the result of 50-100 fires, are often also called "goosepen" trees as they made convenient places to keep domestic animals such as geese. They may also serve as shelter or residences for black bears and colonies of bats.



Fire can be advantageous to redwood trees in that it removes less fire resistant trees and vegetation which compete for sunlight and nutrients in the forest. The life of the redwood, however, is not as dependent on fire as is that of the sequoia.

Fire can be advantageous to redwood trees in that it removes less fire resistant trees and vegetation which compete for sunlight and nutrients in the forest. The life of the redwood, however, is not as dependent on fire as is that of the sequoia.



<http://www.shannontech.com/ParkVision/Redwood/Redwood2.html>

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Contractor mistake damages lone redwood tree at library

October 11, 2012 9:00 am by [Frances Dinkelspiel](#)



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The redwood tree at the West Branch of the Berkeley Library that will have to be taken down. Photo: Frances Dinkelspiel

A towering redwood tree that was to be the focal point of the garden at the new West Branch of the Berkeley Public Library was so damaged by the contractor that it will have to be taken down, library officials announced Tuesday.

The contract with West Bay Builders required the company to take precautions to preserve the root structure of the redwood, but those measures were not followed, according to a letter Donna Corbeil, director of library services, sent out to neighbors. The contractor damaged the roots while excavating around the tree.

Dan Gallagher, the city's forestry engineer, recently examined the tree's roots and determined that they were so damaged that the tree is unstable and unhealthy.

"The result of severing those important roots is that the tree's anchorage and stability has been compromised," Gallagher was quoted as saying in the letter. "No reasonable alternatives to re-establishing the tree's stability exist. The roots served a vital function that cannot be restored by any other means."

The contractor will be removing the tree — which looks about 70 feet high — within the next few days, and will have to pay for the damage, said Corbeil. The Library Board discussed the issue Tuesday night and will address what kind of tree will replace the redwood when it considers the landscaping plan Nov. 14.

The news that the redwood tree would soon be cut down came as a shock to neighbors, who were already upset that the library project at 1125 University Ave. had entailed the cutting of five other redwood trees.

"It's really shocking," said Chaim Mahgel, whose family lives right next door to the library. He also owns Afikomen Judaica on Claremont Avenue. "It's totally unbelievable. How many stands of redwood trees does a city have? You can't just go out and plant more and expect them to grow back in 10 years."

Nell Mahgel-Friedman said that the back of their apartment used to look out on a shady redwood grove. While there is more light now, there is also much more noise from University and San Pablo Avenues.

"The trees created a certain protection there, a quiet zone," said Mahgel-Friedman. "With the redwood trees taken down it will be a changed experience."

She doesn't understand why the library could not have worked to preserve the redwood grove.

"What is most infuriating to me is why plans were made to build the library in a way that killed these trees," said Mahgel-Friedman. "The small redwood grove that grew on the library grounds was a crown of the neighborhood, a small natural hidden gem in the midst of the urbanity and concrete. The library could have treasured this gift and adopted plans that protected and respected the trees, not sacrificed them for extra square footage."

The library held numerous meetings with neighbors to talk about the library design, said Corbeil. The Mahgels did not attend, they said, which is why they were so surprised when the first redwood trees were cut down.

The library had intended to make the large redwood the centerpiece of a garden that could be seen from inside the library. The plan was to add native plants around the tree. Corbeil said the library will try to plant a mature tree in the redwood's place. She does not anticipate there will be any delays in the construction of the new branch library. The branch at University Avenue shut down in May. The new building should be completed by the summer of 2013. Total construction costs, not including furniture and fixtures, are \$7.5 million and are being paid through bonds authorized by Berkeley voters.

Read Donna Corbeil's letter to neighbors.

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Storm May Have Caused Massive Tree to Fall on Car, Killing Novato Man at UC Berkeley Campus

By Melissa Colorado and NBC Bay Area staff

Published Jan 7, 2019 at 6:20 PM | Updated at 11:46 PM PST on Jan 7, 2019

A weekend storm might be to blame for the death of a man in the East Bay.

Authorities say a 32-year-old man from Novato died after a massive tree came crashing down on a car at the UC Berkeley campus Sunday afternoon.

The owner of the tree service company in charge of cleaning out the tree tells NBC Bay Area the eucalyptus tree was tall, heavy and most surprisingly, it was healthy.

A combination of rain and wind was enough to push over the tree and tragically kill someone, the owner of the tree service company said.

The incident was reported shortly before 4 p.m. Emergency crews responded to a call that a huge eucalyptus tree had tumbled and smashed a car by the Greek Theatre on Gayley Road.

The Coroner's Office says the driver of the car was Alexander Grant. According to a university spokesperson, Grant was not a student, but was likely visiting someone on campus.

The Berkeley Fire Department said there were reports of other fallen trees in the city over the weekend, including a palm tree that fell onto electrical wires and caught on fire.

Another tree fell on northbound lanes of SR-13 near Park Boulevard and caused 3 separate accidents early Tuesday morning, according to California Highway Patrol Oakland.

No injuries were reported but vehicles' windows were badly damaged.



MEMO

To: Lynn Samuels
From: John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Certified Arborist #863
ISA Qualified Tree Risk Assessor
Date: January 14, 2019
Re: Potential Impact of Proposed Construction Project on Redwood and Douglas Fir Trees

Introduction/Assignment:

I was asked by Lynn Samuels to provide my expert opinion regarding the potential impact of building out a proposed residential addition and remodeling project at 1322 Wawona Street, San Francisco to two trees located to the east of the project.

Proposed Construction:

It is my understanding from reviewing the development plans that a garage is to be constructed underneath the existing home. The plans indicate a ten-foot-deep excavation and 93 cubic yards of soil to be removed. The limits of soil disturbance are unclear. However, the home appears to be approximately three feet from the property line to the east and it appears that soil would be excavated close to the property line to build the garage.

Trees Potentially Impacted by the Project:

Two nearby trees are potentially impacted; a redwood and a Douglas fir. The redwood has a 62-inch diameter trunk and the center of its trunk is located approximately 10 feet from the eastern property line of the property on which the project is to be built on a sloping public right of way.¹ The Douglas fir has a 19-inch trunk diameter and its trunk is located approximately 2 feet from the same property line in the back yard of the Samuels/Morales residence located at 2695 24th Avenue (Figure 1).

¹ Trunk diameters and distance from the property line were measured by the Ms. Samuels and Mr. Morales.

1322 Wawona



Figure 1. Looking northward at 1322 Wawona on left and subject trees on right. The redwood is in front of the Douglas fir.

Potential Impacts of Development:

Generally speaking, roots that support mature trees are found within fifteen feet of their trunks. The subject trees are well within that distance from the proposed project. Therefore, these supportive roots and other smaller roots could be severed by the proposed excavation, either killing the trees or causing them to fall, endangering people and/or property.

Tree Preservation Recommendations:

In order to preserve the trees and avoid the potential impacts described above, care needs to be taken to avoid significant injury to the root system of the trees. To this end, the proximity of soil disturbance and excavation to the tree should first be clarified. Next, the size and location of roots which would need to be cut should be determined during the planning stages of the project. This information is of critical importance to determining the potential impact of the proposed construction to the trees. This would involve safely² exposing roots at the location of the proposed soil disturbance closest to the trees.

With this information, if the potential impact to the trees is significant, the project would need to be redesigned or abandoned in order to improve the prognoses for survival of the trees and reduce their risk.

² Using compressed air or water to excavate soil in a narrow trench (pneumatic or hydraulic excavation) to expose roots without damaging them.

Should the project be approved, tree preservation specifications prepared by a competent Consulting Arborist³ should be included in the construction plans. These specifications would include measures to minimize injury and provide for the horticultural needs of the trees.

I have attached my cv for your reference.



³ I recommend an American Society of Consulting Arborists Registered Consulting Arborist.

JOHN M. LICHTER, M.S.
CONSULTING ARBORIST

1654 Colusa Avenue, Davis, California 95616

Phone: 530.231.5586

e-mail: treeassociates@gmail.com

EDUCATION:

Master of Science. Horticulture, University of California, Davis, 1990.

Bachelor of Science. Plant Science, University of California, Davis, 1988.

REGISTRATION/CERTIFICATIONS:

Registered Consulting Arborist #375, American Society of Consulting Arborists (ASCA)

Certified Arborist #863, International Society of Arboriculture (ISA)

Board Certified Master Arborist #863, ISA (2005-2017)

Qualified Tree Risk Assessor, ISA

PROFESSIONAL MEMBERSHIPS/BOARD TENURE/COMMITTEES:

Board Member, American Society of Consulting Arborists (2000 - 2006)

Former Chair, Western Chapter ISA Research Committee

Former Board Member and Technical Advisory Committee Member, Tree Davis

Former Commissioner, City of Davis Street Tree Commission

Former Member, Technical Advisory Committee, Sacramento Tree Foundation

PROFESSIONAL EXPERIENCE:

1993 to present OWNER/PRESIDENT/CONSULTING ARBORIST

Tree Associates, Inc., Davis, CA

Tree Associates provides Arboricultural Consulting Services to a diverse clientele including Landscape Architects, Developers, Municipalities, Attorneys, Insurance Adjusters and Tree Managers. Professional services include tree evaluation, risk assessment and preservation programs, tree appraisals, horticultural soil and site analysis, forensic investigations and expert witness. From 1993 to 2016, I also pruned trees.

1999, 2002, 2009 INSTRUCTOR

Environmental Horticulture Department, U.C. Davis, Davis, CA

1993-1994 RESEARCH ASSOCIATE

Environmental Horticulture Department, U.C. Davis, Davis, CA

1992-1993 RESEARCH HORTICULTURIST

U.S. Forest Service, Center for Urban Forest Research and Education, Davis, CA

1992-1993 ARBORIST

Roger Poulson Tree Services, Citrus Heights, CA

1991-1992 URBAN HORTICULTURIST

U.C. Cooperative Extension, Sacramento County, Sacramento, CA

1990-1991 COMMUNITY FORESTER

Sacramento Tree Foundation, Sacramento, CA

1990 HORTICULTURIST

HortScience, Inc., Pleasanton, CA

1322 hawma

SELECTED PRESENTATIONS:

- "Tree Preservation Field Demonstration." Up by Roots Conference, U.C. Davis, August, 2011.
- "Locating Roots Using Ground Penetrating Radar: A Progress Report."
- California Tree Failure Report Program Annual Meeting. Filoli, California, January, 2009.
- "Preserving Our Native Oaks" Critical Issues for Park Managers."
- Tree Canopy Safety and Retention Workshop. Sacramento, California, November, 2008
- "Case Studies from a Consulting Arborist, Tree Preservation During Development."
- Guest Lecturer, U.C. Davis, Arboriculture Course (1998, 2000-2001, 2003-2008)
- "Soil Factors and Root Growth—Lessons from Case Studies/a Peek at Ground Penetrating Radar."
- Western Chapter ISA and California Arborists Association Meeting. San Francisco, April, 2007.
- "Utilizing Science to Guide Oak Management."
- Oak Symposium. Santa Rosa, California, October, 2006.
- "Principles, Approach and Procedures for Tree Problem Diagnosis – A Practical Approach." University of California Master Gardener Meeting. Sacramento, CA May, 2006.
- "A Discussion Concerning Pruning to Reduce the Likelihood of Limb Failure."
- California Tree Failure Report Program Annual Meeting. Filoli, CA, January, 2006, Descanso Gardens, May, 2006.
- "Tree Radar Unit Demonstration."
- Western Chapter ISA Annual Meeting, Phoenix, Arizona, May, 2005.
- "Diagnosis and Treatment of Health and Structural Disorders in Oaks: A Field Demonstration, Discussion and Hands-on Workshop for Horticultural Professionals" (eight week course). University Arboretum, U.C. Davis. Spring, 2005.

SELECTED PUBLICATIONS:

- Reviewer:* Gilman, E., B. Kempf, N. Matheny and J. Clark, 2013. Structural Pruning, A Guide for the Green Industry. Urban Tree Foundation, Visalia, CA. 83p.
- Contributor and Principal Reviewer:* Dreistadt, S.H., 2004. Pests of Landscape Trees and Shrubs, 2nd Edition. UCANR Publication 3359.
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- Randrup, T.B. and J.M. Lichter, 2001. "Measuring Soil Compaction on Construction Sites: A Review of Surface Nuclear Gauges and Penetrometers." Journal of Arboriculture 27(3):109-117.
- Lichter, J.M., 2000. "An Evaluation of Soil Aeration Status Around Healthy and Declining Oaks in an Urban Environment in California." (review of journal article) Western Arborist.
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- Lichter, J.M., 1994-1997. The Urban Forest and the Trees. Newsletter editor.
- Lichter, J.M. and E.M. Zagory, 1995. "Establishing Landscapes Near California Native Oaks in the Central Valley." HortScript, U.C. Cooperative Extension, Marin County.
- Lichter, J.M. and P. Lindsey, 1994. "The Use of Surface Treatments for the Prevention of Soil Compaction During Site Construction." Journal of Arboriculture 20(4):205-209.
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Resume Last Updated: August 27, 2018

Getting to the Root of Tree Stability and Construction

By Scott Jamieson

We've all seen it: A homeowner wants to build a new family room or deck near a prized tree. Or it's time to widen the driveway – near a tree that family members planted as a seedling when they moved into the house. Or a long-dreamed-of swimming pool is finally in the works, but the arborvitae screening out the neighbor's yard are nearby. When there's a construction project, trees are often in the vicinity and are likely to be impacted by the construction.

Much of the concern pertains to tree roots. Roots extend at least as far as the dripline; sometimes they even reach as far out as two to three times the height of the tree. As well as taking up water and nutrients, they are central to hormone production, and they store energy.

Roots are also critical to tree stability. Cut them too close, and a tree may be apt to fail, possibly putting people and property at risk.

Types of tree root systems

There are three types of tree root systems. One that commonly comes to mind, though it actually represents very few landscape trees, is the tap root – consisting primarily of a large, downward growing root. Trees with taproots can most tolerate root cutting from a tree-stability perspective, unless of course you cut the taproot.

Another type is the lateral root system, in which roots grow outward horizontally. These roots tend to be shallow, in the top 18 inches of soil, so they are very susceptible to construction damage, especially from trenching. Cutting many of them can cause a tree to quickly become unstable and unhealthy.



Photo courtesy of: Barlett Tree Research Laboratories

Root-pruning machines, like this one, cleanly cut tree roots, helping to prevent damage and promoting root regeneration. This pruning is taking place outside of fencing erected to protect trees slated for preservation.

The third type of root system is oblique. While it includes lateral roots, it also has some that grow deeper in the soil near the trunk. Because of these deeper-growing roots, trees with oblique root systems are more tolerant of root cutting.

The challenge is that it's hard to say which root type a tree might have. Certainly species has a bearing, but environmental conditions play a role, too. For instance, if the soil is saturated with water within a few feet of the surface or if there is a hard or compacted layer at the surface, then even if a tree that, by species type, would be expected to produce a taproot – like a pine or a nut tree – it is less likely to be able to grow one. Another factor is tree age. As trees age and root decay becomes more prevalent, they tend to lose deeper growing roots and rely more on the horizontal roots for stability. All of this means it's hard to determine what type of root system a tree has, and it is safest to assume that the roots are far-reaching from the tree. The best action for safety and tree health is to change the plans in a way that moves the construction further from the tree. If that isn't possible, the tree might have to be removed. But how do you know if a tree can stay? There are many factors, like tree and soil health, age, and cultural conditions.

(continued on page 36)

(continued from page 35)

The distance of excavation from the tree is key, too. The critical question is, how close to the trunk can you cut the roots and still be confident that the tree will remain stable?

Research: Root cutting and tree stability

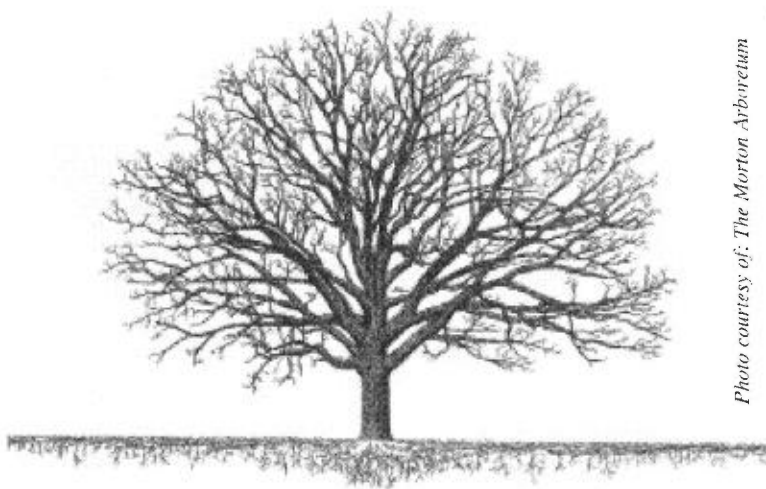
Scientists at the Bartlett Tree Research Laboratories in Charlotte, NC, have been looking into this issue for the past several years. They've begun by looking at young red maples and willow oaks.

The procedure is fairly simple. They attach a digital level to the lower stem of a tree and install a rope in the upper crown. They pull the tree with a winch to a trunk angle of one degree. They record the force put on the tree and then allow the tree to spring back to its original angle.

After measuring the force necessary to move the stem one degree, they cut the roots in straight lines perpendicular to normal root growth. Once the trench is cut, they remeasure the force needed to pull the tree to one degree again. They then make a second root cut closer to the trunk. They repeat the procedure until they shave the buttress – or large, structural – roots off the tree at the trunk.

What they have found on the study trees is that there is a measurable change in tree stability when cuts are made closer to the trunk than three times the trunk diameter. So, for a six-inch diameter tree, when the root cuts are closer than 18 inches from the trunk, the tree is less stable. If the soil is relatively dry, it does not make any

difference if the researchers pull the tree from the side of the root cut or on the opposite side of the tree. However, if the soil is saturated with water, the tree is much less stable when pulled toward the cut roots. The researchers caution that it is important to be more conservative when applying these study results to larger trees. As trees age, root decay becomes more common, so older trees may initially be less stable. Mature trees are also more prone to root decay following injury to the root system.



For oaks and most other trees, roots extend out from the trunk at least as far as the dripline. As a result, trenching through roots is almost a given on any construction project that has trees in the vicinity. Tree stability and health are always an issue. So is ensuring that roots are cleanly cut.

Cutting roots at a distance of five times the trunk diameter is better, from a stability standpoint, than cutting closer. This distance should also minimize infection by root decay fungi.

The best place to cut tree roots is outside the dripline of the tree. At this distance, there are many fine roots needed for water and nutrient uptake, but fewer roots needed for stability.

When you must cut

Whether it's to trench for an irrigation line or utilities, excavate for a new swimming pool, or make way for a

building addition, the reality is that tree roots will likely need to be cut. Armed with this research, you can gauge how close you can cut without impacting tree stability. But how you cut tree roots is also important.

Key to cutting roots is using the right equipment. Backhoes are intended for digging, not cutting roots. Don't make the mistake of assuming that, by excavating, you can simply cut the roots by breaking them with the backhoe. A backhoe rips roots and can tear them all the way back to the trunk, even pulling the trunk apart.

Chainsaws, root-pruning machines, and specially adapted trenching equipment can make a good, clean cut. This helps prevent root damage and aids in root regeneration.

Mapping root zones

Well before excavation begins, everyone involved in the project should know where tree roots are. This can and should be done during the tree-inventory phase at the beginning of the project. Then planners can map out not only tree-trunk locations but also critical root zones, which makes the inventory

much more valuable for preserving trees. In overlaying a critical root zone map on a construction document, it is possible to see where changes in elevation, paths or trenches will come into contact with roots. A map depicting critical root zones provides so much more information than the traditional plan that simply uses dots to mark locations of tree trunks.

The inventory method we have developed at Bartlett uses Global Positioning Systems (GPS) and Geographical Information Systems (GIS) to collect information, map locations and help with planning. The

Photo courtesy of: The Morton Arboretum



Researchers at the Bartlett Tree Research Laboratories have been investigating how closely to the trunk tree roots can be cut without compromising tree stability. Here, the first round of cutting is under way. The scientists found a measurable change in tree stability when cuts are made closer to the trunk than three times the trunk diameter.

program can integrate pre-existing infrastructure information, such as additional GIS data, CAD plans and aerial images.

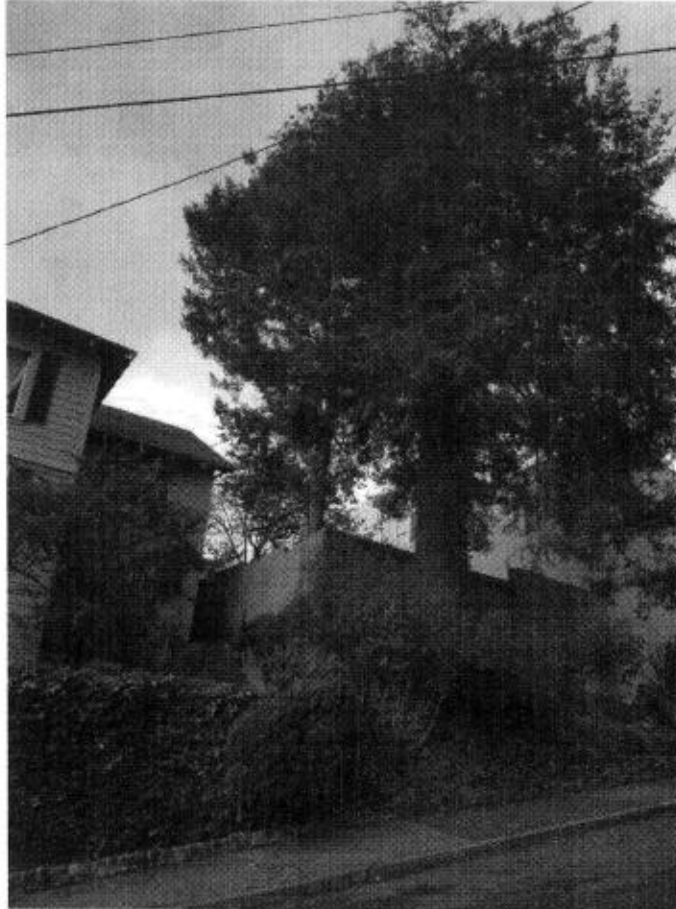
By incorporating data such as buildings, roads and underground utilities, a more complete picture of the landscape is possible and can aid in decision-making – especially as it relates to critical root zones and preserving trees. And having the flexibility to integrate with CAD plans means planners can adjust for trees more easily.

So much of a tree's health and stability depends on its roots. Especially when construction is involved, everything you can do to protect the roots – including knowing how much you can safely cut them – will help ensure a successful project and happy client. 🌳

Scott Jamieson is vice president of same corporate partnerships and national recruiting for Bartlett Tree Experts (www.bartlett.com). Local offices are in Chicago, Northbrook, Woodridge and Lake Barrington.

Tree Protection Plan

Prepared for:



Sean Cunningham
1322 Wawona, San Francisco, CA

Prepared by Arbor MD Tree Care Inc.
January 12, 2019

Attention:

Sean Cunningham
415.509.4295
SeanCunningham@yahoo.com

Site Address:

1322 Wawona St. San Francisco, Ca.

Scope of work:

Provide Tree Protection Plan (TPP) for a 53" dbh, approximately 50' tall and 50' wide Coast Redwood. Per the San Francisco tree ordinance, this tree is located within 10' of the right of way and hence treated as a city street tree and requires a TPP for any development or remodeling to occur with-in the Critical Root Zone (CRZ), as defined by a circle of area with radius from the tree 10 times the (dbh) diameter at breast height or 4.5 feet above grade. In this case the CRZ is 530" or 44.1 feet. In this case it also defines the Tree Protection Zone (TPZ) radius at 44.1 feet. Also included is a Douglas Fir tree approx. 22" dbh and 55' tall located in neighbor's backyard.

This project includes constructing a retaining wall outside the existing retaining wall in order to build a new garage edition. The footing for this wall is not planning on going deeper than existing wall. The Redwood tree sits about 5' laterally off of sidewalk and 8' up from both sidewalk and 1322 Wawona grade. The trunk flare sits back 3-4' back and behind the existing retaining wall that is the property line perpendicular to the sidewalk. Site plan included as Photo 1. Photo 2 shows existing conditions drawn. Photo 3 shows Redwood tree, Photo 4 and 5 showing the site from the bottom and the top of the stairs and retaining wall. Photo 6 showing Douglas Fir tree included in TPP.

The homeowner is planning to construct outside of the existing retaining wall and marry or sister them together. No plans show the removal of the retaining wall or any part of it that is protecting the two trees' root system. The existing retaining wall is actually not on the homeowner's property. There are no physical signs of the existing retaining wall being broken by the roots. The lower portion of stacked asphalt is not bothered or falling away. No signs of feeder roots poking through. No signs of roots that have grown past the stairs either.

The chances of encountering or damaging either one of these two trees' roots with the planned development are very low if any.

Although, Construction damage can still occur when working around any trees. Soil compaction and root injury that stems from construction activity near trees is very difficult to mitigate. Therefore, the principle focus should be to protect the root area from impacts. This is best accomplished by establishing a protection zone called the TPZ around the tree in which no grading or construction activity may occur.

- Prior to beginning work, the contractor is required to meet with the arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
- Structures and underground features to be removed from the TPZ shall use the smallest equipment possible and operate from outside the TPZ. The arborist shall be notified and may choose to be on-site during all operations within the TPZ to monitor demolition activity.
- A six-foot chain link fence with posts sunk into the ground shall be erected to enclose the TPZ. Fences shall remain until all work has been completed. Fences may not be relocated or removed without the written permission of the arborist. Some manner of barrier not readily or easily moved delineating the TPZ.
- No materials, equipment, spoil, waste or wash out water may be deposited, stored or parked within the TPZ or fenced area.
- Nothing shall be attached to the tree within the drip line or TPZ.
- Project arborist will be retained for periodic monitoring of the tree and TPZ.
- Construction trailers, traffic, and storage areas must remain outside the TPZ. Avoid compaction in TPZ.
- Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, the tree shall be root pruned if needed. Since some work is taking place within the TPZ, any root pruning that is required will be done by manually digging and exposing interfering roots and using a saw, or vibrating knife, rock saw, or other approved root pruning equipment. Avoid tools that pull and shatter roots. Avoid cutting roots greater than 1.5" in diameter. Ideally expose the planned impacted root zone with a pneumatic air spade and then root prune by hand cleanly cutting back to laterals. Backfill with amended soil.
- Any grading, construction, demolition or other work that is expected to encounter tree roots must be monitored by the arborist.

- All new underground utilities, drain lines, irrigation lines shall be routed outside the TPZ. If lines must traverse the TPZ they will be tunneled or bored under the tree. Consolidate all lines in one trench.
- Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
- If temporary compaction is imminent within root area of TPZ a bed of 6" of mulch or gravel can be laid in order to protect the roots, mulch or gravel must be removed after the use of it is no longer needed.
- Spoils from trenching or any other excavation shall not be placed within the TPZ, either temporarily or permanently.
- Avoid stripping away topsoil around trees. Avoid stepping on bare roots because they are fragile.
- Avoid impervious materials used to cover root area. Pavers, Bricks and other materials that allow atmospheric oxygen and water to permeate down into the tree roots promote greater tree health.
- Avoid continuous footings adjacent to trees. Use pier foundations with grade beam above grade instead of slab foundations. Orient piers to avoid major roots.
- Where surface grades are to be modified, make sure that water will flow away from the trunk, ie that trunk is not the lowest point. If tree is in low point, design a drain system with least impact to roots.
- Match irrigation requirements of tree and understory landscape to avoid over irrigation.
- Erosion control wattles can be wrapped around the trunk if damage by scraping the trunk is possible.
- If any damage occurs to tree during construction the City Building Official and City Arborist is required to be notified so that proper treatment may be administered.

Tree Survival depends on how it's treated during the construction phase. Rather than dying quickly, the tree may decline gradually and eventually reach the point that removal is required. This is typical when impacts are indirect and cause chronic stress to which the tree never adapts. Examples of site changes that can cause chronic stress include:

- Soil Compaction

- Changes in hydrology of site or Changes in soil quality or surface (erosion or hydrophobia)
- Restrictions in soil area available for root development.
- Additions of toxic materials to the soil.
- Direct injury to root system. Poor or Heavy root pruning.
- Increased exposure to sun and/or wind.
- Excessive reduction in leaf area, such as from heavy pruning.
- Large mechanical wounds, which interrupt sap flow and lead to decay.

Deva Braden

415.250.2012

ISA Certified Arborist WE-7034A

ArborMD Tree Care Inc. Licensed, Insured and Bonded.

CSLB 878691

Photo 1. Site Proposal plans.

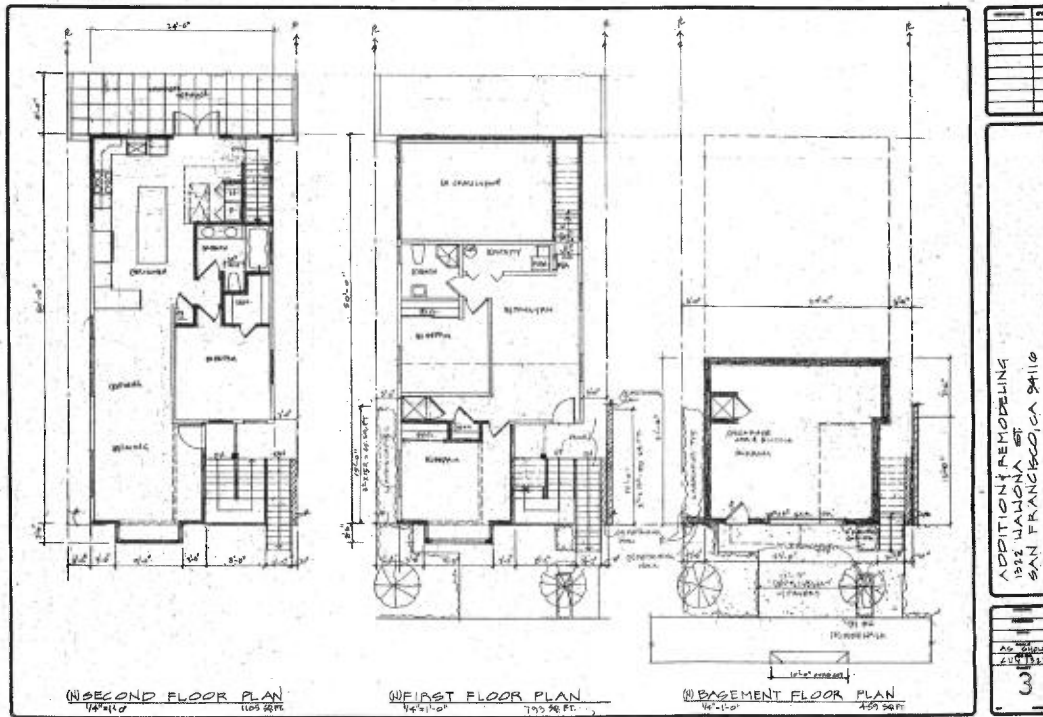


Photo 2. Site existing plans.

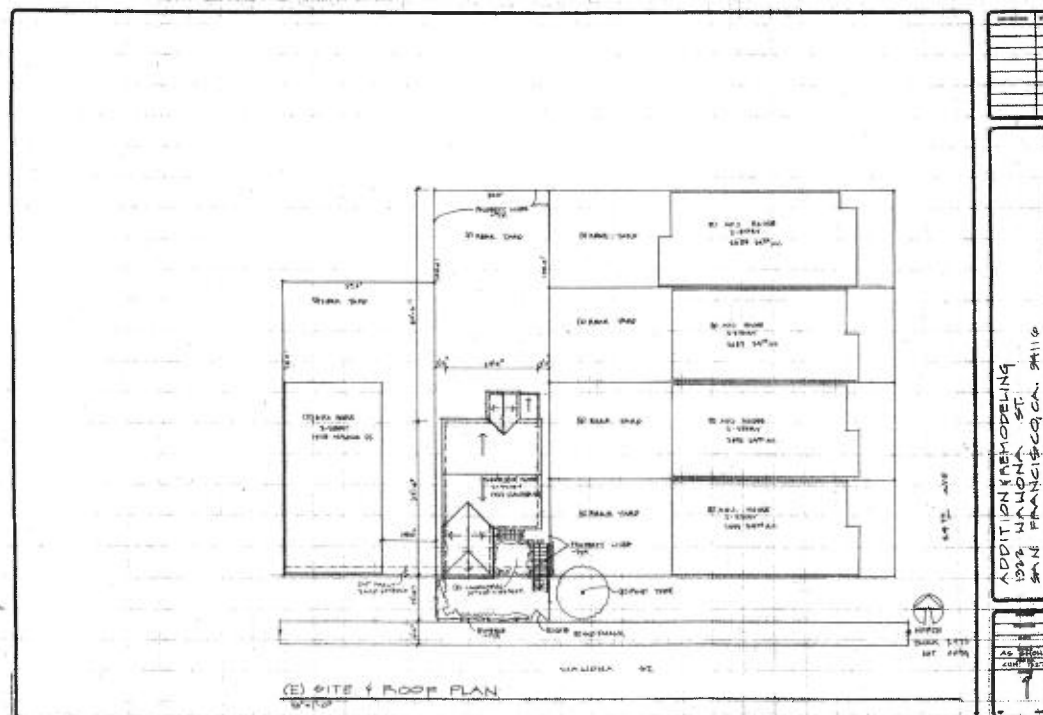


Photo 3.



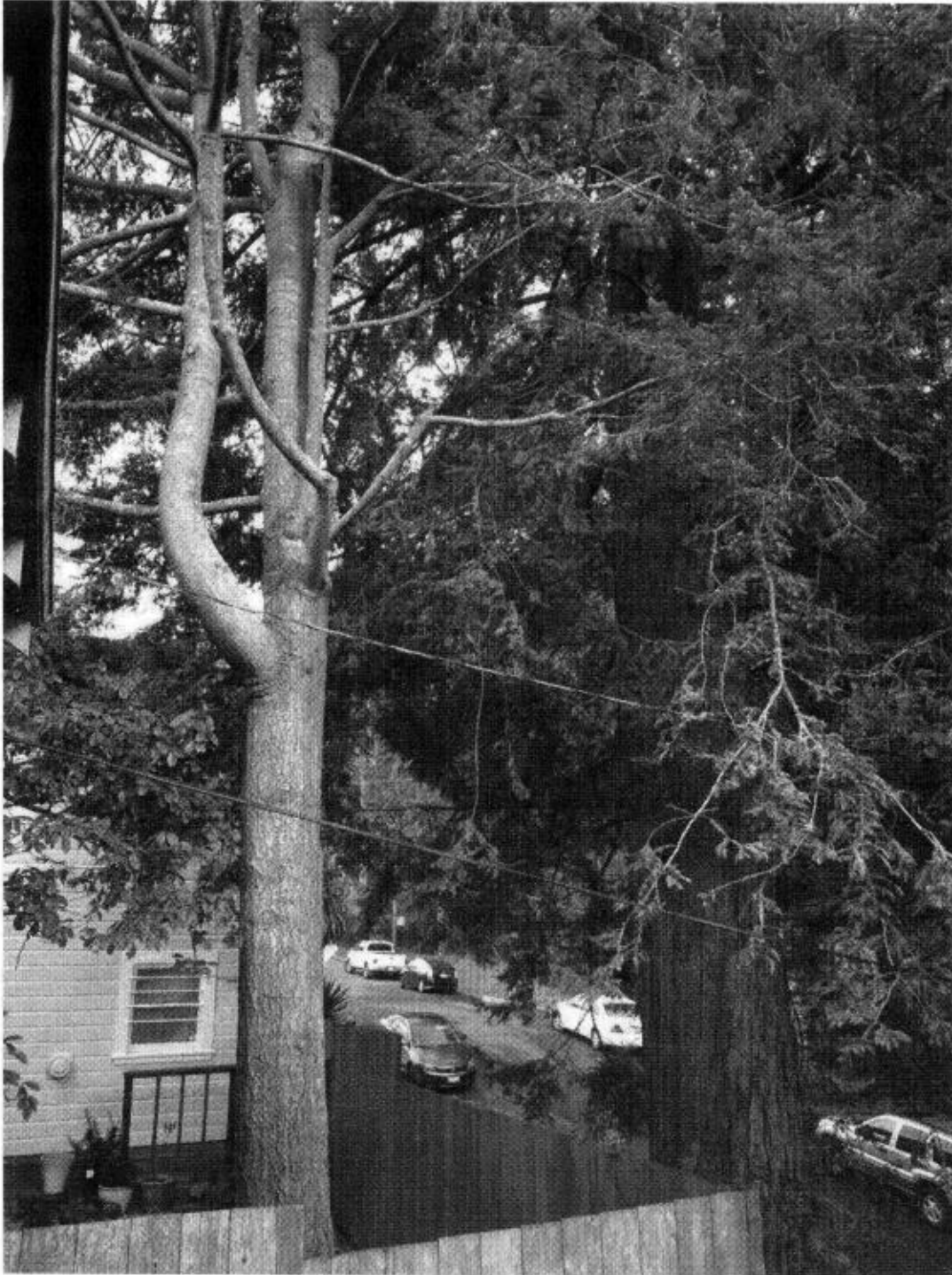
Photo 4.
Picture of proposed work area.



Photo 5. Picture Showing Top view down along retaining wall to remain.



Photo 6. Showing Douglas Fir to be included in TPP.



RE: PermitNo.2014.11.26.2656
David Winslow
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, California, 94103

David,

I have read the DR application my neighbors Fred Morales and Lynn Samuels submitted, and we have been working to actively resolve their concerns. Our neighbors were not asking for us to change the project in the DR application instead they want to ensure adequate measures are put into place to ensure the trees are protected and that we use proper engineers to review the plans. We feel that we have already addressed their concerns and should be allowed to move forward with our project on the 25th. In this letter we will detail some of the work we have done, discuss the trees, and highlight some of the other steps we are planning to protect the trees.

During our 311 notice Lynn and Fred expressed their concerns to our planner Sylvia Jimenez, that they wanted an ISA certified Tree Protection Plan, or they would file a DR. Although it is not normal to create a Tree Protection Plan at this stage we felt it was a reasonable request and decided to contact an arborist. We found the Arborist on the Friends of the Urban Forest site called Arbor MD and hired Deva Braden to perform the inspection. Deva came out onsite and thoroughly inspected the site including the placement of the trees in relation to the proposed plans before preparing his report. Our site is quite unique due to the significant grade and the presence of numerous retaining walls. The placement of these retaining walls significantly defines where tree roots could grow. I did spend time with Deva to review the proposed plans and discussed some of the design changes we had incorporated into the project to minimize the potential impact on the trees. He was pleased to hear we had thought about the trees and felt the changes significantly reduced the risk to the trees. The Tree Protection plan stated, "The chances of encountering or damaging either one of these two trees' roots with the planned development are very low if any". The full report did detail potential risks to the trees during construction and spelled out mitigation steps that should be taken to ensure the trees are protected.

Our neighbors were not happy with the report we provided and went ahead and filed the DR. We believe part of the reason they questioned the Arbor MD report is it did not align with their research. In the DR application our neighbors refer several times to a certified Arborist they talked to by the name of John Lichter. Mr. Lichter provided a general memo for Lynn that detailed that he looked over the plans and expressed what were some general concerns, but he did not provide a full detailed report. In fact, Mr. Lichter never visited the site. Lynn indicated to me that she provided him the plans and some photos in emails. Mr. Lichter never talked to me about the proposed project and in his report stated, "The limits of soil distribution are unclear". I feel that Mr. Lichter is probably a very qualified arborist but since our neighbor did not pay him to come on site and prepare a proper report he could only provide general guidance. If he had come on site and seen the steep grade and the placement of the retaining walls he would have provided her better guidance and would have probably agreed with our Arbor MD report.

In the DR application our neighbors requested that DPW send out their own independent Arborist and I was very glad to see DPW did. Susan Nawbarry was the first DPW arborist to come on site to survey the trees and the site. After that Susan scheduled a time with me and her boss Chris Buck to review the plans and the proposed construction. Susan and Chris were very happy to hear about some of our proposed concessions and were generally supportive of the project. I believe that Susan then scheduled a meeting with my neighbors to discuss their concerns and to discuss the project with them directly. Later Chris Buck called me and explained my neighbors also wanted to meet with him onsite, he asked for permission to bring the neighbors on our property to show them the site. We believe this meeting went well and it seemed to address a lot of their concerns.

We like the trees and are fully committed to ensuring they are not damaged during our construction. We have already made significant changes to our plans to minimize the potential impact on the trees. Deva Braden (Arbor MD), Susan Nawbary (DPW) and Chris Buck (DPW) all said they were felt this project should be allowed to move forward and they were very glad to see we had made concessions to our design to minimize the effect on the trees. They felt that this project posed little or no significant threat to the trees but naturally expect us to provide and adhere to a tree protection plan. Normally we would not be required to do a tree protection plan at this phase of the permit application process and DPW would not be willing to look at a proposed plan before it was closer to be an approved project. We have been very accommodating to our neighbor and have gone out of our way to make concessions to address her concerns. Additionally, your department and DPW have gone out of your way to try to address her concerns. We feel our project should be approved to move forward on the 25th, contingent on us continuing to work with DPW to deliver and execute a Tree Protection Plan that meets their requirements.

Our neighbors have also more recently discussed with DPW their desire for a root study to be performed. This would involve removing our concrete walkway next to the redwood to expose the soil underneath. Then the soil would be carefully removed exposing any potential roots. This would allow for us to determine if any significant roots were close to the surface and would allow DPW and our arborist to inspect those roots. We believe this is a reasonable request to perform before the construction begins and would propose that this would be incorporated into the Tree Protection Plan. So far none of our tree experts that have been on site felt this action was needed, but we feel it is a reasonable request to do before construction begins.

Our neighbors also have asked for us to remove one of the proposed trees from the landscaping design in the front right of way. We discussed this with DPW and they seemed to be okay with this design decision if other landscaping was proposed. We believe DPW will have the final say on approving the proposed landscaping in the front right of way so at this time we are proposing we remove the tree from the site plan. We believe this will help to accommodate our neighbors concerns but the final plan will need to be approved by DPW. I believe this will be reviewed and completed along with the Tree Protection Plan later in the process but before the final permit is issued.

The final concern our neighbors mentioned in their DR application was that we should be required to obtain a geotechnical evaluation of the soil conditions. We submitted a geotechnical report back with our application for environmental evaluation in 2016. Our architect has been working with our civil engineer on design of our project already. What our neighbor does not realize is that the full engineering review by our experts and the city's engineering team occurs after the project is approved by planning. We feel confident that the city's normal process for reviewing projects will ensure that the geotechnical and civil engineering will be reviewed and approved by the city.

We believe we have shown that we have listened to our neighbors' concerns, incorporated reasonable changes, and have demonstrated that we are committed to delivering a project that is great for the neighborhood and for the city. We have brought in experts and worked with the city's experts to ensure the trees are safe. We are asking for the planning commission to move this project forward on the 25th so we can continue to build on the work we have already provided. Our neighbor's DR application has forced us to deviate from the normal city process as they were asking for reports that typically would not be done so early in an application process. We feel we went out of our way to address their concerns and hope our application will now be approved to move forward through the normal city process. This would naturally include working with DPW on a Tree Protection Plan that meets their requirements.

Thank you,
Sean and Edessa Cunningham
Owners: 1322 Wawona Street





The Douglas Fir sits in my neighbor's yard, but it is approximately 13 feet above the sidewalk. The tree base and grade of the neighbor's yard is a couple of inches below the top of the ivy. The existing concrete retaining wall will remain, and we will build a second wall next to it on our property. The concrete stairs will be removed and rebuilt to code. The soil below the stairs will not be excavated but some grading will be done to get to a legal rise/run slope. The second concrete retaining wall on the west side of the stairs will be replaced with the garage wall and excavation will occur in the tiered planter beds.



Along the front property line, we have an existing concrete retaining wall. It is 8 feet tall but only 5 feet is above grade. The footing extends 2 feet forward into the right of way. We are planning on removing the stem wall and excavating behind the wall. We believe we should be able to leave the footing where it is to avoid disturbing the soil and or roots that are in the right of way. We will do some grading to add the paver driveway and walkway.



This photo shows the footing of the existing 8 foot retaining wall. It extends approximately 24 inches into the public right of way. Our excavation will be behind this wall and we believe we will be able to leave the existing footing in place.