



# APPLICATION FOR APPEAL

City of San Mateo  
330 W. 20<sup>th</sup> Avenue  
San Mateo, CA 94403

Date

Filed: 12/21/23

*Office Use Only*

File #: \_\_\_\_\_

Fee: \_\_\_\_\_

Tentative Hearing Date: \_\_\_\_\_

TO: ☒ City Council  
☒ Commission Planning Commission/City Council  
☐ Zoning Administrator  
☐ Other: \_\_\_\_\_

APPELLANT

Name: Michelle Maccarra Daytime Phone: [REDACTED]  
Email: [REDACTED]  
Address: [REDACTED] [REDACTED] [REDACTED]  
Street City Zip Code

SUBJECT

Project Being Appealed: PA22-047 477 9th Ave. Mixed Use Development  
Address / Location: 477 9th Ave.

State Reasons for Appeal and Particular Areas of Concern (if an appeal of Planning Applications conditions of approval, please list each condition appealed and the reason for your appeal):

32 trees will be cut down for this project--7 of which are heritage trees. This is in direct conflict to the laws San Mateo has in place around tree preservation. Please reference Ch. 27.71 landscape for planning Applications, 27.71.150 Preservation of Existing Trees: (e) Preservation of Heritage Trees. (f) Protection of Existing Trees. The majority of these heritage trees are on the perimeter of the building site--near the street/sidewalk or the back fence. The site design should make accommodations to preserve these trees and all of the additional trees should be transplanted in Central Park by the builder. The removal of these trees also goes against the 2030 General Plan--6.1 Tree preservation. Page 16 also includes 2 mitigation measures around protecting nesting birds and migratory raptors. San Mateo is quickly losing its canopy of old growth trees. Please preserve the trees--they can grow in harmony with the new development, if we build around them The trees are good for San Mateo and all the people who call it home.

Added Comments or Proposal (if any):

As stated above the removal of the trees conflicts with the General Plan Policy C/OS 6.1: Tree Preservation. This conflict represents a significant impact under CEQA and therefore requires the preparation of an EIR. In addition, the cumulative impact analysis in the Categorical Exemption analysis does not adequately address the cumulative impact of the removal of heritage trees in downtown or the City of San Mateo. There is no quantification of the number of heritage trees removed in San Mateo, which means the cumulative impact analysis is inadequate. Many heritage and protected trees have been removed in the last few years and this project could represent a significant cumulative effect but the analysis needs to be completed. Please identify how many protected tree removal permits have been issued in the last 3 years.

Thank you,

Michelle Maccarra

Appellant's Signature

Date

12-21-23

(Attach additional sheets if necessary)

Please refer to Comprehensive Fee Schedule for appeal filing fees.