



Sunnyvale

Tree Removal Permit Appeal

385 Redondo Terrace

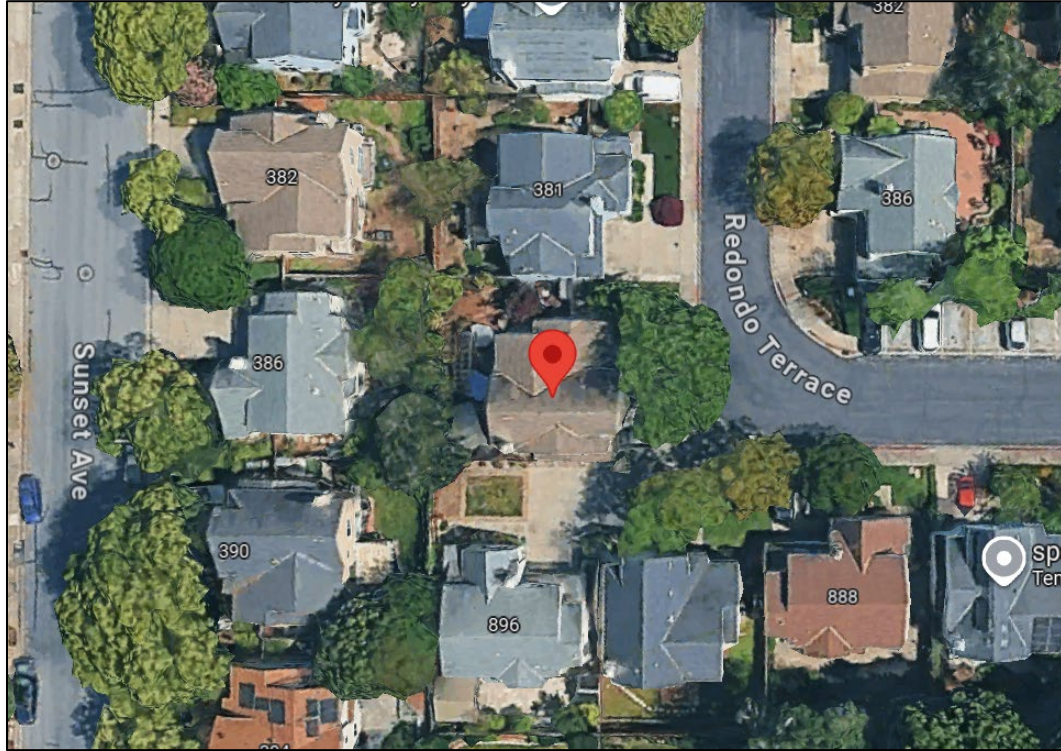
PLNG-2025-0521

Cindy Hom, Associate Planner
Planning Commission, October 27, 2025

Overview

- Request for the removal of a 21-inch diameter Fruitless Pear Tree
- The Tree Removal Permit was denied based on the tree removal criteria specified in SMC 19.94.060.
- The decision was appealed by the property owner.

Site Context and Photos



Project Site

Subject Tree



Tree Photos



Basis of the Appeal

The tree represents a danger to the property owner and adjacent neighbors

The tree has overgrown the front yard

The Fruitless Pear species is noted for exhibiting structural weakness and can be invasive

Staff Analysis



The tree doesn't meet the City's criteria for removal



The tree is healthy and has another 25-year life expectancy



The tree can be maintained with proper pruning and root care



The Fruitless Pear species is not banned in California and has a "watch" rating

Recommendation

Alternatives

1. Deny the appeal and uphold the decision of the Director of Community Development to deny the Tree Removal Permit.
2. Grant the appeal and approve the Tree Removal Permit subject to findings and Conditions of Approval.
3. Grant the appeal with modified Conditions of Approval.

Staff Recommendation

Alternative 1: Deny the appeal and uphold the decision of the Community Development Director to deny the tree removal permit.