BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
TAD DEVLIN,)
Appellant(s))
)
vs.)
)
SAN FRANCISCO PUBLIC WORKS)
BUREAU OF URBAN FORESTRY)
Respondent

Appeal No. **26-058**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on September 25, 2026, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on September 10, 2026, of Public Works Order (DENIAL of an application to remove a Monterey Cypress tree as it is in fair condition with no major structural deficiencies; there is room to expand the tree basin by up to three feet into the right-of-way while retaining the required six-foot path of travel, which may allow long term coexistence of the tree with a repaired sidewalk) at 1511 Lyon Street.

ORDER NO.: 300384

FOR HEARING ON November 4, 2026

Address of Appellant(s):	Address of Other Parties:
Tad Devlin, Appellant(s) Quintairos, Prieto, Wood & Boyer, P.A. 1001 Galaxy Way, Suite 312 Concord, CA 94520	N/A

Date Filed: September 25, 2026

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 26-058

I / We, **Tad Devlin**, hereby appeal the following departmental action: **ISSUANCE** of **Public Works Order No: 300384** (denial of a tree removal permit) which was issued or became effective on: **September 10, 2026**, to: Tad Devlin**,** for the property located at: **1511 Lyon Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **October 15, 2026**, **(no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org and charlie.murphy@sfdpw.org

The Department's brief is due on or before: 4:30 p.m. on **October 29, 2026**, **(no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, and tad.devlin@qpwblaw.com

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, November 4, 2026, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.** The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the Preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Tad Devlin, appellant

Statement of Appeal by Appellant: Tad Devlin, Applicant/Owner; **Property:** 1511 Lyon St.

The Board of Appeals (BOA) should reverse the order and grant the removal permit, or alternatively, remand the matter for a new hearing with proper findings. The City's denial is procedurally deficient and substantively unsupported. The subject tree poses an active, severe threat of structural collapse, extensive property damage, and catastrophic bodily injury, rendering the current order arbitrary and capricious. *This is a res ipsa loquitor* scenario.

Expert Testimony: A detailed removal recommendation from Paul Maguire (Maguire Tree Care; ISA Certified Arborist No. 5204A; ISA Qualified Tree Risk Assessor); **Evidence of Hardship & Property Damage:** Documentation and paid invoices showing that the tree's roots previously fractured the home's main sewer exit lines; **Encroachment & Canopy Hazards: Joint Ownership Support:** The application was jointly executed by the co-owners of the adjacent property (2706-2710 Sutter Street), upon whose land the tree trunk also rests.

Further points, grounds for appeal: Absence of the City's Principal Witness; Lack of Substantial Evidence by Objectors: Unequal Neighborhood Enforcement.

The Order Lacks Findings Bridging the Analytic Gap to the Evidence. Administrative agencies must issue findings that "bridge the analytic gap between the raw evidence and ultimate decision or order." (*Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, 515.) **California Law Requires Tree Maintenance to Prevent Known Nuisances** Landowners and municipalities face affirmative duties to manage roots and canopies to mitigate predictable harms. (*Booska v. Patel* (1994) 24 Cal.App.4th 1786.) Denying due process and exposing both the homeowner and the City to immense tort liability should catastrophic structural or electrical failure occur. (Cal. Const., art. I, § 7, 19; *Locklin v. City of Lafayette* (1994) 7 Cal.4th 327, 362.)

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San Francisco Public Works
General – Director's Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 300384

This order supersedes Order No. 300381 for appeal date correction

The Director of Public Works held a Public Hearing on Wednesday August 5th, 2026, commencing at 10:00AM via teleconference to consider items related to tree removals. The hearing was held through videoconferencing to allow remote public comment.

The hearing was to consider Order 300231 regarding the removal of one (1) significant tree without replacement at 1511 Lyon Street.

Findings:
An application for tree removal was submitted. At the time of Bureau inspection, the Monterey cypress was rated in fair condition with no major structural deficiencies, a finding that, standing alone, does not satisfy Article 16's tree removal standard. There is room to expand the tree basin by up to three feet into the right-of-way while retaining the required six-foot path of travel, which may allow long-term coexistence of the tree with a repaired sidewalk.

The applicant testified that tree roots caused a 2021 flood in a lower rental unit when they invaded and damaged sewer pipes, resulting in an asserted $53,000 in repair costs and lost rent, and submitted supporting opinions recommending removal from his own retained ISA-certified arborist and a property inspector, as well as an AI-generated rendering of the site without the tree. The documentary evidence submitted with and after the application does not establish that this tree's roots caused the applicant's claimed 2021 plumbing damage. The repair invoices in the record do not identify roots as the cause of the underlying sewer failures. The $24,000 lost-rent claim is wholly unsupported, and both retained reports rely on the homeowner's own uncorroborated account for causation rather than independent verification. No recurrence of flooding or plumbing failure is documented in the roughly five years since 2021.

No uplifting of the property-side concrete paving shows any uplift or damage from the significant tree. The applicant's photographs show sidewalk cracking and relatively minor displacement consistent with ordinary root-related pavement movement, not severe uplift; several of the photographs submitted with that same set depict a different tree at another location and carry no evidentiary weight as to this tree's condition.

The canopy's proximity to the roofline and to an overhead utility line is documented in the record. It appears that a canopy-reduction and utility-clearance pruning solution is possible rather than the tree being an unmitigable hazard requiring removal. English ivy covering the trunk and the shared fence appears, based on its concentration along the property line, to originate substantially from the co-owning Sutter Street property; responsibility for its abatement, and for repair of any fence damage, is a private maintenance and cost-allocation matter between the co-owning property owners and is outside the scope of this Article 16 removal permit.

The Walker Property Evaluation Services report was not authored by a certified arborist, was based on a visual examination from the public right-of-way only, was prepared for litigation-support purposes, and grounds its conclusions in the San Francisco Housing Code rather than Article 16's tree removal standard; it is entitled to

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limited weight on the arboricultural question relative to BUF's own inspection and the ISA-certified arborist report.

Summary of Public Comment:
Substantial public opposition was presented. A next-door neighbor of 13 years described the cypress as a decades-old, healthy, unique tree providing habitat (including a nesting red-tailed hawk) and expressed concern about a pattern of prior tree removal at the same property. A member of the public noted San Francisco's shrinking tree canopy and asked what becomes of the permit if the sidewalk repair is completed without destabilizing the tree. A tenant of the co-owning Sutter Street building (Michelle) testified that three independently retained arborists found the tree healthy, that no branch has ever been observed to fail, including during severe January 2024 storms, and that targeted pruning of limbs over the applicant's house, rather than removal, would adequately address risk.

Decision:
After consideration of staff analysis and public testimony, the Director hereby denies removal on the current record subject to the conditions under this recommendation.

Additionally, the decision is that the required sidewalk repair proceed under BUF Inspector supervision on a contingent basis. The applicant shall make every effort to retain the tree during excavation for required sidewalk work. Removal will be a last resort. If the supervised excavation confirms that major structural roots cannot be pruned without destabilizing the tree, a removal permit may then be issued with an in-lieu fee to be paid equal to the appraised value of $19,600.00. If BUF confirms the repair can be completed without such conflict, the denial shall be upheld, and the tree shall be preserved.

The Department’s conditional denial of the tree removal application and approval of sidewalk repair work functions as a conditional/preemptive permit tied to anticipated sidewalk repair work; the Department itself testified to a directly comparable prior case in which such a conditional tree removal permit was issued but ultimately not necessary as excavation unearthed no conflicting root, thus the conditions of the permit were never satisfied.

Appeal:
This decision will have two opportunities for appeal.

This Order may be appealed to the Board of Appeals within 15 days of September 10, 2026.

Additionally, if a removal permit is issued on a contingent basis under BUF Inspector supervision of the required sidewalk work, that permit may be appealed within 15 days of issuance of the permit.

Board of Appeals
49 South Van Ness Ave. Suite 1475 (14th Floor)
San Francisco, CA 94103
Phone: 628.652.1150
Email: Boardofappeals@sfgov.org

NOTE: Office visits by appointment only.
More information about how to file an appeal can be obtained by calling 628-652-1150 or by emailing the Board of Appeals. For additional information and to view the Appeal Process Overview, please visit the Board of Appeals website.

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Signatures:

DocuSigned by:
073CF73A4EA6486...

Short, Carla (DPW)

Dept Head IV

Date Signed: 9/9/2026 | 6:05:52 PM PDT

BRIEF SUBMITTED BY THE APPELLANT(S)

BEFORE THE SAN FRANCISCO BOARD OF APPEALS

CITY AND COUNTY OF SAN FRANCISCO

TAD DEVLIN,

Appellant,

v.

SAN FRANCISCO PUBLIC WORKS, BUREAU OF URBAN FORESTRY,

Respondent.

Appeal No. 26-058 (Devlin v. SFPW-BUF)

Appeal of Public Works Order No. 300384

(Denial of Tree Removal Permit, 1511 Lyon Street)

APPELLANT'S OPENING BRIEF

Hearing: Wednesday, November 4, 2026, 5:00 p.m., Room 416, City Hall

Tad Devlin, Appellant, in pro per; professional: Quintairos, Prieto, Wood & Boyer, P.A., 1001 Galaxy Way, Suite 312, Concord, CA 94520; tad.devlin@qpwblaw.com; personal/mailing: 1511 Lyon St., SF, CA 94115; devlintad1@gmail.com

I. INTRODUCTION

Appellant Tad Devlin, owner of 1511 Lyon Street, appeals Public Works Order No. 300384 denying removal (***after*** the Department of Public Works, Bureau of Urban Forestry ["Department"] review process ***approved removal***, supported by ISA Certified Arborist Paul Maguire's removal recommendation and evidence of the 2021 root-caused sewer flood to his

property) of one Monterey cypress straddling the lot line with 2706–2710 Sutter Street. The Board should reverse and direct issuance of removal consistent with the Department's prior position — or, at minimum, remand for a new hearing with lawful findings and attendance by the DUF employee, Bryan Ong, who physically inspected the property site and approved and recommended removal on behalf of the Department/City. Appellant fully complied with the removal permit process.

The administrative denial Order fails at every level. Its findings do not bridge the analytic gap California case law (*Topanga*, *see infra*) requires. Its central premises dissolve against the Department's own records — produced only after appellant had to file a public-records request to see his application and public file. The Department demanded dual-owner consent, received it in the owners' own written words, and reversed its initial tree removal decision without factual, evidentiary or legal basis. Its application materials invite "paid invoices for repair" as proof of damage; appellant supplied them, and the Order dismisses them in a sentence. And the Department's only percipient witness (Mr. Ong) — the inspector who actually visited the property and approved removal — never appeared at the hearing. Ms. Mautner — who never visited the property herself — appeared at the hearing, her emails with an absent protester reflecting a predisposition toward preserving the tree. The hearing objections were purely speculative, made up, and irrelevant to the clear and present health and safety issues and threat to property and persons raised by the tree. The roots have (in 2021 causing a major flood at appellant's property) and continue to destroy the sidewalks and roadway - marked by the City for repair. The tree's enormous canopy is a clear and present threat to appellant's home and neighboring properties, as well as PG&E and other power lines. The tree hangs so immensely

over and intrudes under appellant's property the only reasonable outcome at all is for removal. Which was recommended and approved by the Department in the first instance.

Meanwhile the Department's own records confirm the tree sits within the property line, its roots have destroyed the adjacent sidewalk and Lyon street roadway (there are massive bumps as high as speed bumps raised from the tree roots on Lyon street – the undercarriage of cars nearly scrape trying to parallel park), and the Department has shifted that sidewalk-repair burden onto appellant and Sutter Ventures — while denying the only durable means of abating the source from happening again and again. That is arbitrary and capricious, and it exposes both appellant (and certainly the owners of 2706-2710 Sutter Street, known as Sutter Ventures whose land sits adjacent to appellant's and co-owns the tree under settled California and SF Tree Law) and related responsibility(ies) and the City to the tort liability California law imposes on those who knowingly maintain (or ignore) a nuisance, which this tree clearly is. The Board should and must reverse and revert to the Department's position recommending removal.

II. STATEMENT OF FACTS

On October 18, 2025, appellant applied for a tree-removal permit ($488 fee), attaching nine stated grounds for removal, photographs, and paid invoices. (Ex. A, Application Attachment, with all supporting evidence and attachments submitted herewith again.) The application cites a written removal recommendation by Paul Maguire, ISA Certified Arborist No. 5204A and ISA Qualified Tree Risk Assessor, and documents a 2021 flood of the lower rental unit at 1511A Lyon Street from the tree roots breaking the main sewer exit lines, with approximately $53,000 in asserted repair costs and lost rents: Dry Kings, $8,208.24 (No. 1434); ARS Rescue Rooter, $1,050; Gorman Pipeline, $18,000 (No. 1644); plus $24,000 in lost rent. (Ibid.)

The Department's area inspector, Bryan Ong (ISA Certified Arborist WE-11599A, Tree Risk Assessment Qualified), confirmed on December 3, 2025 that he was the inspector for the area and would review the application. (Ex. C.) What followed was months of delay. Appellant followed up repeatedly through the winter and spring of 2026 on sign posting and status, at one point noting the number of fallen trees in appellant's neighborhood and the City during winter storms and his concern for safety. (Ex. B.)

In April 2026, the Department's own street inspectors determined under RFA No. 21597775 that "there is a large tree within the property line" and therefore "shift[ed] the responsibility for that portion of the sidewalk to the property owner." (Ex. K.) The Department formally recognized that the tree is within the property line and the adjoining sidewalk damage needs and requires repair — a recognition the denial later ignores.

Because the trunk straddles the lot line, the Department required both owners' consent (Ex. M). Appellant supplied it the same week it was demanded: the 2706-2710 Sutter HOA May 26 written non-opposition — "to avoid any ambiguity" — and co-owner Connor Nelson's June 17 direct confirmation to Ong (Exs. F, O). On June 29, the Department confirmed in writing that "[b]oth owners have approved this request" (Ex. E).

The Department held its public hearing on August 5, 2026. (Ex. A.) Inspector Ong — the Department representative who physically inspected the property and approved removal — did not appear. (Ex. I.) Appellant's additional property inspector's report had been added to the record the day before. (Ex. L.) Opposition came from three (3) lay witnesses (one not from the area) speaking to habitat and aesthetic value. (Ex. A, Summary of Public Comment.)

The decision sat for five more weeks. Appellant sent daily follow-ups September 8–10 after being told it was "finalized and just waiting the director's" signature, documenting sap-

coated stair handrails he could not use after April 28, 2026 ankle surgery. (Ex. H.) Order No. 300384 (denial) issued September 10, 2026. (Ex. A.) On September 23, appellant asked for the City's complete file; Inspector Ong directed him to file a public-records request. (Ex. J.) The full 106 page document production (Request No. 26-9028) arrived October 6, 2026 — nine days before this brief was due. Appellant timely appealed on September 25, 2026. (Appeal No. 26-058.)

III. STANDARD OF REVIEW

The Board of Appeals hears and determines appeals "where it is alleged there is error or abuse of discretion in any order, requirement, decision or determination" of a City department. (S.F. Charter § 4.106(c).) The Board may "approve, disapprove or modify the decision or determination appealed from." (Ibid.) The Board exercises its independent judgment on whether the Department erred or abused its discretion in denying appellant's permit after it approved removal in the first instance. Here, the Board's review is *de novo* (anew) (see *Lindell Co. v. Board of Permit Appeals* (1943) 23 Cal.2d 303, 314-315 [Board's "broad powers of de novo review"]). However, under any standard of review, the decision must be reversed: it's common sense the tree must be removed to prevent further damage — an obvious nuisance and hazard with proof of prior root damage. Under California law, appellant need not wait for the tree to burst through his sewer pipes again or for its branches to fall on his home.

The decision was arbitrary, capricious, and lacks evidentiary support. It should be reversed under California statutory and case law because "the findings are not supported by substantial evidence in the light of the whole record" (Cal. Code Civ. Proc., § 1094.5(c)), "including evidence that detracts from the decision" (*McAllister v. California Coastal Com.* (2008) 169 Cal.App.4th 912, 921). The Department's own approval of removal is such detracting

evidence, yet the Order offers no reasoned, or any, analysis for the reversal. (*See Motor Vehicle Mfrs. Assn. v. State Farm Mut. Auto. Ins. Co.* (1983) 463 U.S. 29, 42.) "Among other functions, [findings] ... bridge the analytic gap between the raw evidence and ultimate decision or order." (*Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, 515.) A denial Order based on the absence of evidence the agency never fairly evaluated does not and cannot survive California law.

IV. ARGUMENT

A. The Order's findings do not bridge the analytic gap required by Topanga.

The Order's findings catalogue what the Department found unpersuasive about appellant's evidence (which is clear error: appellant's evidence had already carried the day in the Department's review and approval process) — not affirmative findings that the Article 16 standard for denial is met. *Topanga* requires the agency to "bridge the analytic gap between the raw evidence and ultimate decision or order" so a reviewer can "see[] the analytic route the agency traveled from evidence to action." (*Id*. at 515.) Here the route is obscured and wrong at every turn:

First, the Order rates the tree in "fair condition with no major structural deficiencies" based on a single Bureau inspection, then declares that rating "standing alone, does not satisfy Article 16's tree removal standard." The Order never says what that standard affirmatively requires, never reconciles the inspector's rating with the contrary recommendation of appellant's ISA-certified arborist, Paul Maguire — whose credentials equal or exceed the inspector's — and Ong for the Department - and never explains why one expert was preferred. It makes no sense. A bare preference without reasons is a conclusion (a clearly mistaken one here), not a *Topanga* finding, and goes directly against the ISA inspection report done by Maguire as suggested by the

Department in its tree removal application form and Ong's conclusion supporting removal. This is clear error requiring reversal back to the Department's removal position.

Second, the Order speculates that expanding the tree basin "may allow long-term coexistence of the tree with a repaired sidewalk." No record evidence supports the feasibility, cost, or engineering of that alternative — and it contradicts common sense and the actual record of destruction already done by the tree to appellant's property and the existing and worsening condition of the sidewalk and Lyon roadway, Maguire's report and recommendation and Ong's conclusion. Moreover, the Department's April 2026 determination that the tree damage to the sidewalk requires repair. (Ex. K.)

Third, the Order speculates "it appears that a canopy-reduction and utility-clearance pruning solution is possible." "It appears" and "possible" are pure speculation, and no arborist opined (or even could) that pruning would abate root-driven sewer and sidewalk damage — the actual basis of the application – because it cannot and is impossible. A denial cannot rest on a hypothetical remedy for a different problem than the one proved has already happened and will happen again.

Fourth, the Order attributes the trunk ivy "substantially" to the Sutter property based on "its concentration along the property line" — a visual guess offered as fact — then declares it "outside the scope" of the permit. The ivy's contribution to the hazard profile was evidence to weigh, not wave away, and is irrelevant to the root and core issues of the tree. The ivy is further damaging the tree and surrounding property(ies). The Order's reference and leap from "we guess the ivy comes from next door" to "therefore it does not support removal" is nonsensical and forbidden under *Topanga*; and, the ivy is wholly ancillary to the tree removal issue.

The Board cannot uphold the Order on this record, particularly given the Department's decision initially supporting removal. California law prevents that outcome.

B. The denial rests on the absence of proof rather than on substantial evidence — and the absences are the Department's own making.

The Order says the evidence "does not establish that this tree's roots caused" the 2021 plumbing damage, the invoices "do not identify roots as the cause," and the lost-rent claim is "wholly unsupported." Appellant received three months of lost rent from his insurer, State Farm, after paying his deductible and his rates increased from the tree root damage. (See Ex. P.) Forcing appellant to further prove causation at this juncture is nonsensical, arbitrary and capricious.

The plumber, Mark Gorman, showed appellant the pipes with roots busted through them during the onsite repair. There is no other tree in the area to have caused the damage. The tenants vacated; appellant repaired, chemically treated, and re-rented the unit. Appellant, an attorney licensed in California since 1997, attests to these facts under penalty of perjury. The plumber and former tenants are available to testify if the Board wishes, though California law does not require it, of course. Appellant more than met his burden: the application and supporting evidence — which sat in the Department's own file, and which Mr. Ong did not appear to defend and explain — had already supported removal through the Department's review process and as authored and held by Mr. Ong. This isn't a Whodunit mystery.

The Department offers no competing causation evidence at all because there can be none. A denial built on "we are unconvinced" rather than countervailing proof is clear error and arbitrary — particularly where the Department's own records corroborate causation. Nor does "[n]o recurrence of flooding ... in the roughly five years since 2021" prove the first flood was not

root-caused or the hazard abated; it proves only that catastrophe has not *yet* repeated. On *de novo* or under any standard of review, the decision should and must be reversed.

C. The Department demanded dual-owner consent, received it in the owners' own words, and denied the permit anyway.

On June 16, 2026, Inspector Ong suspended the application "pending resolution of the ownership issue," demanding "[a]pproval from both property owners ... before we can continue to the hearing process." (Ex. M.) Appellant supplied it the same day (Ex. E): the HOA's May 26 email stating it "is not opposed to removal ... if Public Works approval becomes final," followed June 17 by co-owner Connor Nelson's direct confirmation to Ong. On June 29, the Department confirmed: "Both owners have approved this request" (Ex. E), and the application was amended at Ong's direction to add 2706–2710 Sutter as authorized agent.

The Department's June 29 nullification error (Ex. E) — deciding first ("nullified") and verifying later ("I was misinformed") — further confirms an agency not engaged in careful, even-handed review.

D. Appellant submitted exactly the proof the Department's process invites and then approved for removal — and the Order punishes him for it, baselessly.

The Department's published application materials instruct applicants to "include proof of damage caused by trees such as paid invoices for repair." Appellant did exactly that: Dry Kings ($8,208.24), ARS Rescue Rooter ($1,050), Gorman Pipeline ($18,000), plus the $24,000 lost-rent claim. (Ex. A.) The Order dismisses them because invoices "do not identify roots as the cause." Invoices are bills, not expert reports; no invoice ever "identifies" causation that way. The invoices were in the Department's own file — appellant transmitted them with the October 18, 2025 application, and DPW confirmed they were "saved to your file, and submitted to the

hearing officer" — yet the hearing officer still asked about damages at the hearing (as though he had not read or reviewed the file), forcing appellant to re-send receipts "again as they were included in the original application." The Order faults proof the Department had but never fairly evaluated or considered.

Nor does the removal position and causation rest on invoices alone. It rests on the totality of the record, including Ong's conclusion, the invoices, the ISA-certified arborist's removal recommendation (Ex. C), the property inspector's report (Ex. L), sixty photographs of root-destroyed sidewalk and the October 2025 fallen-tree incident (Ex. J), photographs taken October 15, 2026 showing the continuing destruction and the City's green repair markings (Ex. N), appellant's 2021 water-loss claim from tree root damage and repair, and the Department's own determination that the tree sits within the property line and requires sidewalk repair (Ex. K). The Order ignores the proof and/or engages it piecemeal — discounting the Walker report while never addressing Maguire's (ISA Certified Arborist) at all. Ignoring its own conclusion and appellant's principal expert evidence is not reasoned decision-making — and contradicts the Department's own disposition approving removal through Mr. Ong.

E. The protest hearing denied appellant a fair opportunity to be heard.

Due process requires a fair hearing at which the applicant can confront the evidence, which was scant and irrelevant in this instance. (Cal. Const., art. I, § 7.) Inspector Ong — the Department representative who actually visited the property and approved removal — did not appear at the August 5, 2026 hearing. (Ex. I.) The decision rests on an incomplete file, file review and hearing without due process.

F. Denial leaves in place — and deepens — the very harm the law obliges landowners and the City to prevent.

California law obliges landowners to prevent foreseeable tree-root harm (*Booska v. Patel* (1994) 24 Cal.App.4th 1786) and exposes municipalities to liability for known dangerous conditions (*Locklin v. City of Lafayette* (1994) 7 Cal.4th 327, 362). The Department traps appellant and Sutter Ventures between these duties: its RFA determination makes the sidewalk damage their financial burden (Ex. K), while its denial withholds the only durable and permanent abatement. Ordered to bear the damage and forbidden the cure, appellant (and Sutter Street Ventures, owner of 2706-2710 Sutter Street) — and the City — face exactly the tort exposure *Locklin* warns of.

V. RELIEF REQUESTED

For the foregoing reasons, appellant respectfully requests that the Board:

1. Reverse Public Works Order No. 300384 and direct the Department to issue the tree-removal permit for the Monterey cypress at 1511 Lyon Street / 2706-2710 Sutter Street, subject to such reasonable conditions as the Board deems appropriate; or, in the alternative,
2. Vacate Order No. 300384 and remand for a new hearing — with the Department's principal witness present, appellant afforded the complete file in advance, and directions to issue *Topanga* and legally compliant findings.

VI. CONCLUSION

Appellant did everything right to obtain the tree removal permit. The Department agreed and approved removal, then reversed itself improperly — ignoring the record, relying on speculation, and denying due process. That is error and abuse of discretion under Charter section 4.106, and the Board should reverse *de novo* or under any standard of review.

Dated: October ____, 2026

Respectfully submitted,

_____

Tad Devlin, Appellant, in pro per

Exhibits: A — Order 300384; B — Application; C — Maguire report (Rec. P); D — Damage invoices (Rec. Q–T); E — Nelson/HOA consent (Rec. O, F); G — Mautner email (Rec. E); H — RFA emails (Rec. K); I — Ong emails (Rec. I, J); J — Damage photos (Rec. L, N); K — Inspector assignment (Rec. C); L — Walker report (Rec. D); M — Status updates (Rec. M); N — Sidewalk/tree photos 10/15/26; P — State Farm lost-rent (2021).

PACKET EXHIBIT A

Order No. 300384 (denial)

Board of Appeals No. 26-058 — 1511 Lyon St

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San Francisco Public Works
General – Director's Office
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San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 300384

This order supersedes Order No. 300381 for appeal date correction

The Director of Public Works held a Public Hearing on Wednesday August 5th, 2026, commencing at 10:00AM via teleconference to consider items related to tree removals. The hearing was held through videoconferencing to allow remote public comment.

The hearing was to consider Order 300231 regarding the removal of one (1) significant tree without replacement at 1511 Lyon Street.

Findings:
An application for tree removal was submitted. At the time of Bureau inspection, the Monterey cypress was rated in fair condition with no major structural deficiencies, a finding that, standing alone, does not satisfy Article 16's tree removal standard. There is room to expand the tree basin by up to three feet into the right-of-way while retaining the required six-foot path of travel, which may allow long-term coexistence of the tree with a repaired sidewalk.

The applicant testified that tree roots caused a 2021 flood in a lower rental unit when they invaded and damaged sewer pipes, resulting in an asserted $53,000 in repair costs and lost rent, and submitted supporting opinions recommending removal from his own retained ISA-certified arborist and a property inspector, as well as an AI-generated rendering of the site without the tree. The documentary evidence submitted with and after the application does not establish that this tree's roots caused the applicant's claimed 2021 plumbing damage. The repair invoices in the record do not identify roots as the cause of the underlying sewer failures. The $24,000 lost-rent claim is wholly unsupported, and both retained reports rely on the homeowner's own uncorroborated account for causation rather than independent verification. No recurrence of flooding or plumbing failure is documented in the roughly five years since 2021.

No uplifting of the property-side concrete paving shows any uplift or damage from the significant tree. The applicant's photographs show sidewalk cracking and relatively minor displacement consistent with ordinary root-related pavement movement, not severe uplift; several of the photographs submitted with that same set depict a different tree at another location and carry no evidentiary weight as to this tree's condition.

The canopy's proximity to the roofline and to an overhead utility line is documented in the record. It appears that a canopy-reduction and utility-clearance pruning solution is possible rather than the tree being an unmitigable hazard requiring removal. English ivy covering the trunk and the shared fence appears, based on its concentration along the property line, to originate substantially from the co-owning Sutter Street property; responsibility for its abatement, and for repair of any fence damage, is a private maintenance and cost-allocation matter between the co-owning property owners and is outside the scope of this Article 16 removal permit.

The Walker Property Evaluation Services report was not authored by a certified arborist, was based on a visual examination from the public right-of-way only, was prepared for litigation-support purposes, and grounds its conclusions in the San Francisco Housing Code rather than Article 16's tree removal standard; it is entitled to

Docusign Envelope ID: EC43EA90-3F1F-8191-83C7-35C090A03040

limited weight on the arboricultural question relative to BUF's own inspection and the ISA-certified arborist report.

Summary of Public Comment:
Substantial public opposition was presented. A next-door neighbor of 13 years described the cypress as a decades-old, healthy, unique tree providing habitat (including a nesting red-tailed hawk) and expressed concern about a pattern of prior tree removal at the same property. A member of the public noted San Francisco's shrinking tree canopy and asked what becomes of the permit if the sidewalk repair is completed without destabilizing the tree. A tenant of the co-owning Sutter Street building (Michelle) testified that three independently retained arborists found the tree healthy, that no branch has ever been observed to fail, including during severe January 2024 storms, and that targeted pruning of limbs over the applicant's house, rather than removal, would adequately address risk.

Decision:
After consideration of staff analysis and public testimony, the Director hereby denies removal on the current record subject to the conditions under this recommendation.

Additionally, the decision is that the required sidewalk repair proceed under BUF Inspector supervision on a contingent basis. The applicant shall make every effort to retain the tree during excavation for required sidewalk work. Removal will be a last resort. If the supervised excavation confirms that major structural roots cannot be pruned without destabilizing the tree, a removal permit may then be issued with an in-lieu fee to be paid equal to the appraised value of $19,600.00. If BUF confirms the repair can be completed without such conflict, the denial shall be upheld, and the tree shall be preserved.

The Department’s conditional denial of the tree removal application and approval of sidewalk repair work functions as a conditional/preemptive permit tied to anticipated sidewalk repair work; the Department itself testified to a directly comparable prior case in which such a conditional tree removal permit was issued but ultimately not necessary as excavation unearthed no conflicting root, thus the conditions of the permit were never satisfied.

Appeal:
This decision will have two opportunities for appeal.

This Order may be appealed to the Board of Appeals within 15 days of September 10, 2026.

Additionally, if a removal permit is issued on a contingent basis under BUF Inspector supervision of the required sidewalk work, that permit may be appealed within 15 days of issuance of the permit.

Board of Appeals
49 South Van Ness Ave. Suite 1475 (14th Floor)
San Francisco, CA 94103
Phone: 628.652.1150
Email: Boardofappeals@sfgov.org

NOTE: Office visits by appointment only.
More information about how to file an appeal can be obtained by calling 628-652-1150 or by emailing the Board of Appeals. For additional information and to view the Appeal Process Overview, please visit the Board of Appeals website.

Docusign Envelope ID: EC43EA90-3F1F-8191-83C7-35C090A03040

Docusign Envelope ID: EC43EA90-3F1F-8191-83C7-35C090A03040

Signatures:

DocuSigned by:
073CF73A4EA6486...

Short, Carla (DPW)

Dept Head IV

Date Signed: 9/9/2026 | 6:05:52 PM PDT

PACKET EXHIBIT B

Application attachment

Board of Appeals No. 26-058 — 1511 Lyon St

Tad Devlin

1511 Lyon Street

SF, CA 94115

devlintad1@gmail.com**; 415 734 7891**

Attachment -- Application for Tree Removal Permit

1. Reasons for removal:
   a. The tree at issue was recommended to be removed by an International Society of Arboriculture Certified Arborist (ISA); see attached Written Removal Report and Recommendations from Paul Maguire, ISA Certified Arborist, #5204A, ISA Qualified Tree Risk Assessor.
   b. The tree is a health and safety hazard, with extreme fire hazard due to its condition and encroachment into electrical and power lines.
   c. The tree is an extreme risk for extensive property damage to my home (1511 Lyon and 1511A Lyon Street) and neighboring homes on Lyon and Sutter Streets.
   d. The tree has had fallen limbs and cracked limbs/branches which could cause serious and extensive property damage and bodily injury including death to homeowners, occupants, and the public.
   e. The tree is at serious risk of numerous and repeated fallen limbs, and branches of heavy weight causing significant risk of injury and damages to property, persons, animals, and pets and the public.
   f. The tree has already caused major property damage to 1511 Lyon and 1511A Lyon Street, including but not limited to flooding (in 2021) from the tree roots breaking through pipes and causing a flood in the 1511A Lyon Street unit, resulting in $53,000 in repair costs / lost rents.
   g. The tree should be removed to prevent further structural damage to the home at 1511 Lyon Street and surrounding infrastructure.
   h. The tree roots have completely destroyed the sidewalks in front of 1511 Lyon that are the responsibility of the City of SF and 2706-2010 Sutter Street, which property is adjacent to 1511 Lyon Street and shares ownership of the tree.
   i. The tree is an eyesore, and a blight to the neighborhood and is diminishing the property value and neighborhood value.

2. Property damage pictures are attached:
   a. Sewer lines busted by tree roots
   b. Lower unit of 1511 Lyon flooded

c. Sidewalk completely destroyed by tree roots, health and safety hazard, claim and litigation risk.
d. Tree covered in ivy, topped and butchered by PGE like a jigsaw puzzle around phone, cable and high electricity power lines
e. Threat of tree fall/limb fall and extreme risk of fire hazard, fire loss, bodily injury, death and major and extensive property damage
f. Other trees in the area have suddenly fallen resulting in all night emergency removal, limping, destruction and removal as recent as 10/14/25. See pictures attached.

3. 1511A/1511 Lyon Street Property damages / amounts incurred from tree – invoices attached:
   a. Dry Kings – 1511A Lyon; $8,208.24, invoice # 1434
   b. ARS Rescue Rooter – 1511A Lyon; $1,050, invoice 8126-526244
   c. Gorman Pipeline – 1511A Lyon; $18,000, invoice 1644
   d. Lost rent - $24,000

PACKET EXHIBIT C

Maguire arborist removal report (Rec. Ex. P)

Board of Appeals No. 26-058 — 1511 Lyon St

Maguire
TREE CARE, INC.

EVALUATION AND REQUEST FOR REMOVAL PERMIT FOR CUPRESSUS MACROCARPA

Report Prepared For:

Tad Devlin
1511 Lyon St
San Francisco CA, 94115

Report Prepared By:

Paul Maguire
Maguire Tree Care, Inc.
ISA Certified Arborist #5204A
ISA Qualified Tree Risk Assessor
8/12/25

ASSIGNMENT

I've been asked to evaluate and create a report in order to obtain a permit to remove one Monterey Cypress (Cupresses *macrocarpa*) for a property located at 1511 Lyon St, San Francisco. I visited the property on 7/10/25.

OBSERVATIONS

Site Description:

The subject property is located at 1511 Lyon Street, San Francisco. I was unable to find information on the size of the lot and the year built. The lot is on flat ground with several other homes closely surrounding it. There are several other smaller trees on the property, the largest of which being the tree in question. Below is a google image of the property showing the location of the tree marked with a red circle.



Tree Descriptions:

Tree #	Species	DBH	Height	Health/Structure
1	Cupresses *macrocarpa*	45”	45’	Fair/Poor

The following pictures show the tree in question

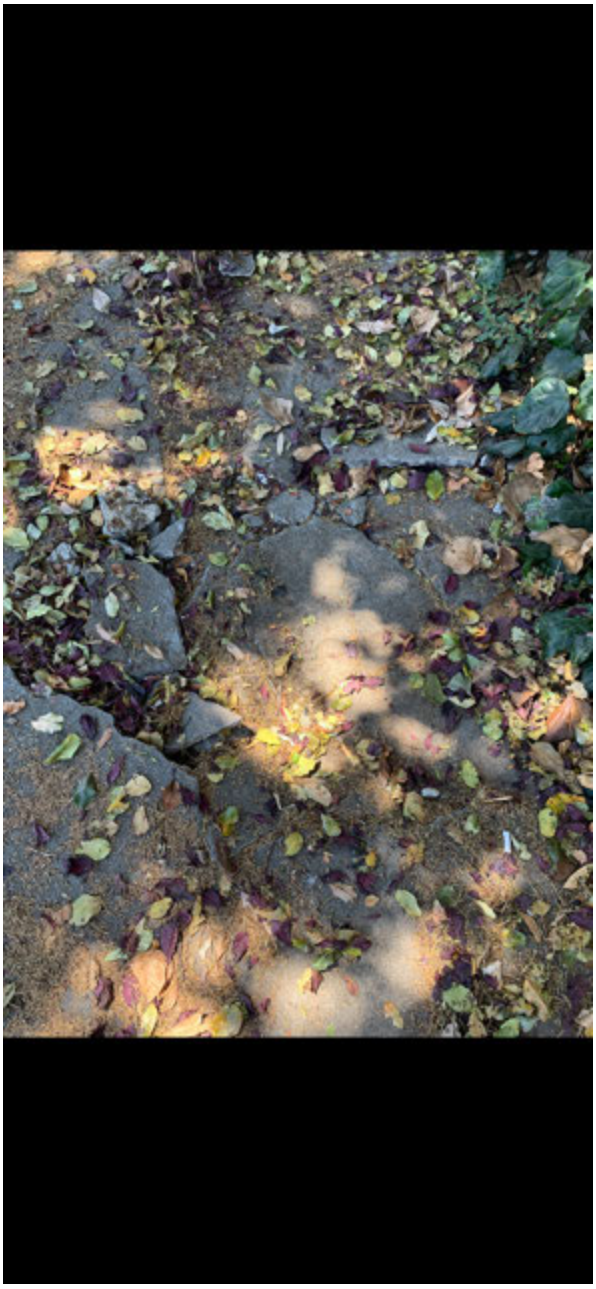





BEWARE
of DOG


BEWARE
of DOG













DISCUSSION

The Monterey Cypress in question is located directly adjacent to the home, with the base of the trunk only a few feet from the building's foundation. As shown in the photographs on pages 3, 4 and 6, the trunk leans toward the structure, and the canopy overhangs the roofline and front entrance area. The tree's location presents several hazards:

- **Proximity to the structure:** The tree is growing extremely close to the house, with large roots directly against the foundation. The overhanging canopy poses a continual risk of limb drop onto the roof and entryway.

- **Root damage history:** The homeowner has reported that the tree's roots previously caused major structural damage to the lower floor of the home, requiring extensive and costly repairs. Given the tree's continued growth and root expansion, similar damage is likely to recur.

- **Sidewalk lifting:** As seen in the photographs on pages 4 and 5, the tree's roots have caused significant upheaval and cracking of the public sidewalk, creating a tripping hazard and potential liability issue.

- **Proximity to power lines:** The canopy is in close proximity to overhead utility lines, increasing the risk of outages or property damage during high winds, and necessitating frequent clearance pruning.

Given the extent of root intrusion, the tree's position relative to both the structure and public infrastructure, and the history of costly damage, mitigation through pruning or root cutting is not a viable long-term solution. Significant pruning to clear the roofline and power lines would remove a large percentage of the tree's green canopy, risking decline and destabilization.

RECOMMENDATIONS

I strongly recommend removal of this Monterey Cypress to prevent further structural damage to the home and surrounding infrastructure, to eliminate interference with overhead power lines, and to address the safety hazards posed by the damaged sidewalk. The tree's location and growth habit make preservation impractical, and removal will allow the property owner to address root-related damage and replant with a more appropriate species at a safer distance from structures and utilities.

If I can be of any further assistance, please do not hesitate to call.

Respectfully submitted,

Paul Maguire
Maguire Tree Care, Inc.
ISA Certified Arborist #5204A
ISA Qualified Tree Risk Assessor

PACKET EXHIBIT D

Damage invoices (Rec. Exs. Q–T)

Board of Appeals No. 26-058 — 1511 Lyon St

Gorman Pipeline Inc
1518 27th Ave
San Francisco, CA 94122-3228
+14155157713
office@gormanpipelineinc.com
www.gormanpipelineinc.com

INVOICE

BILL TO
Casement Construction
20 Cragmont Avenue
San Francisco, CA 94116

INVOICE	1644
DATE	06/17/2021
TERMS	Net 10
DUE DATE	06/27/2021

JOB NAME
1511 Lyon St

DATE	CONST. SERVICE	DESCRIPTION	AMOUNT
		Sewer line repair at 1511 Lyon St All work under the stairs REPAIR ALL PIPE IN FLOOR INSIDE DIG UNDER THE STAIRS ALL THE WAY TO BACK TOILET IN APPARTMENT MAKE SURE ALL PIPE HAS POSITIVE FLOW BACKFILL AND POUR CONCRETE ON TRENCH NO PERMIT OBTAINED FOR THIS REPAIR	
	TOTAL		18,000.00

Ways to pay

BANK

View and pay

PAYMENT	18,000.00
BALANCE DUE	**$0.00**

PAID

Estimate Summary

Estimate 2141	18,000.00
This invoice 1644	$0.00
Total invoiced	18,000.00

Dry Kings Restoration
300 Entrada Dr
Novato, CA 94949 US
+14159931298
admin@drykings.com
www.drykings.com

DRY KINGS
water & fire disaster solutions

INVOICE

BILL TO
Tad Devlin
1511 Lyon St.
San Francisco, CA 94115

INVOICE # 1434
DATE 05/06/2021
DUE DATE 06/05/2021
TERMS Net 30

PAID

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Emergency Service Call - After Hours (deleted)	Dry Kings allocated resources to respond to an after hours emergency service call on 04/24/21 at approximately 9 AM.	1	275.84	275.84
Technician(s) - After Hours (deleted)	(04/24) John L & John H - Documented loss - Detailed cleaning and sanitizing of affected areas - Installed stabilization equipment	5	125.63	628.15
Technician (deleted)	(04/26) John L & Cristhian - Documented mitigation progress - Monitored equipment and adjusted as needed - Sanitized affected areas - Installed an additional dehumidifier in the kitchen (04/27) John L - Documented mitigation progress - Monitored equipment and adjusted as needed - Further sanitized the laundry room floor - Dispose of further items per the tenants request (04/29) John L & Cristhian - Documented mitigation progress - Monitored equipment and adjusted as needed - Built containment at the affected area - Detached the vanity and toilet in the bathroom (04/30) John H, Christian & John L - Documented mitigation progress - Monitored equipment and adjusted as needed - Demolished the affected tile, mortar bed, drywall & baseboard - HEPA vacuumed - Disconnected and moved the laundry machines	32.37	87.56	2,834.32

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	(05/03) John L & Christian - Documented mitigation progress - Monitored equipment and adjusted as needed (05/04) John L & Cristhian - Documented mitigation progress - Broke down all equipment and removed containment			
Dehumidifier (deleted)	(04/26 - 05/04) 1 Regular Dehumidifier x 8 Days (04/24 - 05/04) 1 Regular Dehumidifier x 10 Days	18	82.00	1,476.00
Large Dehumidifier (deleted)	(04/24 - 05/04) 1 Large Dehumidifier x 10 Days	10	111.25	1,112.50
HEPA Air Scrubber (deleted)	(04/24 - 05/04) 2 HEPA Air Scrubbers x 10 Days	20	74.64	1,492.80
Material (deleted)	- 3.5 MIl Containment (21 SF) - Tape (50 LF) - Antimicrobial (378 SF) - Trash Bags (22 EA) - Zipper for Containment (1) - Disposable Nitrile Gloves (10 Pairs) - Vacuum Bag (1) - Pre Filters for Dehumidifiers (3) - Pre Filters for HEPA Air Scrubbers	1	132.11	132.11
Haul Debris (deleted)	Dispose of tile, mortar bed, drywall, baseboard	0.70	366.45	256.52

PAYMENT	8,208.24
BALANCE DUE	**$0.00**

ARS RESCUE ROOTER
Making it work. Making it right.
License # 791820, 765155

NOTICE OF CANCELLATION SHALL BE SENT TO ADDRESS LISTED BELOW.

(800) 869-6915
1618 DOOLITTLE DR.
SAN LEANDRO, CA 94577

(510) 881-8998
(925) 439-5999

www.ARS.com

HOME IMPROVEMENT CONTRACT

INVOICE:
8126 - 526244

PLUMBING • DRAIN • SEWER

NAME Tad devlin	PH #	BILL TO	☐RP ☐MT	DATE 04/24/21	C
ADD 1511 Ilma St apt A	PH #	BILL ADD	☐CB ☐AW	CALL # 5187163	
C/ST/ZP San Francisco ca	EMAIL DevlinTad@gmail.com	C/ST/ZP	☐TO ☐OT	TECH / # mark B	

DIAGNOSIS / RECOMMENDATIONS

MAKE	MODEL	SERIAL #	APPROX AGE
A.			
B.			

DAMAGE? ☐ NO ☐ YES-See separate "Report". Tech initials _____

WATER PRESSURE Before After

Free Whole Home Plumbing Inspection __Yes __No
Cust. Initial _____

ORIGINAL SERVICE REQUEST mainline
Walk up

DIAG / RECOM cable through
pulled toilet.

See Recommendations Addendum Option # _____

Customer acknowledges and agrees that ARS/Rescue Rooter provides fixed pricing, not time and materials pricing. Cust. Initial _____
Approx Start Date 04/24/21
Approx Completion Date 04/24/21
Commencement of work listed above shall constitute substantial commencement.

✓	STANDARD PRICING	HSP CUSTOMER PRICING
	SUBTOTAL	
	ORIG. EST.	401

INVOICE

CODE #	Description of the Project and Description of the Significant Materials To Be Used and Equipment To Be Installed	STP / HSP PRICE
	toilet was already pulled and broken.	
	cable through pulled toilet. Cleared blockage at property line	401
	Felt Major offset.	
	Camera inspection	
	purchase toilet and install	~~650~~
		650

WARRANTY ITEM(S) PARTS: LABOR:
90 PARTS: LABOR:

PAYMENT METHOD

☐ CASH ☐ CHECK # _____ PO # _____
☐ VISA ☐ M/C ☐ DISC ☐ AMEX ☐ OTHER
CC LAST 4# _____ EXP _____ AUTH # 034990

Please contact me about future offers. ☐
My signature below acknowledges that the work has been completed and I agree to the sum total of the charges and payment method.

☐ NEW HSP
☐ RENEW HSP
☐ PERFORMED

CONTRACT PRICE 1050

Print Name _____
Signature _____ Effective Date 04/24/21
Registered Sales Person Mark B Reg# _____
The Attached Payment Schedule Shall Apply To This Contract. (CA Notice 2)

The law requires that the contractor give you a notice explaining your right to cancel. Initial the checkbox if the contractor has given you a "Notice of the Five-Day Right to Cancel." ☐

Without waiving my right to cancel, I authorize the performance of the work, subject to all terms and conditions set forth on the reverse side hereof, plus any taxes upon completion. Written customer authorization will be obtained before beginning any unforeseen additional or extended work.

Signature _____ Date 04/24/21

Registered Sales Person Mark B Reg# _____

You, the homeowner (buyer) or tenant have the right to require the contractor to furnish you with a performance and payment bond.

ADDITIONAL WORK
$ _____
Cust. Initial _____

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ARS1003

Summary of Loss

Named Insured: DEVLIN **Claim Number:** 05-18X9-40S

Coverage A - Dwelling

Limit of Liability: $

Description:	Repl Cost$:	Rec Dep$:	Non-Rec Dep$:	Amt Over Limit$:	Subtotal$:
State Farm Estimate	$ 10,798.04	$ 0.00	$ 0.00	$ 0.00	$ 10,798.04
Water Mitigation	$ 8,208.24	$ 0.00	$ 0.00	$ 0.00	$ 8,208.24
Total(s):	**$ 19,006.28**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 19,006.28**

Comments:

Payments Made

Date:	Description:	Amount:
Total(s):		**$ 0.00**

Comments / Supplements

State Farm Estimate, water mitigation less deductible

Subtotal:	$ 19,006.28
Less Deductible:	$ 10,850.00
Total Payable:	$ 8,156.28
Less Total Payments Made:	$ 0.00
Net Payment:	$ **8,156.28**

Legend

- Repl Cost = Replacement Cost
- Rec Dep = Recoverable Depreciation
- Non Rec Dep = Non-Recoverable Depreciation
- Amt Over Limits = Amount Over Limits
- Limit of Liab = Limit of Liability

Cedric McCray (D7EQ) 6/15/2021

Signature ***Date***

** Your policy may provide for additional payments on a replacement cost basis for the Recoverable Depreciation listed above for Cov. A and Cov. B. for your Building and Personal Property. Please refer to your policy and any endorsements for specific time limits and additional settlement provisions. Please contact your claim handler if you have any questions.*

PACKET EXHIBIT E

Nelson HOA consent email (Rec. Ex. O)

Board of Appeals No. 26-058 — 1511 Lyon St

EXHIBIT O

Email from Connor Nelson & 2706-2710 Sutter HOA (May 26, 2026), forwarded by Tad Devlin to Bryan Ong, SFDPW (June 16, 2026, 2:42 PM PDT)

Cover note from Tad Devlin to Bryan Ong (June 16, 2026): *"This is an email from May 26, 2026, from the co owners agreeing to the tree removal, see below. Please confirm the hearing date on this as time is of the essence and this is a health and safety issue."*

From: Connor Nelson <connor.c.nelson@outlook.com>

Date: May 26, 2026 at 10:08:03 PM PDT

To: Tad Devlin; ilya rumyantsev

Cc: Sophie Parsons; tyler@terrabayinv.com

Subject: Re: 1511 Lyon / 2706-2710 Sutter -- mediation demand

Dear Tad,

To avoid any ambiguity: the 2706–2710 Sutter Street HOA is not opposed to removal of the tree if Public Works approval becomes final after completion of the required City process, including any hearing or appeal if applicable.

We hope this clarifies that the HOA is not trying to create a stalemate or delay the City process. We simply do not want to bypass that process or make open-ended cost commitments before it is complete.

This conditional consent does not mean we are advocating for removal, and it is not an admission of liability for past plumbing repairs, prior trimming expenses, any agreement with previous owners/occupants of 2706-2710 Sutter, attorney’s fees, consultant fees, permitting fees, or costs not agreed to by us in advance.

We have obtained a removal quote and are happy to compare it with any bids you receive. If final City approval is obtained, we are prepared to discuss the practical details promptly, including contractor selection, scope, stump treatment, access, insurance, scheduling, final bids/invoices, and reasonable cost allocation consistent with our HOA agreement.

We understand that you want to move quickly and have concerns regarding safety. If you believe this matter is an emergency and that the tree is an immediate hazard I would recommend you pursue that with the city as they have the ability to remove such trees under SEC. 806. PLANTING AND REMOVAL OF STREET TREES. Section 5.

We also have a quote for tree trimming and remain open to discussing that option if you decide to pursue trimming instead of removal.

Given this position, we may be missing what specific issue you believe still requires mediation or declaratory relief at this stage. Could you please identify the particular dispute you want resolved now, as opposed to practical issues that can be addressed once the City process is complete?

Best,

-Connor Nelson & 2706-2710 Sutter HOA

Record note: *This email was sent to SFDPW on June 16, 2026 but does not appear in the City's Public Records Request #26-9028 production (released Oct. 6, 2026). Preserved here from appellant's files.*

PACKET EXHIBIT F

Connor Nelson email (Rec. Ex. F)

Board of Appeals No. 26-058 — 1511 Lyon St

From: Connor Nelson [redacted]
To: Bryan Ong <bryan.ong@sfdpw.org>
Sent: Wed, 17 Jun 2026 02:43:48 +0000
Subject: Re: 1511 Lyon St - Tree Removal
Cc: Sophie Parsons [redacted], ilya rumyantsev [redacted], Tyler Eliopoulos <tyler@terrabayinv.com>
Attachments:
Outlook-for EMAIL
Outlook-for EMAIL.jpeg

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

Good evening, Bryan

Yes I am one of the owners. I have cc'd the other owners of 2706 - 2710 Sutter. We are aware of the tree removal notification for 1511 Lyon St.

Please let us know what we can do to help you Bryan.

Thank you,
-Connor

On Jun 16, 2026, at 14:53, Ong, Bryan (DPW) <bryan.ong@sfdpw.org> wrote:

Good afternoon,

My name is Bryan Ong and I am the Acting Urban Forester for San Francisco Public Works.

There was a tree removal application for a tree that resides on both 1511 Lyon St and 2706-2710 Sutter St. Are you the owner of 2706-2710 Sutter St?

Let me know if you have any questions or concerns.

Thanks,

Outlook-for EMAIL.jpeg**Bryan Ong**
Acting Urban Forestry Manager
ISA Certified Arborist WE-11599A
TRAQ - Tree Risk Assessment Qualified

Urban Forestry | San Francisco Public Works | City and County of San Francisco
49 South Van Ness Avenue, Suite 300 | San Francisco, CA 94103 |
(628) 652-8733 (TREE) | (628) 271-2812

sfpublicworks.org · twitter.com/sfpublicworks · https://sfpublicworks.org/streettreesf

Permit Center services | San Francisco (sf.gov)
Counter Hours on 2nd floor:
- Thurs 10:00 am to 12:00 pm and 1:00 pm to 4:00 pm
- Mon, Tue, Wed, Fri: 9:00 am to 12:00 pm and 1:00 pm to 4:00 pm
- Closed daily from 12:00 pm to 1:00 pm

Redaction Log

Reason	Page (# of occurrences)	Description
Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**1** (3)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

PACKET EXHIBIT G

Mautner “both owners approved” (Rec. Ex. E)

Board of Appeals No. 26-058 — 1511 Lyon St

From: Urban Forestry <urbanforestry@sfdpw.org>
To: Privacy - 7927.700 " Privacy - 7927.700 >
Sent: Mon, 29 Jun 2026 20:29:18 +0000
Subject: RE: [Permit 805652] 1511 Lyon Street Tree Removal Complaint
Cc: "bryan.ong@sfdpw.org" <bryan.ong@sfdpw.org>, "susan.nawbary@sfdpw.org" <susan.nawbary@sfdpw.org>, "cerise.waiters@sfdpw.org" <cerise.

Hi John,

I have received updated information regarding this case. I was misinformed. Both owners have approved this request, and the tree removal has been protested. The hearing will be held soon, likely in July.

Our clerk, Cerise Waiters, will add your contact information to our tracker so you will be informed of the details of the hearing.

Best,

Allegra Mautner (she/her)
Urban Forestry Inspector
Bureau of Urban Forestry | San Francisco Public Works | City and County of San Francisco
49 South Van Ness Avenue, Suite 300 | San Francisco, CA 94103 | (628) 652-8733
sfpublicworks.org · twitter.com/sfpublicworks · sfpublicworks.org/streettreesf

San Francisco Permit Center | SF.gov
Counter hours on 2nd floor:
· Mon/Tue/Wed/Fri 9a-12p, 1p-4p
· Thur 10a-12p, 1p-4p
· CLOSED for lunch 12p-1p

---------- Original Message ----------
From: Urban Forestry [urbanforestry@sfdpw.org]
Sent: 6/29/2026, 11:20 AM
To: Privacy - 7927.700
Subject: RE: [Permit 805652] 1511 Lyon Street Tree Removal Complaint

Hello John,

This Tree Removal Posting has already been nullified by our department. Since the tree is split evenly between two properties, removal of the tree must be approved by both parties to qualify. One of the owner's does not approve of the removal application and thus, the department has rescinded its approval of the application.

Thank you for speaking out in support of the tree. Please continue to look out for our urban forest!

Best,

Allegra Mautner (she/her)
Urban Forestry Inspector
Bureau of Urban Forestry | San Francisco Public Works | City and County of San Francisco
49 South Van Ness Avenue, Suite 300 | San Francisco, CA 94103 | (628) 652-8733
sfpublicworks.org · twitter.com/sfpublicworks · sfpublicworks.org/streettreesf

San Francisco Permit Center | SF.gov
Counter hours on 2nd floor:
· Mon/Tue/Wed/Fri 9a-12p, 1p-4p
· Thur 10a-12p, 1p-4p
· CLOSED for lunch 12p-1p

---------- Original Message ----------
From: john kelly Privacy - 7927.700 |
Sent: 6/26/2026, 4:46 PM
To: urbanforestry@sfdpw.org
Subject: [Permit 805652] 1511 Lyon Street Tree Removal Complaint

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

To whom it may concern,

I would like to file a complaint against the removal of the Monterey Cypress tree at 1511 Lyon Street. This tree is deemed a Significant tree by the city of San Francisco, and its removal will have serious negative ramifications on the local environment, wildlife habitats, and the urban forestry character that defines San Francisco. Please reconsider the hazard assessment and explore other preservation options such that this tree does not get removed.

Sincerely yours
John M. Kelly





Redaction Log

Reason	Page (# of occurrences)	Description
Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**1** (4)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

PACKET EXHIBIT H

Sidewalk RFA #21597775 emails (Rec. Ex. K)

Board of Appeals No. 26-058 — 1511 Lyon St

From: "Breaux, Pamela (DPW)" <pamela.breaux@sfdpw.org>
To: "Ong, Bryan (DPW)" <bryan.ong@sfdpw.org>
Sent: Thu, 16 Apr 2026 19:00:21 +0000
Subject: RE: 1511 Lyon St - sidewalk repair.
Cc: "Chan, Cheng (DPW)" <cheng.chan@sfdpw.org>
Attachments:
image001.jpg
image002.jpg
image003.jpg
image004.jpg

Thank you Bryan- We will make corrections!

Thank you,

Pamela Breaux

Street Inspector

Operations- Code Enforcement

San Francisco Public Works | City and County of San Francisco

49 South Van Ness Ave Suite #300 S.F. CA, 94103

desk (*628) 271-2086*

sfpublicworks.org · twitter.com/sfpublicworks

From: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Sent: Thursday, April 16, 2026 11:35 AM
To: Breaux, Pamela (DPW) <pamela.breaux@sfdpw.org>
Subject: 1511 Lyon St - sidewalk repair.

Hey Pam,

I came across this tree removal and the tree is significant. It looks like we marked the sidewalk for BUF responsibility but it's actually the PO's responsibility.

Let me know if you have any questions or concerns.

Thanks,

Bryan Ong

Urban Forestry Inspector

ISA Certified Arborist WE-11599A

TRAQ - Tree Risk Assessment Qualified

Urban Forestry | San Francisco Public Works | City and County of San Francisco

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- Mon, Tue, Wed, Fri: 9:00 am to 12:00 pm and 1:00 pm to 4:00 pm
- Closed daily from 12:00 pm to 1:00 pm

From: Ong, Bryan (DPW) </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP
(FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=BRYAN ONG>
To: Chan, Cheng <cheng.chan@sfdpw.org> (DPW), Breaux, Pamela
<pamela.breaux@sfdpw.org> (DPW)
Sent: Wed, 22 Apr 2026 19:42:26 +0000
Subject: Re: 1511 Lyon St - sidewalk repair. (RFA # 21597775)
Attachments:
image006.png
image007.jpg
image008.jpg
image009.jpg
image010.jpg
image011.jpg
image001.png
image002.png
Outlook-for EMAIL

Hey Cheng,

Thanks for reaching out. Yes, that works!

Let me know if you have any questions or concerns.

Thanks,

Bryan Ong
Urban Forestry Inspector
ISA Certified Arborist WE-11599A
TRAQ - Tree Risk Assessment Qualified

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- Closed daily from 12:00 pm to 1:00 pm

From: Chan, Cheng (DPW) <cheng.chan@sfdpw.org>
Sent: Wednesday, April 22, 2026 7:36 AM
To: Breaux, Pamela (DPW) <pamela.breaux@sfdpw.org>; Ong, Bryan (DPW)
<bryan.ong@sfdpw.org>
Subject: RE: 1511 Lyon St - sidewalk repair. (RFA # 21597775)

Hello Bryan,

Thank you for bringing this to our attention. There is a large tree within the property line, so we will be shifting the responsibility for that portion of the sidewalk to the property owner. However, for the area marked in green in the pictures, where the 2 street trees are located, there are also sidewalk damage adjacent to the tree basins. We plan to keep that portion to BUF, if that works for you.

Best regards,

Cheng Chan

Senior Street Inspector - Operation / Code Enforcement

49 S Van Ness Ave # 300

San Francisco, CA 94103

San Francisco Public Works | City and County of San Francisco

Desk (628) 271-2037| Front Office *(628) 271-2000*

sfpublicworks.org Â· twitter.com/sfpublicworks

From: Breaux, Pamela (DPW) <pamela.breaux@sfdpw.org>
Sent: Thursday, April 16, 2026 12:00 PM
To: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Cc: Chan, Cheng (DPW) <cheng.chan@sfdpw.org>
Subject: RE: 1511 Lyon St - sidewalk repair.

Thank you Bryan- We will make corrections!

Thank you,

Pamela Breaux

Street Inspector

Operations- Code Enforcement

San Francisco Public Works | City and County of San Francisco

49 South Van Ness Ave Suite #300 S.F. CA, 94103

desk (*628) 271-2086*

sfpublicworks.org Â· twitter.com/sfpublicworks

From: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Sent: Thursday, April 16, 2026 11:35 AM
To: Breaux, Pamela (DPW) <pamela.breaux@sfdpw.org>
Subject: 1511 Lyon St - sidewalk repair.

Hey Pam,

I came across this tree removal and the tree is significant. It looks like we marked the sidewalk for BUF responsibility but it's actually the PO's responsibility.

Let me know if you have any questions or concerns.

Thanks,

Bryan Ong

Urban Forestry Inspector

ISA Certified Arborist WE-11599A

TRAQ - Tree Risk Assessment Qualified

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- Closed daily from 12:00 pm to 1:00 pm

PACKET EXHIBIT I

Ong correspondence (Rec. Exs. I, J)

Board of Appeals No. 26-058 — 1511 Lyon St

From: Tad Devlin <tad.devlin@qpwblaw.com>
To: "Ong, Bryan (DPW)" <bryan.ong@sfdpw.org>, Taddevlin s Devlin I [redacted]
Sent: Fri, 11 Sep 2026 19:05:26 +0000
Subject: Re: appeal forthcoming Fw: 1511 Lyon St Hearing Results
Cc: "Mautner, Allegra (DPW)" <allegra.mautner@sfdpw.org>, "Murphy, Charlie (DPW)" <Charlie.Murphy@sfdpw.org>
Attachments:
Outlook-for EMAIL
ec6dfa34-fae9-4ff0-b597-eda5cf981453.png

Dear Mr. Ong,

I intend to and request a site inspection by you, the Director, Allegra and Gene Chan, and any others needed from SFDPW or otherwise.

The only individual who actually visited the property was you and you didn't appear at the hearing on public protest.

Please advise and confirm the date of the inspection for next week so I can ensure it's done before my appeal deadline.

I appreciate your time and attention to this matter and await your response.

Thank you,
Tad



Tad Devlin | **Partner**
Quintairos, Prieto, Wood & Boyer, P.A.
1001 Galaxy Way, Suite 312, Concord, CA 94520
Ph: (925) 466-4230 ext. 2402 Fax: (925) 466-4231
Email: tad.devlin@qpwblaw.com
qpwblaw.com

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Please **contact client support** with any issues or questions regarding your service.

From: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Sent: Friday, September 11, 2026 11:51 AM
To: Taddevlin s Devlin I [redacted]; Tad Devlin <tad.devlin@qpwblaw.com>
Cc: Mautner, Allegra (DPW) <allegra.mautner@sfdpw.org>; Murphy, Charlie (DPW) <Charlie.Murphy@sfdpw.org>
Subject: Re: appeal forthcoming Fw: 1511 Lyon St Hearing Results

Good morning,

If you are not satisfied with the decision, you may appeal the order to the Board of Appeals within 15 days of September 10.

I am including the Assistant Superintendent for BUF, @Murphy, Charlie (DPW)), for awareness.

Let me know if you have any questions or concerns.

Thanks,



Bryan Ong
Urban Forestry Inspector
ISA Certified Arborist WE-11599A
TRAQ - Tree Risk Assessment Qualified

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- Closed daily from 12:00 pm to 1:00 pm

From: Taddevlin s Devlin I [redacted]
Sent: Thursday, September 10, 2026 10:02 AM
To: Tad Devlin <tad.devlin@qpwblaw.com>

Cc: Mautner, Allegra (DPW) <allegra.mautner@sfdpw.org>; Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Subject: Re: appeal forthcoming Fw: 1511 Lyon St Hearing Results

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To compound matters as I noted in the record, Mr. Ong didn't even show up at the review hearing and he was the inspector who actually visited the property

Please let me know when you'll be here and with enough time for me to do my appeal inclusive of your visit

On Sep 10, 2026, at 9:34 AM, Tad Devlin <tad.devlin@qpwblaw.com> wrote:

This decision is based on an inaccuracies and misrepresentations.

I demand an onsite physical inspection by Mr. Ong, the Director and the Gene Chan before my appeal is due and I will be appealing and will go to the courthouse if needed and seek an order from the court.

Please advise when this inspection will be done.

This couldn't be more obvious in terms of the need to remove which was found by Mr. Ong in the first instance.

Tad Devlin | **Partner**
Quintairos, Prieto, Wood & Boyer, P.A.
1001 Galaxy Way, Suite 312, Concord, CA 94520
Ph: (925) 466-4230 ext. 2402 Fax: (925) 466-4231
Email: tad.devlin@qpwblaw.com
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Please contact client support with any issues or questions regarding your service.

From: DPW, Urbanforestry (DPW) <urbanforestry@sfdpw.org>
Sent: Thursday, September 10, 2026 9:18 AM
Subject: 1511 Lyon St Hearing Results

Good morning,

Please see the attached resulting decision.

Thank you,

Bureau of Urban Forestry

<1511 Lyon St Resulting Decision Order No. 300384.pdf>

Redaction Log

Reason	Page (# of occurrences)	Description
Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**1** (3)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

From: Ong, Bryan (DPW) </o=ExchangeLabs/ou=Exchange Administrative Group

(FYDIBOHF23SPDLT)/cn=Recipients/cn=Bryan Ong>
To: Tad Devlin <tad.devlin@qpwblaw.com>, Taddevlin s Devlin I [redacted]>, Murphy, Charlie <Charlie.Murphy@sfdpw.org> (DPW)
Sent: Wed, 23 Sep 2026 18:51:53 +0000
Subject: Re: response requested Re: appeal forthcoming Fw: 1511 Lyon St Hearing Results
Attachments:
Outlook-for EMAIL
f5a60857-8e93-4c94-ab5e-097f11867c38.png
Outlook-for EMAIL

Hello,

You need to submit a records request for the documents you are trying to locate. Public Records Requests | Public Works

As for BOA, you would need to reach out to them for confirmation. Board of Appeals | SF.gov

Let me know if you have any questions or concerns.

Thanks,



Bryan Ong
Urban Forestry Inspector
ISA Certified Arborist WE-11599A
TRAQ - Tree Risk Assessment Qualified

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- Closed daily from 12:00 pm to 1:00 pm

From: Tad Devlin <tad.devlin@qpwblaw.com>
Sent: Wednesday, September 23, 2026 11:34 AM
To: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>; Taddevlin s Devlin I [redacted]>; Murphy, Charlie (DPW) <Charlie.Murphy@sfdpw.org>
Subject: response requested Re: appeal forthcoming Fw: 1511 Lyon St Hearing Results

Bryan,

I have asked for a copy of the City's file (DPW and otherwise) on this matter several times, but have not received a response.

Please advise.

Also, 09/25/26 is a holiday, Native American Day, and thus, I want to confirm I have until Monday 09/28/26 to submit my appeal.

Please advise.

Thank you,
Tad



Tad Devlin | Partner
Quintairos, Prieto, Wood & Boyer, P.A.
1001 Galaxy Way, Suite 312, Concord, CA 94520
Ph: (925) 466-4230 ext. 2402 Fax: (925) 466-4231
Email: tad.devlin@qpwblaw.com
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From: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Sent: Tuesday, September 22, 2026 12:46 PM
To: Taddevlin s Devlin I [redacted]>; Tad Devlin <tad.devlin@qpwblaw.com>; Murphy, Charlie (DPW) <Charlie.Murphy@sfdpw.org>
Subject: Re: appeal forthcoming Fw: 1511 Lyon St Hearing Results

Hello Tad,

There have been multiple inspections made by multiple inspectors. There was a hearing and the decision was made by the Director of Public Works to deny the removal on the current record subject to the condition under the recommendation (see attached).

The next step in the process is not through another inspection, but to appeal the order to Board of Appeals by September 25th , 2026.

Let me know if you have any questions or concerns.

Thanks,



Bryan Ong
Urban Forestry Inspector
ISA Certified Arborist WE-11599A
TRAQ - Tree Risk Assessment Qualified

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- Closed daily from 12:00 pm to 1:00 pm

From: Taddevlin s Devlin l Privacy - 7927.700 >
Sent: Tuesday, September 22, 2026 12:12 PM
To: Tad Devlin <tad.devlin@qpwblaw.com>
Cc: Mautner, Allegra (DPW) <allegra.mautner@sfdpw.org>; Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Subject: Re: appeal forthcoming Fw: 1511 Lyon St Hearing Results

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Mr. Ong's OOO is on

Any response at all?

> On Sep 21, 2026, at 2:41 PM, Tad Devlin <tad.devlin@qpwblaw.com> wrote:
>
> Dear SFDPW:
>
> I have not heard back on my request for a site inspection.
>
> Please get back to me on my request either way.
>
> Thank you,
> Tad
>
>
> **Tad Devlin | Partner**
> **Quintairos, Prieto, Wood & Boyer, P.A.**
> 1001 Galaxy Way, Suite 312, Concord, CA 94520
> Ph: (925) 466-4230 ext. 2402 Fax: (925) 466-4231
> Email: tad.devlin@qpwblaw.com
> **qpwblaw.com**
>
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> Missouri ◆ Nevada ◆ New Jersey ◆ New Mexico ◆ New York ◆ North Carolina ◆ Ohio ◆ Oregon ◆ Pennsylvania ◆ Rhode Island ◆ Tennessee ◆ Texas ◆ USVI ◆ Utah ◆ Washington ◆ West Virginia
>
> **QPWB is committed to providing the best client experience possible.**
> Please **contact client support** with any issues or questions regarding your service.
>
>
> ---
>
> **From:** Tad Devlin <tad.devlin@qpwblaw.com>
> **Sent:** Thursday, September 10, 2026 9:32 AM
> **To:** Mautner, Allegra (DPW) <allegra.mautner@sfdpw.org>; Bryan Ong <bryan.ong@sfdpw.org>
> **Cc:** Taddevlin s Devlin l Privacy - 7927.700 >
> **Subject:** appeal forthcoming Fw: 1511 Lyon St Hearing Results
>
> This decision is based on an inaccuracies and misrepresentations.
>
> I demand an onsite physical inspection by Mr. Ong, the Director and the Gene Chan before my appeal is due and I will be appealing and will go to the courthouse if needed and seek an order from the court.
>
> > Please advise when this inspection will be done.
>
> This couldn't be more obvious in terms of the need to remove which was found by Mr. Ong in the first instance.

Tad Devlin | **Partner**
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Please **contact client support** with any issues or questions regarding your service.

From: DPW, Urbanforestry (DPW) <urbanforestry@sfdpw.org>
Sent: Thursday, September 10, 2026 9:18 AM
Subject: 1511 Lyon St Hearing Results

Good morning,

Please see the attached resulting decision.

Thank you,

Bureau of Urban Forestry

Redaction Log

Reason	Page (# of occurrences)	Description
Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**1** (3) **2** (2)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

PACKET EXHIBIT J

Damage photo transmittals and photographs (Rec

Board of Appeals No. 26-058 — 1511 Lyon St

From: Taddevlin s Devlin I [redacted] Privacy - 7927.700 (formerly >
To: "Tad A. Devlin" <tdevlin@kaufmandolowich.com>
Sent: Sat, 18 Oct 2025 22:07:18 +0000
Subject: Tree removal permit pics 10/18/25
Attachments:
IMG_8727.jpeg
IMG_8728.jpeg
IMG_8729.jpeg
IMG_8730.jpeg
IMG_8731.jpeg
IMG_8732.jpeg
IMG_8733.jpeg
IMG_8734.jpeg
IMG_8735.jpeg
IMG_8736.jpeg

[EXTERNAL SENDER]

Redaction Log

Reason	Page (# of occurrences)	Description
Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**1** (1)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

From: Taddevlin s Devlin I [redacted] >
To: "Tad A. Devlin" <tdevlin@kaufmandolowich.com>
Sent: Sat, 18 Oct 2025 22:52:12 +0000
Subject: Lyon St. - sidewalk destroyed by tree roots
Attachments:
IMG_8431.jpeg
IMG_8430.jpeg
IMG_4539.jpeg
IMG_4536.jpeg
IMG_4335.jpeg

[EXTERNAL SENDER]

Redaction Log

Reason	Page (# of occurrences)	Description
Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**1** (1)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

From: Taddevlin s Devlin I [redacted] >
To: "Tad A. Devlin" <tdevlin@kaufmandolowich.com>
Sent: Wed, 15 Oct 2025 23:36:00 +0000
Subject: Tree removal permit
Attachments:
IMG_8432.jpeg
IMG_6417.jpeg
IMG_4541.jpeg
IMG_4539.jpeg
IMG_4337.jpeg

[EXTERNAL SENDER]

Tree with ivy

Redaction Log

Reason	Page (# of occurrences)	Description
Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**1** (1)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

From: Taddevlin s Devlin I [redacted] Privacy - 7927.700 (formerly >
To: "Tad A. Devlin" <tdevlin@kaufmandolowich.com>
Sent: Wed, 15 Oct 2025 23:29:38 +0000
Subject: Tree removal permit
Attachments:
IMG_8656.jpeg
IMG_8657.jpeg
IMG_8658.jpeg

[EXTERNAL SENDER]

From 10/14/25 - 10/15/25 fallen tree incident

Redaction Log

Reason	Page (# of occurrences)	Description
Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**1** (1)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

From: Tad Devlin [redacted: Privacy - 7927.700 (formerly] >
To: "Tad A. Devlin" <tdevlin@kaufmandolowich.com>
Sent: Wed, 15 Oct 2025 23:28:20 +0000
Subject: Tree removal permit pics
Attachments:
IMG_0384.jpeg
IMG_0386.jpeg
IMG_0387.jpeg
IMG_0388.jpeg
IMG_0392.jpeg

[EXTERNAL SENDER]

From 10/14/25 fallen tree incident

Redaction Log

Reason	Page (# of occurrences)	Description
Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**1** (1)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

IMG_0384.jpeg



IMG_0386.jpeg



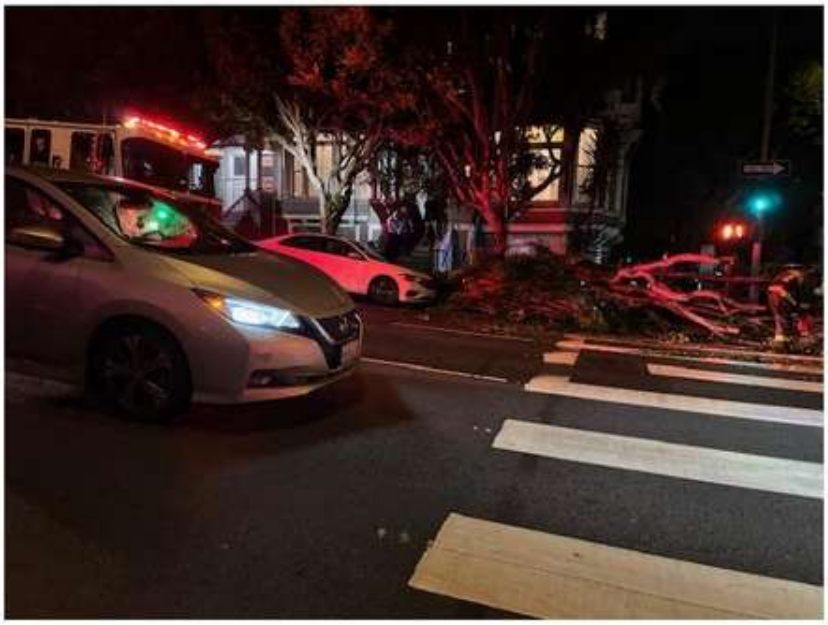
IMG_0387.jpeg



IMG_0388.jpeg



IMG_0392.jpeg



IMG_4335.jpeg



IMG_4335_1.jpeg



IMG_4336.jpeg



IMG_4337.jpeg



IMG_4536.jpeg



IMG_4536_1.jpeg



IMG_4538.jpeg



IMG_4539.jpeg



IMG_4539_1.jpeg



IMG_4539_2.jpeg



IMG_4540.jpeg



IMG_4541.jpeg



IMG_6417.jpeg



IMG_8430.jpeg



IMG_8430_1.jpeg



IMG_8431.jpeg



IMG_8431_1.jpeg



IMG_8432.jpeg



IMG_8649.jpeg



IMG_8650.jpeg



IMG_8656.jpeg



IMG_8657.jpeg



IMG_8658.jpeg



IMG_8727.jpeg



IMG_8728.jpeg



IMG_8729.jpeg



IMG_8730.jpeg



IMG_8731.jpeg



IMG_8732.jpeg



IMG_8733.jpeg



IMG_8734.jpeg



IMG_8735.jpeg



IMG_8736.jpeg



image.png


‹ Request #26-9028 ›
OPEN
7 of 10 filtered by: Open; Staff: Cerise Waiters
I want all records held by the city related to my request for tree removal at 1511 Lyon St, San Francisco, CA.
Received
September 23, 2026 via web
Due
October 5, 2026
Departments
Public Works
Additional Information
No additional information available
Requester
Tad Devlin
devlintad1@gmail.com
1511 Lyon St, San Francisco, CA 94115

image001.jpg



image001.png



image001_1.jpg



image002.jpg



image002.png



image002_1.jpg



image003.jpg



image003_1.jpg



image004.jpg



image006.png



image007.jpg



image006.jpg



image009.jpg



image010.jpg



image011.jpg



PACKET EXHIBIT K

Inspector assignment (Rec. Ex. C)

Board of Appeals No. 26-058 — 1511 Lyon St

From: Taddevlin s Devlin I [redacted]>
To: Tad Devlin [redacted]>
Sent: Fri, 13 Mar 2026 08:00:26 -0700
Subject: Re: follow up requesting status RE: 1511 / 1511A Lyon St., SF, CA 94115 - Application for Tree Removal Permit
Cc: Bryan Ong <bryan.ong@sfdpw.org>

Mr. Ong;
Just following up again on the sign posting?
Please advise Thank you

On Mar 11, 2026, at 9:37AM, Taddevlin s Devlin I [redacted]> wrote:

When will the sign post?

On Dec 3, 2025, at 12:57 PM, Tad A. Devlin <tdevlin@kaufmandolowich.com> wrote:

Mr. Ong,
Thank you for your response and update. I appreciate it.
I am concerned about the tree (obviously) and especially with the number of fallen/down trees around the city and in my area and with winter upon us.
Sincerely,
Tad

Tad A. Devlin
Managing Partner

425 California Street, Suite 2100
San Francisco, CA 94104

Direct: 415-926-7635
Cell: 415-361-8010
Email: tdevlin@kaufmandolowich.com

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Please consider the environment before printing.

From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** Bryan Ong
Sent: Wednesday, December 3, 2025 12:49 PM
To: Tad A. Devlin <tdevlin@kaufmandolowich.com>
Cc: Privacy - 7927.700
Subject: RE: follow up requesting status RE: 1511 / 1511A Lyon St., SF, CA 94115 - Application for Tree Removal Permit

[EXTERNAL SENDER]
Hello,

I am the inspector for the area. I have not reviewed your application yet. I will put on my list to review in the next week or so.

Let me know if you have any questions or concerns.

Thanks,

Bryan Ong
Urban Forestry Inspector
ISA Certified Arborist WE-11599A
TRAQ - Tree Risk Assessment Qualified

Urban Forestry | San Francisco Public Works | City and County of San Francisco

49 South Van Ness Avenue, Suite 300 | San Francisco, CA 94103 |
(628) 652-8733 (TREE) | (628) 271-2812

sfpublicworks.org | twitter.com/sfpublicworks |
https://url.avanan.click/v2/r01/___https://sfpublicworks.org/streettreesf___.YXAzOnNmZHQyOmE6bzpiZWE4ZWE4Y2Iz

Permit Center services | San Francisco (sf.gov)

Counter Hours on 2nd floor:
Thurs 10:00 am to 12:00 pm and 1:00 pm to 4:00 pm
Mon, Tue, Wed, Fri: 9:00 am to 12:00 pm and 1:00 pm to 4:00 pm
Closed daily from 12:00 pm to 1:00 pm

---------- Original Message ----------
From: Tad A. Devlin [tdevlin@kaufmandolowich.com]
Sent: 12/3/2025, 12:03 PM
To: urbanforestrypermits@sfdpw.org
Cc: Privacy - 7927.700
Subject: follow up requesting status RE: 1511 / 1511A Lyon St., SF, CA 94115 - Application for Tree Removal Permit

Hello,

I am following up to check the status of my permit application and timing for processing and next steps.

Please let me know.

Thank you,
Tad

Tad A. Devlin
Managing Partner

425 California Street, Suite 2100
San Francisco, CA 94104

Direct: 415-926-7635
Cell: 415-361-8010
Email: tdevlin@kaufmandolowich.com

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Please consider the environment before printing.

From: Tad A. Devlin <tdevlin@kaufmandolowich.com>
Sent: Friday, November 14, 2025 9:19 AM
To: DPW, Urban Forestry Permits (DPW) <urbanforestrypermits@sfdpw.org>
Cc: T Devlin Privacy - 7927.700) Privacy - 7927.700 >
Subject: RE: 1511 / 1511A Lyon St., SF, CA 94115 - Application for Tree Removal Permit

Dear DPW, Urban Forestry Permits:

Please add this to my file as well for my application:

Bay Area pounded by heavy rain in atmospheric river storm - CBS San Francisco

Instagram

This downed tree has left quite a mess on Steiner Street in SF. It happened around 9:15 this morning…
Christie Smith has more from a neighbor who heard it moments before the tree fell.
Crews are working to clear the road and reopen Steiner.

Thank you,
Tad

Tad A. Devlin
Managing Partner

<image001.png>

<image002.png>

425 California Street, Suite 2100
San Francisco, CA 94104

Direct: 415-926-7635
Cell: 415-361-8010
Email: tdevlin@kaufmandolowich.com

<image003.png>

<image004.png>

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Please consider the environment before printing.

From: DPW, Urban Forestry Permits (DPW) <urbanforestrypermits@sfdpw.org>
Sent: Monday, October 20, 2025 11:18 AM
To: Tad A. Devlin <tdevlin@kaufmandolowich.com>
Cc: T Devlin Privacy - 7927.700) Privacy - 7927.700 >
Subject: Re: 1511 / 1511A Lyon St., SF, CA 94115 - Application for Tree Removal Permit

[EXTERNAL SENDER]

Hello Tad,

Thank you for the additional information. We will add this to the file for this application.

Best,

Allegra Mautner (she/her)

Urban Forestry Inspector

Bureau of Urban Forestry | San Francisco Public Works | City and County of San Francisco

49 South Van Ness Avenue, Suite 300 | San Francisco, CA 94103 | (628) 652-8733

sfpublicworks.org · twitter.com/sfpublicworks · sfpublicworks.org/streettreesf

San Francisco Permit Center | SF.gov

Counter hours on 2nd floor:

· **Mon/Tue/Wed/Fri** 9a-12p, 1p-4p

· **Thur** 10a-12p, 1p-4p

· **CLOSED** for lunch 12p-1p

From: Tad A. Devlin <tdevlin@kaufmandolowich.com>
Sent: Sunday, October 19, 2025 11:35 AM
To: DPW, Urban Forestry Permits (DPW) <urbanforestrypermits@sfdpw.org>
Cc: T Devlin Privacy - 7927.700) Privacy - 7927.700 >
Subject: RE: 1511 / 1511A Lyon St., SF, CA 94115 - Application for Tree Removal Permit

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Dear Department of Urban Forestry:

Following up, I forgot to list as an enclosed item below, the ISA Arborist Report from Paul Maguire, Maguire Tree Care (ISA Certified Arborist #5204A, ISA Qualified Tree Risk Assessor), recommending removal.

The report is attached hereto again for ease of reference.

Thank you,

Tad

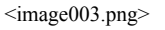
Tad A. Devlin
Managing Partner

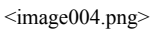
<image001.png>

<image002.png>

425 California Street, Suite 2100
San Francisco, CA 94104

Direct: 415-926-7635
Cell: 415-361-8010
Email: tdevlin@kaufmandolowich.com





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Please consider the environment before printing.

From: Tad A. Devlin tdevlin@kaufmandolowich.com
Sent: Saturday, October 18, 2025 4:05 PM
To: urbanforestrypermits@sfdpw.org
Cc: T Devlin Privacy - 7927.700) Privacy - 7927.700 ; Tad A. Devlin <tdevlin@kaufmandolowich.com>
Subject: 1511 / 1511A Lyon St., SF, CA 94115 - Application for Tree Removal Permit

Dear Bureau of Urban Forestry (SF):

Please find attached:

1. My Tree Removal Permit Application
2. Attachment to my Tree Removal Permit Application
3. Photos of tree, sidewalk destruction, property damages
4. Copies of invoices paid for damages done to my property at 1511 / 1511A Lyon Street, SF due to the tree.

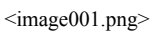
I will send a check for $488.00 for the fee, payable to CCSF-DPW-BUF, on Monday, 10/20/25.

I look forward to hearing from you and please let me know if you have any questions.

Thank you,

Tad

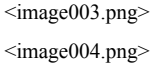
Tad A. Devlin
Managing Partner

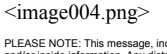




425 California Street, Suite 2100
San Francisco, CA 94104

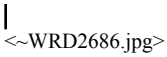
Direct: 415-926-7635
Cell: 415-361-8010
Email: tdevlin@kaufmandolowich.com





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Redaction Log

Reason	Page (# of occurrences)	Description
Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**1** (3) **2** (2) **3** (4) **4** (2) **5** (2)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

PACKET EXHIBIT L

Walker property inspector report (Rec. Ex. D)

Board of Appeals No. 26-058 — 1511 Lyon St

From: "Mautner, Allegra (DPW)" <allegra.mautner@sfdpw.org>
To: Taddevlin s Devlin I [redacted]>
Sent: Tue, 04 Aug 2026 22:18:32 +0000
Subject: RE: Property inspector report —- 1511 Lyon tree removal
Cc: "Ong, Bryan (DPW)" <bryan.ong@sfdpw.org>
Attachments:
image001.jpg
image002.jpg

I have added to the permit record. Thank you.

Best,



Allegra Mautner (she/her)
Urban Forestry Inspector
ISA Certified Arborist WE-10369A
Tree Risk Assessment Qualified

Bureau of Urban Forestry | San Francisco Public Works | City and County of San Francisco
49 South Van Ness Avenue, Suite 300 | San Francisco, CA 94103 | (628) 271-2814
sfpublicworks.org · twitter.com/sfpublicworks · sfpublicworks.org/streettreesf

San Francisco Permit Center | SF.gov
Counter hours on 2nd floor:
· **Mon/Tue/Wed/Fri** 9a-12p, 1p-4p
· **Thur** 10a-12p, 1p-4p
· **CLOSED** for lunch 12p-1p

From: Taddevlin s Devlin l [Privacy - 7927.700 (formerly]>
Sent: Tuesday, August 4, 2026 2:02 PM
To: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>; Mautner, Allegra (DPW) <allegra.mautner@sfdpw.org>; DPW, Urbanforestry (DPW) <urbanforestry@sfdpw.org>
Subject: Fwd: Property inspector report —- 1511 Lyon tree removal

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Begin forwarded message:

> **From:** Taddevlin s Devlin l [Privacy - 7927.700 (formerly]>
> **Date:** August 4, 2026 at 1:33:36 PM PDT
> **To:** Bryan Ong <bryan.ong@sfdpw.org>
> **Cc:** Tad Devlin [Privacy - 7927.700 (formerly]>
> **Subject: Property inspector report —- 1511 Lyon tree removal**
>
> Dear Bryan,
>
> Please see attached and add it to my file and I will share during the hearing tomorrow in addition to the entirety of my file on this matter, including the city's removal permit approval
>
> Thank you
> Tad

Redaction Log

Reason	Page (# of occurrences)	Description
Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**1** (1) **2** (3)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

PACKET EXHIBIT M

Status-update correspondence (Rec. Ex. M)

Board of Appeals No. 26-058 — 1511 Lyon St

From: Taddevlin s Devlin I [redacted] >
To: Bryan Ong <bryan.ong@sfdpw.org>
Sent: Mon, 08 Jun 2026 08:40:17 -0700
Subject: Re: Trees / status update request 1511 Lyon St

Dear Bryan where are the hearing credentials? For the 6/17/26 hearing

> On May 28, 2026, at 12:43 PM, Ong, Bryan (DPW) <bryan.ong@sfdpw.org> wrote:
>
> It will be Zoom
>
> Let me know if you have any questions or concerns.
>
> **Thanks,**
>
> <Outlook-for EMAIL>
> **Bryan Ong**
>
> Acting Urban Forestry Manager
> ISA Certified Arborist WE-11599A
> TRAQ - Tree Risk Assessment Qualified
>
> Urban Forestry | San Francisco Public Works | City and County of San Francisco
> 49 South Van Ness Avenue, Suite 300 | San Francisco, CA 94103 |
> (628) 652-8733 (TREE) | (628) 271-2812
>
> sfpublicworks.org · twitter.com/sfpublicworks · https://sfpublicworks.org/streettreesf
>
> Permit Center services | San Francisco (sf.gov)
> Counter Hours on 2nd floor:
> - Thurs 10:00 am to 12:00 pm and 1:00 pm to 4:00 pm
> - Mon, Tue, Wed, Fri: 9:00 am to 12:00 pm and 1:00 pm to 4:00 pm
> - Closed daily from 12:00 pm to 1:00 pm

From: Taddevlin s Devlin I [redacted] >
Sent: Thursday, May 28, 2026 12:37 PM
To: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Subject: Re: Trees / status update request 1511 Lyon St

Thank you it's a zoom or in person or optional?

> On May 28, 2026, at 12:18 PM, Ong, Bryan (DPW) <bryan.ong@sfdpw.org> wrote:
>
> Hello,

Sorry for the delayed response. We have your case tentatively scheduled for Wednesday, June 17th at 10:00am. Once verified the schedule we will inform you 10 days before the hearing.

Let me know if you have any questions or concerns.

Thanks,

<Outlook-for EMAIL>
Bryan Ong

Acting Urban Forestry Manager
ISA Certified Arborist WE-11599A
TRAQ - Tree Risk Assessment Qualified

Urban Forestry | San Francisco Public Works | City and County of San Francisco
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(628) 652-8733 (TREE) | (628) 271-2812

sfpublicworks.org · twitter.com/sfpublicworks · https://sfpublicworks.org/streettreesf

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- Closed daily from 12:00 pm to 1:00 pm

From: Taddevlin s Devlin l Privacy - 7927.700 (formerly >
Sent: Thursday, May 28, 2026 11:43 AM
To: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Subject: Re: Trees / status update request

Dear Mr. Ong, following up again here. Please let me know as time is of the essence. Thank you

> On May 27, 2026, at 10:06 AM, Tad Devlin Privacy - 7927.700 (formerly > wrote:
>
> Dear Mr. Ong,
>
> Following up; please advise as time is of the essence.
>
> Thank you,
> Tad
>
> On Sun, May 24, 2026 at 10:41 AM Tad Devlin Privacy - 7927.700 (formerly > wrote:
>
> > Dear Mr. Ong,

It has been over 30 days since the city's posting of the Notice of Tree Removal, so I plan to take down the sign from the tree. When is the hearing scheduled? Please get back to me promptly on this as time is of the essence. Thank you.

Sincerely,
Tad

On Mon, May 18, 2026 at 11:58 AM Taddevlin s Devlin I [Privacy - 7927.700 (formerly] > wrote:

> Please call me
>
> > On May 18, 2026, at 11:54 AM, Ong, Bryan (DPW) <bryan.ong@sfdpw.org> wrote:
> >
> > Hello,
> >
> > There have been protests but not available to the public yet.
> >
> > I have a question: Is the tree on your property? If so, are you the owner?
> >
> > Let me know if you have any questions or concerns.
> >
> > **Thanks,**
> >
> > <Outlook-for EMAIL>
> > **Bryan Ong**
> >
> > Acting Urban Forestry Manager
> > ISA Certified Arborist WE-11599A
> > TRAQ - Tree Risk Assessment Qualified
> >
> > Urban Forestry | San Francisco Public Works | City and County of San Francisco
> > 49 South Van Ness Avenue, Suite 300 | San Francisco, CA 94103 |
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> >
> > sfpublicworks.org · twitter.com/sfpublicworks · https://sfpublicworks.org/streettreesf
> >
> > Permit Center services | San Francisco (sf.gov)
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> > - Thurs 10:00 am to 12:00 pm and 1:00 pm to 4:00 pm
> > - Mon, Tue, Wed, Fri: 9:00 am to 12:00 pm and 1:00 pm to 4:00 pm
> > - Closed daily from 12:00 pm to 1:00 pm

From: Tad Devlin [redacted] >
Sent: Friday, May 1, 2026 12:20 PM
To: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Subject: Re: Trees / status update request

Dear Mr. Ong,

How do I determine whether any objections have been filed and where I can review them, if so?

Please let me know. Thank you.

On Mon, Apr 20, 2026 at 10:03 AM Taddevlin s Devlin I [redacted] > wrote:

> Just following up to confirm this has been done? Thank you
>
> > On Apr 14, 2026, at 12:20 PM, Ong, Bryan (DPW) <bryan.ong@sfdpw.org> wrote:
> >
> > Hello,
> >
> > The tree is being posted this week. Posting will start on 4/20 for 30 days.
> >
> > Get Outlook for iOS
> >
> > **From:** Taddevlin s Devlin I [redacted] >
> > **Sent:** Tuesday, April 14, 2026 12:08:09 PM
> > **To:** Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
> > **Subject:** Re: Trees / status update request
> >
> > Following up?
> >
> > > On Apr 13, 2026, at 5:11 PM, Taddevlin s Devlin I [redacted] > wrote:

Checking back on the sign and trees? This is from today see attached please
<image0.jpeg>
<image1.jpeg>
<image2.jpeg>
<image3.jpeg>
<image4.jpeg>

> On Mar 23, 2026, at 9:28 AM, Taddevlin s Devlin I Privacy - 7927.700 (formerly >
> wrote:
>
> Thank you the trees are not pruned
>
> > On Mar 23, 2026, at 9:25 AM, Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
> > wrote:
> >
> > Good morning,
> >
> > It seems that the crews are working in the area. Sometimes

they get pulled off or start doing work where it's convenient. If they do not prune the trees on the block by the end of Summer, please contact me.

As for the tree removal permit, I will post the tree for 30 days this week. After the 30 days, and there is

no protest, I can issue you the permit to remove the tree.

Let me know if you have any questions or concerns.

Thanks,

<Outlook-for EMAIL>
Bryan Ong

Urban Forestry Inspector
ISA Certified Arborist WE-11599A
TRAQ - Tree Risk Assessment Qualified

Urban Forestry | San Francisco Public

Works | City and County of San Francisco 49 South Van Ness Avenue, Suite 300 | San Francisco, CA 94103 | (628) 652-8733 (TREE) | (628) 271-2812

sfpublicworks.org · twitter.com/sfpublicworks · https://sfpublicworks.org/streettreesf

Permit Center services | San Francisco (sf.gov)

Counter Hours on 2nd floor:

- Thurs 10:00 am to 12:00 pm and 1:00 pm to 4:00 pm
- Mon, Tue, Wed, Fri:

9:00 am to 12:00 pm and 1:00 pm to 4:00 pm
- Closed daily from 12:00 pm to 1:00 pm

From: Taddevlins Devlin l [Privacy - 7927.700 (formerly >
Sent: Monday, March 23, 2026 8:18 AM
To: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Subject: Re: Trees / status update request

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open links or attachments from untrusted sources.

Checking in again here?

> On Mar 20, 2026, at 10:38 AM, Taddevlin s Devlin I [redacted] wrote:
>
> Checking in again Thanks
>
>> On Mar 17, 2026, at 9:13 AM, Taddevlin s Devlin I [redacted] wrote:
>>
>> Dear Mr. Ong:
>>
>>

What
is
the
status
of
my
tree
permit
sign
positing?
>>
>>
Why
are
these
trees
being
trimmed
and
removed
and
not
the
ones
directly
adjacent
to
them
in
front
of
my
place
and
2706
Sutter?
>>
>>
The
block
of
1500
Lyon
going
north
is
dangerous
(see
the
wires)
and
a
blight
and
yet
the

adjacent
block
(directly
at
Sutter)
is
getting
a
super
trim
and
removal
>>
>>
I
want
our
block
to
have
the
same
treatments
are
and
attention
>>
>>
How
can
that
be
done
and
confirmed?
>>
>>
Sincerely,
>>
Tad
>>
>>
<IMG_1699.jpeg>
>>
>>
>>
>>
<IMG_1700.jpeg>
>>
>>
>>
>>
<IMG_1701.jpeg>
>>
>>
>>

>>
<IMG_1702.jpeg>
>>
>>
>>
>>
<IMG_1703.jpeg>
>>

Redaction Log

Reason	Page (# of occurrences)	Description
Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**1** (2) **2** (3) **3** (1) **4** (4) **5** (1) **9** (1) **10** (2)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

From: Ong, Bryan (DPW) </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP

(FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=BRYAN ONG>
To: Tad Devlin [redacted]>
Sent: Fri, 01 May 2026 21:16:58 +0000
Subject: Re: Trees / status update request 1511 Lyon St
Attachments:
Outlook-for EMAIL

Hello,

There have been a few protests from the community. There is no way for you to review or view them.

Let me know if you have any questions or concerns.

Thanks,



Bryan Ong
Urban Forestry Inspector
ISA Certified Arborist WE-11599A
TRAQ - Tree Risk Assessment Qualified

Urban Forestry | San Francisco Public Works | City and County of San Francisco
49 South Van Ness Avenue, Suite 300 | San Francisco, CA 94103 |
(628) 652-8733 (TREE) | (628) 271-2812

sfpublicworks.org · twitter.com/sfpublicworks · https://sfpublicworks.org/streettreesf

Permit Center services | San Francisco (sf.gov)
Counter Hours on 2nd floor:

- Thurs 10:00 am to 12:00 pm and 1:00 pm to 4:00 pm
- Mon, Tue, Wed, Fri: 9:00 am to 12:00 pm and 1:00 pm to 4:00 pm
- Closed daily from 12:00 pm to 1:00 pm

From: Tad Devlin [redacted]>
Sent: Friday, May 1, 2026 12:20 PM
To: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Subject: Re: Trees / status update request

Dear Mr. Ong,

How do I determine whether any objections have been filed and where I can review them, if so?

Please let me know. Thank you.

On Mon, Apr 20, 2026 at 10:03 AM Taddevlin s Devlin I [redacted]> wrote:

> Just following up to confirm this has been done? Thank you
>
> On Apr 14, 2026, at 12:20 PM, Ong, Bryan (DPW) <bryan.ong@sfdpw.org> wrote:

Hello,

The tree is being posted this week. Posting will start on 4/20 for 30 days.

Get Outlook for iOS

From: Taddevlin s Devlin I [redacted]
Sent: Tuesday, April 14, 2026 12:08:09 PM
To: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Subject: Re: Trees / status update request

Following up?

> On Apr 13, 2026, at 5:11 PM, Taddevlin s Devlin I [redacted] wrote:
>
> Checking back on the sign and trees? This is from today see attached please
> <image0.jpeg>
> <image1.jpeg>
> <image2.jpeg>
> <image3.jpeg>
> <image4.jpeg>
>
> > On Mar 23, 2026, at 9:28 AM, Taddevlin s Devlin I [redacted] wrote:
> >
> > Thank you the trees are not pruned
> >
> > > On Mar 23, 2026, at 9:25 AM, Ong, Bryan (DPW) <bryan.ong@sfdpw.org> wrote:
> > >
> > > Good morning,
> > >
> > > It seems that the crews are working in the area. Sometimes they get pulled off or start doing work where it's convenient. If they do not prune the trees on the block by the end of Summer, please contact me.
> > >
> > > As for the tree removal permit, I will post the tree for 30 days this week. After the 30 days, and there is no protest, I can issue you the permit to remove the tree.

Let me know if you have any questions or concerns.

Thanks,

<Outlook-for EMAIL>
Bryan Ong
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- Closed daily from 12:00 pm to 1:00 pm

From: Taddevlin s Devlin I [Privacy - 7927.700 (formerly] >
Sent: Monday, March 23, 2026 8:18 AM
To: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Subject: Re: Trees / status update request

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

Checking in again here?

> On Mar 20, 2026, at 10:38 AM, Taddevlin s Devlin I [Privacy - 7927.700 (formerly] > wrote:
>
> Checking in again Thanks
>
>> On Mar 17, 2026, at 9:13 AM, Taddevlin s Devlin I [Privacy - 7927.700 (formerly] > wrote:
>>
>> Dear Mr. Ong:
>>
>>
>> What is the status of my tree permit sign positing?
>>
>> Why are these trees being trimmed and removed and not the ones directly adjacent to them in front of my place and

2706 Sutter?
>>
>> The block of 1500 Lyon going north is dangerous (see the wires) and a blight and yet the adjacent block (directly at Sutter) is getting a super trim and removal
>>
>> I want our block to have the same treatments are and attention
>>
>> How can that be done and confirmed?
>>
>> Sincerely,
>> Tad
>>
>> <IMG_1699.jpeg>
>>
>>
>>
>> <IMG_1700.jpeg>
>>
>>
>>
>> <IMG_1701.jpeg>
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>> <IMG_1702.jpeg>
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>>
>>
>> <IMG_1703.jpeg>
>>

Redaction Log

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Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**1** (3) **2** (3) **3** (3)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

From: Taddevlin s Devlin I [redacted] >
To: Bryan Ong <bryan.ong@sfdpw.org>
Sent: Tue, 16 Jun 2026 13:57:53 -0700
Subject: Re: CONFIRMING STATUS OF HEARING 6/17/26. Re: Trees / status update request 1511 Lyon St

I disagree and reserve all rights.

I have emails from the co owners agreeing to removal.

On Jun 16, 2026, at 1:08 PM, Ong, Bryan (DPW) <bryan.ong@sfdpw.org> wrote:

Good afternoon,

My apologies. Thank you for your email regarding the tree removal application.

As previously communicated, the tree was approved for removal through the City's review process. However, because the tree is located on the property line and is jointly situated on both your property and the adjacent property owner's property, approval from both property owners is required before we can continue to the hearing process.

Please note that the completion of the 30-day public posting period does not guarantee that the tree will be removed. The posting period is only one component of the review process and does not override property ownership requirements.

At this time, the tree removal has been suspended pending resolution of the ownership issue. The application cannot move forward until an agreement is reached between both property owners regarding the proposed tree removal.

Once documentation demonstrating mutual consent is provided, we can reevaluate the application and determine the appropriate next steps.

If you'd like, I can meet you on site to go over any question or concerns in person.

Let me know if you have any questions or concerns.

Thanks,

<Outlook-for EMAIL>
Bryan Ong

Acting Urban Forestry Manager
ISA Certified Arborist WE-11599A
TRAQ - Tree Risk Assessment Qualified

Urban Forestry | San Francisco Public Works | City and County of San Francisco
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- Closed daily from 12:00 pm to 1:00 pm

From: Taddevlin s Devlin I [redacted] >
Sent: Tuesday, June 16, 2026 8:31 AM
To: DPW, Urbanforestry (DPW) <urbanforestry@sfdpw.org>; Mautner, Allegra (DPW) <allegra.mautner@sfdpw.org>; Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Subject: Re: CONFIRMING STATUS OF HEARING 6/17/26. Re: Trees / status update request 1511 Lyon St

The hearing was supposed to be set for tomorrow

What is the status?

On Jun 15, 2026, at 7:39 AM, Taddevlin s Devlin I [redacted] wrote:

On Jun 12, 2026, at 7:24 AM, Taddevlin s Devlin I [redacted] wrote:

Why won't anyone respond to confirm? Should I email mayor Lurie?

On Jun 11, 2026, at 10:56 AM, Taddevlin s Devlin I [redacted] wrote:

On Jun 10, 2026, at 1:09 PM, Taddevlin s Devlin I [redacted] wrote:

I am following up again on this hearing?

On Jun 9, 2026, at 1:11 PM, Taddevlin s Devlin I [redacted] wrote:

Following up again

On Jun 9, 2026, at 8:54 AM, Taddevlin s Devlin I [redacted] wrote:

Hello, I am following up again on this?

On Jun 8, 2026, at 9:01 AM, Tad Devlin [redacted] wrote:

Dear all,

Please send me today the hearing credentials (zoom) for the hearing on June 17, 2026.

I appreciate your courtesy and attention to this time sensitive matter.

Sincerely,
Tad Devlin

[redacted]

On Mon, Jun 8, 2026 at 8:40 AM Taddevlin s Devlin I [redacted] wrote:

Dear Bryan where are the hearing credentials? For the 6/17/26 hearing

> On May 28, 2026, at 12:43 PM, Ong, Bryan (DPW) <bryan.ong@sfdpw.org> wrote:
>
> It will be Zoom
>
> Let me know if you have any questions or concerns.
>
> **Thanks,**
>
> <Outlook-for EMAIL>
> **Bryan Ong**
>
> Acting Urban Forestry Manager
> ISA Certified Arborist
> WE-11599A
> TRAQ - Tree Risk Assessment Qualified
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> - Closed daily from 12:00 pm to 1:00 pm
>
> ---
>
> **From:** Taddevlin s Devlin I [redacted]
> **Sent:** Thursday, May 28, 2026 12:37 PM
> **To:** Ong, Bryan (DPW) <bryan.ong@sfdpw.org>

Subject: Re: Trees / status update request 1511 Lyon St

Thank you it's a zoom or in person or optional?

> On May 28, 2026, at 12:18 PM, Ong, Bryan (DPW) <bryan.ong@sfdpw.org> wrote:
>
> Hello,
>
> Sorry for the delayed response. We have your case tentatively scheduled for Wednesday, June 17th at 10:00am. Once verified the schedule we will inform you 10 days before the hearing.
>
> Let me know if you have any questions or concerns.
>
> **Thanks,**
>
> <Outlook-for EMAIL>
> **Bryan Ong**
>
> Acting Urban Forestry Manager
> ISA Certified Arborist WE-11599A
> TRAQ - Tree Risk Assessment Qualified
>
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- Closed daily from 12:00 pm to 1:00 pm

From: Taddevlin s Devlin l [Privacy - 7927.700 >]
Sent: Thursday, May 28, 2026 11:43 AM
To: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Subject: Re: Trees / status update request

Dear Mr. Ong, following up again here. Please let me know as time is of the essence. Thank you

On May

27, 2026, at 10:06 AM, Tad Devlin [redacted] wrote:

Dear Mr. Ong,

Following up; please advise as time is of the essence.

Thank you,
Tad

On Sun, May 24, 2026 at 10:41 AM Tad Devlin [redacted] wrote:

> Dear Mr. Ong,
>
> It has been over 30 days since the city's posting of the Notice of Tree Removal, so I plan to take down the sign from

the
tree.
When
is
the
hearing scheduled?
Please
get
back
to
me
promptly
on
this
as
time
is of
the
essence.
Thank
you.

Sincerely,
Tad

On
Mon,
May
18,
2026
at
11:58 AM
Taddevlin
s
Devlin
I
Privacy - 7927.700
wrote:

> Please
> call
> me
>
> > On
> > May
> > 18,
> > 2026,
> > at
> > 11:54 AM,
> > Ong,
> > Bryan
> > (DPW)
> > <bryan.ong@sfdpw.org>
> > wrote:
> >
> > Hello,
> >
> > There
> > have
> > been
> > protests
> > but
> > not
> > available
> > to
> > the

public yet.

I have a question: Is the tree on your property? If so, are you the owner?

Let me know if you have any questions or concerns.

Thanks,

<Outlook-for EMAIL>
Bryan Ong

Acting Urban Forestry Manager
ISA Certified Arborist WE-11599A
TRAQ - Tree Risk Assessment Qualified

Urban Forestry |

San Francisco Public Works |

City and County

of
San
Francisco
49
South
Van
Ness
Avenue,
Suite
300
|

San
Francisco,
CA
94103
|

(628)
652-
8733
(TREE)
|

(628)
271-
2812

sfpublicworks.org
·
twitter.com/sfpublicworks
·
https://sfpublicworks.org/streettreesf

Permit
Center
services
|
San
Francisco
(sf.gov)
Counter
Hours
on
2nd floor:

- Thurs
10:00
am
to
12:00
pm
and
1:00
pm
to
4:00
pm
- Mon,
Tue,
Wed,
Fri:
9:00
am
to
12:00
pm
and
1:00
pm
to
4:00
pm
- Closed
daily
from
12:00
pm
to
1:00
pm

From: Tad Devlin [redacted]>
Sent: Friday, May 1, 2026 12:20 PM
To: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Subject: Re: Trees / status update request

Dear Mr. Ong,

How do I determine whether any objections have been filed and where I can review them, if so?

Please let me know. Thank you.

On Mon, Apr 20, 2026 at 10:03 AM Taddevlins Devlin I [redacted]> wrote:

> Just following

up to confirm this has been done? Thank you

On Apr 14, 2026, at 12:20 PM, Ong, Bryan (DPW) <bryan.ong@sfdpw.org> wrote:

Hello,

The tree is being posted this week. Posting will start on 4/20 for 30 days.

Get Outlook for iOS

From: Taddevlins Devlin | [redacted] Privacy - 7927.700 >
Sent: Tuesday, April 14, 2026 12:08:09 PM
To: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Subject: Re: Trees / status

update request

Following up?

> On Apr 13, 2026, at 5:11 PM, Taddevlin s Devlin I [redacted] wrote:
>
> Checking back on the sign and trees? This is from today see attached please
>
> <image0.jpeg>
> <image1.jpeg>
> <image2.jpeg>
> <image3.jpeg>
> <image4.jpeg>
>
> > On Mar 23, 2026, at 9:28 AM, Taddevlin s Devlin I [redacted] wrote:
> >
> > Thank you the trees are not pruned

On Mar 23, 2026, at 9:25 AM, Ong, Bryan (DPW) <bryan.ong@sfdpw.org> wrote:

Good morning,

It seems that the crews are working in the area. Sometimes they get pulled off or start doing work where it's convenient. If they do not prune the trees on the block by the end of Summer, please contact me.

As for the tree removal permit, I will post the

tree for 30 days this week. After the 30 days, and there is no protest, I can issue you the permit to remove the tree.

Let me know if you have any questions or concerns.

Thanks,

<Outlook-for EMAIL>
Bryan Ong

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1:00 pm

From: Taddevlin s Devlin I [redacted]>
Sent: Monday, March 23, 2026 8:18 AM
To: Ong, Bryan (DPW) <bryan.ong@sfdpw.org>
Subject: Re: Trees / status update request

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Checking in again here?

> On Mar 20, 2026, at 10:38 AM, Taddevlin s Devlin I [redacted]> wrote:
>
> Checking

in
again
Thanks
>
>>
On
Mar
17,
2026,
at
9:13AM,
Taddevlin
s
Devlin
I
Privacy - 7927.700
>
wrote:
>>
>>
Dear
Mr.
Ong:
>>
>>
>>
What
is
the
status
of
my
tree
permit
sign
positing?
>>
>>
Why
are
these
trees
being
trimmed
and
removed
and
not
the
ones
directly
adjacent
to
them
in
front
of
my
place
and
2706
Sutter?
>>
>>
The
block
of
1500
Lyon
going
north
is
dangerous

(see
the
wires)
and
a
blight
and
yet
the
adjacent
block
(directly
at
Sutter)
is
getting
a
super
trim
and
removal
>>
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I
want
our
block
to
have
the
same
treatments
are
and
attention
>>
>>
How
can
that
be
done
and
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Sincerely,
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Redaction Log

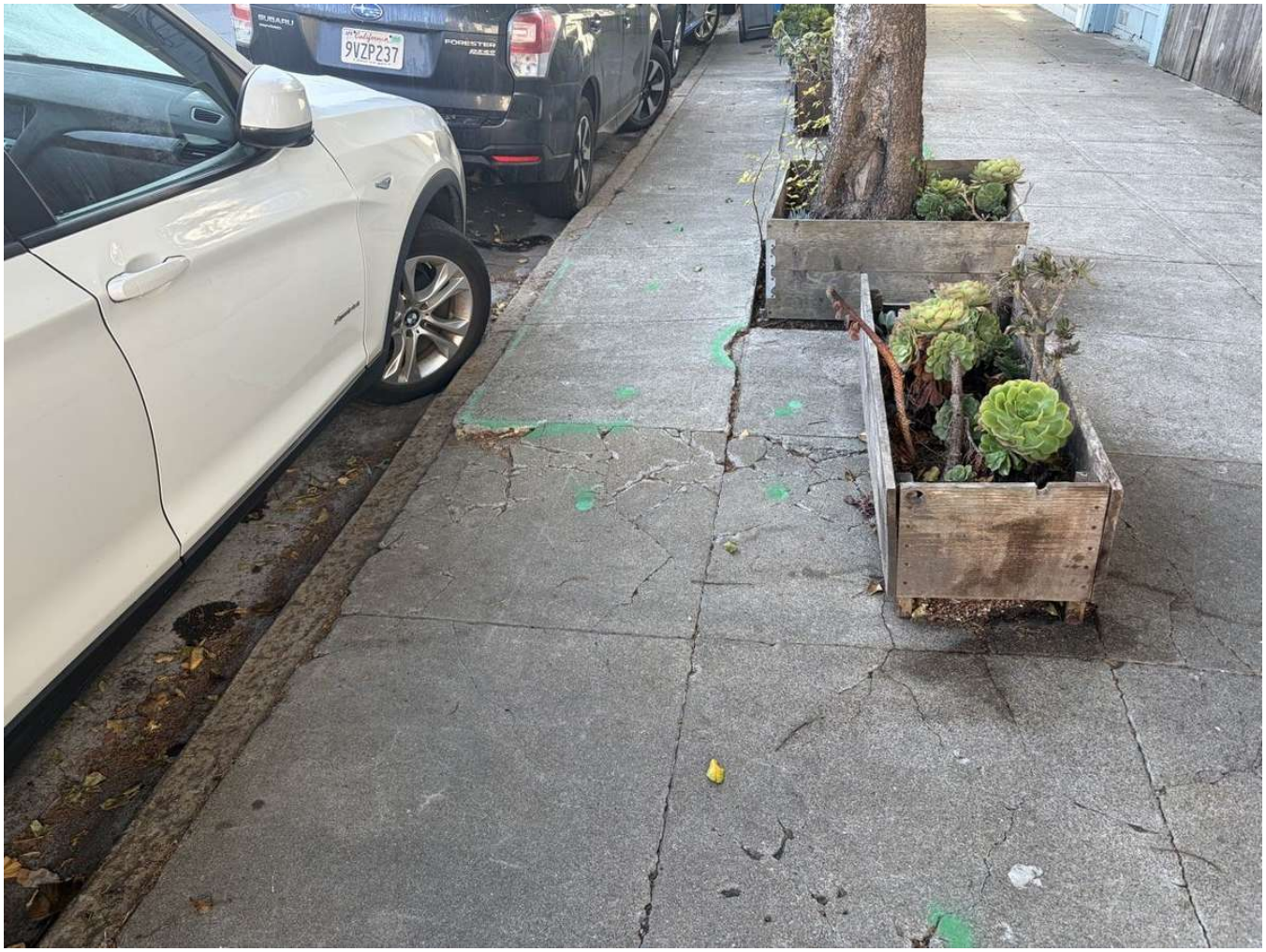
Reason	Page (# of occurrences)	Description
Privacy - 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k))	**2** (8) **1** (2) **3** (2) **5** (1) **6** (2) **7** (1) **10** (2) **11** (1) **12** (2) **16** (2) **17** (1)	Due to privacy concerns, personal information, such as personal phone numbers, demographic information, signatures, cell numbers and email addresses, has been redacted from the documents that we are making available to you. We redacted this personal information pursuant to Section 16.130 of the San Francisco Charter, Section 7927.700 (formerly 6254(c)) and Section 7927.705 (formerly 6254(k)) of the California Public Records Act and Article 1, Section 1 of the California Constitution.

EXHIBIT N

Photographs of the tree at 1511 Lyon Street
and the destroyed sidewalk with City repair markings
Taken October 15, 2026 — 10 photographs



Photograph N-1 of 10 — 1511 Lyon Street, San Francisco — taken October 15, 2026



Photograph N-2 of 10 — 1511 Lyon Street, San Francisco — taken October 15, 2026



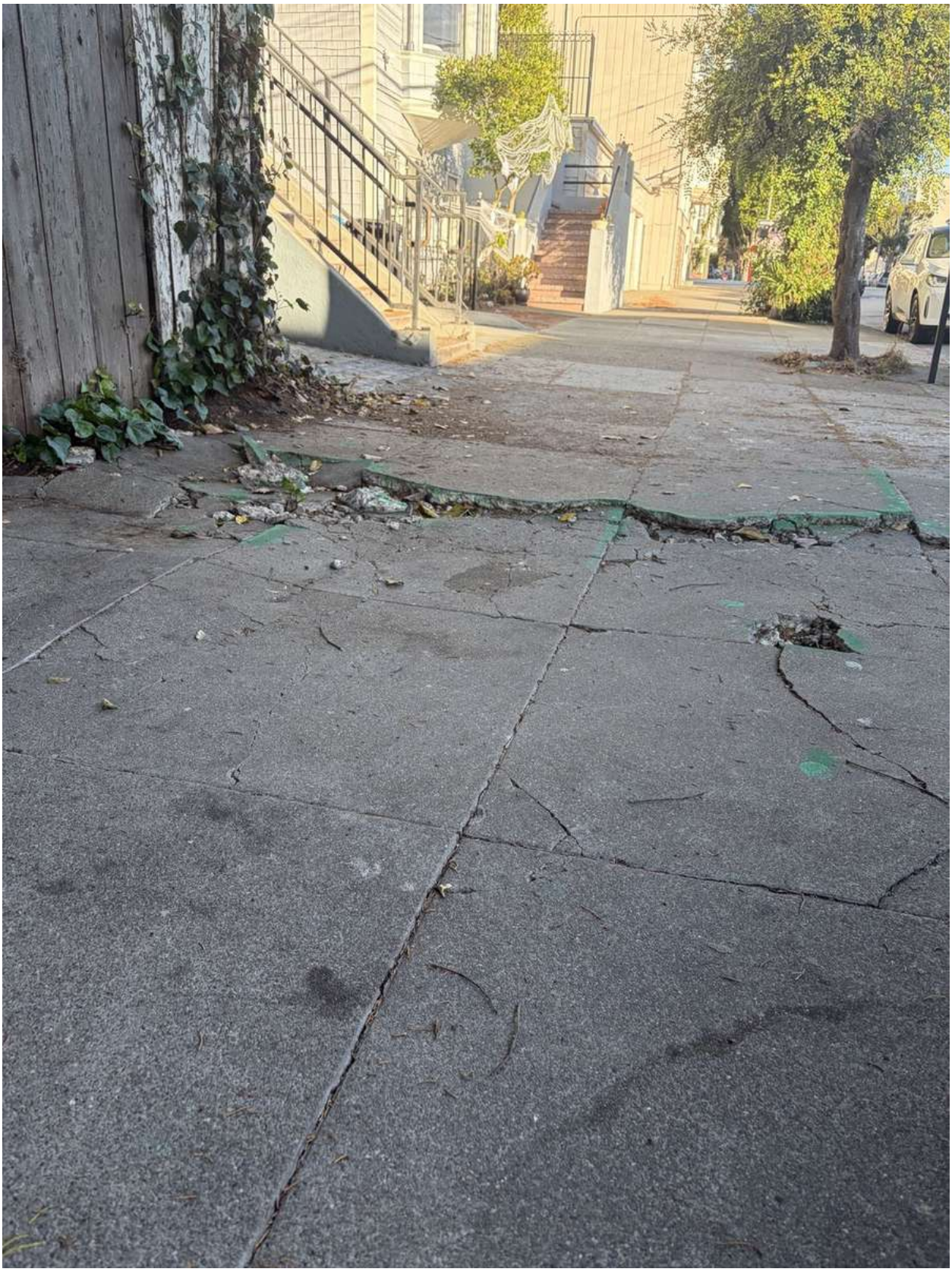
Photograph N-3 of 10 — 1511 Lyon Street, San Francisco — taken October 15, 2026



Photograph N-4 of 10 — 1511 Lyon Street, San Francisco — taken October 15, 2026



Photograph N-5 of 10 — 1511 Lyon Street, San Francisco — taken October 15, 2026



Photograph N-6 of 10 — 1511 Lyon Street, San Francisco — taken October 15, 2026



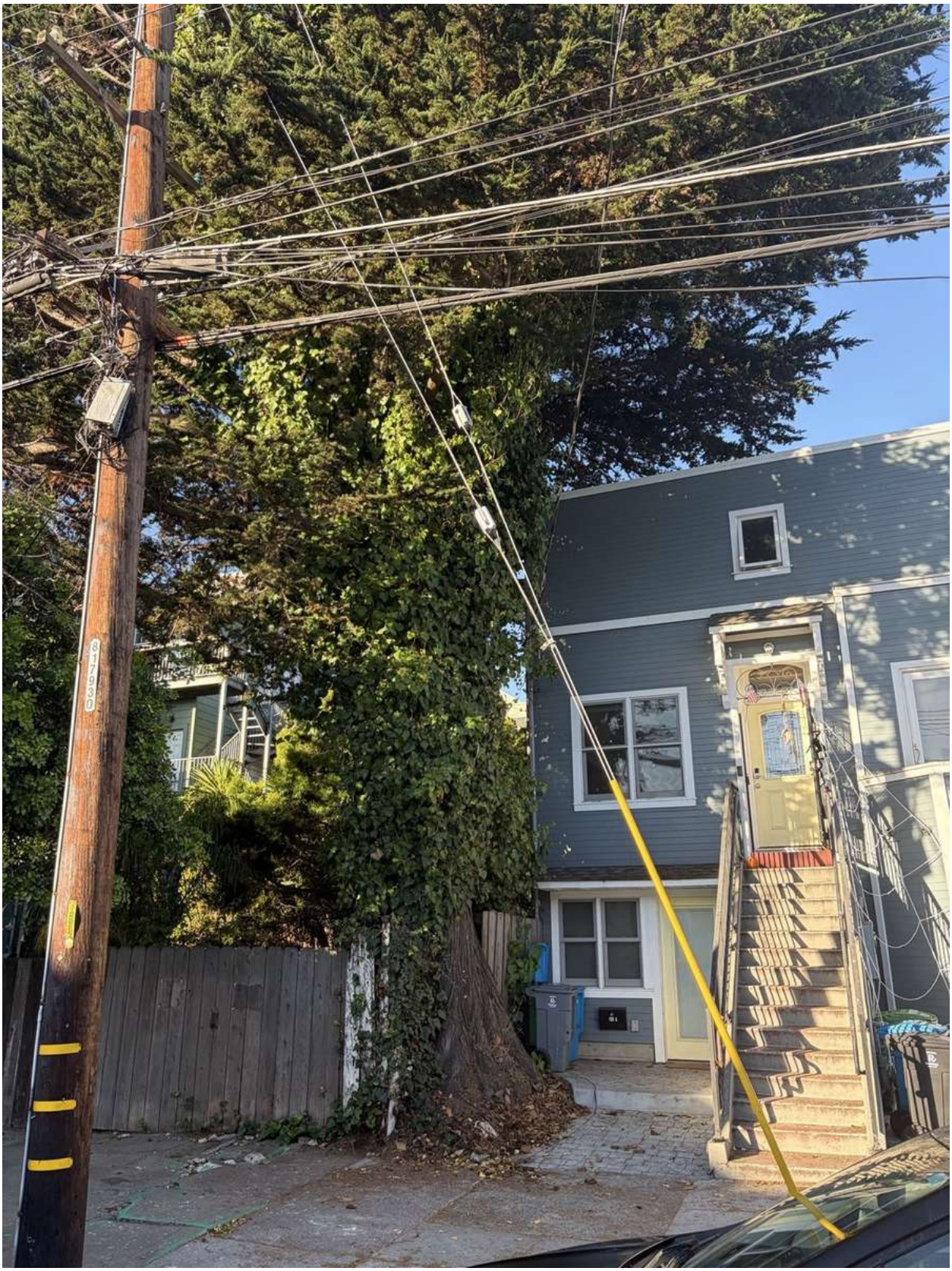
Photograph N-7 of 10 — 1511 Lyon Street, San Francisco — taken October 15, 2026



Photograph N-8 of 10 — 1511 Lyon Street, San Francisco — taken October 15, 2026



Photograph N-9 of 10 — 1511 Lyon Street, San Francisco — taken October 15, 2026



Photograph N-10 of 10 — 1511 Lyon Street, San Francisco — taken October 15, 2026

EXHIBIT P

State Farm Claim Correspondence — Three Months' Lost Rent Paid (Claim No. 05-18X9-40S)

From: Cedric McCray, Claim Specialist, State Farm General Insurance Company (statefarmfireclaims@statefarm.com)
To: Tad Devlin
Date: July 28, 2021
Re: Claim No. 05-18X9-40S

Tad,

We do not have a line item estimate that relates to the $1050.00 invoice that you paid. We will not be able to issue payment without having the line item invoice. As mentioned previously there will be no additional payments for loss of rents. The repair scope doesn't warrant additional payment beyond the 3 months that has been paid.

Thank you,

Cedric McCray
State Farm General Insurance Company
Claim Specialist
480-293-7844

From: Cedric McCray, Claim Specialist, State Farm General Insurance Company (statefarmfireclaims@statefarm.com)
To: Tad Devlin
Date: June 21, 2021
Re: Claim No. 05-18X9-40S

Hello,

Please send a copy of the lease agreement and date tenants moved out, and date of return. Send to statefarmfireclaims@statefarm.com, please include only the claim number in the subject line.

Thank you,

Cedric McCray
State Farm General Insurance Company
Claim Specialist
480-293-7844

BRIEF SUBMITTED BY RESPONDENT DEPARTMENT

Charlie Murphy, Assistant Superintendent | Bureau of Urban Forestry
charlie.murphy@sfdpw.org | T. 415.695.2103 | 2323 Cesar Chavez St. San Francisco, CA 94124

Appeal No.: 26-058

Appeal Title: TAD DEVLIN, Appellant vs. SFPW-BUF

Subject Property: 1511 Lyon Street

Determination Type: Denial of Tree Removal Permit

Order Number: 300384

The Department of Public Works – Bureau of Urban Forestry (BUF) requests that the Board of Appeals uphold the denial of the tree removal permit for one Significant Tree – *Cupresses macrocarpa* or Monterey Cypress at 1511 Lyon Street. It should be noted that the subject tree lands on the property line shared with 2710 Sutter Street.

BACKGROUND

The City of San Francisco has one of the smallest urban tree canopies of any major metropolitan city/county in the country at just under fourteen percent. To note, the national average is around twenty-seven percent. In 2014, the City released an Urban Forestry Plan which laid out the City's long-term vision for a healthy, well-maintained, sustainably funded urban forest that improves the city's ecological function and quality of life.

The 2014 Urban Forestry Plan's (UF Plan) major goals include:

- Grow the urban forest. Expand tree planting and other forms of urban greening, with an emphasis on distributing trees more equitably across San Francisco and maximizing their environmental, social, and economic benefits.

- Protect existing trees. Preserve the trees the city already has and reduce losses from development, neglect, disease, infrastructure conflicts, and other threats.
- Improve long-term management and maintenance. Coordinate planning, planting, design, maintenance, and eventual replacement of trees so the urban forest remains healthy throughout its full life cycle.
- Create stable, long-term funding. Develop a sustainable financing system for planting and maintaining street trees rather than relying on fragmented or inconsistent funding.
- Engage the community and City partners. Increase participation by residents, City agencies, community organizations, and the private sector in caring for trees and strengthening people's connection with nature.

One of the plan's goals calls for increasing the street-tree population by almost an additional 50,000 trees over 20-years – while selecting species strategically to allow the trees to contribute more effectively to the UF Plan's priorities – air quality, stormwater management, public health, carbon storage and wildlife habitat.

The 2026 Climate Action Plan (CAP), which replaced the 2021 CAP, views trees as climate infrastructure, not just a streetscape amenity. Trees fall primarily within the CAP's Healthy Ecosystem section which calls for maximizing trees, managing the urban forest as one system, carbon sequestration, climate adaption, equitability, and broader nature-based solutions.

While both the CAP and UF Plan call for a multi-pronged approach to meet their respective goals, one of the central strategies in both is protecting our existing canopy. The City suffers an estimated four percent loss of its existing tree canopy to mortality; to achieve no net loss of tree canopy, efforts to protect existing canopy are imperative to stabilize the urban forest.

Subject Tree & Site Conditions

The tree in question is a Monterey Cypress (*Cupresses macrocarpa*) located on the property line between the front yard at 1511 Lyon Street and the back yard of 2710 Sutter Street. Under the Urban Forestry Ordinance (per §810A - Article 16 of Public Works Code) the tree is considered a

Significant Tree. Significant trees are defined as any tree within 10-feet of the public right-of-way that is either greater than 12-inch diameter at breast height (DBH), 20-feet in height and/or a canopy spread greater than 15-feet. The subject tree has a DBH of 45-inches and a height greater than 45-feet.

During the time of inspection, the tree's condition was considered "fair." This is one of the four conditions defined in the International Society of Arboriculture's (ISA) Tree Risk Assessment Qualification (TRAQ); the four conditions are Good, Fair, Poor, and Dead. TRAQ takes into consideration tree condition, (health) as well as tree risk when making tree assessments. The definition of a "fair" tree is one with at least one health problem/concern (not major) that is either correctable and/or not considered detrimental to the tree's health or risk.

Sidewalk damage was noted, as this tree is private the repairs are the responsibility of the property owner. There is a sewer line running next to the tree from the street to the house. The BUF Inspector made of a new entrance way within the dripline of the tree, and a fence built "through" the tree.

Public Hearing Decision

The Director of Public Works denied the removal of the subject trees (Exhibit 4), but laid out the following conditions:

> *Additionally, the decision is that the required sidewalk repair proceed under BUF Inspector supervision on a contingent basis. The applicant shall make every effort to retain the tree during excavation for required sidewalk work. Removal will be a last resort. If the supervised excavation confirms that major structural roots cannot be pruned without destabilizing the tree, a removal permit may then be issued with an in-lieu fee to be paid equal to the appraised value of $19,600.00. If BUF confirms the repair can be completed without such conflict, the denial shall be upheld, and the tree shall be preserved.*

The Department's conditional denial of the tree removal application and approval of sidewalk repair work functions as a conditional/preemptive permit tied to anticipated sidewalk repair work; the Department itself testified to a directly comparable prior case in which such a conditional tree removal permit was issued but ultimately not necessary as excavation unearthed no conflicting root, thus the conditions of the permit were never satisfied.

Appellant Concerns

Through the removal permitting process it was reported that the roots of the tree had caused damage to the infrastructure and foundation of the home. Stating that the tree is a health and safety hazard due to proximity to electrical and power lines, previously fallen limbs, sidewalk damage, and it being an eye sore. The appellant also provided an arborist report that recommended removal of the subject tree. The reasoning behind this recommendation included: proximity to structure, root damage history, sidewalk lifting and proximity to the powerlines.

ADDRESSING APPELLANT CONCERNS

- *Proximity to Powerlines*

  BUF follows PGE guidelines when both doing tree work and assessing trees. It should be noted that PGE believes that they have carte blanche to maintain power to their customers, meaning that if PGE felt that this tree was a risk to their powerlines, they would have made that clear to the City during their annual line review protocols.

- *Proximity to Structure*

  In urban areas, most trees end up being close to structures, otherwise urban areas would be destitute of trees. BUF takes tree species selection based on location extremely important as we plant tomorrow's urban tree canopy; however, BUF does not remove trees just because they aren't exactly where BUF would place them now. This could lead to the loss of many trees that are otherwise healthy. The tree and property evaluations that the appellant provided use words such as potential and pose when discussing this issue.

- *History of Infrastructure Damage (roots)*

  The Department of Public Works' stance on infrastructure damage done by trees - explore feasible options to repair infrastructure, minimizing damage and removing

trees. Reasonable efforts to retain the tree wherever possible should be made. In reference to the pipe damage, tree root related issues in relation to pipes almost always lead back to pipes with existing issues. Tree roots are not aware of what is in a pipe, unless that pipe is already compromised[1]. Routine plumbing maintenance can greatly reduce the risk of tree root related issues.

- *Sidewalk damage*

  Sidewalk damage from trees is heavily documented throughout San Francisco. The process BUF takes when it comes to repairs has always been to expose the root system and determine at the time if removal is required or if other options exist that allow for the retaining of the tree. That is the offer that was made during the initial hearing decision.

- *Eye Sore*

  Per the community outcry around this tree, it appears that this subjective concern is not shared with the neighbors of this tree. Please see attached the presentation from the residents at 2710 Sutter Street requesting to save the tree.

[1]Randrup, T. B., McPherson, E. G., & Costello, L. R. (2001). Tree root intrusion in sewer systems: A review of extent and costs. Journal of Infrastructure Systems, 7(1), 26–31. https://research.fs.usda.gov/treesearch/45998

EXHIBITS



Exhibit 1. Photo of *Cupresses macrocarpa* or Monterey Cypress at 1511 Lyon Street.



Exhibit 2. Photo of sidewalk issues at 1511 Lyon Street.



Exhibit 3. Photo of the divided fence between 1511 Lyon Street and 2710 Sutter Street

Additional Exhibits (attached)

Exhibit 4. Public Works Order No. 300384 – Director of Public Work Hearing Decision

Exhibit 5. August 5th, 2026 SF Public Works Tree Removal Hearing Presentation (pg.27 – 32)

Exhibit 6. A Petition to Save a Tree – The Monterey Cypress at 2710 Sutter Street

Exhibit 7. City Records for the listed address

Exhibit 8. Records provided by the appellant

CONCLUSION/RECOMMENDATION

In an effort to adhere to the Urban Forest Plan and the Climate Action Plan's no net loss of urban tree canopy, it is the Department of Public Works – Bureau of Urban Forestry's recommendation to deny the appeal and continue with the Director's Hearing Decision from September 10th, 2026 to make every effort to retain (with conditions) the Significant Tree – *Cupresses macrocarpa* or Monterey Cypress at 1511 Lyon Street.

REFERENCE LINKS

https://sfpublicworks.org/services/urban-forest-plan

https://www.sfenvironment.org/climateplan

Docusign Envelope ID: EC43EA90-3F1F-8191-83C7-35C090A03040

San Francisco Public Works
General – Director's Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 300384

This order supersedes Order No. 300381 for appeal date correction

The Director of Public Works held a Public Hearing on Wednesday August 5th, 2026, commencing at 10:00AM via teleconference to consider items related to tree removals. The hearing was held through videoconferencing to allow remote public comment.

The hearing was to consider Order 300231 regarding the removal of one (1) significant tree without replacement at 1511 Lyon Street.

Findings:
An application for tree removal was submitted. At the time of Bureau inspection, the Monterey cypress was rated in fair condition with no major structural deficiencies, a finding that, standing alone, does not satisfy Article 16's tree removal standard. There is room to expand the tree basin by up to three feet into the right-of-way while retaining the required six-foot path of travel, which may allow long-term coexistence of the tree with a repaired sidewalk.

The applicant testified that tree roots caused a 2021 flood in a lower rental unit when they invaded and damaged sewer pipes, resulting in an asserted $53,000 in repair costs and lost rent, and submitted supporting opinions recommending removal from his own retained ISA-certified arborist and a property inspector, as well as an AI-generated rendering of the site without the tree. The documentary evidence submitted with and after the application does not establish that this tree's roots caused the applicant's claimed 2021 plumbing damage. The repair invoices in the record do not identify roots as the cause of the underlying sewer failures. The $24,000 lost-rent claim is wholly unsupported, and both retained reports rely on the homeowner's own uncorroborated account for causation rather than independent verification. No recurrence of flooding or plumbing failure is documented in the roughly five years since 2021.

No uplifting of the property-side concrete paving shows any uplift or damage from the significant tree. The applicant's photographs show sidewalk cracking and relatively minor displacement consistent with ordinary root-related pavement movement, not severe uplift; several of the photographs submitted with that same set depict a different tree at another location and carry no evidentiary weight as to this tree's condition.

The canopy's proximity to the roofline and to an overhead utility line is documented in the record. It appears that a canopy-reduction and utility-clearance pruning solution is possible rather than the tree being an unmitigable hazard requiring removal. English ivy covering the trunk and the shared fence appears, based on its concentration along the property line, to originate substantially from the co-owning Sutter Street property; responsibility for its abatement, and for repair of any fence damage, is a private maintenance and cost-allocation matter between the co-owning property owners and is outside the scope of this Article 16 removal permit.

The Walker Property Evaluation Services report was not authored by a certified arborist, was based on a visual examination from the public right-of-way only, was prepared for litigation-support purposes, and grounds its conclusions in the San Francisco Housing Code rather than Article 16's tree removal standard; it is entitled to

Docusign Envelope ID: EC43EA90-3F1F-8191-83C7-35C090A03040

limited weight on the arboricultural question relative to BUF's own inspection and the ISA-certified arborist report.

Summary of Public Comment:
Substantial public opposition was presented. A next-door neighbor of 13 years described the cypress as a decades-old, healthy, unique tree providing habitat (including a nesting red-tailed hawk) and expressed concern about a pattern of prior tree removal at the same property. A member of the public noted San Francisco's shrinking tree canopy and asked what becomes of the permit if the sidewalk repair is completed without destabilizing the tree. A tenant of the co-owning Sutter Street building (Michelle) testified that three independently retained arborists found the tree healthy, that no branch has ever been observed to fail, including during severe January 2024 storms, and that targeted pruning of limbs over the applicant's house, rather than removal, would adequately address risk.

Decision:
After consideration of staff analysis and public testimony, the Director hereby denies removal on the current record subject to the conditions under this recommendation.

Additionally, the decision is that the required sidewalk repair proceed under BUF Inspector supervision on a contingent basis. The applicant shall make every effort to retain the tree during excavation for required sidewalk work. Removal will be a last resort. If the supervised excavation confirms that major structural roots cannot be pruned without destabilizing the tree, a removal permit may then be issued with an in-lieu fee to be paid equal to the appraised value of $19,600.00. If BUF confirms the repair can be completed without such conflict, the denial shall be upheld, and the tree shall be preserved.

The Department’s conditional denial of the tree removal application and approval of sidewalk repair work functions as a conditional/preemptive permit tied to anticipated sidewalk repair work; the Department itself testified to a directly comparable prior case in which such a conditional tree removal permit was issued but ultimately not necessary as excavation unearthed no conflicting root, thus the conditions of the permit were never satisfied.

Appeal:
This decision will have two opportunities for appeal.

This Order may be appealed to the Board of Appeals within 15 days of September 10, 2026.

Additionally, if a removal permit is issued on a contingent basis under BUF Inspector supervision of the required sidewalk work, that permit may be appealed within 15 days of issuance of the permit.

Board of Appeals
49 South Van Ness Ave. Suite 1475 (14th Floor)
San Francisco, CA 94103
Phone: 628.652.1150
Email: Boardofappeals@sfgov.org

NOTE: Office visits by appointment only.
More information about how to file an appeal can be obtained by calling 628-652-1150 or by emailing the Board of Appeals. For additional information and to view the Appeal Process Overview, please visit the Board of Appeals website.

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Docusign Envelope ID: EC43EA90-3F1F-8191-83C7-35C090A03040

Signatures:

DocuSigned by:
073CF73A4EA6486...

_____

Short, Carla (DPW)

Dept Head IV

Date Signed: 9/9/2026 | 6:05:52 PM PDT

Order No: 300231
1511 Lyon Street

To consider the removal of one (1) significant tree without replacement at 1511 Lyon St.

Staff approved the removal and the public has protested.

SAN FRANCISCO PUBLIC WORKS

1511 Lyon Street

Permit #: 805652

Tree Site #1

Monterey Cypress
Cupressus macrocarpa

- **Tree Height:** Large 45’
- **DBH:** 45”
- **Condition:** Fair
- **Deficiencies:** No major deficiencies
- **Notes:**
  - Tree is Significant
  - Any sidewalk damage is responsibility of the property owner.
  - Roots are causing damage to infrastructure and foundation.
  - Sewer line runs down next to the trunk of the tree.
  - The tree has already caused major property damage to 1511 Lyon and 1511A Lyon Street, including but not limited to flooding (in 2021) from the tree roots breaking through pipes and causing a flood in the 1511A Lyon Street unit, resulting in $53,000 in repair costs / lost rents.



SAN FRANCISCO PUBLIC WORKS









SAN FRANCISCO PUBLIC WORKS

1511 Lyon Street

Tree Site #1

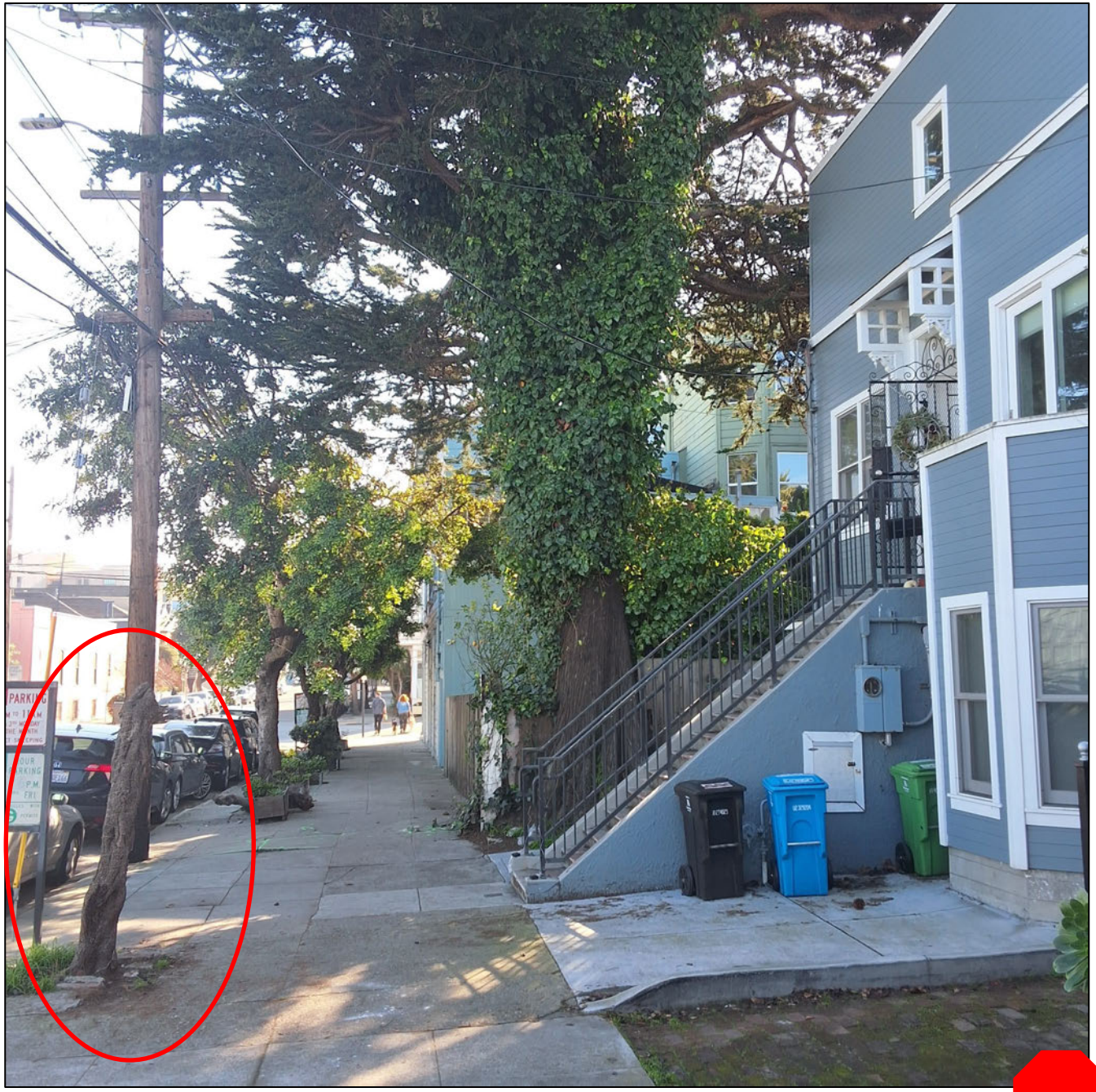
Monterey Cypress
Cupressus macrocarpa

- **Tree Height:** Large 45’
- **DBH:** 45”
- **Condition:** Fair
- **Deficiencies:** No major deficiencies
- **Notes:**
  - Inspector will be present during excavation and sidewalk repair to determine if major root pruning is necessary to achieve project objectives.
  - Appraised value: $19,600.00



SAN FRANCISCO PUBLIC WORKS

Possible street tree replacement



SAN FRANCISCO PUBLIC WORKS

A PETITION TO SAVE A TREE

The Monterey Cypress at 2710 Sutter Street

Testimony in opposition to the proposed removal of a significant, rare, and habitat-supporting tree.

SF Public Works — Bureau of Urban Forestry Tree Removal Hearing | August 2026



MEET THE TREE

A mature, decades-old cypress that anchors the block

SPECIES

Monterey Cypress (Hesperocyparis macrocarpa / Cupressus macrocarpa)

LOCATION

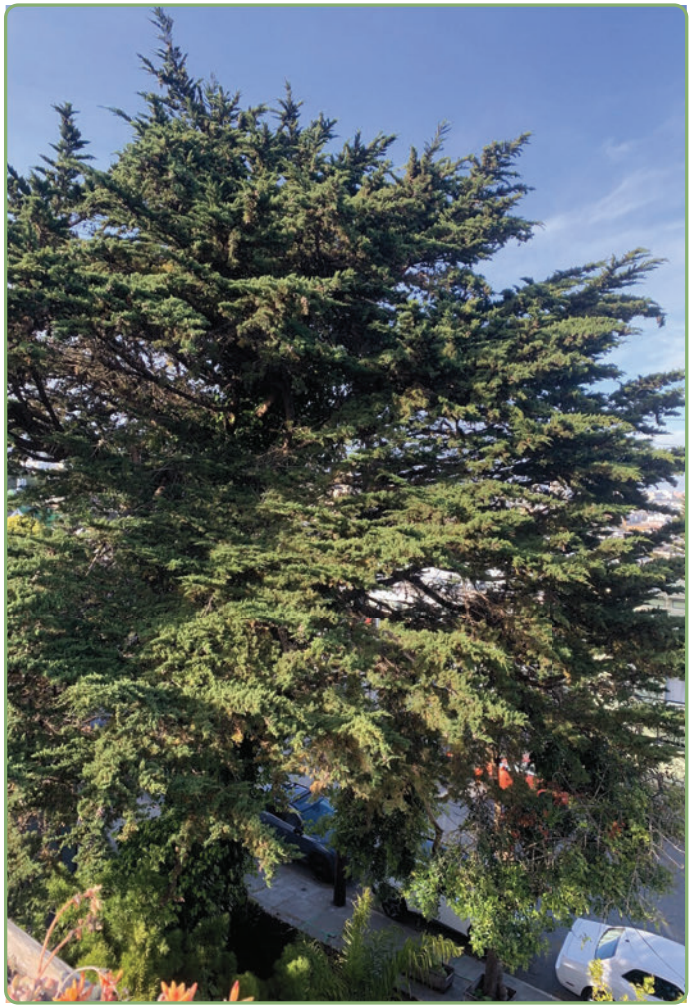
Rear yard, 2706-2710 Sutter Street — canopy visible across multiple neighboring properties

STATURE

Towers well above the surrounding roofline; broad, mature crown typical of specimens many decades old

CONDITION

Documented by a certified arborist (The Urban Arborist, July 31, 2026) as suitable for pruning and maintenance — not removal



WHY THIS SPECIES IS SPECIAL

One of California's rarest native conifers

2

NATURAL GROVES ON EARTH

Monterey Cypress occurs naturally in only two relict stands on the planet — Cypress Point and Point Lobos, near Carmel.

1B

CNPS RARE PLANT RANK

The California Native Plant Society lists it as rare and endangered throughout its native range due to habitat loss.

150+

YEARS IN SF'S IDENTITY

Since the 1870s–80s, San Franciscans have planted it for fog and wind tolerance — from Golden Gate Park's Pioneer Tree to McLaren Lodge.

Sources: CNPS Rare Plant Inventory; U.S. Forest Service Fire Effects Information System; San Francisco Recreation & Parks / Presidio historical records.

PROTECTED UNDER SAN FRANCISCO LAW

This tree meets every threshold for a “Significant Tree”

Public Works Code Article 16, Sec. 810A defines a Significant Tree as one meeting ANY of the following:

Trunk diameter

greater than 12 inches (measured at breast height)

THIS TREE QUALIFIES ✓

Height

greater than 20 feet

THIS TREE QUALIFIES ✓

Canopy spread

greater than 15 feet

THIS TREE QUALIFIES ✓

What this means for today's hearing

- A Significant Tree cannot be removed without a permit from the Director of Public Works.
- If written objections are filed, the Director is required to hold a public hearing — like this one — before any removal may occur.
- The Director's decision is final only if unappealed — it may be appealed to the Board of Appeals.

A LIVING HABITAT

This is an active home for wildlife — not just a tree

Observed nesting activity

A hawk has been observed nesting high in the canopy this season, documented on video by the homeowner.

State protection applies

California Fish & Game Code § 3503 and § 3503.5 make it unlawful to take, disturb, or destroy the nest of any bird — with heightened protection for birds of prey.

Active nesting season

Raptor nesting season runs January 15 – August 31. Removal during this window risks an active nest and may require a buffer of up to 500 feet until a qualified biologist confirms fledging.



Dense interior canopy where nesting activity has been observed and video-documented

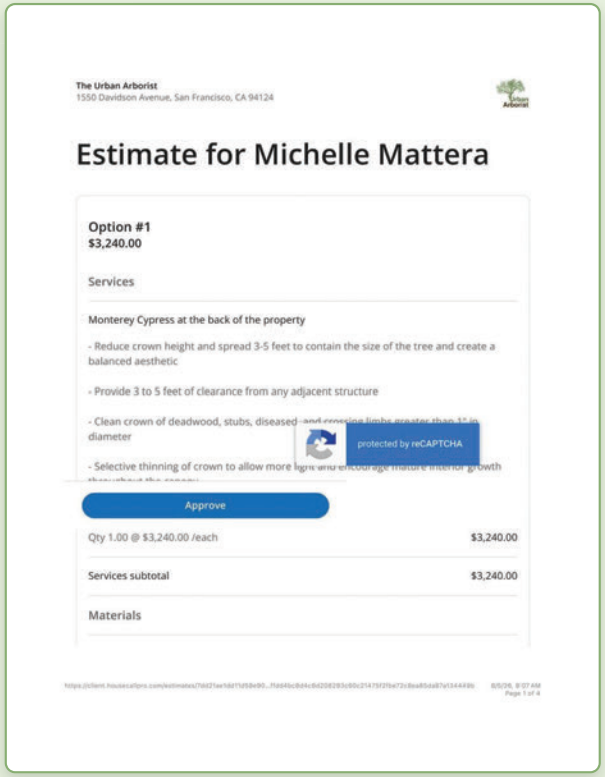
THE PROFESSIONAL ASSESSMENT

A certified arborist already has a plan — and it isn't removal

Recommended scope of work — $3,240

- Reduce crown height and spread 3–5 ft for a balanced, contained form
- Provide 3–5 ft of clearance from adjacent structures
- Clean deadwood, stubs, and diseased or crossing limbs
- Selectively thin the crown to improve light and interior growth
- Remove ivy at the base

Nowhere in this licensed arborist's report is removal recommended. Every stated concern — size, deadwood, structure clearance — is addressed through pruning already scoped and priced.



The Urban Arborist
1550 Davidson Avenue, San Francisco, CA 94124

Estimate for Michelle Mattera

Option #1
$3,240.00

Services

Monterey Cypress at the back of the property

- Reduce crown height and spread 3-5 feet to contain the size of the tree and create a balanced aesthetic

- Provide 3 to 5 feet of clearance from any adjacent structure

- Clean crown of deadwood, stubs, diseased and crossing limbs greater than 1" in diameter

- Selective thinning of crown to allow more light and encourage interior growth

protected by reCAPTCHA

Approve

Qty 1.00 @ $3,240.00 /each	$3,240.00
Services subtotal	$3,240.00

Materials

EXHIBIT A — The Urban Arborist estimate, July 31, 2026

SAFETY

Risk is already identified and managed — not a reason to remove

The arborist's estimate includes explicit protocols for the power lines running through the canopy:

Secondary power lines

Run directly beneath the canopy. No people, branches, brush, or tools may come within 2 feet — and nothing may contact two lines simultaneously.

High-voltage lines

Located within the canopy's drop zone. A strict 10-foot clearance applies to people, branches, tools, and equipment, regardless of whether lines are energized.

These are standard, documented protocols for pruning near lines — the same protocols any qualified crew follows for routine maintenance. They are not evidence that removal is required.

WHAT'S AT STAKE

What removal takes from this block — permanently

Decades of growth

A replacement sapling takes 40+ years to approach this canopy's scale, shade, and wind-buffering.

A rare, protected species

One of California's rarest native conifers, already reduced to two wild groves.

Active wildlife habitat

A nesting site this season, plus year-round shelter for birds throughout the canopy.

Fog and wind buffering

Monterey Cypress was planted across SF specifically for its wind- and fog-hardiness.

Neighborhood character

A visual anchor for the block, visible from surrounding yards, decks, and streets.

Carbon and canopy cover

Mature trees sequester far more carbon and canopy cover than any young replacement.

OUR ASK

We respectfully request the Comittee:

1

Deny the removal permit

The tree meets the Significant Tree standard and no arborist has recommended removal.

2

Approve the arborist's pruning plan

Adopt The Urban Arborist's scoped crown reduction, deadwood cleaning, and clearance plan in its place.

3

Require a pre-work nesting survey

Any approved work should be conditioned on confirming no active nest is disturbed, per CDFW guidance.

4

Set a reinspection schedule

Periodic arborist reinspection can address future concerns without resorting to removal.



Thank you for protecting this tree and its home

We welcome any questions and are glad to arrange a site visit with Public Works or the Bureau of Urban Forestry.

2710 Sutter St, San Francisco, CA 94115

Exhibit 7.

City Records for the listed address

COMPLAINT DATA SHEET

Complaint Number:	**201779223**		
Owner/Agent:	OWNER DATA SUPPRESSED	Date Filed:	
Owner's Phone:		Location:	1511 LYON ST
Contact Name:		Block:	1055
Contact Phone:		Lot:	003
Complainant:	COMPLAINANT DATA SUPPRESSED	Site:	
		Rating:	
		Occupancy Code:	
		Received By:	Liam McCarthy
Complainant's Phone:		Division:	BID
Complaint Source:	FIELD OBSERVATION		
Assigned to Division:	CES		
Description:	Footings have been poured; opened walls with new plumbing and electrical have been covered up without Plumbing, Electrical or Building Inspections having been performed. Multiple permits issued.		

Instructions:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	GUAIUMI	6356		

REFFERAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
5/29/2026	Jackie Tran	CES	to CES Complaint Investigation Team per PW-jt

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
05/12/17	CASE OPENED	McCarthy	CASE RECEIVED		Liam McCarthy 12-MAY-17	HIS
05/18/17	OTHER BLDG/HOUSING VIOLATION	McCarthy	CASE UPDATE	permit research required by district inspector. mh	Mauricio Hernandez 18-MAY-17	BID
05/30/17	OTHER BLDG/HOUSING VIOLATION	McCarthy	PERMIT RESEARCH	LM	Liam McCarthy 02-JUN-17	HIS
01/07/19	OTHER BLDG/HOUSING VIOLATION	Cummins	CASE CONTINUED	case to be updated by district inspector	Jeffrey Barnes 07-JAN-19	PVS
05/29/26	OTHER BLDG/HOUSING VIOLATION	Wynne	REFER TO OTHER AGENCY	BPA # 201809140345 expired 9/9/2019. Refer case to CES.	Peter Wynne 29-MAY-26	BID
05/29/26	OTHER BLDG/HOUSING VIOLATION	Wynne	CASE UPDATE	long expired permits referred to complaint investigation team per PW-jt	Jackie Tran 29-MAY-26	INS
05/29/26	GENERAL MAINTENANCE	Wynne	REFERRED TO OTHER DIV	tranfer to div CES	Jackie Tran 29-MAY-26	INS
06/01/26	OTHER BLDG/HOUSING VIOLATION	Guaiumi	CASE CLOSED	case closed. JG	Jimmy Guaiumi 01-JUN-26	CES

COMPLAINT ACTION BY DIVISION

NOV (HIS): **NOV (BID):**

Inspector Contact Information

Online Permit and Complaint Tracking home page.

Technical Support for Online Services
If you need help or have a question about this service, please visit our FAQ area.

City and County of San Francisco © 2026

COMPLAINT DATA SHEET

Complaint Number:	**201630731**		
Owner/Agent:	OWNER DATA SUPPRESSED	Date Filed:	
Owner's Phone:		Location:	1511 LYON ST
Contact Name:		Block:	1055
Contact Phone:		Lot:	003
Complainant:	COMPLAINANT DATA SUPPRESSED	Site:	
		Rating:	
		Occupancy Code:	R-3
		Received By:	Marisa Lee Chan
Complainant's Phone:		Division:	HIS
Complaint Source:	TELEPHONE		
Assigned to Division:	HIS		
Description:	they keep on turning the light on and off every single day.		

Instructions:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	OLIVARES	6162	7	

REFFERAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
08/05/16	CASE OPENED	Olivares	CASE RECEIVED		Marisa Lee Chan 05-AUG-16	RMD
08/08/16	GENERAL MAINTENANCE	Olivares	TELEPHONE CALLS	Complainant said that there is ongoing construction that makes the house shake and that the lights go out when they use power machines.	Isabel Olivares 08-AUG-16	HIS
08/17/16	GENERAL MAINTENANCE	Olivares	INSPECTION OF PREMISES MADE	Inspector Isabel Olivares investigated the complaint at the subject property. Pertinent observations are as follows: I. Olivares contacted the workers at the upper level, workers said that they are taking steps to minimize outages.	Isabel Olivares 22-AUG-16	HIS
08/18/16	GENERAL MAINTENANCE	Olivares	TELEPHONE CALLS	I. Olivares left message to call if problem not solved, at complainant's voice mail.	Isabel Olivares 22-AUG-16	HIS
08/22/16	GENERAL MAINTENANCE	Olivares	CASE CLOSED	No further contact with complainant.	Isabel Olivares 22-AUG-16	HIS

COMPLAINT ACTION BY DIVISION

NOV (HIS): **NOV (BID):**

Inspector Contact Information

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

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Back To Search Screen Back To Search Results

Complaint #	21332257	Date Entered	3/2/2018 11:34:39 AM
Location Description	1511 LYON ST LYON ST: SUTTER ST to BUSH ST (1500 - 1599)	Entered By	Todd Senigar
		Block / Lot	1055 / 003
Focus	Complaint / Generic		

Complaint Description: Working beyond scope of permit; work being done in dangerous manner.

Date Notified: 03/05/18 Date Inspected: 03/05/18 Date Closed: Mar 5 2018 12:00AM

Assigned: Inspected By: George Shami

Condition Found: 3/5/18: No condition found. GS

Remarks - Action Needed: 3/5/18: No further action required. GS

Pictures & Files

linkedto


taken: 3/5/2018


taken: 3/5/2018


taken: 3/5/2018


taken: 3/5/2018



taken: 3/5/2018

A PETITION TO SAVE A TREE

The Monterey Cypress at 2710 Sutter Street

Testimony in opposition to the proposed removal of a significant, rare, and habitat-supporting tree.

SF Public Works — Bureau of Urban Forestry Tree Removal Hearing | August 2026



MEET THE TREE

A mature, decades-old cypress that anchors the block

SPECIES

Monterey Cypress (Hesperocyparis macrocarpa / Cupressus macrocarpa)

LOCATION

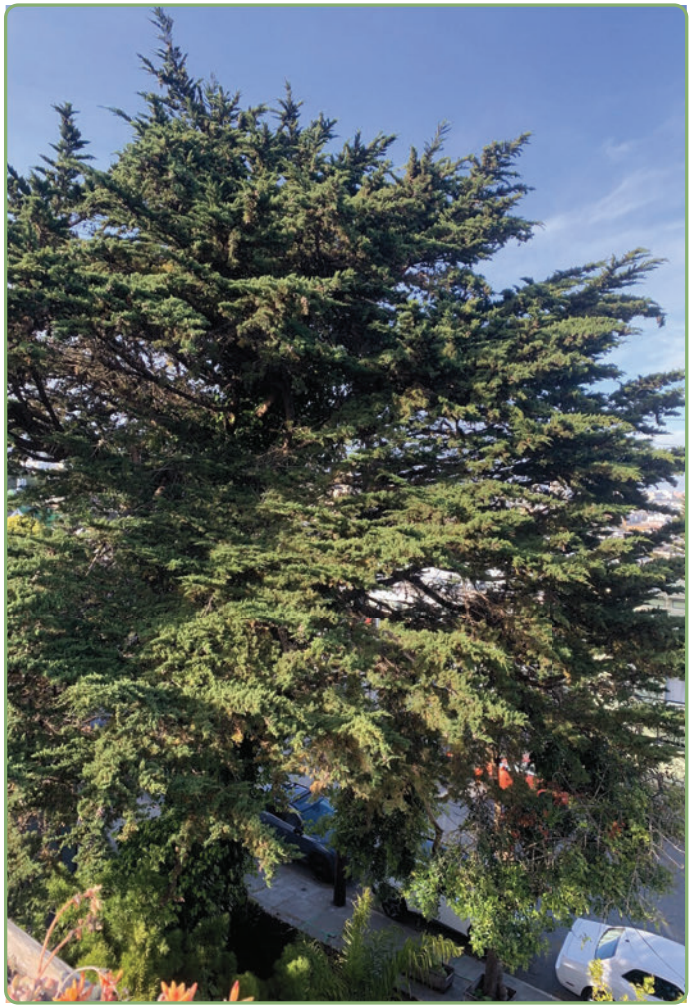
Rear yard, 2706-2710 Sutter Street — canopy visible across multiple neighboring properties

STATURE

Towers well above the surrounding roofline; broad, mature crown typical of specimens many decades old

CONDITION

Documented by a certified arborist (The Urban Arborist, July 31, 2026) as suitable for pruning and maintenance — not removal



WHY THIS SPECIES IS SPECIAL

One of California's rarest native conifers

2

NATURAL GROVES ON EARTH

Monterey Cypress occurs naturally in only two relict stands on the planet — Cypress Point and Point Lobos, near Carmel.

1B

CNPS RARE PLANT RANK

The California Native Plant Society lists it as rare and endangered throughout its native range due to habitat loss.

150+

YEARS IN SF'S IDENTITY

Since the 1870s–80s, San Franciscans have planted it for fog and wind tolerance — from Golden Gate Park's Pioneer Tree to McLaren Lodge.

Sources: CNPS Rare Plant Inventory; U.S. Forest Service Fire Effects Information System; San Francisco Recreation & Parks / Presidio historical records.

PROTECTED UNDER SAN FRANCISCO LAW

This tree meets every threshold for a “Significant Tree”

Public Works Code Article 16, Sec. 810A defines a Significant Tree as one meeting ANY of the following:

Trunk diameter

greater than 12 inches (measured at breast height)

THIS TREE QUALIFIES ✓

Height

greater than 20 feet

THIS TREE QUALIFIES ✓

Canopy spread

greater than 15 feet

THIS TREE QUALIFIES ✓

What this means for today's hearing

- A Significant Tree cannot be removed without a permit from the Director of Public Works.
- If written objections are filed, the Director is required to hold a public hearing — like this one — before any removal may occur.
- The Director's decision is final only if unappealed — it may be appealed to the Board of Appeals.

A LIVING HABITAT

This is an active home for wildlife — not just a tree

Observed nesting activity

A hawk has been observed nesting high in the canopy this season, documented on video by the homeowner.

State protection applies

California Fish & Game Code § 3503 and § 3503.5 make it unlawful to take, disturb, or destroy the nest of any bird — with heightened protection for birds of prey.

Active nesting season

Raptor nesting season runs January 15 – August 31. Removal during this window risks an active nest and may require a buffer of up to 500 feet until a qualified biologist confirms fledging.



Dense interior canopy where nesting activity has been observed and video-documented

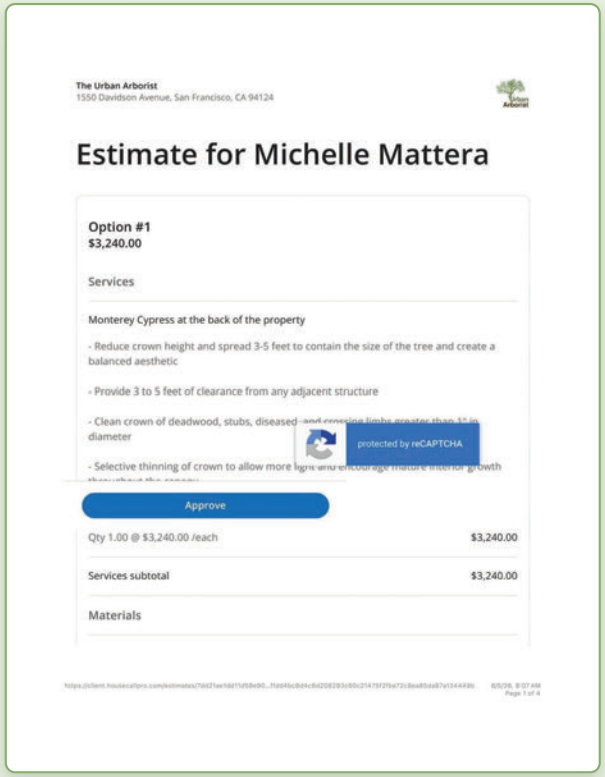
THE PROFESSIONAL ASSESSMENT

A certified arborist already has a plan — and it isn't removal

Recommended scope of work — $3,240

- Reduce crown height and spread 3–5 ft for a balanced, contained form
- Provide 3–5 ft of clearance from adjacent structures
- Clean deadwood, stubs, and diseased or crossing limbs
- Selectively thin the crown to improve light and interior growth
- Remove ivy at the base

Nowhere in this licensed arborist's report is removal recommended. Every stated concern — size, deadwood, structure clearance — is addressed through pruning already scoped and priced.



The Urban Arborist
1550 Davidson Avenue, San Francisco, CA 94124

Estimate for Michelle Mattera

Option #1
$3,240.00

Services

Monterey Cypress at the back of the property

- Reduce crown height and spread 3-5 feet to contain the size of the tree and create a balanced aesthetic

- Provide 3 to 5 feet of clearance from any adjacent structure

- Clean crown of deadwood, stubs, diseased and crossing limbs greater than 1" in diameter

- Selective thinning of crown to allow more light and encourage interior growth

protected by reCAPTCHA

Approve

Qty 1.00 @ $3,240.00 /each	$3,240.00
Services subtotal	$3,240.00

Materials

EXHIBIT A — The Urban Arborist estimate, July 31, 2026

SAFETY

Risk is already identified and managed — not a reason to remove

The arborist's estimate includes explicit protocols for the power lines running through the canopy:

Secondary power lines

Run directly beneath the canopy. No people, branches, brush, or tools may come within 2 feet — and nothing may contact two lines simultaneously.

High-voltage lines

Located within the canopy's drop zone. A strict 10-foot clearance applies to people, branches, tools, and equipment, regardless of whether lines are energized.

These are standard, documented protocols for pruning near lines — the same protocols any qualified crew follows for routine maintenance. They are not evidence that removal is required.

WHAT'S AT STAKE

What removal takes from this block — permanently

Decades of growth

A replacement sapling takes 40+ years to approach this canopy's scale, shade, and wind-buffering.

A rare, protected species

One of California's rarest native conifers, already reduced to two wild groves.

Active wildlife habitat

A nesting site this season, plus year-round shelter for birds throughout the canopy.

Fog and wind buffering

Monterey Cypress was planted across SF specifically for its wind- and fog-hardiness.

Neighborhood character

A visual anchor for the block, visible from surrounding yards, decks, and streets.

Carbon and canopy cover

Mature trees sequester far more carbon and canopy cover than any young replacement.

OUR ASK

We respectfully request the Comittee:

1

Deny the removal permit

The tree meets the Significant Tree standard and no arborist has recommended removal.

2

Approve the arborist's pruning plan

Adopt The Urban Arborist's scoped crown reduction, deadwood cleaning, and clearance plan in its place.

3

Require a pre-work nesting survey

Any approved work should be conditioned on confirming no active nest is disturbed, per CDFW guidance.

4

Set a reinspection schedule

Periodic arborist reinspection can address future concerns without resorting to removal.



Thank you for protecting this tree and its home

We welcome any questions and are glad to arrange a site visit with Public Works or the Bureau of Urban Forestry.

2710 Sutter St, San Francisco, CA 94115

COMPLAINT DATA SHEET

Complaint Number: **201556891**

Owner/Agent: OWNER DATA SUPPRESSED
Owner's Phone:
Contact Name:
Contact Phone:
Complainant: COMPLAINANT DATA SUPPRESSED
Complainant's Phone:
Complaint Source: TELEPHONE
Assigned to Division: HIS
Description: Possible illegal unit

Instructions:

Date Filed:
Location: 1511 LYON ST
Block: 1055
Lot: 003
Site:
Rating:
Occupancy Code: R-2
Received By: Mackenzie Calloway
Division: HIS

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	MCCARTHY	6301	7	

REFFERAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
07/10/15	CASE OPENED	McCarthy	CASE RECEIVED		Mackenzie Calloway 10-JUL-15	HIS
07/13/15	ILLEG CNVRSN/# UNITS	Herring	TELEPHONE CALLS	No answer		HIS
07/15/15	ILLEG CNVRSN/# UNITS	Herring	TELEPHONE CALLS	PC with complainant, Stefanie, explained inspection process. She withdrew the complaint.		HIS
07/15/15	ILLEG CNVRSN/# UNITS	Herring	CASE CLOSED			HIS

COMPLAINT ACTION BY DIVISION

NOV (HIS): **NOV (BID):**

Inspector Contact Information

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

City and County of San Francisco © 2026

COMPLAINT DATA SHEET

Complaint Number:	**201840651**		
Owner/Agent:	OWNER DATA SUPPRESSED	Date Filed:	
Owner's Phone:		Location:	1511 LYON ST
Contact Name:		Block:	1055
Contact Phone:		Lot:	003
Complainant:	COMPLAINANT DATA SUPPRESSED	Site:	
		Rating:	
		Occupancy Code:	
		Received By:	JLU
Complainant's Phone:		Division:	BID
Complaint Source:	WEB FORM		
Assigned to Division:	BID		
Description:	date last observed: 12-FEB-18; time last observed: 11:38am; identity of person performing the work: VHR construction; exact location: Main Bldg; building type: Residence/Dwelling DAMAGED WALLS; ; additional information: The contruction company has been leaving more and more garbage outside of the house they are working on for 2 weeks. Now, it is a garbage pile that is blocking the sidewalk and homeless are frequently making it even worse. This pile is growing every day. People can barely pass through on the sidewalk.;		
Instructions:			

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	CUMMINS	6305	14	

REFFERAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
02/13/18	CASE OPENED	Cummins	CASE RECEIVED		Jing‚Jing Lu 13-FEB-18	IPR
02/15/18	OTHER BLDG/HOUSING VIOLATION	Cummins	CASE CLOSED	talked with contactor , they are removing debri ccummins	Colette Cummins 15-FEB-18	BID

COMPLAINT ACTION BY DIVISION

NOV (HIS): **NOV (BID):**

Inspector Contact Information

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

City and County of San Francisco © 2026

COMPLAINT DATA SHEET

Complaint Number:	**201842131**		
Owner/Agent:	OWNER DATA SUPPRESSED	Date Filed:	
Owner's Phone:		Location:	1511 LYON ST
Contact Name:		Block:	1055
Contact Phone:		Lot:	003
Complainant:	COMPLAINANT DATA SUPPRESSED	Site:	
		Rating:	
		Occupancy Code:	
		Received By:	GSAMARAS
Complainant's Phone:		Division:	BID
Complaint Source:	WEB FORM		
Assigned to Division:	BID		
Description:	date last observed: 15-FEB-18; time last observed: 2/15/18; identity of person performing the work: VHR construction; exact location: Main Bldg; building type: Residence/Dwelling WORK BEYOND SCOPE OF PERMIT; WORK BEING DONE IN DANGEROUS MANNER; ; additional information: They cut down a significant tree that has been there for decades. They told no one that they were cutting the entire historic tree down. It must have been 40-50 feet high. ;		

Instructions:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	CUMMINS	6305	14	

REFFERAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
02/16/18	CASE OPENED	Cummins	CASE RECEIVED		Giles Samarasinghe 16-FEB-18	BID
02/16/18	OTHER BLDG/HOUSING VIOLATION	Cummins	CASE CLOSED	Per Donald Duffy, case is referred to DPW; Ohuang	Olive Huang 16-FEB-18	INS

COMPLAINT ACTION BY DIVISION

NOV (HIS): **NOV (BID):**

Inspector Contact Information

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

City and County of San Francisco © 2026

Exhibit 8.

Records provided by the appellant

Maguire
TREE CARE, INC.

EVALUATION AND REQUEST FOR REMOVAL PERMIT FOR CUPRESSUS MACROCARPA

Report Prepared For:

Tad Devlin
1511 Lyon St
San Francisco CA, 94115

Report Prepared By:

Paul Maguire
Maguire Tree Care, Inc.
ISA Certified Arborist #5204A
ISA Qualified Tree Risk Assessor
8/12/25

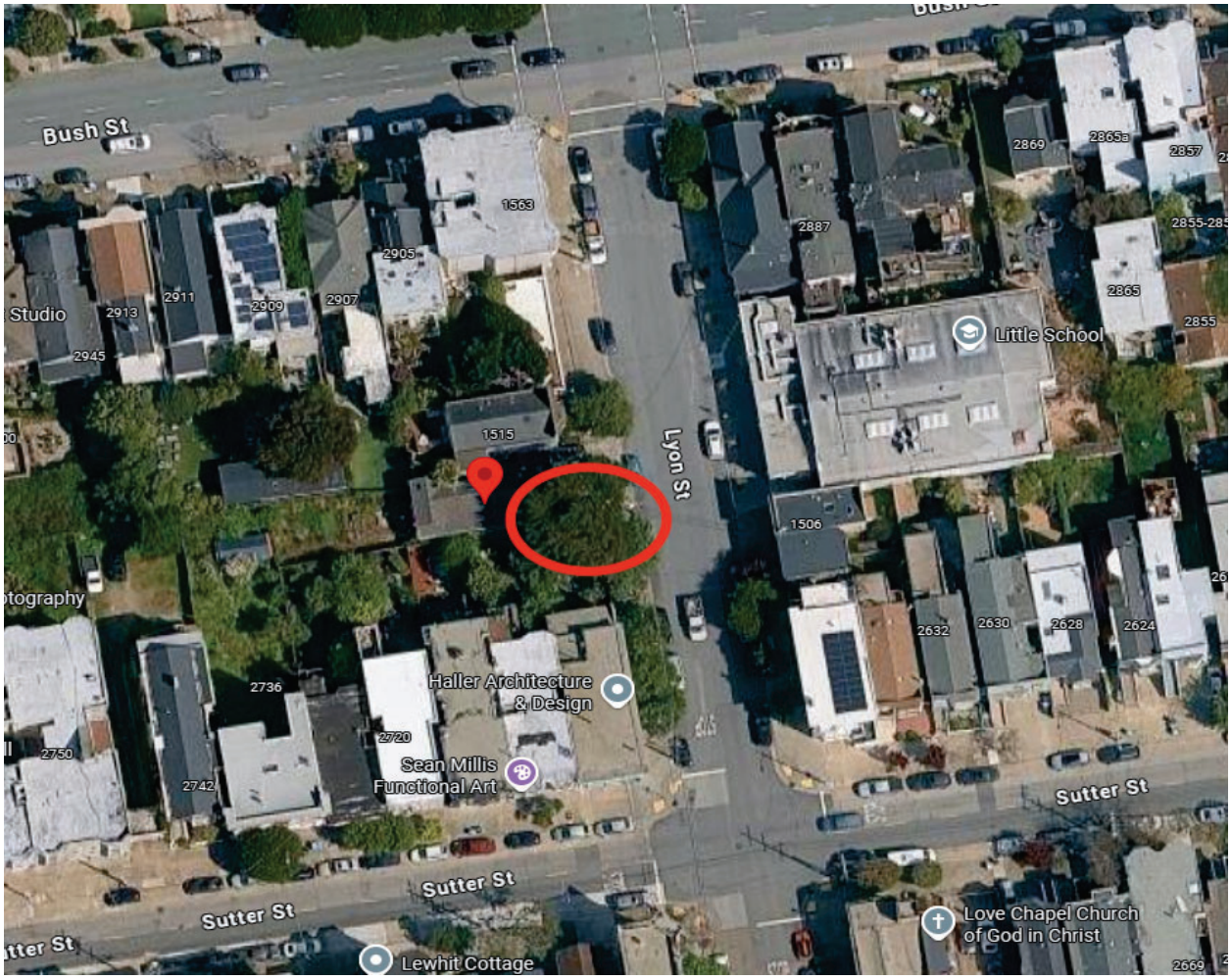
ASSIGNMENT

I've been asked to evaluate and create a report in order to obtain a permit to remove one Monterey Cypress (Cupresses *macrocarpa*) for a property located at 1511 Lyon St, San Francisco. I visited the property on 7/10/25.

OBSERVATIONS

Site Description:

The subject property is located at 1511 Lyon Street, San Francisco. I was unable to find information on the size of the lot and the year built. The lot is on flat ground with several other homes closely surrounding it. There are several other smaller trees on the property, the largest of which being the tree in question. Below is a google image of the property showing the location of the tree marked with a red circle.



Tree Descriptions:

Tree #	Species	DBH	Height	Health/Structure
1	Cupresses *macrocarpa*	45”	45’	Fair/Poor

The following pictures show the tree in question

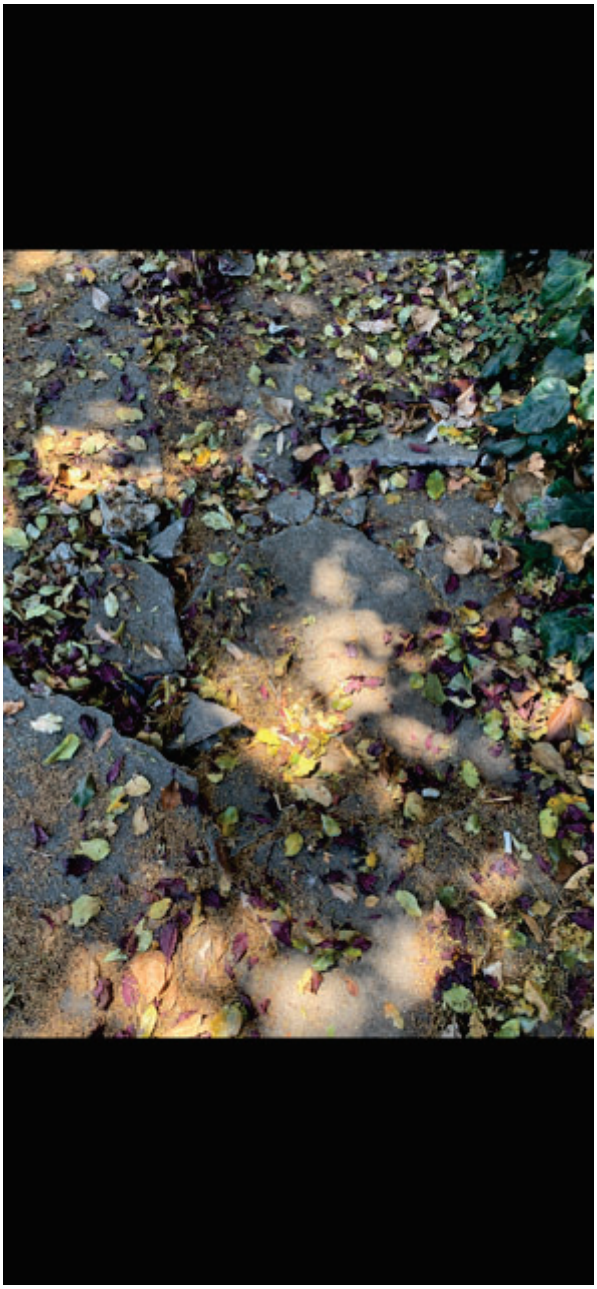





BEWARE
of DOG


BEWARE
of DOG











DISCUSSION

The Monterey Cypress in question is located directly adjacent to the home, with the base of the trunk only a few feet from the building's foundation. As shown in the photographs on pages 3, 4 and 6, the trunk leans toward the structure, and the canopy overhangs the roofline and front entrance area. The tree's location presents several hazards:

- **Proximity to the structure:** The tree is growing extremely close to the house, with large roots directly against the foundation. The overhanging canopy poses a continual risk of limb drop onto the roof and entryway.

- **Root damage history:** The homeowner has reported that the tree's roots previously caused major structural damage to the lower floor of the home, requiring extensive and costly repairs. Given the tree's continued growth and root expansion, similar damage is likely to recur.

- **Sidewalk lifting:** As seen in the photographs on pages 4 and 5, the tree's roots have caused significant upheaval and cracking of the public sidewalk, creating a tripping hazard and potential liability issue.

- **Proximity to power lines:** The canopy is in close proximity to overhead utility lines, increasing the risk of outages or property damage during high winds, and necessitating frequent clearance pruning.

Given the extent of root intrusion, the tree's position relative to both the structure and public infrastructure, and the history of costly damage, mitigation through pruning or root cutting is not a viable long-term solution. Significant pruning to clear the roofline and power lines would remove a large percentage of the tree's green canopy, risking decline and destabilization.

RECOMMENDATIONS

I strongly recommend removal of this Monterey Cypress to prevent further structural damage to the home and surrounding infrastructure, to eliminate interference with overhead power lines, and to address the safety hazards posed by the damaged sidewalk. The tree's location and growth habit make preservation impractical, and removal will allow the property owner to address root-related damage and replant with a more appropriate species at a safer distance from structures and utilities.

If I can be of any further assistance, please do not hesitate to call.

Respectfully submitted,

Paul Maguire
Maguire Tree Care, Inc.
ISA Certified Arborist #5204A
ISA Qualified Tree Risk Assessor

Tad Devlin

1511 Lyon Street

SF, CA 94115

devlintad1@gmail.com; 415 734 7891

Attachment -- Application for Tree Removal Permit

1. Reasons for removal:
   a. The tree at issue was recommended to be removed by an International Society of Arboriculture Certified Arborist (ISA); see attached Written Removal Report and Recommendations from Paul Maguire, ISA Certified Arborist, #5204A, ISA Qualified Tree Risk Assessor.
   b. The tree is a health and safety hazard, with extreme fire hazard due to its condition and encroachment into electrical and power lines.
   c. The tree is an extreme risk for extensive property damage to my home (1511 Lyon and 1511A Lyon Street) and neighboring homes on Lyon and Sutter Streets.
   d. The tree has had fallen limbs and cracked limbs/branches which could cause serious and extensive property damage and bodily injury including death to homeowners, occupants, and the public.
   e. The tree is at serious risk of numerous and repeated fallen limbs, and branches of heavy weight causing significant risk of injury and damages to property, persons, animals, and pets and the public.
   f. The tree has already caused major property damage to 1511 Lyon and 1511A Lyon Street, including but not limited to flooding (in 2021) from the tree roots breaking through pipes and causing a flood in the 1511A Lyon Street unit, resulting in $53,000 in repair costs / lost rents.
   g. The tree should be removed to prevent further structural damage to the home at 1511 Lyon Street and surrounding infrastructure.
   h. The tree roots have completely destroyed the sidewalks in front of 1511 Lyon that are the responsibility of the City of SF and 2706-2010 Sutter Street, which property is adjacent to 1511 Lyon Street and shares ownership of the tree.
   i. The tree is an eyesore, and a blight to the neighborhood and is diminishing the property value and neighborhood value.

2. Property damage pictures are attached:
   a. Sewer lines busted by tree roots
   b. Lower unit of 1511 Lyon flooded

c. Sidewalk completely destroyed by tree roots, health and safety hazard, claim and litigation risk.
d. Tree covered in ivy, topped and butchered by PGE like a jigsaw puzzle around phone, cable and high electricity power lines
e. Threat of tree fall/limb fall and extreme risk of fire hazard, fire loss, bodily injury, death and major and extensive property damage
f. Other trees in the area have suddenly fallen resulting in all night emergency removal, limping, destruction and removal as recent as 10/14/25. See pictures attached.

3. 1511A/1511 Lyon Street Property damages / amounts incurred from tree – invoices attached:
   a. Dry Kings – 1511A Lyon; $8,208.24, invoice # 1434
   b. ARS Rescue Rooter – 1511A Lyon; $1,050, invoice 8126-526244
   c. Gorman Pipeline – 1511A Lyon; $18,000, invoice 1644
   d. Lost rent - $24,000

ARS RESCUE ROOTER
Making it work. Making it right.
License # 791820, 765155

NOTICE OF CANCELLATION SHALL BE SENT TO ADDRESS LISTED BELOW.

(800) 869-6915
1618 DOOLITTLE DR.
SAN LEANDRO, CA 94577

(510) 881-8998
(925) 439-5999

www.ARS.com

HOME IMPROVEMENT CONTRACT

INVOICE: 8126 - 526244

PLUMBING • DRAIN • SEWER

NAME Tad devlin	PH #	BILL TO	☐ RP ☐ MT ☐ CB ☐ AW ☐ TO ____ ☐ OT ____	DATE 04/12/24 C	
ADD 15 11 Ida St apt A	PH #	BILL ADD		CALL # 5187163	
C/ST/ZP San Francisco Ca	EMAIL DevlinTad@gmail.com	C/ST/ZP		TECH / # mark B	

DIAGNOSIS / RECOMMENDATIONS

MAKE	MODEL	SERIAL #	APPROX AGE
A.			
B.			

DAMAGE? ☐ NO ☐ YES-See separate "Report". Tech initials ____

WATER PRESSURE Before / After	✓	STANDARD PRICING	HSP CUSTOMER PRICING
Free Whole Home Plumbing Inspection __Yes __No Cust. Initial ____			
ORIGINAL SERVICE REQUEST main line Gunk at			
DIAG / RECOM cable through pulled toilet.			
See Recommendations Addendum Option # ____			
SUBTOTAL			
ORIG. EST.		401	

Customer acknowledges and agrees that ARS/Rescue Rooter provides fixed pricing, not time and materials pricing. Cust. Initial ____

Approx Start Date 04/12/24
Approx Completion Date 04/12/24

Commencement of work listed above shall constitute substantial commencement.

☐ **The law requires that the contractor give you a notice explaining your right to cancel. Initial the checkbox if the contractor has given you a "Notice of the Five-Day Right to Cancel."**

Without waiving my right to cancel, I authorize the performance of the work, subject to all terms and conditions set forth on the reverse side hereof, plus any taxes upon completion. Written customer authorization will be obtained before beginning any unforeseen additional or extended work.

Signature ____ Date 04/12/24

Registered Sales Person Mark B Reg# ____

You, the homeowner (buyer) or tenant have the right to require the contractor to furnish you with a performance and payment bond.

ADDITIONAL WORK
$ ____
Cust. Initial ____

INVOICE

CODE #	Description of the Project and Description of the Significant Materials To Be Used and Equipment To Be Installed	STP / HSP PRICE
	toilet was already pulled and broken.	
	cable through pulled toilet. Cleared blockage at property line	401
	Felt Major offset.	
	camera inspection	
	purchase toilet and install	~~650~~

WARRANTY ITEM(S)	PARTS:	LABOR:	
90	PARTS:	LABOR:	650

PAYMENT METHOD

☐ CASH ☐ CHECK # ____ PO # ____
☐ VISA ☐ M/C ☐ DISC ☐ AMEX ☐ OTHER ____
CC LAST 4# ____ EXP ____ AUTH # 034910

Please contact me about future offers. ☐

My signature below acknowledges that the work has been completed and I agree to the sum total of the charges and payment method.

☐ NEW HSP
☐ RENEW HSP
☐ PERFORMED

CONTRACT PRICE 1050

Print Name ____
Signature ____ Effective Date 04/12/24
Registered Sales Person Mark Brat Reg# ____

The Attached Payment Schedule Shall Apply To This Contract. (CA Notice 2)

© 2019 American Residential Services LLC. All rights reserved. (L 12/2020) Rev 120920

ARS1003

Payment receipt

You paid $8,208.24

to Dry Kings Restoration Inc. on June 11, 2021

Invoice no.	1434
Invoice amount	$8,208.24
Total	$8,208.24

Payment method	*******6997
Authorization ID	APDVY8K9

Thank you

DRY KINGS
building restoration solutions

Dry Kings Restoration Inc.

4159931298

www.drykings.com | info@drykings.com

1121 E Francisco Blvd. Suite 2, San Rafael, CA 94901

Gorman Pipeline Inc

1518 27th Ave
San Francisco, CA 94122-3228
+14155157886
office@gormanpipelineinc.com
gormanpipelineinc.com

GORMAN PIPELINE INC
4 1 5 - 5 1 5 - 7 7 1 3

INVOICE

BILL TO
Casement Construction
20 Cragmont Avenue
San Francisco, CA 94116

INVOICE	1644
DATE	06/17/2021
TERMS	Net 10
DUE DATE	06/27/2021

JOB NAME
1511 Lyon St

DATE	CONST. SERVICE	DESCRIPTION	AMOUNT
		Sewer line repair at 1511 Lyon St All work under the stairs REPAIR ALL PIPE IN FLOOR INSIDE DIG UNDER THE STAIRS ALL THE WAY TO BACK TOILET IN APPARTMENT MAKE SURE ALL PIPE HAS POSITIVE FLOW BACKFILL AND POUR CONCRETE ON TRENCH NO PERMIT OBTAINED FOR THIS REPAIR	
	TOTAL		18,000.00

PAYMENT	18,000.00
BALANCE DUE	**$0.00**

PAID

Estimate Summary

Estimate 2141	18,000.00
This invoice 1644	$0.00
Total invoiced	18,000.00

Pay invoice

Docusign Envelope ID: 7316BB34-1101-8093-825E-5FBAD72DA4C4

San Francisco Public Works
General – Director's Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 300231

Notice is hereby given that the Director of Public Works will hold a remote public hearing via teleconference on Wednesday, August 5th, 2026 commencing at 10:00 AM to consider the following:

The removal of one (1) significant tree without replacement at
1511 Lyon St.
Staff approved the removal and the public has protested.

Public Works hearings are held through videoconferencing and will provide remote public comment.

You are invited to a Zoom webinar When: August 5, 2026 10:00 AM Pacific Time Tree Removal	https://us06web.zoom.us/j/93847789235
One tap mobile:	+16694449171,,93847789235# or +16699006833,,93847789235#
Telephone	+1 669 444 9171 or +1 669 900 6833
Webinar ID	938 4778 9235

Persons unable to participate in the videoconference may submit written comments regarding the subject matter to the **Bureau of Urban Forestry at UrbanForestry@sfdpw.org**. Comments received before the hearing will be brought to the attention of the hearing officer and made a part of the official public record.

Further information, if desired, on this matter may be obtained prior to the hearing by contacting **Bureau of Urban Forestry at UrbanForestry@sfdpw.org**

PowerPoint files, documents and photo images in their presentations must send the materials by email to **Urbanforestry@sfdpw.org** by 5 p.m. one business day before the hearing. If attendees access the webinar via a computer, they will be able to share documents themselves via the "share screen" functionality.

Personal information that is provided in communications to Public Works is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide

Docusign Envelope ID: 7316BB34-1101-8093-825E-5FBAD72DA4C4

personal identifying information when they communicate with Public Works. All written or oral communications that members of the public submit to the department regarding projects or hearings will be made available to all members of the public for inspection and copying. The department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the department may appear in public documents that members of the public may inspect or copy.

Docusign Envelope ID: 7316BB34-1101-8093-825E-5FBAD72DA4C4

Signatures:

Signed by:
Steinberg, David (DPW)
69AEE625C5AD458...

_____

Steinberg, David (DPW)

Manager I

Date Signed: 7/23/2026 | 12:02:47 PM PDT

Walker Property Evaluation Services

3001 Sneath Lane, San Bruno, CA. 94066
Office: 650-873-4224
www.propertyevaluation.net

Tad Devlin

RE: 1511 Lyon Street
San Francisco, CA 94115

Dear Mr. Devlin,

Enclosed please find the Lyons report. This consultation was conducted in relation to the 1511 Lyon Street property my file number 2608-069EW Lyon SF

The services were performed on Aug 1, 2026. The project was limited to viewing the property from the public right of way along Lyon Street in San Francisco. There is a tree located in close proximity to the property that has been marked by SF Public Works for removal.

If you have any questions regarding the enclosed report, please feel free to contact me at 650-873-4224. I appreciate the opportunity to serve your consulting and litigation support needs.

Respectively,



Skip Walker

Scope of Work

The scope of work governing this assignment was limited to a visual examination of the Lyon Street facing side of the property and the subject tree.

Limitations

The information included in this report is deemed reliable and was gathered using the observer's best judgement. No warranties are offered as to unforeseeable issues, concealed issues, etc. The scope of work is strictly limited to the subject property.

Observations

The Lyon property appears to be a two-unit property. Per online resources, the building was constructed circa 1900. The building appears to be light wood framed construction typical for the period. There are indications of prior repairs to the walkway/entrance at the front left corner/entrance to the lower unit/1511A.

There is a large tree in close proximity to the front left corner of the property. The tree has a permit of removal posted on it issued by SF Public Works. See Appendix Photo. The tree encroaches on/ touches the subject proper in a number of areas. The tree overhangs the roof. The tree encroaches on the utility power lines feeding the building.

In general, a tree should be located a minimum of 8-10 times the mature trunk diameter from a foundation. This is a general rule of thumb. This tree is located significantly closer to the Lyon foundation.

There are surface roots visible at the base of the tree. The adjacent public sidewalks are visibly damaged/offset/damaged at several locations. See Appendix photos.

Conclusions

Based on the above observations, the following conclusions were arrived at:

1. The proximity of the tree to the subject property foundation poses a structural risk to the building. Removal of the tree is recommended.
2. The tree is overgrowing the property. This provides wildlife/vermin with an entry point into the structure. Removal of the tree is recommended. See SF Housing Code 1001(k)
3. There is damage to the public sidewalk and subject property hardscape consistent with damage from the tree roots. This creates trip hazards to the building occupants and general public. Removal of the tree and roots is recommended. See SF Housing Code 401: Nuisance.

These opinions and conclusions are based on the system observations conducted at the subject property as described above.

Appendix

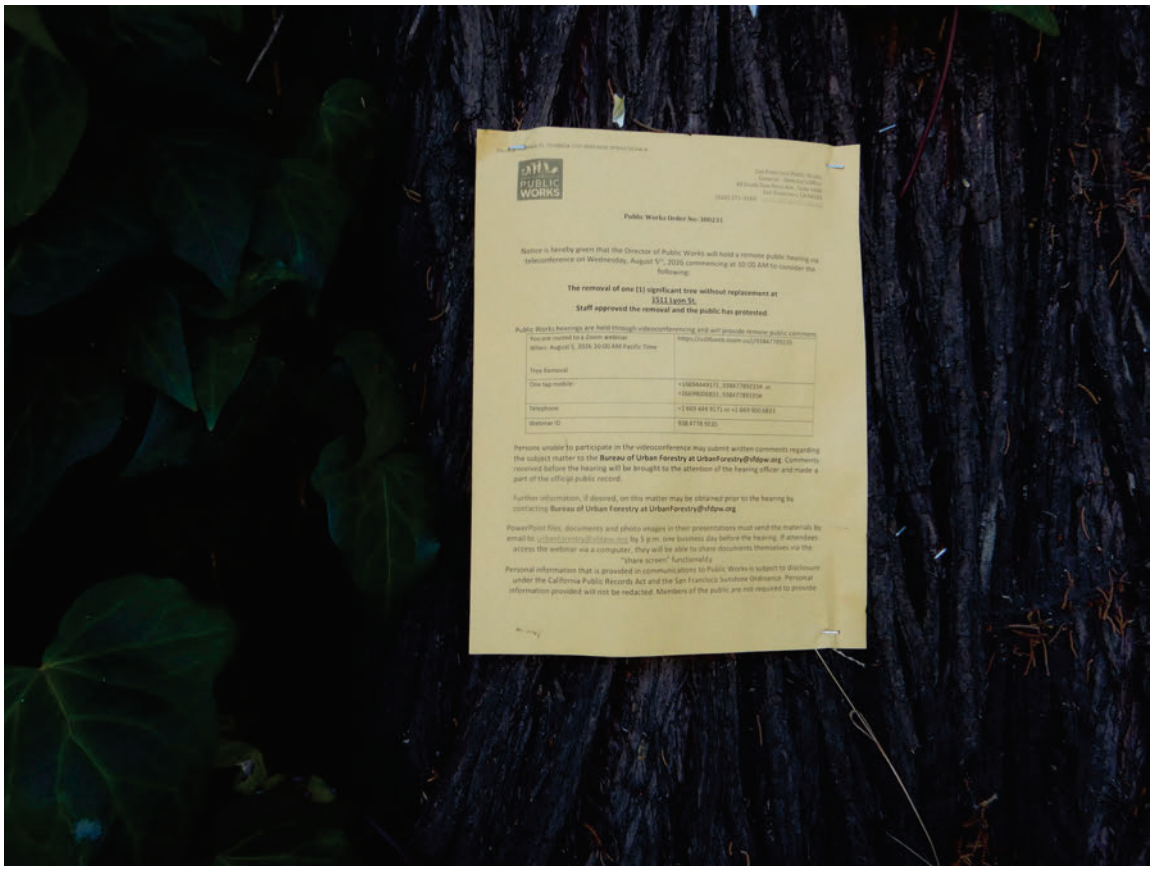
Assignment Photographs



Front of Building – Tree Left Corner of Property



Tree Overgrows Structure/Makes Contact with Building



Notice of Removal – SF Public Works



Repaired Entry at 1511A/Damaged Hardscape at Tree Base



Damaged Public Sidewalk/Trip Hazard



Damaged Public Sidewalk/Trip Hazard

PUBLIC COMMENT

From: Erin Nielsen
To: BoardofAppeals (PAB)
Subject: Public comment - appeal no. 26-05
Date: Sunday, November 1, 2026 9:53:23 AM

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I'm writing a letter of support for the preservation of the Monterey Cypress Tree.

I believe this tree should be preserved. According to the Public Works assessment, the tree is in fair condition and has no major structural deficiencies. I support the approach outlined in the Public Works Order, which prioritizes finding a way for the tree and the repaired sidewalk to coexist. Mature trees provide significant environmental, aesthetic, and community benefits.

I also agree that tree removal should be a last resort, if the tree is found to be a danger to the community.

I respectfully ask the Board of Appeals to uphold the September 10, 2026 Public Works Order and deny the appeal of the tree removal permit denial.

Erin Nielsen
2891 Bush St