

CITY OF MOUNTAIN VIEW  
URBAN FORESTRY BOARD  
RESOLUTION NO.  
SERIES 2025

A RESOLUTION OF THE URBAN FORESTRY BOARD OF THE CITY OF MOUNTAIN VIEW  
TO DENY THE APPEAL, UPHOLD STAFF'S DECISION, AND DENY THE REMOVAL OF  
TWO HERITAGE TREES AT 500 WEST MIDDLEFIELD ROAD

WHEREAS, an application was received for the removal of two Heritage trees at 500 West Middlefield Road on February 11, 2025; and

WHEREAS, on March 5, 2025, the Urban Forest Division issued a decision on the application denying the removal of two Heritage trees;

WHEREAS, the decision denying the removal of the Heritage trees was timely appealed;

WHEREAS, at its duly noticed public hearing on May 14, 2025, the Urban Forestry Board considered the appeal of the application for removal of the Heritage tree and independently reviewed and considered the application, staff report, public testimony, Heritage Tree Ordinance, and other information in the record; now, therefore, be it

RESOLVED: by the Urban Forestry Board of the City of Mountain View that the Heritage Tree Removal Permit appeal is hereby denied, and the Heritage tree shall be preserved, based on the required findings pursuant to Mountain View City Code (City Code or MVCC) Section 32.35 set forth below:

1. The City Code requires the preservation of all healthy Heritage trees unless specific criteria are met pursuant to MVCC Section 32.25.
2. The City Code places emphasis on the preservation of trees, and when mitigation is possible, efforts should be made to preserve trees as opposed to removal.
3. The Urban Forestry Board determines that the removal of the Heritage trees does not meet any of the criteria set forth in MVCC Section 32.25 as follows:
  - a. The condition of the tree with respect to age of the tree relative to the lifespan of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services. (Section 32.35(a)(1))

The Urban Forestry Board agrees with staff's evaluation of both trees that staff did not find that the condition of the trees required removal, as their overall health and structure are fair, and there is no evidence of large limb failure or any other nuisance, damage, or interference issues that cannot be addressed through corrective pruning.

- b. The necessity of the removal of the Heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties. (Section 32.35(a)(2))

The Urban Forestry Board agrees with staff's evaluation of both trees that staff did not find that removal of the trees was necessary in order to construct improvements as no approved improvement plans were submitted.

- c. The nature and qualities of the tree as a Heritage tree, including its maturity, its aesthetic qualities, such as its canopy, its shape and structure, its majestic stature, and its visual impact on the neighborhood. (Section 32.35(a)(3))

The Urban Forestry Board agrees with staff's evaluation of both trees, and staff found that the trees and structure of the canopies are fair and provide significant screening of the multi-story residents directly adjacent; therefore, this criterion was not met.

- d. Good forestry practices, such as, but not limited to, the number of healthy trees a given parcel of land will support, and the planned removal of any tree nearing the end of its life cycle and the replacement of young trees to enhance the overall health of the urban forest. (Section 32.35(a)(4))

The Urban Forestry Board agrees with staff's evaluation of both trees that staff did not find that the trees should be removed due to good forestry practices as no facts to support this criterion was provided or observed.

This decision of the Urban Forestry Board is final. The time within which judicial review of this decision must be filed is governed by Code of Civil Procedure Section 1094.6. Notice of this decision shall be posted at the site, City Hall, and at the Urban Forest Division Office.

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