

961 EICHLER DR  
BLACK OAK



## HERITAGE TREE APPEAL NOTICE

The decision to deny the removal of this Heritage Tree has been appealed. An appeal shall automatically stay issuance or denial of the Heritage Tree Notice to remove or deny removal of the tree(s) identified on the notice (Mountain View City Code Section 32.31). An appeal hearing has been set before the Urban Forestry Board for

**Wednesday, June 10, 2026 at 6:00 PM**, in the Maple Room of the Community Center 201 S. Rengstorff Ave, Mountain View, CA 94040. Meeting will also be in Zoom format and will be available on our website under Parks and Recreation Commission when the new agenda is ready as we get closer to the date. For information regarding the appeal, please contact the Forestry Division Office at 650-903-6273.

This notice shall be posted until a final decision has been rendered.

*[Handwritten Signature]*

Posted By

02/23/26

Date

City of Mountain View  
Urban Forestry Division  
231 North Whisman Road  
P.O. Box 7540  
Mountain View, CA 94039-7540



City of  
**Mountain  
View**

**COMMUNITY SERVICES DEPARTMENT**  
**URBAN FORESTRY DIVISION**  
231 North Whisman Road, P.O. Box 7540  
Mountain View, CA 94039-7540  
650-903-6273 | [MountainView.gov](http://MountainView.gov)

February 23, 2026

Elizabeth McAninch  
961 Eichler Dr  
Mountain View, CA 94040

**HERITAGE TREE APPEAL: 961 EICHLER DR/HTR-16164**

Dear Elizabeth:

Please be advised that the Urban Forestry Division has scheduled the appeal hearing for the denied removal of one (1) Black Oak Heritage Tree

The Urban Forestry Board will review this appeal at their meeting on **Wednesday, June 10, 2026 at 6:00 PM**. The meeting will be held at the Community Center – Maple Room, 201 S. Rengstorff Ave, Mountain View, CA and will also be available via Zoom. If you would like to join the hearing via Zoom you will be able to find the link at <https://mountainview.legistar.com/Calendar.aspx>.

You are invited to attend this meeting and present your concerns to the Board. An example of what to expect at the hearing is: staff will present a report. The appellant will have up to 10 minutes to speak. The Commission may ask questions of any presenters, including staff and the appellant. The Commission will open and close public comment. Staff will have an additional 2 minutes for final comments, and the appellant will also have 2 minutes for final remarks. Afterward, the Commission will begin deliberations, make a motion, and vote.

Sincerely,

Russell Hansen  
Urban Forest Manager

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<b>Elizabeth McAninch</b> <b>961 Eichler Dr</b> <b>Mountain View, CA 94040</b>	

February 17, 2026

Dear Mountain View Urban Forestry Division,

I wish to appeal your denial of the application to remove a black oak heritage tree at 961 Eichler Dr, Mountain View, CA, 94040. I appreciate your time in reviewing the following documentation, and advocating for the health and safety of our community.

- 1) Structural Issues: You said in your denial that the tree was “without any signs of decline or structural issues”. However, a certified arborist, Henry Ardalan, examined the tree on December 22, 2025 and found signs of infection by wood rotting pathogen and compromised structural integrity (see attached A [Arborist Report]). In addition, on February 2, 2026 Matt Feisthamel, Urban Forest Coordinator from Mountain View Forestry sounded the tree with a mallet and internal decay *was* detected (he gave verbal confirmation to me at that time). How do you reconcile Henry Ardalan’s and Matt Feisthamel’s findings versus your statement in the denial letter?
- 2) Unfortunately, I have no other photographs of the fungal fruiting bodies but will try to capture them in the future after the soil is backfilled off the roots.
- 3) Home damage: You document in your denial that “no damage to the home was found or provided.” On February 2, 2026 Matt Feisthamel declined to enter the home and observe the extensive water damage from leaky roof due to tree debris, but you’re more than welcome to request a visit and I can open the home for you. In addition, please see further documentation attached.
  - a. Attachment B: Home Inspection. Please see page 9, 11, 12 , 13 and 38. Photo at the bottom of page 12 is debris accumulation of this heritage tree, and the ceiling leaks are under that. Photo on 38 is the leaking skylight under the tree.
  - b. Attachment C: Roof Inspection. Please see extensive documentation of roof damage due to debris accumulation impeding water flow, despite many attempts at patching with caulk/sealant. Please also see photo 15 and 25, debris under black oak.
  - c. Attachment D: Termite Inspection. See diagram 4B and page 4 – “Water stains were noted to the exposed roof sheathing in various areas. Indicated at 4B on the diagram. This could indicate possible past or present roof leakage.”
  - d. Attachment E: Disclosures from home sale, page 6 roof leakage.
  - e. Homeowner Photo 1: interior view of roof leakage in southeast corner of home after rain.



f. Homeowner Photo 2: interior view of roof leakage in southeast corner of home after rain. Please note the moldy skylight.



- g. Homeowner Photo 3: interior view of roof leakage in southeast corner of home after rain.

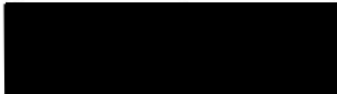


- h. Homeowner Video 1: Unable to submit as you have required a paper submission of appeal. If you would like it emailed to you, or uploaded in your portal, please advise.
- 4) The home is currently undergoing a (Mountain View-permitted) remodel, including repairs of the extensive water damage and roof damage. This included trenching and unfortunately many of this tree's roots were severed (see images below). As the tree is currently defoliated, I don't know exactly how badly this damaged the tree, but taken into consideration with the (i) existing structural issues, (ii) proximity to the house, (iii) well-documented damage to the house directly under the tree, and (iv) now the severing of almost half of the roots, I hope that you will overturn your decision and permit removal of this heritage tree so that I can plant lovely, healthier trees, slightly further away from the house.



Sincerely,

Elizabeth McAninch  
961 Eichler Dr  
Mountain View, CA, 94040



**FARNUM**  
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# Home Inspection Report

961 Eichler Dr, Mountain View, CA 94040



- 2  **FURTHER EVALUATION** Some moisture staining was noted on the underside of the roof sheathing in the south hallway, in the kitchen, in the bathrooms and in the bedrooms. Staining of this type is likely to be the result of past roof leakage and appeared to be dry at the time of the inspection. Consulting with the seller or current occupant for additional information on the history and performance of this system is suggested. (See the 'Roofing System' page for related information on this system.) (See the 'Interior Components' page for related information on this matter) Review of the roofing page in this report may provide additional information on the current condition of the roof covering. Review of a current pest control report is suggested and may provide additional information on this condition. Further evaluation of this area to verify current conditions is recommended.



- 3  **REPAIR** Damage to the wood sheathing by wood boring insects was noted in the east bedroom at the ceiling. Treatment and repair of the affected wood sheathing is often needed to correct this condition. Review of a current pest control report is suggested and may provide additional information on this condition.



# Roofing System

## DESCRIPTION OF THE ROOFING SYSTEM

- SLOPED ROOF COVERING**
  - Asphalt Shingle
- LOW SLOPED ROOF COVERING**
  - Built Up Roofing – Tar and Gravel
- ROOF FLASHINGS**
  - Metal • Mastic sealed
- ROOF DRAINAGE SYSTEM**
  - Built in at eave • Downspouts discharge above grade
- SKYLIGHTS**
  - Curb Type – Plastic Dome
- METHOD OF INSPECTION**
  - Walked on roof
- ROOF COMPONENTS NOT INSPECTED**
  - Solar Thermal system on roof


## ROOFING SYSTEM INSPECTION DETAILS

In accordance with the CREIA© Standards of Practice pertaining to Roofing Systems, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, flashings, roof drainage systems, skylights and roof penetrations where visible and accessible. We examine the roof material for damage and/or deterioration as well as conditions that may indicate a limited service life remains. The observations and recommendations listed below are based on the general condition of the roofing system at the time of the inspection. Regular maintenance is required on all roofs systems and should be included in the seasonal maintenance budget.


## ROOFING SYSTEM OBSERVATIONS AND RECOMMENDATIONS

### Sloped Roofing - Asphalt Shingle


An asphalt shingle roof covering is in use on this home. Generally, asphalt shingles are installed on a solid surface such as plywood or solid plank sheathing. The individual asphalt shingles are fastened over an underlayment comprised of asphalt felt paper. The inspection revealed the following observations.

- 4  **CLIENT ADVISORY** A solar thermal (water heating) panel system has been installed on the roof and covers portions of the roofing material. As is common with systems of this type, the roofing material below the panel/s is not visible and could not be inspected. No conclusions are made or offered in inaccessible areas. We suggest further evaluation of this area when access can be provided. It should be noted that inspection and testing of the solar thermal system is beyond the scope of an industry standard home inspection and was not performed. Consulting with the seller or current occupant for additional information on this system is suggested. If additional information on this system is desired, consulting with a qualified specialist in the appropriate field is suggested. Review of the manufacturer's installation and operations guidelines for information on the operation and maintenance of this system is suggested.



- 5  **MAINTENANCE** Tree droppings and/or debris were noted on the asphalt shingle roof covering. Accumulated tree droppings/debris limit the inspection of the roof covering, interfere with drainage and should be removed to prevent leakage. Seasonal cleaning of the roof cover may be needed and is recommended as necessary to prolong the useful life of the roofing material. Improvements are recommended.




- 6  **SAFETY ISSUE** A loose metal component from the thermal heating panels was observed on the roof covering at the west side of the home. A loose or unsecured component can be blown or fall from the roof without warning and can be a risk of injury. *This condition presents a safety hazard and requires corrective action to reduce the potential for injury.* Removal of these items from the roof is strongly recommended.




### Low Slope Roofing


The roof covering is tar and gravel. Tar and gravel roofing is a common original material on low sloped roof systems. Also known as “built-up roofs”, tar and gravel roofing consist of a layers of asphalt and tar paper that are fastened to the roof surface with molten asphalt applications. The layers are laminated and then covered with gravel to hold them down and protect against UV degradation. Some of this gravel becomes embedded in the hot asphalt, and some remains loose on the roof surface floor. The life expectancy of tar and gravel roofs is approximately 10-20 years. The inspection revealed the following observations.

- 7  **REPAIR** The mastic sealed roof at the edge at the north/west corner was found to have voids or openings at the roof surface. Poorly sealed roof flashing is susceptible to leakage and resultant moisture damage. Improvement to seal the voids or opening is recommended. We suggest consulting with a qualified roofing contractor for further evaluation and repair as needed.




- 8  **MAINTENANCE** Store items and/or debris were observed on the roof covering at the north side of the home. Items placed on the roof can hold moisture in contact with the roof covering, can cause premature deterioration and/or damage of the roofing material and clog the roof drainage system. Removal of these items from the roof is recommended.




- 9  **MAINTENANCE** Tree droppings and/or debris were noted on the roof covering. Debris can clog downspouts and overflow the roof gutter/s and lead to moisture damage of the surrounding eave material below. Clearing the debris should be undertaken as soon as possible. Seasonal cleaning will be needed to maintain proper drainage of the gutter and downspout system.



- 10  **FURTHER EVALUATION** Staining on the interior of the home was noted at a number of locations. This is commonly associated with roof leakage. (See the ‘Structural Components’ page for related information on this matter.) (See the ‘Interior Components’ page for related information on this matter.) We suggest consulting with the seller or current occupant for additional information on this matter. We suggest consulting with a qualified roofing contractor for further evaluation of the roof covering in this area.

## Skylights



One or more skylights have been installed on the roof surface. A review of the skylights was undertaken. The inspection revealed the following observations.

- 11  **REPAIR** The plastic dome on the skylight at the south/west corner has cracking damage on the surface visible. This condition should be evaluated further as leakage may develop over time. Budgeting to replace this plastic cover is advisable. Repairs to correct this condition are recommended.



## Gutters & Downspouts

The gutters and downspouts provide for drainage of the roof covering. Gutters should be checked for debris and cleaned on a regular as part of ongoing routine maintenance. The inspection revealed the following observations.

- 12  **UPGRADE** Splash blocks normally found at the base of the downspouts were observed to be missing. Splash blocks provide a valuable function by routing the roof runoff as it discharges from the downspout, away from the foundation. Adding splash blocks where not provided is advisable.
- 13  **UPGRADE** The roofing system does not include a complete gutter and downspout system around the perimeter of the roof. Adding gutters and downspouts where not already installed may be desirable. This type of upgrade would be beneficial in routing the roof run-off away from the foundation. The installation of gutters and downspout were needed should be considered for the long-term benefits.

## LIMITATIONS OF THE ROOFING SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

### THE INSPECTOR IS NOT REQUIRED TO:

- Walk on the roof surface if in the opinion of the *inspector* there is a risk of damage or a hazard to the *inspector*.
- Warrant or certify that roof *systems*, *covering*, or *components* are free from leakage.

### ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not *readily accessible* are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

refinishing. Review of a current pest control report is suggested and may provide additional information on this condition.

## Bathroom Vanity Cabinets

The bathroom vanity cabinets in each bathroom inspected appeared to be in good condition overall. The doors and drawers tested were functioning properly.

## Skylights

The fixed pane skylight/s appeared to be functioning properly with no visible signs of leakage.

- 85  **FURTHER EVALUATION** Moisture staining was noted on the ceiling finish below each of the skylights. The surface was dry. Staining of this type is commonly an indication that some leakage or high moisture conditions have occurred at this location. (See related comments in this report) The moisture staining to date appears to be cosmetic, however, undetected moisture damage may be concealed and require repair. Further evaluation of this condition is needed. Review of a current pest control report may provide additional information.



## LIMITATIONS OF THE INTERIOR COMPONENTS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by, but not restricted to, the following conditions,

### THE INSPECTOR IS NOT REQUIRED TO:

- *Inspect* window, door or floor coverings.
- *Determine* whether a building is secure from unauthorized entry.
- *Determining* the integrity of hermetic seals at multi-pane glazing.
- Use a ladder to inspect *systems or components*.

### ADDITIONAL CONDITIONS LIMITING THE INSPECTION:

- Central vacuum systems, home alarm systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments when provided are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



City of Mountain View

OFFICE OF THE CITY CLERK

Miscellaneous Fee Collection Schedule

Name: Elizabeth McAninch Date: 2/17/2026
Address: 961 Eichler Drive

ACCOUNT

- 020012-42715 Sales of maps, pamphlets, codes, ordinances, charters, publications, Precise Plans, agendas, minutes, Council reports, copies, faxes (DOCFEE)
020012-42799 Heritage Tree Appeal (TREEAP)
020012-42715 Sales of City Code and Code Supplements Subscription (CTYSUB)
710100-22150 Elections—Deposit for Printing of Candidate's Statement (CANDST)
020038-42715 Elections—Precinct Maps (ELCMAP)
020012-43643 Sales of City Souvenirs (SOUVEN)
211215-42799 Zoning Appeal to Council--CDD (ZONEPP)
020012-42799 Other Appeal to Council ( )

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