

CITY OF MOUNTAIN VIEW URBAN FORESTRY BOARD  
RESOLUTION NO.  
SERIES 2026

A RESOLUTION OF THE URBAN FORESTRY BOARD OF THE CITY OF MOUNTAIN VIEW TO  
DENY THE APPEAL, UPHOLD STAFF'S DECISION, AND APPROVE THE REMOVAL OF ONE  
HERITAGE TREE AT 560 FRANKLIN STREET

WHEREAS, an application was received for the removal of One Heritage Tree at 560 Franklin Street on March 10, 2026; and

WHEREAS, the Forestry Division issued a decision on the application approving the removal of One Heritage Tree on March 27, 2026; and

WHEREAS, the decision approving the removal of the Heritage Tree was timely appealed; and

WHEREAS, at its duly noticed public hearing on June 17, 2026, 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 removed, based on the required findings pursuant to Mountain View City Code 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 Mountain View City Code Section 32.35.
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 tree does not meet any of the criteria set forth in City Code Section 32.35 as follows:
  - a. The condition of the tree with respect to age of the tree relative to the life span 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 the tree which found that the condition of the tree required its removal as its overall health is good but structure is poor due to power line clearance 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 the tree that found the removal of the heritage tree is necessary based on building plans submitted under submittal (#BLDG 25-11295) and the tree being located within the proposed locations of the new driveway.

- 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 the tree found that the structure of the canopy to be poor, therefore this criteria was 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 the tree that did find that the tree should be removed due to good forestry practices as the London Plane is not appropriate under the high voltage wires.

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 Forestry Division Office.