



Heritage Tree Permit Sheet

LOCATION OF TREE (address): 1158 Cuesta Drive

Tree Type: (Tree#1) Liquidambar

HTR: 10611

☐ Street Tree FACID: 7785

☐ Private Tree: _____

☐ DSH: 40"

☐ HT: 60

☐ CS: 20

CONDITION OF TREE(S) AND CONDITIONS AFFECTING THE TREE(S):

(Tree#1) Tree conflicts with proposed driveway on submitted building plans. Redesign of proposed home and driveway was explored but not a viable option due to State-approved modular design. Located approximately 3 feet from existing sidewalk, damage was found to sidewalk and private driveway. Root removal for future sidewalk repairs is likely to compromise health and/or stability of tree.

RECOMMEND—

☒ APPROVAL ☐ DENIAL

Michael Z...

Arborist Signature

4-30-25

Date (MM/DD/YY)

☒ APPROVED ☐ DENIED

[Signature]

Forestry Manager

4/30/25

Date (MM/DD/YY)

APPROVED REPLANT PLAN:

No. of Trees to Replant: 1 Species: Chinese elm Size: 15 gallon

EFFECTIVE DATE: _____ (Permit expires two years from the effective date.)

ACTIONS:

DATE

STAFF

Notice posted on trees.

Applicant notified of decision by mail:

☐ APPROVED OR ☐ DENIED

If no appeals, the permit mailed.

Application History

4/2/2025 17:07:46 pm - Application started
4/2/2025 17:21:24 pm - Status Update: SubmitStart
4/2/2025 17:21:25 pm - Created project HTR-10611 in PDox
4/2/2025 17:21:25 pm - Status Update: Complete
4/2/2025 17:21:24 pm - Application submitted

Request Name: Remove existing tree at front yard and rear yard

Heritage Tree Removal Permit Application

Project Information

HTR-10611

COMPLETE

Address information is verified using the City of Mountain View's address database, which can be accessed using the [City's online GIS](#). If your address does not appear after typing in the address numbers, please contact the Mountain View Building Division at 650-903-6313. Please note: Street directions are abbreviated (e.g. West = W) and no punctuation is included (e.g. 500 W Castro St.)

Project Address *

1158 Cuesta Dr

REQUIRED: Address must be entered and selected from the dropdown list to populate all required address fields. If all required address fields are not populated, the application will not be accepted.

Project City *

Mountain View

Project State *

CA

Project Zip Code *

94040

Project Assessor Parcel Number

18924035

Heritage Tree Removal Information

COMPLETE

Property Type *

Single-Family Residential Property

Where is the Heritage Tree(s) located on the property? *

On private property

Number of Trees Proposed to be Removed *

2

Proposed Tree Removal No. 1

COMPLETE

Type of Tree Species *

Sweetgum (Liquidambar styraciflua)

(Street tree # 7725)

Tree Circumference (in inches, measured 54" above grade) *

91

Reason for Tree Removal:

Sidewalk damage, Driveway damage, Trip Hazard from surface roots throughout front yard

Current Condition of Tree (Check all that apply) *

- ☒ Tree is in poor health
- ☒ Tree is in danger of falling
- ☒ Tree is diseased with pests, insects, and/or beetles
- ☒ Tree is near end of the life span
- ☒ Tree is dead
- ☒ Tree has poor structure and/or an unbalanced canopy
- ☒ Tree is in good or fair health

Is the tree impacted by construction activity or existing conditions? Check all that apply: *

- ☒ Tree does not have proper growth space
- ☒ Tree removal is necessary to construct new improvements
- ☒ Tree is interfering with utility services (g. electricity, gas, sewer, and/or water lines)
- ☒ Tree is growing in close proximity to a structure(s) and causing damage (or will in the near future)
- ☐ Other reason

Please briefly describe your effort(s) to preserve the tree *

Regular maintenance

Proposed Tree Removal No. 2

COMPLETE

Type of Tree Species *

Ash (Fraxinus Species)

Tree Circumference (in inches, measured 54" above grade) *

103

Reason for Tree Removal:

Large limb failure on house side with minimal response growth and open wound. Canadensis oak @ 2-2ft. Several large branches with defects. Open

Current Condition of Tree (check all that apply): *

- ☒ Tree is in poor health
- ☒ Tree is in danger of falling
- ☒ Tree is diseased with pests, insects, and/or beetles
- ☒ Tree is near end of the life span
- ☒ Tree is dead
- ☒ Tree has poor structure and/or an unbalanced canopy
- ☒ Tree is in good or fair health

Is the tree impacted by construction activity or existing conditions? Check all that apply: *

- ☒ Tree does not have proper growth space
- ☒ Tree removal is necessary to construct new improvements
- ☒ Tree is interfering with utility services (.g. electricity, gas, sewer, and/or water lines)
- ☒ Tree is growing in close proximity to a structure(s) and causing damage (or will in the near future)
- ☒ Other reason

Please briefly describe your effort(s) to preserve the tree. *

Regular maintenance

Tree Replanting Information

COMPLETE

No. of Trees Proposed to be Replanted *

2

The City's standard replacement requirement is 2 new trees for every 1 heritage tree removed. An in-lieu fee may be authorized if replacement is not feasible.

Estimated Time to Plant Replacement Trees (following permit approval) *

90 Days

Property Owner Information

COMPLETE

Property Owner is logged in as current user.

First Name *

Paul & Karen

Last Name *

Pogozelski

Address *

1158 Cuesta Dr.

Address (Continued)

City *

Mountain View

State *

CA

Zip Code *

94040

Email

Phone Number

Applicant Information

COMPLETE

☒ Applicant is current logged in user.

Applicant First Name *

Stefan

Applicant Last Name *

Bittner

Applicant Phone Number *

Applicant Email Address *

Applicant Address *

Applicant Address (Continued)

Applicant City *

Mountain View

Applicant State *

CA

Applicant Zip Code *

94043

Signature

INCOMPLETE

I hereby declare that I have read and understood the above information, and:

☒ I acknowledge that:

1. I understand and agree that clicking on the box above identifies that I am the authorized applicant, as designated by the property owner(s), on this permit;
2. I hereby declare, under penalty of perjury, that the information stated on forms, plans, documents, and other

- materials submitted herewith in support of the application is true and correct to the best of my knowledge; and
3. It is my responsibility to inform the City, through the staff assigned to my permit, of any changes to information represented in this application submittal, including subsequent submittals, in a timely fashion.

Applicant: Stefan Bittner

Signature date: 2025-04-02 05:21 PM

Payment Details

[Home](#) | [Profile](#)

Tree#1 Sweetgum (*Liquidambar styraciflua*)

Sidewalk damage, Driveway damage, Trip Hazard from surface roots throughout front yard.

Tree#2 Ash (*Fraxinus* Species)

Large limb failure on house side with minimal response growth and open wound. Ganoderma conk @ ~8ft. Several large branches with defects. Open seam on side of trunk opposite house.

1158 CUESTA DR. – HERITAGE TREE & DRIVEWAY DESIGN

APRIL 29, 2025

Aro Homes Project #: HP-0020

Jurisdiction: City of Mountain View, CA

Address: 1158 Cuesta Dr. Mountain View, CA

Permit #: HTR-10611

Introduction and Document Overview:

The purpose of this narrative is to introduce ARO HOMES and to assist the reviewing authority (City of Mountain View, CA), by providing insight into the state approved modular home design and considerations made by the Aro Homes team when applying for Heritage Tree Permit, HTR-10611.

Introduction to Aro Homes:

In an industry struggling to embrace innovation, Aro is fundamentally rethinking the design and construction of residential homes. We believe new homes can and should be beautiful, comfortable, durable and good for the environment. Our holistic approach to homebuilding streamlines the number of stakeholders, while we own the process end to end. This creates novel efficiencies and gives homeowners a simplified experience and a single point of contact. We're a diverse and experienced group of designers, engineers, builders, product people and businesspeople. We believe we can bring fundamental and lasting innovation to the housing construction industry, and we share a vision to build better homes that are good for people and for the planet.

We started by designing a thoughtful, and efficient, home that would satisfy the needs of a large percentage of homebuyers. This process resulted in a beautiful 5-bedroom, 3-bathroom, home designed by [Olson Kundig](#).

At Aro Homes, we find existing, aging and inefficient, homes in desirable neighborhoods to replace with our high quality, carbon negative homes. The home is built to reduce lifetime carbon emissions, and through operation, offsets its carbon footprint in 16 years.

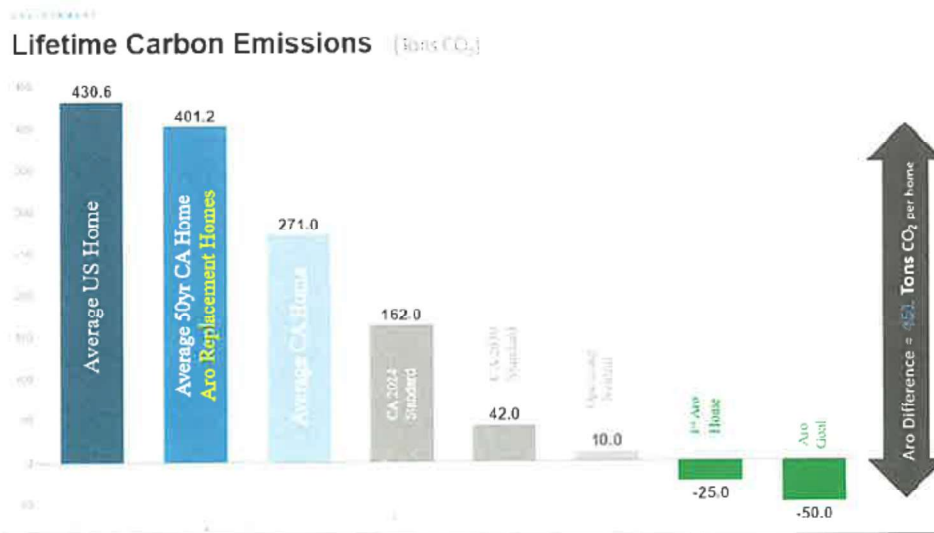


Figure 1: Replacement of aging, inefficient, homes with carbon negative homes

Our home is state-approved for off-site construction, which allows for quicker permitting and construction. Our construction methodology relies upon off-site construction in our Sacramento plant. This methodology affords a higher level of quality assurance and quality control. Our on-site process begins with demolition of existing, inefficient homes, and then site preparation which meets local requirements for planning, grading, drainage and erosion control. Once our foundation is poured, we can prepare for delivery of modules. Once the modules arrive on-site, assembly commences. Our teams across all disciplines collaborate in machine-like fashion to complete construction within an efficient timeline.

Utilizing off-site construction allows us to significantly reduce our overall construction timeline, resulting in 4-5x faster than a typical stick-framed single-family house. This significantly reduces the disturbance and strain on neighbors and the city during construction. We can replace the existing inefficient home with a thoughtful, environmentally superior, home with significantly less impact on the neighborhood.



Figure 2: 1240 Laurie Ave, San Jose

We have completed homes in Mountain View, San Jose, Redwood City and Menlo Park. Projects under construction in: Redwood City, San Jose, Menlo Park, San Mateo County. We have multiple projects actively in permitting throughout these jurisdictions, with 1158 Cuesta Dr. being our fifth project in the City of Mountain View.



Figure 4: 694 Pettis, Mountain View



Figure 3: 1240 Laurie, San Jose

Design Study Intro:

1158 Cuesta Dr. is a property that measures 100' deep by 73' wide with an existing 1,280 sf single family home structure and 2 protected trees. Aro Homes is proposing to demolish the existing structure and remove protected tree #1 (*Liquidambar styraciflua*) in the front yard to allow for a new modular 5-bedroom, 3-bathroom home with a 1 car garage & driveway on the right side of property.

Aro Homes premanufactured module design allows us to take advantage of state approval for off-site construction to increase quality and reduce project timeline, but it does come with a drawback, site specific home design adjustments are not possible. The only major adjustment we can make to the proposed development is shifting the home around the site while meeting building setback requirements. The driveway impact analysis further supports our request for removal of protected tree #1 because any driveway configuration would result in substantial encroachment onto the root zone and thus triggering health/structural issues. Finally, the proposed home design and driveway configuration would protect trees #5 & #6 as it would relocate the driveway to the opposite side of the property eliminating the existing conflict between elements. (Figure 6: Aro Homes Proposed Development).

EXISTING TREE CONDITIONS

1158 CUESTA DRIVE - MOUNTAIN VIEW, CA

INVENTORY DATE: 3/11/2025

TREE LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED BY LICENSED SURVEYOR

TREE INVENTORY & ASSESSMENT TABLE

*TRUNK DIAMETERS OF OFFSITE TREES ARE VISUAL ESTIMATES

Tree #	Color	Protected	Preserve/Remove	Common Name	Latin Name	Trunk Dia. (in)	Trunk Dia. (ft)	Health	Structure	Stability	Comments
1	Red	Yes	Remove	Sweetgum	<i>Liquidambar styraciflua</i>	29	25.5	Good	Fair	Medium	Significant damage. Downy bark. Top appears from impact. Needs thorough insect pest.
2	No	Remove	Yes	Poplar	<i>Populus sp.</i>	33	30.0	Fair	Poor	Low	Significant damage. Downy bark. Top appears from impact. Needs thorough insect pest.
3	No	Remove	Yes	Sanctuary tree	<i>Quercus agrifolia</i>	7	22.0	Fair	Fair	Low	Downy bark. Top appears from impact. Needs thorough insect pest.
4	Yes	Preserve	Yes	Quercus agrifolia	<i>Quercus agrifolia</i>	14	44.0	Good	Fair	High	Significant damage. Downy bark. Top appears from impact. Needs thorough insect pest.
5	No	Remove	Yes	Camphor tree	<i>Cinnamomum camphora</i>	20	60.0	Fair	Fair	Low	Downy bark. Top appears from impact. Needs thorough insect pest.
6	Yes	Preserve	Yes	Quercus agrifolia	<i>Quercus agrifolia</i>	13.5	40.0	Good	Fair	Medium	Downy bark. Top appears from impact. Needs thorough insect pest.



Figure 5: T-1 from Heartwood Arborist

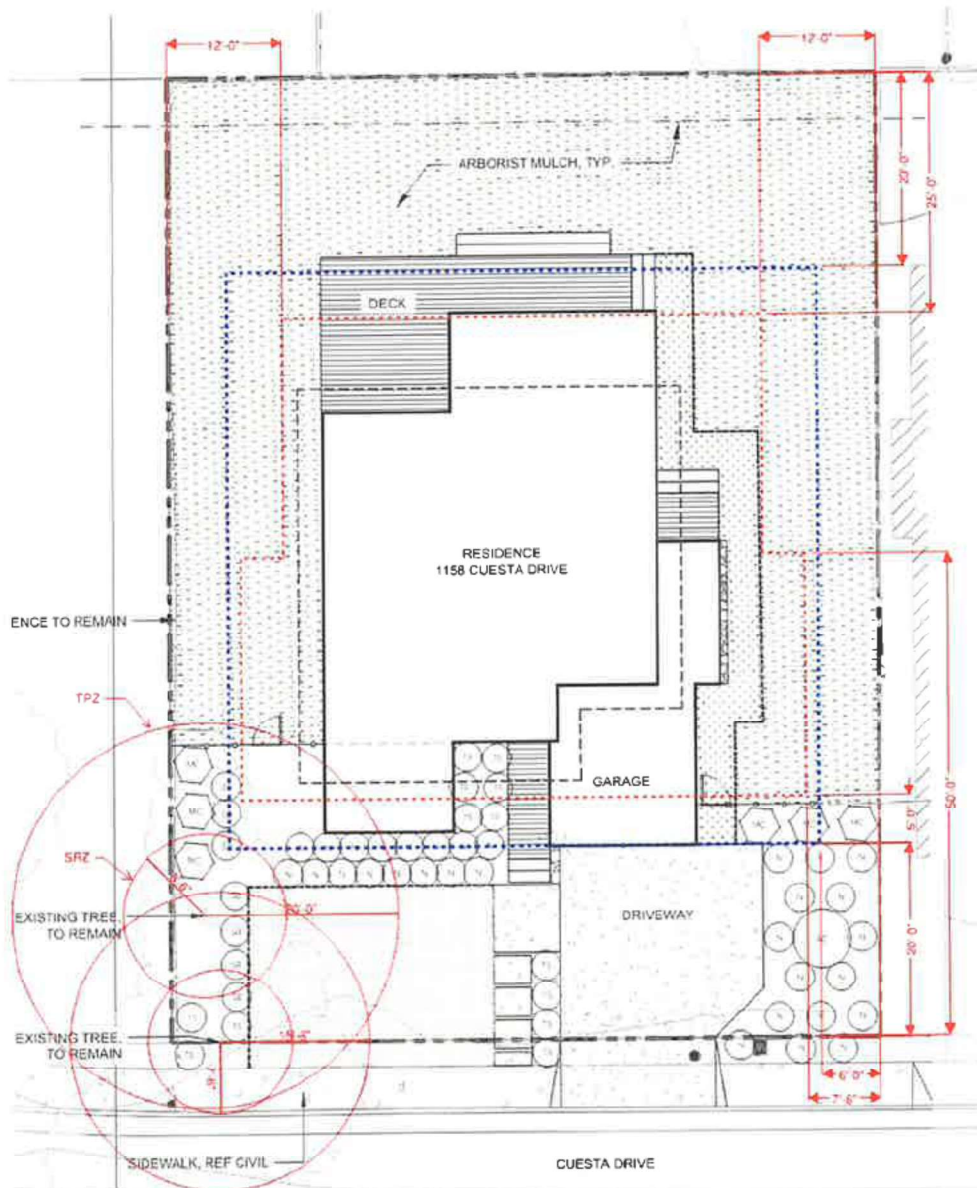


Figure 6: Aro Homes Proposed Development

Driveway on left - impact analysis:

The existing driveway on the left of the property has been severely damaged by tree roots from trees #5 & 6. To avoid the same issues with a new driveway, it would need to shift away from trees #5 & #6 but closer to tree #1. Shifting the driveway closer to tree #1 would mean further encroaching into the protection zone while still being in the protection zone for trees #5 & #6. Additionally, the driveway will likely require future repairs as the trees continue to grow and roots begin to damage the new driveway once again.

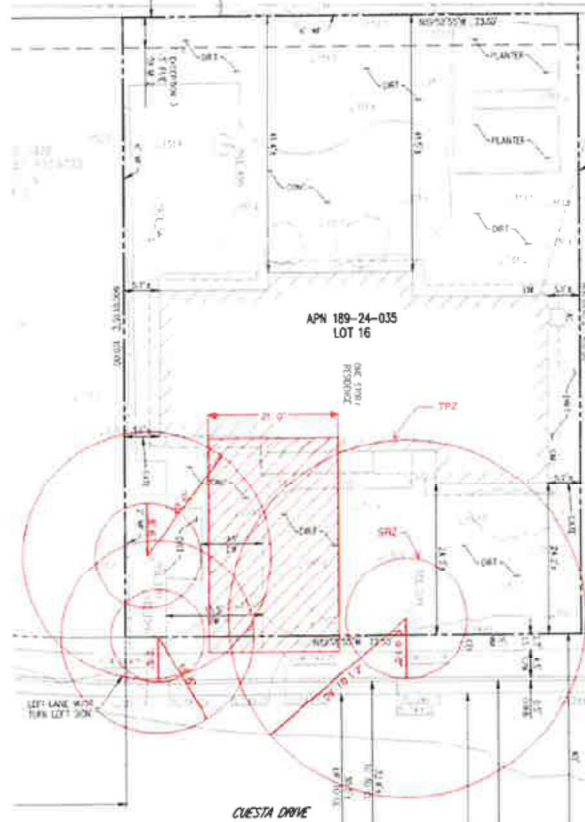


Figure 7: Driveway on left w/o tree removal



Figure 8,9,10: Existing driveway damage

Driveway on right - impact analysis:

A new driveway on the right side of the property without removal of tree #1 would result in the entire driveway being inside the tree protection zone and a portion of the driveway being in the structural root zone. This would result in significant disturbance/damage to the shallow root system and negatively impact tree health and structure.

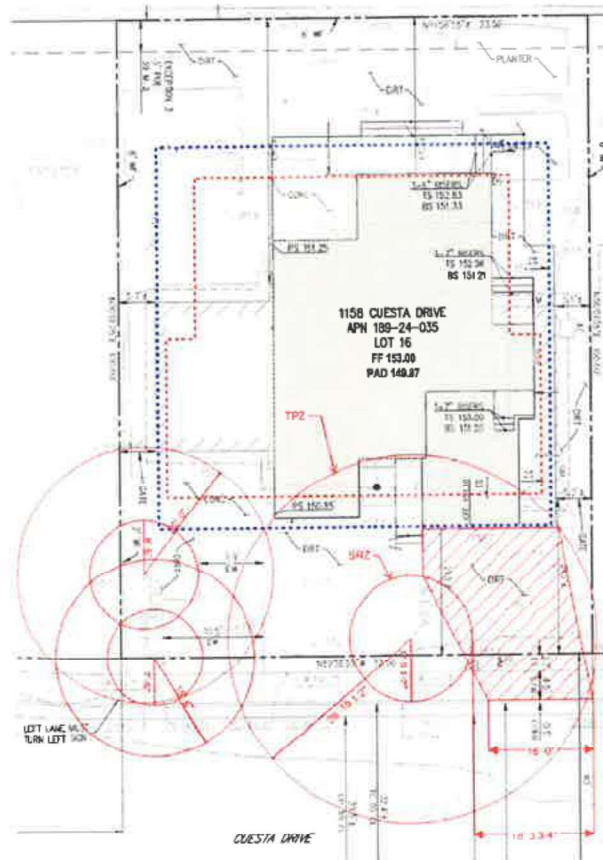


Figure 11: Driveway on right w/o tree removal



Figure 12: Tree #1 Shallow/Exposed root system



Figure 13: Tree #1 Shallow/Exposed root system (Google Steet View 2021)

Proposed replacement trees analysis:

Development proposes one replacement Saratoga laurel (*Laurus 'Saratoga'*) in the rear yard. The left side of the property already contains two moderate size trees (#5 & #6) in the front yard and one, off-site heritage tree (#4) near the property line. There is a neighboring structure on the right side of the property that is close to the property line. Finally, overhead power lines run along the rear and connect to the right side of the property.

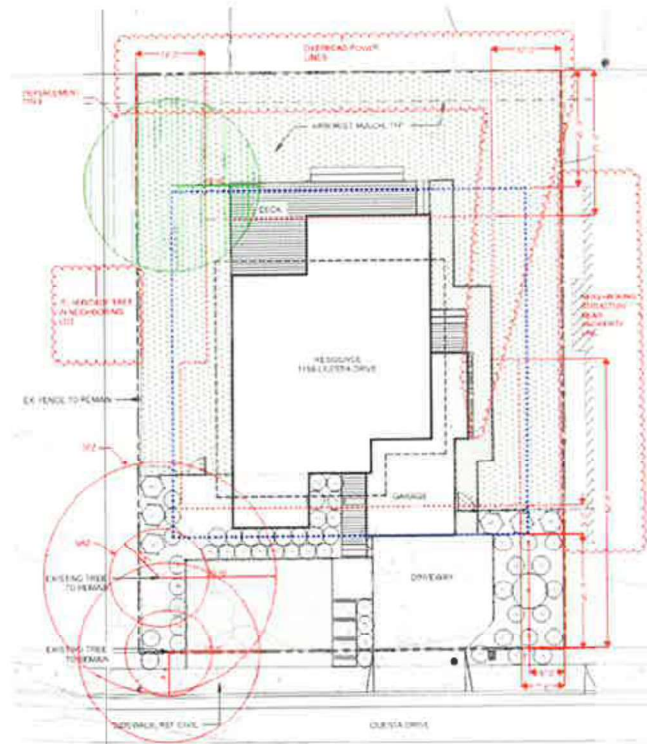


Figure14: Proposed replacement of trees with clearance constraints

Summary

The development impact analysis provided above demonstrates how any driveway configuration would result in substantial encroachment onto the root zone of tree #1 and thus triggering health/structural issues. Furthermore, it would be best to place the driveway on the right side of the property to avoid future conflicts between tree #5 & #6 roots and driveway (*Figure 6: Aro Homes Proposed Development*). For this reason, it is proposed that the application (HTR-10611) for removal of protected tree #1 and non-protected tree #2 be approved to allow for the construction of a new modular 5-bedroom, 3-bathroom home with a 1 car garage.

Please reach out directly with any questions pertaining to the information listed above.
Thank you for your consideration.

Oscar Hernandez Vite





Matt Feisthamel
Urban Forest Coordinator
Community Services Department
650-903-6247 | MountainView.gov

From: Permits [REDACTED]
Sent: Thursday, April 10, 2025 12:27 PM
To: Feisthamel, Matthew <Matthew.Feisthamel@mountainview.gov>
Cc: Permits [REDACTED]
Subject: RE: HTR-10611 (1158 Cuesta Dr)

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Hi Matthew,

The house is currently occupied, so we will need an appointment with 24 hrs notice. Let me know when you would like to visit the site.

The new improvements include demolition of the existing structure to build a new single-family residence. Aro Homes provides an off-site manufactured, carbon negative, home. Tree one is recommended for removal from our arborist due to the size of the tree and proximity to the existing sidewalk. It has caused sidewalk damage in the past that has required grinding to reduce the trip hazard. This will continue to be an issue unless the tree is removed.

Let me know if you have any question.

Thanks,

Stefan Bittner
Land & Project Development



From: Feisthamel, Matthew <Matthew.Feisthamel@mountainview.gov>
Sent: Wednesday, April 9, 2025 3:01 PM
To: Permits [REDACTED]
Subject: HTR-10611 (1158 Cuesta Dr)

Dear Stephan,

I started the review of HTR-10611 (1158 Cuesta Drive). I have a few questions.

1 of 2

7785: American Sweet Gum (GIS asset)

Table

Edit

Get directions

Zoom to

Facility ID (UNITID)

7785

Full Address

1158 CUESTA DR

Install Date

April 28, 1993

EXPDATE

Tree Group

Deciduous

BOTNAME

171

Diameter

25.00

Height

Plan Index

Planting Space

Open Space

Planting Zones

N

Property Side and Position

F001

Wiros Present

No

[open in Google Street View](#)

[open in Printing Map](#)

Dynamic Lookups

Planting Zone

N

Zoning

R1. Single Family (SEC 36 10.10)

Feisthamel, Matthew

From: Permits [REDACTED]
Sent: Thursday, April 10, 2025 3:33 PM
To: Feisthamel, Matthew
Cc: Permits
Subject: RE: HTR-10611 (1158 Cuesta Dr)

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Hi Matt,

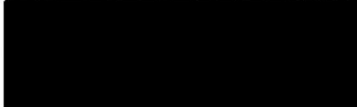
Please visit the site on Monday (4/14) between 10 AM – 12 PM.

The previous explanation provided was for the liquidambar. In addition to the impacts to the sidewalk, the liquidambar tree in front is in conflict with the proposed driveway. The building cannot be moved back on the site to have the driveway curve around the tree to due the size of the lot. Let me know if you have any questions.

Thanks,

Stefan Bittner
Land & Project Development

 ARO HOMES



From: Feisthamel, Matthew <Matthew.Feisthamel@mountainview.gov>
Sent: Thursday, April 10, 2025 2:31 PM
To: Permits [REDACTED]
Subject: RE: HTR-10611 (1158 Cuesta Dr)

Hello Stefan,

I would like to visit the site on Monday (4/14) or Tuesday (4/15) of next week. I am available 8AM-2PM. Let me know if this timeline works and if the occupants want a set time.

Can you explain how the new improvements (demolition and construction of home) will impact the front Liquidambar tree and why removal is necessary to complete these improvements?

Thank you,

EXISTING TREE CONDITIONS

1158 CUESTA DRIVE - MOUNTAIN VIEW, CA

INVENTORY DATE: 3/11/2025

TREE LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED BY LICENSED SURVEYOR

TREE INVENTORY & ASSESSMENT TABLE

*TRUNK DIAMETERS OF OFFSITE TREES ARE VISUAL ESTIMATES

Tree #	Owner	Proposed	Preservation	Common Name	Latin Name	Trunk Dia. (in)	Trunk Circ. (in)	Health	Structure	Stability	Comments
1	ROW	Yes	Remove	Sweetgum	<i>Liquidambar styraciflua</i>	29	91.1	Good	Fair	Medium	Some walk damage. Driveway damage. Trip hazards from surface roots through front yard.
2		No	Remove	Ash	<i>Fraxinus speciosa</i>	33	103.6	Fair	Poor	Low	Large wind failure on house side with minimal response growth and open wound. Sanodermus coat @ - 8 ft. Several large wounds with white dentures. Open scars on side of trunk opposite house.
3		No	Remove	Unknown tree	Unknown tree	9	22.0	Fair	Fair	Low	Deciduous fruit tree, fully pined root zone.
4	YES	Yes	Preserve	Coast live oak	<i>Quercus agrifolia</i>	14	44.0	Good	Fair	High	
5		No	TBD	Camphor tree	<i>Cinnamomum camphora</i>	20	62.8	Fair	Fair	Low	Driveway damage
6		Yes	Preserve	Coast live oak	<i>Quercus agrifolia</i>	15.5	48.7	Good	Fair	Medium	Driveway damage



Revised
03/13/2025 11:49:24 AM

Tree #2



Tree #1

