



# ENVIRONMENTAL QUALITY COMMISSION

## MINUTES

**August 4, 2004**

Burgess Recreation Center  
700 Alma Street, Menlo Park

**CALL TO ORDER:** The meeting was called to order by Chairperson Mary Kenney at 7:15p.m.

**Commissioners Present:** Mary Kenney, Laura Teksler, Rick Stevens, Frank Carney, Dan Kocher

**Commissioners Absent:** Bob Swezey and Kevin McCarthy

**Staff present:** Ruben Nino, Director of Engineering Services  
Justin Murphy, Planner

**Public present:** Margaret Pettijean, Todd Adair, Bo Ridowood, Neil Woolner, Kevin Fryer

### A. PUBLIC COMMENTS

none

### B. REPORTS AND ANNOUNCEMENTS

Rick Stevens did an excellent job on the presentation of the heritage tree awards at the City Council meeting.

Frank Carney said Mary Kenney informed commissioners of an email received from Kelly Ferguson in regards to a tour of Bayfront Park. Mary also asked Ruben Nino to discuss the status on the development of Bayfront Park.

Frank Carney informed the Commission that the trees for Menlo Park will need to delay the installation of the recognition plaque until Spring 2005.

### C. BUSINESS ITEMS

- 1. Approval of Minutes of July 7, 2004:** Minutes approved (FC/RS, unanimous).
- 2. Appeal of Denial of Heritage tree removal permit at 117 Seminary Drive:** Postponed at request of applicant.
- 3. Review and determination on Heritage tree removal permit for proposed residential development at 175 and 110 Linfield Drive.**

Ruben Nino presented the Staff report. Justin Murphy summarized the process for the project. Mary asked what triggered the EIR. Justin responded that traffic was a major concern that warranted the EIR. Frank asked what happened to the previous project proposal. Applicants discussed that due to the length of time to go through

the process, the agreement between Consolidated Freight Co. and Olive Hill Development had to be renegotiated.

Mary asked for public comments. Margaret Pettijean asked why this plan should be considered based upon conflicts with all utilities. The applicant responded that specific plans will be designed to make sure trees were preserved. Margaret questioned whether there would be situations where heritage trees would be within 10 feet from construction. The applicant responded that a final tree protection plan has not been designed.

Rick Stevens asked what the setback would be. Justin responded that the project has various setback requirements. Frank Carney said that 60% of the heritage trees will be removed. Justin responded that a significant number of the heritage trees are Olive trees. Staff focused on preserving the most valuable trees.

Frank Carney asked if at 110 Linfield Oaks all Monterey Pines were proposed to remain. Justin said yes and that tree number 17 should be retained to screen the tower. The applicant indicated that tree number 17 is at the end of its life and that the house would block the tower. Mary Kenney noted that many heritage trees were proposed for removal for this project and asked if all of the non-heritage trees along 110 Linfield were coming out. The applicants were uncertain about this.

Mary Kenney made a motion to approve the plan for 110 Linfield, with the special condition that tree numbers 17 and 18 be further evaluated by staff once detailed elevation designs are provided in the interest of preserving the trees and screening the towers. The motion also included a provision stating that if the plans for the development are substantially altered in the future in a way that would impact additional heritage trees, the project would return to the Environmental Commission for evaluation. Frank seconded. Approved 5-0.

The 175 Linfield applicant stated that 96 new trees are to be installed, 31 existing trees to be removed, and 35 existing trees will remain. The 175 Linfield tree chart is incorrect, but the table on plan is correct. Frank expressed his concerns about the number of trees being removed. Mary asked as a courtesy to review landscape plans once they have been prepared. Applicant agreed. Laura Teksler made a motion to approve staff recommendation to allow the removals as proposed. Frank seconded the motion. Approved on a 5-0 vote.

Frank made a motion for the EQC to be able to review landscape plans for 110 and 175 Linfield Drive sites. 5-0 approved

Mary requested if it all possible that tree removals be done during non-nesting periods, August through November. Laura seconded the motion. 5-0 approved

**4. Street Tree Management Plan:** Ruben gave an update. The draft plan will be completed by November 2004.