



**Town of Atherton  
Planning Department  
80 Fair Oaks Lane  
Atherton, California 94027  
Phone: (650) 752-0544**

**TOWN OF ATHERTON PLANNING COMMISSION  
DRAFT TREE PROTECTION ZONE EXCEPTION CERTIFICATE (APPROVAL)**

THIS IS TO CERTIFY THAT the Atherton Planning Commission, at a regular meeting thereof, held on October 23, 2024, **approved the request for a Tree Protection Zone Exception** to Haiyun Li, applicant on behalf of Josh Dubofsky, homeowners, pursuant to Atherton Municipal Code Chapter 8.10.050 and the Town of Atherton's Heritage Tree Preservation Standards and Specifications to allow for Tree Protection Zone Exception requests at 5x from one (1) 26.2-inch Coastal Redwood (Tree #37), 3x from one (1), 24.2-inch Coastal Redwood (Tree #36), 5x from one (1) 20-inch Coastal Redwood (Tree #35), and 5x from one (1) 21.5-inch Coastal Redwood (Tree #34) for the construction of a new pool, retaining wall, and hardscape at 9 Knoll Vista (Assessor's Parcel Number 073-213-120).

The Permit was approved subject to the following conditions:

1. The Approval is limited to Tree #37, one (1) 26.2-inch Coastal Redwood, Tree#36, one (1) 24.2-inch Coastal Redwood, Tree #35, one (1) 20-inch Coastal Redwood, and Tree #34, one (1) 21.5-inch Coastal Redwood, as reviewed by the Planning Commission at its October 23, 2024 meeting.
2. Demolition of the existing retaining walls within 10x the diameter of the trees will need to be carefully done under the direct supervision of the project arborist. Add note to plans.
3. Any exposed roots at the retaining wall will need to be covered by layers of wetted-down burlap to help avoid root desiccation.
4. Demolition equipment must be placed as far from the trees as possible during the demolition work to reduce the risk of compaction within the tree protection zones. If access is needed within the tree protection zones, the areas shall be protected by a landscape barrier.
5. Exposed roots after demolition shall be covered by native or imported soils and heavily irrigated.
6. Excavation for the new pool and retaining walls is required to take place by hand under the direct supervision of the project arborist. Add note to plans.
7. All roots encountered must be shown to the project arborist and documented in the required monthly inspection letters during construction.

8. Any root that needs to be cut must be cut cleanly using a hand saw or loppers while under the direct supervision of the project arborist.
9. Maintain any existing irrigation for the redwood trees as redwood trees require supplemental irrigation during the dry season. If irrigation is no longer present, install an inline drip emitter system set up in a grid like manner to provide deep irrigation during the dry season. The irrigation system should be placed on top of grade and require no excavation. Irrigation shall be turned on weekly until the top foot of soil is saturated.
10. Deep water fertilize, the redwood grove and oak tree #38 with Nutriroot in spring of 2025. This will help to keep the trees healthy and mitigate the expected minor to non-existent impacts.
11. All excavation is to be done by hand under the Project Arborist supervision when within 10x the tree's diameter.
12. Sufficient tree protection installed.
13. No roots over 2" to be cut.
14. This permit approval is valid for one year from the effective date.
15. Applicant shall defend, indemnify, and hold harmless the Town of Atherton and its agents, officers and employees from any claim, action or proceeding against the Town, or its agents, officers and employees to attach, set aside, void, or annul, an approval of the Planning Commission, or City Council concerning this project.

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Brittany Bendix  
Town Planner

Effective Date:



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Planning Department  
80 Fair Oaks Lane  
Atherton, California 94027  
Phone: (650) 752-0544**

**TOWN OF ATHERTON PLANNING COMMISSION  
DRAFT TREE PROTECTION ZONE EXCEPTION CERTIFICATE (DENY)**

THIS IS TO CERTIFY THAT the Atherton Planning Commission, at a regular meeting thereof, held on October 23, 2024, **denied the request for a Tree Protection Zone Exception** to Haiyun Li, applicant on behalf of Josh Dubofsky, homeowners, pursuant to Atherton Municipal Code Chapter 8.10.050 and the Town of Atherton's Heritage Tree Preservation Standards and Specifications to allow for Tree Protection Zone Exception requests at 5x from one (1) 26.2-inch Coastal Redwood (Tree #37), 3x from one (1), 24.2-inch Coastal Redwood (Tree #36), 5x from one (1) 20-inch Coastal Redwood (Tree #35), and 5x from one (1) 21.5-inch Coastal Redwood (Tree #34) for the construction of a new pool, retaining wall, and hardscape at 9 Knoll Vista (Assessor's Parcel Number 073-213-120).

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Effective Date: \_\_\_\_\_