



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

**TOWN OF ATHERTON PLANNING COMMISSION  
DRAFT HERITAGE TREE REMOVAL CERTIFICATE (APPROVAL)**

THIS IS TO CERTIFY THAT the Atherton Planning Commission, at a regular meeting thereof, held on May 28, 2025, **approved** a Heritage Tree Removal (HTR25-003) to Dung Cao of Collaborative Design Studio, Inc., applicant on behalf of property owner, Lemon Tree Home, Inc., pursuant to Atherton Municipal Code Chapter 8.10 to allow for the removal of one Coast Live Oak trees (Trees #4) at 98 Maple Avenue (Assessor's Parcel Number 060-331-250).

The Permit was approved subject to the following conditions:

1. The Approval is limited to the removal of one (1) Coast Live Oak Heritage tree (Tree #4), as reviewed by the Planning Commission at its May 28, 2025 meeting.
2. The following proposed four (4) trees are sufficient replacement plantings to accommodate the approved heritage tree removal:
  - a. One (1) 48-inch box *Quercus shumardii* (Shumard Oak) tree
  - b. One (1) 15-gallon *Acer buergerianum* (Trident Maple) tree
  - c. Two (2) 15-gallon *Cercis occidentalis* (Western Redbud) trees
3. Any substantive changes to the approved plans shall be reviewed by the Planning Commission.
4. This permit approval is valid for one year from the effective date.
5. 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.

---

Brittany Bendix  
Town Planner

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



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

**TOWN OF ATHERTON PLANNING COMMISSION  
DRAFT HERITAGE TREE REMOVAL CERTIFICATE (DENY)**

THIS IS TO CERTIFY THAT the Atherton Planning Commission, at a regular meeting thereof, held on May 28, 2025, **denied** a Heritage Tree Removal (HTR25-003) to Dung Cao of Collaborative Design Studio, Inc., applicant on behalf of property owner, Lemon Tree Home, Inc., pursuant to Atherton Municipal Code Chapter 8.10 to allow for the removal of one Coast Live Oak trees (Trees #4) at 98 Maple Avenue (Assessor's Parcel Number 060-331-250).

1. 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.

---

Brittany Bendix  
Town Planner

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