



**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 Feyza Ostroff and Jon Jang of Jang Architecture, applicant on behalf of Elizabeth Daschbach, homeowners, pursuant to Atherton Municipal Code Chapter 8.10.050 and the Town of Atherton's Heritage Tree Preservation Standards and Specifications to allow a Tree Protection Zone Exception of 3.3x for one (1) 36-inch Coastal Live Oak (Tree #5) for the construction of a new driveway, and a Tree Protection Zone Exception of 6x for (1) one 25-inch Coastal Redwood (Tree #43) for the construction of a new detached garage. at 64 Winchester Drive (Assessor's Parcel Number 070-230-060).

The Permit was approved subject to the following conditions:

1. The Approval is limited to Tree #5, one (1) 36-inch Coastal Live Oak and Tree #43, one (1) 25-inch Coastal Redwood as reviewed by the Planning Commission at its October 23, 2024 meeting.
2. Biaxial Geogrid (Tensar BX-1100) as an underlayment is to be placed on top of the parent soil. Minor rough surface grading not to exceed more than 4". Biaxial Geogrid (Tensar BX-1100 or equivalent) to be placed on the soil with only hand-tampered compaction preparation used. Edging needed is recommended to be supported above ground by individual stakes. Adherence to these requirements shall be reflected on G&D plans.
3. Any work 10x of the neighbor's trees, driveway and pathway built with hand work only. Project arborist to be on site.
4. The area between the Redwood Tree #43 and the foundation (tree protection zone) is required to be irrigated every other week during the dry season until the top foot of the soil is saturated. This tree is also to be deep water fertilized with Nutri Root. Adherence to these requirements shall be reflected on quarterly report.
5. The entire proposed foundation, when within 10x the diameter of Redwood Tree #43 tree (20.8'), is recommended/required to be excavated by hand in combination with hand tools such as an air knife, rotary hammer with clay spade attachment, or shovels, while under the direct supervision of the Project Arborist. All roots encountered within the foundation area measuring 1.5" in diameter or larger are recommended to be retained for the Project Arborist to inspect before being cleanly cut. Once inspected and documented, the roots will need to be cleanly cut using a hand saw or loppers. It is recommended that the cut root ends on the tree side be covered by 3 layers of wetted-down burlap to help avoid root desiccation. The contractor shall wet down the burlap daily while exposed. Adherence to these requirements shall be reflected on quarterly report.

6. Deep water fertilizing the tree with Nutriroot should take place before the work has started and again the following spring. Adherence to these requirements shall be reflected on quarterly report.
7. Exposed roots will be required to be documented by the Project Arborist. Before the driveway work is to start, the tree protection zone is recommended to be deep water fertilized with 300 gallons of water mixed with Nutriroot. The top foot of the soil within the tree protection zone is recommended to be saturated. A decomposed granite pathway is proposed to follow the edge of the driveway near oak tree #5. The pathway is recommended to be built with a minimal 4" cut into grade. This work will need to be done by hand under the project arborist supervision when working within 30' from the tree. No roots shall be cut for the pathway work. Any root encountered must be retained within the granite itself or base rock layer. Adherence to these requirements shall be reflected on G&D and quarterly report.
8. Because the driveway work is to take place within the tree's tree protection zone, the work will require the direct supervision of the Project Arborist. Grading and scarifying the soil will need to be done by hand under the Project Arborist's supervision when working within 30 feet of tree #5. Any exposed roots during the driveway work will need to be kept moist by covering roots in layers of wetted-down burlap to help avoid root desiccation. Adherence to these requirements shall be reflected quarterly report.
9. No roots over 2" to be cut per Town code.
10. All excavation is to be done by hand under the Project Arborist supervision when within 10x the tree's diameter.
11. Sufficient tree protection installed.
12. This permit approval is valid for one year from the effective date.
13. 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:



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**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 Feyza Ostroff and Jon Jang of Jang Architecture, applicant on behalf of Elizabeth Daschbach, homeowners, pursuant to Atherton Municipal Code Chapter 8.10.050 and the Town of Atherton's Heritage Tree Preservation Standards and Specifications to allow a Tree Protection Zone Exception of 3.3x for one (1) 36-inch Coastal Live Oak (Tree #5) for the construction of a new driveway, and a Tree Protection Zone Exception of 6x for (1) one 25-inch Coastal Redwood (Tree #43) for the construction of a new detached garage. at 64 Winchester Drive (Assessor's Parcel Number 070-230-060).

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Brittany Bendix
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