



Town of Atherton
Planning Department
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PLANNING COMMISSION
DRAFT TREE PROTECTION ZONE EXCEPTION CERTIFICATE

THIS IS TO CERTIFY THAT the Atherton Planning Commission at a regular meeting thereof, held on Wednesday, April 26, 2023, **approved** an exception to the Tree Protection Zone Permit (PTPZ23-00005) to Jon Jang, Jon Jang architects, applicant, on behalf of property owner TMM Investment, Inc., pursuant to Atherton Municipal Code Section 8.10 to allow the tree protection zone exception of three tree exceptions:

- A. Tree #5 – 7x for a 34.8-inch Canary Island Pine, and
- B. Tree #14 – 7x for a 14.5-inch Coast Live Oak at **29 Stockbridge Avenue**.

The proposed project was determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) to CEQA Section 15304, Minor Alterations to Land.

The Permit was approved subject to the following conditions:

1. Tree Protection zone exception as described above and shown on the plans prepared by Jon Jang Architects and reviewed by the Planning Commission at its July 26th, 2023 meeting. Any substantive changes to the plans shall be reviewed by the Planning Commission.
2. This Permit is valid for one year from the effective date.
3. All excavation is to be done by hand under the Project Arborist supervision when within 10x the tree's diameter.
4. Irrigate the soil when within 10x the tree's diameter using 200 gallons of water before the start of excavation for the foundation and again 2 weeks later.
5. All roots encountered measuring 1" in diameter or larger will need to be documented in the required monthly inspections. Encountered roots are recommended to be cleanly cut with cut root ends on the tree side covered in layers of wetted down burlap.
6. Mulch should cover all bare soil within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Coarse wood chips are preferred because they are organic and degrade naturally over time.
7. Sufficient tree protection installed.
8. 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.

Radha Hayagreev
Senior Planner

Effective Date: _____ Atherton, CA