



**Town of Atherton**  
Planning Department  
80 Fair Oaks Lane  
Atherton, California 94027  
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**TOWN OF ATHERTON  
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, found **approved** an exception to the Tree Protection Zone Permit (PTPZ23-00002) to Wanchen Cai, Studio S Squared Architecture, applicant, on behalf of property owner Shivani and Nirmal Govind, pursuant to Atherton Municipal Code Section 8.10 to allow the tree protection zone exception of three tree exceptions:

- A. Tree #3 6.5x for a 39-inch oak tree to build a detached 1,132 sq. ft. ADU,
- B. Tree #8 5.9x for a 53" oak tree, and
- C. Tree #9 1.7x for a 46-inch oak tree for a tennis court at **240 Oak Grove Avenue**).

The proposed project was determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) to CEQA Section 15303, New Construction or Conversion of Small Structures.

The Permit was approved subject to the following conditions:

1. Tree protection zone exception Three Coastal Live Oak Trees As described above and shown on the plan prepared by Studio S Squared Architecture and as reviewed by the Planning Commission at its April 26, 2023 meeting. Any substantive changes to the plans shall be reviewed by the Planning Commission.
2. All recommendations of the Project Arborists shall be followed, as outlined in the arborist report prepared by Kieley Arborist Services, LLC. dated March 8, 2021, revised March 21, 2023.
3. This Permit is valid from one year from the effective date.
4. 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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Radha Hayagreev  
Senior Planner

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

Atherton, CA