



Town of Atherton

Planning Department
80 Fair Oaks Lane
Atherton, California 94027
Phone: (650) 752-0544
Fax: (650) 614-1224

TOWN OF ATHERTON
PLANNING COMMISSION
DRAFT SPECIAL STRUCTURES CERTIFICATE (SSR24-0002)

THIS IS TO CERTIFY THAT the Atherton Planning Commission at a regular meeting thereof, held on Wednesday, May 22, 2024 **approved** a Special Structures Permit to Sean Lopes of Pacific Peninsula Architecture, applicant, on behalf of property owners Pacific Peninsula Group, pursuant to Atherton Municipal Code Chapter 17.15 and 17.40 to allow for a 77-foot 8-inch front yard setback for a 510 square foot detached accessory building (garage) at 178 Atherton Avenue in Atherton (Assessor's Parcel Number 070-070-290). The Special Structures Permit was approved subject to the following conditions:

1. Construction of the garage shall be in substantial compliance with the plans prepared by Pacific Peninsula Architecture dated April 12, 2024 and as reviewed by the Planning Commission at its May 22, 2024 meeting. Any substantive changes to the plans shall be reviewed by the Planning Commission.
2. The Special Structures is limited to the location of the proposed garage as shown on the plans prepared by Pacific Peninsula Architecture, dated April 12, 2024, and does not establish a setback for future additions to the residence.
3. A separate formal application for any future site improvements shall be submitted to the Planning Department and Building Division. This and all other present and future improvements to the property shall comply with R1-A zoning provisions and other applicable ordinances.
4. Applicant, its contractors, employees, assigns and agents shall comply with all applicable state laws and the Town's Municipal Code.
5. If no action has been taken in one year, this Special Structures will become null and void.
6. 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:
Atherton, CA



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**TOWN OF ATHERTON
PLANNING COMMISSION
SPECIAL STRUCTURES PERMIT CERTIFICATE (SSR24-00002)**

THIS IS TO CERTIFY THAT the Atherton Planning Commission, at a regular meeting thereof, held on May 22, 2024, **denied** a Special Structures Permit to Pacific Peninsula Group., applicant, on behalf of property owner, Pacific Peninsula Group, pursuant to Atherton Municipal Code Chapter 17.15, and 17.40, to allow for a 77-foot 8-inch front yard setback for a 510 square foot detached garage at 178 Atherton Avenue (Assessor's Parcel Number 070-070-290 / Permit SSR24-0002).

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

Atherton, CA

Effective Date: _____