



April 11, 2024

Town of Atherton - Planning Commission  
150 Watkins Avenue  
Atherton, CA 94027

Re: Special Structures Permit: Detached Garage Location Consistent with Front Setback on Flag Lot  
178 Atherton Avenue  
Atherton, CA 94027

Dear Planning Commissioners,

Thank you for your time in reviewing our request for a Special Structures Permit for our Detached Garage Location on the flag lot at 178 Atherton Avenue.

The property at 178 Atherton Avenue is a typical Atherton flag lot property characterized by a long 235-foot driveway leading to the private lot. Per AMC 17.40.040(A) Note 2, we are requesting approval through a Special Structures Permit. The Detached Garage location is located 235 feet back from the proposed entry gates at Atherton Avenue and will have no visual impact from the street. The design of the Detached Garage will keep a low horizontal profile with a flat roof set at 11'-8" above average natural grade (~3 feet below the maximum 15'-0" height limit) which will also reduce its visual impact on neighboring properties. Additionally, as owners of the newly created front lot (180 Atherton Avenue), Pacific Peninsula Group has taken into consideration the total site development for both properties and supports the proposed location. The location of the Detached Garage allows for an approved Menlo Park Fire Protection District (MPFPD) fire truck-turnaround.

We respectfully ask for your support to move forward with the design and development of a thoughtfully designed and well-built PPG home in Atherton.

Thank you for your consideration,

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Rex Finato  
Pacific Peninsula Group

A handwritten signature in black ink, appearing to read 'Sean Lopes', written over a light blue rectangular background.

Sean Lopes  
Pacific Peninsula Architecture