

HERITAGE TREE REMOVAL REQUEST

Dear Planning Commissioners;

Pacific Peninsula Architecture has been retained by the Owners of 92 Inglewood Lane to design a new home for their young family. The project consists of a new 2-story residence (6,451 sf, 26' high) with full basement (3,583 sf), detached garage (807 sf, 13' high), detached accessory dwelling unit (782 sf, 13' high), pool, and driveway. The first step in our design process was to develop several different site plan options that looked at proposed residence locations, driveway configurations and accessory structure placement. The Proposed Site Plan, drawing sheet HTR1, submitted as a part of this application represents the best of those site plan options.

The proposed site design meets the Owner's program requirements, as well as all aspects of the Town of Atherton's Zoning Ordinance and Heritage Tree Ordinance. The one exception is the tree located in the detached garage motor court. Tree #53 would need to be removed to provide the proper vehicle back up distance for the garage. The tree is a 26.8 inch diameter Douglas Fir rated "fair" by the Project Arborist and classified as *"may be preservable, but is not worthy of extensive effort or design accommodations."* We did consider site design accommodations that would retain the douglas fir tree, however those resulted in negative impacts to existing oak trees.

The accommodations were, 1) Locate the detached garage further back on the property, as shown in Exhibit 'A', drawing sheet HTR2, or 2) Locate the detached garage on the other side of the property, as shown in Exhibit 'B', drawing sheet HTR3. Locating the detached garage further back on the property, Exhibit 'A', would result in the garage being located within the 8 times Tree Protection Zone of Tree #55, a 26 inch Coast Live Oak. This approach would also require the detached garage to increase in size to a 4-car garage since the proposed attached garage space would no longer have the required back-up distance to be a feasible garage. Locating the detached garage on the opposite side of the property, Exhibit 'B', would necessitate the removal of Trees #92 & #93, both Coast Live Oaks.

Though it is never desirable to remove a heritage tree, in this case the removal of the douglas fir tree would allow two specimen oak trees to remain or prevent significant building impacts to a large heritage oak tree, while still providing the Owners the enjoyment of a detached garage like that enjoyed by many property owners throughout Atherton. To mitigate the removal of Tree #53, the owners propose to plant three additional trees: 36" box Grecian Laurel, 36" box Chinese Elm, and 36" box Japanese Maple.

For these reasons, the Owners respectfully request that you grant them a Tree Removal Permit for Tree #53.

Sincerely,

Pacific Peninsula Architecture



Jon Daseking, Architect, Director of Design

TOWN OF ATHERTON
PLANNING COMMISSION APPLICATION



	TYPE OF APPLICATION	FEE*
<input type="checkbox"/>	Appeal	\$872.32
<input type="checkbox"/>	Special Structures Permit	\$3,025.12
<input checked="" type="checkbox"/>	Heritage Tree Removal Permit	\$2,325.82
<input type="checkbox"/>	Tree Protection Zone Exception	\$2,325.82
<input type="checkbox"/>	Variance	\$3,025.12
<input type="checkbox"/>	Conditional Use Permit	\$3,025.12
<input type="checkbox"/>	General Plan Amendment	\$5,817.15
<input type="checkbox"/>	Initial Review/Negative Declaration	\$2,325.82
<input type="checkbox"/>	Lot Line Redesignation	\$3,025.12
<input type="checkbox"/>	School Master Plan	\$872.32
<input type="checkbox"/>	Tentative Parcel Map	\$3,025.12
<input type="checkbox"/>	Final Parcel Map	\$3,025.12
<input type="checkbox"/>	Zoning Ordinance Amendment	\$5,817.15
<input type="checkbox"/>	Environmental Impact Report	Actual cost

*All Fees Include 3.6% Technology Surcharge

SITE ADDRESS: 92 Inglewood Lane

APN: 070-240-150

Provide a brief description of the proposed project: New 2-Story Single Family Residence with full basement,
3-Car Detached Garage, Driveway, 1-Story Accessory Dwelling Unit and Pool.

PROPERTY OWNER:

Name: Chuan Wang

Mailing Address: 644 Wellsbury Way, Palo Alto, CA 94306

Phone: 650.714.9747

Email: wchuan91@gmail.com

Signature: 

APPLICANT:

Name: Pacific Peninsula Architecture, Jon Daseking

Mailing Address: 718 Oak Grove Ave., Menlo Park, CA 94025

Phone: 650.323.7900x126

Email: jdaseking@pacificpeninsula.com

Signature: 

FOR COMPLETION BY TOWN OF ATHERTON:

Amount Paid: _____ Received by: _____ Date Submitted: _____

Project #: _____