

TOWN OF ATHERTON
PLANNING COMMISSION APPLICATION



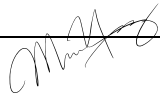
	TYPE OF APPLICATION	FEE*
	Appeal	\$872.32
	Special Structures Permit	\$3,025.12
	Heritage Tree Removal Permit	\$2,325.82
✓	Tree Protection Zone Exception	\$2,325.82
	Variance	\$3,025.12
	Conditional Use Permit	\$3,025.12
	General Plan Amendment	\$5,817.15
	Initial Review/Negative Declaration	\$2,325.82
	Lot Line Redesignation	\$3,025.12
	School Master Plan	\$872.32
	Tentative Parcel Map	\$3,025.12
	Final Parcel Map	\$3,025.12
	Zoning Ordinance Amendment	\$5,817.15
	Environmental Impact Report	Actual cost
*All Fees Include 3.6% Technology Surcharge		

SITE ADDRESS: 345 Stockbridge Avenue

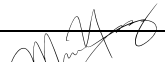
APN: 070-011-290

Provide a brief description of the proposed project: To request an exception to the Tree Protection Zone (TPZ) for three heritage trees to 6x to allow the construction of detached accessory building (including a 1200sf ADU, a 2-car garage and a small guest suite/pool-house).

PROPERTY OWNER:

Name: Minerva Yeung
Mailing Address: 16 Lloyd Drive, Atherton, CA 94027.
Phone: 650-488-3886
Email: mmy368@gmail.com
Signature: 

APPLICANT:

Name: Same as Owner
Mailing Address: _____
Phone: _____
Email: _____
Signature: 

FOR COMPLETION BY TOWN OF ATHERTON:

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

Project #: _____

Property Address: 345 Stockbridge Avenue, Atherton, CA 94027.

Application Purpose (Project Description):

To request an exception to the Tree Protection Zone (TPZ) for three heritage trees to 6 times (6x) the trees diameter for the construction of detached accessory building (including a 1200sf ADU, a 2-car garage and a small guest suite/pool-house).

More details:

To request an exception to the Tree Protection Zone (TPZ) for three heritage trees:

- i. Tree C (Heritage Redwood) to 6 times (6x) the trees diameter at the back, to allow the construction of detached accessory building (including a 1200sf ADU, a 2-car garage and a small guest suite/pool-house); and
- ii. Trees A & B to 6 times (6x) to allow for a small strip of new driveway that lies in the 6x-8x TPZ zone for safe entry & exit for cars into/out of garage, beyond the existing driveway & patio area.

We include the following documents in the package:

- 1) TPZ Exception Application Form
- 2) Cover Page (this page)
- 3) Letter to the Planning Commission, Planning Staff and Town Arborist that describes the request and the reasons behind the TPZ exception request (the best design option after multiple discussion meetings with Planning Staff and Town Arborist)
- 4) Drawings showing the three design locations options we have thoroughly considered for the ADU and Garage (a reference for the Letter above)
- 5) Site Map for the property, also showing the three heritage trees involved
- 6) Architect Drawings of Lot Coverage & Floorplan of the combined detached accessory building floor plan (ADU, Garage & Guest suite/Pool-house) [6A and 6B]
- 7) Arborist report for the 3 heritage trees involved, signed by JC Tree Care & Landscape (Certified Arborist WE#9900A)
- 8) Architect prepared garage Plans for submission to request Variance for reduced front setback for 3-car garage (alternative design, currently on-hold pending on the outcome of the TPZ exception application)

Dear Planning Commission Members, Planning Staff & Town Arborist,

We are the new owners of the property located at 345 Stockbridge Avenue, Atherton CA 94027 (purchase completed in Q4 2021). Since 2022, we have been working with our architect (Chris Spaulding) and the Planning staff (Mr. Kwon et al) and Town Arborist (Ms. Bentz) to get to a workable detached accessory building design that will address our needs below:

- 1) We need a garage (3-car garage preferable) as the property does not have a garage.
- 2) We plan to build a 1200 sf ADU (Accessory Dwelling Unit) that will be put onto the rental market to help address Atherton's need for more affordable housing units.
- 3) We would also like a pool house that has a bathroom that will also be used as a guest suite when we have guests, as we don't have any spare rooms for guests in our main house & we are not planning any main house expansion in the foreseeable future.

More background information:

We want to (and need to) preserve, as is, the existing sports court & the shed on the left side of the property, and the swimming pool in the middle of the backyard. Further, we would like the ADU to be somewhat private from our main house (especially our primary bedroom, which is adjacent to the sport court). We also don't want to pursue a solution that is unnecessarily expensive. The only empty lot location possible for the combined detached accessory building is on the right side of the property (bounded by a big heritage redwood at the back, and two heritage oaks in the front).

No other location on property is feasible for the space needed (see site map and the arborist report of the three heritage trees involved) that also meets our needs for access to the garage, location of the ADU, and proximity of the pool to the pool house.

Since summer 2022, we have been in multiple consultations & discussions with Mr. Kwon and Ms. Bentz on several location options for this detached accessory building, as there are three prominent heritage trees on property that limit our options. We had three design drafts, one of which would require the removal of heritage trees, one would need a variance for a reduced front setback, and the last would need a TPZ (Tree Protection Zone) exception to 6X diameter of the heritage trees involved.

Upon consultations & discussions with the Planning Staff & Town Arborist, we will seek a TPZ (Tree Protection Zone) exception for our proposed ADU+garage+pool-house/guest-suite accessory building design location, to 6X diameter from the 10X, as our preferred option.

(Note: If this does not work, we are planning to seek a variance for reduced front setback, as detailed in the architect design drawings also attached with this application as a reference).

See the table below for a detailed analysis – and please reference the design location drawings are attached in the package (Drawing #1, #2 and #3).

Options	Drawing#1	Drawing#2	Drawing#3 (This Application)
Description	3-car garage, 1200sf ADU and ~400sf pool-house/guest suite all on the right side of property	3-car garage on left side of property, 1200sf ADU and ~400sf pool-house/guest suite on the right side	2-car garage, 1200sf ADU and ~300sf pool-house/guest suite all on the right side of property
Meeting owner needs?	Yes, this is the ideal design to address owner needs & lowest construction cost.	Mostly yes. Two buildings with highest construction cost. Garage is far from kitchen/mudroom entrance for easy grocery unloading.	Somewhat yes. Reduced to 2-car garage and reduced size of pool-house/guest suite.
Heritage Trees	Need to remove the two heritage oaks at the front. >8X TPZ.	No need to remove any trees. >8X TPZ.	No need to remove any trees. Need a 6X TPZ from heritage redwood C at the back for the combined building. Need a 6X TPZ from left heritage oak B for a very small strip of new driveway.
Setbacks	Structure satisfies all setback requirements	Need a variance on reduced front setback for the garage	Structure satisfies all setback requirements

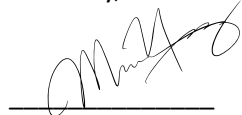
Comments	Town arborist discourages removing heritage trees.	Town arborist preferred option. Planning discourages seeking variance.	Planning staff & town arborist consider this option feasible. Owner can accept this option.
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We are asking the Planning Commission to approve the TPZ exception to 6X from the heritage redwood C at the back and heritage oak B at the front. In addition to what has been stated before, we will like to add the following facts & action items to ensure the heritage trees involved will NOT be damaged even with a reduced TPZ.

- 1) The location of the building at the TPZ-6X area is the location of a big dead heritage redwood (with diameter 55"+) we removed with Town Arborist approval in June-July 2022. The ground below should NOT have significant roots from the heritage redwood C and therefore should not incur disruptions and damages – as the space is filled with the roots and trunk of the dead redwood.
- 2) The detached accessory building will be built on a slab where within the 8x distance to the trees so as to minimize the required cut and any potential root damage.
- 3) The owner is devoted to preserve & protect the heritage trees: the heritage redwood C was almost dead in summer 2022, with Town Arborist issued a letter dated August 2022 asking for its removal (due to neighbor complaints). The owner, working with a local tree arborist, had worked diligently to nurse the tree back to health in the last 8 months – instead of simply following the town issued letter to remove the tree (which actually would be desirable & cost savings for building design purposes).
- 4) To maneuver the cars in and out of garage, we need some new driveway area. Most of the driveway area in front of the garage has existing brick pavers and concrete blocks, so repaving those with new pavers will not be disruptive to the roots of the heritage oaks in the front (A&B). However, there is a strip of area (drawing#3, in pink oval, a very small strip) that lies in the 6X-8X TPZ zone that is not covered by existing pavers or concrete blocks – we will like to add some pavers. It is a small strip and we will make sure the pavers will not damage any roots down in the soil below.
 - Note: Ms. Bentz does not think we will need to apply for TPZ 6X exception for the driveway area as most of the area in TPZ 6X-8X region is covered by existing pavers/concrete blocks. We will only need to add a small strip of new pavement to complete the needed maneuvering area for the garage access.
- 5) We will have tree protection measure as recommended by our Arborist & the Town Arborist during the accessory building construction for the heritage redwood C (fencing, wrapping the tree trunk and put extra mulch over the roots).

Appreciate your time and efforts.

Sincerely,



Date: April 5, 2023.

Minerva Yeung

Ph. 650-488-3886

Email: mmy368@gmail.com