

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 type="checkbox"/>	Heritage Tree Removal Permit	\$2,325.82
<input checked="" 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: 35 ISABELLA AVE. APN: 070-250-240

Provide a brief description of the proposed project: PROPOSED ADU, JADU, OUTDOOR KITCHEN  
TO THE EXISTING HOUSE

**PROPERTY OWNER:**

Name: XS Revocable Trust C/O Shi Xin and Zhanhong Shi  
Mailing Address: 35 ISABELLA AVE  
Phone: (650) 690-6980  
Email: reynoldx@gmail.com  
**Signature:** 

**APPLICANT:**

Name: JOHN KLEMAN  
Mailing Address: 165 Jessie St 4th Floor, San Francisco, CA 94105  
Phone: (415) 589-7242  
Email: JOHN@LIGHTSPACEARCH.COM  
**Signature:** 

FOR COMPLETION BY TOWN OF ATHERTON:

Amount Paid: \_\_\_\_\_ Received by: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Project #: \_\_\_\_\_



Friday June 30, 2023

Town of Atherton  
80 Fair Oaks Ln.  
Atherton, CA 94027

Atherton Planning Commission,

I am an Architect representing the Owners of 35 Isabella Ave. appealing to the planning commission for an exception to the Tree Protection Zone per AMC section 8.10.050. Our proposed work includes a 1200 square foot, detached ADU within the Tree Protection Zone of two Heritage Oak trees: Tree #9 located to the north on the neighboring property and #7 to the south – please see Sheet A 1.2 of the attached drawings.

The proposed ADU would replace an existing pool house which will limit additional impact to tree #9 located on the neighbor's property to the north. The extent of encroachment into the TPZ for the tree #7 to the south is slight: ~8" inside the circle representing 8x DBH.

We believe our proposed location is most appropriate for the new ADU because it would create the best architectural relationship to the existing pool as well as maximize privacy, light, and open space within the rear yard for both the main house and the ADU.

Regards,

John Kleman, AIA, LEAD AP, Partner  
License # C-36418  
Light Space Architecture Office