

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: 89 DOUGLASS WAY

APN: 070-371-160

Provide a brief description of the proposed project: PROPOSED PICKLE BALL COURT IN PROXIMITY TO

HERITAGE TREES. COURT LIFTED ON PIERS AND VOID FORMS AS MITIGATION:

PROPERTY OWNER:

Name: POLAR BEAR TRUST, trustees NIC & DENISE PERSSON

Mailing Address: 1680 STANFORD AVE

Phone: 202-615-7640

Email: NIC.PERSSON@GMAIL.COM

Signature: 

APPLICANT:

Name: NIC & DENISE PERSSON

Mailing Address: 1680 STANFORD AVE

Phone: 202-615-7640

Email: NIC.PERSSON@GMAIL.COM

Signature: 

FOR COMPLETION BY TOWN OF ATHERTON:

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

Project #: _____

APPLICATION PROCEDURE:

Submit the following information. All application materials are to be submitted digitally through the [Planning Department's ePlan Submittal Page](#).

1. This form filled out completely and signed by the property owner.
2. A separate, complete written description of the request addressed to the *Planning Commission*. Please include as much detail as possible.
3. Payment of the required fees and deposit.
4. Digital plans to a measurable scale, clearly drawn which include the following;
 - A. Existing and proposed uses including all buildings, structures, parking areas, driveways and heritage trees, and any other accessory structures.
 - B. Site plan, floor plans and elevations.
 - C. Lot data (lot size, allowed floor area and setbacks) – existing and proposed.
 - D. Building and sidewall heights measured from Average Natural Grade.
5. Conceptual Landscape plan (if required).
6. Arborist Report (if required).
7. Additional information as deemed necessary by staff to complete an application.

HEARING DATE

Once staff deems the application complete, the request will be placed for public hearing on the agenda of the next available Planning Commission meeting. The Planning Commission meets on the fourth Wednesday of each month at 6:00 pm in the Town Hall. The Planning Commission may continue any hearing from time to time.

EFFECTIVE DATE

A Planning Commission decision will be effective 10 calendar days following the date of decision, during which time an appeal may be filed. The permit will be considered void if not used within one year.

Once staff deems the application complete, the public hearing date will be determined. Staff will mail notice of the public hearing to all property owners within 500 feet of the subject site, ten (10) calendar days before the hearing.

It is strongly recommended that applicants contact neighboring property owners to discuss the proposed project **prior** to the Town's mailing of notices.

To: Town of Atherton, Planning Commission

August 25, 2023

Re: Special Structures Permit
89 Douglass Way, Atherton, CA
APN: 070-371-160
Zoning District R1-A

Dear Planning Commission Members,

I, Nic Persson, as the Architect and owner of 89 Douglass Way, would like the Atherton Planning Commission to consider and approve a tree protection zone exemption for a proposed pickle ball court location, allowing it to encroach into the 10x tree protection zone.

The property is well under construction of a new 7,000 sqft dwelling with an estimated completion during late spring 2024. The property is surrounded by 20 oaks and has a problematic allowable area due to tree proximity. In order to mitigate, the perimeter of the house follows the previous ranch house closely, and the Atherton planning commission has previously permitted a pool area in front of the front setback area, which corresponded to several of the nearby neighbors pool placements.

During construction a desire to incorporate a pickle ball court has arised and different options have been explored. Given the multitude of trees the physical area was readily available but all configurations to some degree intruded into various tree protection zones. After careful consideration and discussion with the project arborist the conclusion was that the safest solution would be to raise the court on piers with minimal surface actually touching grade. These piers will be strategically placed and are connected with grade beams, hand dug 10" below grade and will eventually reside at 6" below grade after decomposition of the void forms, and offering less disturbance than for example a CMU wall. The following trees are affected, please see drawing.

Tree #5	Pier 2 within 6x TPZ, pier 1 and 4 within 10x TPZ	Grade beam within 6x TPZ but fully located in area of previous concrete walkway
Tree #6	Pier 2 within 8x TPZ, pier 4 within 6x and pier 3 within 10x	Grade beam within 6x TPZ
Tree #19	Pier 5 within 8x TPZ	Grade beam within 8x TPZ
Tree #12	Pier 6 and 8 within 8x, pier 7 within 6x TPZ	Grade beam within 6x TPZ

Trees #7 and #11 were in poor vigour and has been approved for removal at staff level.

Besides being located inside the forementioned tree protection zones, the proposed pickle ball court complies with other development standards, restrictions, or limitations such as height and landscape screening and will not negatively impact any adjacent structures, consistent with the objectives of the general plan of this zoning. For these reasons, I request an exemption to allow the proposed pickle ball court to extend into the tree protection zone.

Sincerely,



Nic Persson
Architect / Owner of 89 Douglass Way