

**PLANNING COMMISSION  
APPROVED MINUTES**

**TOWN OF ATHERTON  
May 26, 2010  
6:00 P.M.  
TOWN COUNCIL CHAMBERS  
94 ASHFIELD ROAD**

**1. ROLL CALL:**

**PRESENT: Philip Lively  
Paul Quinlan  
Herman Christensen Jr.  
Kristi Waldron  
William Grindley**

City Attorney Wynne Furth and Deputy Town Planner Lisa Costa Sanders were also present.

**2. APPROVAL OF MINUTES**

**MOTION to approve the minutes of the April 28, 2010 meeting as amended.  
M/S Lively/Christensen Ayes: 3 Noes: 0 Abstain: 2 (Waldron,  
Grindley)**

**3. PUBLIC COMMENTS- none**

**4. COMMISSIONER'S REPORTS**

Commissioner Lively reported that the Housing Element subcommittee met to discuss the response to HCD comments. The response was forwarded to HCD.

Commissioner Grindley noted his attendance at a High Speed Rail meeting in Sacramento with Assembly members.

**5. GENERAL PLAN COMMITTEE REPORTS**

No updates since the last Planning Commission meeting.

**6. STAFF REPORTS**

Lisa Costa Sanders reported that at the last City Council meeting, the Council directed staff to prepare a Resolution to initiate rezoning

**REGULAR AGENDA**

Commissioner Christensen recused himself from the meeting as he owns property within 500' of Sacred Heart Schools.

**7. Master Plan Update – 150 Valparaiso – Sacred Heart Master Plan Update for 2010**

Deputy Town Planner Lisa Costa Sanders introduced Sandy Dubinsky

Sandy Dubinsky reviewed the differences between the 2010 Master Plan and the 2009 Master Plan. She noted the new items relating to the St. Joseph's buildings, including the two new bike lanes on the property and the entrance from Park and Elena moved closer to Emilie and Park. The fire lane will serve dual purpose. The tennis courts will be removed and one smaller court will be added. They will use Park Lane as the main entrance and will widen the distance between the entrance and exit approximately 200'. On the St. Joseph's side of the campus, the location of the soccer and baseball fields will be flipped. She also noted new concession/restroom building of approximately 1,900 square feet.

Commissioner Waldron asked where the toddler building will be located. Ms. Dubinsky responded that it would be located closer to Spieker building with a small fenced yard facing Emilie.

Commissioner Lively asked if the hours of usage could be changed on page 4 to "sunset". Ms. Dubinsky agreed.

Commissioner Lively noted that he walked the site on several occasions and asked about the trees in the center of the site. Ms. Dubinsky distributed an exhibit showing heritage trees. She noted that for the West Fields project, at least 15 oak trees will remain and that no heritage trees will be removed for the field re-alignment. She noted they will be cleaning the area for the extension of the parking lot and relocating olive trees. On the St. Joseph side, Ms. Dubinsky noted that they placed a high emphasis on preserving trees with the architectural design. She noted that this is the plan that best fits the site. Tree #1 is in poor condition based on the arborist report. Tree #2 is in fair condition. The architect is saving as many trees as possible.

**MOTION to receive the Master Plan update for filing.**

**M/S Lively/ Waldron            Ayes: 4            Noes: 0**

- 8. Draft Environmental Impact Report for the Sacred Heart School Master Plan – 150 Valparaiso** – Environmental Impact Report for the implementation of the West Fields Project and the St. Joseph's School Project.

Deputy Town Planner Lisa Costa Sanders indicated the purpose of this meeting is to receive comments on the Draft Environmental Impact Report.

It was determined that the public review and comment period would be extended to June 2, 2010.

**MOTION to accept comments.**

**M/S Lively/ Quinlan            Ayes: 4            Noes: 0**

9. **Special Structure Permits – 69 and 75 Catalpa Drive** – Special Structure Permits request to allow two accessory buildings with basements.

**MOTION approve the Heritage Tree Removal Permit for the removal of three heritage trees at 162 Isabella Avenue subject to the conditions in the draft Heritage Tree Removal Permit and based on the findings and for the reasons incorporated in the Staff Report.**

**M/S Grindley/ Lively      Ayes: 5      Noes: 0**

**Findings:**

1. The removal of the trees would not be contrary to the purpose and intent of the Atherton General Plan.

**Chair Waldron advised of 10-day appeal period.**

9. **ADOURN**  
**M/S Grindley/ Quinlan to adjourn meeting at 7:55pm. Motion passed.**

**Respectfully submitted,**

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Lisa Costa Sanders, Deputy Town Planner