

**PLANNING COMMISSION  
ACTION MINUTES**

**TOWN OF ATHERTON  
May 27, 2009  
6:00 P.M.  
TOWN COUNCIL CHAMBERS  
91 ASHFIELD ROAD**

**REGULAR MEETING**

**1. ROLL CALL:**

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

City Attorney Wynne Furth, Deputy Town Planner Lisa Costa Sanders and Building Official Mike Wasmann were also present.

**2. NEW BUSINESS**

**A. Selection of Chair and Vice-Chair**

**MOTION to nominate Kristi Waldron as Chair**

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

**MOTION to nominate Herman Christensen as Vice-Chair**

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

**B. Selection of General Plan Committee representatives**

**MOTION to select Kristi Waldron and Herman Christensen as the Planning  
Commission representatives to the General Plan Committee**

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

**3. APPROVAL OF MINUTES**

**MOTION to approve the April 22, 2009 meeting as corrected**

**M/S Christensen/Lively                      Ayes: 4              Noes: 0              Abstain: 1 (Quinlan)**

**MOTION to approve the April 29, 2009 meeting as corrected**

**M/S Lively/Christensen                      Ayes: 4              Noes: 0              Abstain: 1 (Quinlan)**

**4. PUBLIC COMMENTS**

Joan Sanders, Atherton resident, suggested the Commission add their names to the roll call section of the agenda.

**5. COMMISSIONERS REPORTS**

Commissioners welcomed Paul Quinlan to the Planning Commission.

**6. GENERAL PLAN COMMITTEE REPORTS**

**7. STAFF REPORTS**

**8. REGULAR AGENDA**

**Master Plan Update – 50 Valparaiso – Menlo School Master Plan Update for 2009**

**MOTION to accept the 2009 Annual Master Plan Update from Menlo School for filing**

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

**PUBLIC HEARINGS**

- 9. Tentative Parcel Map and Conditional Exception – 172 Isabella Avenue –**  
Tentative Parcel Map and Conditional Exception to allow the subdivision of one 2.5 acre parcel into two parcels. Atherton Municipal Code Section 16.16 and 16.36.

**This item was withdrawn by the property owner.**

- 10. Conditional Use Permit – 69 Tuscaloosa –** Conditional Use Permit to allow habitation of an accessory structure during the construction of the main residence. Atherton Municipal Code Sections 17.36.055 and 17.52.

**MOTION to approve the Conditional Use Permit to allow habitation of the guesthouse for up to 24 months during construction of the main residence at 69 Tuscaloosa based on the following findings and for the reasons incorporated in the staff report and as discussed by the Planning Commission.**

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

**Findings:**

1. The proposed use will not be detrimental or injurious to person, property or improvements in the vicinity, and will not be detrimental to the public health, peace, safety, comfort, general welfare or convenience.
2. The proposed pool will be located and conducted in a manner in accord with the general plan and the purposes of that plan and the zoning code.

Chair Waldron advised of the 10-day appeal period.

11. **Exception Review – 29 Southgate** – Exception Review to allow a second story addition to an existing main residence. Atherton Municipal Code Sections 17.24.030(F) and 17.54.

**MOTION to continue this item and the public hearing to the June 24, 2009 Planning Commission meeting at the request of the applicant.**

M/S Christensen/Grindley                      Ayes: 5                      Noes: 0

12. **Variance – 150 Watkins Avenue**– Variance to allow a pedestrian bridge to be located within the front yard setback at the Holbrook Palmer Park. Atherton Municipal Code Section 17.56.

**MOTION to approve the Variance at 150 Watkins Avenue based on the following findings and for the reasons incorporated in the staff report and as discussed by the Planning Commission.**

M/S Quinlan/Christensen                      Ayes: 5                      Noes: 0

**Findings:**

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, where the strict application of the Zoning Title deprives such property of privileges enjoyed by other property in the vicinity and under identical classification.
2. The Variance is subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

Chair Waldron advised of the 10-day appeal period.

13. **General Plan Consistency Determination for the Capital Improvement Program for Fiscal Year 2009/2010**

**MOTION to find that the Capital Improvement Program for Fiscal Year 2009/2010 Budget and the projects included in that program, except street project #7 are consistent with the Atherton General Plan and direct staff to report these findings to the City Council.**

M/S Waldron/Grindley                      Ayes: 5                      Noes: 0

**MOTION to find that the street project #7 as listed in the Capital Improvement Program for Fiscal Year 2009/2010 Budget is consistent with the Atherton General Plan and direct staff to report this findings to the City Council.**

**M/S Waldron/Quinlan      Ayes: 4      Noes: 0      Abstain: 1 (Lively)**

**14. Ordinance Amendment - Comprehensive Zoning Code Update replacing Title 17**

**MOTION to continue this item and the public hearing to the June 24, 2009 Planning Commission meeting.**

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

**15. ADOURN**

Staff will schedule a Special Planning Commission meeting on June 18, 2009 at 7:00 p.m. to review the draft Housing Element.

**MOTION to adjourn the Planning Commission meeting at 10:00 p.m.**

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

**Respectfully submitted,**

---

Lisa Costa Sanders, Deputy Town Planner