

**APPROVED MINUTES
PLANNING COMMISSION MEETING
June 28, 2006
6:00 p.m.**

**ATHERTON TOWN COUNCIL CHAMBERS
94 Ashfield Road
Atherton, California**

REGULAR MEETING

Vice-Chair Hau called the meeting to order at 6:00 p.m.

1. ROLL CALL:

PRESENT: **Rose Hau
 Jim Dobbie
 Kristi Waldron**

EXCUSED **Bob Andrews
 Marion Oster**

City Attorney Marc Hynes, Deputy Town Planner Lisa Costa Sanders and Town Arborist Kathy Hughes Anderson were also present.

Vice-Chair Hau expressed her appreciation to retiring Building Official Mike hood for his eleven years of service to the Town and wished him well in his retirement.

2. APPROVAL OF MINUTES

MOTION approval of the April 26, 2006 meeting minutes as submitted.

M/S Waldron/Hau Ayes: 3 Noes: 0 Excused: 2 Abstain: 1 (Dobbie)

3. PUBLIC COMMENTS - None

4. COMMISSIONER'S REPORTS - Commissioner Dobbie reported receiving a letter from Menlo School.

5. GENERAL PLAN COMMITTEE REPORTS – Vice-Chair Hau reported on the General Plan Committee meeting of June 7, 2006 where the preservation ordinance for heritage artifacts was reviewed and continued to next meeting of July 12, 2006.

6. STAFF REPORTS - Lisa Costa Sanders reported that the City Council referred the item relating to garages in basements back to the General Plan Committee for further consideration.

7. NEW BUSINESS - None

PUBLIC HEARINGS

- 8. Heritage Tree Removal Permit – 74 Lilac Drive –** Heritage Tree Removal Permit request to allow the removal of two heritage trees. Atherton Municipal Code Section 8.10.

MOTION to continue the item to the July 26, 2006 meeting.

M/S Dobbie/Waldron Ayes: 3 Noes: 0 Excused: 2

- 9. Heritage Tree Removal Permit – 28 Laburnum Road –** Heritage Tree Removal Permit request to allow the removal of five heritage trees. Atherton Municipal Code Section 8.10.

MOTION to continue the item to the July 26, 2006 meeting.

M/S Waldron/Dobbie Ayes: 3 Noes: 0 Excused: 2

- 10. Heritage Tree Removal Permit and Negative Declaration – 86 Broad Acres Road–** Negative Declaration and Heritage Tree Removal Permit request to allow the removal of twenty-one heritage trees. Atherton Municipal Code Section 8.10.

Lisa Costa Sanders presented the staff reported and noted the preparation of a Negative Declaration.

Kathy Hughes Anderson stated that the replanting plan will establish a good long term oak woodland habitat and feels the replacement plantings are appropriate for the site with a mix palette of different tree species.

PUBLIC COMMENT

Charles Moldow, 86 Broad Acres, stated that he will work closely with the Town Arborist on the replanting plan.

CLOSE PUBLIC COMMENT

Commissioners asked questions of staff and the applicant relating to timing of replacement planting and requested the following condition be added; “All replacement trees shall be planted within two years from the date of removal of trees unless otherwise extended by the Planning Commission.”

MOTION to adopt the Mitigated Negative Declaration for the 86 Broad Acres Road Tree Removal Project on the finding that the Initial Study and Draft Mitigated Negative Declaration prepared for this project are adequate and in conformance with the California Environmental Quality Act.

M/S Waldron/Dobbie Ayes: 3 Noes: 0 Excused: 2

MOTION to approve the Heritage Tree Removal Permit to allow the removal of twenty-one heritage trees at 86 Broad Acres Road based on the following findings and subject to the conditions of the Heritage Tree Removal Permit with the following additional condition;

M/S Dobbie/Waldron Ayes: 3 Noes: 0 Excused: 2

Finding:

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

Conditions:

1. Amend condition three to read as follows; "Replacement planting shall be a minimum of twenty trees of 24", 36" and 48" box size, and of native specimen to the satisfaction of the Town Arborist."
2. Add condition four to read as follows; "All replacement trees shall be planted within two years from date of removal unless otherwise extended by the Planning Commission".

11. Conditional Use Permit - Sacred Heart Schools, 150 Valparaiso Avenue – Conditional Use Permit request to allow the installation of two new portable classroom buildings. Atherton Municipal Code Section 17.32.030(A).

Lisa Costa Sanders presented the staff reported and noted to support the Conditional Use Permit.

PUBLIC COMMENT

Sandy Dubinsky, Sacred Heart Schools, identified the need for additional classrooms for the middle school. She stated that there will not be plumbing to the modular buildings and the electrical will run from across the top of the existing building to access the modular buildings.

CLOSE PUBLIC COMMENT

MOTION to approve the Conditional Use Permit for the installation of two modular buildings at 150 Valparaiso based on the following findings and subject to the conditions of the Conditional Use Permit;

M/S Waldron/Dobbie Ayes: 3 Noes: 0 Excused: 2

Finding:

1. The proposed use at the proposed location will not be detrimental or injurious to persons, 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 use will be located and conducted in a manner in accord with the General Plan and the purposes of that Plan.

12. Heritage Tree Removal Permit – 207 Atherton Avenue – Heritage Tree Removal Permit request to allow the removal of three heritage trees. Atherton Municipal Code Section 8.10.

Lisa Costa Sanders presented the staff reported and noted to support the tree removal request.

Kathy Hughes Anderson indicated that the previous owner planted numerous trees that will mature.

OPEN PUBLIC HEARING

Marianne Pons, Architect, indicted that the new pool will be 70' long by 20' wide and that it is a standard lap size pool. She also stated that they are planning to plant over 60 new trees on the site.

CLOSE PUBLIC HEARING

MOTION to approve the Heritage Tree Removal Permit for the removal of three heritage trees at 207 Atherton Avenue based on the following findings and subject to the conditions of the Heritage Tree Removal Permit;

M/S Waldron/Hau Ayes: 3 Noes: 0 Excused: 2

Finding:

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

13. ADJOURN

Kristi Waldron and Bob Andrews will not be able to attend the July 26, 2006 meeting.
M/S Waldron/Hau to adjourn the meeting at 7:00 p.m. Motion passed.

Respectfully submitted,

Lisa Costa Sanders, Deputy Town Planner