



# Town of Atherton

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## **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Atherton Planning Commission will hold a public hearing to review an application for the following:

- Lot Line Redesignation per Atherton Municipal Code Section 17.20, redesignating the front property line.
- Special Structures Permit per Atherton Municipal Code Sections 17.15 and 17.44 to allow a basement under an accessory building.
- Special Structures Permit per Atherton Municipal Code Sections 17.15 and 17.46 to allow a retaining wall taller than 6'.
- Variance per Atherton Municipal Code Section 17.16. The applicant is requesting a variance from the provisions of Atherton Municipal Code Section 17.40.040 to allow an accessory building be located closer than is allowed to the front property line (if the Lot Line Redesignation is approved).

**Description:** The project is located at **397 Atherton Avenue** in Atherton (Assessor's Parcel Number 073-202-650). The applicant is requesting the lot line redesignation to designate the north property line as the front, a Special Structures Permit to allow a basement under a proposed accessory building, a Special Structures Permit to allow a retaining wall taller than 6' along the portion of the property that is adjacent to Atherton Creek, and a Variance to allow the accessory building be located closer than is allowed to the front property line (If the Lot Line Redesignation is approved.)

The proposal has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15303, Class 3, which permits new construction of small structures.

**NOTICE IS FURTHER GIVEN** that said application is set for hearing by the Planning Commission at its meeting on **May 28, 2014 at 6:00 P.M.** in the Town Hall of the Town of Atherton, at which time and place all persons interested may appear and show cause, if they have any, why the Lot Line Redesignation, Special Structures Permits, and Variance should or should not be approved.

**IF YOU CHALLENGE** the Lot Line Redesignation, Special Structures Permits or Variance in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. For further particulars, reference is made to the application on file.

Planning Commission decisions are appealable by any aggrieved person to the City Council within 10 days of the date of the decision.

If you have any questions on the item please contact Andrea Mardesich, Associate Planner, at [amardesich@ci.atherton.ca.us](mailto:amardesich@ci.atherton.ca.us) or 650-752-0544. Any attendee who wishes accommodation for a disability should contact the Building Division at (650) 752-0560 at least 48 hours prior to the meeting.

**Date Posted:** May 16, 2014

ATHERTON PLANNING COMMISSION

/s/ L Costa Sanders  
Lisa Costa Sanders, Deputy Town Planner