

**PLANNING COMMISSION
APPROVED MINUTES**

**TOWN OF ATHERTON
February 24, 2016
6:00pm
COUNCIL CHAMBERS
94 ASHFIELD ROAD**

1. ROLL CALL

PRESENT: Eric Lane (arrived at 6:07pm)
Mary Beth Widmer
Randy Lamb
JoAnn Byrne Sockolov

EXCUSED: Paul Tonelli

Town Planner Lisa Costa Sanders, Assistant Planner Haleigh King, Assistant City Attorney Jennifer Larson and Town Arborist Sally Bentz were present.

2. PUBLIC COMMENTS – none

3. APPROVAL OF MINUTES

**MOTION to approve, with corrections, the minutes of the December 2, 2015 meeting.
M/S Lamb/Sockolov Ayes: 3 Noes: 0 Excused: 2 (Tonelli, Lane)**

4. REGULAR AGENDA - none

5. PUBLIC HEARINGS

A. Special Structures Permit – 25 Isabella Avenue (APN 070-250-250). Request for a Special Structures Permit to allow for an increase to the standard maximum building height for the main residence.

Assistant Planner Haleigh King presented the item.

Commissioner Widmer asked about the basement use for mechanical equipment and the flood risk for the site. Town Planner Lisa Costa Sanders noted that the property is not in a flood zone and there are no regulations for inundation.

OPEN PUBLIC HEARING

Steve Borlick, project architect, spoke in favor of the project. He outlined the replanting plan and explained the grading. Additionally, he addressed the basement and potential inundation. He noted that the basement is not habitable space and will be used for air handlers.

Commissioner Lamb asked how far the basement is from the creek. Mr. Borlick estimated that it is about 150 feet away.

CLOSE PUBLIC HEARING

MOTION to approve the Special Structures Permit to allow the overall building height for the main residence on the north, south, east, and west elevations to exceed the maximum allowable height of 30 feet, up to 31 feet 6 inches at 25 Isabella Avenue as the required findings can be met for the reasons enumerated in the staff report subject to the conditions listed in the draft Special Structure Permit.

M/S Lamb/Sokolov Ayes: 4 Noes: 0 Excused: 1 (Tonelli)

Findings:

- 1. The proposed building or structure will not negatively impact neighboring properties with respect to privacy and view;*
- 2. The proposed building or structure complies with other development standards, restrictions, or limitations for the proposed building or structure, such as height and landscaping screening; and*
- 3. The granting of the special structure permit is consistent with the objectives of the general plan and this title.*

Chair Lane advised of the 10-day appeal period.

B. Heritage Tree Removal Permit – 130 Britton Avenue (APN 070-213-030) – Request for a Heritage Tree Removal Permit to remove one heritage tree.

Assistant Planner Haleigh King presented the item.

OPEN PUBLIC HEARING

Steve Simpson, architect, spoke in favor of removal.

CLOSE PUBLIC HEARING

MOTION to find that the proposed removal of one heritage tree at 130 Britton Avenue in Atherton would not be contrary to the purpose and intent of the General Plan, for the reasons outlined in the staff report, and that the Commission approve the tree removal with the conditions stated in the draft Heritage Tree Removal Certificate.

M/S Widmer/Lamb Ayes: 4 Noes: 0 Excused: 1 (Tonelli)

Findings:

- 1. The removal of the tree would not be contrary to the Atherton General Plan.*

Chair Lane advised of the 10-day appeal period.

C. Special Structure Permit and Heritage Tree Removal Permit – 142 Britton Avenue (APN 070-213-030) – Request for a Special Structure Permit to locate a pool in the side yard setback and request for a Heritage Tree Removal Permit to allow the removal of two heritage trees.

Town Planner Lisa Costa Sanders introduced the item.

OPEN PUBLIC COMMENT

Jason Alden, project architect, spoke on behalf of the project. He noted that they have spoken to the closest neighbor and they are on board with the location and the screening.

CLOSE PUBLIC COMMENT

Commissioner Widmer commented that she visited the site and she thinks the removal will be beneficial to the other trees.

MOTION to approve the Special Structures Permit for the pool in the side yard setback and approve the Heritage Tree Removal Permit to allow the removal of two heritage trees at 142 Britton Avenue based on the findings listed in the Staff Report and subject to the conditions listed in the draft Special Structure Permit and the draft Heritage Tree Removal Permit.

M/S Lamb/Sokolov Ayes: 4 Noes: 0 Excused: 1 (Tonelli)

Chair Lane advised of the 10-day appeal period.

Special Structures Permit Findings:

1. *The proposed building or structure will not negatively impact neighboring properties with respect to privacy and view.*
2. *The proposed building or structure complies with other development standards, restrictions, or limitations for the proposed building or structure, such as height and landscaping screening.*
3. *The granting of the special structure permit is consistent with the objectives of the general plan and this title.*

Heritage Tree Removal Permit Findings:

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

D. Special Structure Permit – 89 Tallwood Court (APN 070-040-190) Request for a Special Structure Permit for retaining walls.

MOTION to continue the item to the March 23, 2016 Planning Commission meeting.

M/S Widmer/Lamb Ayes: 4 Noes: 0 Excused: 1 (Tonelli)

E. Special Structure Permit – 55 Camino por los Arboles (APN 070-310-040) – Request for a Special Structure Permit to allow a pool up to the front yard setback and a Special Structure Permit to allow a basement under a detached accessory building.

MOTION to continue the item to the March 23, 2016 Planning Commission meeting.

M/S Sokolov/Widmer Ayes: 4 Noes: 0 Excused: 1 (Tonelli)

6. COMMISSIONER’S REPORTS - none

7. STAFF REPORTS

Town Planner, Lisa Costa Sanders, reported on the Council's progress on the chicken ordinance. She noted that the item was continued to the next meeting. They would like to see the number of chickens allowed be lower.

Additionally, Lisa Costa Sanders gave an update on Planning Department staffing.

8. ADJOURN – The meeting adjourned at 6:33pm.

Respectfully Submitted:

Lisa Costa Sanders, Town Planner