

**PLANNING COMMISSION
APPROVED MINUTES**

**TOWN OF ATHERTON
May 22, 2019
6:00pm
TOWN COUNCIL CHAMBERS
94 ASHFIELD ROAD**

1. ROLL CALL

**PRESENT: Eric Lane
Nancy Lerner
Jo-Ann Byrne-Sockolov
Randy Lamb
Paul Tonelli**

Senior Planner Stephanie Davis, Assistant Planner Nestor Delgado, and Assistant City Attorney Jen Larson were present.

2. PUBLIC COMMENTS

Joe Donahue, resident of Atherton, asked if the Town has any landscape screening requirements on the front property lines.

Chair Lane responded there is no specific requirement.

Mr. Donahue requested the Commission study the matter in a later meeting.

Chair Lane directed staff to study other communities and report back to the Commission at a later meeting.

3. APPROVAL OF MINUTES

MOTION to approve the minutes of the April 24, 2019.

M/S Lamb/Sockolov Ayes: 4 Noes: 0 Absent: 1

4. PUBLIC HEARING

- a) School Master Plan Update – 150 Valparaiso Avenue, Sacred Heart School (APN 070-390-010) – Request for review of 2019 Annual Master Plan Update. Atherton Municipal Code Section 17.32.050.**

Senior Planner Davis Presented the staff report.

Open Public Hearing

Mike Dwyer, Director of Operations at Sacred Heart School, mentioned the new Academic Arts building will open for the upcoming new school year in August 2019. He mentioned the school had addressed neighborhood complaints regarding parking. Mr. Dwyer noted the portable classrooms previously approved would be decommissioned in early June 2019. He also made note of the school's parking and circulation efforts, as well as its added safety measures that include cameras, sensors, and an evacuation plan, and of future plans for a potential new aquatic center.

Chair Lane asked if other schools in Town had an evacuation plan.

Senior Planner Davis responded that none do to staff's knowledge.

Commissioner Tonelli asked how the gunshot detecting system works.

Mr. Dwyer responded that an alarm goes off and sensors pinpoint the location of the gunshot, which is sent to the police department. The school also automatically locks down.

Commissioner Tonelli asked if the aquatic center is an addition to the existing building.

Mr. Dwyer answered that it would be an additional building next to the existing one.

Close Public Hearing.

MOTION to accept for filing the 2019 Annual Master Plan update from Sacred Heart Schools.

M/S Sockolov/Tonelli Ayes: 5 Noes: 0

- b) Special Structures Permit -40 De Bell Drive (APN 061-272-030) – Request for a Special Structures Permit to allow for the construction of a swimming pool/spa to be located within the required front yard for accessory structures. Atherton Municipal Code Sections 17.15, 17.32 and 17.40.**

Assistant Planner Delgado presented the staff report.

Chair Lane asked if the proposed new house would change the entry way to the property.

Assistant Planner Delgado responded that it would.

Open Public Hearing.

Joe Wettermark, homeowner at 40 De Bell, mentioned the plan was sent out to all neighbors, and they discussed the plans with all immediate neighbors and received no negative feedback.

MOTION to approve the Special Structure Permit to allow for a pool at 40 De Bell Dr to encroach onto the front yard setback for an accessory structure.

M/S Lamb/Sokolov Ayes: 5 Noes: 0

- c) Recommendation to the City Council on the 2019 Atherton General Plan Update – Certification of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Adoption of the 2019 General Plan Update.**

Senior Planner Davis presented the staff report.

The Commission discussed the cumulative updates proposed to the 2019 General Plan Update and had general questions of staff.

MOTION to recommend to recommending to the City Council certification of the prepared Initial Study/Mitigated Negative Declaration (IS/MND), which includes a Mitigation Monitoring and Reporting Program, and adoption of the 2019 General Plan Update.

M Lane/Lamb Ayes: 5 Noes: 0

5. NEW BUSINESS

- a) General Plan Consistency Determination for the Capital Improvement Program Fiscal Years 2018/2019 – 2023/2024**

Senior Planner Davis presented the staff report.

MOTION to find the Capital Improvement program consistent with the General Plan.

M/S Lamb/Tonelli Ayes: 5 Noes: 0

6. COMMISSIONERS' REPORT

Commissioner Lamb mentioned work had been started at 46 Almendral that seemed to address prior concerns about construction equipment staging and other work within the front yard.

Commissioner Tonelli inquired about an inquiry regarding 88 Park.

Commissioner Lamb responded that for 88 Park, there were issues with sidewall height and size, and a neighbor had asked him regarding the development.

Chair Lane commended staff on their work on the General Plan.

7. STAFF REPORT

Senior Planner Davis mentioned the next meeting on June 26, 2019 will take place at Jennings Pavilion at Holbrook Palmer Park.

8. ADJOURN

The meeting was adjourned 7:13 PM

Respectfully Submitted:

/s/Stephanie Bertollo-Davis

Stephanie Bertollo-Davis, Senior Planner