

**PLANNING COMMISSION  
APPROVED MINUTES**

**TOWN OF ATHERTON  
February 26, 2020  
6:00pm**

**Jennings's Pavilion, Holbrook-Palmer Park  
150 Watkins Avenue  
Atherton, California**

**1. ROLL CALL**

**PRESENT: Eric Lane  
Nancy Lerner  
Paul Tonelli  
Randy Lamb**

**Excused: Perry Narancic**

Principal Planner Stephanie Davis, Town Arborist Sally Bentz Dalton, and Deputy Town Attorney Andreas Booher were present.

**2. PUBLIC COMMENTS**

None.

**3. APPROVAL OF MINUTES**

**MOTION** to approve the minutes of the December 4, 2019 Planning Commission Meeting. M/S Tonelli/Lerner Ayes: 3 Noes: 0 Abstain: 1 Absent: 1

**MOTION** to approve the minutes of the January 22, 2020 Planning Commission Meeting. M/S Lamb/Lerner Ayes: 3 Noes: 0 Abstain: 1 Absent: 1

**4. PUBLIC HEARING**

- a. **Heritage Tree Removal Permit**– 48 Manzanita Road (APN 061-222-200) – Request for a Heritage Tree Removal Permit to allow for the removal of two (2) on-site Heritage oak trees. Atherton Municipal Code Chapter 8.10.

Principal Planner Davis presented the staff report.

Open Public Hearing.

Property Owner Amjad Hanif introduced himself, the history and specific details of the project, and the neighborhood outreach he conducted to the Planning Commission.

Project Architect Dan Rhoads introduced himself and the design thoughts including tree preservation that was incorporated into the proposed design.

Neighboring property owner spoke in favor of the tree removals and appreciation of the public outreach efforts conducted in advance by the property owner.

Close Public Hearing.

Chair Lane noted the two written items of public comment received from neighbors in support of the project.

The Commission asked staff questions regarding the positioning, health and tree protection zone.

Town Arborist Bentz-Dalton provided her professional opinion.

**MOTION to approve the Heritage Tree Removal permit for two Heritage Oak Trees, Trees #4 and #16, in accordance with the criteria as specified in Section 8.10.040 of the Atherton Municipal Code with the amendment to Condition #2 of the Heritage Tree Removal Certificate to include the requirement to plant an additional two (2) 48-inch box sized oak trees.**

**M/S Lamb/Tonelli      Ayes: 4      Noes: 0      Absent:1**

**5. NEW BUSINESS**

Staff presented the Commission with an overview of the recently adopted amendments to Chapter 8.10 “Removal of and Damage to Heritage Trees”, the “Heritage Tree Preservation Standards and Specifications” and answered related questions of the Commission.

**6. COMMISSIONERS’ REPORTS**

The Commission directed staff to prepare a report for a future meeting with more detail on the types of various permits, stages of construction and information on how the Town addresses associated construction impacts for further Commission discussion.

**7. STAFF REPORTS**

Staff presented a summary on the total number of various, active building permits in Town per Commission request from the January Planning Commission meeting. Staff informed the Commission that the Town must process applications as they are submitted

The next regularly scheduled meeting is set for March 25, 2020.

**8. ADJOURN**

The meeting was adjourned 7:27 PM

Respectfully Submitted:

/s/Stephanie B. Davis

Stephanie B. Davis, Principal Planner