



Town of Atherton

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NOTICE OF PUBLIC HEARING TO RECONSIDER USE PERMIT AMENDMENTS FOR 150 VALPARAISO AVENUE LOWER/MIDDLE SCHOOL RECONSTRUCTION AND PRACTICE GYM PROJECTS

NOTICE IS HEREBY GIVEN that the Atherton Planning Commission will hold a Public Hearing to reconsider an application for amendments to Conditional Use Permits previously granted to Sacred Heart Schools for the Lower/Middle School Reconstruction Project and the Practice Gym Project pursuant to Atherton Municipal Code Sections 17.36.030 and 17.12.

Description: The project consists of changing the requirement to reconstruct intersections adjacent to Sacred Heart Schools to a requirement to implement and expand a Transportation Demand Management (TDM) program. The Conditional Use Permits for both the Lower/Middle School Reconstruction Project and the Practice Gym Project contain a condition that requires the construction of certain intersection improvements.

When the intersection improvements were actually designed, it was discovered that approximately 12 heritage trees would need to be removed to accommodate the expanded roadways. Heritage tree removal of that extent would be a significant environmental impact.

Sacred Heart Schools is proposing to replace the Use Permit conditions that require the intersection improvements described above with an expanded TDM program. The new TDM Program condition involves expansion of an existing, voluntary TDM Program that has evolved and grown over several years. The goal of the expanded TDM Program is to reduce congestion at intersections adjacent to the Sacred Heart campus to a greater extent than would be achieved by the intersection improvements.

The Atherton Planning Commission considered the Sacred Heart Application at its regular meeting of July 24, 2013 and adopted a motion related to certain aspects of the application. Subsequent to the July 24, 2013 meeting the City Attorney determined that the Planning Commission had not followed specific procedures required by the California Environmental Quality Act and other sections of the State law. Therefore, the City Attorney recommended that the Planning Commission reconsider its action on the matter at a new public hearing.

The project is located at 150 Valparaiso Avenue in Atherton (Assessors Parcel Number 070-390-010).

An Environmental Impact Report for the Sacred Heart Schools Master Plan Update (EIR) was certified by the City Council on July 21, 2010. An Addendum to the Sacred Heart Schools Master Plan Environmental Impact Report was prepared to address the elimination of certain traffic-related mitigation measures since the Town's approval of the Master Plan and its associated EIR in July 2010. A brief explanation of the decision not to prepare a subsequent EIR, supported by substantial evidence, is included in the addendum to the EIR. That environmental document contains recommended mitigation measures to minimize potential impacts. Those mitigation measures have been incorporated as recommended conditions in the draft amended Conditional Use Permit Certificates.

NOTICE IS FURTHER GIVEN that said application is set for hearing and reconsideration by the Planning Commission at its regular meeting on Wednesday, August 28, 2013 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 Conditional Use Permit amendments should not be approved.

IF YOU CHALLENGE the Conditional Use Permit amendments 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.

