



Town of Atherton

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NOTICE OF PUBLIC HEARING 50 VALPARAISO AVENUE CONDITIONAL USE PERMIT AMENDMENT TO ENROLLMENT INCREASE PROJECT

NOTICE IS HEREBY GIVEN that the Atherton Planning Commission will hold a Public Hearing to review an application for amendments to a Conditional Use Permit previously granted to Menlo School for the Enrollment Increase Project pursuant to Atherton Municipal Code Sections 17.36.030 and 17.12.

Description: The project consists of changing the requirement to reconstruct nearby intersections to a requirement to continue a Transportation Demand Management (TDM) program. The Conditional Use Permit for the Enrollment Increase Project contains a condition that requires the construction of certain intersection improvements listed below.

1. Add a second lane on the Emilie Avenue stop sign controlled intersection approach. Stripe the approach for one left and one right turn lane.
2. Add a second lane on the Elena Avenue stop sign controlled intersection approach. Stripe the approach for one left and one right turn lane.

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.

Menlo School is proposing to replace Condition Number 22 of CUP10-00007 which requires the intersection improvements described above (including the removal of 12 heritage trees) with a new Condition Number 22. The proposed amendments to Condition 22 would 1) eliminate intersection improvements required as mitigation measures in the original IS/MND, 2) revise the afternoon peak hour trip generation goal to reflect a realistic and attainable threshold, 3) substitute annual three-day independent traffic monitoring with an annual average of daily counts collected throughout the academic year using the Menlo School's in-pavement counting system, and 4) amend the schedule in which Menlo School would be required to reduce enrollment, if deemed out of compliance with the peak hour thresholds.

The project is located at 50 Valparaiso Avenue in Atherton (Assessors Parcel Number 070-360-080).

An Initial Study/Mitigated Negative Declaration (IS/MND) for the Menlo School Enrollment Increase Project was adopted by the Planning Commission on June 22, 2011. An Addendum to the Menlo School Enrollment Increase Project IS/MND was prepared to address the elimination of certain traffic-related mitigation measures and other requested changes since the Town's approval of the Conditional Use Permit and related IS/MND in June 2011. 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 Certificate.

NOTICE IS FURTHER GIVEN that said application is set for hearing by the Planning Commission at its regular meeting on Wednesday, **January 22, 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 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.

For further particulars, reference is made to the application on file. 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: January 10, 2014

ATHERTON PLANNING COMMISSION

/s/ Neal Martin
Neal Martin, Town Planner