

**PLANNING COMMISSION
APPROVED MINUTES**

**TOWN OF ATHERTON
February 25, 2009
6:00 P.M.
TOWN COUNCIL CHAMBERS
94 ASHFIELD ROAD**

1. ROLL CALL:

**PRESENT: Philip Lively
William Grindley
Herman Christensen Jr.
Marion Oster
Kristi Waldron**

City Attorney Wynn Furth, Deputy Town Planner Lisa Costa Sanders, Town Arborist Kathy Hughes- Anderson and Building Official Mike Wasmann were also present.

2. APPROVAL OF MINUTES

**MOTION to approve the minutes of the January 8, 2009 meeting.
M/S Lively/ Grindley Ayes: 5 Noes: 0**

**MOTION to approve the minutes of the January 28, 2009 meeting as amended.
M/S Grindley/ Waldron Ayes: 4 Noes: 0
Excused: 1 (Christensen)**

3. PUBLIC COMMENTS- none

4. COMMISSIONERS REPORTS

Commissioner Lively reported that the Planning Commission subcommittee met with representatives from Redwood City School District and Menlo School regarding the special events ordinance. He further noted that representatives from Menlo College and Los Lomitas will be meeting tomorrow.

Commissioner Grindley reported that Blue Ribbon Task Force will continue to meet on a monthly basis regarding the Town's building conditions and need for additional space.

5. GENERAL PLAN COMMITTEE REPORTS

Commissioner Christensen reported that the General Plan Committee will meet on April 1, 2009 to continue their discussion on the Housing Element and affordable housing.

6. STAFF REPORTS

City Attorney, Wynn Furth stated that before the open public hearings, it is important that each Commissioner states whether they have been to the property site and if any additional conversations were held with neighbors and/ or property owners specific to the matter before the Commission.

Deputy Town Planner, Lisa Costa Sanders reported that the PFS zoning with Menlo School and Menlo College will be on the next City Council meeting.

Commissioner Lively questioned if Staff has received an updated master plan from Menlo College. Ms. Costa Sanders responded that they have not and will contact College representatives

Town Arborist, Kathy Hughes Anderson reported that the Town is launching Green Start 2009- reaching out to students. She indicated that a fair will be held in the Menlo School gym.

NEW BUSINESS

- 7. Conditional Use Permit and Heritage Tree Removal Permit- 90 Stockbridge-**
Conditional Use Permit to allow a sport court to be located at the front setback and request for a Heritage Tree Removal Permit to allow the removal of one heritage tree. Atherton Municipal Code Sections 17.36.140 and 8.10

Deputy Town Planner, Lisa Costa Sanders presented the staff report and indicated staff support.

Kathy Hughes Anderson, Town Arborist, indicated that the tree in discussion is an Italian Stone Pine with three co-dominant trunks. She further stated that the tree is in otherwise good condition but is structurally defective.

Commissioner Waldron questioned the health of another tree at the far corner of the lot abutting Stockbridge. Ms. Hughes Anderson indicated that the tree she is referring to is a deciduous Walnut and it not dead.

All Commissioners indicated they had been to the property site other than Commissioner Christensen.

OPEN PUBLIC HEARING

Denise Kupperman, Atherton Avenue, indicated she'd like to see that the requirement for replacement trees be large crowning types.

Mick Fox, Fox Landscape and Irrigation Company, stated that the property owner would like to plant Redwood trees for the replacement planting requirement

Amended Condition:

1. Amend Condition #2 to read; “the applicant shall submit a landscape screening plan to the satisfaction of the Town Arborist.”
2. Amend Condition #3 to read; “no artificial lighting shall be used to illuminate the sport court.”

Chair Oster advised of the 10-day appeal period.

8. Heritage Tree Removal Permit- 147 Patricia Drive- Heritage Tree Removal Permit to allow the removal of two heritage trees. Atherton Municipal Code 8.10

Deputy Town Planner, Lisa Costa Sanders indicated that the two trees are within the buildable area and therefore the property owners are no longer required to apply for a heritage tree removal permit from the Planning Commission, the permit can be issued at a staff level

Denise Kupperman, Atherton Avenue, questioned what type the two trees are. Commissioner Waldron indicated that one tree is a Cedar and the other is a Fir. Ms. Kupperman questioned if there are any mitigation requirements. Chair Oster indicated that there are no mitigation requirements because they are non- Oak trees and within the buildable area.

9. Ordinance Amendment- Comprehensive Zoning Code Update replacing Title 17.

Deputy Town Planner, Lisa Costa Sanders initiated the discussion of the Zoning Code Update. The Commissioners reviewed page by page the changes that Christopher Jordon has made to the Zoning Code Update.

Commissioner Christensen indicated that he'd like to receive a copy of the state law regarding solar facilities.

MOTION to continue item to the March 25, 2009 meeting.

**M/S Christensen/ Lively Ayes: 4 Noes: 1
(Waldron)**

10. ADOURN

M/S Grindley/ Waldron to adjourn meeting at 9:50 pm. Motion passed.

Respectfully submitted,

Lisa Costa Sanders, Deputy Town Planner