

MINUTES
PLANNING COMMISSION MEETING
March 22, 2006
6:00 p.m.

ATHERTON TOWN COUNCIL CHAMBERS
94 Ashfield Road
Atherton, California

REGULAR MEETING

Chair Andrews called the meeting to order at 6:00 p.m.

1. ROLL CALL:

PRESENT: **Bob Andrews**
 Jim Dobbie
 Rose Hau
 Kristi Waldron
 Marion Oster

City Attorney Marc Hynes, Building Official Mike Hood, Deputy Town Planner Lisa Costa Sanders and Town Arborist Kathy Hughes Anderson were also present.

2. APPROVAL OF MINUTES

MOTION approval of the January 25, 2006 meeting minutes as amended.

M/S Oster/Dobbie Ayes: 5 Noes: 0

3. PUBLIC COMMENTS

None.

4. COMMISSIONER'S REPORTS

None.

5. GENERAL PLAN COMMITTEE REPORTS

Commissioner Oster reported that the General Plan Committee recommended a draft Ordinance to the City Council on time limits for length of construction projects and has continued their discussion on floor area ration limitations. The next meeting is scheduled for April 5, 2006.

None.

6. STAFF REPORTS - None

7. NEW BUSINESS – Annual Master Plan Update – Sacred Heart Schools, 150 Valparaiso

Sandy Dubinsky, Sacred Heart Schools, reviewed the plan and indicated the new items on the plan include new fencing and landscaping. She noted the most immediate project is the sewer replacement project that would likely start in early June with completion in mid-August. They also plan to install artificial turf starting in mid May with completion in mid August. She noted holding a neighbor meeting on the plan with only one person attending.

Commissioners discussed the master plan. In response to a question, Ms. Dubinsky indicated that they hope to start construction on the field house in late September.

MOTION to accept the update report on the Sacred Heart Master Plan for filing.

M/S Oster/Hau M/S Oster/Dobbie Ayes: 5 Noes: 0

PUBLIC HEARINGS

8. Heritage Tree Removal Permit and Mitigated Negative Declaration – 62 Isabella Avenue– Heritage tree removal request to allow the removal of eight heritage trees. Atherton Municipal Code section 8.10.

Lisa Costa Sanders presented the staff report and noted the reasons outlined in the staff report to support the removal of the heritage trees due to the extensive on-site screening and with the replacement landscape plan.

Kathy Hughes Anderson indicated that the trees were carefully evaluated to make sure full trees or groves are maintained. In response to a question, Ms. Hughes Anderson indicated that she will take a look at the three Oak trees on Isabella and will work with the homeowner to maintain these trees.

Lisa Steiny, applicant, indicated that she would like to make the landscaping more natural rather than a wall of redwood trees. She also indicated that her neighbor to the rear is supportive of the tree removals and the new landscape plan. In response to a question, Ms. Steiny indicated that tree #32 is not dead and they would like to wait and see how it does.

CLOSED PUBLIC HEARING

MOTION to find that the Initial Study and Draft Mitigated Negative Declaration prepared for this project are adequate and in conformance with the Californial Environmental Quality Act and Adopt the Mitigated Negative Declaration:

M/S Dobbie/Waldron Ayes: 5 Noes: 0

MOTION to approve the Heritage Tree Removal Permit to allow the removal of eight heritage trees at 62 Isabella Avenue based on the following finding and subject to the conditions of the heritage Tree Removal Permit with the following additional condition;

M/S Oster/Andrews Ayes: 5 Noes: 0

Finding:

1. The removal of the trees would not be contrary to the purpose and intent of the Atherton General Plan.

Condition:

1. Amend condition 3 to read as follows; “replacement planting shall be sixteen 24” and 36” box specimen trees, including three Oaks at a minimum of 36” box size, as shown on the landscape plan cited in item 1 above to the satisfaction of the Town Arborist.”

9. Ordinance Amendment – An Ordinance amending Atherton Municipal Code Section 17.36.195 regulating retaining walls.

MOTION to continue the item to the April 26, 2006 meeting.

M/S Oster/Waldron Ayes: 5 Noes: 0

10. Conditional Use Permit – 150 Watkins Avenue, Holbrook Palmer Park – Conditional Use Permit request to relocate a fountain within the park. Atherton Municipal Code section 17.52.

MOTION to continue the item to the April 26, 2006 meeting.

M/S Oster/Dobbie Ayes: 5 Noes: 0

11. ADJOURN

M/S Dobbie/Waldron to adjourn the meeting at 6:44 p.m.

Respectfully submitted,

Lisa Costa Sanders, Deputy Town Planner