

**DRAFT MINUTES
PLANNING COMMISSION MEETING
April 26, 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**
 Rose Hau
 Kristi Waldron
 Marion Oster

EXCUSED **Jim Dobbie**

Acting City Attorney Hal Toppel, 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 March 22, 2006 meeting minutes as amended.

M/S Oster/Hau Ayes: 4 Noes: 0 Excused: 1

3. PUBLIC COMMENTS - None.

4. COMMISSIONER'S REPORTS - None

5. GENERAL PLAN COMMITTEE REPORTS

Commissioner Oster reported that the General Plan Committee met on April 5, 2006 and reviewed a draft Ordinance for the preservation of historic artifacts. That item was continued to the next General Plan Committee meeting scheduled for June 7, 2006. The Committee also discussed basements and retaining walls.

6. STAFF REPORTS

The City Council introduced the Ordinance establishing time limits for construction projects and provided direction on limitations for basements.

7. NEW BUSINESS – Annual Master Plan Update – Menlo School, 50 Valparaiso

Larry Fry, Menlo School Board of Trustees, introduced the Menlo School Master Plan update.

David McAdoo, Menlo School, reviewed the changes to the master plan over the years. He indicated that the Plan also includes design parameters to guide future development. In response to a question, Mr. McAdoo indicated that they have met with the neighbors, specifically with regards to the possible location of a new gymnasium. He also indicated that school improvements are fund-raising driven and that they are actively planning for new facilities and do not plan on any changes to enrollment.

PUBLIC COMMENT

Ed Goodstein, 71 MacBain, indicated his support of the master plan and stated they have worked through most of the issues.

Lou Paponis, MacBain, indicated positive working relationship with the school.

Eric Corrigan, 86 Michaels Way, expressed concern with potential build-out of school and concern with new residential use on campus being high density.

Gene Bramlett, 12 Michaels Way, stated that the perimeter walls of the campus should be taller to block out lights. He is pleased the busses have been moved and would like to see a taller fence to screen their view.

Mrs. Bramlett, 12 Michaels Way, expressed concern with the lighting from the parking lot.

MOTION to accept the update report on the Menlo School Master Plan for filing.

M/S Oster/Hau

Ayes: 4

Noes: 0

Excused: 1

PUBLIC HEARINGS

- 8. Conditional Use Permit and Heritage Tree Removal Permit – Menlo Circus Club, 190 Park Lane**– Conditional Use Permit request to construct new housing stables and heritage tree removal request to allow the removal of two 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 conditional use permit and removal of the heritage trees.

PUBLIC COMMENT

Tom Lee, LDA Architects, stated that the new facilities will improve the treatment of horses and that they are also replacing the existing stable support facilities. The horse stalls will be larger and taller for horse safety. The exterior colors will be natural tones; muted greens and white. The horses will be housed at a temporary facility during construction. There will also be new planting along Park Lane.

Bruce Dixon, Stable Manager, answered questions relating to parking spaces and the location of the veterinarian and tacking access.

CLOSED PUBLIC HEARING

MOTION to approve the Conditional Use Permit and Heritage Tree Removal Permit to allow the removal of two heritage trees at 190 Park Lane based on the following findings and subject to the conditions of the Conditional Use Permit and Heritage Tree Removal Permit;

M/S Oster/Andrews Ayes: 4 Noes: 0 Excused: 1

Findings:

1. The proposed use at the proposed location will not be detrimental or injurious to persons, property or improvements in the vicinity and will not be detrimental to the public health, peace, safety, comfort, general welfare or convenience.
2. The proposed use will be located and conducted in a manner in accord with the General Plan and the purposes of that Plan.
3. The removal of the trees would not be contrary to the purpose and intent of the Atherton General Plan.

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

Lisa Costa Sanders presented the Staff report and reviewed the proposed changes to the retaining wall regulations.

Committee members requested the following wording remain; “except for basements and underground driveway approaches,” and strike the following wording; “measured above natural grade on the property on which it stands”, and strike “other than on natural grade”.

MOTION to recommend the City Council adopt the Ordinance amending Atherton Municipal Code Section 17.36.195 regulating retaining walls based on the following finding;

M/S Oster/Hau Ayes: 4 Noes: 0 Excused: 1

Finding:

1. The proposed amendment is required to achieve the objectives of the Zoning Code and the General Plan.

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.

Commissioners expressed concern with the proposed location of the fountain

MOTION to approve the Conditional Use Permit to allow restoration of the fountain and deferred the relocation of the fountain to the City Council based on the following findings and subject to the following amended condition;

M/S Andrews/Waldron Ayes: 4 Noes: 0 Excused: 1

Findings:

1. The proposed use at the proposed location will not be detrimental or injurious to persons, property or improvements in the vicinity and will not be detrimental to the public health, peace, safety, comfort, general welfare or convenience.
2. The proposed use will be located and conducted in a manner in accord with the General Plan and the purposes of that Plan.

Amended Condition:

1. Amend condition 1 to read as follows; “Mr. Mike Pulio shall execute the removal of the fountain prior to work on-site with a member of the Atherton Heritage Association present.”

11. ADJOURN

M/S Waldron/Oster to adjourn the meeting at 8:30 p.m. Motion passed.

Respectfully submitted,

Lisa Costa Sanders, Deputy Town Planner