

**PLANNING COMMISSION
APPROVED MINUTES**

**TOWN OF ATHERTON
December 3, 2014
6:00pm
COUNCIL CHAMBERS
94 ASHFIELD ROAD**

1. ROLL CALL

**PRESENT: Philip Lively
Mary Beth Widmer
Eric Lane
Paul Tonelli
William Grindley**

Assistant City Attorney Jennifer Larson, Town Planner Lisa Costa Sanders, Town Arborist Kevin Kiely, Town Arborist Sally Bentz, and Associate Planner Laura Russell were present.

2. PUBLIC COMMENTS - none

3. APPROVAL OF MINUTES

**MOTION to approve the minutes of the October 22, 2014 meeting.
M/S Grindley/Tonelli Ayes: 5 Noes: 0**

4. NEW BUSINESS

5. Adoption of the 2015 Planning Commission Calendar

**MOTION to adopt the 2015 Planning Commission Calendar.
M/S Grindley/Widmer Ayes: 5 Noes: 0**

6. Menlo College – 1000 El Camino Real – Annual Master Plan Update for 2014

This item has been withdrawn.

PUBLIC HEARINGS

7. Special Structures Permit – 327 Stockbridge (APN 070-011-050) – Request for a Special Structures Permit for a basement under an accessory building.

Town Planner Lisa Costa Sanders presented the item.

OPEN PUBLIC HEARING

Project architect, Jeremiah Tolbert, spoke on behalf of the project.

CLOSED PUBLIC HEARING

Commissioner Grindley recused himself since he was unable to access the property.

MOTION to approve the Special Structures Permit at 327 Stockbridge Avenue based on the findings and for the reasons enumerated in the staff report, subject to the conditions listed in the draft Special Structures Permit to allow a basement outside of the footprint of the first floor.

M/S Lane/Widmer Ayes: 4 Noes: 0 Abstain: 1 (Grindley)

Findings:

- 1. The proposed basement will not impact heritage trees and the proposed basement lightwells are located on the interior side of the yard,*
- 2. The proposed basement will not negatively impact neighboring properties with respect to light and view,*
- 3. The proposed basement complies with other development standards, restrictions, or limitations for the proposed building or structure, such as height and landscaping screening, and*
- 4. The granting of the special structures permit is consistent with the objectives of the general plan and this title.*

Chair Lively advised of the 10-day appeal period.

8. Special Structures Permit – 180 Greenoaks (APN – 061-113-010) – Request for a Special Structure Permit to allow a basement to extend beyond the footprint of the main residence.

Town Planner Lisa Costa Sanders presented the item.

OPEN PUBLIC HEARING

Robert Swatt and Julie Liberman spoke on behalf of the project.

CLOSE PUBLIC HEARING

Commissioner Grindley confirmed with Town Arborist Sally Bentz the removal of the Live Oak on the site.

MOTION to approve the Special Structures Permit at 180 Greenoaks Drive based on the findings and for the reasons enumerated in the staff report, subject to the conditions listed in the draft Special Structures Permit to allow a basement outside of the footprint of the first floor.

M/S Lane/Tonelli Ayes: 5 Noes: 0

Findings:

- 1. The proposed building or structure will not negatively impact neighboring properties with respect to privacy and view;*
- 2. The proposed building or structure complies with other development standards, restrictions, or limitations for the proposed building or structure, such as height and landscaping screening; and*
- 3. The granting of the special structure permit is consistent with the objectives of the general plan and this title.*

Chair Lively advised of the 10-day appeal period.

9. Special Structures Permits, Heritage Tree Removal Permit and Lot Line Resignation – 279 Park Lane (APN 070-342-260) – Request for a Special Structure Permit to allow an accessory building at the front setback, Special Structure Permit to allow a basement under an accessory building, Heritage Tree Removal Permit to allow the removal of two heritage redwood trees and a Lot Line Redesignation to designate the west side of the property as the front yard.

Town Planner, Lisa Costa Sanders introduced the item.

Commissioner Tonelli asked about the removal of the oak trees on the site. Town Planner Lisa Costa Sanders noted that removal of the oak trees was permitted at staff level.

Chair Lively asked how much dirt will be removed for the project. The applicant noted that that will be discussed in the Construction Operation Plan. Chair Lively asked about comments from the Fire Department. Town Planner Lisa Costa Sanders answered that those comments would come during the Building permit review stage.

Commissioner Lane asked if one tree removal would suffice. Town Arborist Sally Bentz answered that both trees require removal.

OPEN PUBLIC COMMENT

Ken Linsteadt, architect, spoke on behalf of the project.

Commissioner Widmer expressed concern about the removal of two heritage trees.

Commissioner Lane suggested that the trees should not be removed for design criteria.

Commissioner Grindley noted that he is not concerned with the removal of the redwoods since there are so many redwoods on the site.

Commissioner Tonelli was in agreement with Commissioner Grindley regarding the abundance of redwoods at the site.

Commissioner Grindley asked about any neighbor feedback. Mr. Linsteadt responded that the only concern brought to their attention was the access strip on Santiago Avenue and this issue has been resolved.

Eric Blasen, landscape architect, explained that there will be some fill at the site.

Commissioner Lively expressed concern with drainage on the site.

Michael Young, Urban Tree Management, spoke about the condition of the Valley Oak. He noted that it is ready to collapse. He also noted that the Live Oak is hollow.

CLOSE PUBLIC COMMENT

MOTION to approve the Lot Line Redesignation to designate the west property line as the front property line.

M/S Tonelli/Grindley Ayes: 4 Noes: 0 Abstain: 1 (Lively)

MOTION to approve the Heritage Tree Removal Permit to allow the removal of two redwood trees.

M/S Tonelli/Grindley Ayes: 3 Noes: 1 (Widmer) Abstain: 1 (Lively)

MOTION to approve the Special Structure Permit to allow an accessory building to be located 27' from the front yard setback.

M/S Lane/Grindley Ayes: 4 Noes: 0 Abstain: 1 (Lively)

MOTION to approve the Special Structure Permit to allow a basement under an accessory building.

M/S Grindley/Tonelli Ayes: 4 Noes: 0 Abstain: 1 (Lively)

Chair Lively noted the 10-day appeal period.

10. Variance – 116 Atherton Avenue (APN 070-080-200) Request for a Variance to the required rear yard setback for an addition to the main residence.

This item has been withdrawn by the applicant.

11. STAFF REPORTS

Town Planner Lisa Costa Sanders introduced new Senior Planner Laura Russell and Town Arborist Sally Bentz.

12. COMMISSIONERS' REPORTS

Chair Lively gave an update on the Rail Committee. He reported that Town Planner Lisa Costa Sanders will review the CalTrain Final EIR on electrification.

Commissioner Tonelli reported on the Civic Center Advisory Committee. Commissioner Grindley asked about funding for the project and Commissioner Tonelli noted that a subcommittee for fundraising has been created.

13. ADJOURN

The meeting adjourned at 6:54pm.

Respectfully Submitted:

Lisa Costa Sanders, Town Planner