

**PLANNING COMMISSION
APPROVED MINUTES**

**TOWN OF ATHERTON
December 2, 2015
6:00pm
COUNCIL CHAMBERS
94 ASHFIELD ROAD**

1. ROLL CALL

**PRESENT: Eric Lane
Mary Beth Widmer
Paul Tonelli
Randy Lamb
Joann Byrne-Sockolov**

Senior Planner Stephanie Davis, Assistant City Attorney Jennifer Larson and Town Arborist Sally Bentz were present.

2. PUBLIC COMMENTS - none

3. APPROVAL OF MINUTES

MOTION to approve the minutes of the September 23, 2015 meeting.

M/S Widmer/Sockolov Ayes: 3 Noes: 0 Abstain: 2 (Tonelli, Lamb)

MOTION to approve the minutes of the October 28, 2015 special meeting.

M/S Lamb/Widmer Ayes: 4 Noes: 0 Abstain: 1 (Sockolov)

4. Approval of the 2016 Planning Commission Calendar

MOTION to approve the 2016 Planning Commission Calendar.

M/S Lamb/Sockolov Ayes: 5 Noes: 0

5. PUBLIC HEARINGS

A. Heritage Tree Removal Permit – 124 Austin Avenue (APN 059-293-020) – Request for a Heritage Tree Removal Permit.

Senior Planner Stephanie Davis introduced the item.

OPEN PUBLIC HEARING

The property owners made themselves available for questions and spoke in favor of the project.

Commissioner Tonelli asked about the replanting plan in regards to the owner's allergy to oak. The homeowner answered that in light of the allergy they are asking that one of the proposed species be allowed to be a valley oak or other non-oak species.

CLOSE PUBLIC HEARING

MOTION to find that the proposed removal of one heritage tree at 124 Austin Avenue in Atherton would not be contrary to the purpose and intent of the General Plan, for the reasons outlined in the staff report and that the Commission approve the tree removal with the conditions stated in the Draft Heritage Tree Removal Certificate.

M/S Lamb/Widmer Ayes: 5 Noes: 0

Chair Lane advised of the 10-day appeal period.

Findings:

1. *The removal of the trees would not be contrary to the Atherton General Plan.*

B. Heritage Tree Removal Permit– 12 Faxon Forest (APN 070-180-340) – Request for a Heritage Tree Removal Permit.

Senior Planner Stephanie Davis introduced the item.

Chair Lane asked why tree #26 is being removed. He noted that when he visited the site, the specimen looked healthy. Sally Bentz responded that the tree in question is in the proposed footprint of the house. Commissioner Tonelli clarified that the area is a patio. Stephanie Davis confirmed that the portion of the building where the tree currently stands is an attached exterior covered space.

OPEN PUBLIC COMMENT

Houman Sharif, project architect, spoke on behalf of the project.

Landscape architect Scott Lewis and arborist Michael Young both made themselves available should the Commission have questions.

CLOSE PUBLIC COMMENT

Commissioners Sockolov, Tonelli and Lamb noted their appreciation for the thoughtfulness of the submittal and the replanting and landscape plans.

Commissioner Widmer commented that the Commission historically does not approve removal of heritage trees to make way for construction so she would not support the request.

MOTION to find that the proposed removal of three heritage trees at 12 Faxon Forest in Atherton would not be contrary to the purpose and intent of the General Plan, for the reasons outlined in the staff report, and that the Commission approved the tree removals with the conditions stated in the Draft Heritage Tree Removal Certificate.

M/S Lamb/Sockolov Ayes: 4 Noes: 1 (Widmer)

Chair Lane advised of the 10-day appeal period.

Findings:

1. *The removal of the trees would not be contrary to the Atherton General Plan.*

C. *This item was continued from the October 28, 2015 Planning Commission meeting.*

Revisions to Chapter 6.04 –Consider revisions to Chapter 6.04, Animal Control related to the keeping of animals.

Senior Planner Stephanie Davis presented the item. She gave an overview of the discussion that took place at the previous two Planning Commission meetings. She presented the Commission with a draft ordinance from the ad hoc committee and went over the changes made based on prior discussions.

Commissioner Lamb asked for an overview of substantial changes to the document. Stephanie Davis summarized the changes by noting that the sliding scale for number of chickens based on lot size is new. Additionally the coop/enclosure needs to be shorter and further away.

Commissioner Lamb noted that he disagrees with restricting the keeping of chickens based on small lot size.

Commissioner Lane noted the positive effect of being able to hand out health and safety information at the time of the application for a permit to keep chickens.

Discussion ensued on the nature of the permit. The permit will allow the keeping of chickens and require an enclosure.

MOTION to recommend the City Council adopt the ordinance entitled “An Ordinance of the City Council of the Town of Atherton Amending Chapter 6.04 of the Atherton Municipal Code.”

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

7. COMMISSIONER’S REPORTS

Commissioner Tonelli gave an update on the CCAC. He noted that they are well into the design phase and there will be a push for community input and outreach in the new year. He gave a brief overview of the current design proposal.

8. STAFF REPORTS –

Senior Planner Stephanie Davis advised of the possible need for a special meeting of the Planning Commission in early January 2016. She obtained the availability of the commissioners in the event that a meeting is necessary.

9. ADJOURN – The meeting adjourned at 6:55pm.

Respectfully Submitted:

Lisa Costa Sanders, Town Planner