

**PLANNING COMMISSION
APPROVED MINUTES**

**TOWN OF ATHERTON
June 28, 2017
6:00pm
TOWN COUNCIL CHAMBERS
94 ASHFIELD ROAD**

1. ROLL CALL

**PRESENT: Eric Lane
Joann Byrd-Sockolov
Nancy Lerner
Randy Lamb
Paul Tonelli (arrived at 6:36 pm)**

Senior Planner Stephanie Davis and Assistant City Attorney Jen Larson were present.

2. PUBLIC COMMENTS – Police Chief Steven McCulley introduced himself to the Commission.

3. APPROVAL OF MINUTES

MOTION to approve the minutes of the May 24, 2017.

M/S Lane/Sockolov Ayes: 4 Noes:0 Excused: 1 (Tonelli)

4. NEW BUSINESS

a. School Master Plan Update – 150 Valparaiso Avenue – Sacred Heart Schools – Request for review of 2017 Annual Master Plan Update.

Senior Planner Stephanie Bertollo Davis introduced the item.

Mike Dwyer, Sacred Heart Schools provided an overview of completed projects. He noted that the School has decided to complete seismic upgrades and interior improvements to the gym building and replace the Sigall building with a new academic and arts building with a basement. The building will include flexible spaces and outdoor areas. Mr. Dwyer reviewed the results of the TDM program, new programs and commitment to continue to reduce vehicle trips. He also reported on enrollment projections.

Chair Lane asked about traffic flow during construction. Mike Dwyer responded that the contractor will submit a traffic plan including parking and staging areas. The school employees and construction workers will park across the street. Chair Lane asked about improvements to the traffic flow when the project is completed. Mike Dwyer noted that will be in the future. Chair Lane asked about the historic significance of Sigall building. Mike Dwyer noted that the building was previously studied with no findings of historic.

MOTION to accept for filing the 2017 Annual Master Plan update and TDM monitoring report from Sacred Heart Schools.

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

5. PUBLIC HEARINGS

- a. Special Structures Permit – 94 Cebalo Lane (059-172-240) – Request for a Special Structures Permit to allow a first floor addition to the main residence with a legal non-confirming sideyard setback.**

Senior Planner Stephanie Davis presented the staff report. She noted that the property is considered legally non-conforming and located within the R1-B zoning district.

Commissioner Tonelli asked of any concerns from adjacent neighbors. Senior Planner Davis responded that he was interested in the reason for the request and did not express concern.

OPEN PUBLIC COMMENT/CLOSE PUBLIC HEARING

Commissioners noted support for the request.

MOTION to approve the Special Structure Permit at 94 Cebalo Lane based on the findings and for the reasons enumerated in the staff report, subject to the conditions listed in the Special Structures Permit certificate to allow an addition to a legal non-confirming building to go beyond the main building area.

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

- b. Special Structure Permit – 168 Elena Avenue (APN 070-180-190)– Request for a Special Structures Permit to allow a garage basement under an accessory building..**

Senior Planner Stephanie Davis presented the staff report. She noted that the basement garage does not include a driveway. Access to the lower level will be internally with hydraulic lifts and one exterior staircase.

Commissioner Lerner asked about the access to lower level and light wells. Senior Planner Davis noted only the one staircase and no windows at the basement level. Building Department has conducted a preliminary review and will confirm compliance with fire and building codes. She expressed concern with potential for fire with storage of classic cars. Chair Lane concurred with Commissioner Lerner's concern.

Commissioner Sokolov asked about potential for noise with basement near neighboring property during construction. Senior Planner Davis noted the construction will be required to comply with Town's noise regulations as well as during operation. Commissioner Sokolov asked if there is a limitation on the number of vehicles that can be stored. Senior Planner Davis noted that the Town's codes do not have limits.

Commissioner Tonelli asked about new area. Planner Davis noted that it will be in essentially the same location and size as the existing building.

Chair Lane asked about water table. Senior Planner Davis noted that engineering staff will review at building permit stage.

OPEN PUBLIC COMMENT

Tim Chapelle, Architect explained the project with the intent for two car lifts. He noted the height limit does not accommodate cars being lifted into an attic. It will be for general storage space and not a large car collection.

Chair Lane asked if the lift could be used as another way out. Tim Chapelle, assumed the building would be sprinklered. Chair Lane suggested an additional access ladder for safety.

Commissioner Tonelli asked about the garage layout and access. Tim Chapelle, noted the intent for a small display area and flexible area on upper level. Commissioner Tonelli asked if there would be work on cars in the lower level. Tim Chapelle, responded that they do not intend to work on cars. He reviewed how the lift system would operate. The workshop is for bikes. Commissioner Tonelli asked about the stairwell. Tim Chapelle, responded that the stairs would be seldom used.

Chair Lane commented on safety issues with lift system and car storage in the basement.

Senior Planner Davis reviewed the code requirements for basements.

Andrew Wilson, property owner noted suggestion of a ladder access is a good suggestion. The intent is for new car storage only in the near future.

Assistant City Attorney Jennifer Larson noted Town will review for building and fire code safety.

CLOSE PUBLIC COMMENT

MOTION to approve the Special Structure Permit to allow a basement garage under an accessory building at 168 Elena Avenue subject to the conditions contained in the Special Structure Permit Certificate.

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

- c. Special Structures Permit – 88 Reservoir Road (APN 073-212-070) – Request for a Special Structures Permit to portion of the vertical sidewalls of the main residence to exceed 22 feet.**

Senior Planner Davis presented the staff report.

OPEN PUBLIC COMMENT

Tim Chapelle, Architect, the house is a wedding cake design with the second story stepping in from the first story. He noted a preference to not have overhang around the second story and have wall extending to 23 feet.

PUBLIC COMMENT CLOSED

MOTION to approve the Special Structure Permit at 88 Reservoir Road based on the findings, subject to the conditions listed in the draft Special Structure Permit to allow the vertical sidewalls for the main residence at all four elevations to exceed the maximum allowed height of 22 feet, up to 23 feet, 0 inches.

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

d. Tentative Parcel Map– 336 Walsh Road (APN 073-220-030) – Request for a Tentative Parcel Map to subdivide the parcel into two new lots.

Senior Planner Davis presented the staff report.

Commissioner Lerner asked is the existing residence would be retained. Senior Planner Davis responded that all existing structures will be demolished.

OPEN PUBLIC COMMENT

Laure Mae Bryan Sarusi, PPG Architect, noted the placement of the lot lines to be in keeping with the same size as other lots in the neighborhood and avoid any tree issues. She stated that they informed neighbors of the subdivision and did not receive any comments.

PUBLIC COMMENT CLOSED

Commissioners expressed appreciation for preservation of trees on plan.

MOTION to recommend the City Council approve the Tentative Parcel Map Certificate allowing the subdivision of one lot into two lots at 336 Walsh Road, based on the findings and for the reasons incorporated in the Staff Report.

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

6. COMMISSIONERS' REPORT

Commissioner Tonelli was re-appointed to the Planning Commission.

7. STAFF REPORTS

Senior Planner Davis reported that there are a few projects for the July 26, 2017 Planning Commission meeting and continued discussion of the Heritage Tree Ordinance.

Commissioners asked about tree removal associated with High Speed Rail.

8. ADJOURN – The meeting adjourned at 7:15 pm

Respectfully Submitted:

Stephanie Davis, Senior Planner