



**Town of Atherton  
PLANNING COMMISSION AGENDA  
OCTOBER 27, 2010**

**6:00 p.m.**

**TOWN COUNCIL CHAMBERS**

94 ASHFIELD ROAD  
ATHERTON, CALIFORNIA

**REGULAR MEETING**

1. **ROLL CALL** Waldron, Christensen, Lively, Grindley, Quinlan
2. **APPROVAL OF MINUTES** – September 22, 2010 and October 6, 2010
3. **PUBLIC COMMENTS** (only for items, which are not on the agenda - limit of 3 minutes per person)
4. **COMMISSIONERS' REPORTS**
5. **GENERAL PLAN COMMITTEE REPORTS**
6. **STAFF REPORTS**

**PUBLIC HEARINGS**

7. **Conditional Use Permit - 91 Ashfield Road** – Request to add equipment within an existing equipment building, to remove and replace three existing antennas and to add three new antennas on an existing tower located to the rear of the Atherton Police Department. Atherton Municipal Code Section 17.36.  
*Recommendation: Continue to the December 1, 2010 Planning Commission meeting*
8. **Front/Rear Lot Line Redesignation – 97 Juniper Drive** - Request to redesignate the front lot line from the Juniper Drive side to the Catalpa side at this address. Atherton Municipal Code Section 17.20.  
*Recommendation: Continue to the December 1, 2010 Planning Commission meeting*
9. **Zoning Ordinance Amendment and Property Rezoning** - Request of the City Council for the Planning Commission to consider a proposed zoning ordinance amendment to create an overlay zone for application to the Parker Avenue Neighborhood  
*Recommendation: Recommend City Council adoption of zoning ordinance amendment and rezoning of Parker Avenue Neighborhood.*
10. **Heritage Tree Removal Permit – 8 Heritage Court** – Request for a Heritage Tree Removal Permit to allow the removal of four heritage trees. Atherton Municipal Code Section 8.10  
*Recommendation: Approve the Heritage Tree Removal Permit*

11. **Special Structure Permit – 157 Fair Oaks Lane** – Special Structure Permit to allow a basement under an accessory structure. Atherton Municipal Code Sections 17.15 and 17.44.  
*Recommendation: Deny the Special Structure Permit*
  
12. **Conditional Use Permit and Heritage Tree Removal Permit – 150 Valparaiso Avenue** – Conditional Use Permit for the Lower/Middle School (formerly St. Joseph’s) reconstruction project and a Heritage Tree Removal Permit to allow the removal of eight heritage trees. Atherton Municipal Code sections 8.10, 17.36 and 17.12  
*Recommendation: Approve the Conditional Use Permit and Heritage Tree Removal Permit*
  
13. **Zoning Ordinance Amendments for Housing Element Implementation** – Review and recommendation to the City Council of various additions and amendments to the zoning ordinance in order to implement the programs adopted in the Atherton General Plan, 2007-14 Housing Element Update.  
*Recommendation: Recommend City Council adoption of the proposed zoning ordinance additions and amendments.*
  
14. **ADJOURN**  
The next regular Planning Commission meeting is scheduled for December 1, 2010 at 6:00 pm.

*If you challenge a Town zoning, planning, or any other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Judicial review of any Town administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period.*

*Copies of all staff reports and documents subject to disclosure that relate to each item of business referred to on the agenda are available for public inspection by 5:00 p.m. the Friday before each regularly scheduled Planning Commission meeting at the Atherton Library, 2 Dinklespiel, Station Lane, and the Town Administrative Offices, 91 Ashfield Road, Atherton, CA 94027.*

*In compliance with SB 343, materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Town Administrative Offices, 91 Ashfield Road, during normal business hours.*

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the City Clerk’s Office at (650) 752-0500. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CRF 35.104 ADA Title II)

