

**PLANNING COMMISSION  
APPROVED MINUTES**

**TOWN OF ATHERTON  
October 28, 2009  
6:00 P.M.  
TOWN COUNCIL CHAMBERS  
91 ASHFIELD ROAD**

**1. ROLL CALL:**

**PRESENT: Philip Lively  
Herman Christensen Jr.  
Kristi Waldron  
William Grindley  
Paul Quinlan**

Assistant City Attorney Ben Winig and Deputy Town Planner Lisa Costa Sanders were also present.

**2. APPROVAL OF MINUTES**

**MOTION to approve the minutes of the September 23, 2009 meeting as amended.  
M/S Lively/ Christensen                      Ayes: 5              Noes: 0**

**3. PUBLIC COMMENTS- none**

**4. COMMISSIONERS REPORTS**

Commissioner Lively reported that the Special Events Sub-Committee has started putting together a report based upon their findings and plans to submit their recommendations at the next Planning commission meeting. He noted that the Palo Alto Junior League had announced the commencement of home tours in Atherton , but as of this morning they had not applied for a Special Events permit.

Commissioner Grindley indicated that the draft report has been accepted by the Blue Ribbon Task Force and will be presented to City Council at its November meeting.

**5. GENERAL PLAN COMMITTEE REPORTS**

Commissioner Christensen reported that the General Plan meeting scheduled for the first Wednesday in November has been cancelled and rescheduled for the first Wednesday in February as a result of a Green Building workshop that was held yesterday. A second workshop is planned prior to the next General Plan Committee meeting.

**6. STAFF REPORTS- none**

**NEW BUSINESS**

7. **Variance- 81 Ridgeview** – Variance to allow an accessory structure to be located in the front yard. Atherton Municipal Code Section 17.56

Deputy Town Planner, Lisa Costa Sanders presented the staff report and indicated staff support for the request.

Commissioner Quinlan indicated that he was not present for the Planning Commission meeting in which this item was previously discussed. He asked about the discussion at that meeting.

Ms. Costa Sanders distributed copies of the Planning Commission meeting minutes when this item was previously approved.

**OPEN PUBLIC HEARING**

Kurt Simrock, Arcanum Architecture reviewed the proposed plans. He noted that the three trees that would be removed are all less than 9” and therefore not heritage trees.

Commissioner Grindley questioned if the Magnolia tree is included in the tree removal. Mr. Simrock indicated that it is.

**CLOSE PUBLIC HEARING**

Commissioner Lively indicated he visited the site and spoke with the applicant and would support the variance. He noted that he’d like to add condition #5 that any exterior lighting on the garage be shielded and down lit.

Ms. Costa Sanders noted that this is a basic code requirement but could also be included in the variance certificate.

Commissioner Quinlan indicated he visited the site and expressed his support.

Commissioner Christensen indicated that he supported the item previously and continues to support the variance request.

Commissioner Grindley indicated he visited the site and expressed his support.

Chair Waldron concurred with her fellow commissioners and supported the variance.

**MOTION to approve the variance to allow an accessory structure to be located in the front yard at 81 Ridgeview based on the following findings and conditions as amended:**

**M/S Grindley/ Lively            Ayes: 5            Noes: 0**

**Finding:**

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, where the strict application of the Zoning title deprives such property of privileges enjoyed by other property in the vicinity and under identical classification.
2. The Variance is subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.
3. The Variance does not authorize a use or activity which is not otherwise expressly authorized by zone regulation governing the parcel of the property.

**Additional Condition:**

1. Any exterior lighting on the garage shall be shielded and down lit.

Chair Waldron advised of the 10 day appeal period.

**11. ADOURN**

Meeting adjourned at 6:30pm.

**Respectfully submitted,**

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Lisa Costa Sanders, Deputy Town Planner