

**APPROVED MINUTES  
PLANNING COMMISSION MEETING  
April 25, 2007  
6:00 p.m.**

**ATHERTON TOWN COUNCIL CHAMBERS  
94 Ashfield Road  
Atherton, California**

**REGULAR MEETING**

Vie-Chair Andrews called the meeting to order at 6:00 p.m.

**1. ROLL CALL:**

**PRESENT:**       **Rose Hau  
                  Jim Dobbie  
                  Marion Oster  
                  Kristi Waldron**

**EXCUSED:**       **Bob Andrews**

City Attorney Marc Hynes, Mike Wasmann, Building Official and Deputy Town Planner Lisa Costa Sanders were also present.

**2. APPROVAL OF MINUTES**

**MOTION to approve the minutes of the March 28, 2007 meeting as submitted.**

**M/S Oster/Dobbie       Ayes: 5       Noes: 0**

**MOTION to approve the minutes of the December 6, 2006 meeting as submitted.**

**M/S Dobbie/Oster       Ayes: 5       Noes: 0**

**3. PUBLIC COMMENTS - None**

**4. COMMISSIONER'S REPORTS** – Commissioner Hau expressed her appreciation to Staff and the Commissioners

**5. GENERAL PLAN COMMITTEE REPORTS** – The General Plan Committee scheduled for May 2, 2007 has been cancelled.

**6. STAFF REPORTS** – Lisa Costa Sanders reported that the Council approved the appeal at 84 Walnut regarding a non-conforming structure. She also stated that the Council appointed Phil Lively and Herman Christensen to the Planning Commission. Marc Hynes reported that

the Superior Court hearing regarding the urns at 51 Laburnam is scheduled for April 26, 2007 at 9:00 a.m.

**7. NEW BUSINESS - Annual Master Plan Update, Sacred Heart Schools, 150 Valparaiso**

Sandy Dubinsky, Chief Operating Officer, Sacred Heart Schools reviewed the update to the master plan indicating improvements include; additional perimeter landscape, circulation changes, replacement of the Morey building, replacement of the 300 and 400 buildings as well as removal of the portables. Parking will be kept at the perimeter of the site. In response to a question, Ms. Dubinsky indicated projected growth of approximately 30 students in the middle school and approximately 40 students at the high school. In response to a question, Ms. Dubinsky stated that the artificial turf is fantastic, with good drainage and excellent for maintenance. In response to a question on use of green building practices with the improvements, Ms. Dubinsky stated that all new development will be sustainable and green.

Ms. Dubinsky announced that Joe Ciangalini has accepted a position in New York and introduced the new director of schools, Mr. Richard Dioli.

**OPEN PUBLIC HEARING**

Phil Lively, Hawthorn, questioned the change in circulation.

Sandy Dubinsky stated that the school will complete a traffic study when apply for a conditional use permit for the new building.

**CLOSE PUBLIC HEARING**

**MOTION to accept the Sacred Heart Schools Master Plan for filing.**

**M/S Hau/Oster                      Ayes: 4              Noes: 0**

**PUBLIC HEARINGS**

**8. Conditional Use Permit- 84 Lupin Lane – Conditional Use Permit to allow occupancy of an accessory structure during construction of a new main residence. Atherton Municipal Code Section 17.36.055(D).**

Lisa Costa Sanders presented the staff reported and indicated staff support for occupancy of the accessory structure with the posting of a bond.

Steve Borlick, Architect, stated that they intend to start construction of the pool house and garage first. Once they receive a final on the guest house, the owners will move in and they will start construction on the new residence.

Ellen Moushawar, property owner, stated that they have a large storage facility and will utilize the garage for furniture storage.

OPEN PUBLIC COMMENT  
CLOSE PUBLIC COMMENT

In response to a question, staff responded that a time limit for occupancy of the accessory structure was not included in the use permit certificate as the length of construction ordinance governs.

**MOTION to approve the Conditional Use Permit to allow occupancy of an accessory structure during construction of the new main residence based on the following findings and subject to the conditions of the Conditional Use Permit.**

**M/S Oster/Waldron      Ayes: 4      Noes: 0**

**Findings:**

1. The proposed occupancy of the accessory structure at the proposed locations will not be detrimental or injurious to person, property or improvements in the vicinity, and will not be detrimental to the public health, peace, safety, comfort, general welfare or convenience.
2. The proposed occupancy of the accessory structure would be appropriate under the general plan and the purposes of that plan and the zoning code.

**10. ADJOURN**

M/S Oster/Waldron to adjourn the meeting at 6:45 p.m. Motion passed (4-0).

**Respectfully submitted,**

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Lisa Costa Sanders, Deputy Town Planner