

**APPROVED MINUTES
PLANNING COMMISSION MEETING
September 27, 2006
6:00 p.m.**

ATHERTON TOWN COUNCIL CHAMBERS
94 Ashfield Road
Atherton, California

REGULAR MEETING

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

1. ROLL CALL:

PRESENT: **Bob Andrews**
 Rose Hau
 Jim Dobbie
 Marion Oster
 Kristi Waldron (excused at 7:00pm)

City Attorney Marc Hynes, Deputy Town Planner Lisa Costa Sanders and Town Arborist Kathy Hughes Anderson were also present.

2. APPROVAL OF MINUTES

MOTION approval of the August 23, 2006 meeting minutes as corrected.

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

- 3. PUBLIC COMMENTS** - David Lewis, 50 Jennings Lane, noted their desire to add on to their house but are too close to the side yard setback requirement by 4". Chair Andrews suggested Mr. Lewis send a letter to the City Council requesting the General Plan Committee study this item.
- 4. COMMISSIONER'S REPORTS** - None.
- 5. GENERAL PLAN COMMITTEE REPORTS** – Committee member Oster reported that the following items were discussed at the September 13, 2006 meeting; heritage artifact ordinance, FAR for larger lots and basement regulations. The next General Plan Committee meeting is scheduled for January 10, 2007.
- 6. STAFF REPORTS** – Lisa Costa Sanders reported that the City Council at their September 20, 2006 meeting approved the heritage artifact ordinance and requested the General Plan Committee further discuss options to encourage preservation and requested the General Plan Committee review the length of construction ordinance.

7. NEW BUSINESS - None

PUBLIC HEARINGS

- 8. Heritage Tree Removal Permit – 86 Kilroy Way –** Heritage Tree Removal Permit request to allow the removal of five heritage tree. Atherton Municipal Code Section 8.10.

Lisa Costa Sanders presented the staff reported and indicated staff support for the removal of four heritage trees due to their condition, proximity to other trees or improvements proposed on the property and with replacement planting requirements..

OPEN PUBLIC HEARING

Paula Erickson, landscape architect, reviewed the proposed site plan and landscape improvements for the site.

Kevin Keilty, Arborist, responded to questions on the existing redwood trees and noted that pecan trees are subject to limb breakage.

CLOSE PUBLIC HEARING

MOTION to approve the Heritage Tree Removal Permit to allow the removal of four heritage tree at 86 Kilroy Way based on the following finding and subject to the conditions of the Heritage Tree Removal Permit;

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

Finding:

1. The removal of the trees would not be contrary to the purpose and intent of the Atherton General Plan.

- 9. Ordinance Amendment –** Ordinance Amendment amending Chapter 17.08.080 and 17.36.190 of the Atherton Municipal Code defining building area and regulating basements.

Lisa Costa Sanders presented the staff reported and indicated that the General Plan Committee recommended the Planning Commission approve the change to the basement regulations to better define the area in which a basement can be located to under structures located within the main building area. The Committee also requested the Council authorize the Committee to study the item further.

PUBLIC COMMENT

None.

CLOSE PUBLIC COMMENT

MOTION to recommend the City Council adopt the Ordinance Amendment based on the following finding;

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

Finding:

1. The proposed amendment is required to achieve the objectives of the Zoning Plan and the General Plan.

10. ADJOURN

M/S Oster/Dobbie to adjourn the meeting at 7:05 p.m. Motion passed.

Respectfully submitted,

Lisa Costa Sanders, Deputy Town Planner