



Town of Atherton

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TOWN OF ATHERTON **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Atherton Planning Commission will hold a public hearing to consider recommending that the City Council adopt amendments to the Atherton Municipal Code, Zoning Title.

Description: The project involves a Zoning Ordinance Amendment to update Chapter 17.40 as summarized below:

- Eliminate 8' setback requirement between accessory structures
- Allow structures less than 36" tall to encroach 20% into the required side and rear setbacks for the main residence.
- Eliminate condition that windows/openings on accessory buildings can be no more than 9' above grade.
- Modify front setback requirements for accessory buildings and structures.
- Allow structures less than 3' in height (i.e. pools and athletic courts) to be allowed in the required side yard setback for corner lots (but in no case closer than 10' to the side property line).

Description: The project also involves Zoning Ordinance Amendments and Additions to include a new Chapter 17.58 to implement the Atherton Housing Element as listed below:

- Add density bonus and/or other concession and incentive provisions as required by State law (California Health and Safety Code Section 50079.5(b)) to provide incentives for the production of housing for lower income households and senior households

It has been determined that this project is Categorically Exempt per Section 15305 of the California Environmental Quality Act (CEQA) Guidelines. Section 15305 relates to Minor Alterations in Land Use Limitations as the ordinance amendment would not result in any changes to land use or density, but merely put in place a procedure for application.

NOTICE IS FURTHER GIVEN that said applications are set for hearing by the Planning Commission at its regular meeting on Wednesday, April 23, 2014 at 6:00 p.m. in the Town Hall of the Town of Atherton, at which time and place all persons interested may appear and show cause, if they have any, why the Zoning Ordinance Amendments should not be approved for recommendation to the City Council.

IF YOU CHALLENGE the Zoning Ordinance Amendments in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

For further particulars, reference is made to the application on file. Any attendee who wishes accommodation for a disability should contact the Building Division at (650) 752-0560 at least 48 hours prior to the meeting.

ATHERTON PLANNING COMMISSION

/s/ Lisa Costa Sanders

Lisa Costa Sanders, Deputy Town Planner

Dated Posted: April 11, 2014