

**PLANNING COMMISSION  
DRAFT MINUTES**

**TOWN OF ATHERTON  
April 25, 2018  
6:00pm  
TOWN COUNCIL CHAMBERS  
94 ASHFIELD ROAD**

**1. ROLL CALL**

**PRESENT:** Eric Lane  
Nancy Lerner  
Joann Byrne-Sockolov

**EXCUSED:** Randy Lamb  
Paul Tonelli

Senior Planner Stephanie Davis, Assistant Planner Nestor Delgado, Town Arborist Sally Bentz-Dalton and Assistant City Attorney Jen Larson were present.

**2. PUBLIC COMMENTS**

None

**3. APPROVAL OF MINUTES**

**MOTION to approve the minutes of the March 28, 2018 with language as ammended.  
M/S Sockolov/Lerner Ayes: 3 Noes:0 Absent: 2**

**4. PUBLIC HEARINGS**

- a) **Heritage Tree Removal Permit– 98 Hawthorne Avenue (APN 061-133-150) – Request for a Heritage Tree Removal Permit to allow the removal of one heritage pepper tree. Atherton Municipal Code Section 8.10.**

Senior Planner Davis presented the staff report.

**OPEN PUBLIC COMMENT**

Bruce Deal, property owner, highlighted that one Oak tree would be planted in the front of the property, one Oak tree would be planted in the back of the property, and one Maple tree would be planted in the front.

**CLOSE PUBLIC COMMENT**

Motion to approve the Heritage Tree Removal Permit to allow for the removal of one heritage pepper tree.

**M/S Lane/Sockolov Ayes: 3 Noes: 0 Excused: 2**

**b) Special Structures Permit– 283 Stockbridge Avenue (APN 070-012-430) – Request for a Special Structures Permit to portions of the vertical sidewalls of the main residence to exceed 22 feet. Atherton Municipal Code Sections 17.15, 17.32.**

Senior Planner Davis presented the staff report.

**OPEN PUBLIC COMMENT**

Property owner, 277 Stockbridge that shares a fence with 283 Stockbridge, noted there was no outreach from the applicants. He mentioned that due to the slope of the land, he has privacy concerns regarding the construction of a new residence on 283 Stockbridge. He requested the design to conform with the Town parameters or to postpone the hearing in order to assess any potential damage.

Dennis Wilkinson, developer and owner of 283 Stockbridge, apologized for lack of communication. He stated that they plan on planting trees for screening along the shared fence to 277 Stockbridge.

John Stewart, project architect, noted that the proposed increased sidewall height was for the side opposite the one abutting 277 Stockbridge, so it wouldn't be visible. He mentioned additional landscape screening will be provided once the building has been constructed.

Chair Lane asked if the side of the building facing 277 Stockbridge was proposed as standard height per Town of Atherton Development Standards.

John Stewart, project architect, responded that is correct.

Commissioner Lerner noted her concern at the lack of neighbor outreach.

Senior Planner Davis responded that the Municipal Code only requires a Public Notice by mailed by the Town to neighboring properties within 500 feet of applicant address. She further noted that while outreach between neighbors is not required as part of the process, staff does communicate the importance of said communication to all applicants at the time of project submittal.

**CLOSE PUBLIC COMMENT**

Motion to approve the Special Structure Permit for portions of the vertical sidewalls of the main residence to exceed 22 feet.

**M/S Lerner/Sokolov Ayes: 3 Noes: 0 Excused: 2**

**5. COMMISSIONERS' REPORTS**

**6. STAFF REPORT**

Senior Planner Davis noted the Town's Earth Day event, the film screening of "The New Fire", occurred at the Menlo-Atherton Performing Arts Center on April 21, 2018.

**7. ADJOURN**

The meeting was adjourned 6:32 PM

Respectfully Submitted:

*/s/Stephanie Bertollo-Davis*

Stephanie Bertollo-Davis, Senior Planner