

**PLANNING COMMISSION  
APPROVED MINUTES**

**TOWN OF ATHERTON**

**March 25, 2020**

**6:00pm**

**Jennings Pavilion, Holbrook-Palmer Park**

150 Watkins Avenue

Atherton, California

**1. ROLL CALL**

**PRESENT:** Eric Lane  
Nancy Lerner  
Randy Lamb  
Perry Narancic  
Paul Tonelli

Town Planner Lisa Costa Sanders, Public Works Director Robert Ovadia and Deputy City Attorney Andreas Booher were present.

**2. PUBLIC COMMENTS**

No public comment made.

**3. APPROVAL OF MINUTES**

**MOTION to approve the minutes of the February 26, 2020 Planning Commission Meeting.**

**M/S Lamb/Tonelli    Ayes: 4            Noes:            0            Abstain: 1**

**4. PUBLIC HEARING**

- a. **Consideration of a Recommendation to the City Council on the adoption of an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program, Conditional Use Permit and Development Agreement (Town of Atherton Stormwater Capture Facility Project) – 30 Alejandra Avenue (APN 070-250-190) – Request for consideration of a recommendation to the City Council on adoption of a Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program, a Conditional Use Permit and a Development Agreement. Atherton Municipal Code Chapter 15.32, Chapter 17.07, Chapter 17.12 Conditional Use Permit and Chapter 17.32.**

Town Planner Costa Sanders presented the staff report to the Planning Commission.

Public Works Director Robert Ovadia presented a detailed overview of the project to the Planning Commission.

Commissioner Narancic asked if this proposal was similar to a project reviewed by the Parks Commission at the Las Lomas School previously.

Public Works Director Ovadia indicated this project did not work at Las Lomas School and so the City Council advised to look for other alternative locations.

Commissioner Narancic asked if there was a state incentive to help fund the project.

Public Works Director Ovadia indicated that the project is to be fully funded by the state.

Chair Lane asked whether there is a backup power supply on the pump.

Tetratex Representative, Jason Fussel explained that there is no need for a power generator as the system is designed to allow flow of water as normal in the case that it cannot be pumped.

Chair Lane asked how long the construction was expected to take.

Tetratex Representative Jason Fussel provided an estimate of 18-24 months.

MIG Representative Barbara Beard presented the CEQA Overview for the project to the Planning Commission.

Chair Lane asked about incoming and outgoing construction traffic on Fair Oaks, Watkins and Middlefield Road. He further highlighted that the operation considerations for traffic in and out of Town need to be considered.

Town Planner Costa Sanders indicated that an approved traffic route can be planned for and included within the contractual service.

Chair Lane asked whether a biologist will be on site every day of construction.

MIG Representative Barbara Beard indicated that a Biologist will only be on site during construction that may involve the taking of any special status species, which would be for any work done within the stream and not in the field.

Town Planner Costa Sanders presented the Conditional Use Permit to the Planning Commission.

Vice Chair Lamb asked why an enrollment cap would be considered for Menlo College.

Town Planner Costa Sanders clarified that there is no enrollment cap consideration for this project, not that there could never be an enrollment cap.

Deputy City Attorney Booher further clarified that no enrollment cap would be imposed in the scope of this project but could still be considered in future projects.

Commissioner Narancic asked why the school would be willing to participate and whether there has been conversation with the schools regarding their willingness to participate.

Public Works Director Ovadia highlighted that the school would benefit from the treatment of their own onsite storm water as well as being considered good stewards for the environment and the Town by helping the Town meet its obligations.

Chair Lane highlighted that this may cut costs for maintenance for the fields in the long term.

Public Works Director indicated that the schools have reviewed the plans.

Chair Lane asked if the easement would change the liability for any accidents that occurred on the field.

Deputy City Attorney Booher indicated that it depends on the circumstances and facts of the situation.

Town Planner Costa Sanders concluded her summary of the staff report.

Open public hearing.

No public comment.

Vice Chair Lamb thanked staff for their work and was satisfied that the project was able to mitigate for impacts.

Commissioner Tonelli shared he found it surprising that more public comments were not received so far in the process.

Commissioner Lerner highlighted how thorough the presentation was.

Commissioner Narancic also highlighted the thorough work done on the project and found the location to be preferable to the Park for visual appearance and potential threat to health reasons.

Chair Lane also highlighted the thorough report and indicated that the mitigated impacts will be put to the test during the construction process.

Close public hearing.

**MOTION to adopt the Planning Commission Resolution 2020-1 to recommend that the city council adopt the Initial Study /Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, recommend that the City Council adopt the Conditional Use Permit with the conditions specified in draft Certificate of Approval and recommend that the City Council adopt the Development Agreement for the Town of Atherton Stormwater Capture Facility Project at 30 Alejandra Avenue.**

**M/S Tonelli/Lamb                      Ayes: 5                      Noes: 0                      Absent: 0**

**5. NEW BUSINESS**

**6. COMMISSIONERS' REPORTS**

**7. STAFF REPORTS**

The next regularly scheduled meeting is set for April 22, 2020.

**8. ADJOURN**

The meeting was adjourned 7:11 PM.

Respectfully Submitted:

/s/Stephanie B. Davis

Stephanie B. Davis, Principal Planner