

**PLANNING COMMISSION
REGULAR MEETING
APPROVED MINUTES**

**TOWN OF ATHERTON
August 25, 2021
6:00 pm
*This meeting was held virtually.***

1. ROLL CALL

**PRESENT: Randy Lamb
Eric Lane
Nancy Lerner
Perry Narancic
Gabia Konce**

Principal Planner Stephanie Bertollo-Davis and Assistant Planner Ralph Robinson were present.

2. PUBLIC COMMENTS

No public comment made.

3. APPROVAL OF MINUTES

Commissioner Konce abstained from the vote as she was not in attendance at the August 11, 2021 meeting.

MOTION to approve the minutes of the August 11, 2021 Planning Commission Meeting.

M/S Lamb/Lane Ayes: 4 Noes: 0 Abstain: 1

4. PUBLIC HEARING

a. Tree Protection Zone Exception (TPZ) – 57 Linda Vista Avenue, Atherton (APN 070-132-080) – Request for a Tree Protection Zone exception associated with two (2) heritage trees from a TPZ of ten times (10x) the trees diameter to less than six times (5.5x-6.0x) the trees diameter. Atherton Municipal Code Chapter 8.10.

Principal Planner Stephanie Bertollo-Davis presented the staff report.

Open Public Hearing.

Project Representative Karen Moy was available to answer questions.

Closed Public Hearing.

Chair Lane noted he performed a site visit and staff addressed his questions on the site related to existing site conditions.

Commissioners Lamb , Narancic and Lerner noted their support of the project.

Commissioner Konce stated satisfaction with the mitigation measures taken to protect trees.

MOTION to approve a Tree Protection Zone Exception (TPZ) at 57 Linda Vista for two (2) heritage trees from a TPZ of ten times (10x) the trees diameter to less than six times (5.5x-6.0x) the trees diameter subject to the conditions listed in the draft TPZ Exception Certificate. Conditions to include that all recommendations related to the pruning of Tree #79 in the supplemental project arborist report dated August 24, 2021 shall be met, to the satisfaction of the Town Arborist.

M/S Lane/Narancic Ayes: 5 Noes: 0 Abstain: 0

b. Special Structures Permit (SSP) – 349 Walsh Road, Atherton (APN 074-040-220) – Request for a Special Structures Permit to allow for a detached accessory structure (swimming pool) to have the same front yard setback as the main residence. Atherton Municipal Code Chapters 17.15, 17.32, 17.40.

Principal Planner Stephanie Bertollo-Davis presented the staff report.

Commissioner Konce asked a question regarding the overhang of heritage trees over the base of the pool.

Principal Planner Davis noted that location adheres to required Tree Protection Zones (TPZs) for heritage trees, with a staff level exception for the TPZs to be approved as part of this project.

Chair Lane noted he performed a site visit and that the site is very steep. He asked about additional excavations to take place on the property.

Principal Planner Davis noted proposed future site development would feature additional excavation and retaining walls due to site conditions and that project applicant could speak further on those changes to the site.

Open Public Hearing.

Project Representative Steven Somers spoke to excavations taking place on site to create more flat areas, including for swimming pool.

Ken Glidewell, community member, asked whether a notice was sent out to neighbors and where notice could be accessed.

Principal Planner Davis noted that notice was sent to property owners of record within 500 feet of the subject site.

Closed public hearing.

Chair Lane said he had no comments on the project.

MOTION to approve a Special Structures Permit at 349 Walsh to allow for a detached accessory structure (swimming pool) to have the same front yard setback as the main residence subject to the conditions listed in the draft Special Structures Permit certificate.

M/S Lamb/Narancic Ayes: 5 Noes: 0 Abstain: 0

5. STAFF REPORTS

Principal Planner Davis introduced Commissioner Konce.

6. COMMISSIONERS' REPORTS

Commissioner Konce further introduced herself and stated excitement to work with the Commission on important issues facing the Town.

Commissioner Narancic thanked Principal Planner Davis for the consistent thoroughness and level of detail in her reports.

7. ADJOURN

The meeting was adjourned 6:42 PM

Respectfully Submitted:

/s/Stephanie B.-Davis

Stephanie B. Davis, Principal Planner