

**PLANNING COMMISSION  
REGULAR MEETING  
APPROVED MINUTES**

**TOWN OF ATHERTON  
December 1, 2021  
6:00 pm  
*This meeting was held virtually.***

**1. ROLL CALL**

**PRESENT:**

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

Principal Planner Stephanie Bertollo-Davis, Assistant Planner Ralph Robinson and Town Arborist Sally Bentz-Dalton were present.

**2. PUBLIC COMMENTS**

No public comment made.

**3. APPROVAL OF MINUTES**

**MOTION to approve the minutes of the October 27, 2021 Planning Commission Meeting.**

**M/S Konce/Lerner Ayes: 4 Noes: 0 Abstain: 1**

**4. PUBLIC HEARING**

**a. Special Structures Permit (SSP) – 278 Park Lane, Atherton (APN 070-341-060) – Request for a Special Structures Permit to allow for a detached accessory building (garage) to have a reduced front yard setback. Atherton Municipal Code Chapters 17.15, 17.32, 17.40.**

Assistant Planner Ralph Robinson presented the Staff Report.

Open Public Hearing.

Project Representative Ian Moller of Moller Architecture provided additional background on the project, including reasoning for reducing the footprint of the existing garage. He also discussed he would work with staff to ensure conformance with other development standards.

Closed Public Hearing.

Chair Lane discussed his observations of the property, noting that it is very secluded and that the proposed project will have minimal impacts.

Commissioner Lamb thanked staff and applicant for their work on this and stated support for the project.

**MOTION to approve a Special Structures Permit at 278 Park Lane to allow for a detached accessory building (garage) to have a reduced front yard setback.**

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

## **5. NEW BUSINESS**

### **a. Approval of the 2022 Planning Commission meeting calendar.**

**MOTION to approve the 2022 Planning Commission meeting calendar.**

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

## **6. STAFF REPORTS**

Principal Planner Stephanie Bertollo-Davis noted that the new Town Center is now open to the public at 80 Fair Oaks Lane. There will be a public ribbon cutting ceremony for the new Town Center on December 11, 2021 from 1:00-3:00pm.

Chair Lane asked what follow up could be expected on the SB 9 item discussed at the joint Planning Commission-City Council session held prior to the December 1 meeting.

Principal Planner Bertollo-Davis said the Commissioners should expect a draft ordinance to be prepared in response to the new state law. That will be presented to the Planning Commission at the January 26, 2022 meeting before going to City Council for further review.

Chair Lane asked what process for SB 9 applications would be followed in the interim.

Principal Planner Bertollo-Davis noted that any applications utilizing SB 9 would default to the basic provisions of state law.

Chair Lane stated he wanted the Commission to be aware of this process to illustrate the importance of the Ordinance that will be presented to them on January 26, 2022.

Commissioner Konce asked for more follow up on how SB 9 will work with existing Atherton laws, noting the potential for drastic changes to land uses within Atherton.

Chair Lane reiterated that the law has already been passed, so the Town has no recourse to stop applications made using the provisions of the law without its own Ordinance in place to regulate these projects.

Commissioner Konce restated her concerns about the impacts of the law and need for additional study on those impacts. She asked what the framework will be for reviewing and approving SB 9 projects and what additional legal recourse may exist for the Town.

Chair Lane noted that this information has been presented to the City Council, and that the role of the Commission is to help make recommendations on a framework for staff and City Council to follow for an eventual Ordinance regulating SB 9 projects.

Chair Lane noted next steps.

## **7. COMMISSIONERS' REPORTS**

Nothing to report.

## **8. ADJOURN**

The meeting was adjourned 6:40 PM

Respectfully Submitted:

*/s/Stephanie B.-Davis*

Stephanie B. Davis, Principal Planner