



**Town of Atherton  
PLANNING COMMISSION AGENDA**

**August 22, 2012**

**6:00 p.m.**

**TOWN COUNCIL CHAMBERS**

94 ASHFIELD ROAD  
ATHERTON, CALIFORNIA

**REGULAR MEETING**

1. **ROLL CALL** Christensen, Lively, Quinlan, Widmer
2. **APPROVAL OF MINUTES** – July 25, 2012
3. **PUBLIC COMMENTS** (only for items, which are not on the agenda - limit of 3 minutes per person)
4. **COMMISSIONERS' REPORTS**
5. **STAFF REPORTS**
- PUBLIC HEARINGS**
6. **Lot Line Redesignation – 262 Prior Lane** – Lot Line Redesignation request to designate the north property line as the front property line. Atherton Municipal Code Section 17.20.  
*Recommendation: Approve the Lot Line Redesignation*
7. **Special Structure Permit – 23 Hawthorne Drive** – Special Structure Permit to allow a pool to be located in the side yard at the front yard setback. Atherton Municipal Code Section 17.40.  
*Recommendation: Approve the Special Structure Permit*
8. **Special Structure Permit – 32 Maple Avenue** – Special Structure Permit to allow an addition outside the main building area. Atherton Municipal Code Section 17.26.  
*Recommendation: Deny the Special Structure Permit*
9. **Special Structure Permits – 70 Elena Avenue** – Special Structure Permit to allow an excessive height sidewall, Special Structure Permit to allow a basement to extend beyond the footprint of the main building and a Special Structure Permit to allow an accessory structure at the front yard setback. Atherton Municipal Code Sections 17.15, 17.32, 17.40, 17.44  
*Recommendation: Approve the Special Structure Permits*
10. **Variance or Special Structure Permit and Heritage Tree Removal Permit – 94 Selby Lane** – Variance to tennis court in the front yard or a Special Structure Permit to allow a pool at the front yard setback and a Heritage Tree Removal Permit to allow the removal of one heritage tree. Atherton Municipal Code Sections 17.16, 17.40 and 8.10.  
*Recommendation: Approve the Special Structure Permit, Approve the Heritage Tree Removal Permit for the removal of one heritage tree and Deny the Variance*

11. **ADJOURN**

The next regular Planning Commission meeting is scheduled for September 26, 2012 at 6:00 pm.

*If you challenge a Town zoning, planning, or any other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Judicial review of any Town administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period.*

*Copies of all staff reports and documents subject to disclosure that relate to each item of business referred to on the agenda are available for public inspection by 5:00 p.m. the Friday before each regularly scheduled Planning Commission meeting at the Atherton Library, 2 Dinklespiel, Station Lane, and the Town Administrative Offices, 91 Ashfield Road, Atherton, CA 94027.*

*In compliance with SB 343, materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Town Administrative Offices, 91 Ashfield Road, during normal business hours.*

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the City Clerk's Office at (650) 752-0500. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CRF 35.104 ADA Title II)