

**PLANNING COMMISSION
DRAFT MINUTES**

TOWN OF ATHERTON

August 28, 2019

6:00pm

Jennings Pavilion, Holbrook-Palmer Park

150 Watkins Avenue, Atherton CA

1. ROLL CALL

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

Consulting Planner Neal Martin and Assistant City Attorney Jen Larson were present.

2. PUBLIC COMMENTS

No public comment made.

3. APPROVAL OF MINUTES

**MOTION to approve the minutes of the June 26, 2019 Planning Commission Meeting.
M/S Tonelli/Lerner Ayes: 5 Noes: 0 Absent: 0**

4. PUBLIC HEARING

- a) School Master Plan Update – 1000 El Camino Real, Menlo College (APN 070-360-100) – Request for review of 2019 Annual Master Plan Update. Atherton Municipal Code Section 17.32.050.**

Consulting Planner Martin presented the staff report.

Open Public Hearing

Steven Weiner, President at Menlo College, provided updates on Menlo College, he noted that the 2019 Fall Semester is underway, the school has an increase in enrollment despite national trends of decline in enrollment in similar size and types of schools.

President Weiner shared that Menlo College will be presenting to the commission, a proposed residence hall to be added to the Menlo College Campus in the future. He also highlighted community outreach undergone early in the month, indicating a community turnout of approximately 12 community members.

President Weiner also shared that the school is committed to be a good neighbor, highlighting the school as location of community blood drives, a meeting place for neighborhood associations a place of recreation for community members.

Vice Chair Lamb asked how many rooms the future residence hall will have.

President Weiner responded that while plans are not final the school expects there to be approximately 370 beds.

Commissioner Tonelli asked how the residence will impact the overall footprint of the building.

President Weiner indicated that the proposed residence hall would be infill to the campus.

Commissioner Tonelli asked if enrollment goals are self-imposed and if so, what are the driving factors.

President Weiner had indicated that enrollment goals are based on mission/education goals of school, and class size as well as availability of technology and finances.

Commissioner Tonelli commented that Transportation Demand Management (TDM) should also be an important consideration.

Close Public Hearing.

MOTION to accept for filing the 2019 Annual Master Plan update from Menlo School.

M/S Narancic/ Tonelli Ayes: 5 Noes: 0 Absent:0

b) Discussion- Atherton Municipal Code Chapter 17.50 “Landscape Screening,” Regulations Pertaining to Landscape Screening Regulations in the Front of Properties.

Discussion for Landscape Screening Regulations was deferred since Town Arborist who reviews Land Scene Screening in the Town was not present nor was any member of the public present for discussion.

Motion to be deferred to the next regularly scheduled meeting.

M/S Lerner/Tonelli Ayes: 5 Noes: 0 Absent: 0

5. COMMISSIONERS' REPORTS

Commissioner Perry Narancic introduced himself to the Planning Commission highlighting experiences as both an attorney and former Parks and Recreation Committee Member. Commissioner Lamb brought up rocks and trees along the public right-of-way placed by property owners to prevent construction parking. He questioned how this was being addressed.

City Attorney Larson informed the commission that Code Enforcement in Atherton is complaint based and very responsive. While there may be many properties that have some type of rock/tree in the public right-of-way it would need to be complained about in order to be addressed by Code Enforcement.

City Attorney Larson indicated that if the homeowner has a unique reason as to why they require rocks/trees in the right-of-way, then they must come in and create an agreement with the town.

It was agreed among the commission and city attorney that the nature of the problem originates from construction parking prevention and, is often left up or encourages other property owners to do the same.

Vice Chair Lamb asked who maintains median.

Consulting Planner Martin indicated that it is likely CalTrans but may depend on the street.

Vice Chair Lamb indicated that the median landscaping is sometimes inconsistent.

6. STAFF REPORTS

None.

7. ADJOURN

The meeting was adjourned 6:30 PM

Respectfully Submitted:

/s/Stephanie B.-Davis

Stephanie B. Davis, Senior Planner