

**PLANNING COMMISSION
REGULAR MEETING
DRAFT MINUTES**

**TOWN OF ATHERTON
COUNCIL CHAMBERS
80 FAIR OAKS LANE
ATHERTON, CALIFORNIA
MAY 24, 2023
6:00 P.M.**

This meeting was held in-person with the option for staff and the public to join online.

1. ROLL CALL

**PRESENT: Eric Lane, Chair
Randy Lamb, Vice Chair
Nancy Lerner
Perry Narancic**

ABSENT: Bob Polito

Town Planner Sung H. Kwon, Senior Planner Radha Hayagreev, and Public Works Director Robert Ovadia were present.

2. PUBLIC COMMENTS

Rob Habibi, a residential realtor, and had a lot of discussions with several clients requesting additional details regarding the development projects in Atherton.

Chair Lane reported no multi-units currently in Atherton except the ADUs that were allowed to be added; however, there was a plan in place under review by the State. The current development projects were larger single-family homes or ADUs added to homes. Chair Lane encouraged Rob Habibi to speak to the Planning Staff offline for more details.

3. APPROVAL OF MINUTES

MOTION to approve the minutes of the April 26, 2023, Planning Commission Regular Meeting.

**M/S Vice Chair Lamb /Lerner Ayes: 3 Noes: 0 Abstain: 1 Absent: 1
Commissioner Narancic abstained
Commissioner Polito was absent**

4. PUBLIC HEARING

There were no items to discuss.

5. NEW BUSINESS

a. General Plan Consistency Determination for the Capital Improvement Program (CIP) for Fiscal Years 2023/24 – 2027/28

Senior Planner Radha Hayagreev presented the staff report.

Commissioner Narancic queried whether the figures for the projects included in the CIP are estimates.

Public Works Director Robert Ovadia confirmed the figures were allocated estimates. The Council appropriates money for the upcoming fiscal year. Estimates beyond that were to be approved one year at a time. The initial year for several projects was budgeted for design and planning efforts with construction to follow. Estimates were flushed out and became more realistic as the design process was carried out.

Commissioner Narancic queried how close the actual figures were to the allocated amount based on Robert Ovadia's experience.

Public Works Director Robert Ovadia noted it varied based on the project and factors such as the economy, bidding plan, etc.

Chair Lane noted a \$100,000 difference between the funding and the estimate.

Public Works Director Robert Ovadia confirmed the \$100,000 difference was due to the rollover of other funding or funding that was not currently available and does not reflect a shortfall.

Chair Lane opened the public comment period.

There being no additional comments, Chair Lane closed the public comment period.

The Planning Commission was in support of approving the CIP as consistent with the Atherton General Plan.

Vice Chair Lamb made the following motion:

MOTION that the Planning Commission find the Capital Improvement Program (CIP) for Fiscal Years 2023/24 – 2027/28 and the projects included in the program is not a project under CEQA, and is consistent with the Atherton General Plan for the reasons noted in the staff report.

**M/S Vice Chair Lamb/Narancic Ayes: 4 Noes: 0 Abstain: 0 Absent: 1
Commissioner Polito was absent**

6. STAFF REPORTS

There were no reports.

Chair Lane requested an update on the May 19th ADU Study Session.

Town Planner Sung noted that May 19th Study session discussion summary will be reported back to the Planning Commission as a draft reading once there was further discussion and assessment on the ADU ordinance with the Housing Element and community members.

7. COMMISSIONERS' REPORTS

Vice Chair Lamb noted previous discussions regarding trees and suggested the item be added as a future agenda item for discussion.

Commissioner Narancic agreed.

Chair Lane queried whether reducing the monthly tree assessments to quarterly assessments would be included in the draft ADU ordinance.

Senior Planner Radha Hayagreev confirmed the tree assessments would be addressed in the June 2023 staff report.

Chair Lane reported Los Altos' Housing Element was being reviewed and was returned to the State but not accepted; however, they are facing builder's remedy in a parcel that was not zoned for the same.

Senior Planner Radha Hayagreev stated that Atherton had not received any builder's remedy application.

The Planning Commission requested that the election of a Chair and Vice Chair be included on the agenda for the next regular meeting in June 2023.

8. ADJOURN

**M/S Vice Chair Lamb/Lerner Ayes: 4 Noes: 0 Abstain: 0 Absent: 1
Commissioner Polito was absent**

The meeting was adjourned at 6:31 p.m.