

Atherton Library Building Steering Committee

Revisions: 10/5/2010

12/6/2010

12/13/2010

Process Issues

- Holbrook Will Provisions
- Preparation of preliminary architectural and site plans
- Reuse of Existing Library Site and Building
- Environmental Document
 - Project Description
 - Initial Study
 - Traffic and Parking
 - Conversion of Public Recreation Use Space
 - Addition of Impervious Surface
 - Relation to Historic Buildings
 - Heritage Trees
 - Alternatives
 - Construction Impacts
 - Mitigated Negative Declaration or EIR
- General Plan Amendment
- Zoning Ordinance Amendment
- Planning Commission and City Council hearings
- General Plan Consistency Finding
- Plans and Specifications Preparation
- Building Permit Issuance

Zoning

- Holbrook-Palmer Park currently zoned POS (Parks and Open Space) District
- Public library is not a permitted use in the POS District
- Two options are available to address this concern:
 - Propose an amendment to the POS District to make public libraries a permitted use
 - The POS District currently allows “public facilities” upon issuance of a conditional use permit. A conditional use permit application for a library as a ‘public facilities” use could be submitted to the Planning Commission for consideration and approval.
 - Either of the above options could be processed at the same time as the General Plan amendment
- New library building must comply with zoning regulations:
 - Height – 34 feet maximum
 - Lot coverage – 20% maximum
 - Front and rear yard – 60 feet minimum (property front is Watkins Avenue)
 - Side yard – 50 feet minimum

- The existing library at 2 Dinkelspiel (Station) Lane is in the PFS (Public Facilities and Schools) District. There the standards are:
 - Height - 34 feet
 - Lot coverage - 40% max.
 - Front and rear yard setbacks - 30 feet, however on lots with a depth of less than 160 feet the setbacks are 18% of the lot depth with a minimum of 20 feet. In the case of the existing library the lot depth is about 100 feet, therefore the front and rear setbacks would be 20 feet.
 - Side yard setbacks - vary with lot width. In the case of the existing library the lot width is about 120 feet, therefore the side yard setbacks would be approximately 34 feet.
 - The zoning ordinance includes a statement that buildings, structures or land used for governmental purposes are excepted from the Development Standards in the PFS District. But it does not provide a procedure for determining what standards would apply.

General Plan Amendment

- General Plan currently designates library on Station Lane
- Amendment required for new location

General Plan Consistency Finding

- CA Government Code requires that the lead agency find that a public project is consistent with the general plan

Environmental Document

- Environmental document must be completed prior to approval of any discretionary land use entitlements such as a general plan amendment or any ministerial actions such as building permit issuance
- Environmental document must address the entire project, including reuse of the existing facility
- Exemptions from CEQA are only available for small projects e.g. single family home, commercial structure less than 10,000 square feet in area
- Initial Study is required in order to determine the appropriate environmental document i.e. Mitigated Negative Declaration or EIR