



## REGULAR MEETING AGENDA

**Date:** 7/11/2016  
**Time:** 6:00 p.m. *Please note early start time*  
**City Council Chambers**  
**701 Laurel St., Menlo Park, CA 94025**

**A. Call To Order**

**B. Roll Call**

**C. Reports and Announcements**

Under “Reports and Announcements,” staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

**D. Public Comment**

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

**E. Consent Calendar**

E1. Approval of minutes from the June 6, 2016 Planning Commission meeting. ([Attachment](#))

**F. Public Hearing**

F1. General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Environmental Review/City of Menlo Park: Public hearing to receive public comments on the Draft EIR for the General Plan Land Use and Circulation Elements and M-2 Area Zoning Update. The Draft EIR prepared for the project identifies less than significant effects in the following categories: Aesthetics, Geology, Soils and Seismicity, Hydrology and Water Quality, and Public Services and Recreation. The Draft EIR identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following categories: Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Land Use Planning, Noise, and Utilities and Service Systems. The Draft EIR identifies potentially significant environmental effects that are significant and unavoidable in the following categories: Air Quality, Greenhouse Gas Emissions, Population and Housing, and Transportation and Circulation. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed hazardous material sites are present at the location. The project area does contain a hazardous waste site included in a list prepared under Section 65962.5

of the Government Code. Written comments may also be submitted to the Community Development Department (701 Laurel Street, Menlo Park) no later than 5:00 p.m., Friday, July 15, 2016. ([Staff Report #16-050-PC](#)) ***Continued from the meeting of June 20, 2016. Please note that the 6:00 p.m. Planning Commission meeting will be preceded by a 5:00 p.m. "Town Hall" on the ConnectMenlo topic, also to be held in the City Council Chambers.***

- F2. Use Permit/Gregory Pickett/320 Grayson Court:  
Request for a use permit to remodel and add onto an existing nonconforming single-story, single-family residence in the R-1-U (Single-Family Urban) zoning district. The proposed work would exceed 75 percent of the existing replacement value in a 12-month period. The project includes a request to remove a heritage Blackwood Acacia tree in the rear yard. ([Staff Report #16-051-PC](#))
- F3. Use Permit and Variance/Lawrence Kahle/590 Fremont Street:  
Request for a use permit to build a new single-family home on a substandard lot with regard to lot width, depth, and area in the R-3 (Apartment) zoning district. The use permit request includes a proposal to allow excavation within the left side yard setback to install a retaining wall and driveway to provide access to a below-grade garage. The proposal includes a request for a variance for the new residence to encroach into the required 20-foot separation between main buildings located on adjacent lots. ([Staff Report #16-052-PC](#))
- F4. Use Permit/Lorin Hill/805 Magnolia Street:  
Request for a use permit to remodel and add to an existing nonconforming two-story, single-family residence in the R-1-S (Single-Family Suburban) zoning district. The proposed work would exceed 50 percent of the existing replacement value in a 12-month period. There is an active building permit regarding the remodeling of and additions to the first floor and the modification of the roof to conform to daylight plane regulations. At this time, the applicant is requesting that the building be allowed to remain nonconforming, which requires Planning Commission review of the overall proposal. ([Staff Report #16-053-PC](#))
- F5. Use Permit/Charles Holman/361 Marmona Drive:  
Request for a use permit for an addition to an existing, nonconforming one-story, single-family residence on a lot in the R-1-U (Single-Family Urban) zoning district. The value of the work would exceed 75 percent of existing replacement value in a 12-month period. ([Staff Report #16-054-PC](#))
- F6. Minor Subdivision/Peter Carlino for David Ferrari/668-672 Partridge Avenue:  
Request for a tentative parcel map to convert two existing residential dwelling units into two condominium units on one parcel in the R-2 (Low Density Apartment) zoning district. No additional floor area is proposed as part of this project. ([Staff Report #16-055-PC](#))
- F7. Use Permit/Facebook, Inc./200 Jefferson Drive:  
Request for a use permit for a temporary mobile kitchen for only food preparation that would be located within the parking lot adjacent to the existing building at 200 Jefferson Drive, located in the M-2(X) (General Industrial, Conditional Development) zoning district. The proposed temporary kitchen would be on-site for a maximum of one year from installation. The proposed mobile kitchen would temporarily displace eight parking spaces. ([Staff Report #16-056-PC](#))

- F8. Use Permit/Ellen Ackerman/1525 O'Brien Drive:  
Request for a use permit for the storage and use of hazardous materials associated with the research and development of biotechnology for the detection of cancer, located in an existing building in the M-2 (General Industrial) zoning district. Additionally, some hazardous waste would be stored outside the facility in an existing steel chemical storage unit that was also used by the previous tenant. ([Staff Report #16-057-PC](#))

## G. Informational Items

- G1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.
- Regular Meeting: July 25, 2016
  - Regular Meeting: August 15, 2016
  - Special Meeting: August 22, 2016
  - Regular Meeting: August 29, 2016

## H. Adjournment

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at [www.menlopark.org](http://www.menlopark.org) and can receive e-mail notification of agenda and staff report postings by subscribing to the "Notify Me" service at [menlopark.org/notifyme](http://menlopark.org/notifyme). Agendas and staff reports may also be obtained by contacting the Planning Division at (650) 330-6702. (Posted: 7/6/16)

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available for inspection at the City Clerk's Office, 701 Laurel St., Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.