



PLANNING COMMISSION EXCERPT MINUTES

Monday, December 15, 2008
7:00 p.m.
701 Laurel Street, Menlo Park, CA 94025
Menlo Park City Council Chambers

CALL TO ORDER – 7:02 p.m.

ROLL CALL – Bressler (Absent), Ferrick, Kadvany, Keith, O'Malley (Vice chair), Pagee (Left at 10:20 p.m.), Riggs (Chair)

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner (Absent); Megan Fisher, Associate Planner; Justin Murphy, Development Services Manager; Thomas Rogers, Associate Planner

B. CONSENT

Commissioner Kadvany said that Mr. John Beltramo had sent an e-mail regarding concerns about the calculation of Gross Floor Area (GFA) in particular for attic, mezzanine and basement related to mechanical equipment. He said the Commission had also received an e-mail from Ms. Robin Kennedy, which he had not had time to review. He suggested that the Commission discuss Consent Item B.1. Chair Riggs pulled the item from the Consent calendar, and asked staff to address the process for consideration of the item. The Commission then considered Consent Item B.2.

After action on Consent Item B.2, Chair Riggs indicated that staff had suggested moving Consent Item B.1 to the end of the agenda. Commissioner Keith suggested they determine whether anyone in the audience wanted to comment on Consent Item B.2 before moving it to the end of the agenda. Chair Riggs called for public comment on Consent Item B.2. There was none.

1. **Zoning Ordinance Amendment /City of Menlo Park**: Consideration of a Zoning Ordinance Amendment to clarify the definition of Gross Floor Area to more specifically identify features of a building that are either included or excluded from the calculation. Gross floor area is used in calculating the floor area ratio (FAR) and parking requirements for developments in all zoning districts except for single-family and R-2 (Low Density Apartment) zoning districts. Floor area ratio equals the gross floor area of a building divided by the lot area and effectively regulates the size of a building. In addition, gross floor area is used in determining the applicability of requirements for below market rate (BMR) housing and the preparation of traffic studies. The clarifications to the definition will focus on new buildings and attempt to minimize impacts to existing buildings. The Zoning Ordinance Amendment will be exempt from the California Environmental Quality Act (CEQA) in that the changes are intended to have no potential to impact the environment.

Item continued to the end of the agenda.

ADJOURNMENT

The meeting adjourned at 11:17 p.m.

Staff Liaison: Deanna Chow, Senior Planner

Prepared by: Brenda Bennett, Recording Secretary

Approved by Planning Commission on February 9, 2009.