



PLANNING COMMISSION ACTIONS

Regular Meeting
April 7, 2014 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bressler, Eiref (Vice Chair), Ferrick, Kadwany (Chair), Onken ([absent](#)), Riggs, Strehl

INTRODUCTION OF STAFF – Jean Lin, Associate Planner; Kyle Perata, Associate Planner; Thomas Rogers, Senior Planner; Corinna Sandmeier, Contract Planner; Elizabeth Schuller, Assistant Planner

A. 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.

A1. Update on Pending Planning Items

- a. Housing Element – City Council – April 1 and April 29, 2014
- b. SRI – Burgess Drive Reserved ROW Abandonment - City Council Study Session - April 1, 2014

B. PUBLIC COMMENTS - [none](#)

Under “Public Comments,” the public may address the Commission on any subject not listed on the agenda within the jurisdiction of the Commission and items listed under Consent. When you do so, please state your name and city or political jurisdiction in which you live for the record. The Commission cannot respond to non-agendized items other than to receive testimony and/or provide general information.

C. CONSENT

Items on the consent calendar are considered routine in nature, require no further discussion by the Planning Commission, and may be acted on in one motion unless a member of the Planning Commission or staff requests a separate discussion on an item.

C1. [Approval of minutes from the March 10, 2014 Planning Commission meeting](#)

C2. [Sign Review/VKK Signmakers Inc./1706 El Camino Real](#): Request for sign review to allow a second building sign on an office building that would be visible on the El Camino Real frontage in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district.

COMMISSION ACTION: [M/S Ferrick/Riggs to approve the consent calendar items as submitted; 6-0, with Commissioner Onken absent.](#)

D. PUBLIC HEARING

- D1. Use Permit/GACA Trust/700 Magnolia Street:** Request for a use permit to demolish an existing single-story, single family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-1-S (Single-Family Suburban) zoning district. As part of the proposal, a heritage size magnolia measuring 22 inches in diameter, located at the right front corner of the property, and a heritage size English laurel measuring 20 inches in diameter, located at the left front corner of the side yard of the property, and a heritage size apple measuring 15 inches in diameter, located in the middle of the backyard, are proposed for removal.
COMMISSION ACTION: M/S Eiref/Bressler to approve the item with the following modifications; 4-2, with Commissioners Kadvany and Riggs in opposition and Commissioner Onken absent:
Remove existing condition 4a and replace with new condition 4a: Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans which are consistent with the plans submitted to the Planning Commission at the April 7, 2014 meeting, which showed a reduction of approximately eight feet of depth of the second story on the right side.
- D2. Use Permit/Shahriar Amiri and Stephen Mashhoon/712 Harvard Avenue:** Request for a use permit to demolish an existing single-story, single-family residence, and construct a new two-story, single-family residence with attached garage on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district.
COMMISSION ACTION: M/S Kadvany/Strehl to approve the item with the following modifications; 6-0, with Commissioner Onken absent:
Add condition 4a: Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised elevation plans showing all second-story windows, on the right and left sides of the building, with a minimum sill height of 36 inches, subject to review and approval of the Planning Division.
Add condition 4b: Simultaneous with the submittal of a complete building permit application, the applicant shall submit a revised floor plan showing the tankless water heater mounted on the rear wall of the garage, at a height of not less than 4 feet, and designed not to require bollards or other ground mounted obstructions, subject to review and approval of the Planning Division.
- D3. Use Permit/Noel Cross/2307 Branner Drive:** Request for a use permit for excavation (removal of more than 12 inches of dirt) within the required interior side yard setback for a walkway, steps, and retaining wall, associated with the construction of an addition to an existing two-story, single-family residence on a standard size lot in the R-1-S (Single-Family Residential Suburban) zoning district. As part of the project, the applicant has requested a front lot line election to identify Branner Drive as the front lot line for Zoning Ordinance development standards.
COMMISSION ACTION: M/S Ferrick/Riggs to approve the item as recommended in the staff report; 6-0, with Commissioner Onken absent.
- D4. Use Permit/Avalanche Biotechnologies, Inc./1035 O'Brien Drive:** Request for a use permit for the indoor storage and use of hazardous materials for the research and development of products for sustained delivery of therapeutic proteins to the eye to treat wet age-related macular degeneration (AMD), as well as other retinal disorders, located in an existing building in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the existing building.
COMMISSION ACTION: M/S Bressler/Kadvany to approve the item as recommended in the staff report; 6-0, with Commissioner Onken absent.
- D5. Use Permit/Tricida, Inc./1430 O'Brien Drive, Suite F:** Request for a use permit for the indoor storage and use of hazardous materials for the research and development of therapeutics to address renal, metabolic, and cardiovascular disease, located in an existing building in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the existing building.

COMMISSION ACTION: M/S Riggs/Strehl to approve the item as recommended in the staff report; 6-0, with Commissioner Onken absent.

E. REGULAR BUSINESS

- E1. 2014-15 Capital Improvement Program/General Plan Consistency:** Consideration of consistency of the 2014-2015 projects of the Five-Year Capital Improvement Plan with the General Plan.

COMMISSION ACTION: M/S Riggs/Kadvany to approve Resolution No. 2014-01 determining that the 5-Year CIP's projects for FY 2014-15 are consistent with the General Plan; 6-0, with Commissioner Onken absent.

F. COMMISSION BUSINESS - None

ADJOURNMENT – 9:50 p.m. (approximately)

Future Planning Commission Meeting Schedule

Regular Meeting	April 21, 2014
Regular Meeting	May 5, 2014
Regular Meeting	May 19, 2014
Regular Meeting	June 9, 2014
Regular Meeting	June 23, 2014
Regular Meeting	July 7, 2014
Regular Meeting	July 21, 2014

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