



## PLANNING COMMISSION ACTIONS

Regular/Study Meeting

April 21, 2003

7:00 p.m.

City Council Chambers

801 Laurel Street, Menlo Park, CA 94025

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CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bims, Fergusson, Fry (Chair), Halleck (Vice-chair) (arrived at 7:25 p.m.), Pagee, Sinnott, Soffer

INTRODUCTION OF STAFF – Heineck, Murphy, Siegel, Smith, Thompson

A. PUBLIC COMMENTS – None

B. CONSENT CALENDAR

1. Consideration of the draft transcripts of the July 15, 2002 Planning Commission meeting. **Continued from the Meeting of April 7, 2003. COMMISSION ACTION: M/S Fergusson/Bims to approve as presented, 4-0-2 (Commissioners Sinnott and Pagee abstaining and Commissioner Halleck absent).**

C. PUBLIC HEARINGS

1. **Use Permit/Cortland Bohacek/128 Elm Street and 1961 Menalto Avenue:** Use permit to construct a second residence on an R-2 zoned lot that is substandard in regard to lot width. The property is currently developed with one single-family residence. (*Note: The public hearing notice for this item included a request for a tentative parcel map. This request will be reviewed separately at a future meeting.*) **COMMISSION ACTION: M/S Halleck/Bims to approve as recommended in the staff report with one additional condition as follows, 4-1-2 (Commissioner Fergusson opposed and Commissioners Pagee and Soffer abstaining).**

**Condition g:** Prior to final building inspection and at the written request of the applicant, the Transportation Division shall determine the appropriateness and feasibility of a sign located in or near the Elm Street Alley indicating that the alley does not provide a vehicular outlet. If it is determined to be appropriate, the applicant shall either install the sign at the direction of the Transportation Division or pay the full cost for the City to install the sign.

2. **Use Permit / Elizabeth Hawkins / 103 Gilbert Street:** Request for a use permit to allow massage use at an existing spa facility. **COMMISSION ACTION: M/S Halleck/Soffer to approve as recommended in the staff report, 6-0 (Commissioner Fergusson recused due to a conflict of interest).**

3. **Variance/Doug and Laurie Bauer/225 Marmona Drive:** Request for a variance to allow a maximum lot coverage of 37 percent where 35 percent is otherwise required in association with the construction of single-story additions to an existing single-family residence. **COMMISSION ACTION: M/S Pagee/Halleck to approve as recommended in the staff report, 7-0.**
4. **Variance and Use Permit/Ann Sison/204 Princeton Road:** Request for variances to allow a front setback of 18 feet, 4 inches where 20 feet is otherwise required, to allow a corner side setback of 9 feet, 10 inches where 12 feet is otherwise required, to allow a garage door setback of 10 feet where 20 feet is otherwise required, and to locate the two required parking spaces in the required corner side setback; and a request for a use permit to construct a fence with a height of six feet in the required front setback and the City's right-of-way where a maximum of four feet is otherwise required and to locate the fence in the required sight visibility triangle where a maximum height of three feet is otherwise required. **Continued to the Meeting of May 5, 2003.**

#### D. REGULAR BUSINESS

1. **Sign Review/James Ulcickas/888 El Camino Real:** Request for sign approval for two commercial signs containing exposed tube neon lighting and the color red. **COMMISSION ACTION: M/S Soffer/Sinnott to approve with the elimination of condition d, 7-0.**
2. **Motion to rescind 1246 Hoover Street Use Permit approval. Motion failed for lack of a second.**

#### E. STUDY MEETING

1. **Use Permit, Architectural Control, Zoning Ordinance Amendment, and Negative Declaration/John Conway/1200 El Camino Real:** Request for a Zoning Ordinance Amendment to allow for the reconstruction of existing, nonconforming service stations in the C-4 El Camino Real zoning district, and use permit and architectural control approval for the demolition of the existing station facilities and the construction of a new snack shop/auto service building, pump islands, and pump island canopy at 1200 El Camino Real. The proposal also requires review and approval of a Negative Declaration. *(Note: As a Study Session Item, the Planning Commission will take no action on this project).* **The Commission asked questions related to the existing Zoning Ordinance requirements that prohibit the construction or reconstruction of service stations in the C-4 El Camino Real zoning district. The Commission expressed general support for the proposed Zoning Ordinance Amendment. In regard to the proposed reconstruction project, the Commission discussed issues related to construction impacts, parking, circulation, building heights and architectural style. The Commission appreciated that the applicant attended the study session prior to the upcoming public hearing.**

#### F. COMMISSION BUSINESS

- Commissioners identified some potential sign violations for staff to research and discussed topics for consideration at its meeting of April 28, 2003.

**ADJOURNMENT – 9:45 p.m.**

### **Future Planning Commission Meeting Schedule**

Study Meeting	April 28, 2003
Regular Meeting	May 5, 2003
Special Meeting	May 6, 2003 – special meeting with City Council
Regular Meeting	May 19, 2003
Regular Meeting	June 2, 2003
Regular Meeting	June 16, 2003
Study Meeting	June 23, 2003

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