



PLANNING COMMISSION ACTIONS

Regular Meeting

August 4, 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), Pagee, Sinnott, Soffer; Halleck (Vice-chair) absent

INTRODUCTION OF STAFF – Cramer, Heineck, Murphy (recused for Item C1 – 1925 Menalto Avenue), O’Connell

A. PUBLIC COMMENTS - None

B. CONSENT - None

C. PUBLIC HEARING

1. **Use Permit Revision/Anatole Zelkin/1925 Menalto Avenue:** Request for a use permit revision for a retail party and crafts store to occupy a tenant space on a property that is nonconforming in regard to parking. **COMMISSION ACTION: M/S Sinnott/Soffer to approve as recommended in the staff report, 5-0 with Commissioner Fergusson.**

2. **Use Permit Extension/Don Fox/1320A Willow Road:** Request for an extension to the existing use permit to allow for the retail sale and on-site consumption of wine in association with the operation of a wine storage and production facility. **COMMISSION ACTION: M/S Pagee/Soffer to approve as recommended in the staff report with the following modified conditions, 6-0:**

Modify Condition h: In order to discourage any potential customers who are not fine wine collectors, the applicant shall only sell “high end” wines with a minimum selling price of \$30 per bottle, in 2001 dollars (i.e., the minimum price shall be increased annually by the CPI for all urban consumers for the San Francisco/Oakland Metropolitan area.

Modify Condition j: Wine tasting and wine tasting events may only be conducted on Saturday from 11 a.m. to 6 p.m. and on Sunday from 1 p.m. to 7 p.m.

3. **Use Permit/Sakuma Corporation/325 Sharon Park Drive:** Request for a blanket use permit to allow permitted uses in the C-2 zoning district to operate on the property that is nonconforming in regard to parking or in the alternative to allow a restaurant to operate in a specific tenant space and a use permit to allow for the sale of alcoholic beverages in association with the restaurant. **COMMISSION ACTION: M/S Sinnott/Pagee to approve Option 1 as recommended in the staff report with the following modified condition, 5-**

1 with Commissioner Fergusson opposed:

Modify Condition b: The blanket use permit allows for all permitted uses in the C-2 zoning district to locate in the tenant spaces without obtaining individual use permits for locating on a property that is legal, but nonconforming with regards to parking provided that the shopping center remains under the control of a single management entity.

4. **Use Permit and Architectural Control Revision/George Ramstad for Longs Drugs/325 Sharon Park Drive:** Request for a use permit to allow for a pharmacy drive-through window and for a revision to an architectural control approval for exterior modifications to the building and site. **COMMISSION ACTION: M/S Pagee/Sinnott to approve as recommended in the staff report with the following modifications, 6-0:**

Substitute Condition i: Prior to building permit issuance, the applicant shall incorporate the following changes to the project plans as shown on the drawings distributed at the Planning Commission meeting: revised pedestrian entrance area adjacent to the front doors, relocated pathway and cart storage, and relocated parking spaces. The changes shall be subject to Planning staff review of the proposed relocated parking spaces.

Modify Condition k: Prior to building permit issuance, the applicant shall submit a lighting plan, including a photometric study and light fixture specifications for review and approval by the Planning Division. New lighting shall project downward and shall be designed to minimize the potential for glare. The lighting shall be uniformly distributed and consistent with the rest of the shopping center. The lighting plan shall include lights at the rear of the store.

5. **Use Permit and Architectural Control/Eddy Shen of LRS Associates/718 Willow Road:** Request for a use permit and architectural control review to construct an approximately 517-square-foot addition to an existing commercial building in the C-4 General Commercial District. ***Continued to the meeting of August 18, 2003.***

6. **Use Permit/Red Ink/1275 El Camino Real:** Request for a use permit to allow an artist studio to occupy on a temporary basis a building that is nonconforming with regard to parking. **COMMISSION ACTION: M/S Soffer/Fry to approve as recommended in the staff report with the following modifications, 5-0 with Commissioner Sinnott recused:**

Modify Condition d: Prior to occupancy, the applicant shall submit photographic documentation to the Planning Division for review and approval showing the existing conditions of all interior wall, floor, ceiling surfaces, and equipment to ensure that the property is maintained and restored to the condition it was upon occupancy, and to allow for a future historical assessment to be conducted without obstruction.

Add Condition g: Prior to occupancy, the applicant shall submit a plan to address material and equipment use, storage and disposal such as proposed artistic media, lighting, ventilation, and waste management. The plan shall be reviewed for health and safety concerns by the Fire District, Building Division and Planning Division.

7. **Use Permit/Safe and Beautiful Trees and Landscape/119 Independence Drive:** Request for a use permit to allow for the outside storage of vehicles and equipment in association with a professional tree care service. **COMMISSION ACTION: M/S**

Pagee/Sinnott to approve as recommended in the staff report with the following additional condition, 6-0:

Modify Condition k: The applicant shall have the flexibility to move the proposed location of the pesticide, oil, and gas cans from the left rear corner of the site to a less visible portion of the site in consultation with the property to the rear at 120 Constitution Drive.

8. **Use Permit/S. Sebastian/1080 Lemon Street:** Request for a use permit to maintain hedges and construct a fence of six feet in height within the front setback of the property where the maximum allowed height is four feet and within the line-of-sight triangle at the corner of the property where the maximum allowed height is three feet.
Continued to a future meeting.

9. **Use Permit and Architectural Control Revisions/Aubrey Moore, Jr., Architect & Associates/15 El Camino Real:** Request for use permit and architectural control revisions to allow modifications to the exterior stairways and walkways of the existing motel.
Continued to a future meeting.

D. REGULAR BUSINESS – None

E. COMMISSION BUSINESS

- **Commissioners and staff reported on the status of projects and upcoming meeting schedules.**

ADJOURNMENT – 11:15

Future Planning Commission Meeting Schedule

Regular/Study Meeting	August 18, 2003
Regular Meeting	August 25, 2003
Regular Meeting	September 8, 2003
Regular Meeting	September 22, 2003
Study Meeting	September 29, 2003
Regular Meeting	October 13, 2003
Regular Meeting	October 27, 2003