



PLANNING COMMISSION ACTIONS

Study Meeting

April 26, 2004

7:00 p.m.

Menlo Park Senior Center

110 Terminal Avenue, Menlo Park, CA 94025

CALL TO ORDER – 7:10 p.m.

ROLL CALL – Bims, Fergusson, Fry, Halleck (Chair), Pagee (Vice-chair) (arrived at 7:15 p.m.), Sinnott, Soffer

INTRODUCTION OF STAFF – Heineck, O’Connell

A. PUBLIC COMMENTS - None

B. STUDY SESSION

1. [Proposed Development of 47 Housing Units and a Public Park/Clarum Homes/507-555 Hamilton Avenue](#): Request for permit approvals that would allow for the development of 47 detached, single-family residences and an approximately one-acre public park on 6.2 acres located on Hamilton Avenue. The following applications are required for approval of the proposed development:
 - **General Plan Amendment:** Change the land use designation of the area to be dedicated for park use from Medium Density Residential to Parks and Recreation;
 - **Rezoning:** Change the zoning of the area to be dedicated for park use from R-3 (Apartment) to OSC (Open Space and Conservation), and change the area to be used for housing from R-3 (Apartment) to R-3-X (Apartment – Conditional Development);
 - **Conditional Development Permit:** Establish specific development regulations such as lot size, setbacks, parking, and the review of architectural designs;
 - **Major Subdivision:** Create approximately 47 residential lots and an approximately one-acre public park; and
 - **Environmental Review:** Review of proposed project for potential environmental impacts.

The focus of the study meeting is expected to be on site layout and design issues.

COMMISSION DISCUSSION: The Commission reviewed two alternative plans for the proposed development. The Commission expressed a unanimous preference for Plan B with direction to the project applicants to consider the following elements in the refinement of the project plans:

- Distribution of the guest parking throughout the development, possibly incorporating on-street parking in some areas;
- A comprehensive plan for lighting and landscaping that does not result in trees blocking necessary safety lighting;

- Flood elevations and storm drainage, including addressing the proposed elevations of the building pads and street, use of permeable surfaces and impacts on existing lots on Chilco during normal rainfall; and
- Sight lines and other privacy impacts between proposed homes and on surrounding, existing residences, including those across Hamilton Avenue;
- Solar access for proposed residences and on surrounding, existing residences;
- More variety in the sizes of units to increase diversity of the project population;
- Gates between back-to-back residences to foster a sense of community;
- Redesign of park features, including providing adequate open area, relocating the tot lot further away from Hamilton Avenue and providing shade around the tot lot, providing more trees and fewer shrubs along Hamilton Avenue, incorporating design features of the park in Plan A into Plan B and minimizing the need for extensive City maintenance, especially for features such as mounded turf areas and the water feature;
- Trash maintenance and collection for the residences and the park with an emphasis on locating receptacles in the park for maximum effectiveness; and
- Fire District review of revised plans.

C. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

1. Memorandum from Community Development Director regarding Commercial Streamlining Work Program. **COMMISSION DISCUSSION:** The Commission acknowledged the work program and briefly discussed various elements of the program. Staff confirmed that the changes that are being considered will return to the Planning Commission as part of formal public hearings, allowing for further Commission consideration and formulation of a recommendation to the Council.

ADJOURNMENT 9:45 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	May 3, 2004
Regular Meeting	May 17, 2004
Study Meeting	May 24, 2004
Regular Meeting	June 7, 2004
Regular Meeting	June 21, 2004
Study Meeting	June 28, 2004