



## PLANNING COMMISSION ACTIONS

Regular Meeting

June 21, 2004

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:00 p.m.

**ROLL CALL** – Bims, Fergusson, Fry ([absent](#)), Halleck (Chair), Pagee (Vice-chair) ([absent](#)), Sinnott, Soffer

**INTRODUCTION OF STAFF** – Cramer, Smith, Thompson

**A. PUBLIC COMMENTS - None**

**B. CONSENT**

1. [Sign Review/325 Sharon Park Drive/Jerry Campisi](#): Request for sign approval for new signs containing the color red. **COMMISSION ACTION: M/S Fergusson/Sinnott to approve as recommended in the staff report, 5-0.**

**C. PUBLIC HEARING**

1. [Conditional Development Permit Revision and Architectural Control/Vika Wills/310 Market Place](#): Request for a Conditional Development Permit revision to allow a church and private school use, and architectural control approval to allow for the demolition of a single-story building with three residential units and the construction of a new two-story building that would accommodate three residential units and a church/private school use. **COMMISSION ACTION: M/S Halleck/Sinnott to recommend that the City Council make the following action (5-0):**
  1. Make a finding that the project is categorically exempt under Class 3 of the current State CEQA Guidelines.
  2. Make the following findings, as per Section 16.68.020 of the Zoning Ordinance, regarding architectural control approval:
    - a) The general appearance of the new construction is in keeping with the character of the neighborhood.
    - b) The proposed new construction of three residential units and a church and classrooms with a congregation of 200 people will be detrimental to the harmonious and orderly growth of the City due to the insufficient provision of on-site parking for the project which creates an increase parking demand on residential streets and traffic congestion in the neighborhood.

- c) The development will impair the desirability of investment or occupation in the neighborhood by increasing parking and traffic congestion in the neighborhood.
  - d) The development does not provide adequate parking as required in all applicable City ordinances and has not made adequate provisions for access to such parking, as only 11 on-site parking spaces are proposed where a minimum of 28 parking spaces would be required by the R-3 (Apartment) regulations in the Zoning Ordinance.
3. Make findings, as per Sections 16.82.030 and 16.82.090 of the Zoning Ordinance pertaining to the granting of use permits and conditional development permits, that the proposed project will be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed project, and will be detrimental to property and improvements in the neighborhood or the general welfare of the City as the project site, having a lot size of 11,500 square feet where the Zoning Ordinance requires a minimum lot size of 20,000 square feet for church use, is too small to accommodate the construction of a new 2,250 square foot church and classrooms as well as provide three two-bedroom residential units and adequate parking for these uses, and will increase parking and traffic congestion in the neighborhood.
  4. Deny the Conditional Development Permit revision and architectural control requests.
2. **Use Permit/Ken Kornberg/695 Bay Road:** Request for a use permit to occupy an existing office building with an office use that is not intended to serve the immediate neighborhood in the C-2-A (Neighborhood Shopping District, Restrictive) zoning district for the Elsa Segovia Center, which provides non-residential support services for homeless women and families. ***Continued to July 12, 2004. Staff noted at meeting that the application has been withdrawn.***
  3. **Use Permit/Christian Svensk, The Alaris Group/1100 Middle Avenue:** Request for a use permit to install a six panel wireless antenna facility in the church spire and to install the associated equipment on the roof of an extension of an existing breeze way between the church and an adjacent building on the First Baptist Church property located at 1100 Middle Avenue. **COMMISSION ACTION: M/S Sinnott/Bims to approve as recommended in the staff report, 4-0-1 with Commissioner Soffer recused.**
  4. **Use Permit/AT&T Wireless/800 El Camino Real:** Request for a use permit to install three new equipment cabinets and three new antennas to the roof top of an existing building in association with a wireless communication facility. **COMMISSION ACTION: M/S Fergusson/Sinnott to approve as recommended in the staff report, 4-0-1 with Commissioner Soffer recused.**

#### D. REGULAR BUSINESS

1. **Architectural Control Revision/Ken Gridley/1438 El Camino Real:** Request for Architectural Control Revision for changes to the front and left side facades of this existing restaurant, including a modification to the canopy overhang on both the front and left sides of the building. **COMMISSION ACTION: M/S Fergusson/Sinnott to approve as recommended in the staff report, 5-0.**

2. Consideration of the minutes of the December 15, 2003 Planning Commission meeting.
3. Consideration of the minutes of the January 12, 2004 Planning Commission meeting.
4. Consideration of the minutes of the January 26, 2004 Planning Commission meeting.

**COMMISSION ACTION ON DECEMBER 15, 2003, JANUARY 12, 2004 and JANUARY 26, 2004 MINUTES: M/S Halleck/Sinnott to approve (5-0) with the following changes:**

To December 15, 2003 Minutes:

- Page 2, line 39: Add “for 129 Pope Street next door to the south” after “surveyor”.
- Page 3, line 49: Change “license” to licensed”.
- Page 4, line 14: Change “1917” to 1907”.
- Page 4, line 16: Add “at 205 Pope Street” after “home”.
- Page 4, line 17: Add for 201 Pope Street next door” after “plans”.
- Page 4, line 18: Add “since” after “times”.

To January 26, 2004 Minutes:

- Page 12, line 4: Add “because it is her understanding from the city attorney that leaving the room when recusing oneself is required by California rules” after “item”.

**E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS**

- Review of upcoming planning items on the City Council agenda.

**ADJOURNMENT**

**Future Planning Commission Meeting Schedule**

Study Meeting	June 28, 2004
Regular Meeting	July 12, 2004
Regular Meeting	July 26, 2004
Regular Meeting	August 9, 2004
Regular Meeting	August 23, 2004
Study Meeting	August 30, 2004