



PLANNING COMMISSION ACTIONS

Regular Meeting
September 27, 2004
7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

Teleconference with participation by Commissioner Keith from
4999 Kahala Ave. – Ste. 470
Honolulu, HA 96816
(Posted September 27, 2004)

CALL TO ORDER – 7:02 p.m.

ROLL CALL – Bims, Deziel, Fergusson (Vice-chair), Henry, Keith (teleconference began at 7:05 p.m. and ended at 10:02 p.m.), Pagee (Chair), Sinnott

INTRODUCTION OF STAFF – Cramer, Murphy, O’Connell, Thompson

A. PUBLIC COMMENTS - None

B. CONSENT CALENDAR - None

C. PUBLIC HEARINGS

- 1. Use Permit/Larry and Ruth Roth/331 Santa Margarita Avenue:** Request for a use permit to construct an addition to an existing single-family residence and demolition and reconstruction of an existing detached garage on a lot that is substandard in regard to lot width and for additions to an existing legal, nonconforming residence to exceed 50% of the replacement cost of the structure within a 12-month period. **COMMISSION ACTION: M/S Fergusson/Deziel to approve as recommended in the staff report, 7-0.**
- 2. Minor Subdivision Extension/Brian Setterberg/265 O’Connor Street:** Request for an extension to an approval for a minor subdivision for the creation of two single-family residential properties where one property currently exists. **COMMISSION ACTION: M/S Sinnott/Bims to approve as recommended in the staff report, 7-0.**
- 3. Use Permit Extension and Architectural Control/City of Menlo Park/801 Laurel Street and 700 Alma Street:** Request for a use permit extension to allow the Menlo Children’s Center to remain at its current location in modular buildings at 700 Alma Street for an additional 30 months and architectural control approval to allow for the remodel of the former Police Department offices of approximately 9,000 square feet and construction of the new approximately 2,880 square foot modular building in order to create a new facility for the Menlo Children’s Center at 801 Laurel Street. **COMMISSION ACTION: M/S Deziel/Sinnott to approve as recommended in the staff report with a modification to condition “I” that the arborist report include a recommendation for hardscape setbacks that are consistent with long term tree preservation, 6-1 (with Commissioner Fergusson opposed).**

4. **Repeal of Zoning Ordinance Amendment/City of Menlo Park:** Repeal of Chapter 16.69, Required Artwork for New Commercial, Industrial, and Municipal Construction. **COMMISSION ACTION: M/S Deziel/Bims to recommend to the City Council to repeal the ordinance as recommended in the staff report, 5-1-1 (with Commissioner Fergusson opposed and Commissioner Pagee abstaining).**
5. **Conditional Development Permit/SSS Designs/825 Pierce Road:** Request for a conditional development permit to construct an addition to the existing church and convert an existing pastor's residence into church use. **COMMISSION ACTION: M/S Sinnott/Pagee to recommend to the City Council to approve as recommended in the staff report, 7-0.**
6. **Use Permit/Kelly Pepper, The Alaris Group/149 Commonwealth Drive:** Request for a use permit to locate cellular antenna facilities on top of an existing building located at 149 Commonwealth Drive. **COMMISSION ACTION: M/S Sinnott/Keith to approve as recommended in the staff report, 6-1 (with Commissioner Fergusson opposed).**

D. STUDY SESSION

1. **Rezoning, Conditional Development Permit, Architectural Control, Major Subdivision, and Environmental Review/Foster Enterprises/3633 Haven Avenue:** Request for rezoning, a conditional development permit, architectural control review, major subdivision, and environmental review for construction of four industrial buildings totaling approximately 96,500 square feet and divided into condominium tenant spaces.

The Planning Commission reviewed the project and provided comments. The Commission recognized that the City is currently studying the potential to change the General Plan and Zoning to allow additional uses in the Haven Avenue area such as automobiles sales, hotels, and regional retail. This study is on a concurrent track that is scheduled to return to the City Council in November. Understanding that the Commission's role at this time is to focus on the issues of the proposed project and not the contemplated changes to the Haven Avenue area, the Commission provided feedback on the project. In regard to land use, individual Commissioners felt that the project could provide small-scale ownership opportunities for industrial uses, many of which could provide needed services to residents and businesses in Menlo Park. In regard to parking, individual Commissioners thought that the parking proposal would be generally satisfactory in meeting the parking demand, especially if a certain number of parking spaces were assigned to each condominium unit. Some Commissioners thought it would be appropriate to count the areas in front of the roll up doors as required parking spaces, while others thought it would not be appropriate. One Commissioner did not express support for the use of the conditional development permit as a mechanism to provide less than required parking.

E. REGULAR BUSINESS

1. Consideration of the minutes of the June 7, 2004 Planning Commission meeting. **COMMISSION ACTION: M/S Fergusson/Pagee to approve as presented, 4-0-2 (with Commissioners Deziel and Henry abstaining).**
2. Consideration of the minutes of the June 21, 2004 Planning Commission meeting. **COMMISSION ACTION: M/S Sinnott/Fergusson to approve as presented, 3-0-3 (with Commissioners Deziel, Henry, and Pagee abstaining).**

F. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

- Summary of Transportation Commission meeting on grade separation [Discussion was postponed to October 11, 2004](#)
- Summary of study meeting on alleys in the Willows neighborhood [Discussion was postponed to October 11, 2004](#)
- Review of upcoming planning items on the City Council agenda.

ADJOURNMENT 11:14 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	September 27, 2004
Regular Meeting	October 11, 2004
Regular Meeting	October 25, 2004
Regular Meeting	November 8, 2004
Regular Meeting	November 22, 2004
Regular Meeting	December 6, 2004
Regular Meeting	December 13, 2004