



## PLANNING COMMISSION ACTIONS

Regular Meeting  
February 28, 2005  
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 (Vice-chair), Deziel, Henry, Keith, Pagee (Chair), Riggs, Sinnott

INTRODUCTION OF STAFF – Chow, Cramer, Murphy, Thompson

A. PUBLIC COMMENTS - None

B. CONSENT CALENDAR

1. [Architectural Control/Harrell Remodeling, Inc/184 Stone Pine Lane](#): Request for architectural control approval to allow for the addition of new windows and the enclosure of the front and rear balconies on an existing townhouse. **COMMISSION ACTION:** M/S Bims/Pagee to approve as recommended in the staff report, 7-0.

C. PUBLIC HEARINGS

1. [Variance/Juliette Faraco/1341 University Drive](#): Request for a variance to increase the lot coverage to 39.2 percent, which exceeds the minimum requirement of 35 percent in the R-1-U Single-family Urban Residential zoning district, and a variance to reduce the number of parking spaces from two covered spaces to one covered space where two spaces are required. **COMMISSION ACTION:** M/S Deziel/Keith to approve with the additional condition that prior to building permit issuance, the applicant shall submit revised plans to reduce the size of the accessory structure not to exceed 370 square feet, including a one-car garage. The accessory structure shall conform to the Zoning Ordinance requirements for accessory structures and is subject to Planning review and approval, 6-0 (with Commissioner Sinnott recused because she resides within 500 feet of the subject property).
2. [Use Permit Revision/ Joyce Yamaqiwa/ 1365-1377 El Camino Real](#): Request for a use permit revision to allow 100 percent office use where a mix of 50 percent retail use and 50 percent office use is required in the existing building. **COMMISSION ACTION:** M/S Sinnott/Keith to approve as recommended in the staff report, 7-0.
3. **Revision to a Conditional Development Permit and Architectural Control/B.H. Bocook/525-545 Middlefield Road**: Request for a revision to a Conditional Development Permit and architectural control approval to construct a new one-story 3,100-square-foot office building and site improvements. **Continued to a future meeting date.**
4. [Rezoning, Conditional Development Permit, Major Subdivision, and Environmental Review/Foster Enterprises/3633 Haven Avenue](#): Request for a rezoning from M-2 (General Industrial) to M-2-X (General Industrial, Conditional Development District) and approval of a Conditional Development Permit (CDP), Tentative Map and environmental review for the

construction of four new, two-story industrial buildings, totaling approximately 96,500 square feet for up to 30 industrial condominium units. The proposed project includes a Mitigated Negative Declaration. **COMMISSION ACTION:** M/S Riggs/Bims to continue the item to the meeting of March 14, 2005 in order to learn the outcome of the City Council Priority Setting Session on March 5, 2005 as it relates to the Haven Avenue Area Study and to obtain more information from the City's Business Development Manager on the Haven Avenue Area Study. Specifically, the Commission is interested in learning more about 1) the background of the study in the form of reports that have been prepared to date, 2) the feasibility and timing of the contemplated land use changes, and 3) a comment on whether the proposed development project could be compatible and compliment the proposed land use changes, 7-0.

#### **D. REGULAR BUSINESS**

1. Consideration of the excerpts of the January 24, 2005 Planning Commission meeting for 1421-23 San Antonio Street. **COMMISSION ACTION:** M/S Sinnott/Pagee to approve with the following change, 7-0:
  - Page 1, Item C.3., first sentence under staff comment – Insert “units of three” between “six” and “bedrooms”.
2. Consideration of the minutes of the August 23, 2004 Planning Commission meeting. **COMMISSION ACTION:** M/S Sinnott/Pagee to approve as presented, 4-0-3 with Commissioners Deziel, Keith and Riggs abstaining.
3. Consideration of the minutes of the September 13, 2004 Planning Commission meeting. **COMMISSION ACTION:** M/S Sinnott/Pagee to approve with the following changes, 6-0-1 with Commissioner Riggs abstaining:
  - Page 16, last paragraph, third line – Insert “was” between “that” and “amendable”.
  - Page 17, second full paragraph – Insert the following sentence before the last sentence of the paragraph: “Commissioner Bims said overall the idea is that a developer should meet one or the other of the two program, not both simultaneously.”
  - Page 17, second full paragraph – Change “He” to “Commissioner Deziel” at the beginning of the last sentence of the paragraph.
4. Consideration of the minutes of the September 27, 2004 Planning Commission meeting. **COMMISSION ACTION:** M/S Sinnott/Pagee to approve as presented, 6-0-1 with Commissioner Riggs abstaining.

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

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

#### **ADJOURNMENT – 9:55 p.m.**

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

Regular Meeting	March 14, 2005
Regular Meeting	March 28, 2005
Regular Meeting	April 11, 2005
Regular Meeting	April 25, 2005
Regular Meeting	May 9, 2005
Regular Meeting	May 23, 2005