



## PLANNING COMMISSION ACTIONS

Regular Meeting

March 28, 2005

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

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CALL TO ORDER – 7:02 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. PUBLIC HEARINGS

1. **Use Permit/Tom Sloan/510 Central Avenue:** Request for a use permit to demolish an existing single-story home and the new construction of a two story structure and detached garage with access from the alley on a lot that is substandard in regard to lot width. **COMMISSION ACTION:** M/S Sinnott/Henry to approve with the following modifications (6-1, with Commissioner Deziel opposed):
  - Modify condition “j” as follows, “Prior to final inspection, the applicant shall coordinate with the property owners at 1965 Menalto Avenue and 128 Elm Street, 1967 Menalto Avenue and 144 Elm Street, and 1955 Menalto Avenue to enter into a new “Access Alley Maintenance Agreement.” The agreement shall be recorded with the San Mateo County Recorder’s Office. The agreement shall be subject to the review and approval of the City Attorney and Engineering Division prior to recordation.”
  - Add condition “k”: “Prior to building permit issuance, the applicant shall submit revised plans showing the detached garage and workshop shall be located a minimum of 10 feet from the rear property line; that the shower stall shall be removed from the accessory structure, and that a trellis feature shall be added to the rear right side of the accessory structure above the garage door. The revised plans shall be subject to review and approval by the Planning Division.”
  
2. **Use Permit/Magnolia Lane, LLC/1958 and 1960 Menalto Avenue:** Request for a use permit to demolish three existing single-family homes and detached accessory structures and construct four new single-family homes on a lot that is substandard in regard to lot width in the R-2 zoning district. **COMMISSION ACTION:** M/S Keith/Sinnott (7-0) to approve with the following modifications:
  - Modify condition “k” as follows, “Prior to building permit issuance the applicant shall obtain all necessary heritage tree removal permits. If the applicant is unable to obtain heritage tree removal permits for trees six, seven, 10 and 12, the applicant shall return to the Planning Commission for reconsideration. In addition to the replacement trees proposed in the approved plans, the applicant shall install two redwood trees of a size and specification selected by the City Arborist in the location of tree number 12. Replacement trees shall be planted prior to final inspection.”
  - Add condition “p” as follows, “Prior to building permit issuance, the applicant shall submit a revised site and landscape plan to show that the fence along the rear property

line shall be replaced with a new fence and that a fourth evergreen tree be placed along the rear property line. The plans shall be subject to review and approval of the Planning Division.”

3. **Use Permit/Metro PCS/2900 Sand Hill Road:** Request for a use permit for a new cellular antenna facility, including the installation of three new equipment cabinets and three new panel antennas mounted on a new slim-line tree pole and one GPS antenna mounted on one equipment cabinet. A mock up will be constructed prior to the Planning Commission meeting. **COMMISSION ACTION:** M/S Sinnott/Bims (7-0) to approve the project with an additional condition that prior to final inspection, the applicant shall paint the pole of the simulated monotree to match the color the trunk of the existing Chinese Elm trees, subject to the review and approval of the Planning Division.
4. **Use Permit/Grant Wilson, The Alaris Group/300 Middlefield Road:** Request for a use permit to install a three panel antenna on an existing lattice tower located on the roof top of an existing tower and installation of two equipment cabinets in an existing room on the second floor of the tower. ***Continued to a future date at the request of the applicant.***
5. **Use Permit and Architectural Control/Tommy Thoai Tran/1143 Crane Street, Ste. 200:** Request for a use permit to allow a personal service establishment in an existing multi-tenant building in the C-3 (Central Commercial) zoning district and architectural control for minor modifications to the exterior of the building. **COMMISSION ACTION:** M/S Deziel/Riggs (7-0) to approve as recommended in the staff report.
6. **Use Permit and Architectural Control/RHL Design Group, Inc./1100 El Camino Real:** Request for a use permit for structural alterations to the existing building located in the C-4 General Commercial District applicable to El Camino Real and architectural control for exterior modifications. ***Continued to the April 25, 2005 Planning Commission meeting.***

#### C. REGULAR BUSINESS

1. **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 Sinnott/Keith (7-0) to recommend approval of the project to the City Council with a requirement that the facade of the front building be modified subject to Planning Commission review after City Council action on the project. The motion also included a recommendation that the City Council delay action on the project for six months in order to pursue an alternate, better development project for the Haven Area.
2. Consideration of the minutes of the October 11, 2004 Planning Commission meeting. ***Continued to April 11, 2005 meeting.***
3. Consideration of the minutes of the October 25, 2004 Planning Commission meeting. ***Continued to April 11, 2005 meeting.***

#### D. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

**ADJOURNMENT 12:07 a.m.**

**Future Planning Commission Meeting Schedule**

Regular Meeting	April 11, 2005
Regular Meeting	April 25, 2005
Regular Meeting	May 9, 2005
Regular Meeting	May 23, 2005
Regular Meeting	June 6, 2005
Regular Meeting	June 20, 2005