



PLANNING COMMISSION ACTIONS

Regular Meeting

April 11, 2005

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:03 p.m.

ROLL CALL – Bims (Vice-chair), Deziel, Henry, Keith, Pagee (Chair), Riggs, Sinnott

INTRODUCTION OF STAFF – Chow, Cramer, McClure, Murphy, Thompson

A. PUBLIC COMMENTS - NONE

B. CONSENT

1. [Architectural Control/Robert Freelen/135 Stone Pine Lane](#): Request for architectural control to allow for enclosure of the two front balconies. **COMMISSION ACTION:** M/S Bims/Sinnott to approve as recommended in the staff report, 7-0.

C. PUBLIC HEARINGS

1. [Variance/Kathleen Gallagher/626 Central Avenue](#): Request for a variance to create one parking space where a minimum of two parking spaces are required and a variance to allow a detached garage to have a 1.5-foot right side yard setback where a minimum of 3 feet is required. **COMMISSION ACTION:** M/S Sinnott/Keith to approve as recommended in the staff report, 7-0.
2. [Variance/Greg Rice/624 Central Avenue](#): Request for a variance to create one parking space where a minimum of two parking spaces are required and a variance to allow a detached garage to have a 1.5-foot left side yard setback where a minimum of 3 feet is required. **COMMISSION ACTION:** M/S Keith/Bims to approve as recommended in the staff report, 6-1 (with Commissioner Deziel opposed).
3. [Use Permit/Soraya Gharavi/275 Princeton Road](#): Request for a use permit for new construction of a two-story residence on a parcel that is substandard in regards to lot width. **COMMISSION ACTION:** M/S Sinnott/Henry to approve as recommended in the staff report, 7-0.
4. [Use Permit/Ryan Manuel/887 Oak Grove Ave, Suite B](#): Request for a use permit for a private recreational use in the C-3 (Central Commercial) zoning district. **COMMISSION ACTION:** M/S Keith/Bims to approve as recommended in the staff report, 7-0.
5. [Zoning Ordinance Amendment and Negative Declaration/City of Menlo Park](#):
Consideration of proposed changes to the Zoning Ordinance for commercial development and related policies including the following:
 1. Eliminate the need for a use permit for structural alterations of buildings in the following commercial zoning districts:

- C-2-A Neighborhood Shopping, Restrictive (generally located on Willow Road near Gilbert Avenue and Bay Road between Hollyburne Avenue and Windermere Avenue),
 - C-2-B Neighborhood Commercial, Restrictive (generally located along Willow Road near Bay Road, Willow Road and Newbridge Street, and Willow Road and Ivy Drive),
 - C-4 General Commercial other than El Camino Real (generally located along Marsh Road, Middlefield Road near Willow Road, and Willow Road between Coleman Avenue and Highway 101), and
 - C-4 General Commercial applicable to El Camino Real.
2. Eliminate the need for a use permit in the M-2 General Industrial zoning district for structural alterations of buildings affecting 10,000 square feet or less of gross floor area and for changes of use in which the intensity of the use does not increase.
 3. Change the basis for calculating the parking requirements in the M-2 zoning district from number of employees to the gross floor area of buildings.
 4. Allow a reduction in commercial and industrial parking requirements through an administrative permit process.
 5. Codify the current “blanket use permit” process for properties that are nonconforming in regard to parking.
 6. Create or modify definitions as necessary to implement the associated changes to the structural alteration and parking requirements.
 7. Revise public noticing policies to create consistent, effective and efficient noticing for projects that require review by the Planning Commission.

A Negative Declaration will be reviewed with the proposed amendments.

COMMISSION ACTION: M/S Deziel/Sinnott to recommend approval of the Negative Declaration, Zoning Ordinance amendment (including the revisions presented by staff at the beginning of the meeting) and associated policies with the following modifications (7-0):

- *Change the proposed definition of “new construction” to read as follows:*

16.04.475 New construction. “New construction” means the construction of a new building, construction of an addition to an existing building, or construction of a habitable mezzanine or second floor in an existing building. Except in the case of a new building, new construction results in a net increase in gross floor area. New construction does not include interior alterations, tenant improvements, repairs, maintenance or reconstruction of buildings destroyed by catastrophe.

- *List the M-2 structural alteration exceptions under permitted use as follows:*

16.46.010 Permitted uses. Permitted uses in the M-2 district, all within a building and not requiring new construction or structural alterations therefor (except for those structural alterations enumerated below) and not having any noxious or hazardous character, are as follows:

- (1) General industrial uses including but not limited to warehousing, manufacturing, printing, assembling;
- (2) Offices;
- (3) All of the uses listed above involving any of the following structural alterations:
 - (A) seismic or Americans with Disabilities Act (ADA) compliant upgrades,
 - (B) structural alterations that affect 10,000 square feet or less of gross floor area of a building during a 12-month period measured from final inspection to building permit issuance, or
 - (C) structural alterations that affect more than 10,000 square feet of gross floor area of a building, where said alterations do not both change the use and increase the intensity of a building.

D. REGULAR BUSINESS

1. Consideration of the minutes of the October 11, 2004 Planning Commission meeting.
COMMISSION ACTION: M/S Keith/Pagee to approve as presented, 6-0-1, with Commissioner Riggs abstaining.
2. Consideration of the minutes of the October 25, 2004 Planning Commission meeting.
COMMISSION ACTION: M/S Keith/Pagee to approve as presented, 6-0-1, with Commissioner Riggs abstaining.
3. Consideration of the excerpts of the February 28, 2005 Planning Commission meeting for 1341 University Drive. **COMMISSION ACTION:** M/S Bims/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 – 11:23 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	April 25, 2005
<i>Special Meeting- Brown Act</i>	<i>May 3, 2005 (7 p.m. Council Chambers)</i>
Regular Meeting	May 9, 2005
Regular Meeting	May 23, 2005
Regular Meeting	June 6, 2005
Regular Meeting	June 20, 2005
Regular Meeting	July 11, 2005
Regular Meeting	July 25, 2005