



PLANNING COMMISSION ACTIONS

Regular Meeting
September 12, 2005
7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bims (Vice-chair) (arrived at approximately 9 p.m.), Deziel, (departed at approximately 8 p.m.) Henry, Keith, Pagee (Chair), Riggs, Sinnott

INTRODUCTION OF STAFF – Chow, Murphy

A. PUBLIC COMMENTS-None

B. CONSENT CALENDAR

1. [Architectural Control/2750 Sand Hill Road/Ford Land Company, LLC](#): Architectural Control requests for an 865 square foot addition to an existing office building in the C-1-C (Administrative, Professional and Research District, Restrictive). **COMMISSION ACTION:** M/S Sinnott/Deziel to approve as recommended in the staff report, 6-0 (with Commissioner Bims absent).

C. PUBLIC HEARINGS

1. **Variance/Steve Borlick, Young and Borlick Architects/1465 Laurel Street:** Request for a variance to encroach 4 feet, 11 inches into the required right side yard for an addition to the rear of the house in the R-1-S (Single-Family Suburban) zoning district. **Continued to a future meeting at the request of the applicant.**
2. [Use Permit/Luis Barbosa/1371 Sevier Avenue](#): Request for a use permit to demolish an existing one-story residence and construct a new two-story, single-family residence on a substandard lot in regard to lot width and area in the R-1-U (Single-Family Urban) zoning district. **COMMISSION ACTION:** M/S Keith/Henry to continue the item for a redesign with recommendations to recess the garage, reduce the size or number of windows, install better quality windows, and add landscaping for screening, 4-2 (with Commissioners Deziel and Sinnott opposed and Commissioner Bims absent).
3. [Use Permit/ Alex Delly/1075 Atkinson](#): Request for a use permit to construct an addition to an existing accessory structure resulting in a total floor area of 1,280 square feet for all accessory structures on the property where a maximum of 782 square feet is allowed. **COMMISSION ACTION:** M/S Riggs/Keith to approve as recommended in the staff report, 6-0 (with Commissioner Bims absent).

4. **General Plan Amendment, Rezoning, Conditional Development Permit, Tentative Subdivision Map, Environmental Review/110 Linfield Project, LLC/110 Linfield Drive:** Requests for the following: 1) General Plan Amendment to change the existing Professional and Administrative Offices land use designations to Medium Density Residential, 2) Rezoning the properties from C-1 (Administrative and Professional District, Restrictive) to R-3-X (Apartment - Conditional Development District), 3) Conditional Development Permit to establish specific development regulations and review architectural designs for the demolition of an office building of approximately 17,500 square feet and the construction of 22 residential units, 4) Tentative Subdivision Map for the creation of 22 lots and associated common areas, and 5) environmental review of the proposed project. **COMMISSION ACTION:** The Commission held a joint public hearing on both the 110 Linfield Drive and 175 Linfield Drive projects. The purpose of the meeting was to allow an opportunity for the public and Commission to comment on the project and Draft EIR prior to the Commission's final review and recommendation on the project at a subsequent meeting. Commissioners provided individual comments on the Draft EIR and other aspects of the project. (Commissioner Deziel recused himself and left the chambers due to a potential conflict of interest).

5. **General Plan Amendment, Rezoning, Conditional Development Permit, Tentative Subdivision Map, Environmental Review/HMH Engineers/175 Linfield Drive:** Requests for the following: 1) General Plan Amendment to change the existing Professional and Administrative Offices land use designations to Medium Density Residential, 2) Rezoning the properties from C-1 (Administrative and Professional District, Restrictive) to R-3-X (Apartment - Conditional Development District), 3) Conditional Development Permit to establish specific development regulations and review architectural designs for the demolition of an office building of approximately 38,500 square feet and the construction of 34 residential units, 4) Tentative Subdivision Map for the creation of 34 lots and associated common areas, and 5) environmental review of the proposed project. **COMMISSION ACTION:** See agenda item C4.

D. REGULAR BUSINESS

1. **Architectural Control/RHL Design Group, Inc./1100 El Camino Real:** Request for architectural control for exterior modifications to an existing building located in the C-4 General Commercial (applicable to El Camino Real) zoning district. *This item was taken out of order and considered before items C4 and C5.* **COMMISSION ACTION:** M/S Deziel/Riggs to approve as recommended in the staff report, 6-0 (with Commissioner Bims absent).

2. **Consideration of the excerpts of 507-555 Hamilton Avenue from the August 8, 2005, Planning Commission meeting.** **COMMISSION ACTION:** M/S Pagee/Keith to approve with modifications, 5-0-1 (with Commissioner Sinnott abstaining and Commissioner Deziel absent).

E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

- Review of upcoming planning items on the City Council agenda.
- Menlo Park Budget Update – *Your City Your Decision*

ADJOURNMENT – 9:53 p.m.

Future Planning Commission Meeting Schedule

Special Study Meeting	September 19, 2005
Regular Meeting	September 26, 2005
Regular Meeting	October 10, 2005

Special Study Meeting
Regular Meeting
Regular Meeting
Regular Meeting
Regular Meeting
Regular Meeting

October 17, 2005 - Tentative
October 24, 2005
November 7, 2005
November 14, 2005
December 5, 2005
December 12, 2005