



## PLANNING COMMISSION ACTIONS

Regular Meeting  
October 10, 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 – All present

INTRODUCTION OF STAFF – Chow, Murphy

A. PUBLIC COMMENTS - None

B. CONSENT CALENDAR

1. [Architectural Control/Lo Property Management/2420 Sand Hill Road](#): Request for architectural to add 161 square feet to extend the second floor restrooms and associated exterior modifications including a new elevator to an existing office building in the C-1-C (Administrative, Professional, and Research District, Restrictive) zoning district. **COMMISSION ACTION:** M/S Deziel/Keith to approve as recommended (7-0).

C. PUBLIC HEARINGS

1. [Use Permit/ Steven Plyler/ 720 Hobart Street](#): Request for a use permit to demolish an existing one-story, single-family residence and construct a new two-story single-family residence on a lot substandard in regard to lot width in the R-1-S (Single-Family Suburban) residential zoning district. **COMMISSION ACTION:** M/S Sinnott/Riggs to approve with the following additional conditions (7-0):
  - Condition “4a”: Prior to building permit issuance, the applicant shall submit revised plans showing window sill heights of five feet for the stairwell landing and master bedroom on the second floor, right side elevation for review and approval of the Planning Division.
  - Condition “4b”: Prior to building permit issuance, the applicant shall submit a plan showing the location of the existing pittosporum at the front right corner of the property. The applicant shall either keep the existing pittosporum or replace it with a 48” box tree that would provide shade to the adjacent property at 720 Hobart Street. The plan shall be subject to review and approval of the Planning Division.
  - Condition “4c”: Prior to building permit issuance, the applicant shall submit a landscape plan for review and approval of the Planning Division. The plan shall include input from the neighbors at 720 Hobart Street. The landscaping shall be installed prior to final building inspection.
2. [Use Permit/ Wayne Wiebe and Carol Foster/ 1144 Castle Way](#): Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story residence with a basement on a lot that is substandard in regard to lot area in the R-1-S (Single-

Family Suburban) residential zoning district. **COMMISSION ACTION:** M/S Keith/Sinnott to approve as recommended (7-0).

3. **Use Permit/Judith Wasserman, Architect for William and Cheryl Fackler Hug/319 Barton Way:** Request for a use permit to demolish an existing single-family, single-family residence construct a new two-story, single-family residence on a substandard lot in regard to lot width in the R-1-U (Single-family Urban Residential) zoning district. **COMMISSION ACTION:** M/S Riggs/Sinnott to approve as recommended (7-0).

4. **Use Permit and Variance/Ardavan Onsori/925 Roble Avenue:** Request for a use permit to demolish an existing single-family residence and to construct two new single-family detached residences on one substandard parcel in regard to lot width in the R-3 (Apartment) zoning district. Request for a variance for a garage to encroach two feet, eight inches into the left side setback and to reduce the minimum distance between adjacent buildings to less than 20 feet. **COMMISSION ACTION:** M/S Deziel/Bims to approve with the following modification (7-0):

- Revise Condition "5a": Prior to building permit issuance, the applicant shall submit revised plans with a redesign of the front bay window on each unit to resolve apparent detailing conflicts between the roof of the bay window and the cornice detail. The applicant may also consider redesign of the other proposed bay windows. The redesign of the windows is subject to review and approval of the Planning Division.

#### D. REGULAR BUSINESS

1. **Consideration of the minutes from the April 11, 2005, Planning Commission meeting.** **COMMISSION ACTION:** M/S Riggs/Sinnott to approve with the following modifications (7-0):

- Page 3, 7<sup>th</sup> text block, last sentence: Insert "building" between "and" and "at" and insert a comma after "grade".

2. **Consideration of the minutes from the April 25, 2005, Planning Commission meeting.** **COMMISSION ACTION:** M/S Riggs/Keith to approve with the following modifications (7-0):

- Page 17, 3rd text block, 6th line: Replace "characterized" with "questioned".
- Page 17, 3rd text block, 9th line: Replace "position by" with "the position of".
- Page 20, last sentence: Insert "minimum" between "surface" and "was", replace the second "the" with "alternative that would have no maximum" and delete "minimum".

3. **Consideration of the excerpts of 448 O'Connor Street from the August 8, 2005 Planning Commission Meeting.** **COMMISSION ACTION:** M/S Pagee/Keith to approve with the following modification (6-0-1, with Commissioner Sinnott abstaining):

- Page 5: Delete condition "4d" which is a repeat of condition "4c".

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

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

**ADJOURNMENT: 10:30 p.m.**

#### Future Planning Commission Meeting Schedule

Special Study Meeting	October 17, 2005 - <b>Cancelled</b>
Regular Meeting	October 24, 2005
Regular Meeting	November 7, 2005
Regular Meeting	November 14, 2005
Regular Meeting	December 5, 2005
Regular Meeting	December 12, 2005