



PLANNING COMMISSION ACTIONS

Regular Meeting
November 7, 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), Deziel, Henry, Keith, Pagee (Chair), Riggs, Sinnott – *All present*

INTRODUCTION OF STAFF – Deanna Chow, Associate Planner; Justin Murphy, Development Services Manager

A. PUBLIC COMMENTS - None

B. CONSENT CALENDAR - None

C. PUBLIC HEARINGS

1. **Use Permit/AF Construction Inc./426 Pope Street:** Request for a use permit to demolish an existing single-story, single-family residence and 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) zoning district. **COMMISSION ACTION:** M/S Sinnott/Deziel to approve as recommended in the staff report, 4-3 (with Commissioners Keith, Pagee, and Riggs opposed).

The Commission provided clarification that the maximum finished floor height shall not exceed 34 feet, six inches as indicated on the plans, but expressed a desire for a finished floor height of 33 feet, six inches if it complied with the flood zone requirements.

2. **Minor Subdivision/Yahya Hamadani/135-139 O'Connor Street:** Request for a minor subdivision for the creation of two single-family residential parcels where one parcel currently exists in the R-1-U (Single-Family Urban) zoning district. **COMMISSION ACTION:** M/S Deziel/Riggs to approve with the following modifications to the conditions, 7-0:
 - **Modify condition 4b.** Prior to recordation of the Parcel Map, the applicant shall install a new curb, gutter, and sidewalk per City standards along the entire property frontage or post an equivalent bond.
 - **Modify condition 4d.** Prior to recordation of the Parcel Map, the applicant shall submit revised plans showing pavers or another all weather driving surface. The material and placement shall be subject to review by the Planning Division and Menlo Park Fire Protection District.
 - **Add condition 4g.** Any paved surface within five feet of the root crown of Tree #1 (coast live oak tree in driveway) shall be pavers or other suitable permeable material.
 - **Add condition 4h.** Any construction within 10 feet of Tree #2 (coast redwood tree) would require a use permit subject to review and approval of the Planning Commission.

3. **Use Permit and Architectural Control/1704 El Camino Real/Sagar Patel:** Request for a use permit and architectural control for new construction of a detached accessory building and fitness room and minor exterior modifications at an existing hotel in the C-4 (Applicable to El Camino Real) zoning district. ***Continued to a future meeting at the request of the applicant.***

D. REGULAR BUSINESS

1. Consideration of the excerpts on 110-175 Linfield Drive, from the September 12, 2005 Planning Commission Meeting. **COMMISSION ACTION:** M/S Riggs/Keith to approve with the following modifications, 6-0-1 (with Commissioner Deziel abstaining):
 - Page 1, 1st paragraph under public hearing: Insert the word “potential” in front of “financial interest”.
 - Pages 6 and 7: Global replace “accumulative” with “cumulative”.
2. Discussion of Planning Commission meeting calendar for 2006. The Commission accepted the calendar as presented with the understanding that there would be at least three weeks notice of a request for special study session meetings and that the scheduling of meetings around Thanksgiving would be revisited as necessary.
3. Discussion of potential City Council Project Priorities for Fiscal Year 2006-2007. The Commission discussed ideas regarding potential projects to recommend to the City Council and continued the matter to a future meeting to discuss further.

E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

ADJOURNMENT – 10: 35 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	November 14, 2005
Regular Meeting	December 5, 2005
Regular Meeting	December 12, 2005