



## PLANNING COMMISSION ACTIONS

Regular Meeting  
January 23, 2006  
7:00 p.m.  
City Council Chambers  
701 Laurel Street, Menlo Park, CA 94025

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Teleconference with participation by Commissioner Bims from:  
Hyatt Regency Princeton  
102 Carnegie Center  
Room 202  
Princeton, NJ 08540

(Posted January 23, 2006)

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**CALL TO ORDER** – 7:00 p.m.

**ROLL CALL** – Bims (Chair), Deziel, Keith (Vice-chair), Pagee, Riggs, Sinnott – [All present.](#)

**INTRODUCTION OF STAFF** – Deanna Chow, Senior Planner; Megan Fisher, Assistant Planner; Justin Murphy, Development Services Manager; Thomas Rogers, Assistant Planner

**A. PUBLIC COMMENTS** - None

**B. CONSENT CALENDAR** - None

**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. **COMMISSION ACTION:** [M/S Pagee/Deziel to approve with the following modifications, 6-0:](#)

[Add condition 4.a:](#) Any future addition to the rear of the north side wing of the house would require Planning Commission architectural review prior to issuance of a building permit.

2. [Use Permit/Joseph Nunley, Architect, for Antonio Visconti/219 Lexington Drive:](#) Request for a use permit to construct a second story addition to an existing single-story, single-family nonconforming residence on a substandard lot in regard to lot width and lot depth in the R-1-U (Single-Family Urban) zoning district. The proposed project would exceed 50 percent of the replacement cost of the existing structure in a 12-month period. **COMMISSION ACTION:** [M/S Deziel/Bims to approve with the following modifications, 6-0:](#)

[Modify condition 4.a to read:](#) Prior to building permit issuance, the applicant shall submit a landscape plan for review and approval of the Planning Division. The plan shall show two screening trees to assist the privacy of the rear neighbors. These trees shall have a height upon planting of at least eight feet, and shall be projected to grow to a mature height of approximately twelve feet. The trees shall be installed prior to occupancy.

**Add condition 4.b:** Prior to building permit issuance, the applicant may submit revised plans showing additional side windows for egress and ventilation in Bedroom 1, subject to review and approval of the Planning Division. Any windows on the left-hand side will require the consent of the adjoining property owner at 217 Lexington Drive.

3. **Use Permit/David D. Hernandez, Architect/330 Claremont Way:** Request for a use permit for a second story addition and remodeling of an existing single-story, nonconforming residence that would exceed 50 percent of the replacement of the existing structure in a 12-month period in the R-1-U (Single-Family Urban) zoning district, and a request for a six-foot fence in the front setback where four feet is the maximum allowed. **COMMISSION ACTION:** M/S Sinnott/Riggs to approve with the following modifications, 6-0:

**Add condition 4.b:** Prior to building permit issuance for the house addition, the applicant shall submit revised plans for review and approval by the Planning Division. The revised plans shall show the fence with a 12-foot setback from the Willow Road property line, including landscaping along the street side of the fence. Alternatively, the applicant may submit revised plans with the fence setback 11 feet from the Willow Road property line for review and approval by the Planning Commission as a consent calendar item. The Planning Commission would review the alternative proposal for issues such as design, materials, articulation, and landscaping.

4. **Use Permit and Architectural Control/Bob Larson/638-640 Oak Grove Avenue:** Request for use permit and architectural control for new construction of a 5,690 square foot two-story office building at 638-640 Oak Grove Avenue. **COMMISSION ACTION:** M/S Deziel/Sinnott to approve with the following modifications, 6-0:

**Add condition 4.p:** Prior to building permit issuance, the applicant shall submit revised plans showing a new fence, constructed of wood or another quality material, at a height of 7 feet, along the left side property line extending from the rear of the building and along the rear property line (from Oak Grove Avenue). In addition, the applicant shall install bollards or another similar mechanism to stop cars along the left side parking stalls.

**Add condition 4.q:** The proposed Boston Ivy should be planted on six-foot centers along the left side of the building and shall be well maintained.

#### **D. REGULAR BUSINESS**

1. **Consideration of the minutes from the July 25, 2005, Planning Commission meeting.**  
**COMMISSION ACTION:** Unanimously approve with the following modification, 6-0:  
  
Page 11, 7<sup>th</sup> paragraph, 4<sup>th</sup> sentence. Change “very” to “every”.
2. **Consideration of the minutes from the August 8, 2005, Planning Commission meeting.**  
**COMMISSION ACTION:** Unanimously approve as presented, 6-0
3. **Consideration of the minutes from the August 29, 2005, Planning Commission meeting.**  
**COMMISSION ACTION:** Unanimously approve as presented, 6-0
4. **Consideration of the minutes from the September 12, 2005, Planning Commission meeting.**  
**COMMISSION ACTION:** Unanimously approve as presented, 6-0

## E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

**ADJOURNMENT 11:10 p.m.**

### **Future Planning Commission Meeting Schedule**

Special Meeting	February 6, 2006 - Cancelled
Regular Meeting	February 13, 2006
Regular Meeting	February 27, 2006
Regular Meeting	March 13, 2006
Regular Meeting	March 27, 2006