



## PLANNING COMMISSION ACTIONS

February 27, 2006

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:08 p.m.

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

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

**A. PUBLIC COMMENTS** - None

**B. CONSENT CALENDAR** - None

**C. PUBLIC HEARINGS**

*Review and comment on Draft Environmental Impact Report for the following project:*

**[1. General Plan Amendment, Rezoning, Conditional Development Permit, and Environmental Review/ The Board of Trustees of the Leland Stanford Junior University/ 2825 Sand Hill Road: Requests for the following:](#)** 1) General Plan Amendment to change the land use designation from Professional and Administrative Offices to Retail/Commercial land use designation, 2) Rezoning from C-1-C (Administrative, Professional and Research District, Restrictive) to C-4-X (General Commercial – Conditional Development District), 3) Conditional Development Permit to establish specific uses and development regulations and review architectural designs for construction of approximately 170,000 square-foot hotel facility comprised of 120 guest rooms and related facilities, five extended stay villas, a restaurant, spa/fitness center, and approximately 100,000 square feet of office space in multiple buildings at a currently undeveloped site; and 4) environmental review of the proposed project.

The Draft Environmental Impact Report (EIR) prepared for the project identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hydrology and Water Quality, and Noise. The Draft EIR identifies potentially significant environmental effects that are significant and unavoidable in the following category: Traffic and Circulation. The California Environmental Quality Act (CEQA) requires disclosure as to whether any listed toxic sites are present at the location. The project location does not contain a toxic site.

**COMMISSION ACTION:** One member of the public and members of the Planning Commission provided comments on the Draft EIR and the applicant, staff and City consultants responded to questions. Comments received during the public hearing will be responded to as part of the Final EIR, which will be reviewed at subsequent Planning Commission and City Council hearings. The Planning Commission did not take an action. The following topics were the focus of the discussion: transportation, wetlands, jobs/housing ratio, and size of the office buildings.

## D. STUDY ITEM

*Preliminary review and comment on architectural aspects of the following project:*

### 1. General Plan Amendment, Rezoning, Conditional Development Permit, and Environmental Review/ The Board of Trustees of the Leland Stanford Junior University/ 2825 Sand Hill Road: Requests for the following:

1) General Plan Amendment to change the land use designation from Professional and Administrative Offices to Retail/Commercial land use designation, 2) Rezoning from C-1-C (Administrative, Professional and Research District, Restrictive) to C-4-X (General Commercial – Conditional Development District), 3) Conditional Development Permit to establish specific uses and development regulations and review architectural designs for construction of approximately 170,000 square-foot hotel facility comprised of 120 guest rooms and related facilities, five extended stay villas, a restaurant, spa/fitness center, and approximately 100,000 square feet of office space in multiple buildings at a currently undeveloped site; and 4) environmental review of the proposed project.

**COMMISSION ACTION:** Following a presentation by the applicant addressing questions raised at the previous Planning Commission study session and identifying changes made during the past few months, the Planning Commission provided feedback to the applicant. No members of the public spoke during the study session item. Overall, the Planning Commission liked the mix of uses, the design of the buildings, and the quality of the proposed materials. No action was taken on the item. The following summarizes the general comments provided by individual Commissioners:

- Explore the idea of solar panels and other forms of “green building”.
- Explore changing the proposed white wood trim to something more finished and less rough.
- Consider having all construction vehicles parked on-site.
- Consider enforcing that all trucks carrying sand and gravel be covered.
- Consider how the shuttle can serve the Menlo Park Caltrain station and provide service during non-commute hours.
- Consider using drought tolerant plants.
- The subtle colors and slight variation in the color scheme is compatible.
- The loss of only two heritage trees for the size of the project is commendable.
- Hotel is a benefit to the City of Menlo Park.
- The increase in height appears to be minor given the grade differential of the site.
- The proposed project generates less traffic than a build out of office space according to the existing zoning.
- The underground parking assists the overall aesthetics of the project design.
- The low profile of the buildings does not hinder the views.
- Low lighting minimizes impacts for the neighbors.

## E. REGULAR BUSINESS

1. Consideration of the minutes from the November 7, 2005, Planning Commission meeting.

**COMMISSION ACTION:** Unanimously approved as presented, 6-0.

2. Consideration of the minutes from the November 14, 2005, Planning Commission meeting.

**COMMISSION ACTION:** Unanimously approved with the following modifications, 6-0:

- Page 5, last paragraph, last line: Insert “with the top one foot being made of lattice” between “fence” and “would”.
- Page 6, first sentence: Replace the “detriment because” with “any real difference between a 7-foot fence, which Mr. Lewis was free to build himself, and a 8-foot fence with one foot of lattice.” And start a new sentence by inserting the “Further,” before “there”.

3. [Consideration of the minutes from the December 5, 2005, Planning Commission meeting.](#)  
**COMMISSION ACTION:** Approved with the following modification, 5-0-1 (with Commissioner Riggs abstaining):
- Page 1, 2<sup>nd</sup> sentence under Public Comment: Change “1704 Hamilton Avenue” to “1040 Henderson Avenue”.

**F. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS**

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

**ADJOURNMENT – 10:10 p.m.**

**Future Planning Commission Meeting Schedule**

Regular Meeting	March 13, 2006
Regular Meeting	March 27, 2006
Regular Meeting	April 10, 2006
Regular Meeting	April 24, 2006
Regular Meeting	May 8, 2006
Regular Meeting	May 22, 2006