



## PLANNING COMMISSION ACTIONS

March 13, 2006

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:02 p.m.

**ROLL CALL** – Bims (Chair), Deziel (arrived at 9:22 p.m. due to recusal of Items C-1 and C-2), 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. **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, and 4) Tentative Subdivision Map for the creation of 22 lots and associated common areas. The proposal requires the preparation of an Environmental Impact Report. **COMMISSION ACTION:** M/S Riggs/Bims to recommend approval to the City Council with the following modifications, 3-2 (with Commissioner Keith and Pagee opposed and Commissioner Deziel not participating and not in the room due to a potential conflict of interest):

- Require the applicant to pay the applicable school impact fees (This item was addressed through condition 5.15).
- Modify condition 5.13 to prohibit overnight parking on the private streets, similar to the City's current prohibition on public streets, in the conditions, covenants, and restrictions (CC&R's);
- City Council to consider alternatives to the Median Design Streetscape proposal contained in the LMW Analysis such as the following:
  - Minimize any loss of on-street parking (the median proposal would eliminate on-street parking on the north side of Linfield Drive)
  - Consider the creation of bike lanes on Linfield Drive between Waverley Street and Middlefield Road.
  - Consider the implications of median maintenance cost on the affordability of the Below Mark Rate (BMR) housing units as it relates to homeowners association fees.
- Compare the proposals for 110 Linfield Drive and 175 Linfield Drive to the Burgess Classics development in regard to unit sizes (as measured by the number of bedrooms) and the provision of parking.

2. **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, and 4) Tentative Subdivision Map for the creation of 34 lots and associated common areas and abandonment of a public utility easement five feet in width at the southwesterly portion of the existing lot. The proposal requires the preparation of an Environmental Impact Report. **COMMISSION ACTION:** See Item #C1.
3. **Use Permit/Laurel Homes/1175 Johnson Street:** Request for a use permit to construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district, and for excavation into required side yard setbacks for lightwells and egress associated with a basement. **COMMISSION ACTION:** M/S Keith/Pagee to continue the item to allow the applicant to submit a revised proposal, 4-1 (with Commissioner Deziel opposed and Commissioner Sinnott not participating and not in the room due to a potential conflict of interest).
4. **Use Permit and Variance/Kelly Fergusson/168 Oak Court:** Request for a use permit and variance to construct a second story addition to an existing single-story, single-family residence on a substandard lot in regard to lot depth in the R-1-U (Single-Family Urban) zoning district. The proposed project requires a use permit to exceed 50 percent of the replacement cost of the existing nonconforming structure in a 12-month period. The proposed project also requires variances to encroach 10 feet into the required 20-foot front yard setback for a second story addition and to accommodate a change in the roofline on the existing first floor, and to encroach 2 feet, 5 inches into the required 20-foot rear yard setback to accommodate a change in the roofline of the existing first floor. **COMMISSION ACTION:** M/S Deziel/Pagee to approve as recommended in the staff report, 4-2 (with Commissioners Bims and Sinnott opposed).
5. **Use Permit/Juan de Leon/1944-48 Menalto Avenue:** Request for a use permit to demolish and rebuild an existing legal, nonconforming dwelling unit and carport in the R-2 zoning district. Subject to use permit approval, the same number of residential units may replace an existing legal, nonconforming residential unit and existing nonconforming parking conditions may continue. In addition, a request to approve a Below Market Rate (BMR) agreement to designate one of the attached units as a BMR unit and utilize an allowed floor area limit (FAL) bonus. **COMMISSION ACTION:** M/S Keith/Sinnott to approve as recommended in the staff report, 6-0.
6. **Use Permit and Variance/Homer Bryant, Bryant Development/950-960 Middle Avenue:** Request for a use permit to demolish a single-story, single-family residence and to construct two two-story, single-family residences and associated site improvements in the R-3 (Apartment) zoning district. Request for variances to build covered parking spaces encroaching in the side yard setback and to reduce the distance between buildings on adjacent properties to less than 20 feet in the left and right side yards. **COMMISSION ACTION:** M/S Sinnott/Deziel to approve as recommended in the staff report with amendment by Keith to provide the applicant with the option to submit building plans detailing the use of simulated divided light windows in the proposed units, 6-0.

**Add condition b.:** Prior to the issuance of a building permit, the applicant has the option to submit building plans detailing the use of simulated divided light windows in the proposed units. The plan shall be subject to review and approval of the Planning Division.

## D. REGULAR BUSINESS

1. [Architectural Control and Sign Review/David Lundy with RHL Design Group/710 Willow Road:](#) Request for sign approval for new and replacement signs containing the color red, and approval of architectural control for changes to the service bay building and pump island canopy.  
**COMMISSION ACTION:** M/S Bims/Riggs to continue the item to a future meeting for more discussion; 6-0.
2. [Architectural Control and Sign Review/David Lundy with RHL Design Group/1380 El Camino:](#) Request for sign approval for new and replacement signs containing the color red, and approval of architectural control for changes to the service bay building and pump island canopy.  
**COMMISSION ACTION:** M/S Bims/Riggs to continue the item to a future meeting for more discussion; 6-0.
3. [Consideration of the minutes from the December 12, 2005, Planning Commission meeting.](#)  
**COMMISSION ACTION:** Unanimously continued to a future meeting.
4. [Consideration of the minutes from the January 9, 2006, Planning Commission meeting.](#)  
**COMMISSION ACTION:** Unanimously continued to a future meeting.

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

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

**ADJOURNMENT – 12:55 a.m.**

**Future Planning Commission Meeting Schedule**

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