



PLANNING COMMISSION ACTIONS

March 27, 2006

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

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

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

A. PUBLIC COMMENTS – Peter Colby, Menlo Park, commented on the status of the proposed relocation of the two oak trees in Downtown Parking Plaza No. 5 located between Evelyn Street and Crane Street.

B. CONSENT CALENDAR - None

C. REGULAR BUSINESS #1

1. **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/Bims to approve with the following modification, 3-2 (with Commissioners Pagee and Riggs opposed and Commissioner Sinnott not participating and not in the room due to a potential conflict of interest).

Add condition 4.a: Prior to building permit issuance, the applicant shall submit a revised site plan showing an uncovered parking space adjacent to the garage. This plan shall be subject to review and approval of the Planning Division.

D. PUBLIC HEARINGS

1. **Use Permit/Margaret Wimmer/1042 Oakland Avenue:** 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 area in the R-1-U (Single-Family Urban) zoning district. In addition, the proposed project would exceed 50 percent of the replacement value of the existing structure in a 12-month period. ***This project was determined to not require a use permit based on information clarified after the issuance of the public hearing notice and has been cancelled.***

2. **Use Permit/Woodland Properties, Inc./1109-1111 Woodland Avenue:** Request for a use permit to demolish two existing single-story, single-family residences and construct two new two-story, single-family residences on a substandard lot in regard to lot width in the R-2 (Low Density Apartment) zoning district. **COMMISSION ACTION:** M/S Sinnott/Riggs to approve as recommended in the staff report, 5-0 (with Commissioner Deziel not participating and not in the room due to a potential perception of a conflict of interest).
3. **Use Permit and Architectural Control/West Bay Sanitary District/500 Laurel Street:** Request for a use permit and architectural control to add a second story to a professional office use in the C-1 (Administrative and Professional District, Restrictive) zoning district, and a request for a use permit to reduce the off-street parking requirement to 16 spaces where 56 spaces would otherwise be required. **COMMISSION ACTION:** M/S Keith/Pagee to continue to the item for redesign with a single-story alternative, 4-2 (with Commissioners Deziel and Sinnott opposed).
4. **General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Planned Development Permit, and Major Subdivision/O'Brien at Derry Lane, LLC/550 to 580 Oak Grove Avenue and 540 to 570 Derry Lane:** Requests for the following: 1) General Plan Amendment and Zoning Ordinance Amendment to allow residential uses at a maximum of 40 dwelling units per acre for properties zoned P-D District and in close proximity to the Caltrain Station, 2) Rezoning the properties from C-4 General Commercial District (Applicable to El Camino Real) to P-D District, 3) Planned Development Permit to establish specific development regulations and architectural designs for the demolition of five commercial structures and the construction of 135 residential units and 17,000 square feet of commercial space, 4) Major Subdivision to abandon the Derry Lane right-of-way, abandon a storm water sewer easement, merge the Derry Lane right-of-way and eight parcels, relocate a public utility easement, and subdivide the resulting parcel for condominium purposes. The proposal requires the preparation of an Environmental Impact Report.

COMMISSION ACTION: Two members 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, noise, housing, hazardous materials, schools, railroad grade separation, and heritage trees.

E. STUDY SESSION

1. **General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Planned Development Permit, and Major Subdivision/O'Brien at Derry Lane, LLC/550 to 580 Oak Grove Avenue and 540 to 570 Derry Lane:** Requests for the following: 1) General Plan Amendment and Zoning Ordinance Amendment to allow residential uses at a maximum of 40 dwelling units per acre for properties zoned P-D District and in close proximity to the Caltrain Station, 2) Rezoning the properties from C-4 General Commercial District (Applicable to El Camino Real) to P-D District, 3) Planned Development Permit to establish specific development regulations and architectural designs for the demolition of five commercial structures and the construction of 135 residential units and 17,000 square feet of commercial space, 4) Major Subdivision to abandon the Derry Lane right-of-way, abandon a storm water sewer easement, merge the Derry Lane right-of-way and eight parcels, relocate a public utility easement, and subdivide the resulting parcel for condominium purposes. The proposal requires the preparation of an Environmental Impact Report.

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 project location. No action was taken on the item. The following summarizes the general comments provided by individual Commissioners:

- Provide a colors and materials board showing actual examples of quality building materials.
- Show the actual location of commercial trash and recycling receptacles on the plans.
- Consider having a receptionist as a feature of the business center.
- Consider providing more on-site BMR units.
- Consider including a small deli market in the ground floor commercial level.
- Consider a quality anchor “retail” (restaurant) for the ground floor commercial level.
- Provide examples of projects specifically similar to this one and residential turnover rates.
- Consider the appropriateness of the palms.
- Palms compliment the architecture.
- The 20-foot sidewalks for outdoor eating areas are desirable.
- Consider the effect of the sound wall and sound bounce on the easterly neighbors.
- Consider whether all of the kitchens need to be designed with the proposed ADA layout.
- Consider incorporating inviting stairs into the project.
- Mixed-use proposal helps fill-in housing.
- Rich architecture adds to the downtown area.
- Consider enhancing the Garwood Way pedestrian experience.
- The inset unit entrances are favorable.
- Show the location of the air conditioning condensing units.
- Provide eight- to nine and one-half-foot high ceilings.
- Provide an “economic grading plan.”
- Consider adding more parking to the project.
- Provide exhibits detailing how the different grade separation scenarios would affect the project.
- Consider moving the fourth story element into the interior of the property.

F. REGULAR BUSINESS #2

1. Consideration of the minutes from the December 12, 2005, Planning Commission meeting. **COMMISSION ACTION:** Unanimously approved with the following modifications, 6-0:
 - Page 13, second to last paragraph, first line: replace the word “Botiful “ with “beautiful”.
2. Consideration of the minutes from the January 9, 2006, Planning Commission meeting. **COMMISSION ACTION:** Unanimously approved with the following modifications, 6-0:
 - Page 16, 6th paragraph, last line: delete the last sentence “Motion died for a lack of a second”.
3. Consideration of the minutes from the January 23, 2006, Planning Commission meeting. **COMMISSION ACTION:** Unanimously approved as presented, 6-0.
4. Consideration of the transcripts from the February 27, 2006, Planning Commission meeting. **COMMISSION ACTION:** Unanimously continued to a future meeting.

5. [Consideration of the excerpts for 110-175 Linfield Drive from the March 13, 2006, Planning Commission meeting.](#) **COMMISSION ACTION:** Unanimously continued to a future meeting.

G. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

- Review of upcoming planning items on the City Council agenda.
- Commercial Streamlining Working Group member selection.
[Commissioners Deziel and Sinnott volunteered.](#)
- Potential study meeting dates of April 17 or May 1, 2006.
[Both dates were added. \(Subsequently, the May 1 date was shifted to May 15\).](#)

ADJOURNMENT – 11:33 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	April 10, 2006
Special Meeting	April 17, 2006
Regular Meeting	April 24, 2006
Regular Meeting	May 8, 2006
Study Meeting	May 15, 2006
Regular Meeting	May 22, 2006
Regular Meeting	June 12, 2006
Regular Meeting	June 26, 2006