



PLANNING COMMISSION ACTIONS

April 10, 2006

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

Teleconference with participation by Commissioner Keith from: - **Cancelled**
13073Northwoods Blvd.
Truckee, CA.

(Posted April 7, 2006)

CALL TO ORDER – 7:00 p.m.

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

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

A. PUBLIC COMMENTS – None

B. CONSENT CALENDAR – None

C. PUBLIC HEARINGS

1. **Use Permit/Team Sheeper, LLC/501 Laurel Street**: Request for a use permit to allow Team Sheeper, LLC to operate a swimming and aquatics program and physical fitness training business in an existing aquatics center (Burgess Pool) owned by the City of Menlo Park at 501 Laurel Street in the P-F Public Facilities zoning district.
COMMISSION ACTION: M/S Pagee/Deziel 6-0-1 (with Commissioner Sinnott abstaining) with the following changes to the findings:
 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that given the types of programs, hours of operation and intensity of use are comparable to those historically conducted at the facility and/or contemplated in the design and approval of the aquatics center in 2003 and that the lease includes requirements addressing noise and parking, the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
2. **Use Permit Revision/Edward Rubinstein/846 Oak Grove Avenue**: Request for a use permit revision to convert a 335-square-foot residential unit located within a mixed-use building containing office and spa uses into additional commercial space for the spa and office use in the R-C (Mixed-Use) district. **COMMISSION ACTION:** M/S Pagee/Deziel 6-0 (with Commissioner Sinnott not participating and not in the room due to a potential conflict of interest) with the following changes:

Modify condition 4.a to read: Within 60 days of the effective date of the Planning Commission action, the applicant shall:

- Remove the carport and stripe the resulting uncovered parking space.
- Remove the prefabricated storage unit and any other materials stored outdoors. (The applicant is advised that outside storage of materials is not a part of this use permit, and is not permitted in the future.)
- Remove the pavement from the two landscape reserve parking sections, and plant them with vegetation, in accordance with the original landscape plan.

Compliance with these items shall be subject to review and approval of the Planning and Building Divisions. Failure to complete this work would result in non-compliance with the use permit and would be subject to review and potential revocation.

Add condition 4.b: The applicant may submit plans for a small addition of less than 70 square feet to the rear of the main building for use as storage. This addition shall match the architecture and finishes of the existing building, and shall adhere to all development regulations for the R-C zoning district. These plans shall be subject to review and approval of the Planning Division.

3. **Rezoning/Planned Development Permit/Vesting Tentative Subdivision Map, and Environmental Review/1452 and 1460 El Camino Real and 1457 and 1473 San Antonio Street/Beltramo's Investment Company, Inc.:** Request for the following: 1) Rezoning from C-4 (General Commercial District, Applicable to El Camino Real) to P-D (Planned Development District); 2) Planned Development Permit to establish specific development regulations and review architectural designs for the construction of a new 26,800-square-foot, two-story commercial building with at-grade and subterranean parking and 16 two-story townhomes with partially submerged parking on an approximate 1.5-acre site; and 3) Vesting Tentative Subdivision Map for the creation of 16 residential lots with associated common areas and one commercial lot for condominium purposes not to exceed 40 commercial units. The proposal requires the preparation of an Environmental Impact Report (EIR). ***Continued to the meeting of April 24, 2006.***

D. REGULAR BUSINESS

1. Consideration of the minutes from the February 13, 2006, Planning Commission meeting. **COMMISSION ACTION:** M/S Bims/Sinnott to approve as submitted, 6-0-1 (with O'Malley abstaining).
2. Consideration of the transcripts from the February 27, 2006, Planning Commission meeting. **COMMISSION ACTION:** M/S Bims/Sinnott to approve with the following changes, 6-0-1 (with O'Malley abstaining).

Page 80, first line: Replace "in the" with "that"; insert the "helped in the development of" after "Sunset"; and replace "and Belhaven" with "in Belle Haven".

Page 94, line 24: Replace "sequel" with the "CEQA".

3. Consideration of the excerpts for 110-175 Linfield Drive from the March 13, 2006, Planning Commission meeting. **COMMISSION ACTION:** M/S Bims/Sinnott with the following changes, 6-0-1 with O'Malley abstaining.

Page 3, Third full paragraph: Replace “confirmed” with “asked for confirmation”.

E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

ADJOURNMENT – 8:20 p.m.

Future Planning Commission Meeting Schedule

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