



PLANNING COMMISSION ACTIONS

June 26, 2006

Special Meeting

6:00 p.m.

First Floor Conference Room

Administration Building

Regular Meeting

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

6:00 p.m. SPECIAL MEETING (First Floor Conference Room – Administration Building)

1. Planning Commission Appreciation Dinner

7:00 p.m. REGULAR MEETING (Menlo Park City Council Chambers)

CALL TO ORDER – 7:05 p.m.

ROLL CALL – Bims (Chair), Deziel, Keith (Vice-chair), O'Malley, 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 ITEMS

1. [Reconsideration of Use Permit /Judith Wasserman, Architect for William and Cheryl Fackler Hug/319 Barton Way](#): Review of substantial compliance of use permit approval for modifications to the project plans with regard to a reduction in square footage, the placement and number of windows, and other minor changes to the exterior facade in association with a new residence at 319 Barton Way. **COMMISSION ACTION:** [M/S Sinnott/Keith to approve as recommended in the staff report, 7-0.](#)
2. [2006-2007 Capital Improvement Program/General Plan Consistency](#): Consideration of consistency of the 2006-2007 Capital Improvement Program with the General Plan. **COMMISSION ACTION:** [M/S Deziel/Keith to approve as recommended in the staff report, 7-0.](#)

C. PUBLIC HEARING

1. [Use Permit/Glenn and Tracy Hansen/1058 Ringwood Avenue](#): Request for a use permit to construct a second story addition to an existing single-story, single-family nonconforming residence that would exceed 50 percent of the replacement value of the existing structure in a 12-month period in the R-1-U (Single Family Urban) zoning district.

COMMISSION ACTION: M/S Riggs/Sinnott to approve with the following modification, 7-0:

Add Condition 4a: Prior to building permit issuance, the floor plans may be revised to maintain the existing ground-floor bedrooms in their current condition and to relocate the washer/dryer closet within the approved building envelope, subject to review and approval of the Planning Division.

2. **Use Permit/Partridge Oaks, LLC/800 Partridge Ave:** Request for a use permit to demolish one single-family dwelling unit and to construct two single-family dwelling units and associated site improvements in the R-2 (Low Density Apartment) zoning district. The project would share a common driveway with the proposed development at 812 Partridge Ave. **COMMISSION ACTION:** M/S Deziel/Pagee to continue the item to allow redesign of House C to minimize impacts to the oak tree's branches that extend from the adjacent property at 784 Partridge Avenue, 6-0-1 with O'Malley abstaining.
3. **Use Permit/Partridge Oaks, LLC/812 Partridge Ave:** Request for a use permit to demolish one single-family dwelling unit and to construct two single-family dwelling units and associated site improvements in the R-2 (Low Density Apartment) zoning district. The project would share a common driveway with the proposed development at 800 Partridge Ave. **COMMISSION ACTION:** M/S Riggs/Keith to approve with the following modifications, 6-1 (with Commissioner Pagee opposed):

Add Condition 4d: Prior to building permit issuance, the applicant shall add articulation to House A on the south elevation, subject to review and approval by the Planning Division.

Add Condition 4e: Prior to building permit issuance, the applicant shall provide a construction-parking plan. Significant construction related vehicle parking should be located at least 150 feet away from the site to protect the neighbors at 817 Partridge Avenue. The construction-parking plan shall be subject to review and approval by the Planning Division.

Add Condition 4f: Prior to building permit issuance, the applicant shall revise the floor plans and elevations, so that windows on the first floors of Houses A and B do not line-up with windows on the adjacent apartment building, subject to review and approval by the Planning Division.

4. **Tentative Parcel Subdivision/Donald Gerber II/2270-2272 Eastridge Avenue:** Request for a tentative parcel map to convert two residential dwelling units into two condominium units on one parcel in the R-2 (Low Density Apartment) zoning district. **COMMISSION ACTION:** M/S Keith/Riggs to approve with the following modification, 7-0:

Modify Condition 4a: Prior to recordation of the final map, the Conditions, Covenants and Restrictions (CC & Rs) shall incorporate language to specify the FAL allocation between Unit 1 (0.5 * permitted FAL + four square feet) and Unit 2 (0.5 * permitted FAL - four square feet). The language shall be subject to review and approval of the City Attorney.

5. **Variance, Tentative Subdivision Map, and Use Permits/Filiberto Alvarez/510-520 Gilbert Avenue:** Request to subdivide one parcel into two lots in the R-1-U (Single-Family Urban) zoning district, and a request for a variance to reduce the minimum lot width to 51.27 feet where 65 feet is the minimum. The parcel is currently developed with one single-family residence and one duplex, which are considered legal nonconforming uses. In addition, a request for use permits to demolish the existing residences, and construct two new, two-story single-family residences on two substandard lots with regard to lot width. **COMMISSION ACTION:** M/S Sinnott/O'Malley to approve with the following modifications, 5-2 (with Commissioners Pagee and Keith opposed):

Add Condition 4a: Prior to building permit issuance, the applicant shall submit revised plans for the proposed residence at 510 Gilbert Avenue. The revisions shall have the general goal of making the residence appear warmer and more appropriate for a cottage neighborhood, with the specific goals of readdressing the residence's dormers and colors. The revised plans shall be subject to review and approval of the Planning Division.

Add Condition 4b: Prior to building permit issuance, the applicant shall submit a revised landscape plan for 520 Gilbert Avenue that confirms that the Douglas fir will be replaced at approximately the same location with at least one tree from the heritage tree replacement list. This plan shall be subject to review and approval of the Planning Division.

6. **Variance and Tentative Subdivision Map/Satish Sandadi and Srineela Madadi/442-444 Gilbert Avenue:** Request to subdivide one parcel into two lots, in the R-1-U (Single-Family Urban) zoning district, and a request for a variance to reduce the minimum lot width to 51.32 feet where 65 feet is the minimum. The parcel is currently developed with two single-family residences, which are considered legal nonconforming uses. **COMMISSION ACTION:** M/S Keith/Pagee to approve as recommended in the staff report, 6-1 (with Commissioner Deziel opposed).

D. REGULAR BUSINESS

1. **Consideration of minutes from the May 8, 2006, Planning Commission meeting.** **COMMISSION ACTION:** Unanimously approve as submitted, 7-0.
2. **Consideration of excerpts from the June 12, 2006, Planning Commission meeting regarding Lorelei Manor zoning amendment.** **COMMISSION ACTION:** Unanimously approve as submitted, 7-0.
3. **Status Report on Commercial Zoning Ordinance Update.** – Continued to the meeting of July 10, 2006
1. **Reconsideration of Use Permit Revision/Sean Cutright/910 Cambridge Avenue:** Request for a use permit revision to relocate an existing detached garage and reduce the existing setback of 31.9 feet to 12.4 feet from the corner side property line (Cambridge Avenue). ***This item was conditionally approved at the June 12, 2006 meeting.*** **COMMISSION ACTION:** M/S Riggs/Keith to reconsider the item; motion failed 3-4 (with Commissioners Bims, Deziel, Pagee and Sinnott opposed.)

E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

ADJOURNMENT – 11:30 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	July 10, 2006
Regular Meeting	July 24, 2006
Special Meeting	July 31, 2006
Regular Meeting	August 14, 2006
Regular Meeting	August 28, 2006
Regular Meeting	September 11, 2006
Regular Meeting	September 26, 2006