



PLANNING COMMISSION ACTIONS

July 10, 2006

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

Teleconference with participation by Commissioner Riggs from:
15 D Harrington Street
Newport, RI USA 02840

(Posted July 7, 2006)

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bims (Chair), Deziel, Keith (Vice-chair) (arrived at 7:06 p.m.), O'Malley, Pagee, Riggs (by teleconference), Sinnott

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

A. PUBLIC COMMENTS - None

B. CONSENT ITEMS - None

C. PUBLIC HEARING

- [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). **COMMISSION ACTION:**

The following actions were taken by the Planning Commission on the proposed project:

- M/S Bims/Deziel to certify the Environmental Impact Report with the clarification that less than 21 guest parking spaces, but more than two spaces on the adjacent commercial lot would not cause an environmental impact, 4-3 (with Sinnott, Pagee, and Keith opposed).
- M/S Deziel/Sinnott to recommend approval of the Rezoning, Heritage Tree Permit, and Below Market Rate Agreement as recommended in the staff report, 6-1 (with Pagee opposed).

- M/S Sinnott/Pagee to recommend approval of the Conditional Use Permit with the addition that street frontage improvements along El Camino Real include a six-foot clear sidewalk with a planter strip.
- M/S Deziel/Riggs to amend the motion to recommend that signage for the site include up to 100 square feet for office uses and up to an additional 100 square feet of signage for retail uses, 4-3 (with Sinnott, Keith and Pagee opposed).
- M/S Deziel/Riggs to amend the motion to recommend a reduction in the number of required guest parking spaces from 21 to four parking spaces, which shall be located adjacent to the pedestrian access gate to the residential component, and shall be made available during nights (6 p.m. to 8 a.m.) and weekend use, 4-3 (with Sinnott, Keith and Pagee opposed).
- The motion with the amendments to approve the PD Permit passed 7-0.

The Planning Commission also provided direction to the applicant to explore the use of grey water for landscaping, tankless water heaters in the residential units, and solar panels.

D. REGULAR BUSINESS

1. [Consideration of minutes from the June 12, 2006, Planning Commission meeting.](#)

Commission Action: M/S Deziel/Sinnott approve as presented.

Motion carried 7-0.

2. [Status Report on Commercial Zoning Ordinance Update.](#)

Development Services Manager Murphy said that staff had provided the Commission with a memo on June 26 with the June 6 upgrade addressed to the City Council. He said this provided an overall status report.

E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

Development Services Manager Murphy said there was an appeal of 910 Cambridge Avenue and would be tentatively scheduled for the August 1 Council meeting.

ADJOURNMENT 11:30 P.M.

Future Planning Commission Meeting Schedule

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