



PLANNING COMMISSION ACTIONS

August 28, 2006

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:01 p.m.

ROLL CALL – Bims (Chair), Deziel, Keith (Vice-chair) arrived 7:05 p.m., O'Malley, Pagee, Riggs, Sinnott, arrived 7:03 p.m.

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner, Megan Fisher, Assistant Planner, Justin Murphy, Development Services Manager

A. PUBLIC COMMENTS - None

B. CONSENT

1. **Architectural Control/Kim and Benson Wisckol/174 Buckthorn Way**: Request for approval of architectural control to remodel the front elevation of a townhouse in the R-3 (Apartment) zoning district. **COMMISSION ACTION:** Unanimous consent to approve as presented in the staff report, 6-0 (with Keith absent for the vote).

C. PUBLIC HEARING

1. **Use Permit/Doug Marks/628 Olive Street**: Request for a use permit for a second story addition and remodeling of an existing single-story, nonconforming residence that would exceed 50 percent of the replacement cost of the existing structure located on a substandard lot in the R-1-S (Single-Family Suburban) zoning district. **COMMISSION ACTION:** M/S Sinnott/Deziel to approve with the following modification, 7-0:

Add condition 4a. Prior to building permit issuance, the applicant shall submit a landscape screening plan for review and approval of the Planning Division. The landscape screening plan shall include a minimum of three trees and other plant materials with the intent of screening the view of the second floor addition from the breakfast nook of the house at 630 Olive Street and to screen views from Bedroom #3 into the rear yard of 630 Olive Street. The applicant shall submit documentation demonstrating that the property owners of 630 Olive Street were consulted regarding the species, sizes and locations of proposed plantings.

2. **Use Permit/Peter Whittaker Aylaian/332 Barton Way**: Request for a use permit for a second story addition and remodeling of an existing single-story, nonconforming residence that would exceed 50 percent of the existing square footage and 50 percent of the replacement cost of the existing structure located on a substandard lot in the R-1-U (Single-Family Urban) zoning district. **COMMISSION ACTION:** M/S Keith/O'Malley to approve as presented in the staff report, 5-2 (with Riggs and Pagee opposed).

3. **Zoning Ordinance Amendment/Woodside-Atherton Auxiliary for Children/75 Arbor Road:** Request for a Zoning Ordinance amendment for revisions to the operational permit for the Allied Arts Guild, as outlined in the document titled "First Amended Allied Arts Guild Preservation Permit." **COMMISSION ACTION:** M/S Riggs/Pagee to recommend approval as presented in the staff report, 7-0.
4. **Use Permit/Frank Hernandez, Ware Malcomb Architecture for Citibank/620 Santa Cruz Avenue:** Request for a use permit to allow a financial establishment to operate in a building located in the C-3 (Central Commercial) zoning district. **COMMISSION ACTION:** M/S Keith/Pagee to approve with the following modification, 6-0 (with Riggs not participating and not in the room due to a potential conflict of interest).

Modify condition 3f: During any time that the front space is not open for business and operating as a retail use, the property owner shall pay to the City an in-lieu fee, prorated for such vacancy period. The fee for the first year (base year) shall be \$4.00 per square foot. The fee for each year thereafter shall be adjusted annually according to the percentage change in the All Urban Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose area.
5. **Use Permit Revision/Jim Calhoun/771 Hamilton Avenue:** Request for a revision of a previously approved use permit to allow for a pre-existing woodworking business that includes outside storage to continue to operate in the M-1 (Light Industrial) zoning district. **COMMISSION ACTION:** M/S Riggs/Pagee to approve as presented in the staff report, 6-0 (with Bims not participating and not in the room due to a potential conflict of interest).
6. **Use Permit/Grace S. Chizar/1201 University Drive:** Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot in regard to lot size and width in the R-1-U (Single-Family Urban) zoning district. ***Continued to the meeting of September 11, 2006.***
7. **Zoning Ordinance Amendment Review/City of Menlo Park:** One-year review of Zoning Ordinance Amendments Relative to Single-Family Residential Developments. ***Continued to the next regular meeting of September 11, 2006.***

D. REGULAR BUSINESS

1. **Consideration of minutes from the June 26, 2006, Planning Commission meeting.**
COMMISSION ACTION: Unanimous consent to approve the minutes as modified:
 - Page 11, second paragraph, second sentence: Replace the word "though" with "thought".
 - Page 11, fifth paragraph, last sentence: Delete the comma after the word "used" and insert a comma after the word "then", and add the words "become effective" before the word "ordinance".
 - Page 19, second paragraph, third sentence: Replace the word "impossible" with "improbable".

2. Consideration of transcripts from the July 24, 2006, Planning Commission meeting. Hard copies available upon request. **COMMISSION ACTION:** Unanimous consent to approve the transcripts as modified with Pagee abstaining from the vote.

- Page 64, line 14: Delete the word “this”.
- Page 66, line 23: Insert ”vine” after “ficus”.
- Page 64, line 24: Replace “mock” with “mop”.
- Page 97, line 20: Replace “NLSC” with “ECR”.
- Page 98, line 4: Replace “NLSC” with “ECR”.
- Page 102, line 14: Replace “and move” with “in lieu”.
- Page 114, line 13: Replace “82” with “A.2” and “83” with A.3”
- Page 128, line 14: Replace “play” with “plan”.
- Page 134, line 9: Replace “DAZIEL” with “DEZIEL” and in the entire transcript.
- Page 136, line 13: Insert “Lorelei” after the word “the”.
- Page 144, line 2: Replace “Bob’s” with “I was” and replace “move” with “call”.
- Page 149, line 22: Replace “leave” with “need”.

E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

ADJOURNMENT – 9:08 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	September 11, 2006
Special Meeting	September 18, 2006
Special Meeting	October 2, 2006
Regular Meeting	October 9, 2006
Regular Meeting	October 23, 2006
Regular Meeting	November 13, 2006
Regular Meeting	November 27, 2006