



## PLANNING COMMISSION ACTIONS

November 27, 2006

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:02 p.m.

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

**INTRODUCTION OF STAFF** – Deanna Chow, Senior Planner, Megan Fisher, Associate Planner, Thomas Rogers, Associate Planner, Justin Murphy, Development Services Manager

Development Services Manager Murphy announced that for this meeting and all future Planning Commission meetings the City would be audio streaming the Planning Commission live on the City's website and then archiving those meetings for the public's use.

**A. PUBLIC COMMENTS** – None

**B. CONSENT** - None

**C. PUBLIC HEARING**

1. **Use Permit/Mandana Jamshidnejad/578 Olive 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-1-S (Residential Single-Family Suburban) zoning district, and for excavation into required side yard setbacks for lightwells and egress associated with a basement. **COMMISSION ACTION:** M/S Pagee/Riggs to continue the item to allow the applicant to redesign to take into account neighbor concerns regarding the proposed style of the residence, window placement and sill heights, light wells in the side setbacks, loss of sunlight, and landscaping. More accurate information regarding the heritage trees on the adjacent site, and a landscape plan need to be provided with the revised plans. The new design should maintain the existing amount of pervious area on site. The neighbors should be consulted prior to resubmittal; 6-0 (with Sinnott absent).
2. **Use Permit/Case dei Bambini School/1215 O'Brien Drive:** Request for a use permit to locate a private school in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Riggs/Deziel to deny the project; 6-0:
  1. Make a finding that the project is categorically exempt under Class 1 of the current CEQA Guidelines.
  2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use would further discourage investment by, and potentially hinder the operations of, R&D (research and development) and production facilities in the area, and would potentially increase the risk of exposure to children of hazardous materials, resulting in the project being detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the

neighborhood of such proposed use, and being detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Deny the use permit.

3. **Use Permit and Architectural Control/Kenneth Rodrigues & Partners, Inc./4040 Campbell Avenue:** Request for a use permit and architectural control to demolish an existing two-story, 48,505-square-foot office and R&D building, and construction of a new two-story, 41,284-square-foot office and R&D building in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Pagee/Keith to approve with the following modifications, 6-0.

**Add condition 5b:** Subsequent to the demolition of the existing structure and prior to the submittal of a complete building permit application, the applicant shall submit a report from a tree moving service, detailing the existing conditions and feasibility of relocation of tree #17 (coast live oak), subject to review and approval of the Planning Division and City Arborist. If the Planning Division determines that relocation of this tree is feasible, concurrent with the submittal of a complete building permit application, the applicant shall submit a revised landscape plan, specifying that the tree will be relocated to a suitable location on this site, subject to review and approval of the Planning Division.

4. **Use Permit/Stion Corporation/3603 Haven Avenue, Suite A:** Request for a use permit for the use and storage of hazardous materials associated with a research and development use in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Pagee/Keith to approve the item as presented in the staff report, 6-0.
5. **Use Permit/Theranos, Inc./1430 O'Brien Drive, Suite C:** Request for a use permit for the use and storage of hazardous materials associated with the development of biomonitoring systems in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Keith/Pagee to approve the item as presented in the staff report, 6-0.

#### D. REGULAR BUSINESS

1. **Consideration of minutes from the August 28, 2006, Planning Commission meeting.**  
**COMMISSION ACTION:** M/S Unanimous consent to approve the minutes as submitted.

#### E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

#### ADJOURNMENT

##### Future Planning Commission Meeting Schedule

Regular Meeting	November 27, 2006
Regular Meeting	December 11, 2006
Regular Meeting	December 18, 2006
Regular Meeting	January 8, 2007
Regular Meeting	January 22, 2007