



PLANNING COMMISSION ACTIONS

January 22, 2007

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

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

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

A. PUBLIC COMMENTS - None

B. CONSENT

1. **Use Permit, Architectural Control, and Tentative Subdivision Map/Joe Colonna/1906 El Camino Real**: Request for a use permit, architectural control, and tentative subdivision map to demolish an existing one-story 5,750-square-foot commercial building and construct a new two-story 10,000 square foot office building for medical/dental use and related site improvements. The application includes a request for a tentative map to subdivide one parcel into five commercial condominium airspaces and a parking reduction to reduce the amount of required parking to 50 spaces based on the proposed uses where 60 parking spaces would otherwise be required in the C-4 (General Commercial applicable to El Camino Real) zoning district. **COMMISSION ACTION:** M/S Deziel/Pagee to recommend to the City Council to deny the tentative subdivision map, use permit, and the architectural control request; 4-3 with Sinnott, Bims, O'Malley opposed.

C. PUBLIC HEARING

1. **Use Permit/Stanley F. Nielsen/442 Gilbert Avenue**: 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-U (Single Family Urban) zoning district. **Continued from the meeting of January 8, 2007 at the request of the applicant.** **COMMISSION ACTION:** M/S Sinnott/Bims to approve per the staff report with the following modifications; 7-0:

Modify condition 4a: Simultaneous with the submittal of a complete building permit application, the applicant shall submit a revised landscape plan subject to review and approval of the Planning Division. The revised plan shall include the following elements:

- i. Additional landscaping shall be installed along the property line between 442 Gilbert Avenue and 405 Shirley Way. The new landscaping shall include at least one additional 15-gallon tree along this shared property line, and shall have the overall objective of protecting the privacy of residents of the property at 405 Shirley Way.
- ii. The Chinese pistache street tree shall be retained, and the base of this tree shall be cleaned in order to preserve the tree's health.
- iii. The parkway strip in front of this parcel shall be integrated into the landscape plan.

2. **Use Permit and Variance/Chris and Kristine Ball/555 Morey Drive:** Request for a use permit for first and second story additions to an existing single-story, nonconforming residence that would exceed 50 percent of the replacement cost of the existing structure in a 12-month period, and would increase the floor area by more than 50 percent on a substandard lot with regard to lot size, width, and depth, in the R-1-U (Single-Family Urban) zoning district. Request for a variance to allow the first and second story additions to encroach seven inches into the right side setback. **COMMISSION ACTION:** M/S Riggs/Pagee to deny the variance and continue the use permit for redesign to create two conforming parking spaces; 4-3 with Deziel, Sinnott, and Keith opposed.

3. **Use Permit/Manou Movassate/1085 Trinity Drive:** Request for a use permit for excavation into the required front setback for a new driveway associated with the development of a new two-story, single-family residence on a standard lot in the R-E-S (Residential Estate Suburban) zoning district. **COMMISSION ACTION:** M/S Riggs/Pagee to approve with the following modifications; 7-0

Modify condition 4a. Prior to building permit issuance, the applicant shall submit revised plans to reduce the front yard encroachment by approximately 8 feet. Up to an additional three-foot encroachment, not exceeding an overall 10-foot encroachment into the front setback, is allowed to accommodate a landscaped area. The plan shall be subject to review and approval of the Planning Division. All applicable building permits shall be revised accordingly and are subject to review and approval of the Building Division.

Add condition 4b. Prior to building permit issuance, the applicant shall submit a landscape plan showing the installation of two or three 36-inch box trees in the landscaped area below grade and a coordinated landscape plan for the area at street level. The plan shall be subject to review and approval of the Planning Division.

Use Permit and Architectural Review/Todd Edwards/1142 Crane Street: Request for a use permit for a ground floor, dry cleaning personal service establishment in the C-3 (Central Commercial) zoning district and architectural control for alterations to the front building elevation. **COMMISSION ACTION:** M/S Pagee/Sinnott to approve the item as presented in the staff report; 7-0.

4. **Use Permit/Conor Medsystems/1010 Hamilton Court:** Request for a use permit for the use and storage of hazardous materials and for the outside storage of materials and equipment associated with the main use in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Pagee/Riggs to approve with the following modification; 7-0:

Add condition 4a: Prior to issuance of a building permit, the applicant shall submit a revised Hazardous Materials Business Plan, subject to review and approval of the Planning Division. The revision shall include correct phone numbers for the local police department and other agencies within the Emergency Response Plan section.

5. **Use Permit and Architectural Control/Conor Medsystems/1394 Hamilton Avenue:** Request for a use permit and architectural control for the use and storage of hazardous materials, for the outside storage of materials and equipment associated with the main use, and for the construction of an addition to an existing industrial building in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Riggs/Pagee to approve with the following modifications; 7-0:

Add condition 5a: Prior to issuance of a building permit, the applicant shall submit a revised Hazardous Materials Business Plan, subject to review and approval of the Planning Division. The revision shall include correct phone numbers for the local police department and other agencies within the Emergency Response Plan section.

Add condition 5b: The sound impact of all heating, ventilation, and air conditioning (HVAC) equipment and the emergency generator shall be limited to a volume of 50 decibels, as measured at this parcel's property line.

Add condition 5c: Prior to issuance of a building permit, the applicant shall submit an acoustical report subject to review and approval of the Planning Division. The report shall specify that the sound impact of all heating, ventilation, and air conditioning (HVAC) equipment and the emergency generator shall be limited to a volume of 50 decibels, as measured at this parcel's property line. If modifications to the existing building permit submittal are needed in order to limit the sound impact to the specified level, the applicant shall submit a building permit revision subject to review and approval of the Planning Division.

D. REGULAR BUSINESS

2. **Use Permit/Phil Giurlani/531 Pope Street:** Request for a use permit to demolish two existing single-story residential structures and construct a new two-story, single-family residence and detached accessory building on a substandard lot with regard to lot width in the R-1-U (Single Family Urban) zoning district. ***Continued to the meeting of February 5, 2007 at the request of the applicant.***
1. Consideration of minutes from the November 13, 2006, Planning Commission meeting. ***(Continued from the meeting of December 18, 2006)*** **COMMISSION ACTION:** Unanimously decided to continue the item to the meeting of February 5, 2007 due to lack of time; 7-0.
2. Consideration of minutes from the November 27, 2006, Planning Commission meeting. **COMMISSION ACTION:** Unanimously decided to continue the item to the meeting of February 5, 2007 due to lack of time; 7-0.
3. Consideration of minutes from the December 18, 2006, Planning Commission meeting. **COMMISSION ACTION:** Unanimously decided to continue the item to the meeting of February 5, 2007 due to lack of time; 7-0.
4. Commission discussion of City Council Project Priorities for Fiscal Year 2007-08.

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

Study Meeting	January 29, 2007
Regular Meeting	February 5, 2007
Regular Meeting	February 26, 2007
Regular Meeting	March 12, 2007
Regular Meeting	March 26, 2007
Regular Meeting	April 9, 2007
Regular Meeting	April 23, 2007