

PLANNING COMMISSION ACTIONS



February 5, 2007

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:01 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

A. PUBLIC COMMENTS - None

B. CONSENT

1. **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 from the meeting of January 22, 2007 at the request of the applicant.*** **COMMISSION ACTION:** M/S Sinnott/Riggs to approve with the following modification; 6-1 (with Commissioner Pagee opposed):

Add condition 4a: Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans for review and approval of the Planning Division. The plans shall include the following revisions:

- i. The exterior finish shall be changed from stucco to horizontal siding.
- ii. All windows shall be specified as simulated or true divided light type windows, not snap-in grids or between-the-glass grilles.

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. ***Continued from the meeting of November 27, 2006.*** **COMMISSION ACTION:** M/S Deziel/Sinnott to continue the project with the following direction; 4-3 (with Commissioners Pagee, Bims and Riggs opposed):

- Encourage maintaining the architectural style and front entry.
- Remove the rear balcony.
- Provide an additional second-story side setback of at least two feet on the right side.

- Provide information regarding the type of foundation to be constructed for the garage. Two arborists need to review these details and analyze the potential impacts on the heritage-size redwood trees.
- Eliminate the light well encroachments from the side setbacks.
- Provide a revised landscape plan that targets neighbor privacy concerns.
- Allow eight weeks for the neighborhood outreach process.

2. **Use Permit/Dylan and Jessica Casey/319 Marmona Drive:** Request for a Use Permit for a single-story addition and remodeling to an existing single-story, single-family non-conforming residence that exceeds 75 percent of the structure replacement cost in a 12-month period for property located in the R-1-U (Single-Family Urban) zoning district. **COMMISSION ACTION:** M/S Riggs/O'Malley to approve with the following modification; 6-0 (with Commissioner Pagee not participating and not in the room due to a conflict of interest).

Add Condition 4.a.: Prior to building permit issuance, the applicant shall submit a boundary survey or locate the original property corners to verify the location of the existing house subject to field verification by the Planning Division. The location of the proposed additions shall meet the side setback requirement of 5.5 feet, and the new one-car garage shall also have a minimum interior clearance dimension of 10 feet by 20 feet. Building permit drawings shall be revised as needed subject to the review and approval of the Planning and Building Divisions.

3. **Use Permit/Menlo Business Park LLC/1455 Adams Drive:** Request for a use permit for the use and storage of hazardous materials and for outside storage of equipment in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Keith/Sinnott to approve with the following modifications; 6-1 (with Commissioner O'Malley opposed):

Add condition 4b: Per the San Mateo County Environmental Health Division, individual tenants that generate hazardous waste shall be regulated separately as hazardous waste generators.

Add condition 4c: The property owner shall initiate an annual review of the site's chemical inventory and the compliance of tenants with the requirements of the Menlo Park Fire Protection District, San Mateo County Environmental Health Division, and any other relevant protection agencies.

4. **Use Permit/ Susan M. Eschweiler, DES Architects/1490 O'Brien Drive:** Request for a use permit for the use and storage of hazardous materials in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Deziel/Bims to approve the item as presented in the staff report; 7-0.

D. REGULAR BUSINESS

1. **Consideration of minutes from the November 13, 2006, Planning Commission meeting. (Continued from the meeting of December 18, 2006 and from January 22, 2007)**
COMMISSION ACTION: M/S Unanimous consent to approve the minutes as modified:
 - Page 3, 2nd paragraph, 2nd line, change the word "presently" to "presented".

2. [Consideration of minutes from the November 27, 2006, Planning Commission meeting. \(Continued from the meeting of January 22, 2007\)](#) **COMMISSION ACTION:** M/S Unanimous consent to approve the minutes as modified:
 - Page 2, 6th paragraph, 1st line, insert after the word “and” the phrase “his description of” and delete the phrase “profile describe” after the word “client”.
 - Page 3, 2nd paragraph, last line, add the phrase “, but belonged to an Atherton address” at the end of the sentence.
 - Page 7, 1st paragraph, 3rd line replace the 2nd full sentence with “He said staff was recommending a condition “4c” that would read as follows: ”Concurrent with building permit submittal, the applicant shall submit a revised site plan, showing the access aisle next to the accessible parking space with a width of eight feet and a clear path of travel from the head of the access aisle to the front door. These revisions may result in the loss of one parking space and the removal of some landscaping at the front of the building. The revised site plan shall be subject to review and approval of the Planning and Building Divisions.” after the sentence that ends in “needed”.
 - Page 11, 2nd paragraph, last line, insert the word “good” after the word “a” and before the word “idea”.

3. [Consideration of minutes from the December 18, 2006, Planning Commission meeting. \(Continued from the meeting of January 22, 2007\)](#) **COMMISSION ACTION:** M/S Majority consent to approve the minutes as modified, 6-0 (with Commissioner O’Malley abstaining):
 - Page 5, 7th paragraph, 4th line, replace the remaining sentence after the word “that” with the phrase “one of the speakers said 1-story Eichler living is our dream. But requiring the applicant to live someone else’s dream is demoralizing.”
 - Page 6, 2nd paragraph add the word “Commissioner” before the “Keith” at the beginning of the first sentence, and insert the word “a” before the word “difficult” in the first sentence.
 - Page 6, 2nd paragraph, 2nd line remove the word “feeling” after the word “horrible”.

E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

ADJOURNMENT 11:39 p.m.

Future Planning Commission Meeting Schedule

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
Regular Meeting	May 7, 2007
Regular Meeting	May 21, 2007