

PLANNING COMMISSION ACTIONS



February 26, 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 (absent), 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. **Sign Review/Barbara Ford for Grays Paint/717 Oak Grove Avenue:** Request for sign approval for a new internally illuminated sign with an illuminated background and a new sign containing the color red. ***Continued from the meeting of January 8, 2007 at the request of the applicant.***
COMMISSION ACTION: M/S Sinnott/O'Malley to approve with the following modification; 6-0:

Add condition 4b: Prior to building permit issuance, the applicant shall submit revised plans with correct signage square footages and bolder yellow letters for the "Gray's Paint" portion of the sign, subject to review and approval by the Planning Division. The new yellow letters shall have the objective of providing contrast, and color 3630-015 shall provide staff with guidance when reviewing the revised plans.

C. REGULAR BUSINESS #1

2. **Use Permit/William Harris/511 Grace 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 with regard to lot depth in the R-1-S (Single Family Suburban) zoning district, and for excavation into a required side yard setback for a light well associated with a basement. ***Continued from the meeting of January 8, 2007.*** **COMMISSION ACTION:** M/S Sinnott/O'Malley to approve with the following modification; 6-0:

Modify condition 4c: Prior to building permit issuance, the applicant shall provide documentation of a professional maintenance program with a tree planting company for one year of irrigation and fertilization, and a monitoring program with an arborist for the following nine years to ensure the preservation, maintenance and health of the trees. The arborist will advise on the timing for removal of in-ground irrigation devices and the planting of any surrounding plants and shrubs for the protection of the trees.

Modify condition 4d: Prior to building permit issuance, the applicant shall post bonds equal to the prices of the two proposed replacement oak trees and installations with the City Finance Division for ten years to ensure the preservation, maintenance and health of the trees. The ten-year time period for each bond will commence once each replacement oak tree is successfully installed. Prior to the release of the bond, any remaining in-ground

irrigation equipment shall be removed subject to the review and approval of the Planning Division.

Modify condition 4e: Following construction, but prior to final inspection, a valley oak replacement tree with a 9-inch caliber shall be planted in the location shown on the landscaping plan, subject to review and approval by the Planning Division and Building Division.

D. PUBLIC HEARING

3. **Use Permit and Variance/Jordan S. Gruber/205 Pope Street:** Request for a use permit to construct ground-floor and second-story additions to an existing single-family, single-story residence on a substandard lot in regard to lot width, and for excavation within a required side setback for a light wells associated with a basement in the R-1-U (Single Family Urban) zoning district. The proposed work includes the demolition of an existing detached garage with Pope Street access and the construction of a new detached garage with alley access. In addition, a request for a variance to encroach one foot, nine inches into a required side yard setback.
COMMISSION ACTION: M/S Deziel/Riggs to approve the item as presented in the staff report; 6-0.
1. **Use Permit/Carl Hesse/129 Pope Street:** 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 with regard to lot width in the R-1-U (Single-Family Urban) zoning district, and for excavation into a required side yard setback for a light well and egress associated with a basement. ***Continued to meeting of March 12, 2007 at the request of the applicant.***
3. **Conditional Development Permit Revision/Richard Zlatunich for Safeway/525 El Camino Real:** Request for a conditional development permit revision for an approved grocery store and retail building in the C-4-X (Applicable to El Camino Real, Conditional Development District) zoning district. The revisions include relocation of the cart storage to the exterior of the building as a result of minor modifications to the interior grocery store layout, an expansion of the grocery store front arcade, a reduction of nine off-street parking spaces, and changes to the exterior colors and sign plan. **COMMISSION ACTION:** M/S Pagee/Sinnott to recommend approval per the staff report except for changes to the exterior color to the City Council with the following modifications; 6-0:

Modify CDP condition O: All materials and colors shall be as depicted in the approved plans and colors and materials board, as approved in 2005. The applicant shall take special care to maintain the lower four feet of all building walls and surfaces that are subject to wear and tear of customers and shopping carts. The applicant shall maintain these areas at all times and take any ongoing means necessary to ensure the attractiveness of the elevations.

Add CDP condition Z: Prior to building permit issuance, the applicant shall submit plans for a fence, guardrail or similar protective barrier within the landscaping between the grocery store outdoor seating and the main drive aisle, subject to review and approval of the Planning Division. The fence, guardrail or similar barrier shall be approximately "bumper height," and shall have the objective of enhancing safety for the occupants of the outdoor seating.

E. REGULAR BUSINESS #2

1. Architectural Control and Sign Review/Jeffrey's Hamburgers/888 El Camino Real: Request for architectural control to remodel the exterior of a commercial building and for sign review of new signs containing the color red for property located in the C-4 (ECR) (General Commercial - Applicable to El Camino Real) zoning district. **COMMISSION ACTION:** M/S Sinnott/Pagee to approve with the following modification; 6-0:

Modify condition 5b: Prior to building permit issuance, the plan shall be revised to show the LED lighting on the eaves in white. These revisions shall be subject to review and approval by the Planning Division.

1. Sign Review/Ace Hardware/700 Santa Cruz Avenue: Request for sign approval for a new sign containing the color red. **COMMISSION ACTION:** Continued by unanimous consent to allow the applicant to be present. The Planning Commission provided staff with the following direction for modifications:

Provide two different revised sets of plans with the "CE" of "Ace Hardware" as 18 inches and 24 inches tall, and include dimensions on the street elevation sheet. Revise the plans so the "Hardware" portion of the sign does not turn red at night.

2. Consideration of minutes from the December 11, 2006, Planning Commission meeting. M/S Unanimous consent to approve the minutes as modified:
 - Page 3, 2nd paragraph, Replace the words "for a " with "if there was".
3. Consideration of minutes from the January 22, 2007, Planning Commission. This set of minutes contains excerpts for 1906 El Camino Real. M/S Unanimous consent to approve the minutes as modified:
 - Page 3, last paragraph, 1st sentence - After the word "CEQA" swap the words "findings exemption" so it reads "CEQA exemption findings".
 - Page 10, 1st paragraph, 1st line; change "4,100" to "41".
 - Page 10, 6th paragraph, last sentence: After the word "project" change the word "and" to "an" and insert the word "conforming".
 - Page 11, 3rd paragraph: Change the word "user" to "use".

F. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

1. Review of upcoming planning items on the City Council agenda.
2. Potential session with Planning Commission to have a presentation from Build-It-Green. **COMMISSION ACTION:** Unanimously agreed to add the item on to the regular meeting of March 26, 2006.

ADJOURNMENT 10:55 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	March 12, 2007
Study/Regular Meeting	March 26, 2007 – early start time.
Regular Meeting	April 9, 2007
Regular Meeting	April 23, 2007
Regular Meeting	May 7, 2007
Regular Meeting	May 21, 2007