

PLANNING COMMISSION ACTIONS



March 12, 2007

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

Teleconference with participation by:

Commissioner Keith from: Camino a Las Gatas Playa La Ropa Junta al Capricho, Del Ray Zihuatanejo, Gro. Tel: 755-55-4-48-41	AND	Commissioner Bims from: Caribe Royale Hotel 8101 World Center Dr. Orlando, FLA 32821. Tel: 800-823-8300
(Posted March 9, 2006)		(Posted March 9, 2006)

CALL TO ORDER – 7:07 p.m.

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

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner, Megan Fisher, Associate Planner, Thomas Rogers, Associate Planner

A. PUBLIC COMMENTS - NONE

B. CONSENT - None

C. PUBLIC HEARING

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 from the meeting of February 26, 2007.) COMMISSION ACTION:** M/S Deziel/Sinnott to approve as recommended in the staff report with the following modification; 6-1 (with Commissioner Pagee opposed).

Delete condition 4d: Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised site and floor plans, designating that the front "Projects, Crafts, Bikes, Scooters, and Strollers" room has been redesignated as a required off-street parking space. The plans shall be subject to review and approval of the Planning Division.

2. **Use Permit/Robert Shawn Hector/323 Pope Street:** Request for a use permit to demolish an existing single-story, single-family residence and two detached accessory buildings, and construct a new two-story, single-family residence and detached garage on a substandard lot with regard to lot width in the R-1-U (Single-Family Urban) zoning district. **COMMISSION ACTION:** M/S Deziel/O'Malley to approve the item as recommended in the staff report; 7-0.
3. **Use Permit/Jeff Kravitz/900 Cloud Avenue:** 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 area and width in the R-1-U (Single-Family Urban) zoning district. **Continued to the meeting of March 26, 2007 at the request of the applicant.**

4. **Use Permit/Corium International, Inc./235 Constitution Drive:** Request for a use permit for the use and storage of hazardous materials associated with the development of pharmaceutical products in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S O'Malley/Deziel to approve the item as recommended in the staff report; 7-0.
5. **Use Permit and Architectural Control/Dennis Kobza Jr./68 Willow Road:** Request for site improvement work, including modifications to the parking lot, installation of new landscaping and outdoor passive areas, and construction of a new trash enclosure associated with an existing office building located in the C-1 (Administrative and Professional District, Restrictive) district. The application also includes a request for a parking ratio of 1 space per 300 square feet of gross floor area. **COMMISSION ACTION:** M/S Deziel/Keith to approve as recommended in the staff report with the following modification; 7-0.

Add condition 5i: Simultaneous with the submittal of a complete building permit, the applicant shall submit a revised landscaping and irrigation plan showing removal of all landscaping and irrigation within the dripline of all heritage oak trees for the purpose of protecting the health of the oak trees. In this case, the dripline equals 10 times the diameter of the tree measured at 54 inches above natural grade. The plan shall be subject to review and approval of the Planning Division.

D. REGULAR BUSINESS

1. **Reconsideration of 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. ***This item was conditionally approved at the February 26, 2007 meeting.*** **COMMISSION ACTION:** M/S Deziel/Riggs to approve as recommended in the staff report with the following modification; 6-0. (with Commissioner Keith absent)

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. The bonds may be released after five years if a deed restriction is recorded, requiring the replacement oak trees to be preserved and protected under the Heritage Tree Ordinance, regardless of their caliber size at the time of the bond release. 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.

1. **Reconsideration of the approval on February 26, 2007 of the minutes of the meeting of January 22, 2007 regarding the recommendation on the project at 1906 El Camino Real.** **COMMISSION ACTION:** M/S Deziel/Pagee to approve the minutes as modified; 4-2 (with Commissioner Keith absent and Sinnott and O'Malley opposed.)

Modify Page 4, sixth paragraph, "M/S Deziel/Pagee to recommend to the City Council to deny the tentative subdivision map, use permit, and the architectural control request."

Add the following findings:

1. Makes no finding that the project is categorically exempt under Class 3 of the current CEQA Guidelines since the application is being recommended for denial.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that, without prejudice to the proposed medical/dental use

itself at this location, the proposed new building has such an unfriendly and unharmonious façade that the proposed medical/dental use housed in such building will be detrimental to property and improvements in the neighborhood and the general welfare of the City.

3. Make the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control:
 - a. The general appearance of the structure is not in keeping with the character of the neighborhood.
 - b. The development will be detrimental to the harmonious and orderly growth of the City in that the El Camino Real elevation does not present an attractive or welcoming façade, which results in an incongruous design.
 - c. The development will impair the desirability of investment or occupation in the neighborhood in that the lack of an inviting façade on the El Camino Real side of the building would appear unfriendly to the public.
 - d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
4. Make findings that the proposed major subdivision is technically correct and in compliance with the Subdivision Ordinances and the State Subdivision Map Act, but the proposed project would be detrimental to property and improvements in the neighborhood or the general welfare of the City.
5. Deny the use permit, architectural control and major subdivision.

E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

ADJOURNMENT 10:17 p.m.

Future Planning Commission Meeting Schedule

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
Regular Meeting	June 4, 2007
Regular Meeting	June 18, 2007