



## PLANNING COMMISSION ACTIONS

March 26, 2007

5:45 p.m.

Administration Building – Study Session  
City Council Conference Room -1<sup>st</sup> floor  
701 Laurel Street, Menlo Park, CA 94025

and

7:00 p.m.

City Council Chambers – Regular Meeting  
701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 6:00 p.m.

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

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

**A. STUDY ITEM:** Presentation by Bruce Mast of Build-It-Green

**B. PUBLIC COMMENTS** - None

**C. CONSENT** - None

**D. PUBLIC HEARING** – 7:00 pm

1. **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 from the meeting of March 12, 2007)*** **COMMISSION ACTION:** M/S Riggs/Sinnott to approve with the following modification; 7-0.

**Modify Condition 4c:** Simultaneous with the submittal of a complete building permit application, the applicant shall submit a landscape plan that provides up to two trees on both the right and left side to provide privacy screening for the adjacent neighbors. The tree(s) on the right side shall be an evergreen species and a minimum of 14 feet tall at the time of planting, and shall aim to screen the stairwell windows. The neighbor on the left side shall be consulted about the type and height of the tree(s) to be planted on the left side. The landscape plan shall also minimize irrigation around the existing valley oak, and specify appropriate plantings, if any, around the oak tree. This plan shall be reviewed and approved by the Planning Division.

1. **Use Permit/John Bannister/645 Olive Street:** 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 in the R-1-S (Single-Family

Suburban) zoning district. **COMMISSION ACTION:** M/S Pagee/Bims to approve with the following modification; 7-0:

**Add Condition 4a:** Simultaneous with the submittal of a complete building permit application, the applicant shall submit a landscape plan that provides landscape privacy screening for the neighbor to the rear at 670 Magnolia Street. The neighbor shall be consulted about the type of landscaping with the aim of screening the proposed master bedroom windows from the existing bedroom window. This plan shall be reviewed and approved by the Planning Division.

2. **Use Permit/Guillermo Prado/100 Green St:** Request for a use permit to determine the Floor Area Limit (FAL) of a lot with less than 5,000 square feet of area, associated with the construction of an addition to an existing single-story, single-family residence in the R-1-U (Single-Family Urban) zoning district. **COMMISSION ACTION:** M/S Riggs/Pagee to continue the item to correct the FAL and building coverage totals, and to allow staff and the applicant to discuss the option of revising and re-noticing the proposal to include a higher FAL, in order to allow a future, ground-floor addition to occur without new Planning Commission approval; 5-2 (with Commissioners Deziel and Sinnott opposed). The Commission noted that a higher FAL could potentially require the addition of a second, uncovered parking space.
3. **Use Permit/Tom Spaulding/300 Constitution Drive:** Request for a use permit install three new wireless telecommunications antennas on an existing building and associated equipment in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Riggs/O'Malley to approve the item as presented in the staff report; 7-0.

#### **E. REGULAR BUSINESS**

1. **Consideration of minutes from the January 8, 2007, Planning Commission meeting.** **COMMISSION ACTION:** M/S Unanimous consent to approve the minutes as modified; 6-0-1 with Commissioner Riggs recused.
  - Page 2, 2<sup>nd</sup> paragraph, 1st line, insert the word “garage” before the word “pit”.
  - Page 2, 2<sup>nd</sup> paragraph, 4th line, add the word “area” after the word “pump”.
  - Page 2, 6th paragraph, 1st sentence, Replace the first sentence with the following: “Commissioner Pagee asked if the awning cleared the light standard. Mr. Riggs said that it did. She noted that the rear area of the existing project was not attractive, with refuse containers and other debris from the retail businesses.”
  - Page 2, last paragraph, 7<sup>th</sup> line: add “for the store.” after the word “required.”
  - Page 3, Condition 4.a. 4<sup>th</sup> line; Replace “December 18, 2006” with January 8, 2007”.
  - Page 12, 7<sup>th</sup> paragraph, 3<sup>rd</sup> line; Replace the word “He” with “Commissioner Deziel”.
  - Page 12, 7<sup>th</sup> paragraph, 4th line; Replace the word “daylight” with “skylight” and add the word “his” between the words “below” and “maximum”.
2. **Consideration of excerpts for 511 Grace Avenue from February 26, 2007.** **COMMISSION ACTION:** M/S Unanimous consent to approve the minutes as modified: 7-0.
  - Page 4, 3<sup>rd</sup> paragraph, 3rd line, Replace the word “Commissioner” with “Commission”.
  - Page 4, 5<sup>th</sup> paragraph, 1st line; Replace the word “hat” with “that”.
  - Page 4, 5<sup>th</sup> paragraph, 2<sup>nd</sup> sentence; Replace the word “back” with “side” and replace the words “a second” with “the”.
  - Page 5, 2<sup>nd</sup> paragraph, last sentence” Delete the word “an” after the word “not”.

- Page 7, last sentence; Delete the “0-1” included in the motion.
- Page 7, Staff Liaison; Replace “Justin Murphy, Development Services Manager” with “Deanna Chow, Senior Planner”.

3. [Consideration of excerpts for 511 Grace Avenue from March 12, 2007.](#) **COMMISSION ACTION:** M/S Unanimous consent to approve the minutes as modified: 6-0-1 with Commissioner Keith abstaining.

- Page 2, 4<sup>th</sup> paragraph; Delete the “0-1” included in the motion.
- Page 2, last paragraph; last sentence; Add the word “two” between the words “the” and “trees”.
- Page 3, first sentence; Delete the “0-1” included in the motion.
- Page 3, Staff Liaison; Replace “Justin Murphy, Development Services Manager” with “Deanna Chow, Senior Planner”.

4. [Review of proposed modifications to the Agenda and Meeting Information attachment.](#) **COMMISSION ACTION:** M/S Riggs/Sinnott to approve with modifications; 7-0

**F. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS**

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

**ADJOURNMENT**

**Future Planning Commission Meeting Schedule**

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