

## PLANNING COMMISSION ACTIONS



April 9, 2007

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:00 p.m.

**ROLL CALL** – Bims ([absent](#)), Deziel, Keith (Chair), O'Malley, Pagee, Riggs, Sinnott (Vice-chair)

**INTRODUCTION OF STAFF** – Justin Murphy, Acting Community Development Director, Thomas Rogers, Associate Planner

**A. PUBLIC COMMENTS - None**

**B. CONSENT - None**

**C. REGULAR BUSINESS #1**

1. [Use Permit/Guillermo Prado/100 Green Street:](#) 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 Deziel/O'Malley to approve the item as recommended in the staff report; 6-0.

**D. PUBLIC HEARING**

1. [Use Permit/Danielle Paye/1177 Johnson Street:](#) Request for a use permit for excavation into a required side yard setback for access to a basement garage and for a detached secondary dwelling unit, associated with construction of a new single-family residence on a standard lot in the R-E (Residential Estate) zoning district. **COMMISSION ACTION:** M/S Pagee/O'Malley to continue the item; 5-0 (with Commissioner Sinnott not participating and not in the room due to a conflict of interest).

The Commission directed the applicant and the project arborist to conduct an exploratory trench or similar technique to better assess the impact of the proposed excavation on the neighboring redwood trees at 1205 Johnson Street. The neighboring property owner should have the opportunity to observe this work. The findings of the exploratory trench or similar technique should be incorporated into a revised arborist report that more explicitly describes a tree protection plan for these trees. The arborist report should include accurate diameter measurements for these redwood trees.

2. **Use Permit Revision/Laurel Homes/1175 Johnson Street:** Request for a use permit revision to modify an approved two-story, single-family residence on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district. The modifications include a change to the overall architectural style, as well as minor footprint alterations. **COMMISSION ACTION:** M/S Pagee/Keith to approve the item as recommended in the staff report; 4-1 with Commission Riggs opposed and (with Commissioner Sinnott not participating and not in the room due to a conflict of interest).
3. **Use Permit/Trinity Biosystems, Inc./1490 O'Brien Drive:** Request for a use permit for the use and storage of hazardous materials associated with the development of vaccines and oral protein delivery in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Deziel/Sinnott to approve with the following modifications, 6-0:

**Add condition 4a:** Prior to final building inspection for the associated tenant improvements, the applicant shall conduct the following actions and submit documentation of their occurrence for the review and approval of the Planning Division:

- Send a notice to all residential property owners and residents within 300 feet of the subject parcel announcing that the applicant will be holding an open house at the subject facility, with the intent of describing Trinity Biosystems' operations in more detail and listening to concerns of nearby residents.
- Hold the open house and take notes regarding the concerns of nearby residents.
- Write a comment paper responding to these concerns, and distribute the paper to all residential property owners and residents within 300 feet of the subject parcel.

## **E. REGULAR BUSINESS #2**

1. **Reconsideration of the excerpts for 511 Grace from March 12, 2007, Planning Commission meeting.** **COMMISSION ACTION:** M/S Riggs/Deziel to approve as submitted; 5-0-1 (with Commissioner Keith abstaining).
2. **Consideration of minutes from the February 5, 2007, Planning Commission meeting.** **COMMISSION ACTION:** M/S Unanimous consent to approve the minutes as modified:
  - Page 2, 4<sup>th</sup> paragraph, 1st sentence – Replace the word "place" with the word "placed".
  - Page 3, last paragraph, 6<sup>th</sup> line – Delete the word "concern".
  - Page 5, 2<sup>nd</sup> paragraph, last line – Add the sentence "Several hands were raised".
  - Page 10, 2<sup>nd</sup> paragraph, 2<sup>nd</sup> line – Replace the word "give" with "given".
  - Page 11, 1<sup>st</sup> paragraph, 10<sup>th</sup> line – Replace the word "cold" with the word "could".
  - Page 19, 2<sup>nd</sup> paragraph, 13<sup>th</sup> line – Replace "Ron Kiefer" with "Ron Keefer".
3. **Consideration of minutes from the February 26, 2007, Planning Commission meeting.** **COMMISSION ACTION:** M/S Unanimous consent to approve the minutes as modified:
  - Page 1, 4<sup>th</sup> paragraph, 1st sentence – Replace the word "Fluoresce" with the word "Fluorescent".
  - Page 14, 3<sup>rd</sup> paragraph, 5<sup>th</sup> line – Replace "275" with "475".

## F. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

**ADJOURNMENT 10:19 p.m.**

### Future Planning Commission Meeting Schedule

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
Regular Meeting	July 2, 2007
Regular Meeting	July 16, 2007

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