



## PLANNING COMMISSION ACTIONS

June 4, 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, Bressler (arrived 8:05 p.m.), Deziel (Vice chair), Keith (Chair), O'Malley, Pagee (arrived 7:32 p.m.), Riggs

**INTRODUCTION OF STAFF** – Deanna Chow, Senior Planner, Megan Fisher, Associate Planner, Art Morimoto, Engineering Services Manager, Thomas Rogers, Associate Planner

**A. PUBLIC COMMENTS - None**

**B. CONSENT**

Items on the consent calendar are considered routine in nature, require no further discussion by the Planning Commission, and may be acted on in one motion unless a member of the Planning Commission or staff requests a separate discussion on an item.

1. **Architectural Control/Jeffrey and Kathy Hamilton/121 Forest Lane:** Request for approval of architectural control to remodel the front elevation of a townhouse in the R-3 (Apartment) zoning district. **COMMISSION ACTION:** M/S Deziel/Bims to approve the item as recommended in the staff report; 5-0 (with Commissioners Pagee and Bressler absent).

**C. PUBLIC HEARING**

1. **Use Permit/Elaine Chan & Scott Paterson/5 Greenwood Place:** Request for a use permit for a second story addition to an existing single-story residence that would exceed 50 percent of the existing floor area on a substandard lot in regard to lot area and width in the R-1-U (Single-Family Urban) zoning district. **COMMISSION ACTION:** M/S O'Malley/Deziel to approve with the following modification; 5-0 (with Commissioners Pagee and Bressler absent):

**Modify Condition 4b:** Simultaneous with the submittal of a complete building permit application, the applicant shall provide a solar panel installation plan including a roof plan and an elevation that shows the location and position of the proposed solar panels. If necessary, the solar panels may be tilted to a degree that would result in their height being up to two-thirds the height of the skylight monitors and, if tilted, shall be skirted with a similar clad as the skylight monitors. This plan shall be reviewed and approved by the Planning Division.

## D. REGULAR BUSINESS

1. **2007-2008 Capital Improvement Program/General Plan Consistency:** Consideration of consistency of the 2007-2008 Capital Improvement Program with the General Plan. **COMMISSION ACTION:** M/S Riggs/Bims to approve the item as recommended in the staff report; 6-0 (with Commissioner Bressler absent).
  
2. **Environmental Impact Report Scoping Session for the Bohannon Office and Hotel Mixed-Use Project involving a General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Development Agreement, Architectural Control, Below Market Rate (BMR) Agreement, and Environmental Review/Bohannon Development Company/101-155 Constitution Drive and 100-190 Independence Drive:**
  1. General Plan Amendment to create a new Mixed-Use Commercial Business Park land use designation, which would allow research and development (R&D) facilities, offices, hotels/motels, health/fitness centers, cafes and restaurants, and related commercial uses. The maximum floor area ratio (FAR) would be set at 100% for offices, R&D, and related commercial facilities, 13.5% for health/fitness centers, cafes and restaurants, day care facilities, and related retail/community facilities, and 25% for hotels/motels (total maximum FAR of 138.5%);
  2. General Plan Amendment to change the land use designation of the properties from Limited Industry to Mixed-Use Commercial Business Park;
  3. Zoning Ordinance Amendment to create a new M-3 (Mixed-Use Commercial Business Park) zoning district to allow for uses and FAR as stated in the corresponding General Plan land use designation. In addition, the M-3 zoning district would permit a maximum building height of 140 feet and a maximum number of 235 hotel rooms, and would specify use-based off-street parking requirements;
  4. Rezoning the properties from M-2 (General Industrial) to M-3 (Mixed-Use Commercial Business Park);
  5. Architectural Control approval of specific project plans for the construction of new buildings with a total of 962,196 square feet of gross floor area (138.5% FAR) and a maximum building height of 140 feet (equating to eight stories);
    - The Constitution Drive site would include two office buildings, two parking structures, and neighborhood-serving retail and community facility space;
    - The Independence Drive site would include one office building, a 173,682-square foot, 231-room hotel, a 76,420-square-foot health/fitness center, a shared parking structure, and associated commercial space;
    - The combined office gross floor area on the two sites would total 694,726 square feet.
  6. BMR Agreement for the payment of in-lieu fees associated with the City's Below Market Rate Housing Program;
  7. Development Agreement to guarantee development rights associated with the requested entitlements; and
  8. Environmental Impact Report to analyze the potential environmental impacts of the proposal. **COMMISSION ACTION:** Following a presentation by the applicant, the Commission provided comments on project and EIR scope, to be addressed in Draft EIR. Individual comments included the following:
    - Concern with the increase in height;
    - Potential for shadow impacts on nearby properties;
    - Need to avoid architectural style that could appear bland and dated in the future;
    - General need for specificity and details at point of architectural control review;
    - Overall impact of proposal on one of City's primary entry points, or "gateways;"

- Potential use of open space and water resources to provide wildlife habitat on site;
- Impact of day-to-day operations on nearby properties and closest residential neighborhoods;
- Impact of proposal on City's jobs/housing balance, which is already skewed towards employment;
- Potential impact on rest of City with regard to housing demand;
- Potential to encourage outreach to residents of the Belle Haven neighborhood regarding employment opportunities;
- Importance of BMR housing fees;
- Potential for providing additional open space on the project sites, either on the ground level or on top of the parking structures;
- Potential for providing public recreation facilities on the project sites;
- Connection between project sites and Bayfront Park;
- Ability of Menlo Park Fire Protection District to serve buildings of these heights;
- General concerns with the likely increase in traffic and potential conflict with General Plan goals regarding low-impact development;
- Potential of increased shuttle service between the project site and other parts of Menlo Park, particularly downtown and the Caltrain station;
- Interaction with proposed Dumbarton Rail Corridor service;
- Potential benefits of providing neighborhood-serving retail and service uses on the project site itself, to reduce off-site trips by users of the project's facilities, as well as by occupants of other nearby properties;
- Impact on Marsh Road/US-101 interchange, and the potential to return this interchange to a full cloverleaf;
- Bicycle-related improvements, with regard to access from the rest of the City as well as provision of on-site amenities (bike storage and showers, e.g.);
- Concerns related to the proposal to create a new General Plan land use designation and zoning district, as opposed to a proposal that incorporated work previously completed for the Commercial Zoning Ordinance Update (CZOU) draft ordinance, in particular with regard to the M-2 "Business Park Master Plan" option;
- Need for a fiscal comparison between existing light industrial/R&D uses and proposed office uses;
- General need for public benefits that align with the private benefits associated with requested approvals;
- Need for more specificity with regard to the likely tenants of the office space;
- Potential for inclusion of the parcels located between the two project sites into the overall project for use as open space;
- Potential to tie the goals of this new zoning district to those of the nearby parcels that would remain in the M-2 zoning district; and
- Possibility of gold or platinum certification with regard to the Leadership in Energy and Environmental Design (LEED) Green Building Rating System.

3. Consideration of minutes from the April 23, 2007, Planning Commission meeting. M/S Riggs/Bims to continue the item to the next meeting of June 18, 2007 to allow staff to clarify wording; 7-0.

## E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

### ADJOURNMENT 9:35 p.m.

#### Future Planning Commission Meeting Schedule

Regular Meeting	June 18, 2007
Regular Meeting	July 2, 2007
Regular Meeting	July 16, 2007
Regular Meeting	August 13, 2007
Regular Meeting	August 27, 2007
Regular Meeting	September 10, 2007
Regular Meeting	September 17, 2007

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