



PLANNING COMMISSION ACTIONS

June 18, 2007

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:03 p.m.

ROLL CALL – Bims, Bressler, Deziel (Vice chair), Keith (Chair), O'Malley, Pagee, Riggs

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

A. PUBLIC COMMENTS - None

B. CONSENT - None

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.

C. PUBLIC HEARING

1. **Use Permit/Aron Fukuhara/324 Yale Road:** Request for a use permit to 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 within a required side setback. **COMMISSION ACTION:** M/S Riggs/Deziel to approve with the following modifications; 7-0:

Add condition 4a: Concurrent with submittal of a complete building permit application, the applicant shall revise the site plan to relocate the driveway between the two camphor street trees (trees #5 and #6). The applicant shall submit a supplemental arborist report analyzing the impact of the relocated driveway on these two trees and suggesting techniques to limit said impact. The applicant shall incorporate any requested design changes (reducing the driveway width or using permeable pavers, e.g.) into the revised driveway design as shown on the site plan, as well as conduct any other requested protection measures (fertilization, e.g.). The site plan and supplemental arborist report shall be subject to review and approval of the Planning Division.

Add condition 4b: Per the arborist report, the ivy shall be removed from the rear trees.

2. **Conditional Development Permit Revision and Tentative Map Revision/SummerHill Homes/75 Willow Road:** Request for revisions to the conditional development permit and tentative subdivision map for modifications associated with the construction of 32 instead of 33 single-family residences, as outlined in the San Mateo County Superior Court Stipulated Judgment, and minor modifications associated with the architectural style of two residences and the dimensions of several lots. **COMMISSION ACTION:** M/S Pagee/Riggs to approve with the following modification; 5-0-2 (with Commissioners Bressler and Deziel not participating and not in the room due to a conflict of interest).

Revise condition 5.37: The proposed project shall adhere to the requirements described in Paragraphs 1 through 3 and Paragraphs 6 through 11 inclusive as outlined in the San Mateo County Superior Court Judgment (Case No. CIV 459921)

3. **Use Permit/Unidym, Inc./1430 O'Brien Drive, Suite G:** Request for a use permit for indoor use and storage of hazardous materials for research and development of carbon nanotubes in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** *Continued at the request of the applicant.*
4. **Use Permit/DNA 2.0/1430 O'Brien Drive, Suite E:** Request for a use permit for the indoor use and storage of hazardous materials for the research and development of synthetic genes manufacturing processes and protein engineering in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Riggs/O'Malley to approve with the following modification, 7-0:

Add condition 4b: Prior to using hazardous materials at the site, the applicant shall submit a revised chemical inventory list that corrects the future amount of Acetonitrile from 1.6 gallons to 28 gallons and the total amount of flammable materials from 1.9 pounds and 77 gallons to 1.9 pounds and 105 gallons. The Planning Division shall route the revised chemical inventory list, which is subject to review and approval by the Menlo Park Fire Protection District, City of Menlo Park Building Division, West Bay Sanitary District, and the San Mateo County Environmental Health Services Division. If any of the agencies determine that it is necessary to change or add conditions of approval for this application, the project shall adhere to the modifications.

D. REGULAR BUSINESS

1. **Consideration of minutes from the April 23, 2007, Planning Commission meeting. Continued from the meeting of June 4, 2007.** **COMMISSION ACTION:** M/S Consent to approve the minutes as modified; 5-0-2 with Bressler and Pagee abstaining.
 - Page 1, 3rd paragraph, 2nd line, Replace the word "applicant" with the word "architect".
 - Page 4, 2nd paragraph, last line; Add the sentence "The amendment was approved by general consent."
2. **Consideration of excerpts from the May 7, 2007, Planning Commission meeting regarding 1906 El Camino Real.** **COMMISSION ACTION:** M/S Unanimous consent to approve the minutes as modified; 7-0.
 - Page 6, 4th paragraph, 8th line, Add the words "that could potential be to 6 p.m. or later." After the word "hours".
 - Page 7, 1st paragraph, 8th line: Replace the word "He" with "Commissioner Deziel".

E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

1. Discussion of potential Bohannon mixed-use project study session.
2. Discussion of Planning Commission summer calendar.
3. Review of upcoming planning items on the City Council agenda.

ADJOURNMENT 9:57 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	July 2, 2007 - Cancelled
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

This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. (Date Posted:

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