



## PLANNING COMMISSION ACTIONS

August 13, 2007

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

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Teleconference with participation by Commissioner Keith from:  
13073 Northwoods Blvd.  
Truckee, CA 96161  
(Posted August 10, 2006)

### CALL TO ORDER – 7:04 p.m.

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

**INTRODUCTION OF STAFF** – Deanna Chow, Senior Planner, Megan Fisher, Associate Planner, 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/Roger Hagman/728 Santa Cruz Avenue](#): Request for architectural control to remodel the exterior of a commercial building in the C-3 (Central Commercial) zoning district. **COMMISSION ACTION:** M/S Bims/Riggs to approve the item as recommended in the staff report; 4-0.

### C. REGULAR BUSINESS #1

1. [Reconsideration of Variance, Use Permit, Architectural Control/Hayes Group/250 Middlefield Road](#): Request for a variance, use permit and architectural control for installation of five new parking spaces located within the front setback, for establishing the total number of parking stalls per the use-based guidelines rather than the zoning district requirements, and for exterior building modifications and site improvements, including changes to the width of the driveway entrance along Middlefield Road, new windows, doors, balcony railing on the existing building, and new enclosures for trash and mechanical equipment for an existing building located in the C-1 (Administrative and Professional District, Restrictive) zoning district. ***The use permit and architectural control were conditionally approved at the July 16, 2007 meeting.*** **COMMISSION ACTION:** M/S Riggs/Bims to reconsider the item; 4-0. M/S Bims/Riggs to approve with the following modification; 4-0.

**Add condition 6g.** As part of a complete building permit submittal, the applicant shall submit revised plans showing a bulb out at the corner of Middlefield Road and Santa Monica Avenue to prevent exiting vehicles from the parallel parking spaces from

crossing into the stop bar on Santa Monica Avenue. The bulb out, which can be striped, a curb or other material, and the design are subject to review and approval of the Transportation Division.

#### D. PUBLIC HEARING

1. **Use Permit/Mandana Jamshidnejad/578 Olive Street:** 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-S (Residential Single-Family Suburban) zoning district. **COMMISSION ACTION:** M/S Bims/Riggs to approve with the following modification; 3-1 with Commissioner Bressler opposed.

**Add condition 4e.** Simultaneous with the submittal of a complete building permit application, the applicant shall provide a revised landscape plan that reflects consultation with the neighbors regarding the size, type, and location of Plants B and D. The intent of adjusting the size, type, and location of the two proposed trees is to screen views of the right side neighbor's rear yard from the proposed second story windows. The plan is subject to review and approval of the Planning Division.

2. **Use Permit/Aida Merrill/620 Windsor Drive:** Request for a use permit to construct a new two-story, single-family residence on a substandard lot with regard to lot area and depth in the R-1-S (Residential Single-Family Suburban) zoning district, and for excavation into required rear yard setback for egress associated with a basement. **COMMISSION ACTION:** M/S Deziel/Riggs to approve with the following modification; 4-0.

**Modify condition 4a.** Concurrent with a building permit submittal, a landscape plan shall be submitted that identifies the removal of the cherry and ailanthus trees, and includes the species and location of two 24-inch-box replacement trees that could grow to a heritage size. The plan shall also include screening by trees of the adjacent master bedroom and bathroom at 640 Windsor Street. The plan shall be subject to review and approval by the Planning Division.

3. **Use Permit/Rick Loretz/1371 Sevier 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 with regard to lot width and lot area in the R-1-U (Single-Family Urban) zoning district. ***Continued to the meeting of August 27, 2007, at the request of the applicant.***

4. **Use Permit Revision/Angel and Lynne Sanchez/1058 Ringwood Avenue:** Request for a revision to an existing use permit to construct a second story addition to an existing single-story, single-family nonconforming residence that would exceed 50 percent of the replacement value of the existing structure in a 12-month period in the R-1-U (Single-Family Urban) zoning district. The revision would increase the height of the second story by 18 inches. **COMMISSION ACTION:** M/S Riggs/Deziel to approve the item as recommended in the staff report; 4-0.

5. **Minor Subdivision/Cupertino Development Corp./2199 Clayton Drive:** Request for a minor subdivision to create four single-family residential parcels where one

parcel currently exists in the R-1-S (Single-Family Suburban) zoning district.  
**COMMISSION ACTION:** M/S Riggs/Bressler to continue the item to a future meeting to allow the applicant to provide additional information and clarification regarding the ingress/egress easement that is potentially still located on the proposed Lot 4, as well as a more detailed response regarding the drainage (hydrology) issues; 4-0.

## E. REGULAR BUSINESS #2

1. Consideration of minutes from the June 4, 2007, Planning Commission meeting.  
**COMMISSION ACTION:** M/S Unanimous consent to approve the minutes as modified; 4-0.
  - Page 3, 1<sup>st</sup> paragraph, 1<sup>st</sup> line, Replace the word “at” with the word “had”.
  - Page 11, 4<sup>th</sup> paragraph, 11<sup>th</sup> line, Replace the word “two” with the word “all” and add the words “during the evening commute” to the end of the sentence.
  - Page 12, 1<sup>st</sup> paragraph, 12<sup>th</sup> line, Add in the words “Streamlining Draft” after the word “City’s”.
  - Page 12, 1<sup>st</sup> paragraph, 15<sup>th</sup> line, Add in the words “of hotel” after the word “feet”.
2. Consideration of minutes from the June 18, 2007, Planning Commission meeting.  
**COMMISSION ACTION:** M/S Unanimous consent to approve the minutes as modified; 4-0.
  - Page 8, 6<sup>th</sup> paragraph, 10<sup>th</sup> line, Add the words “sand and gravel” after the word “all”.
  - Page 27, 1<sup>st</sup> line, Add the sentence “Planner Chow said she would be providing information to Commissioner Deziel.” after the first full sentence.

## F. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

## ADJOURNMENT 12:17 a.m.

### Future Planning Commission Meeting Schedule

Study Meeting	August 20, 2007
Regular Meeting	August 27, 2007
Regular Meeting	September 10, 2007
Regular Meeting	September 24, 2007
Regular Meeting	October 8, 2007
Regular Meeting	October 22, 2007
Regular Meeting	November 5, 2007
Regular Meeting	November 19, 2007

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