



PLANNING COMMISSION ACTIONS

August 20, 2007

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

Teleconference with participation by Commissioner Keith from:
13073 Northwoods Blvd.
Truckee, CA. 96161
(Posted August 17, 2007)

CALL TO ORDER – 7:00 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

A. PUBLIC COMMENTS - None

B. WRITTEN COMMUNICATION

1. Discussion of correspondence from Morris Brown regarding the study session scheduled for August 27, 2007 on the Bohannon Hotel and Office project located at 101 to 155 Constitution Drive and 100 to 190 Independence Drive.

C. SCOPING SESSION

1. *Review and comment on the content of the Environment Impact Report to be prepared for the project.*

Rezoning, Planned Development Permit, Minor Subdivision, and Environmental Review/Sand Hill Property Company/1300 El Camino Real:

- 1) Rezoning the property from the C-4 (ECR) zoning district (General Commercial Applicable to El Camino Real) to the P-D zoning district (Planned Development);
- 2) Planned Development Permit to establish specific development regulations and architectural designs for the demolition of existing commercial structures associated with the former car dealership and the construction of:

- Two commercial buildings totaling 108,850 square feet and to include one of the following mix of uses:

Primary Project

Grocery store/Market (50,850 square feet)

Non-medical Office (58,000 square feet)

Variant 1

Grocery store/Market (15,000 square feet)
Retail/Restaurant (10,850 square feet)
Health and Fitness Club with associated massage (25,000 square feet)
Non-medical Office (58,000 square feet)

Variant 2

Retail/Restaurant (25,850 square feet)
Health and Fitness Club with associated massage (25,000 square feet)
Non-medical Office (58,000 square feet)

- An approximate commercial FAR of 74 percent where 75 percent is the maximum FAR permitted;
 - Two-story building elements with a maximum building height of approximately 40 feet where 30 feet is the maximum building height permitted by the pre-existing zoning designation; and
 - 412 parking spaces in an at-grade and below-grade parking structure where 654 parking spaces would be required by the pre-existing zoning designation.
- 3) Lot Merger and Minor Subdivision to merge six existing lots and create up to four commercial condominium units;
 - 4) BMR Agreement for the payment of in-lieu fees associated with the City's Below Market Rate Housing Program;
 - 5) Heritage Tree Removal Permit to remove three onsite and four offsite heritage trees from the project site; and
 - 6) Environmental Impact Report to analyze the potential environmental impacts of the proposal.

D. STUDY SESSION

1. *Review and comment on the project components, such as architectural design, site layout, parking ratios, and use aspects, of the following project:*

Rezoning, Planned Development Permit, Minor Subdivision, and Environmental Review/Sand Hill Property Company/1300 El Camino Real:

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Project Description

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Planning Commissioners made the following comments:

- Traffic, parking, and site access issues should be explored as part of the EIR process;
- Immediate action should be taken to preserve the existing redwood trees along El Camino Real;
- Parking should at a minimum comply with the administrative use-based standards;
- Retail loading areas and windows should be designed to be sensitive to adjacent residents;
- The EIR should consider an alternative with housing;
- Supportive of a commercial project at this site;
- Supportive of having multiple proposed use options;
- Supportive of the proposed height of the buildings;
- Encouraged the developer to pursue Leadership in Energy and Environmental Design (LEED) Green Building certification of the buildings;
- Encouraged bicycle parking;
- Encouraged the addition of skylights and attractive stairwells to the parking garage;
- Encouraged the consideration of functional windows;
- Questioned the feasibility of incorporating housing into the project;
- Questioned where pedestrian connectivity would be provided;
- Questioned the screening and noise levels of the mechanical equipment;
- Questioned the typical hours of operation and number of employees;
- Questioned what the proposed slope of the ramps would be; and
- Requested material samples.

E. REGULAR BUSINESS - None

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	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

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

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