



PLANNING COMMISSION ACTIONS

September 10, 2007

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:02 p.m.

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

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Justin Murphy, Development Services Manager; Thomas Rogers, Associate Planner; Lorraine Weiss, Contract Planner

A. PUBLIC COMMENTS - None

B. REGULAR BUSINESS #1

1. **Reconsideration of 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. ***Item was conditionally approved at the meeting of August 27, 2007.***

The Commission discussed the proposal and the potential reconsideration of its action of August 27, 2007, but did not take any action.

C. PUBLIC HEARING

1. **Use Permit Revision/Conor Medsystems/1003 Hamilton Ct:** Request for a use permit revision for the use and storage of hazardous materials and for outside storage of equipment in the M-2 (General Industrial) zoning district, in association with a proposal for an emergency generator. **COMMISSION ACTION:** M/S O'Malley/Bressler to approve with the following modification; 6-0:

Add condition 4a: Concurrent with submittal of a complete building permit application, the applicant shall submit documentation from the Menlo Park Fire Protection District that all applicable requirements are being met with regard to acetonitrile, subject to review and approval of the Planning Division.

D. STUDY ITEM

1. **Study Session on a Use Permit, Architectural Control, and Tentative Parcel Map/Joe Colonna/1706 El Camino Real:** Request for a use permit, architectural control, and tentative parcel map to demolish an existing one-story, 6,875-square-foot commercial building (formerly Gaylord's Restaurant) and construct a new two-story, 10,934 square-foot office building for medical/dental use, the related site improvements, and 52 parking spaces based on the proposed uses where 66 spaces

would be required in the C-4 (General Commercial, Applicable to El Camino Real) zoning district. The application includes a request for a tentative parcel map to subdivide one parcel into four commercial condominium airspaces. **COMMISSION ACTION:** No action was taken.

The following is a summary of comments by the Planning Commissioners and members of the public:

- There is a current parking problem in the area and the proposed project should not exacerbate the situation.
- The proposed number of parking spaces should be determined by the Zoning Ordinance requirements not the use-based guidelines.
- Concern that the traffic study was done during the summer when the traffic counts are lower.
- Concern that the proposed project would increase traffic in the area.
- Concern that vehicle circulation near the site is difficult and dangerous.
- Housing options should be considered.
- Project should have a deep setback from El Camino Real to allow more open space.
- Trees should be planted between the building and the street and in the parking lot.
- Underground parking should be considered to gain more on-site spaces or alternatively, reduce the size of the building to match the proposed number of parking spaces (per the Zoning Ordinance ratio).
- Building architecture is not compatible with the neighborhood.
- Building design is too similar to 1906 El Camino Real.
- The building should use warmer colors and materials (1600 El Camino Real was provided as an example).
- Shared access with the adjacent property owners along El Camino Real should be explored.
- Provide bike racks and showers at the site.

E. REGULAR BUSINESS

1. Consideration of minutes from the August 13, 2007, Planning Commission meeting.
COMMISSION ACTION: M/S Riggs/Bressler to approved the minutes as modified; 2-0-3 with Pagee, Keith and O'Malley abstaining.
 - Page 16, 1st paragraph, 3rd line, Add the word "box" after the word "24-inch".
 - Page 16, 2nd paragraph, 1st line, Add the word "box" after the word "36-inch".
 - Page 16, 2nd paragraph, 2nd line, Add the word "box" after the word "36-inch".
 - Page 29, 1st paragraph, 1st line, Change the word "HPD" to "HDPD".

F. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

ADJOURNMENT 10:05 p.m.

Future Planning Commission Meeting Schedule

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
Regular Meeting	December 3, 2007
Regular Meeting	December 17, 2007

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