



PLANNING COMMISSION ACTIONS

November 5, 2007

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bims, Bressler (arrived 7:05 p.m.), Deziel (Vice chair), Keith (Chair), O'Malley, Pagee, Riggs (arrived 7:03 p.m.)

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Megan Fisher, Associate Planner; Justin Murphy, Development Services Manager; 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. REGULAR BUSINESS #1

1. **Use Permit/David Crouch/800 Magnolia 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, and for excavation into a required side yard setback for a lightwell and egress associated with a basement. **COMMISSION ACTION:** M/S O'Malley/Deziel to approve with the following modifications; 7-0.

Eliminate condition 4a.

Modify condition 4b: Concurrent with submittal of a complete building permit application, the front light well shall be reduced to a length of no more than 11 feet, seven inches. This revision is subject to review and approval of the Planning and Building Divisions.

Add condition 4c: Concurrent with submittal of a complete building permit application, a landscape plan shall be submitted that provides details on landscaping proposed to be planted on the subject property and two adjacent properties (780 and 820 Magnolia Street). Landscaping proposed for the two adjacent properties should have the intent of screening, shall be approved by each respective property owner, and shall be paid for by the applicant. This plan is subject to review and approval of the Planning Division.

D. PUBLIC HEARING

1. **Use Permit/Pham Bichhuyen Thi and Hoang Nguyen/308 Sheridan Dr:** Request for a use permit to construct a second story addition to an existing single-story, single-family residence on a substandard lot in the R-1-U (Single Family Urban) zoning district. The proposed remodeling and expansion is considered to be equivalent to a new structure. ***Continued to next regular meeting of November 19, 2007, at the request of the applicant.***
2. **Use Permit/Bill H. Bocook, Architect/2800 Sand Hill Road:** Request for a use permit for a new outdoor diesel emergency generator for an existing office building in the C-1-C (Administrative, Professional and Research, Restrictive) zoning district. **COMMISSION ACTION:** M/S Deziel/Bims to approve with the following modification; 7-0.

Add condition 4a: Concurrent with submittal of a complete building permit application, the applicant shall provide additional documentation that the generator will not exceed the noise levels as listed for configuration F202 "Quite Site II Second Stage" on Attachment E11 of the staff report, subject to review and approval of the Planning Division.

3. **Zoning Ordinance Amendment /City of Menlo Park:** Consideration of a Zoning Ordinance Amendment to clarify the definition of Gross Floor Area to more specifically identify features of a building that are either included or excluded from the calculation. Gross floor area is used in calculating the floor area ratio (FAR) and parking requirements for developments in all zoning districts except for single-family and R-2 (Low Density Apartment) zoning districts. Floor area ratio equals the gross floor area of a building divided by the lot area and effectively regulates the size of a building. In addition, gross floor area is used in determining the applicability of requirements for below market rate (BMR) housing and the preparation of traffic studies. The clarifications to the definition will focus on new buildings and attempt to minimize impacts to existing buildings. The Zoning Ordinance Amendment will be exempt from the California Environmental Quality Act (CEQA) in that the changes are intended to have no potential to impact the environment. **COMMISSION ACTION:** M/S Deziel/Riggs to approve per staff recommendation with modifications to Sections 1, 2, 4, and 5; 7-0. M/S Deziel/Keith to have Section 3 return with alternatives at a future Planning Commission meeting; 7-0.

E. REGULAR BUSINESS #2

1. **Consideration of minutes from the September 10, 2007, Planning Commission meeting.** **COMMISSION ACTION:** M/S Approved as modified; 6-0 with Deziel abstaining.
 - Page 3, 2nd paragraph, last line, Replace the word "to" with the word "do".
 - Page 3, 6th paragraph, 1st line, Add the words "again in the packet" after the word "design".
 - Page 8, 1st paragraph 21st line, Replace the word "width" with the word "thickness".
 - Page 8, 1st paragraph, 22nd line, Replace the word "mouthed" with the word "mounted".
 - Page 9, 1st paragraph, 13th line, Replace the name "Oloney" with "Blackford".

- Page 10, 4th paragraph, 14th line, Add the words “to address heat islands” after the word “lot”.

F. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

ADJOURNMENT 11:40 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	November 19, 2007
Regular Meeting	December 3, 2007
Regular Meeting	December 17, 2007
Regular Meeting	January 14, 2008
Regular Meeting	January 28, 2008

November 2, 2007.) Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may contact the City Clerk at (650) 330-6600. Members of the public can view or subscribe to receive future weekly agendas and staff reports in advance by e-mail by accessing the City website at <http://www.menlopark.org>

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