



## PLANNING COMMISSION ACTIONS

December 3, 2007

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:03 p.m.

**ROLL CALL** – Bims, Bressler, Deziel (Vice chair), Keith (Chair) (Arrived 8:10 p.m.), 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. PRESENTATION**

Discussion with San Mateo Planning Commissioners Robert Gooyer and Frederick Hansson on single-family residential design review.

**D. PUBLIC HEARING**

1. **Use Permit and Variances/Frank L. Ho/671 Live Oak 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 substandard lot with regard to lot area and lot width in the R-3 (Apartment) zoning district. In addition, a request for variances to reduce the minimum distances between the main building on the subject lot and the main buildings on the adjacent left and right side properties to less than 20 feet.  
**COMMISSION ACTION:** M/S Riggs/Deziel to continue the item to allow the applicant to address the following concern; 4-2-1 with Commissioners Pagee and Keith opposed and Commissioner Bressler abstaining:
  - Clarify all discrepancies between the floor plans and the elevations, in particular with regard to the front door, finished floor levels and plate heights, and overall building height.
2. **823 College Avenue/Use Permit/Cortland Bohacek:** Request for a use permit to demolish an existing two-story, single-family residence and construct a new two-story, single-family residence on a substandard lot in regard to lot width in the R-1-U

(Single-Family Urban) zoning district. **COMMISSION ACTION:** M/S Pagee/O'Malley to approve with the following modification; 6-0-1 with Commissioner Riggs abstaining.

**Add condition 4a:** Concurrent with submittal of a complete building permit application, a site plan shall be submitted that shows the proposed air conditioning units in a location that is considerate of the adjacent property's living space, based on input from the adjacent neighbor. This plan is subject to review and approval by the Planning Division.

3. **Tentative Parcel Map/Wanda Barnes/1427 Garwood Way and 1428 San Antonio Street**: Request for a tentative parcel map to convert two residential dwelling units into two condominium units on one parcel in the R-3 (Apartment) zoning district. ***Continued from the meeting of November 19, 2007.*** **COMMISSION ACTION:** M/S Riggs/Bressler to approve with the following modification; 7-0.

**Modify condition 4a:** Prior to recordation of the parcel map, the Conditions, Covenants and Restricts (CC & Rs) shall incorporate language to specify the gross floor area allocation between Unit 1 (1,814 square feet) and Unit 2 (2,026 square feet). The language shall be subject to review and approval of the City Attorney.

## E. REGULAR BUSINESS

1. **Consideration of minutes from the October 22, 2007, Planning Commission meeting.** **COMMISSION ACTION:** M/S Unanimous consent to approve the minutes as modified; 7-0.
  - Page 3, 4th paragraph, 1st line, Replace the word "Pagee" with the word "Keith".
  - Page 16, 2<sup>nd</sup> paragraph, 5<sup>th</sup> line, Add the sentence "The applicant stated the blowers turn on and off and not all four blowers are used at the same time."
  - Page 3, last paragraph, 10<sup>th</sup> line, Add in "as a Commissioner" after the word "proposal".
  - Page 4, 1<sup>st</sup> paragraph, 16<sup>th</sup> line, Add the following sentence after the word "project". "He said that the Settlement Agreement stipulated key land use parameters and that all other aspects would be the same as the original proposal, so there was no room for customary Commissioner discretion."
  - Page 4, 1<sup>st</sup> paragraph, 23<sup>rd</sup> line, Replace the sentence with "promoted the petition asked for signatures to put the project on the ballot, but now, rather than placing the projection the ballot, the sponsors were negotiating for interests of what might be only a very small number of people."
  - Page 4, 1<sup>st</sup> paragraph, 34<sup>th</sup> line, Add in "he felt" after the word "said" and after the word "that" add in "the Commission could assume that".
  - Page 10, last paragraph, last line, After the word "percent" add in "have an 80 percent likelihood of success for the developer or the city to consider the ballot a better option"
  - Page 11, 1<sup>st</sup> paragraph, 20<sup>th</sup> line Replace the word "develop" with the word "settlement".
  - Page 11, 1<sup>st</sup> paragraph, last sentence, Add in the sentence " Mr. Collacchi said he had made a mistake voting for Santa Cruz (street improvements) and therefore the Planning Commission could make a mistake too, therefore the Commission should not over think this and support the project proposed now."
  - Page 13, 3<sup>rd</sup> paragraph should be replaced with "Commissioner Deziel said that the Settlement Agreement did not extract an additional \$2 million from the developer, but that the developer was merely paying \$2 million instead of costs avoided by reducing the density, such as reduced parking structure costs and reduced in-lieu fees. He said that three-quarters of that money

was coming directly from lost community benefit as there would be skewed housing mix as opposed to a mix with smaller housing.

## F. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

1. Review of upcoming planning items on the City Council agenda.
2. Review of Draft 2008 Planning Commission meeting calendar.  
**COMMISSION ACTION:** Unanimous consent to approve the 2008 Planning Commissioner meeting calendar; 7-0.

## ADJOURNMENT

### Future Planning Commission Meeting Schedule

Regular Meeting	December 17, 2007
Regular Meeting	January 14, 2008
Regular Meeting	January 28, 2008

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