



PLANNING COMMISSION ACTIONS

July 28, 2008

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:03 p.m.

ROLL CALL – Bims, Bressler (arrived at 7:04 p.m.), Deziel (Chair), Keith, O'Malley, Pagee, Riggs (Vice chair)

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. Approval of minutes from the June 16, 2008, Planning Commission meeting.
COMMISSION ACTIONS: M/S Keith/Bims to approve with modifications as follows; 7-0:
 - Page 8, last paragraph, 2nd line: insert the word “driveway” after the word “existing”.
 - Page 9, 3rd paragraph, 5th line: Add the word “benefit” after the word “might”.
 - Page 12, 3rd paragraph, last line: Replace the words “a setback on the setback” with “an additional setback at the second story”.
 - Page 12, 8th paragraph, Commission Action should read: “M/S Riggs/Bims moved a substitute motion to continue item with direction for redesign.”

C. PUBLIC HEARING

1. Use Permit/Chris Romero/19 Buckthorn Way: 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 area and width in the R-1-U (Single-Family Urban) zoning district. **Continued from the meeting of June 16, 2008.** **COMMISSION ACTIONS:** M/S Riggs/Keith to approve with the following modification, 7-0:

Add condition 4b: Simultaneous with the submittal of a complete building permit application, the applicant shall revise the chimney to show the originally proposed height, as shown on Attachment B7 of the June 16, 2008 staff report, with the shape modified as shown on Attachment A7 of the July 28, 2008 staff report, subject to review and approval of the Planning Division.

2. **Use Permit/David Crouch Custom Homes/800 Olive St:** Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence and detached garage on a substandard lot with regard to lot width in the R-1-S (Single-Family Suburban) zoning district, and for excavation into a required side yard setback for a lightwell and egress associated with a basement. As part of this development, the following heritage tree is proposed for removal: a Hollywood juniper in the middle-right yard with a 17-inch diameter at breast height (DBH) in poor condition. **COMMISSION ACTIONS:** M/S Keith/Bims to approve with the following modifications, 7-0:

Modify condition 4b: Simultaneous with the submittal of a complete building permit application, the applicant shall revise the site plan with the following screening elements, subject to review and approval of the Planning Division:

- i. Landscape screening along the rear property line, with input from the rear neighbor;
- ii. Landscape screening at the left rear corner of the residence to consist of one to two new 24-inch-box evergreen trees, with the intent of screening views between Bedroom #2 and the adjacent left side property's pool;
- iii. Screening (landscape and/or structural enclosure) for the proposed condenser (air conditioning) units on the left side of the house.

Modify condition 4c: Simultaneous with the submittal of a complete building permit application, the applicant shall revise the plans to incorporate the following changes to the second-story right side elevation, subject to review and approval of the Planning Division:

- i. In the master closet, remove the window and add a skylight;
- ii. In the master bathroom, each of the two right-side windows shall be modified to use obscured glass.

3. **Use Permit/Nancy Boaman/1885 White Oak Drive:** Request for a use permit to construct single-story and basement additions to an existing single-story, single-family, nonconforming residence that would exceed 75 percent of the replacement value of the existing structure in a 12-month period in the R-1-S (Single-Family Suburban) zoning district. **COMMISSION ACTIONS:** M/S Pagee/Riggs to approve the item as recommended in the staff report; 7-0.

D. REGULAR BUSINESS – None

E. COMMISSION BUSINESS

1. Review of planning items on City Council agendas.

G. REPORTS AND ANNOUNCEMENTS

ADJOURNMENT 9:22 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	August 11, 2008
Regular Meeting	August 25, 2008
Regular Meeting	September 8, 2008
Regular Meeting	September 22, 2008
Regular Meeting	October 6, 2008
Regular Meeting	October 20, 2008
Regular Meeting	November 3, 2008
Regular Meeting	November 17, 2008

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