



PLANNING COMMISSION ACTIONS

August 11, 2008

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 8, 2008)

CALL TO ORDER – 7:01 p.m.

ROLL CALL – Bims, Bressler ([Arrived at 7:02 p.m.](#)), Deziel (Chair), Keith, O'Malley, Pagee, Riggs (Vice chair)

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. PUBLIC HEARING

1. [Use Permit Revision/David W. Terpening/1076 Santa Cruz Avenue](#): Request for a revision to a use permit granted by the Planning Commission on July 14, 2008 to construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district. The revision includes modifications to the building footprint and FAL (Floor Area Limit), which have been made in response to the Planning Commission denial of a request for a variance to encroach into the right side daylight plane. **COMMISSION ACTIONS:** M/S O'Malley/Pagee to approve the item as recommended in the staff report; 7-0.
2. [Use Permit and Architectural Control/Samuel Sinnott/761 El Camino Real](#): Request for a use permit and architectural control for a 336-square-foot addition to the rear of an existing commercial building in the C-4 (Applicable to El Camino Real) zoning district. **COMMISSION ACTIONS:** M/S Keith/Bims to approve the item as recommended in the staff report with the following addition; 7-0.

Add condition 5a: If desired in the future, the applicant may add a gate to restrict access to the right side patio area, which is open in nature, between the right side of the building (Roble Avenue) and the transformers towards the rear of the building.

The gate would be subject to review and approval by the Planning Division and would require a building permit.

D. STUDY MEETING

1. **Study Session/John Conway/1200 El Camino Real**: Request for a study session for the expansion of an existing snack shop associated with a gas station located in the C-4 (General Commercial, Applicable to El Camino Real). The applicant proposes to convert either a portion or all of the existing automotive service bays into additional snack shop area, which includes the request for the sale of beer and wine along with other goods, including but not limited to food, non-alcoholic beverages, health and beauty products, tobacco products and automotive-related products.

As a study session item, no formal action is made. The Planning Commissioners provided comments on the following issues:

- Several of the Commissioners categorically did not support the sale of beer and wine at gas stations while a few indicated that additional information was needed to determine whether there is a public convenience or necessity for the sales of beer and wine at the site.
- Related to the sale of beer and wine, several Commissioners expressed concern that there was the potential for other convenience stores to have similar requests and the sale of alcohol to minors. A few Commissioners indicated that they believed the sale of beer and wine is not a solution to generate revenues.
- A majority of the Commissioners supported the retention of at least one, but preferably two, automobile service bays since they provide a service to the community.
- Several of the Commissioners expressed concern regarding the reuse of the roll-up doors as part of the convenience store façade while others did not object to maintaining the existing architecture.
- The Commission generally did not believe extra parking spaces were needed as a result of a larger convenience store.
- Assuming no sales of beer and wine, the Commission generally indicated the proposed operating plan did not need to change.
- If the applicant moves forward with a project, several Commissioners requested additional information, including 1) data that could provide a greater degree of confidence that the expanded convenience store would increase sales and 2) the location of Chevron ExtraMile stores where alcohol is sold.
- One Commissioner noted that if Scheme 1 is selected, access to the service bays would not be needed and therefore, there is the potential to add two parking spaces in front of the bays.

E. REGULAR BUSINESS

1. Consideration of a written summary drafted by the Chair and Vice Chair of the Planning Commission's previous recommendation of possible exclusions to the definition of gross floor area as contemplated in a Zoning Ordinance Amendment.
COMMISSION ACTIONS: M/S Deziel/O'Malley to adopt the Planning Commission recommendation of November 5, 2007 for defining gross floor area; 7-0.

F. COMMISSION BUSINESS - None

G. REPORTS AND ANNOUNCEMENTS

ADJOURNMENT 9:58 p.m.

Future Planning Commission Meeting Schedule

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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