



## PLANNING COMMISSION ACTIONS

April 5, 2010

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:00 p.m.

**ROLL CALL** – Bressler (Vice Chair), Ferrick, Kadvany, Keith, O'Malley (Chair), Pagee, Riggs – [All Present](#)

**INTRODUCTION OF STAFF** – Deanna Chow, Senior Planner; Megan Fisher, Associate Planner; Kyle Perata, Planning Technician; Thomas Rogers, Associate Planner

### A. PUBLIC COMMENTS

Under “Public Comments,” the public may address the Commission on a consent calendar item or any subject not listed on the agenda within the jurisdiction of the Commission. When you do so, please state your name and city or political jurisdiction in which you live for the record. The Commission cannot respond to non-agendized items other than to receive testimony and/or provide general information.

### 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 February 22, 2010 Planning Commission meeting.](#)  
**COMMISSION ACTION:** Unanimous consent to continue the minutes for further review of the Parks and Recreation Commission’s discussion about the use of synthetic turf and Hillview School/Tinker Park.

### C. PUBLIC HEARING

1. [Use Permit/Neil Swartzberg and Loreli Cadapan/277A Willow Road](#): Request for a use permit to construct first- and second-story additions to an existing single-story, single-family, nonconforming residence that would exceed 50 percent of the replacement value of the existing structure in a 12-month period and would add more than 50 percent of the existing square footage on a substandard lot with regard to lot width and area in the R-1-U (Single-Family Urban) zoning district. The proposed remodeling and expansion are considered to be equivalent to a new structure. **Continued from the meeting of February 22, 2010 COMMISSION ACTION:** M/S Ferrick/Riggs to approve the item as recommended in the staff report with the following modification; 3-2-1, with Commissioners Kadvany and Keith opposed and Commissioner Bressler abstaining:

**Add condition 4a:** Simultaneous with the submittal of a complete building permit application, the applicant shall provide a landscape plan that reflects consultation with the neighbors at 277B Willow Road. The intent of the landscaping plan is to assist with screening for privacy of 277 B Willow Road. The plan shall be reviewed and approved by the Planning Division.

2. **Use Permit Revision/Vasile Oros/1170 Santa Cruz Avenue:** Request for a revision to a use permit granted in 2008 for construction of a new two-story, single-family residence on a substandard lot with regard to lot width and lot area in the R-E (Residential Estate) zoning district. The revision is for the conversion of a non-habitable basement into a larger, habitable space, and for excavation within the required left side setback for a lightwell and egress associated with the basement. **COMMISSION ACTION:** M/S Keith/Pagee to approve the item as recommended in the staff report; 7-0.
  
3. **Use Permit/Dario Slavazza/20 Kelly Court:** Request for a use permit revision for the storage location of hazardous materials used for research and development (R&D) purposes in the M-2 (General Industrial) zoning district. The hazardous materials would be stored both inside the main building and in a new, fully-enclosed structure designed for hazardous materials storage that would be located outside at the rear of the building. **COMMISSION ACTION:** M/S Keith/Riggs to approve the item as recommended in the staff report with the following modification; 7-0:

**Add condition 4a:** Prior to storing hazardous materials in the proposed unit, the applicant shall provide the Planning Division with a revised Hazardous Materials Business Plan that includes provisions for a visual inspection for leaks of the chemical drums in the unit on all workdays.

4. **Use Permit/Douglas Van Lare for Rennovia/1080 Hamilton Avenue:** Request for a use permit for indoor storage and use of hazardous materials for the research and development (R&D) of renewable chemicals at an existing building located in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Pagee/Ferrick to approve the item as recommended in the staff report with the following modification; 7-0.

#### D. COMMISSION BUSINESS

1. Update on pending planning items.
  - A. El Camino Real/Downtown Specific Plan (Phase II) Process
  - B. 101-155 Constitution Drive and 100-190 Independence Drive (Menlo Gateway Project)

#### E. REPORTS AND ANNOUNCEMENTS

**ADJOURNMENT – 10:08 p.m.**

#### Future Planning Commission Meeting Schedule

Special Meeting	April 12, 2010
Regular Meeting	April 19, 2010
Regular Meeting	May 3, 2010
Regular Meeting	May 17, 2010
Regular Meeting	May 24, 2010 (Potential Study Meeting)
Regular Meeting	June 14, 2010
Regular Meeting	June 28, 2010
Regular Meeting	July 12, 2010
Regular Meeting	July 26, 2010

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This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. (Date Posted: March 31, 2010) 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>. Agendas and staff reports may also be obtained by contacting Vanh Malathong at 650-330-6736.

Any writing that is distributed to a majority of the commission by any person in connection with an agenda item is a disclosable public record (subject to any exemption under the Public Records Act) and is available for inspection at The Community Development Department, Menlo Park City Hall, 701 Laurel Street, Menlo Park, CA 94025 during regular business hours.

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# PLANNING COMMISSION

## Agenda and Meeting Information

The Planning Commission welcomes your attendance at and participation in this meeting. The City supports the rights of the public to be informed about meetings and to participate in the business of the City.

**ASSISTANCE FOR PERSONS WITH DISABILITIES:** Person with disabilities who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the Planning Division office at (650) 330-6702 prior to the meeting.

**COMMISSION MEETING AGENDA AND REPORTS:** Copies of the agenda and the staff reports with their respective plans are available prior to the meeting at the Planning Division counter in the Administration Building, and on the table at the rear of the meeting room during the Commission meeting. 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>.

**MEETING TIME & LOCATION:** Unless otherwise posted, the starting time of regular and study meetings is 7:00 p.m. in the City Council Chambers. Meetings will end no later than 11:30 p.m. unless extended at 10:30 p.m. by a three-fourths vote of the Commission.

**PUBLIC TESTIMONY:** Members of the public may directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission. The City prefers that such matters be presented in writing at the earliest possible opportunity or by fax at (650) 327-1653, e-mail at [planning.commission@menlopark.org](mailto:planning.commission@menlopark.org), or hand delivery by 4:00 p.m. on the day of the meeting.

**Speaker Request Cards:** All members of the public, including project applicants, who wish to speak before the Planning Commission must complete a Speaker Request Card. The cards shall be completed and submitted to the Staff Liaison prior to the completion of the applicant's presentation on the particular agenda item. The cards can be found on the table at the rear of the meeting room.

**Time Limit:** Members of the public will have **three** minutes and applicants will have **five** minutes to address an item. Please present your comments clearly and concisely. Exceptions to the time limits shall be at the discretion of the Chair.

**Use of Microphone:** When you are recognized by the Chair, please move to the closest microphone, state your name and address, whom you represent, if not yourself, and the subject of your remarks.

**DISORDERLY CONDUCT:** Any person using profane, vulgar, loud or boisterous language at any meeting, or otherwise interrupting the proceedings, and who refuses to be seated or keep quiet when ordered to do so by the Chair or the Vice Chair is guilty of a misdemeanor. It shall be the duty of the Chief of Police or his/her designee, upon order of the presiding officer, to eject any person from the meeting room.

**RESTROOMS:** The entrance to the men's restroom is located outside the northeast corner of the Chamber. The women's restroom is located at the southeast corner of the Chamber.

*If you have further questions about the Planning Commission meetings, please contact the Planning Division Office (650-330-6702) located in the Administration Building.*