



## PLANNING COMMISSION ACTIONS

September 13, 2010

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:02 p.m.

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

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

### **A. PUBLIC COMMENTS** - [None](#)

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 July 12, 2010 Planning Commission meeting.](#) **COMMISSION ACTION:** M/S Riggs/Ferrick to defer the minutes to allow additional time for review; 7-0.
2. [Approval of minutes from the July 26, 2010 Planning Commission meeting.](#) **COMMISSION ACTION:** M/S Riggs/Ferrick to defer the minutes to allow additional time for review; 7-0.

### **C. PUBLIC HEARING**

1. **Use Permit/Jon Jang/970 Altschul Avenue:** Request for a use permit for first-story and second-story additions that would exceed 50 percent of the existing square footage of an existing nonconforming, single-story structure on a substandard lot with regard to lot width in the R-1-S (Single-Family Suburban) zoning district. The proposed modifications would also exceed 50 percent of the replacement value of the existing structure in a 12-month period. The proposed remodeling and expansion are considered to be equivalent to a new structure. In addition, a use permit is required for excavation (removal of more than 12 inches of dirt) within the required front setback for landscaping improvements. The construction of the proposed residence would require the removal of two heritage size trees, a 53.7-inch diameter blue gum in fair condition and a 22.2-inch diameter Monterey pine in poor condition. ***Item to be renoticed for the meeting of October 4, 2010.***

2. **Use Permit/Joann Gann/500 Morey Drive:** Request for a use permit for interior modifications and second-story addition that would exceed 50 percent of the existing square footage of an existing nonconforming, single-story structure located on a substandard lot with regard to lot width and area in the R-1-U (Single-Family Urban) zoning district. The proposed modifications would also exceed 50 percent of the replacement value of the existing structure in a 12-month period. The proposed remodeling and expansion are considered to be equivalent to a new structure. **COMMISSION ACTION:** M/S Keith/Ferrick to approve the item as recommended in the staff report; 7-0.
3. **Minor Subdivision/Brooke Heckert/1340 Arbor Road:** Request for a minor subdivision to create two single-family residential parcels where one parcel currently exists in the R-E (Residential Estate) zoning district. **COMMISSION ACTION:** M/S Riggs/Eiref to approve the item as recommended in the staff report with the following modification; 7-0.

**Modify condition 3i:** ~~Prior to recordation of the parcel map or issuance of a building permit, whichever comes first,~~ the applicant shall enter into a “Stormwater Treatment Measures Operations and Maintenance (O&M) Agreement” with the City subject to review and approval by the Engineering Division or reduce the proposed impervious surface area to less than 10,000 square feet. If the impervious area is not reduced, the property owner is responsible for the operation and maintenance of stormwater treatment measures for the project. The agreement shall run with the land and shall be recorded by the applicant with the San Mateo County Recorder’s Office prior to recordation of the parcel map or issuance of a building permit, whichever comes first. If the project’s impervious area is modified, the applicant shall submit a revised tentative map, grading and drainage plan, NPDES checklist and hydrology report, subject to the review and approval of the Engineering Division.

4. **Use Permit/Ellen Ackerman for MTR/943 Hamilton Avenue:** Request for a use permit for indoor storage and use of hazardous materials for the research and development (R&D) of membrane materials and processes at an existing building located in the M-2 (General Industrial) zoning district. The applicant has also submitted a use permit application for indoor storage and use of hazardous materials for the suite located at 953 Hamilton Avenue, in the same building. **COMMISSION ACTION:** M/S Keith/Riggs to approve the item as recommended in the staff report; 7-0.
5. **Use Permit/Ellen Ackerman for MTR/953 Hamilton Avenue:** Request for a use permit for indoor storage and use of hazardous materials for the research and development (R&D) of membrane materials and processes at an existing building located in the M-2 (General Industrial) zoning district. The applicant has also submitted a use permit application for indoor storage and use of hazardous materials for the suite located at 943 Hamilton Avenue, in the same building. **COMMISSION ACTION:** M/S Riggs/O’Malley to approve the item as recommended in the staff report; 7-0.
6. **Use Permit/Neil Winterbottom/4040 Campbell Avenue:** Request for a use permit for indoor storage and use of hazardous materials for the research and development (R&D) of medical devices at an existing building located in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Ferrick/Bressler to approve the item as recommended in the staff report; 7-0.

#### **D. COMMISSION BUSINESS**

1. Update on pending planning items.
  - A. El Camino Real/Downtown Specific Plan (Phase II) Process
  - B. Appeal of proposed BevMo application at 700 El Camino Real

## E. REPORTS AND ANNOUNCEMENTS

1. Announcement and Reminder about the October 12, 2010 City of Menlo Park Commissioners Appreciation Event

### ADJOURNMENT – 8:21 p.m.

#### Future Planning Commission Meeting Schedule

Regular Meeting	September 20, 2010
Regular Meeting	October 4, 2010
Regular Meeting	October 18, 2010
Regular Meeting	November 1, 2010
Regular Meeting	November 15, 2010
Regular Meeting	December 6, 2010
Regular Meeting	December 13, 2010

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