



## PLANNING COMMISSION ACTIONS

October 4, 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 ([Absent](#)), Ferrick, Kadvany, Keith, O'Malley (Chair), Riggs

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

### A. REPORTS AND ANNOUNCEMENTS

1. El Camino Real/Downtown Specific Plan (Phase II) Process
2. Burgess Gymnastics Center at 501 Laurel Street – October 5, 2010 City Council
3. Appeal of proposed application at 240 University Drive – tentatively scheduled for October 26, 2010
4. Appeal of proposed BevMo application at 700 El Camino Real – tentatively scheduled for November 9, 2010
5. Announcement and Reminder about the October 12, 2010 City of Menlo Park Commissioners Appreciation Event

### B. 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.

### C. 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 September 20, 2010 Planning Commission meeting.](#)  
**COMMISSION ACTION:** M/S Ferrick/Riggs to approve the minutes with the following modifications; 6-0, with Commissioner Eiref absent:
  - Page 4, last paragraph, 10<sup>th</sup> line: Replace “He said he would prefer a random description of stone over something more traditional.” with “He said he would prefer something more traditional.”
  - Page 6, 2<sup>nd</sup> to last paragraph, 2<sup>nd</sup> line: Replace the word “additional” with “alternative”

- Page 13, 6<sup>th</sup> paragraph, 1<sup>st</sup> line: Replace “Mr. Oscamou said the program was in demand. He said...” with “Mr. Oscamou responded that the program is still in serious demand within the community. To respond to Commissioner Bressler, he said...”
- Page 15, 1<sup>st</sup> paragraph, 1<sup>st</sup> line: Replace the word “this” with “the new gym layout”
- Page 15, 2<sup>nd</sup> paragraph, 22<sup>nd</sup> line: Replace “the meeting” with “the noticed meeting to the community to discuss the gym”
- Page 15, 2<sup>nd</sup> paragraph, 25<sup>th</sup> line: Replace “they were” with “the City was”
- Page 15, 2<sup>nd</sup> paragraph, 26<sup>th</sup> line: Replace “that cost” with “that would cost the City”
- Page 20, 2<sup>nd</sup> to last paragraph, 3<sup>rd</sup> line: Replace “a view toward” with “similar design quality as”
- Page 21, 1<sup>st</sup> paragraph, 4<sup>th</sup> line: Replace “not use the antiquated design as a reason to not make the findings, but she could make the findings if there was a redesign” with “still make the findings even if there was no redesign”
- Page 21, 2<sup>nd</sup> to last paragraph, 4<sup>th</sup> line: Replace “a view toward” with “similar design quality as”
- Page 23, 2<sup>nd</sup> paragraph, 3<sup>rd</sup> line: Replace “a view toward” with “similar design quality as”
- Page 28, last paragraph, 9<sup>th</sup> and 19<sup>th</sup> line: Replace “ventilation” with “natural ventilation”
- Page 31, 2<sup>nd</sup> paragraph, 2<sup>nd</sup> line: Replace “anything in a long time and that they would be presented with a something that was done. He said they needed to give this plan the time it needed...” with “met in a long time and that the Specific Plan would be presented as a finished document. He said the Specific Plan needs to be carefully reviewed...”
- Page 31, 4<sup>th</sup> paragraph, 9<sup>th</sup> line: add “communicated and understood” after the word “repeated”

#### D. PUBLIC HEARING

1. **Use Permit/Jon Jang/970 Altschul Avenue:** Request for a use permit for first-story and second-story additions to an existing nonconforming single-story structure that would exceed 50 percent of the existing floor area, 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 value of the existing non-conforming structure. 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 and side setbacks 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. **COMMISSION ACTION:** M/S Riggs/Keith to approve the item as recommended in the staff report, 6-0, with Commissioner Eiref absent.
2. **Use Permit Extension/Samuel L. Wright, III/885 Oak Grove Avenue:** Request for an extension of a use permit originally granted in 1989 and extended in 1995, 2000, and 2005 for non-retail uses to locate on the ground floor of a building located in the C-3 (Central Commercial) zoning district. The proposed extension would be permanent and would continue to include payment of a yearly sales tax in-lieu contribution for the ground-floor square footage. **COMMISSION ACTION:** M/S Keith/Bressler to approve the item as recommended in the staff report, 6-0, with Commissioner Eiref absent.
3. **Use Permit/Menlo Park Fire Protection District/444 El Camino Real:** Request for a use permit to use the subject site (former car dealership) as a training facility, mainly for a driving course and low impact team search drills. The existing buildings would also be used for temporary storage of a few vehicles. No outside storage is proposed except during training sessions. The proposal is for a limited two-year term. **COMMISSION ACTION:** M/S Ferrick/Keith to approve the item as recommended in the staff report with the following modification, 6-0, with Commissioner Eiref absent:

**Modify condition 4a:** Hours and days of operation shall be limited to two sessions per day, generally in two-hour increments between 9:00 a.m. and 4:00 p.m., Monday through Saturday. Sunday training sessions are prohibited. Training sessions can occur up to three times per year, which is generally 18 days.

4. **Planned Development Permit Amendment, Below Market Rate Housing Agreement Amendment and Vesting Tentative Map Revision/Beltramo's Investment Co. Inc./1452 & 1460 El Camino Real and 1457 & 1473 San Antonio Street:** Request for the following: 1) a two-year extension (until August 1, 2012) of a Planned Development (PD) Permit for the construction of a new 26,800-square-foot, two-story commercial building with at-grade and subterranean parking and 16 two-story townhomes with partially submerged parking and 2) an amendment to the approved Below Market Rate (BMR) Housing Agreement to allow for a combination of one on-site BMR unit, payment of in-lieu fees, and profit sharing of revenues above a projected sales price instead of the provision to provide three on-site BMR units, 3) modifications to the vesting tentative map for consistency with the proposed BMR Agreement, and 4) an amendment to the approved PD Permit to allow for the provision of a bond in lieu of demolishing structures prior to recordation of the final map. The rezoning from C-4 (General Commercial, Applicable to El Camino Real) to P-D (Planned Development), the PD Permit, Vesting Tentative Map, and BMR Housing Agreement were previously approved by the City Council in August 2006 and subsequently extended until August 1, 2010. **COMMISSION ACTION:** M/S Keith/Riggs to recommend to the City Council to approve the item as recommended in the staff report, 5-0-1, with Commissioner Ferrick abstaining and Commissioner Eiref absent.

#### **E. COMMISSION BUSINESS - None**

**ADJOURNMENT – 9:36 p.m.**

#### Future Planning Commission Meeting Schedule

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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