



PLANNING COMMISSION ACTIONS

December 6, 2010

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:01 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; Thomas Rogers, Associate Planner

A. REPORTS AND ANNOUNCEMENTS

Under “Reports and Announcements,” staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

1. Update on Pending Planning Items.

- A. One-year Review of Gross Floor Area – November 16, 2010
- B. Willow Business Area and M-2 Zoning District Area – November 16, 2010
- C. Council action on revisions to 1460 El Camino Real – meeting date to be determined
- D. Application for Planning Commissioner due December 8, 2010

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 November 1, 2010 Planning Commission meeting.](#) **COMMISSION ACTION:** Unanimous consent to approve the minutes with the following modifications:

- Page 6, last paragraph, 8th line: Replace “previous” with “previously”
- Page 6, last paragraph, 9th line: Delete “tri-colored” after the word “delivered”
- Page 7, 3rd full paragraph, 9th line: Replace “cut” with “but”
- Page 8, 1st full paragraph, 3rd line: Insert “about” between “asked” and “what”
- Page 11, 6th paragraph, 1st line: Replace “useful. He said they had heard about” with “useful, including”
- Page 11, 7th paragraph, 10 line: Replace “starts” with “start”
- Page 12, 3rd paragraph, 3rd line: Replace “folks” with “Menlo Park residents”

- Page 13, 1st paragraph, 4th line: Replace “would” with “should”
- Page 13, 3rd paragraph, 5th line: Delete “would be”
- Page 13, 3rd paragraph, 5th & 6th line: Replace “area would be” with “decisions would be refining and possibly creating”
- Page 13, 3rd paragraph, last line: Replace “effective” with “useful”
- Page 13, last paragraph, 3rd line: Insert “about” between “concerned” and “starting”
- Page 13, last paragraph, 4th line: Insert “2” after “January”
- Page 13, last paragraph, 5th & 6th line: Delete “He said silence and no action would have impacts.”
- Page 14, 6th paragraph, 2nd line: Insert “in contrast” between “Downtown” and “involved”
- Page 14, 6th paragraph, 3rd line: Replace “Downtown was not crisply summarized and that was leading to a vacuum and...” with “Downtown Vision was not crisply summarized, and that leading to a vacuum, and...”
- Page 14, 7th paragraph, 4th line: Insert “presentation” between “an” and “in.”
- Page 15, 1st paragraph, 9th line: Replace “Plan which he thought was promoting process that would...” with “Plan, which he thought would...”
- Page 15, 1st paragraph, 1st line: Replace “Chair O’Malley asked regarding the discussion on how best to present concepts to the public and using visual aids to do so” with “Regarding the discussion on how best to present concepts to the public, and using visual aids to do, Chair O’Malley asked...”
- Page 15, last paragraph, last line: Replace “90 seconds on each area” with “a brief period of time”

D. PUBLIC HEARING

1. **Use Permit/Mark Johnson/2027 Menalto Avenue:** 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 width and lot area in the R-1-U (Single-Family Urban) zoning district. ***Continued from the meeting of October 18, 2010.*** **COMMISSION ACTION:** M/S Riggs/ Ferrick to approve the item as recommended in the staff report; 7-0.
2. **Use Permit and Variances/Chris Kummerer/626 Central Avenue:** Request for a use permit to determine the Floor Area Limit (FAL) of a lot with less than 5,000 square feet of area, associated with the construction of a second-story addition to an existing two-story, single-family residence in the R-1-U (Single-Family Urban) zoning district. In addition, a request for variances for the addition to encroach approximately one feet, two inches into the five-foot, left side setback and approximately 10 inches into the five-foot, right side setback, in line with the existing nonconforming first-floor walls, as well as variances for architectural features to intrude greater than 18 inches into the required side setbacks, associated with eaves on the second-story addition. As part of the proposed development, two heritage stone pines (25-inch and 37-inch diameter) in fair condition at the left side of the property would be removed. **COMMISSION ACTION:** M/S Bressler/Ferrick to approve the item as recommended in the staff report; 5-1-1, with Commissioner Riggs opposed and Commissioner Kadvany abstaining.
3. **Use Permit/Andrew Young/441 El Camino Real:** Use permit request to allow a specialty pharmacy that focuses on customized, compounded prescription medications for unique patient needs to occupy an existing tenant space in a commercial building that is nonconforming with regard to parking in the C-4 (General Commercial - Applicable to El Camino Real) zoning district. **COMMISSION ACTION:** M/S Riggs/Keith to approve the item as recommended in the staff report; 7-0.
4. **Use Permit Revision/Magnussen Phelan LLC/401 Burgess Drive:** Request for a use permit revision to allow additional medical office uses at an existing building that is nonconforming with regard to parking and located in the C-1-A (Administrative and Professional) zoning district. The applicant also requests to add 67 square feet of gross floor area and requests to provide 34 parking spaces based upon 1 space per 333 square feet of general office use and 1 space per 222 square feet of medical office space where the zoning district requirement is 1 space per 200 square feet of gross floor area. The existing approval from 2002 is a blanket use permit for all

non-medical office uses and for medical office for a portion 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:

Modify condition 4b: All medical and/or dental office uses within the building shall be limited to a combined maximum of:

- 6,712 square feet,
- nine doctors,
- seven full-time equivalent staff members, and
- a patient load of one patient per hour, per doctor.

5. **Use Permit/Clearwire/1340 Willow Road:** Request for a use permit to install three wireless telecommunications antennas, RRUs, and microwaves, and an associated equipment cabinet in a stealth box on the roof of Mid-Peninsula High School in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Riggs/Keith to approve the item as recommended in the staff report; 7-0.

E. COMMISSION BUSINESS - None

ADJOURNMENT – 8:40 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	December 13, 2010
Regular Meeting	January 10, 2011
Regular Meeting	January 24, 2011
Regular Meeting	February 7, 2011
Regular Meeting	February 28, 2011

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