



## PLANNING COMMISSION ACTIONS

December 13, 2010

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:01 p.m.

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

**INTRODUCTION OF STAFF** – Deanna Chow, Senior Planner; Megan Fisher, Associate Planner; Justin Murphy, Development Services Manager; Kyle Perata, Planning Technician

### 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. Council action on revisions to 1460 El Camino Real – tentatively scheduled for January 11, 2011
- B. [Announcement that the Zoning Ordinance and Map have been updated to reflect the M-3 zoning district.](#)

### B. 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.

### 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 15, 2010 Planning Commission meeting.](#)  
**COMMISSION ACTION:** Unanimous consent to approve the minutes with the following modifications:

- Page 2, 4<sup>th</sup> paragraph, 2<sup>nd</sup> line: Replace “heard mentioned” with “heard that \$20,000 was mentioned”
- Page 3, 3<sup>rd</sup> full paragraph, 3<sup>rd</sup> line: Replace “lonely” with “only”
- Page 3, 3<sup>rd</sup> full paragraph, 4<sup>th</sup> line: Replace “door parking” with “door with parking”
- Page 4, 1<sup>st</sup> full paragraph, 2<sup>nd</sup> line: Replace “at least redwoods” with “at least three to four redwoods”
- Page 4, 3<sup>rd</sup> paragraph, 2<sup>nd</sup> line: Replace “operations” with “operational”
- Page 5, last paragraph, 1<sup>st</sup> line: Replace “made a reference to” with “mentioned”
- Page 5, 3<sup>rd</sup> paragraph, 2<sup>nd</sup> line: Replace “Commissioner” with “Commission”

## D. PUBLIC HEARING

1. [Use Permit/Julie Figliozzi Wong/271 Hedge Road](#): Request for a use permit for first- and second-story additions to an existing single-story structure that would exceed 50 percent of the existing floor area, on a substandard lot with regard to lot area and width in the R-1-U (Single-Family Urban) zoning district. The proposed expansion is considered to be equivalent to a new structure. As part of the proposal, the applicant proposes to remove a multi-trunk, 25-inch diameter heritage curly willow tree (noted as tree #6 on plans) in good condition located near the front property line. **COMMISSION ACTION:** M/S Riggs/Ferrick to approve the item per the staff report; 6-0.
2. [Use Permit/Christian Hilty for Geron Corporation/200 Constitution Drive](#): Request for a use permit for a diesel generator, associated with a biopharmaceutical company that develops products for the treatment of cancer and other chronic degenerative diseases. The proposed generator would be located behind an existing building in the M-2 (General Industrial) zoning district. In addition, as part of this application, the applicant is requesting approval for outside storage of hazardous materials, associated with an existing, approved chemical inventory. The applicant is also requesting a use permit for temporary outside storage of storage containers for non-hazardous materials. **COMMISSION ACTION:** M/S Ferrick/Bressler to approve the item per the staff report; 6-0.

## E. REGULAR BUSINESS

1. [Architectural Control and Environmental Review/City of Menlo Park/700 Alma Street](#): Request for architectural control for exterior modifications and construction of an approximately 1,200-square-foot addition to the existing 14,900-square-foot recreation center and associated site improvements located at the Civic Center Complex in the P-F (Public Facilities) zoning district. The Planning Commission will also be reviewing the Burgess Gymnasium and Gymnastics Center Environmental Impact Report (EIR) Addendum that compares the potential environmental impacts of the recreation center addition proposal with the previously analyzed environmental impacts discussed in the certified EIR to confirm that the impacts would remain unchanged and that no new environmental impacts would result from the completion of the proposed project. **COMMISSION ACTION:** M/S Riggs/Eiref to approve the item per the staff report; 6-0.

## F. STUDY SESSION

1. [Study Session/Tyco Electronics/300 Constitution Drive](#): Study Session for a proposal to upgrade the 58-acre Tyco Electronics campus. The campus has over one million square feet of existing building area. As part of the upgrade, up to 10,000 square feet of building area would be added to the campus, the building facades would be updated with new architectural treatments, the parking lots would be reconfigured, new landscaping and recreation areas would be installed, and new signage would be installed. The applicant is considering the addition of a right-turn-only truck and emergency vehicle exit on Chilco Street. The proposal would require a master use permit for the addition of square footage, nonconforming parking, and the use and storage of hazardous materials and architectural control for the exterior building modifications and additions in the M-2 (General Industrial) and M-2-X (General Industrial, Conditional Development) zoning districts.

As a study session item, the Commission did not take action on the item. Commissioners provided the following comments:

- Consider utilizing landscape reserve parking
- Ensure that trucks will not be crossing both lanes of traffic when exiting the site from the proposed right turn onto Chilco Street and will have sufficient sight distance
- Consider changing the direction of the exhaust fans to help attenuate noise

- Consider the presentation/appearance of your site to the adjacent properties and roadways
- Investigate the ability to add a bicycle path on Chilco Street
- Continue to work with the Belle Haven neighborhood during the process
- Generally supportive of the proposed upgrades to the site

## G. COMMISSION BUSINESS

1. Consideration of and potential creation of a Planning Commission subcommittee for the upcoming Zoning Ordinance Amendment proposal in the M-2 (General Industrial) zoning district related to the use and storage of hazardous materials, roof-mounted equipment, and sign area.

Commissioners Bressler, Kadvany, and O'Malley will serve on the subcommittee.

2. Consideration of and potential creation of a Planning Commission subcommittee to prepare for a future discussion on the pros and cons of freestanding parking structures.

Commissioner Kadvany will review the Downtown Parking Study and summarize the information at a future Planning Commission meeting.

## ADJOURNMENT – 10:00 p.m.

### Future Planning Commission Meeting Schedule

Regular Meeting	January 10, 2011
Regular Meeting	January 24, 2011
Regular Meeting	February 7, 2011
Regular Meeting	February 28, 2011

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