



## PLANNING COMMISSION ACTIONS

February 28, 2011

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 (Chair), Eiref, Ferrick (Vice Chair), Kadwany, O'Malley, Riggs, Yu – **All Present**

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

### 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. Belle Haven and Willow Business Area Design Charrette – March 5, 2011

B. [Planning Commission meeting of March 7, 2011 is canceled.](#)

C. [Commissioner Riggs requested that the El Camino Real/Downtown Specific Plan be listed under Reports and Announcements for the next meeting.](#)

### 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 January 24, 2011 Planning Commission meeting.](#)

**COMMISSION ACTION:** [Approve the minutes with the following modifications; 6-0-1, with Commissioner Yu abstaining.](#)

- [Page 9, 2<sup>nd</sup> full paragraph, 4<sup>th</sup> line: Replace “because of” with “just for”](#)

2. [Substantial Conformance Review/Willow Road, LLC/1283 and 1299 Willow Road](#): Review of proposed exterior material modifications for a previously approved use permit and architectural control review to construct a new structure for retail and office (Police/City Service Center) uses in the C-2-B zoning district. The City Council approved the project on April 13, 2004. **COMMISSION ACTION:** M/S Riggs/Ferrick to find that the proposed modifications are in substantial conformance with the previously approved project, and providing staff with the flexibility to work with the applicant on selecting one of the schemes, with a preference for the clear windows; 7-0.

#### D. ENVIRONMENTAL IMPACT REPORT SCOPING SESSION

1. Review and comment on the Notice of Preparation (NOP) to identify the content of the Environmental Impact Report (EIR) to be prepared for the following project:

[Use Permit, Architectural Control, Tentative Map, Below Market Rate Housing Agreement, and Environmental Review/389 El Camino Real, LLC/389 El Camino Real](#): Application to demolish the existing single-family house at 612 Partridge Avenue, a residential triplex at 603-607 College Avenue, and a former car lot at 389 El Camino Real and construct 26 residential units and associated site improvements on the subject parcels in the C-4(ECR) (General Commercial Applicable to El Camino Real) and R-3 (Apartment) zoning districts. The application includes the following requests:

- **Use Permit.** A Use Permit would be required to construct three or more residential units in the R-3 zoning district, and to construct residential units and increase the floor area ratio (FAR) from 55 percent to 75 percent in the C-4(ECR) zoning district.
- **Architectural Control.** Design review would be required for the proposed residential buildings.
- **Tentative Map.** Seven existing legal lots would be merged into two lots; the public street easement for Alto Lane would be abandoned; and 26 residential condominium units would be created.
- **Below Market Rate Housing Agreement.** A Below Market Rate (BMR) Housing Agreement would provide for the development of three on-site low-income BMR units in accordance with the City's BMR Program and the provisions of Government Code Section 65915, the State Density Bonus Law.
- **Environmental Review.** The project would be analyzed for potential environmental impacts in the focused EIR. This Notice of Preparation (NOP) initiates the environmental review process.

The application is being submitted subject to the State Density Bonus Law, Government Code Section 65915 and relevant amendments, which permits exceptions to the City's Zoning Ordinance requirements.

Following public comment, the Planning Commission provided comments on the scope of the EIR. Several Commissioners commented on their desire to see the Aesthetics, Air Quality, Noise, and Utilities (including schools) sections added to the EIR. Additionally, it was suggested that a senior housing alternative be analyzed. Another Commissioner requested that the City study whether the development would result in an impact on neighboring property values. No action was taken on the item.

#### G. COMMISSION BUSINESS - None

**ADJOURNMENT – 8:21 p.m.**

**Future Planning Commission Meeting Schedule**

Regular Meeting	March 7, 2011
Regular Meeting	March 21, 2011
Regular Meeting	April 4, 2011
Regular Meeting	April 18, 2011
Regular Meeting	May 2, 2011
Regular Meeting	May 16, 2011
Regular Meeting	June 13, 2011

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