



## PLANNING COMMISSION ACTIONS

May 2, 2011

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

**INTRODUCTION OF STAFF** – Deanna Chow, Senior Planner; Megan Fisher, Associate Planner; Bill McClure, City Attorney; Kyle Perata, Planning Technician; Leigh Prince, Attorney; 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. El Camino Real/Downtown Specific Plan
- B. Sustainable Communities Strategy – City Council May 3, 2011
- C. State Density Bonus Law Information Item – City Council May 10, 2011
- D. Planning Commissioner Training – May 17, 2011
- E. Planning Commission Meeting – June 6, 2011

### 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 March 21, 2011 Planning Commission meeting.](#) **COMMISSION ACTION:** M/S Ferrick/Yu to approve the minutes as submitted; 7-0.
2. [Approval of minutes from the April 4, 2011 Planning Commission meeting.](#) **COMMISSION ACTION:** M/S Ferrick/Yu to approve the minutes with the following modifications; 6-0-1, with Commissioner O'Malley abstaining.
  - Page 1, 1<sup>st</sup> paragraph under consent, last line: Replace “with sentence before to indicate” with “with a change to indicate”

- Page 2, 1<sup>st</sup> paragraph, 6<sup>th</sup> line: Add “for one day at different times and similarly on the weekend” at the end of the sentence.
- Page 2, 1<sup>st</sup> paragraph, last line: Replace “and one week end day and who was parking as well as re-parking.” with “and one weekend day, permit parking, and re-parking.”
- Page 2, 2<sup>nd</sup> paragraph, 5<sup>th</sup> line: Replace “He said Plaza 4 was next to Draeger’s and was unusual as it did not allow for permit parking as in the other plazas.” with “He said Plaza 4 next to Draeger’s differ as it does not allow for permit parking as in the other plazas.”
- Page 2, 3<sup>rd</sup> paragraph, 1<sup>st</sup> line: Replace “usage and how many cars were there by permits” with “usage by cars with permits”
- Page 2, 3<sup>rd</sup> paragraph, 3<sup>rd</sup> line: “He said 50 percent of the parking in Plaza 2 was permitted parking. He said Plaza 7 had about 20 percent permitted parking.” with “He said about 50 percent of parking in Plaza 2 was vehicles with permits. In contrast, he said Plaza 7 had about 20 percent permitted parking.”
- Page 2, 3<sup>rd</sup> paragraph, 6<sup>th</sup> line: Replace “license plates on one study plazas.” with “license plates to estimate re-parking.”
- Page 2, 4<sup>th</sup> paragraph, 2<sup>nd</sup> line: Replace “information as to what might be done downtown.” with “information as to how parking could be managed downtown.”
- Page 2, 4<sup>th</sup> paragraph, 5<sup>th</sup> line: Replace “shorter time parking and allow longer time on the core streets, improve the signage, consider the options for parking longer at some plazas, consider moving around the permits and parking and distributing better.” with “shorter time parking; allow longer time on the core streets; improve signage; consider options for parking longer at some plazas; and consider changing permit allotments for some plazas.”
- Page 4, 2<sup>nd</sup> full paragraph, 14<sup>th</sup> line: Replace “decided to purchase” with “decided not to purchase”
- Page 5, 2<sup>nd</sup> full paragraph, 1<sup>st</sup> line: Replace “which she did not think was the priority” with “which she said has been done but has been ineffective due to drainage issues”

#### D. STUDY SESSION

1. Study Session regarding application of the State Density Bonus Law, Government Code Section 65915, to housing projects in Menlo Park. *Deferred from the meeting of April 18, 2011.*

The item was taken out of order and discussed after the Public Hearing items.

The City Attorney’s Office presented an overview of the State Density Bonus Law. Although the City has one application on file proposing to apply the State Density Bonus Law, the study session focused on the components of the law and not the specific project. Individual Commissioners asked various questions, including the Commission’s role in the review of projects, the application of the law (e.g., income restrictions, age restrictions, development waivers, etc.), and the genesis of the law and history in Menlo Park.

Two members of the public spoke on the item as it relates to the specific project. They encouraged for more collaboration in an effort to make better progress on the project.

#### E. PUBLIC HEARING

1. Use Permit/Brandon H. Le (Absolutely Nails)/1149 Chestnut Street: Request for a use permit to authorize an existing personal services use within a tenant space previously approved for retail, and to expand the personal services use into an adjacent vacant tenant space in the C-3 (Central Commercial) zoning district. Concurrent with the expansion, the business would add hair care services to the existing nail care. **COMMISSION ACTION:** M/S Ferrick/Yu to approve the item as recommended in the staff report; 7-0.

2. **Use Permit/Lawrence McNeil (Bulldog Sports and Fitness)/1610A El Camino Real:** Request for a use permit to locate a private recreational use consisting of individual and small group training sessions of approximately three people within an existing building in the C-4 ECR (General Commercial, Applicable to El Camino Real) zoning district, where the subject site is nonconforming with regard to parking. **COMMISSION ACTION:** M/S Ferrick/Yu to approve the item as recommended in the staff report; 7-0.
  
3. **Use Permit Revision/Tom Huynh (Rennovia)/1080 Hamilton Avenue:** Request for a revision to a use permit, previously approved in April 2010, for the indoor and outdoor storage and use of hazardous materials for the research and development (R&D) of renewable chemicals at an existing building located in the M-2 (General Industrial) zoning district. All hazardous materials would be used within the building. **COMMISSION ACTION:** M/S Riggs/O'Malley to approve the item as recommended in the staff report; 7-0.

**F. COMMISSION BUSINESS – None**

**ADJOURNMENT – 9:04 p.m.**

**Future Planning Commission Meeting Schedule**

Regular Meeting	May 16, 2011
Regular Meeting	June 6, 2011
Regular Meeting	June 13, 2011
Regular Meeting	June 27, 2011
Regular Meeting	July 11, 2011
Regular Meeting	July 25, 2011
Regular Meeting	August 8, 2011
Regular Meeting	August 22, 2011

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