



PLANNING COMMISSION ACTIONS

June 27, 2011

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:01 p.m.

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

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Kyle Perata, Planning Technician; Thomas Rogers, Associate Planner

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. 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 - None

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.

D. PUBLIC HEARING

1. **Use Permit/Vinay Kalra/313 Barton Way:** Request for a use permit to construct first- and second-story additions to an existing single-story, single-family, nonconforming residence that would exceed 50 percent of the replacement value of the existing structure in a 12-month period on a substandard lot in the R-1-U (Single-Family Urban) zoning district. **COMMISSION ACTION:** M/S Yu/O'Malley to approve the item as recommended in the staff report with the following modifications; 7-0:

Add condition 4a: Simultaneous with the submittal of a complete building permit application, the applicant shall revise the plans to address the following, subject to review and approval of the Planning Division:

- i. The garage door shall be modified from a single two-car door to two single-car doors;
- ii. The front upper-floor stone (or used brick) trim shall be extended down the front porch columns and around the upper-floor left elevation, through the bedroom 4 exterior edge;

- iii. The upper-floor stairwell window shall be modified to a form more in keeping with other windows and building features; and
 - iv. All side elevation windows shall include the same type of simulated divided light window grids as on the front elevation, with the exception of the upper-floor laundry room window.
2. **Use Permit/Walgreens/643 Santa Cruz Avenue**: Request for a use permit to add an off-sale beer and wine license (ABC Class 20) to an existing drugstore and general retailer located in the C-3 (Central Commercial) zoning district. The proposed beer and wine stock would occupy less than two percent of the total sales floor area. As part of the review, the Planning Commission will need to determine whether the sale of alcohol at this location serves a public convenience or necessity, in accordance with the requirements of the State Department of Alcoholic Beverage Control (ABC). **COMMISSION ACTION:** The Planning Commission took the following actions regarding the item (the order of the actions reflect the order in the staff report):
- 1. M/S Riggs/Bressler to make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines; 7-0.
 - 2. M/S Ferrick/Yu to make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will be detrimental to property and improvements in the neighborhood or the general welfare of the city because it is not appropriate for a pharmacy and general retailer on Santa Cruz Avenue to sell beer and wine; 4-3; with Commissioners Bressler, Kadwany, Riggs opposed.
 - 3. M/S Riggs/Kadvany to make a finding that the proposed project would serve a Public Convenience because the proposed use would allow customers of the pharmacy and general retailer to purchase beer and wine along with other household products, in one visit; 4-3; with Commissioners Ferrick, O'Malley, and Yu opposed.
3. **Use Permit/ Molly Ashworth/ 1131 Chestnut Street**: Request for a use permit to locate a karate studio (Private Recreation) on the ground floor of an existing building in the C-3 (Central Commercial) zoning district. **COMMISSION ACTION:** M/S Ferrick/Eiref to approve the item as recommended in the staff report; 7-0:

E. COMMISSION BUSINESS – None

ADJOURNMENT – 10:48 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	July 11, 2011
Regular Meeting	July 25, 2011
Regular Meeting	August 8, 2011
Regular Meeting	August 22, 2011
Regular Meeting	September 12, 2011
Regular Meeting	September 19, 2011
Regular Meeting	October 3, 2011
Regular Meeting	October 17, 2011

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