



PLANNING COMMISSION ACTIONS

July 25, 2011

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:02 p.m.

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

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Kyle Perata, Assistant Planner; 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. Appeal of proposed Walgreens’ application at 643 Santa Cruz Avenue – tentatively scheduled for the August 23, 2011 City Council meeting

B. PUBLIC COMMENTS - None

Under “Public Comments,” the public may address the Commission on 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 June 27, 2011 Planning Commission meeting.](#) **COMMISSION ACTION:** Unanimous consent to approve the minutes with the following modifications; 7-0.
 - Page 1, Last sentence before “PUBLIC COMMENTS”: Replace “around town” with “in and near his neighborhood”
 - Page 4, 4th paragraph, 4th line: Replace “She said for this project there was no neighbor objecting. She noted this project had more articulation in it design and while she might support this project, she was concerned about the equability of treatment of applicants and that there had been not contact made with the neighbor most affected by this project.” with “She said for this project that although there was no neighbor objecting, and this project had more articulation in its design, she was concerned about the equability of treatment of

applicants and she was concerned that no contact had been made with the neighbor most affected by this project.”

- Page 13, 3rd paragraph, 11th line: Replace “would endeavor” with “would merely endeavor”
- Page 14, 1st full paragraph, 3rd line: Insert “Mr. Murphy also stated that these individuals were mostly harmless” at the end of the second sentence.
- Page 16, 2nd paragraph, 5th line: Replace “where 75%” with “where, for example, 75%”
- Page 18, 4th paragraph, last sentence: Replace “4-0” with “4-3”

D. PUBLIC HEARING

1. **Use Permit and Architectural Control/Carrie Strickland/650 Live Oak Avenue:** Request for approval of a use permit for structural modifications and a change of use from mortuary (vacant) to non-medical office (with the option for retail or personal service uses), and architectural control to remodel the exterior of an existing commercial building in the C-4(ECR) (General Commercial, Applicable to El Camino Real) zoning district. As part of the proposed project, the existing detached garage would be demolished and the parking lot would be reconfigured. **COMMISSION ACTION:** M/S Riggs/O’Malley to approve the item as recommended in the staff report; 7-0.
2. **Architectural Control/SRI International/333 Ravenswood Avenue:** Request for a one-year extension to an architectural control approval for the construction of a carbon dioxide (CO2) capture structure in the C-1-X (Administrative and Professional, Restrictive - Conditional Development) zoning district. The structure is 33 feet, eight inches tall and located next to the interior side of Building S, at the southeastern portion of the site. The requested extension would allow the structure to remain in operation through June 30, 2012. **COMMISSION ACTION:** M/S Ferrick/Riggs to approve the item as recommended in the staff report; 7-0.
3. **Use Permit and Architectural Control/Peggy Lo for Lo Property Management/2484 Sand Hill Road:** Request for a use permit and architectural control for the construction of a new 11,392-square-foot office building (Building 9) and associated site improvements at the Quadrus campus located at 2400-2498 Sand Hill Road in the C-1-C (Administrative, Professional and Research, Restrictive) zoning district. The proposal includes the elimination of approximately 1,798 square feet of gross floor area from Building 1 and the demolition of approximately 685 square feet from Building 4 in order for the gross floor area to be used in Building 9, and the removal of two heritage oak trees, both in fair condition, due to the potential impacts from the proposed construction. Parking would be provided in a combination of striped spaces and landscape reserve parking. As part of the proposal, the applicant is requesting approval of a Below Market Rate In-Lieu Fee Agreement. **COMMISSION ACTION:** M/S O’Malley/Riggs to approve the item as recommended in the staff report; 7-0.
4. **Use Permit Revision/InVisage Technologies/998 Hamilton Avenue (formerly 978 Hamilton Avenue):** Request for a revision to a use permit, previously approved in October 2008, for the indoor storage and use of hazardous materials for the research and development of novel semiconductor materials and devices in the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Riggs/O’Malley to approve the item as recommended in the staff report; 7-0.
5. **Use Permit/City of East Palo Alto/Eastern terminus of Bay Road (Cooley Landing):** Request for a use permit to create a park and associated improvements on two parcels located in the FP (Flood Plain) district. The development of the park would be in conjunction with a comprehensive plan for improvements on the adjacent property located in the City of East Palo. The plan includes enhanced open space and a nature center, with associated improvements such as parking, picnic tables, outdoor amphitheater, improved pier, interpretative center, and boat launch for use by the Menlo Park Fire Protection District. The proposal includes the removal of eight existing heritage trees, varying in health from poor to good. **COMMISSION ACTION:** M/S Ferrick/Yu to approve the item as recommended in the staff report; 7-0.

E. REGULAR BUSINESS

1. **Appeal of Staff Determination/Bradley W. Lancaster for Comerica Bank/800 Oak Grove Avenue:** Appeal of a staff determination that the proposed replacement roof-mounted equipment would be an increase in the height from the existing roof-mounted equipment, and would require screening to an existing building located in the C-3 (Central Commercial) zoning district.
COMMISSION ACTION: M/S Bressler/Kadvany to uphold the applicant's appeal with the following modification; 5-2, with Commissioners Riggs and O'Malley opposed.

Add condition 4a: Prior to building permit issuance, the applicant shall revise the current building permit for the new roof-mounted equipment to identify that the applicant shall paint all of the new equipment to match the color of the building, subject to the review and approval of the Planning Division.

As part of the discussion and motion, the Planning Commission directed staff to review the intent and background of the roof-mounted ordinance and present it to the Planning Commission at a future meeting.

ADJOURNMENT – 9:38 p.m.

Future Planning Commission Meeting Schedule

Special Meeting	July 28, 2011
Special Meeting	August 4, 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
Regular Meeting	November 7, 2011
Regular Meeting	November 14, 2011
Regular Meeting	December 5, 2011
Regular Meeting	December 12, 2011

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