



# PLANNING COMMISSION ACTIONS

## SPECIAL MEETING

April 30, 2012 at 7:00 p.m.  
City Council Chambers  
701 Laurel Street, Menlo Park, CA 94025

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Teleconference with participation by Commissioner Eiref from:  
Cambria Suites Raleigh-Durham Airport  
300 Airgate Drive  
Morrisville, NC 27560  
(Posted April 23, 2012)

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### CALL TO ORDER – 7:03 p.m.

**ROLL CALL** – Bressler, Eiref ([departed teleconference at 9:51 p.m.](#)), Ferrick (Chair), Kadvaný (Vice Chair), O'Malley, Riggs, Yu

**INTRODUCTION OF STAFF** – Arlinda Heineck, Community Development Director; Thomas Rogers, Associate Planner; [Kyle Perata, Assistant 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. Facebook Campus Project

- a. Review of Development Agreement Term Sheet - April 17, 2012 City Council Meeting
- b. Final Environmental Impact Report (EIR) and Fiscal Impact Analysis (FIA)
- c. Review Schedule

### B. PUBLIC COMMENTS

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. [None](#).

### C. CONSENT – None

### D. REGULAR BUSINESS

1. [Use Permit and Variances/Ian Carney/731 Bay Road](#) – Request from Commissioner Kadvaný for reconsideration of the Planning Commission’s action at the previous meeting of April 16, 2012. **COMMISSION ACTION:** M/S Kadvaný/Bressler to reconsider the Planning Commission’s action of April 16, 2012; 2-5, with Commissioners Bressler and Kadvaný in favor; motion failed and no reconsideration was made.

2. [Use Permit/Ian Carney/735 Bay Road](#) – Request from Commissioner Kadwany for reconsideration of the Planning Commission’s action at the previous meeting of April 16, 2012.  
**COMMISSION ACTION:** None.

## E. PUBLIC HEARING

1. [El Camino Real/Downtown Specific Plan, General Plan Amendment, Zoning Ordinance Text Amendment, Rezoning, Environmental Review](#)

### COMMISSION ACTIONS:

#### [Environmental Impact Report \(EIR\)](#) (Commissioner Riggs recused)

M/S O’Malley/Kadwany to recommend that the City Council conduct the following actions; 5-0, with Commissioner Eiref absent and Commissioner Riggs recused:

1. Make a motion to certify the Final Environmental Impact Report (EIR) (Attachment D), adopt the Mitigation Monitoring and Reporting Program (Attachment E), and adopt the Findings Required Under the California Environmental Quality Act (including the Statement of Overriding Considerations) (Attachment F) for the El Camino Real/Downtown Specific Plan

#### [Downtown-Related](#) (Commissioner Riggs recused)

M/S Kadwany/Bressler to recommend the following; 5-0, with Commissioner Eiref absent and Commissioner Riggs recused:

1. Make the development of Parking Management Plan, as already described, a high priority upon acceptance of the Specific Plan, focusing especially on the management of permit and on-street parking and the ways in which they facilitate implementation of Plan features

M/S Kadwany/Ferrick to recommend that the City Council conduct the following actions; 5-0, with Commissioner Eiref absent and Commissioner Riggs recused:

#### [General Plan Amendments](#)

1. Adopt a Resolution of the City Council of the City of Menlo Park, Amending the General Plan to Add the El Camino Real/Downtown Specific Plan Land Use Designation and to Change the Land Use Designation for Properties Located in the Specific Plan Area (Downtown Related) (Attachment G.2).

#### [Specific Plan Adoption](#)

2. Adopt a Resolution of the City of Menlo Park, Approving and Adopting the El Camino Real/Downtown Specific Plan (Downtown Related) (Attachment H.2).

#### [Zoning Ordinance Amendments and Rezoning](#)

3. Introduce an Ordinance of the City of Menlo Park, Amending Title 16 of the Menlo Park Municipal Code to Incorporate the El Camino Real/Downtown Specific Plan (Downtown Related) (Attachment I.2).
4. Introduce an Ordinance of the City of Menlo Park, Rezoning Properties Located in the El Camino Real/Downtown Specific Plan Area (Downtown Related) (Attachment J.2).

### Non-Downtown-Related

The Planning Commission recommended the following, with M/S and voting listed by item:

1. Revise LEED requirements to allow for verification of LEED Silver compliance through City-approved outside auditor (M/S Ferrick/Yu; 6-0, with Commissioner Eiref absent);
2. Public Benefit: prioritization should be given to elements that are publicly-accessible and usable by the public in general (M/S Bressler/Kadvany; 6-0, with Commissioner Eiref absent);
3. El Camino Real side setbacks: Staff and the consultant to review requirements as they apply to narrow parcels and to explore revisions, such as eliminating the side setback, potentially on the ground floor only (M/S Riggs/Ferrick; 6-0, with Commissioner Eiref absent);
4. Staff and the consultant to review building profile requirements and effective upper-floor setbacks (M/S Kadvany/Bressler; 4-2, with Commissioners Yu and Riggs opposed and Commissioner Eiref absent);
5. Curb extensions (“bulb-outs”): Revise the Plan to include the flexibility for bulb-outs (M/S Ferrick/Kadvany; 5-1, with Commissioner Riggs opposed and Commissioner Eiref absent);
6. Require ongoing, two-year review of the Specific Plan after adoption (M/S Kadvany/Bressler; 6-0, with Commissioner Eiref absent); and
7. Prioritize Middle Avenue bicycle-pedestrian crossing as a Public Benefit Bonus element (M/S Kadvany/Bressler; 6-0, with Commissioner Eiref absent).

M/S Riggs/Yu to recommend that the City Council conduct the following actions; 6-0, with Commissioner Eiref absent:

#### General Plan Amendments

1. Adopt a Resolution of the City Council of the City of Menlo Park, Amending the General Plan to Add the El Camino Real/Downtown Specific Plan Land Use Designation and to Change the Land Use Designation for Properties Located in the Specific Plan Area (Non-Downtown Related) (Attachment G.1).

#### Specific Plan Adoption

2. Adopt a Resolution of the City of Menlo Park, Approving and Adopting the El Camino Real/Downtown Specific Plan (Non-Downtown Related) (Attachment H.1).

#### Zoning Ordinance Amendments and Rezoning

3. Introduce an Ordinance of the City of Menlo Park, Amending Title 16 of the Menlo Park Municipal Code to Incorporate the El Camino Real/Downtown Specific Plan (Non-Downtown Related) (Attachment I.1).
4. Introduce an Ordinance of the City of Menlo Park, Rezoning Properties Located in the El Camino Real/Downtown Specific Plan Area (Non-Downtown Related) (Attachment J.1).

### **F. COMMISSION BUSINESS - None**

**ADJOURNMENT 12:15 a.m. (Tuesday, May 1, 2012)**

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### Future Planning Commission Meeting Schedule

Regular Meeting	May 7, 2012
Regular Meeting	May 21, 2012
Regular Meeting	June 11, 2012
Regular Meeting	June 25, 2012
Regular Meeting	July 9, 2012
Regular Meeting	July 23, 2012
Regular Meeting	August 6, 2012
Regular Meeting	August 20, 2012

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At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designed by the Chair, either before or during consideration of the item.

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