



## PLANNING COMMISSION ACTIONS

Regular Meeting  
June 11, 2012 at 7:00 p.m.  
City Council Chambers  
701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:01 p.m.

**ROLL CALL** – Bressler, Eiref, Ferrick (Chair), Kadvany (Vice Chair), O'Malley, Riggs, Yu – [All present](#)

**INTRODUCTION OF STAFF** – Momoko Ishijima, Planner; Kyle Perata, Assistant Planner; Thomas Rogers, Associate Planner

### **A. REPORTS AND ANNOUNCEMENTS** - [None](#)

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 – City Council – May 29 and June 5, 2012
  - b. El Camino Real/Downtown Specific Plan – June 5 and 12, 2012
  - c. Housing Element

### **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. [Sign Review/TJ Bianchi/4040 Campbell Avenue](#): Request for sign review to add a fifth tenant to an existing freestanding monument sign. The proposed fifth tenant would occupy less than 25 percent of the building. **COMMISSION ACTION:** M/S Riggs/Eiref to approve the item as recommended in the staff report; 7-0.
2. [Approval of minutes from the April 16, 2012 Planning Commission meeting](#)  
**COMMISSION ACTION:** M/S Riggs/O'Malley to approve the minutes with the following changes; 7-0:
  - Page 9, 2<sup>nd</sup> paragraph, 1<sup>st</sup> line: Replace “service” with “serviced”
  - Page 9, 2<sup>nd</sup> paragraph, 13<sup>th</sup> line: Replace “conservations” with “conversations”

- Page 12, number #4, under a, 1<sup>st</sup> line: Replace “The substandard lot width,...” with “The substandard lot width, the unique parallelogram shape of the lot, the Menlo Park Fire District access requirements,...”
  - Page 12, number #4, under a: Delete “The geometry of the lot creates a hardship as well.”
  - Page 14, number #6, a: Replace “Applicant will work with staff and provide immediate adjacent and contiguous neighbors with proposed color palette for review and input for staff’s review and approval.” With “If the City of Menlo Park revises its Parking Stalls and Driveway Design Guidelines in the future, the applicant may revise the driveway dimensions accordingly, subject to review and approval of the Planning Division.”
  - Page 14, number #6, under b: Delete “Should requirements for the width of driveways be reduced in the future, the applicant/owner shall be allowed to convert the difference to landscaping.” With “Simultaneous with the submittal of a complete building permit application, the applicant may revise the approved colors of the development. Any color revisions shall be made with the input of the contiguous neighbors, and shall be subject to review and approval of the Planning Division.”
  - Page 15, under Commission Action: Replace “as recommended in the staff report” with “with the following modifications”
  - Page 16, add condition # 5 as follows:
    - 5. *Approve the use permit and architectural control requests subject to the following project-specific conditions:*
      - a. *If the City of Menlo Park revises its Parking Stalls and Driveway Design Guidelines in the future, the applicant may revise the driveway dimensions accordingly, subject to review and approval of the Planning Division.*
      - b. *Simultaneous with the submittal of a complete building permit application, the applicant may revise the approved colors of the development. Any color revisions shall be made with the input of the contiguous neighbors, and shall be subject to review and approval of the Planning Division.*
  - Page 32, number #4: Delete conditions a, b & c: “a. The site is subject to a blanket use permit, allowing retail, restaurant, personal service and non medical office are as permitted uses. All other uses would be subject to review and approval of a use permit. The maximum number of tenants spaces in the building is limited to six.; b. All restaurant used shall not exceed a combined maximum gross floor area of 4,700 square feet.; c. All person service or non medical uses, or a combination of these uses, shall not exceed 2,000 square feet of gross floor area.” and replace it with condition “a” as follows:
    - a. The following uses have been approved for the following tenant spaces:
      - a. 820 Willow Road – restaurant
      - b. 824 Willow Road – personal service
      - c. 828 Willow Road – personal service
      - d. 840 Willow Road – restaurant
      - e. 850 Willow Road – restaurant
      - f. 888 Willow Road – restaurant
- Then renumbered d to b; e to c; f to d; g to e; h to f; i to j and j to h

#### D. PUBLIC HEARING

1. **Use Permit/Ronald and Ellis Bigelow/785 Evergreen Street**: Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-1-S (Single-Family Suburban) zoning district. In addition, a request for excavation in the right side setback, associated with access to a basement. **COMMISSION ACTION: M/S Riggs/Kadvany to approve the item as recommended in the staff report; 7-0.**

- Use Permit/John Garagozzo/530 Central Avenue:** Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-1-U (Single-Family Urban) zoning district. The residence's off-street parking requirement would be met by a single-car attached garage (accessed from Central Avenue) and an uncovered parking space (accessed from the rear alley). As part of the proposed development, one heritage oak tree (15-inch diameter) in fair condition, at the left side of the property would be removed, and one heritage camphor tree (32-inch diameter) in fair condition on the property line with 115 Walnut Street, would be pruned. **COMMISSION ACTION:** M/S Riggs/Yu to approve the item as recommended in the staff report with the following modification; 7-0:

**Add condition 4c:** Concurrent with submittal of a complete building permit application, the applicant shall submit a revised site plan with the addition of a vertical evergreen tree of appropriate size, with the objective of screening views of the right side of the proposed residence (in particular, the stairwell window) from the residence located at 526 Central Avenue, subject to review and approval of the Planning Division.

- Use Permit/NVS Technologies/1505 Adams Drive:** Request for a use permit for the storage and use of hazardous materials for the research and development and potential future production of medical diagnostic products, within an existing building in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the building. **COMMISSION ACTION:** M/S Riggs/O'Malley to approve the item as recommended in the staff report; 7-0.
- Use Permit/Intersect ENT/1555 Adams Drive:** Request for a use permit for the storage and use of hazardous materials for the research and development and production of medical technologies for use in treating ear, nose, and throat patients, within an existing building in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the building. **COMMISSION ACTION:** M/S O'Malley/Ferrick to approve the item as recommended in the staff report; 7-0.
- Use Permit Revision/Neil Winterbottom for TauTona/4040 Campbell Avenue:** Request for a revision to a use permit, previously approved in September of 2010, to modify the types and quantities of hazardous materials used and stored at the site. The subject property is located in the M-2 (General Industrial) zoning district, and the hazardous materials are used in association with the research and development (R&D) and small scale production of medical devices. All hazardous materials would be used and stored within the building. **COMMISSION ACTION:** M/S Bressler/Yu to approve the item as recommended in the staff report; 7-0.

**E. REGULAR BUSINESS - None**

**F. COMMISSION BUSINESS - None**

**ADJOURNMENT – 8:30 p.m.**

Future Planning Commission Meeting Schedule

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
Regular Meeting	September 10, 2012
Regular Meeting	September 24, 2012
Regular Meeting	October 15, 2012
Regular Meeting	October 29, 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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