



PLANNING COMMISSION ACTIONS

Regular Meeting
June 25, 2012 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

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; Jean Lin, Associate 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. El Camino Real/Downtown Specific Plan
 - b. 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. [Approval of minutes from the May 21, 2012 Planning Commission meeting](#)
COMMISSION ACTION: M/S Riggs/Kadvany to approve the minutes with the following changes; 6-0-1, with Commissioner Yu abstaining:
 - Page 9, 5th paragraph, 3rd line: Replace “Wal-Mart’s” with “Wal-Mart”
 - Page 9, last paragraph, 1st line: Replace “Commissioner Kadvany...” with “Referring to comments by Mr. Kerns, Commissioner Kadvany...”
 - Page 10, 1st paragraph, 1st line: Replace “lot” with “lots”
 - Page 14, 3rd paragraph, 1st line: Replace “Commission Kadvany said the commons in this instance...” with “Referring to an overhead slide shown by a Lee Drive resident, Commission Kadvany said the “commons” in this instance...”
 - Page 14, Finding #2, 3rd line: Delete “safety and moral” between the words “health” and “comfort”

- Page 16, 1st full paragraph, 1st line: Replace “Commissioner Perata” with “Assistant Planner Perata”

D. PUBLIC HEARING

1. **Use Permit/Sharam Zomorodi/2025 Santa Cruz Avenue:** Request for a use permit to demolish an existing single-story, single-family residence and a detached garage, 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. **COMMISSION ACTION:** M/S O'Malley/Yu to approve the item as recommended in the staff report; 5-2, with Commissioners Kadvany and Riggs abstaining.
2. **Use Permit and Variance/Young and Borlik Architects/742 Live Oak Avenue:** Request for a use permit to demolish a single-story, single family residence and to construct two, single-family dwelling units and associated site improvements, on a lot that is substandard with regard to lot width, located in the R-3 (Apartment) zoning district. The project includes a request for variances to build covered parking spaces that would encroach up to four feet into the required side yard setback. As part of this proposal, two heritage size trees (30-inch diameter oak and 25-inch diameter cherry) in poor condition are proposed to be removed. In addition, the two heritage size liquidambar street trees (19.5 and 18.7 inches in diameter), in fair condition, are proposed to be removed. **COMMISSION ACTION:** M/S Ferrick/Diggs to deny the item as follows; 7-0:
 1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, “New Construction or Conversion of Small Structures”) of the current CEQA Guidelines.
 2. Make the following finding as per Section 16.82.340 of the Zoning Ordinance pertaining to the denial of variances:
 - a. The conditions upon which the requested variance is based would generally be applicable to other properties within the same zoning classification since the variance is based on the dimensions of the lot, and there are a significant number of 50 foot wide parcels in the R-3 zoning district.
 3. Based upon the findings, deny the variance.
3. **Use Permit, Architectural Control, Major Subdivision, Below Market Rate Housing Agreement, and Environmental Review/389 El Camino Real, LLC/389 El Camino Real:** Request to demolish the existing single-family house at 612 Partridge Avenue and residential triplex at 603-607 College Avenue and construct 26 residential units and associated site improvements on the subject parcels in the C-4(ECR) (General Commercial Applicable to El Camino Real) and R-3 (Apartment) zoning districts. The application includes the following requests:
 1. **Use Permit.** A use permit to construct three or more residential units in the R-3 zoning district, and to construct residential units in the C-4(ECR) zoning district. **COMMISSION ACTION:** M/S Ferrick/Yu to approve the item as recommended in the staff report; 7-0.
 2. **Architectural Control.** Design review for the proposed residential buildings and site improvements. **COMMISSION ACTION:** M/S Riggs/O'Malley to approve the item as recommended in the staff report; 7-0.
 3. **Major Subdivision.** Tentative Map for seven existing legal lots to be merged into two lots; the public street easement for Alto Lane would be abandoned; and 26 residential condominium units would be created. **COMMISSION ACTION:** M/S Riggs/Ferrick to approve the item as recommended in the staff report; 7-0.

4. **Below Market Rate Housing Agreement.** A Below Market Rate (BMR) Housing Agreement to provide for the development of three on-site low-income BMR units in accordance with the City's BMR Program and the provisions of Government Code Section 65915, the State Density Bonus Law. **COMMISSION ACTION:** M/S O'Malley/Ferrick to approve the item as recommended in the staff report; 7-0.
 5. **State Density Bonus Law.** The application is being submitted subject to the State Density Bonus Law, which permits exceptions to the City's Zoning Ordinance requirement, to allow one incentive and six development standard waivers. **COMMISSION ACTION:** M/S Riggs/O'Malley to approve the item as recommended in the staff report; 5-2, with Commissioners Bressler and Kadwany dissenting.
 6. **Environmental Review.** The project is analyzed for potential environmental impacts in the focused EIR. **COMMISSION ACTION:** M/S Riggs/Yu to approve the item as recommended in the staff report; 7-0.
4. **General Plan Amendment, Rezoning, Tentative Map, Environmental Review/ City of Menlo Park/ 50 Terminal Avenue and 1467 Chilco Street:** Request for a General Plan map amendment, rezoning, and subdivision of a 3.9-acre site that is currently occupied by a private school and a fire station. The site will be rezoned from the U Unclassified district to the R-1-U Single Family Urban Residential and PF Public Facilities districts, with a corresponding change in the General Plan land use designation from Medium Density Residential to Low Density Residential and Public Facilities. A Tentative Map is proposed to subdivide the site and a portion of the adjacent community center parking lot into three parcels. A Mitigated Negative Declaration will be prepared, which analyzes the project's potential environmental impacts. **COMMISSION ACTION:** M/S Kadwany/Ferrick to approve the item as recommended in the staff report; 7-0.

E. STUDY SESSION

1. **Study Session/David Bouquillon for DivcoWest/2460 Sand Hill Road:** Request for a study session for the demolition of the existing building located at 2460 Sand Hill Road (Quadrus Building 4) and the construction of a new building in the same location. The existing and proposed general, non-medical, office buildings would be approximately 33,000 square feet. The proposed project is located in the C-1-C (Administrative, Professional, and Research, Restrictive) zoning district.

As a study session item, the Commission did not take action on the item. Commissioners provided the following general comments:

- Consider incorporating energy saving features and more efficient HVAC units than are currently required by the Building Code.
- Incorporate bicycle facilities, such as racks, lockers, and showers into the design of the building. Consider incorporating the shower facilities closer to the offices instead of inside the parking garage.
- The use permit and architectural control application should identify how the proposed building relates to the existing site, to provide context.
- The Commission provided generally positive feedback on the design of the proposed building.

F. COMMISSION BUSINESS - None

ADJOURNMENT - 10:28 p.m.

Future Planning Commission Meeting Schedule

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|-----------------|--------------------|
| 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 designated by the Chair, either before or during consideration of the item.

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