



## PLANNING COMMISSION ACTIONS

Regular Meeting  
July 23, 2012 at 7:00 p.m.  
City Council Chambers  
701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:02 p.m.

**ROLL CALL** – Bressler ([absent](#)), Eiref, Ferrick (Chair - [absent](#)), Kadvany (Vice Chair – [served as Chair](#)), O'Malley, Riggs, Yu ([left meeting at 9:23 p.m.](#))

**INTRODUCTION OF STAFF** – Rachel Grossman, Associate Planner; Momoko Ishijima, 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. Housing Element – Steering Committee, July 17, 2012
  - b. 389 El Camino Real – City Council, July 31, 2012
  - c. 50 Terminal Avenue and 1467 Chilco Street – City Council, July 31 and August 21, 2012
  - d. Downtown Parking Management Plan Advisory Task Force – City Council, July 31, 2012

### 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 25, 2012 Planning Commission meeting](#)

**COMMISSION ACTION:** M/S Riggs/Kadvany to approve the June 25 minutes (with Riggs/Kadvany changes distributed in advance); 5-0, with Commissioners Bressler and Ferrick absent.

### PUBLIC HEARING

1. [Use Permit/Reynaldo Quintana/1040 Wallea Drive](#): Request for a Use Permit for the modification of the first floor, and the construction of a new second story to an existing single-story, nonconforming single-family residence on a substandard lot with regard to lot width in the

R-1-S (Single Family Suburban) zoning district. The proposed work would exceed 50 percent of the existing floor area, and is considered equivalent to a new structure. The project would also exceed 50 percent of the existing replacement value in a 12-month period and requires approval of a use permit by the Planning Commission. As part of the proposed development, one heritage magnolia tree (18 inches) in poor condition in the front of the property would be removed. **Continued from the meeting of July 9, 2012 COMMISSION ACTION:** M/S Eiref/Yu to continue the item with the following direction; 5-0, with Commissioners Bressler and Ferrick absent:

- Explore alternative materials and/or design for the front entry, windows, and garage door
  - Provide additional details on landscaping to soften views of the front façade
  - Revise the massing of the structure, in particular the relationship of the garage to the main structure and the size of the second floor relative to the first
  - Provide additional details on the proposed colors
2. **Use Permit/Mable Pope/1411 Hill Avenue:** Request for a use permit for interior and exterior modifications and an addition to the left side and rear of an existing nonconforming residence that would exceed 75 percent of the replacement value of the existing structure located in the R-1-U (Single Family Urban) zoning district. **COMMISSION ACTION:** M/S Riggs/Yu to approve the item as recommended in the staff report; 5-0, with Commissioners Bressler and Ferrick absent.
  3. **Use Permit/David Crouch/1425 Bay Laurel Drive:** Request for a use permit to demolish an existing one-story single-family residence and subsequently construct a two-story single-family residence that includes a basement with light wells that encroach into the required right side yard setback, on a substandard lot, with regard to lot width in the R-1-S (Single-Family Suburban) zoning district. **COMMISSION ACTION:** M/S Eiref/Yu to approve the item as recommended in the staff report; 5-0, with Commissioners Bressler and Ferrick absent.
  4. **Use Permit Revision/ZeaChem, Inc./1490 O'Brien Drive, Suite D:** Request for a revision to a use permit, previously approved in February 2007, for the storage and use of hazardous materials for the research and development (R&D) of renewable chemicals at an existing building located in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the building. **COMMISSION ACTION:** M/S Kadvany/Riggs to approve the item as recommended in the staff report; 4-0, with Commissioners Bressler, Ferrick, and Yu absent.
  5. **Use Permit/Avellino Lab USA, Inc./1505 Adams Drive:** Request for a use permit for the storage and use of hazardous materials for commercial gene diagnostic services and research and development of commercial products for ophthalmic diseases, 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/Eiref to approve the item as recommended in the staff report; 4-0, with Commissioners Bressler, Ferrick, and Yu absent.

#### D. STUDY SESSION ITEMS

1. **Request for a Study Session/Young and Borlik Architects/742 Live Oak Avenue:** Request for a study session for a use permit 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. 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. The two heritage size liquidambar street trees (19.5 and 18.7 inches in diameter), in fair condition, are proposed to be retained. The proposal is a revision of an earlier application for a use permit and variance, which was reviewed and denied by the Planning Commission on June 25, 2012. The revised proposal does not require approval of a variance, and the study session is intended to allow the Planning Commission and the public to provide input to inform a potential future full application.

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

- The Commission provided generally positive feedback on the proposed revision.
- The proposed front trellis helps the aesthetics.
- Interim design B has some positive attributes, although the requested design C can likely be supported.
- Retention of the street trees is appreciated.
- Additional details on the driveway materials (e.g., pavers) should be provided with a full submittal.

## E. REGULAR BUSINESS

1. **Review of Substantial Conformance/ABC Type 86 License:** Review of proposed business modifications for substantial conformance with existing approvals/operations, for three alcohol retailers at 1540 El Camino Real, 525 El Camino Real, and 60 Middlefield Road. *Requested for full Commission consideration by Commissioner Kadwany.* **COMMISSION ACTION:** Commissioners asked questions of staff and the applicants, and discussed the proposed license type. The Commission did not act to reverse or amend the staff determination that the Type 86 license was in substantial conformance with existing approvals/operations; as a result, the staff determination is effective.

## F. COMMISSION BUSINESS - None

## ADJOURNMENT

### Future Planning Commission Meeting Schedule

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
Regular Meeting	November 5, 2012
Regular Meeting	November 19, 2012
Regular Meeting	December 3, 2012
Regular Meeting	December 17, 2012

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