



## PLANNING COMMISSION ACTIONS

Regular Meeting  
August 20, 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 Kadwany from:  
3334 E 1<sup>st</sup> Street  
Long Beach 90893  
(Posted: August 15, 2012)

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### CALL TO ORDER – 7:04 p.m.

**ROLL CALL** – Bressler, Eiref, Ferrick (Chair), Kadwany (Vice Chair – [via teleconference](#)), O'Malley, Riggs, Yu

**INTRODUCTION OF STAFF** – Rachel Grossman, Associate Planner; Kyle Perata, Assistant Planner; Thomas Rogers, Senior 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 – Workshops, August 16 and 23, 2012
  - b. 695 Bay Road Appeal – City Council, August 28, 2012

### 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.

### 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 July 23, 2012 Planning Commission meeting](#)  
**COMMISSION ACTION:** M/S Riggs/O'Malley to approve the minutes (with Kadwany/O'Malley/Riggs changes distributed in advance, except for last Riggs correction which was withdrawn); 5-0-2, with Commissioners Bressler and Ferrick abstaining.

### D. PUBLIC HEARING

1. **Use Permit, Architectural Control, and Variance/Pacific Peninsula Architecture/702 Oak Grove**: Request for a Use Permit, Architectural Control, and Variance to demolish an existing four-unit residential building and construct a mixed-use development, consisting of ground floor parking, four residential units on the second floor (replacing the same number of existing units at the site), and approximately 3,469 square feet of gross floor area of non-medical offices on the third floor. The variance request would reduce the required front setback from 15 feet to 7 feet, six inches, as measured from the Plan Line. (The proposed development would comply with the required 15 foot setback if measured from the property line.) Parking at the site would be met through a shared parking arrangement between the residential and commercial components of the project, utilizing a parking reduction request to provide a total of 14 parking spaces. The project is located in the R-C (Mixed Use) zoning district. **COMMISSION ACTION: M/S Riggs/O'Malley to approve the item as recommended in the staff report with the following modifications; 6-1, with Commissioner Bressler in opposition:**

**Add condition 4c:** Simultaneous with the submittal of a complete building permit application, the applicant shall revise the plan to include a shower within the commercial component of the project, subject to review and approval of the Planning Division.

**Add condition 4d:** Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Transportation Demand Management (TDM), Plan, subject to review and approval of the Transportation and Planning Divisions. The TDM plan should have the goal of providing transit passes or comparable incentives for commute alternatives that would address the parking demand associated with at least two full time equivalent (FTE) employees of the commercial component of the project.

## **E. ENVIRONMENTAL IMPACT REPORT SCOPING SESSION**

1. Review and comment on the Notice of Preparation (NOP) to identify the content of the Environmental Impact Report (EIR) to be prepared for the following project:

**Conditional Development Permit, Rezoning, Lot Merger, Heritage Tree Removal Permits, Below Market Rate Housing Agreement, and Environmental Review/The Sobrato Organization/151 Commonwealth Drive and 164 Jefferson Drive**: Request for a Conditional Development Permit and Rezoning from M-2 (General Industrial) to M-2(X) (General Industrial Conditional Development) to demolish one single-story industrial building and associated structures totaling approximately 217,396 square feet, and subsequently construct two four-story office/research and development buildings totaling approximately 259,919 square feet in excess of the M-2 maximum height of 35-feet. Access to the site would be from Commonwealth Drive, as well as from Jefferson Drive via 164 Jefferson Drive. Development on the 164 Jefferson Drive site would include demolition of the existing structure totaling approximately 20,462 square feet and associated improvements, and redevelopment of the site to provide access to the 151 Commonwealth Drive site and for use as an amenity space to serve the proposed structures on the 151 Commonwealth Drive site. As part of the development proposal, the applicant is requesting approval to remove 12 heritage trees on the 151 Commonwealth Drive site and 11 heritage trees on the 164 Jefferson site. The trees range in health from poor to fair. Project review includes preparation of an Environmental Impact Report per the requirements of the California Environmental Quality Act (CEQA) and preparation of a fiscal impact analysis.

As a scoping item, the Commission did not take action on the item. Commissioners provided comments including the following:

- Housing
  - Provide information related to the impact of the project on housing
  - Consider inclusion of housing mitigation measures in EIR

- Alternatives
  - Consider an alternative that complies with the M-2 maximum height requirement of 35-feet
  - Consider an alternative that contemplates re-occupation of the existing buildings
- Baseline
  - Explain logic for baseline of a vacant site
- Transportation
  - Confirmed that recently approved projects would be included in traffic background
  - Analyze the impact at Chilco Street and Bayfront Expressway
  - Analyze the impact at Chilco Street and Terminal Avenue
  - Analyze if there will be impact to the site immediately north of 151 Commonwealth Drive (149 Commonwealth Drive, Exponent)
  - Consider impacts to at Marsh/Highway 101 on-ramp
- Hydrology
  - Analyze how stormwater runoff will be managed
- Greenhouse Gas Emissions
  - Consider impacts related to heat island effect resulting from extensive parking lots
- Biological Resources
  - Consider impacts related to birds resulting from use of glass in the building design
- Hazards and Hazardous Materials
  - Analyze if there are still on-site contaminants resulting from the previous site use
- Noise
  - Consider potential for bounce-back noise from vehicles traveling on Highway 101 that could impact proximate residences

## F. STUDY SESSION

1. Review and comment on the following project, which will include the preparation of a Fiscal Impact Analysis (FIA):

**Conditional Development Permit, Rezoning, Lot Merger, Heritage Tree Removal Permits, Below Market Rate Housing Agreement, and Environmental Review/The Sobrato Organization/151 Commonwealth Drive and 164 Jefferson Drive:** Request for a Conditional Development Permit and Rezoning from M-2 (General Industrial) to M-2(X) (General Industrial Conditional Development) to demolish one single-story industrial building and associated structures totaling approximately 217,396 square feet, and subsequently construct two four-story office/research and development buildings totaling approximately 259,919 square feet in excess of the M-2 maximum height of 35-feet. Access to the site would be from Commonwealth Drive, as well as from Jefferson Drive via 164 Jefferson Drive. Development on the 164 Jefferson Drive site would include demolition of the existing structure totaling approximately 20,462 square feet and associated improvements, and redevelopment of the site to provide access to the 151 Commonwealth Drive site and for use as an amenity space to serve the proposed structures on the 151 Commonwealth Drive site. As part of the development proposal, the applicant is requesting approval to remove 12 heritage trees on the 151 Commonwealth Drive site and 11 heritage trees on the 164 Jefferson site. The trees range in health from poor to fair. Project review includes preparation of an Environmental Impact Report per the requirements of the California Environmental Quality Act (CEQA) and preparation of a fiscal impact analysis.

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

- Amenity space

- Bocce ball does not seem like the most appropriate amenity to provide, consider something more active
- Consider a walking/running path around the perimeter of the site
- Amenity spaces is not well connected and concerns were raised that it would not be used by employees
- Suggestion to move amenity space closer to buildings
- Parking/Transportation
  - Consider reducing parking through provision of some of the required parking spaces in landscape reserve
  - Reduced parking would minimize heat island effect
  - Transportation Demand Management Program should be provided
- Fiscal Implications
  - Consideration should be given to the types of uses that would provide best financial benefit to the City
  - A Development Agreement should be considered by the applicant
- Landscaping
  - Canopy trees should be provided
- Building Design
  - Height increase request was generally supported by the Commission
  - Building siting was generally supported by Commission

**G. COMMISSION BUSINESS - None**

**ADJOURNMENT**

Future Planning Commission Meeting Schedule

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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