



PLANNING COMMISSION ACTIONS

Regular Meeting
September 10, 2012 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:04 p.m.

ROLL CALL – Bressler, Eiref, Ferrick (Chair), Kadvany (Vice Chair - [absent](#)), O'Malley ([arrived 7:30 p.m.](#)), Riggs ([arrived 7:05 p.m.](#)), Yu

INTRODUCTION OF STAFF – Momo Ishijima, 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
 - b. 695 Bay Road Appeal – City Council, August 28, 2012
 - c. Facebook West – City Council Information Item, September 11, 2012
[Staff also mentioned the pending September 18 City Council review of consultant contracts for the environmental and fiscal review for the Commonwealth Corporate Center project, which will also include an opportunity for additional feedback on the project.](#)

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.

- [Maya Sewald of Sharon Heights made remarks regarding the Housing Element, thanking the City for removing the Sharon Park site from the potential housing sites list, and promising that the neighbors will work together on alternate sites.](#)

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 August 6, 2012 Planning Commission meeting](#)
COMMISSION ACTION: M/S Riggs/Ferrick to approve the minutes as submitted; 5-0, with Commissioners Kadvany and O'Malley absent.

2. **Architectural Control/Kama and Michael Best/192 Stone Pine Lane**: Request for approval for architectural control for exterior modifications of the front facade on an existing residence in the R-3 (Apartment) zoning district. **COMMISSION ACTION:** M/S Riggs/Ferrick to approve the item with the following modification; 5-0, with Commissioners Kadwany and O'Malley absent:
Add condition 4a: If the exterior window of the proposed addition is replaced, the replacement window shall match the character and design of the existing window subject to the review and approval of the Planning Division
3. **Architectural Control/Cynthia Lee Schreuder/1340 Trinity Drive**: Request for Architectural Control to modify the rear portion of the existing single-family townhouse by adding approximately 55 square feet over an existing deck located on the first floor in the R-E-S(X) (Single Family Estate Suburban, Conditional Development) zoning district. **COMMISSION ACTION:** M/S Riggs/Ferrick to approve the item as recommended in the staff report; 5-0, with Commissioners Kadwany and O'Malley absent.

D. 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-inch diameter) in poor condition in the front of the property would be removed. An initial version of the proposal was reviewed by the Planning Commission at the meeting of July 23, 2012, and was continued with direction for redesign. The proposal has since been revised, with changes to elements such as the architectural style, massing and roof pitch, front entry, windows, garage type and landscaping. **COMMISSION ACTION:** M/S Yu/Riggs to approve the item as recommended in the staff report; 5-0-1, with Commissioner Kadwany absent and Commissioner Eiref recused.
2. **Use Permit/Young and Borlik Architects/742 Live Oak Avenue**: Request 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 (a 30-inch diameter oak located in the back-right corner of the property, and a 25-inch diameter cherry along the left-side property line) in poor condition are proposed to be removed. 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. **COMMISSION ACTION:** M/S Bressler/Eiref to approve the item as recommended in the staff report; 6-0, with Commissioner Kadwany absent.
3. **Use Permit Revision/Courtney Lai for Sprint/3645 Haven Avenue**: Request for a modification to an existing wireless telecommunications facility located on an existing monopole in the M-2 (General Industrial) zoning district. Two existing panel antennas, located on the monopole would be replaced with new equivalent antennas and four remote radio units (RRUs) would be added to the monopole, two per each sector. The three existing equipment cabinets, located on the ground, would be removed and replaced with two new cabinets. **COMMISSION ACTION:** M/S Riggs/O'Malley to approve the item as recommended in the staff report; 6-0, with Commissioner Kadwany absent.

E. COMMISSION BUSINESS - None

ADJOURNMENT – 8:08 p.m

Future Planning Commission Meeting Schedule

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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