



## PLANNING COMMISSION ACTIONS

Regular Meeting  
October 15, 2012 at 7:00 p.m.  
City Council Chambers  
701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:00 p.m.

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

**INTRODUCTION OF STAFF** – Rachel Grossman, Associate Planner; Justin Murphy, Development Services Manager; Leigh Prince, City Attorney's Office; Jeffery Baird, Baird + Driskell Community Planning

### 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.

- A1. Update on Pending Planning Items
  - a. Facebook West Campus – City Council, October 30, 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.

[Janet Davis requested that Commissioner Bressler recuse himself from deliberations on the Housing Element.](#)

### 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.

- C1. [Approval of minutes from the September 10, 2012 Planning Commission meeting](#)  
**COMMISSION ACTION:** M/S Riggs/O'Malley to approve the minutes as presented; 6-0-1, with Commissioner Kadvany abstaining.

### D. REGULAR BUSINESS

- D1. [General Plan Amendment/City of Menlo Park: Update of the Housing Element of the General Plan](#). Review and comment on the Preliminary Draft Housing Element of the General Plan for consideration by the City Council at its meetings of October 22 and 23, 2012.

*The Housing Element of the General Plan is the City's long-range plan for housing goals, policies, programs and actions to rezone adequate sites for housing. The Planning Commission's comments will serve as a recommendation to the City Council. The City Council is scheduled to review the Draft Housing Element on October 22 and 23, 2012. The City is scheduled to submit the Draft Housing Element to the State Department of Housing and Community Development (HCD) for review and comment not later than October 31, 2012 in compliance with a court order. In early 2013, the City will consider the comments from HCD and prepare a Final Draft Housing Element, as well as associated General Plan Amendments and Zoning Ordinance Amendments and Rezonings, after public hearings by the Planning Commission and City Council. Additional noticing will be conducted for the future public hearings.*

**COMMISSION ACTION:** The Planning Commission voted on a series of motions that resulted in the following recommendations to the City Council:

- For the Rural Lane site, any future development should be tied to physical improvements to Alpine Road and any minimum density requirements should be avoided. (M/S Ferrick/O'Malley, 6-0-1 with Onken abstaining; M/S Riggs/Ferrick, 4-1-2 with Bressler opposed and Eiref and O'Malley abstaining; M/S Riggs/Bressler 6-0-1 with Eiref abstaining)
- Support the creation of the Affordable Housing Overlay zoning district. (M/S Ferrick/Riggs, 7-0)
- For program H4.l(e), modify "expediting" to say: "work with non-profits to process development proposals to, as best as possible, fit with the financing needs for affordable housing." (M/S Kadvany/Onken, 7-0)
- Count second units as aggressively as possible. (M/S Ferrick/Bressler, 7-0)
- Tie school capacity to types of residential units (i.e., seniors, small units, workforce). (M/S Riggs/Ferrick, 7-0)
- Zone for mixed use where appropriate, including incorporating existing viable commercial development on housing sites. (M/S Bressler/Eiref, 7-0 and M/S Bressler/Ferrick, 7-0)
- Re-evaluate the Below Market Rate (BMR) housing program to reduce the cost of providing BMR units and to encourage new BMR units to be built. (M/S Riggs/Onken, 7-0)

**E. COMMISSION BUSINESS - None**

**ADJOURNMENT – 11:35 p.m.**

Future Planning Commission Meeting Schedule

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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