



PLANNING COMMISSION ACTIONS

Regular Meeting
February 25, 2013 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:03 p.m.

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

INTRODUCTION OF STAFF – Rachel Grossman, Associate Planner; Justin Murphy, Development Services Manager

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
- Housing Element – City Council – March 12, 2013
 - 1976 Menalto Avenue – City Council Appeal – February 12, 2013
 - 2200 Sand Hill Road – City Council Appeal – February 12, 2013

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 and items listed under Consent. 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.

- C1.** [Approval of minutes from the January 28, 2013 Planning Commission meeting.](#)
ACTION: M/S Onken/Ferrick to approve the minutes with the following modifications; 7-0
- Page 13, 5th paragraph, 4th line: Change “four-lane” to “four-leg”
 - Page 27, last paragraph, 1st line: Replace “residents” with “residents were”
 - Page 29, last paragraph, 2nd line: Change “parking” to “retail parking”
 - Page 30, 1st paragraph, 4th line from bottom: Replace “...urban planning architectural public space and transit problem in the 21st first century way suitable for a world class university and not what was on the last line of a spreadsheet.” with “urban planning, architectural, public space and transit development for the 21st century, in ways suitable for a world class university and not what was on the last line of a spreadsheet.”

- Page 30, last paragraph, last sentence: Replace "... El Camino Real congestion was the beginning." with "... El Camino Real congestion was expressed from the beginning."
- Page 31, 1st paragraph, 6th line: Replace "they might need a dedicated bus lane, and three open lanes" with "they might not get a dedicated bus lane at the expense of three open lanes"

D. PUBLIC HEARING

Commissioner Onken announced that he had a conflict of interest involving Agenda Items D1 and D2 and left the Council Chambers

- D1. Conditional Development Permit, Rezoning, Development Agreement, Lot Line Adjustment, Heritage Tree Removal Permits, Below Market Rate (BMR) Housing Agreement, Environmental Review/Facebook, Inc./312 and 313 Constitution Drive: Request for a rezoning from M-2 (General Industrial District) to M-2-X (General Industrial, Conditional Development), Conditional Development Permit, Development Agreement and Lot Line Adjustment to construct an approximately 433,555 square foot single-story building above an at-grade parking lot that would include approximately 1,499 parking spaces. The proposed structure would exceed the 35-foot height maximum and 50 percent lot coverage maximum in the M-2 district, but would comply with other applicable development requirements including setbacks and floor area ratio. As part of the project proposal, the applicant is seeking to remove 175 heritage trees in fair to poor health, and Heritage Tree Removal Permits would be required. In addition, the project includes a BMR Housing Agreement for the payment of in-lieu fees, the provision of BMR units off site, or a combination of payment of in-lieu fees and provision of BMR units off site. Environmental review includes the preparation of an addendum to confirm that the project design would not result in environmental impacts that were not already identified in the Environmental Impact Report certified for the Facebook Campus Project by the City Council on May 29, 2012.

COMMISSION ACTION:

1. M/S Riggs/O'Malley to recommend that the City Council adopt a Resolution of the City Council of the City of Menlo Park, California, adopting findings required by the California Environmental Quality Act, Statement of Overriding Considerations and Adopting the Mitigation Monitoring and Reporting Program for the property located at 312 and 313 Constitution Drive; 6-0, with Commissioner Onken recused.
2. M/S Riggs/Ferrick to recommend that the City Council introduce an Ordinance of the City Council of the City of Menlo Park, California rezoning the property at 312 and 313 Constitution Drive from M-2 (General Industrial) to M-2(X) (General Industrial, Conditional Development); 6-0, with Commissioner Onken recused.
3. M/S Riggs/Ferrick to recommend that the City Council adopt a Resolution of the City Council of the City of Menlo Park, California, Approving a Conditional Development Permit for the property located at 312 and 313 Constitution Drive, with the following modification; 6-0, with Commissioner Onken recused:
 - a. Amend Condition of approval 9.10 as follows (new text underlined): Landscape Plan: During the Main Construction Phase (8.1.5), the Applicant shall submit a detailed on-site landscape plan, including the size, species, and location, and an irrigation plan shall be submitted for review and approval by the Planning, Engineering, and Transportation Divisions, prior to building permit issuance. The landscape plan shall illustrate the retention of the maximum number of trees feasible, with the potential retention of approximately 30 trees previously indicated to be removed on plan sheet WL.1, to the satisfaction of the Planning Division and City Arborist. The landscape plan shall include all onsite landscaping, adequate sight distance visibility, screening for outside utilities with labels for the utility boxes sizes and heights, and documentation confirming compliance with the Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). The landscape plan shall include an appropriate mix of native and adapted species to complement the nearby Don Edwards San Francisco Bay National Wildlife Refuge and shall be reviewed and approved by the Community Development Director and Public Works Director prior to building permit issuance.

4. M/S Riggs/O'Malley to recommend that the City Council introduce an Ordinance of the City Council of the City of Menlo Park, California approving the Development Agreement, with Giant Properties, LLC for the property located at 312 and 313 Constitution; 6-0, with Commissioner Onken recused.
5. M/S O'Malley/Riggs to recommend that the City Council adopt a Resolution of the City Council of the City of Menlo Park, California approving a Below Market Rate Housing Agreement with Giant Properties, LLC for the property located at 312 and 313 Constitution Drive; 6-0, with Commissioner Onken recused.
6. M/S Ferrick/Eiref to recommend that the City Council adopt a Resolution of the City Council of the City of Menlo Park, California, Approving the Lot Line Adjustment for the properties located at 312 and 313 Constitution Drive; 6-0, with Commissioner Onken recused.
7. M/S Riggs/O'Malley to recommend that the City Council adopt a Resolution of the City Council of the City of Menlo Park, California, Approving the Heritage Tree Removal Permits for the properties located at 312 and 313 Constitution Drive, with the following modification; 6-0, with Commissioner Onken recused:
 - a. Direct the applicant to explore retention of some of the existing heritage trees along the perimeter of the site for screening, as required in Conditional Development Permit condition of approval 9.10, as amended above.

D2. Use Permit Revision/Pacific Biosciences/1005 Hamilton Avenue: Request for a revision to a use permit, previously approved in September 2007, for the indoor and outdoor storage and use of hazardous materials for research and development (R&D) associated with genome sequencing equipment at an existing building located in the M-2 (General Industrial) zoning district. The proposed revision would include the installation of an exterior storage tank for argon, which would be located adjacent to a liquid nitrogen tank (previously permitted but not yet installed), within a chain link enclosure with vertical slats. All hazardous materials would be used within the building, with the exception of an existing diesel fuel emergency generator. **COMMISSION ACTION:** M/S Eiref/O'Malley to approve the item as recommended in the staff report; 6-0, with Commissioner Onken recused.

E. REGULAR BUSINESS - None

F. COMMISSION BUSINESS - None

ADJOURNMENT – 9:25

Future Planning Commission Meeting Schedule

Regular Meeting	March 4, 2013
Regular Meeting	March 18, 2013
Regular Meeting	April 8, 2013
Regular Meeting	April 22, 2013
Regular Meeting	May 6, 2013
Regular Meeting	May 20, 2013

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