



PLANNING COMMISSION ACTIONS

Regular Meeting
March 18, 2013 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), O'Malley, Onken, Riggs

INTRODUCTION OF STAFF – Momoko 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.

A1. Update on Pending Planning Items

- a. Housing Element – City Council – March 5 and 12, 2013
- b. Facebook West Campus – City Council – March 26, 2013
- c. 555 Glenwood Avenue – City Council – March 26, 2013
- d. SRI Campus Modernization Project– City Council Study Session – April 2, 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 February 25, 2013 Planning Commission meeting.](#)

ACTION: M/S O'Malley/Riggs to approve the minutes with the following modifications; 7-0:

- Page 11, 1st full paragraph, 4th line: Replace “roof” with “parapet wall”
- Page 11, 4th paragraph, 1st line: Replace “He without that...” with “He said that...”
- Page 12, 7th paragraph, last sentence: Replace “He also, for trees 45 feet up...” with “He add that trees 45 feet up...”

C2. [Approval of the excerpt minutes for 555 Glenwood Avenue from the March 4, 2013 Planning Commission meeting.](#)

ACTION: M/S O'Malley/Riggs to approve the minutes with the following modifications; 7-0:

- Page 3, last paragraph, 4th line: Change “Traffic” to “Transportation”

- Page 6, last paragraph, 1st line: Replace “activity” with “option”
- Page 9, 2nd paragraph, last sentence: Replace “it not” with “it did not”

D. PUBLIC HEARING

- D1. **Use Permit/Kenneth Buck/619 Bay Road**: Request for a use permit for interior remodeling and the construction of a first and second floor addition to an existing single-story, nonconforming single-family residence on a substandard lot with regard to lot width in the R-1-U (Single-Family Urban) zoning district. The project would exceed 50 percent of the existing replacement value in a 12-month period and requires approval of a use permit by the Planning Commission. **COMMISSION ACTION:** M/S Ferrick/Riggs to approve the item with the following modifications; 7-0:

Modify condition 4a: Simultaneous with the submittal of a complete building permit application, the applicant shall note the window type description to include true divided lights or simulated divided lights with grids if multi-paned windows are proposed, subject to review and approval of the Planning Division. All windows on the second floor addition shall be uniform in style and/or complementary to the existing windows on the first floor.

- D2. **Use Permit/Mehdi Jazayeri/850 Cambridge Avenue**: Request for a use permit to demolish an existing two-story, single-family residence and a detached garage and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-2 (Residential Low Density Apartment) zoning district. As part of the project, the applicant is proposing to remove a heritage buckeye tree (22-inch diameter, poor condition) located on the left side of the property. **COMMISSION ACTION:** M/S Onken/Kadvany to continue the item with direction including the following; 6-0-1, with Commissioner O’Malley abstaining:

- Add second story windows on the rear elevation for better cross ventilation and balance, and reduce side aspect windows for neighbor privacy
- Reduce the visual effect of the double garage door on the front elevation (side to side as well as front to back)
- Extend the chimney height, at minimum, to the second story roof gutter for balance
- Simplify forms and provide relief on the front elevation by reducing massing and building width

- D1. **Conditional Development Permit Amendment/James K. Harris for the Boys and Girls Club of the Peninsula/401 Pierce Road and 400 Market Place**: Request for an amendment to an existing conditional development permit (CDP) to increase the maximum permitted floor area ratio (FAR) at the site from 35 percent to 45 percent, consistent with the maximum FAR of the R-3 (Residential Apartment) zoning district. The use of the site would remain a private recreation facility. At this time, the applicant is proposing to construct an approximately 747 square foot addition on the second floor, for a current total proposed FAR of 36.2 percent. Any potential future additions would be subject to architectural control review by the Planning Commission. The property is zoned R-3-X (Residential Apartment, Conditional Development). **COMMISSION ACTION:** M/S O’Malley/Ferrick to approve the item as recommended in the staff report; 7-0:

- D2. **Use Permit/Circuit Therapeutics, Inc./1505 O’Brien Drive**: Request for a use permit for the storage and use of hazardous materials for the research and development of new techniques for neuroscience research, 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 Kadvany/O’Malley to approve the item as recommended in the staff report; 7-0:

E. COMMISSION BUSINESS - None

ADJOURNMENT – 8:43 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	April 8, 2013
Regular Meeting	April 22, 2013
Regular Meeting	May 6, 2013
Regular Meeting	May 20, 2013
Regular Meeting	June 10, 2013
Regular Meeting	June 24, 2013

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