



PLANNING COMMISSION ACTIONS

Regular Meeting
April 8, 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 ([arrived 7:04 p.m.](#)), Ferrick (Chair), Kadvany (Vice Chair), O'Malley ([absent](#)), Onken, Riggs

INTRODUCTION OF STAFF – Rachel Grossman, Associate Planner; Momoko Ishijima, Planner; Jean Lin, 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.

A1. Update on Pending Planning Items

- a. Housing Element
 - a. Planning Commission/City Council Joint Meeting – April 9, 2013
 - b. Planning Commission – April 22, 2013
- b. Facebook West Campus – City Council – March 26, 2013 and April 2, 2013
- c. 555 Glenwood Avenue – City Council – March 26, 2013
- d. SRI Campus Modernization Project – City Council Study Session – April 2, 2013
- e. 401 Pierce Road – City Council – April 16, 2013
- f. 500 El Camino Real – City Council – April 16, 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 4, 2013 Planning Commission meeting.](#)

COMMISSION ACTION: M/S Riggs/Ferrick to approve the minutes with the following modifications; 6-0, with Commissioner O'Malley absent:

- Page 2, 3rd paragraph from bottom, 3rd line: Replace “he said” with “he acknowledged”
- Page 7, 3rd paragraph, 2nd line: Change “collared” to “pollard”
- Page 8, 3rd paragraph from bottom, 2nd line: Change “collared” to “pollard”

- C2. [Approval of the excerpt minutes for 401 Pierce Road from the March 18, 2013 Planning Commission meeting.](#)

COMMISSION ACTION: M/S Riggs/Ferrick to approve the excerpt minutes as submitted; 6-0, with Commissioner O'Malley absent.

D. PUBLIC HEARING

- D1. [Use Permit/Scott Landry/635 Kenwood Drive:](#) Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot depth and lot size, in the R-1-U (Single-Family Urban) zoning district. The project includes a request for the removal of a heritage street tree (23.5-inch diameter, fair condition). **COMMISSION ACTION:** M/S Kadvany/Ferrick to approve the item with the following modification; 6-0, with Commissioner O'Malley absent:

Modify condition 4a: Simultaneous with the submittal of a complete building permit application, the applicant shall submit a landscape plan or revised site plan with a proposed tree for privacy screening at the back right-side corner of the structure, subject to review and approval of the Planning Division.

- D2. [Use Permit Revision/Michael Davis, D&Z Design Associates, Inc./1325 Garden Lane:](#)

Request for a use permit revision to demolish an existing single-story, single-family residence and subsequently construct a new two-story, 5,048 square foot single-family residence including a basement with light wells that encroach into the required interior side yard and rear yard setbacks and an attached 573 square foot garage on a substandard lot with regard to lot width, lot depth and lot size in the R-E (Residential Estate) zoning district. Four heritage trees are proposed for removal as part of the project. The request is a revision to a use permit approved on February 4, 2013.

COMMISSION ACTION: M/S Riggs/Eiref to approve the item as recommended in the staff report; 6-0, with Commissioner O'Malley absent.

- D3. [Use Permit/Brian Kelly/380 Claire Place:](#) Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-1-S (Single-Family Suburban) zoning district.

COMMISSION ACTION: M/S Riggs/Onken to approve the item with the following modifications; 5-0, with Commissioner O'Malley absent and Commissioner Kadvany recused:

Add condition 4a: Simultaneous with the submittal of a complete building permit application, the applicant shall revise the plans to remove the stone veneer from the project, with the exception of the chimneys, subject to review and approval of the Planning Division.

Add condition 4b: Simultaneous with the submittal of a complete building permit application, the applicant shall submit documentation that the middle chimney along the rear elevation contains a stone veneer on all sides of the chimney, and the stone façades shall extend to the grade level, subject to review and approval of the Planning Division.

Add condition 4c: Simultaneous with the submittal of a complete building permit application, the applicant shall raise the height of the middle chimney along the rear façade by a minimum of 30 inches, subject to review and approval of the Planning Division.

- D4. [Use Permit, Architectural Control, Major Subdivision/Forrest Mozart/1273 Laurel Street:](#)

Request to demolish a single-story, single family home and to construct three detached, two-story dwelling units on the subject parcel in the R-3 (Apartment) zoning district. Use Permit and Architectural Control would be required for the construction of new residential units. The development would include a common driveway with the adjacent property (1281 Laurel Street) for access to each residence. A Tentative Map would be required to create six residential condominium units, including three units on the neighboring legal parcel (addressed 1281 Laurel Street). As part of the proposal the applicant is proposing to remove three heritage trees, including a coast live oak (42-inch diameter, poor condition) and two incense cedars (33-inch and 27 inch

diameter, fair and poor condition). In addition, the applicant is requesting approval of a Below Market Rate (BMR) Agreement for the payment of an in-lieu fee for this project. An initial version of the proposal was reviewed by the Planning Commission at the meeting of March 4, 2013, and was continued with direction for redesign. The proposal has since been revised, with changes to the driveway material, the windows and orientation of the right-side front unit, and modifications to the applied materials throughout the project. **COMMISSION ACTION:** M/S Ferrick/Riggs to recommend approval of the item with the following direction; 6-0, with Commissioner O'Malley absent:

- The stone veneer should contain grout between the individual stones, instead of a dry stack design; and
- Add two screening trees between the units on the right side parcel (1281 Laurel Street).

D5. Use Permit, Architectural Control, Major Subdivision/Forrest Mozart/1281 Laurel Street:

Request to demolish a single-story, single family home and to construct three detached, two-story dwelling units on the subject parcel in the R-3 (Apartment) zoning district. Use Permit and Architectural Control would be required for the construction of new residential units. The development would include a common driveway with the adjacent property (1273 Laurel Street) for access to each residence. A Tentative Map would be required to create six residential condominium units, including three units on the neighboring legal parcel (addressed 1273 Laurel Street). As part of the proposal the applicant is proposing to remove two heritage size Mexican fan palms (22-inch and 17-inch diameter, good condition). In addition, the applicant is requesting approval of a Below Market Rate (BMR) Agreement for the payment of an in-lieu fee for this project. An initial version of the proposal was reviewed by the Planning Commission at the meeting of March 4, 2013, and was continued with direction for redesign. The proposal has since been revised, with changes to the driveway material, the windows and orientation of the right-side front unit, and modifications to the applied materials throughout the project. **COMMISSION ACTION:** M/S Ferrick/Riggs to recommend approval of the item with the following direction; 6-0, with Commissioner O'Malley absent:

- The stone veneer should contain grout between the individual stones, instead of a dry stack design; and
- Add two screening trees between the units on the right side parcel (1281 Laurel Street).

D6. Use Permit/HeartVista/990 Hamilton Avenue:

Request for a use permit for the storage and use of hazardous materials for the research and development of Magnetic Resonance Imaging (MRI) software to assist in the diagnosis of heart diseases, within an existing building located in the M-2 (General Industrial) zoning district. All chemicals would be used and stored within the building. **COMMISSION ACTION:** M/S Onken/Ferrick to approve the item as recommended in the staff report; 6-0, with Commissioner O'Malley absent.

D7. Use Permit and Architectural Control/Melanie Roth/1143 Crane Street:

Request for a use permit and architectural control to allow outdoor seating within the public right-of-way and exterior modifications to the building façade in conjunction with a restaurant use in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed exterior modifications include adjustments to the height of the existing awning, installation of wainscot siding in the entry alcove, replacement of storefront windows, and changes to the building's color scheme. **COMMISSION ACTION:** M/S Riggs/Ferrick to approve the item as recommended in the staff report; 6-0, with Commissioner O'Malley absent.

- D8. Use Permit Revision/Jane Vaughan/200 Middlefield Road:** Request for a use permit revision for a reduction of six parking spaces, from a total of 162 to 156 parking spaces, to accommodate an expanded electrical room, additional mechanical units, exhaust venting, and bicycle parking in the underground garage at an existing non-medical office building in the C-1 (Administrative and Professional District, Restrictive) zoning district. **COMMISSION ACTION:** M/S Riggs/Ferrick to approve the item as recommended in the staff report; 6-0, with Commissioner O'Malley absent.

E. COMMISSION BUSINESS - None

ADJOURNMENT – 9:36pm

Future Planning Commission Meeting Schedule

Special Meeting Council)	April 9, 2013 (Joint Meeting with City
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
Regular Meeting	July 8, 2013
Regular Meeting	July 22, 2013

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