



PLANNING COMMISSION ACTIONS

Regular Meeting
April 22, 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 (arrived 7:06 p.m.), Eiref, Ferrick (Chair), Kadwany (Vice Chair), O'Malley, Onken, Riggs

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Bill McClure, City Attorney; Justin Murphy, Development Services Manager; Leigh Prince, City Attorney

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
- 401 Pierce Road – City Council – April 16, 2013
 - 500 El Camino Real – City Council – April 16, 2013
 - [1273-1281 Laurel Street – City Council – May 7, 2013](#)

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 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 March 4, 2013 Planning Commission meeting](#)
ACTION: M/S Riggs/Ferrick to approve the minutes with the following modifications; 7-0
- Page 15, 3rd paragraph from bottom, 2nd line: Change “Mr. S” to “Mr. Sarboraria”
 - Page 22, 2nd paragraph from bottom, 6th line: Replace “path” with “bike lane”
- C2.** [Approval of minutes from the March 18, 2013 Planning Commission meeting](#)
COMMISSION ACTION: M/S Riggs/Ferrick to approve the minutes as submitted; 7-0.

D. PUBLIC HEARING

D1. Housing Element Update, Open Space, Conservation, Noise and Safety Element Update General Plan Land Use Element Amendment, Zoning Ordinance Amendment, Rezoning, Environmental Review:

The Planning Commission will consider and make recommendations on the following components of the project:

- **General Plan Amendments** -- Incorporate the updated Housing Element into the General Plan; update the Open Space and Conservation, Noise and Safety Elements for consistency with the Housing Element and State law; modify the Land Use and Circulation Element for consistency; and change the land use designation of four sites (1200 and 1300 blocks of Willow Road, 700-800 blocks of Hamilton Avenue and 3600 block of Haven Avenue) for higher density housing.
- **Zoning Ordinance Amendments** -- Create new zoning district and design standards for higher density housing on key sites that could result in up to net new 894 dwelling units; create an Affordable Housing Overlay Zone for key sites and the El Camino Real/Downtown Specific Plan area to establish density bonuses and other incentives for affordable housing; create an implementing ordinance for the State Density Bonus Law and consider certain incentives such as increases to the base density in exchange for structured parking; modify the R-3 zoning district to provide greater opportunities for infill housing in designated areas around the El Camino Real/Downtown Specific Plan area by increasing the maximum density to 30 dwelling units per acre on lots 10,000 square feet or greater; modify the secondary dwelling unit development standards pertaining to single-family residential lots 6,000 square feet or greater in size throughout the City to encourage the creation of more units; and modify other provisions of the Zoning Ordinance relating to definitions, parking, non-conforming provisions, accessory buildings, etc., as necessary for consistency with other changes to the Zoning Ordinance.
- **Rezoning** -- Rezone four sites (1200 and 1300 blocks of Willow Road, 700-800 blocks of Hamilton Avenue and 3600 block of Haven Avenue) for higher density housing
- **Environmental Review** -- Review of the Environmental Assessment prepared for the project.

Following a presentation by staff and the City's consultant, the Commissioner asked questions of staff, opened the public hearing to receive public comment on the item, closed the public hearing, and discussed the various components itemized in the Recommendation section of the April 22 staff report. Topics of discussion included the proposed changes to height and setback for secondary dwelling units, secondary access for secondary dwelling units, process for review of projects in the new R-4-S (High Density Residential, Special) and modified R-3 (Apartment) zoning districts, proposed building façade development standard in the R-4-S zoning district, and the proposed design standards associated with the proposed R-4-S zoning district.

The Commission appointed a subcommittee of Vice Chair Kadvany and Commissioners Onken and Riggs to further review and refine the proposed R-4-S design standards and to present them to the full Commission for review and recommendation.

The Commission continued the agenda item to a special meeting on April 29, 2013.

E. COMMISSION BUSINESS - None

ADJOURNMENT – 11:32 p.m.

Future Planning Commission Meeting Schedule

<i>Special Meeting</i>	<i>April 29, 2013</i>
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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