



PLANNING COMMISSION ACTIONS

Regular Meeting
May 20, 2013 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:02 p.m.

ROLL CALL – Bressler (arrived 7:06 p.m.), Eiref (Vice Chair), Ferrick, Kadvany (Chair), Onken (absent), Riggs, Strehl

INTRODUCTION OF STAFF – 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
- 1273-1281 Laurel Street – City Council – May 7, 2013
 - Housing Element – City Council – May 21, 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 April 22, 2013 Planning Commission meeting](#)

ACTION: M/S Riggs/Kadvany to approve the minutes with the following modifications; 5-0, with Commissioner Strehl abstaining and Commissioner Onken absent:

- Page 16, last paragraph, 2nd line: Replace “noting with Green requirements that window were framed with two by fours.” with “it works out with Green requirements that walls are framed in 2x6 but windows generally fit in 2x4 walls.”
- Page 16, last paragraph, 3rd line: Replace “He said they have effectively taken...” with “He said staff as effectively taken...”
- Page 16, last paragraph, 7th line: Replace “suggested up to 50% individually” with “suggested limit to 15% individually”
- Page 16, last paragraph, 9th line: Replace “these buildings were they have asked” to “these buildings were, the Plan asks”

- Page 17, top paragraph, 4th line: Replace “was that only one upper story is setback” with “was that there is only one setback to the upper stories.”

C2. Approval of minutes from the April 29, 2013 Planning Commission meeting

ACTION: M/S Ferrick/Kadvany to continue the minutes to the Planning Commission meeting of June 10, 2013; 5-0, with Commissioner Strehl abstaining and Commissioner Onken absent.

D. PUBLIC HEARING

D1. Use Permit and Variance/Richard A. Hartman/712 Partridge Avenue: Request for a use permit to demolish two single-family dwelling units and an accessory building and to construct two two-story, single-family dwelling units and associated site improvements on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district. Request for a variance to build an accessory structure in the front half of the property, 87.5 feet from the front property line where 94 feet would be required. 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 design from traditional to a craftsman style for more compatibility with the neighborhood character, more articulation and detail on bare walls to address massing, and addition of materials and detail to add higher integrity to the design. ***This item has been continued to the Planning Commission meeting of June 10, 2013.***

D2. Use Permit and Variance/Kathleen and Greg Rice/624 Central Avenue: Request for a use permit to determine the Floor Area Limit (FAL) of a lot with less than 5,000 square feet of area, associated with the construction of a second-story addition to an existing nonconforming single-story, single-family residence in the R-1-U (Single Family Urban) zoning district. In addition, the applicant is requesting a variance for additions to encroach approximately two feet into the five-foot right side setback. **COMMISSION ACTION:** M/S Riggs/Eiref to approve the item as recommended in the staff report; 5-0, with Commissioner Ferrick recused and Commissioner Onken absent.

D3. Use Permit and Variance/Miriam Huntley/334 McKendry Place: Request for a use permit for a 454-square foot addition and remodel of an existing nonconforming, single-story, single-family residence on a substandard lot in the R-1-U (Single Family Urban Residential) zoning district. The project would also exceed 75 percent of the existing replacement value in a 12-month period and requires approval of a use permit by the Planning Commission. In addition, the applicant is requesting a variance to the corner side setback requirement to construct the addition at nine feet, nine inches from the property line, where 12 feet is required, as well as a variance to the front side setback requirement to construct a front porch post at 19 feet from the property line, where 20 feet is required. **COMMISSION ACTION:** M/S Bressler/Strehl to approve the item with the following modifications; 6-0, with Commissioner Onken absent:

Renumber original actions 4 and 5, to 5 and 6, respectively.

Add new action 4: Make the following findings as per Section 16.82.340 of the Zoning Ordinance pertaining to the granting of the variance for the front setback:

- a. The substandard lot width, depth, and size, and the unusual shape of the front property line create a constraint to the design potential for the front porch post without approval of the requested variance.
- b. The proposed variance is necessary for the preservation of consistency in design with the neighborhood, and enjoyment of substantial property rights possessed by other conforming properties in the same vicinity, and the variance would not constitute a special privilege of the recipient not enjoyed by neighbors.
- c. Except for the requested variance, the proposed construction will conform to all other requirements of the Zoning Ordinance. Granting of the variance will not be materially detrimental to the public health, safety, or welfare, and will not impair an adequate supply of light and air to adjacent properties, and will meet the floor area

limit, building coverage, and height per the R-1-U zoning district.

- d. The conditions upon which the requested variance is based would not be applicable, generally, to other properties within the same zoning classification since the variance is based on characteristics unique to this property.
- e. The property is not within any Specific Plan area, and as such no finding regarding an unusual factor is required to be made.

Delete condition 6b (originally 5b) and replace with new condition: Simultaneous with the submittal of a complete building permit application, the applicants shall submit a landscape plan with proposed landscape design for the street side elevation, subject to review and approval of the Planning Division.

- D4. Use Permit/Paaras Mehta/272 Santa Margarita Avenue:** Request for a use permit to remodel and construct a second story addition to an existing nonconforming single-story, single-family residence on a substandard lot with respect to lot width in the R-1-U (Single Family Urban) zoning district. The proposed remodeling and expansion would exceed 50 percent of the existing floor area, and is considered equivalent to a new structure. The project would also exceed 50 percent of the existing replacement value in a 12-month period. **COMMISSION ACTION:** M/S Ferrick/Strehl to approve the item as recommended in the staff report; 5-0, with Commissioner Riggs abstaining and Commissioner Onken absent.
- D5. Use Permit/Kateeva, Inc./1430 O'Brien Drive, Suites D and E:** Request for a use permit for the indoor storage and use of hazardous materials for the research and development and prototype manufacturing of organic light emitting diode (OLED) displays in an existing building in the M-2 (General Industrial) zoning district. Kateeva also operates in Suites A and G, which received use permit approval for the use and storage of hazardous materials in April 2011 and November 2010 respectively. No changes to Suites A and G are proposed. **COMMISSION ACTION:** M/S Riggs/Bressler to approve the item as recommended in the staff report; 6-0, with Commissioner Onken absent.
- D6. Use Permit Revision/Pall ForteBio Corporation/1360 Willow Road:** Request for a use permit revision to modify the types and quantities, and location of hazardous materials associated with a life sciences company developing analytical systems, within an existing building located in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the building. **COMMISSION ACTION:** M/S Ferrick/Kadvany to approve the item as recommended in the staff report; 6-0, with Commissioner Onken absent.

E. COMMISSION BUSINESS - None

ADJOURNMENT – 8:48 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	June 10, 2013
Regular Meeting	June 24, 2013
Regular Meeting	July 8, 2013
Regular Meeting	July 22, 2013
Regular Meeting	August 5, 2013
Regular Meeting	August 19, 2013