



PLANNING COMMISSION ACTIONS

Regular Meeting
June 10, 2013 at 6:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 6:01 p.m.

ROLL CALL – Bressler, Eiref (Vice Chair – [arrived 6:04 p.m.](#)), Ferrick, Kadvany (Chair), Onken ([arrived 6:55 p.m.](#)), Riggs ([arrived 6:04 p.m.](#)), Strehl

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Momoko Ishijima, Planner; Kyle Perata, Assistant Planner; Thomas Rogers, Senior Planner

i. PRESENTATION

i1. [Presentation on the West Haven Waterfront Area Vision Plans by Students of California Polytechnic State University, San Luis Obispo](#)

The Planning Commission received the student presentation, received public comment, and provided comments and questions for consideration.

REGULAR SESSION – 7:07 p.m.

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 – May 21, June 4, and June 11, 2013
- b. SRI Campus Modernization Project – EIR/FIA Contracts – City Council – June 11, 2013
- c. Downtown Block Party – June 19, 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 29, 2013 Planning Commission meeting

ACTION: M/S Ferrick/Kadvany to approve the minutes with the following modifications; 6-0, with Commissioner Strehl abstaining:

- Page 11, 1st paragraph, 19th line: Replace “Commission agreed with wanting rough, undulating, and bullet proof face” with “Commission agreed with wanting rough and undulating face”
- Page 14, 4th paragraph, 7th line: Replace “Commissioner Kadvany said to mix bike parking within a parking structure and was convenient within the building.” with “Commissioner Kadvany said if bike parking was within a parking structure then it should be conveniently located within the building.”
- Page 16, between paragraph 15 and 16: Remove extra period.
- Page 21, 1st regular paragraph following Amendment 3: Replace Commissioner Kadvany suggested that a program be added to the Housing Element for a project to start in 2014 to develop a transportation management association to increase connectivity of the east Menlo Park and provide transit and alternative transportation incentives. He said he had heard that Redwood City was proposing a bicycle/pedestrian overcrossing somewhere in this area, and perhaps if they were, this City could partner with them depending on where they were going to locate the bridge.” With “Commissioner Kadvany suggested that a program be added to the Housing Element for a City project to start in 2014 to develop a Transportation Management Association to increase connectivity for east Menlo Park, emphasizing the proposed Haven development area and all transit modes along Bayfront Expressway. Also included would be connectivity across 101 to the area around Marsh Manor. The TMA could address transit issues including transportation incentives. Following a question from Commissioner Riggs, he clarified that he proposed such a project to begin in 2014, not that the TMA would be up and running in that year.”

C2. Approval of minutes from the May 6, 2013 Planning Commission meeting

ACTION: M/S Ferrick/Kadvany to approve the minutes with the following modifications; 7-0:

- Page 4, 1st paragraph, last line: Replace the “,” with “.”
- Page 5, 3rd paragraph from bottom, 2nd line: Replace “She left the Council Chambers.” with “She left the dais.”
- Page 21, 4th paragraph, last sentence: Replace “proposals” with “proposal”

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. *(Continued from the Meeting of 5/20/2013)* **COMMISSION ACTION:** M/S Ferrick/Strehl to approve the item as recommended in the staff report; 7-0.

- D2. **Variance/329 Oak Ct/Paul Eric Rasmussen**: Request for a variance to allow for a single-story addition 10 feet from the front property line, where the front setback requirement is 20 feet, to an existing nonconforming, single-story, single-family residence in the R-1-U (Single Family Urban Residential) zoning district. **COMMISSION ACTION: M/S Riggs/Onken to approve the item as recommended in the staff report; 7-0.**
- D3. **Use Permit/Rob Mayer/209 Lexington Drive**: Request for a use permit for interior remodeling and the construction of first- and second-floor additions to an existing single-story, nonconforming single-family residence on a substandard lot with regard to lot width, lot depth, and lot size 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 Onken/Ferrick to approve the item as recommended in the staff report; 7-0.**
- D4. **Use Permit/Jim Maliksi/270 San Mateo Drive**: Request for a use permit to demolish an existing two-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 (Residential Suburban) zoning district. **COMMISSION ACTION: M/S Riggs/Kadvany to approve the item as recommended in the staff report; 7-0.**
- D5. **Use Permit/Anna Chernykh/1950 Santa Cruz Avenue**: Request for a use permit to construct an 866 square foot addition, including the addition of a second story, to an existing one-story single-family residence that is currently non-conforming with regard to both side yard setbacks. In addition, the lot is substandard with regard to lot width and lot size in the R-1-U (Single-Family Urban Residential) 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, which requires approval of a use permit by the Planning Commission. **COMMISSION ACTION: M/S Eiref/Ferrick to approve the item as recommended in the staff report; 7-0.**
- D6. **Use Permit and Architectural Control/Richard Jacobsen/50, 243, and 297 Terminal Avenue**: Request for a use permit and architectural control to remove six existing modular buildings and construct new school facilities consisting of seven classroom buildings, an administration building, a social center, an equipment storage shed, 12-foot tall fencing along a sport court, and associated site improvements at an existing private school and adjacent vacant land located at 50 Terminal Avenue. As part of the proposed development, two single-family residences adjacent to the school site located at 243 and 297 Terminal Avenue are proposed to be demolished and replaced with two new single-story, single-family residences. A total of 18 heritage trees are proposed for removal. The entire project site is in the R-1-U (Single Family Urban) zoning district. ***This item has been continued to the meeting of June 24, 2013.***
- D7. **Use Permit/Spinal Modulation/1135 and 1165B O'Brien Drive**: Request for a use permit for the storage and use of hazardous materials for the research and development and manufacturing of electromechanical devices for the treatment of chronic pain, 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 (1135 O'Brien Dr): M/S Ferrick/Bressler to approve the item as recommended in the staff report; 7-0. COMMISSION ACTION (1165B O'Brien Dr): M/S Kadvany/Strehl to approve the item as recommended in the staff report; 7-0.**

E. REGULAR BUSINESS ITEMS

- E1. **Single-Family Residential Design Review**: The Planning Commission will discuss issues related to the creation and use of residential Design Review guidelines and the formation of a Design Review subcommittee. **COMMISSION ACTION: The Planning Commission established a subcommittee comprised of Commissioners Kadvany, Onken, and Riggs, which will conduct initial steps to be reviewed at future Planning Commission meetings.**

F. COMMISSION BUSINESS - None

ADJOURNMENT – 9:43 p.m.

Future Planning Commission Meeting Schedule

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
Regular Meeting	September 9, 2013
Regular Meeting	September 23, 2013

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