



## PLANNING COMMISSION ACTIONS

Regular Meeting  
September 23, 2013 at 7:00 p.m.  
City Council Chambers  
701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:02 p.m.

**ROLL CALL** – Bressler, Eiref (Vice Chair – arrived 7:06 p.m.), Ferrick, Kadvany (Chair), Onken, Riggs (arrived 7:08 p.m.), Strehl

**INTRODUCTION OF STAFF** – Rachel Grossman, Associate Planner; Arlinda Heineck, Community Development Director; 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. General Plan – City Council – September 24, 2013
- b. El Camino Real Lane Reconfiguration Alternatives Analysis RFP – City Council – October 1, 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 August 19, 2013 Planning Commission meeting](#)

**COMMISSION ACTION:** Minutes approved with the following edits; 6-0, with Commissioner Strehl abstaining:

- Page 6, 1<sup>st</sup> paragraph, 1<sup>st</sup> line: Replace “Mr. Avey’s” with “Mr. Aebi”
- Page 10, 2<sup>nd</sup> paragraph, 2<sup>nd</sup> line: Replace “... 23,000,000 KWH of electricity.” with “... 23 million kWh of electricity per year.”
- Page 11, 1<sup>st</sup> paragraph, 6<sup>th</sup> line: Replace “He said he would like to see one-story shops around the perimeter of the campus.” with “He noted he might like to see one-story shops or something similar around the perimeter of the SRI campus. However, he doesn’t expect it to be altered to have a different character, but is looking forward to the development of a plan.”

- C2. Architectural Control Revision/Khoan Duong/139 Stone Pine Lane:** Request for a revision to a previously approved architectural control application to incorporate a balcony on the upper level along the rear façade and extend the left-side wall along the property line to align with the proposed balcony, on an existing residence in the R-3 (Apartment) zoning district. The proposed modification would result in an increase in building coverage. **COMMISSION ACTION:** Project approved as recommended in the staff report; 7-0.

#### **D. PUBLIC HEARING**

- D1. Use Permit/Maryam Tabatabaei/715 Cambridge Avenue:** Request for a use permit to demolish an existing single-story, single-family residence and detached accessory structure, and construct a new two-story, single-family residence including a basement and an attached garage on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district. An initial version of the proposal was reviewed by the Planning Commission at the meeting of August 5, 2013, and was continued with direction for redesign. The proposal has since been revised, with changes to make window forms more consistent, reduce the prominence of the front entry, simplify roof forms, and show existing and proposed landscaping. **COMMISSION ACTION:** M/S Bressler/Strehl to approve the item as recommended in the staff report; 7-0.
- D2. Use Permit/Level 10 Construction/308 and 309 Constitution Drive:** Request for a use permit for the placement of conex boxes (reusable steel storage containers), and approximately 300 construction employee parking spaces on the TE Connectivity site for use during the construction of the Facebook West Campus. The trailers and parking would be located on an undeveloped portion of the TE Connectivity Campus that is currently utilized for outside storage and overflow parking. The project site is located within the M-2 (General Industrial) zoning district. **COMMISSION ACTION:** M/S Riggs/Ferrick to approve the item as recommended in the staff report; 6-0, with Commissioner Onken recused.

#### **E. REGULAR BUSINESS**

- E1. Architectural Control/Rita Parasnis/727 El Camino Real:** Request for architectural control to remodel and construct additions to an existing hotel, including new glass panels and railings, new stone veneers, new wood slat fences, and a new lobby/storefront entry, as well as the addition of eight guest rooms for a total of 47 guest rooms, located in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for a use type not listed in Specific Plan Table F2, specifically a parking ratio of 0.8 spaces per hotel room, based on the Institute of Transportation Engineers (ITE) parking generation rates for motel and business hotel uses. **COMMISSION ACTION:** M/S Eiref/Strehl to approve the item with the following modifications; 6-1, with Commissioner Bressler opposed:

**Add condition 4b:** Prior to, or concurrent with, the submittal of a complete building permit application, the applicant shall submit a revision to the material of the front left wall to the Planning Division. The proposed modification to the wall material shall be reviewed and approved by the Planning Commission, and subsequently incorporated into the building permit plans, prior to building permit issuance.

**Add condition 4c:** Prior to, or concurrent with, the submittal of a complete building permit application, the applicant shall submit a new signage program to the Planning Division, identifying the size and location of new signage and noting that all existing signage will be removed. The signage program shall be reviewed and approved by the Planning Commission, and subsequently incorporated into the building permit plans, prior to building permit issuance.

- E2. El Camino Real/Downtown Specific Plan/Initial Review:** Initial evaluation of the El Camino Real/Downtown Specific Plan, which was approved in 2012. As specified by Chapter G ("Implementation"), the Planning Commission and City Council will conduct an initial review of the Plan one year after adoption, with ongoing review at two-year intervals thereafter. This review is intended to ensure that the Plan is functioning as intended, as well as to consider the policy-related

implications of various Plan aspects. Depending on the results of the initial review, potential modifications may be formally presented for Planning Commission recommendation and City Council action at subsequent meetings. Any such modifications may require additional review under the California Environmental Quality Act (CEQA). ***Continued from the meeting of September 9, 2013***

**COMMISSION ACTION:** The Planning Commission considered public comment from six speakers, and continued its discussions on this topic. The Commission did not take any formal action, but did take the following informal (or “straw”) vote, with the intent of guiding future discussion:

1. “Shall the Planning Commission recommend that the City Council investigate an objective formula and/or fee approach for public benefit with the intent of providing funding for infrastructure improvements in the Specific Plan area?” Result: 7-0 in favor.

The Planning Commission will continue this discussion at the October 7, 2013 meeting.

**F. COMMISSION BUSINESS – None**

**ADJOURNMENT – 11:31 p.m.**

Future Planning Commission Meeting Schedule

|                 |                   |
|-----------------|-------------------|
| Regular Meeting | October 7, 2013   |
| Regular Meeting | October 28, 2013  |
| Regular Meeting | November 4, 2013  |
| Regular Meeting | November 18, 2013 |
| Regular Meeting | December 9, 2013  |
| Regular Meeting | December 16, 2013 |

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