



PLANNING COMMISSION ACTIONS

Regular Meeting
October 7, 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 7:05 p.m.), Eiref (Vice Chair - absent), Ferrick, Kadwany (Chair), Onken, Riggs, Strehl

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Rachel Grossman, Associate Planner; Arlinda Heineck, Community Development Director; Kyle Perata, Assistant Planner; Leigh Prince, City Attorney; 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. 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 - None

D. PUBLIC HEARING

- D1. [Use Permit/Jill Buathier/1900 Santa Cruz Avenue](#): Request for a use permit to demolish an existing single-story, single-family residence and detached garage, and subsequently construct a two-story single-family residence with an attached garage on a substandard lot with regard to lot width in the R-1-U (Single Family Urban Residential) zoning district. One heritage glossy privet measuring 23 inches in diameter is proposed for removal as part of the project. **COMMISSION ACTION:** M/S Bressler/Ferrick to approve the item as recommended in the staff report; 6-0, with Commissioner Eiref absent.
- D2. [Use Permit/Advansta Inc./1505 Adams Drive](#): Request for a use permit for the storage and use of hazardous materials for the research and development (R&D) of reagents to assist in the study of the role of proteins in health and disease, 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:** M/S Ferrick/Onken to approve the item as recommended in the staff report; 6-0, with Commissioner Eiref absent.

- D3. [Use Permit/Sadra Medical/185 Constitution Drive](#): Request for a use permit for the storage and use of hazardous materials for the research and development and production of solutions for aortic valve diseases, 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:** M/S Bressler/Strehl to approve the item as recommended in the staff report; 6-0, with Commissioner Eiref absent.

E. STUDY SESSION ITEM

- E1. [Study Session for Compliance Review/St. Anton Partners/3605-3639 Haven Avenue](#): Study session to review the architectural design of a 393 unit, multi-family residential development relative to the design standards and design guidelines of the R-4-S (AHO) (High Density Residential, Special – Affordable Housing Overlay) zoning district. The Planning Commission's review is advisory only and will be taken into consideration as part of the Community Development Director's determination of whether the proposal is in compliance with the R-4-S development regulations and design standards. The proposal includes application of State Density Bonus Law, which provides a density bonus for providing on-site affordable units and allows modifications to development standards and/or architectural requirements.

The Planning Commission conducted a study session on a 393 unit, multi-family residential development proposed by St. Anton Partners. The applicant presented an overview of the proposal, which was followed by questions from the Commission, public comment from one speaker, and Commission comments on the proposal. The development was generally well received by the Planning Commission, highlighting the overall design, including the site layout with the town square, modulation of the buildings, and the use of varied common open spaces and the provision of on-site amenities. Members of the Commission also provided feedback for consideration, noting the desire for more distinction between buildings and spaces, particularly the amenities and common spaces, the potential for conversion of some of the additional parking spaces into common open space, and the creation of more visual cues with the use of differentiated landscaping. The Commission also commented on St. Anton's request for a waiver for additional height for three units situated on the top of the main amenities building. The Commission generally felt that the additional height would have the least physical impact to other components of the project and from an architectural sense, the height would help avoid monotony and distinguish the amenities building. The Planning Commission's review was advisory only and will be taken into consideration as part of the Community Development Director's determination on whether the proposal is in compliance with the R-4-S development regulations and design standards.

F. REGULAR BUSINESS

- F1. [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 23, 2013***

COMMISSION ACTION: The Planning Commission continued its discussions on this topic. The Commission did not take any formal action, but did take the following informal (or “straw”) votes, with the intent of guiding future discussion:

1. “The Planning Commission recommends that City Council lower the thresholds for the Public Benefit Bonus, in order to create a flexible process to negotiate public benefits.” *Result: motion fails 3-3, with Commissioners Bressler, Kadvany, and Onken in favor, Commissioners Ferrick, Riggs, and Strehl in opposition, and Commissioner Eiref absent.*
2. “The Architectural Control process for the ECR SE district needs to provide the Planning Commission with the opportunity to reach satisfaction with the design and layout of the Middle Avenue plaza.” *Result: motion passes 4-0, with Commissioners Bressler, Ferrick, Kadvany, and Riggs in favor, Commissioners Onken and Strehl recused, and Commissioner Eiref absent.*
3. “The Planning Commission should have the power to modify the requirements for building breaks in the ECR SE district in order to facilitate the successful design of the Middle Avenue plaza.” *Result: motion fails 2-2, with Commissioners Bressler and Kadvany in favor, Commissioners Ferrick and Riggs in opposition, Commissioners Onken and Strehl recused, and Commissioner Eiref absent.*

The Planning Commission will continue this discussion at the October 28, 2013 meeting.

G. COMMISSION BUSINESS – None

ADJOURNMENT - 11:28 p.m.

Future Planning Commission Meeting Schedule

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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