



PLANNING COMMISSION AGENDA

March 13, 2006

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. (Date Posted: March 10, 2006.) Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may contact the City Clerk at (650) 330-6610.

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bims (Chair), Deziel, Keith (Vice-chair), Pagee, Riggs, Sinnott

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Megan Fisher, Assistant Planner; Justin Murphy, Development Services Manager; Thomas Rogers, Assistant Planner

A. 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. 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.

B. CONSENT CALENDAR - None

C. PUBLIC HEARINGS

1. [General Plan Amendment, Rezoning, Conditional Development Permit, Tentative Subdivision Map, Environmental Review/110 Linfield Project, LLC/110 Linfield Drive:](#) Requests for the following: 1) General Plan Amendment to change the existing Professional and Administrative Offices land use designations to Medium Density Residential, 2) Rezoning the properties from C-1 (Administrative and Professional District, Restrictive) to R-3-X (Apartment - Conditional Development District), 3) Conditional Development Permit to establish specific development regulations and review architectural designs for the demolition of an office building of approximately 17,500 square feet and the construction of 22 residential units, and 4) Tentative Subdivision Map for the creation of 22 lots and associated common areas. The proposal requires the preparation of an Environmental Impact Report.
2. [General Plan Amendment, Rezoning, Conditional Development Permit, Tentative Subdivision Map, Environmental Review/HMH Engineers/175 Linfield Drive:](#) Requests for the following: 1) General Plan Amendment to change the existing Professional and Administrative Offices land use designations to Medium Density Residential, 2) Rezoning the properties from C-1 (Administrative and Professional District, Restrictive) to R-3-X (Apartment - Conditional Development District), 3) Conditional Development Permit to establish specific development regulations and review architectural designs for the demolition of an office building of approximately 38,500 square feet and the construction of 34 residential units, and 4) Tentative Subdivision Map for the creation of 34 lots and associated common areas and abandonment of a public utility easement five feet in width at the southwesterly portion of the existing lot. The proposal requires the preparation of an Environmental Impact Report.

3. [Use Permit/Laurel Homes/1175 Johnson Street:](#) Request for a use permit to construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district, and for excavation into required side yard setbacks for lightwells and egress associated with a basement.
4. [Use Permit and Variance/Kelly Fergusson/168 Oak Court:](#) Request for a use permit and variance to construct a second story addition to an existing single-story, single-family residence on a substandard lot in regard to lot depth in the R-1-U (Single-Family Urban) zoning district. The proposed project requires a use permit to exceed 50 percent of the replacement cost of the existing nonconforming structure in a 12-month period. The proposed project also requires variances to encroach 10 feet into the required 20-foot front yard setback for a second story addition and to accommodate a change in the roofline on the existing first floor, and to encroach 2 feet, 5 inches into the required 20-foot rear yard setback to accommodate a change in the roofline of the existing first floor.
5. [Use Permit/Juan de Leon/1944-48 Menalto Avenue:](#) Request for a use permit to demolish and rebuild an existing legal, nonconforming dwelling unit and carport in the R-2 zoning district. Subject to use permit approval, the same number of residential units may replace an existing legal, nonconforming residential unit and existing nonconforming parking conditions may continue. In addition, a request to approve a Below Market Rate (BMR) agreement to designate one of the attached units as a BMR unit and utilize an allowed floor area limit (FAL) bonus.
6. [Use Permit and Variance/Homer Bryant, Bryant Development/950-960 Middle Avenue:](#) Request for a use permit to demolish a single-story, single-family residence and to construct two two-story, single-family residences and associated site improvements in the R-3 (Apartment) zoning district. Request for variances to build covered parking spaces encroaching in the side yard setback and to reduce the distance between buildings on adjacent properties to less than 20 feet in the left and right side yards.

D. REGULAR BUSINESS

1. [Architectural Control and Sign Review/David Lundy with RHL Design Group/710 Willow Road:](#) Request for sign approval for new and replacement signs containing the color red, and approval of architectural control for changes to the service bay building and pump island canopy.
2. [Architectural Control and Sign Review/David Lundy with RHL Design Group/1380 El Camino:](#) Request for sign approval for new and replacement signs containing the color red, and approval of architectural control for changes to the service bay building and pump island canopy.
3. [Consideration of the minutes from the December 12, 2005, Planning Commission meeting.](#)
4. [Consideration of the minutes from the January 9, 2006, Planning Commission meeting.](#)

E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

- Review of upcoming planning items on the City Council agenda.

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	March 27, 2006
Regular Meeting	April 10, 2006
Regular Meeting	April 24, 2006
Regular Meeting	May 8, 2006
Regular Meeting	May 22, 2006



PLANNING COMMISSION MEETING INFORMATION PLANNING DIVISION---650-330-6702

THE PLANNING COMMISSION WELCOMES YOUR ATTENDANCE AT AND PARTICIPATION IN THIS MEETING. THE CITY SUPPORTS THE RIGHTS OF THE PUBLIC TO BE INFORMED ABOUT MEETINGS AND TO PARTICIPATE IN THE BUSINESS OF THE CITY.

ASSISTANCE FOR PERSONS WITH DISABILITIES

PERSONS WITH DISABILITIES WHO REQUIRE AUXILIARY AIDS OR SERVICES IN ATTENDING OR PARTICIPATING IN PLANNING COMMISSION MEETINGS, MAY CALL THE CITY MANAGER'S OFFICE AT (650) 330-6610 OR THE PLANNING DIVISION OFFICE AT (650) 330-6702 PRIOR TO THE MEETING.

PUBLIC TESTIMONY: Members of the public may directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission. It is the preference of the City that such matters be first presented in writing.

Speaker Request Cards: All members of the public, including project applicants, who wish to speak before the Planning Commission must complete a Speaker Request Card. The cards should be completed and submitted to the Staff Liaison prior to speaking. The cards can be found on the table at the rear of the meeting room.

Use of Microphone: When you are recognized by the Chair, please move to the closest microphone, state your name and address, whom you represent, if not yourself, and the subject of your remarks.

Time Limit: Please present your comments clearly and concisely. A time limit will be enforced for all applicants and other members of the public in cases where there are more than three speakers on the item. If implemented, applicants will be limited to five minutes and other speakers to three minutes.

Public Comment: Under this item, you may address the Planning Commission on any issue within the subject matter jurisdiction of the Planning Commission that is not listed on the Agenda. Generally, the City cannot act on non-Agenda items at the time of meeting when they are raised.

Consent Calendar: Items on the consent calendar are generally routine in nature, require no further discussion by the Planning Commission, and may be acted on in one motion unless a Commissioner requests separate discussion.

MEETING TIME & LOCATION: Unless otherwise posted, the starting time of regular meetings is 7:00 p.m. Meetings will end no later than 11:30 p.m. unless extended at 10:30 p.m. by a three-fourths vote of the Commission. No new Commission business will begin after 11:30 p.m. Unless otherwise posted, Regular Meetings and Study Meetings are held in the Council Chambers.

DISORDERLY CONDUCT: Any member or other person using profane, vulgar, loud or boisterous language at any meeting, or otherwise interrupting the proceedings, and who refuses to be seated or keep quiet when ordered to do so by the Chair or the Vice Chair is guilty of a misdemeanor. It shall be the duty of the Chief of Police or his/her designee, upon order of the presiding officer, to eject any such member or person from the meeting room.

COMMISSION MEETING PROCEDURES POLICY/AGENDA REPORTS: A copy of this policy is posted on the bulletin board. Copies of reports on each Agenda item with their respective plans are available prior to the meeting at the Planning Division counter in the Administration Building, and on the table at the rear of the meeting room during the Commission meeting.

SMOKING: Smoking is **NOT PERMITTED** in the chamber.

RESTROOMS: The entrance to the men's restroom is located outside the northeast corner of the Chamber. The women's restroom is located at the southeast corner of the Chamber.

If you have further questions about the Planning Commission meetings or the services of the City, please contact the City Manager's Office (650-330-6610) or the Planning Division Office (650-330-6702) located in the Administration Building.

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Revised: 4/16/03