



PLANNING COMMISSION AGENDA

March 27, 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 24, 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 – 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. REGULAR BUSINESS #1

1. [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.

D. PUBLIC HEARINGS

1. **Use Permit/Margaret Wimmer/1042 Oakland Avenue**: Request for a use permit to construct a second story addition to an existing single-story, single-family nonconforming residence on a substandard lot in regard to lot width and lot area in the R-1-U (Single-Family Urban) zoning district. In addition, the proposed project would exceed 50 percent of the replacement value of the existing structure in a 12-month period. ***This project was determined to not require a use permit based on information clarified after the issuance of the public hearing notice and has been cancelled.***
2. [Use Permit/Woodland Properties, Inc./1109-1111 Woodland Avenue](#): Request for a use permit to demolish two existing single-story, single-family residences and construct two new two-story, single-family residences on a substandard lot in regard to lot width in the R-2 (Low Density Apartment) zoning district.

3. [Use Permit and Architectural Control/West Bay Sanitary District/500 Laurel Street:](#)
Request for a use permit and architectural control to add a second story to a professional office use in the C-1 (Administrative and Professional District, Restrictive) zoning district, and a request for a use permit to reduce the off-street parking requirement to 16 spaces where 56 spaces would otherwise be required.
4. [General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Planned Development Permit, and Major Subdivision/O'Brien at Derry Lane, LLC/550 to 580 Oak Grove Avenue and 540 to 570 Derry Lane:](#) Requests for the following: 1) General Plan Amendment and Zoning Ordinance Amendment to allow residential uses at a maximum of 40 dwelling units per acre for properties zoned P-D District and in close proximity to the Caltrain Station, 2) Rezoning the properties from C-4 General Commercial District (Applicable to El Camino Real) to P-D District, 3) Planned Development Permit to establish specific development regulations and architectural designs for the demolition of five commercial structures and the construction of 135 residential units and 17,000 square feet of commercial space, 4) Major Subdivision to abandon the Derry Lane right-of-way, abandon a storm water sewer easement, merge the Derry Lane right-of-way and eight parcels, relocate a public utility easement, and subdivide the resulting parcel for condominium purposes. The proposal requires the preparation of an Environmental Impact Report.

E. STUDY SESSION

1. [General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Planned Development Permit, and Major Subdivision/O'Brien at Derry Lane, LLC/550 to 580 Oak Grove Avenue and 540 to 570 Derry Lane:](#) Requests for the following: 1) General Plan Amendment and Zoning Ordinance Amendment to allow residential uses at a maximum of 40 dwelling units per acre for properties zoned P-D District and in close proximity to the Caltrain Station, 2) Rezoning the properties from C-4 General Commercial District (Applicable to El Camino Real) to P-D District, 3) Planned Development Permit to establish specific development regulations and architectural designs for the demolition of five commercial structures and the construction of 135 residential units and 17,000 square feet of commercial space, 4) Major Subdivision to abandon the Derry Lane right-of-way, abandon a storm water sewer easement, merge the Derry Lane right-of-way and eight parcels, relocate a public utility easement, and subdivide the resulting parcel for condominium purposes. The proposal requires the preparation of an Environmental Impact Report.

F. REGULAR BUSINESS #2

1. [Consideration of the minutes from the December 12, 2005, Planning Commission meeting.](#)
2. [Consideration of the minutes from the January 9, 2006, Planning Commission meeting.](#)
3. [Consideration of the minutes from the January 23, 2006, Planning Commission meeting.](#)
4. [Consideration of the transcripts from the February 27, 2006, Planning Commission meeting.](#)
5. [Consideration of the excerpts for 110-175 Linfield Drive from the March 13, 2006, Planning Commission meeting.](#)T

G. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

- Review of upcoming planning items on the City Council agenda.
- Commercial Streamlining Working Group member selection.
- Potential study meeting dates of April 17 or May 1, 2006.

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	April 10, 2006
Regular Meeting	April 24, 2006
Regular Meeting	May 8, 2006
Regular Meeting	May 22, 2006
Regular Meeting	June 12, 2006
Regular Meeting	June 26, 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