



## PLANNING COMMISSION AGENDA

June 12, 2006

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

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This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. (Date Posted: June 8, 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), O'Malley, Pagee, Riggs, Sinnott

**INTRODUCTION OF STAFF** – Deanna Chow, Senior Planner; Megan Fisher, Assistant Planner; Arlinda Heineck, Director of Community Development, 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 ITEMS - None

### C. PUBLIC HEARING

1. [Use Permit/Faramarz Tahery/504 O'Keefe Street:](#) Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot in regard to lot area and width in the R-1-U (Single-Family Urban) zoning district. ***Continued from the meeting of May 8, 2006.***
2. [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 based on the specific use where 56 spaces would otherwise be required for a general office use. ***Continued from the meeting of March 27, 2006.***
3. [Use Permit Revision/Sean Cutright/910 Cambridge Avenue:](#) Request for a use permit revision to relocate an existing detached garage and reduce the existing setback of 31.9 feet to 12.4 feet from the corner side property line (Cambridge Avenue).
4. [Use Permit/Marsha Converse/2005 Willow Road:](#) Request for a use permit to continue to operate a wireless communication facility consisting of antennas mounted on a monopole 70 feet in height and an equipment shelter located at the PG&E substation.

5. [\*\*Zoning Ordinance Amendment, Rezoning and Negative Declaration/City of Menlo Park\*\*](#): Consideration of a Zoning Ordinance amendment and rezoning establishing a new zoning district titled R-1-U (LM) Single Family Urban Residential District (Lorelei Manor) and applying the new district to the Lorelei Manor single-family residential neighborhood. The new district would address the following development standards:
  - Establishment of permitted and conditional uses;
  - Establishment of a minimum lot size of 4,900 square feet, minimum lot width of 40 feet and minimum lot depth of 75 feet;
  - Establishment of below ground, above ground and second floor setbacks and allowed encroachments;
  - Establishment of maximum building coverage and impervious surface requirements;
  - Establishment of a definition of “floor area” and “Floor Area Limits” (FAL) for properties within the neighborhood;
  - Establishment of other development regulations including: horizontal wall length of second floor side walls; second floor window limitations; building height; daylight plane; mechanical equipment; and parking;
  - Increase in the amount of new work that can be done on an existing, legal, nonconforming single-family residence before triggering a use permit; and
  - Other modifications as necessary to implement the proposed new zoning district.
  - A Negative Declaration will be reviewed with the proposed amendments.
  
6. [\*\*Review of Update of the City of Menlo Park Zoning Map and General Plan Land Use Diagram\*\*](#)T. The City of Menlo Park is considering an update of the representation of the City’s Zoning Map and General Plan Land Use Diagram. The update would result in a combined Zoning Map and General Plan Land Use Diagram. No Rezoning or General Plan Amendments are associated with the update. The update is limited to the representation of existing zoning districts and land use designations.

#### **D. REGULAR BUSINESS**

1. Consideration of transcripts from the May 22, 2006, Planning Commission meeting. Hard copies available upon request.

#### **E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS**

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

#### **ADJOURNMENT**

##### **Future Planning Commission Meeting Schedule**

Regular Meeting	June 26, 2006
Regular Meeting	July 10, 2006-
Regular Meeting	July 24, 2006
Regular Meeting	August 14, 2006
Regular Meeting	August 28, 2006
Regular Meeting	September 11, 2006
Regular Meeting	September 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