



PLANNING COMMISSION AGENDA

December 18, 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: December 14, 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, Thomas Rogers, Associate Planner, Justin Murphy, Development Services Manager

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 - None

C. PUBLIC HEARING

1. [Use Permit/Stewart Associates/805 Evergreen 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 with regard to lot width in the R-1-S (Single-Family Suburban) zoning district, and for excavation into required side yard setbacks for lightwells and egress associated with a basement.
2. [Use Permit/Phil Giurlani/531 Pope Street:](#) Request for a use permit to demolish two existing single-story residential structures and construct a new two-story, single-family residence and detached accessory building on a substandard lot with regard to lot width in the R-1-U (Single Family Urban) zoning district.
3. [Use Permit, Architectural Control, and Tentative Subdivision Map/Joe Colonna/1906 El Camino Real:](#) Request for a use permit, architectural control, and tentative subdivision map to demolish an existing one-story 5,750-square-foot commercial building and construct a new two-story 9,862 square foot office building for medical/dental use and related site improvements. The application includes a request for a tentative map to subdivide one parcel into five commercial condominium airspaces and a parking reduction to reduce the amount of required parking to 49 spaces based on the proposed uses where 60 parking spaces would otherwise be required in the C-4 (General Commercial applicable to El Camino Real) zoning district.

4. [Use Permit and Architectural Control/Henry Riggs/622 Santa Cruz Avenue:](#) Request for a use permit and architectural control to demolish an existing, one-story, commercial structure and construct a new, two-story, mixed-use structure in the C-3 (Central Commercial) zoning district. The structure would have a Floor Area Ratio (FAR) greater than 100 percent and a residential unit, both of which require use permit approval by the Planning Commission.
5. [Abandonment/Benchmark Homes - Twelve, LLC/996-1002 Willow Rd:](#) Planning Commission Review for consistency with the General Plan related to the proposed Abandonment of the Public Utility Easement crossing the rear six feet of Lots 8, 9, 10, 11 and C and extending into the center of Lot 10 of the Heritage Oaks Major Subdivision located at 996-1002 Willow Road.

D. REGULAR BUSINESS

1. [Consideration of minutes from the September 18, 2006, Planning Commission meeting.](#) -
2. Draft Attendance report for Planning Commission review.

E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	January 8, 2007
Regular Meeting	January 22, 2007
Regular Meeting	January 29, 2007
Regular Meeting	February 5, 2007
Regular Meeting	February 26, 2007
Regular Meeting	March 12, 2007
Regular Meeting	March 26, 2007



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