



PLANNING COMMISSION AGENDA

May 7, 2007

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bims, Bressler, Deziel, Keith (Chair), O'Malley, Pagee, Riggs

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner, Megan Fisher, Associate Planner, Thomas Rogers, Associate Planner, Lorraine Weiss, Contract Planner

A. PUBLIC COMMENTS

Under "Public Comments," the public may address the Commission on a consent calendar item or 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

Items on the consent calendar are considered routine in nature, require no further discussion by the Planning Commission, and may be acted on in one motion unless a member of the Planning Commission or staff requests a separate discussion on an item.

C. PUBLIC HEARING

1. [Use Permit and Variance/James M. Sagorac Jr./948 Middle Avenue:](#) Request for a use permit to demolish a single-story, single-family residence and construct two two-story, single-family residences and associated site improvements on a substandard lot with regard to lot width in the R-3 (Apartment) zoning district. Request for variances to allow covered parking to encroach five feet into the side yard setback where ten feet is required, and for uncovered parking spaces to encroach five feet into the ten-foot side yard setback, where parking is not permitted to encroach into a side yard.

2. [**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 9,825-square-foot office building for medical/dental use and related site improvements in the C-4 (General Commercial applicable to El Camino Real) zoning district. The application includes a request for a tentative subdivision map to create four commercial condominium airspaces and a request to provide 49 parking spaces in accordance with the use-based guidelines instead of the 59 spaces per the zoning-district-based requirements. Due to the fact that the proposal has changed from five commercial condominiums to four, the Planning Commission actions on the use permit, architectural control and tentative subdivision map will be final unless the decision on the applications is appealed to the City Council.
3. [**Use Permit Revision/June Sohn/846 Oak Grove Ave:**](#) Request for a use permit revision to include massage services as part of an existing day spa business in the R-C (Mixed-Use) zoning district.
4. [**Use Permit Revision/The Phillips Brooks School/2245 Avy Avenue:**](#) Request for a use permit revision for the construction of a permanent emergency vehicle access road from Zachary Court, installation of a trash enclosure, and landscaping modifications, including the removal of three non-heritage trees, associated with the installation of the road. The applicant also requests modifications to an existing condition regarding the timing of the removal of temporary portable buildings prior to occupancy of the new buildings. The requested changes are to the use permit, which was previously approved on January 9, 2006. No other changes to the buildings, conditions or operations of the school are proposed.

D. REGULAR BUSINESS

1. [Consideration of minutes from the March 26, 2007, Planning Commission meeting.](#)
2. [Consideration of minutes from the April 9, 2007, Planning Commission meeting.](#)
3. Selection of Vice Chair.

E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	May 21, 2007
Regular Meeting	June 4, 2007
Regular Meeting	June 18, 2007
Regular Meeting	July 2, 2007
Regular Meeting	July 16, 2007
Regular Meeting	August 13, 2007
Regular Meeting	August 27, 2007

This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. (Date Posted: April 6, 2007.) Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may contact the City Clerk at (650) 330-6600. Members of the public can view or subscribe to receive future weekly agendas and staff reports in advance by e-mail by accessing the City website at <http://www.menlopark.org>

Planning Commission meetings are recorded and audio broadcast live. To listen to the live audio broadcast or to past recordings, go to http://menlopark.granicus.com/ViewPublisher.php?view_id=2.



PLANNING COMMISSION

Agenda and Meeting Information

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: Person with disabilities who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the Planning Division office at (650) 330-6702 prior to the meeting.

COMMISSION MEETING AGENDA AND REPORTS: Copies of the agenda and the staff reports 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. Members of the public can view or subscribe to receive future weekly agendas and staff reports in advance by e-mail by accessing the City website at <http://www.menlopark.org>.

MEETING TIME & LOCATION: Unless otherwise posted, the starting time of regular and study meetings is 7:00 p.m. in the City Council Chambers. 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.

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. The City prefers that such matters be presented in writing at the earliest possible opportunity or by fax at (650) 327-1653, e-mail at planning.commission@menlopark.org, or hand delivery by 4:00 p.m. on the day of the meeting.

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 shall be completed and submitted to the Staff Liaison prior to the completion of the applicant's presentation on the particular agenda item. The cards can be found on the table at the rear of the meeting room.

Time Limit: Members of the public will have **three** minutes and applicants will have **five** minutes to address an item. Please present your comments clearly and concisely. Exceptions to the time limits shall be at the discretion of the Chair.

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.

DISORDERLY CONDUCT: Any 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 person from the meeting room.

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, please contact the Planning Division Office (650-330-6702) located in the Administration Building.