



PLANNING COMMISSION AGENDA

August 20, 2007

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

Teleconference with participation by Commissioner Keith from:
13073 Northwoods Blvd.
Truckee, CA. 96161
(Posted August 17, 2007)

CALL TO ORDER – 7:00 p.m.

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

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Megan Fisher, Associate 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. WRITTEN COMMUNICATION

1. Discussion of correspondence from Morris Brown regarding the study session scheduled for August 27, 2007 on the Bohannon Hotel and Office project located at 101 to 155 Constitution Drive and 100 to 190 Independence Drive.

C. SCOPING SESSION

1. *Review and comment on the content of the Environment Impact Report to be prepared for the project.*

Rezoning, Planned Development Permit, Minor Subdivision, and Environmental Review/Sand Hill Property Company/1300 El Camino Real:

- 1) Rezoning the property from the C-4 (ECR) zoning district (General Commercial Applicable to El Camino Real) to the P-D zoning district (Planned Development);
- 2) Planned Development Permit to establish specific development regulations and architectural designs for the demolition of existing commercial structures associated with the former car dealership and the construction of:
 - Two commercial buildings totaling 108,850 square feet and to include one of the following mix of uses:

Primary Project

Grocery store/Market (50,850 square feet)

Non-medical Office (58,000 square feet)

Variant 1

Grocery store/Market (15,000 square feet)

Retail/Restaurant (10,850 square feet)

Health and Fitness Club with associated massage (25,000 square feet)

Non-medical Office (58,000 square feet)

Variant 2

Retail/Restaurant (25,850 square feet)

Health and Fitness Club with associated massage (25,000 square feet)

Non-medical Office (58,000 square feet)

- An approximate commercial FAR of 74 percent where 75 percent is the maximum FAR permitted;
 - Two-story building elements with a maximum building height of approximately 40 feet where 30 feet is the maximum building height permitted by the pre-existing zoning designation; and
 - 412 parking spaces in an at-grade and below-grade parking structure where 654 parking spaces would be required by the pre-existing zoning designation.
- 3) Lot Merger and Minor Subdivision to merge six existing lots and create up to four commercial condominium units;
 - 4) BMR Agreement for the payment of in-lieu fees associated with the City's Below Market Rate Housing Program;
 - 5) Heritage Tree Removal Permit to remove three onsite and four offsite heritage trees from the project site; and
 - 6) Environmental Impact Report to analyze the potential environmental impacts of the proposal.

D. STUDY SESSION

1. *Review and comment on the project components, such as architectural design, site layout, parking ratios, and use aspects, of the following project:*

Rezoning, Planned Development Permit, Minor Subdivision, and Environmental Review/Sand Hill Property Company/1300 El Camino Real:

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 - 6) Environmental Impact Report to analyze the potential environmental impacts of the proposal.

E. REGULAR BUSINESS - None

F. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

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

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	August 27, 2007
Regular Meeting	September 10, 2007
Regular Meeting	September 24, 2007
Regular Meeting	October 8, 2007
Regular Meeting	October 22, 2007
Regular Meeting	November 5, 2007
Regular Meeting	November 19, 2007

This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. (Date Posted:

August 16, 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.