



PLANNING COMMISSION AGENDA

May 17, 2010

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bressler (Vice Chair), Eiref, Ferrick, Kadvany, Keith, O'Malley (Chair), Riggs

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Megan Fisher, Associate Planner; Kyle Perata, Planning Technician; Thomas Rogers, 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. CONSENT

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.

1. Approval of minutes from the February 22, 2010 Planning Commission meeting. ***Continued from the meeting of May 3, 2010.***
2. [Approval of minutes from the April 5, 2010 Planning Commission meeting.](#)
3. [Approval of transcripts from the May 3, 2010 Planning Commission meeting.](#)

C. PUBLIC HEARING

1. [Use Permit/Timothy Chappelle/719 Hermosa Way:](#) Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence and detached garden shed on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district. As part of this development, a heritage Monterey pine in the rear of the property with a 16.2-inch DBH in fair condition is proposed for removal.
2. [Use Permit and Architectural Control/Pacific Peninsula Group Architecture/737 Fremont Street:](#) Request for a use permit and architectural control for the demolition of an existing duplex, cottage, detached garage, and other accessory buildings and to construct four single-family residences comprised of two two-unit attached, single-family residential buildings and associated site improvements on a standard size lot in the R-3 (Apartment) zoning district. The proposed project would include the removal of 35 trees, including 10 heritage trees, and the installation of 25 new 24-inch or 36-inch box trees.

3. [Use Permit/Anatole Zelkin/1923-1929 Menalto Avenue](#): Request for a use permit to operate a yoga studio (private recreational facility) and beauty salon (personal services) and to modify previous conditions of approval for a café in an existing commercial building on a property that is substandard with regard to parking in the C-2 (Neighborhood Shopping) zoning district.
4. [Use Permit/Laurie Carvill/1098 Hamilton Avenue](#): Request for a use permit for indoor storage and use of hazardous materials for the research and development (R&D) of ocular drug delivery systems for the treatment of vision related conditions at an existing building located in the M-2 (General Industrial) zoning district.

D. REGULAR BUSINESS

1. [2010-11 Capital Improvement Program/General Plan Consistency](#): Consideration of consistency of the 2010-2011 projects of the Five-Year Capital Improvement Plan with the General Plan.

E. COMMISSION BUSINESS

1. Update on pending planning items.
 - A. El Camino Real/Downtown Specific Plan (Phase II) Process
 - B. 101-155 Constitution Drive and 100-190 Independence Drive (Menlo Gateway Project)
 - C. Appeal of Use Permit for 277A Willow Road

F. REPORTS AND ANNOUNCEMENTS

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	June 14, 2010
Regular Meeting	June 28, 2010
Regular Meeting	July 12, 2010
Regular Meeting	July 26, 2010
Regular Meeting	August 9, 2010
Regular Meeting	August 23, 2010
Regular Meeting	August 30, 2010 (Potential Study Meeting)
Regular Meeting	September 13, 2010
Regular Meeting	September 20, 2010

This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. (Date Posted: May 12, 2010) 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>. Agendas and staff reports may also be obtained by contacting Vanh Malathong at 650-330-6736.

Any writing that is distributed to a majority of the commission by any person in connection with an agenda item is a disclosable public record (subject to any exemption under the Public Records Act) and is available for inspection at The Community Development Department, Menlo Park City Hall, 701 Laurel Street, Menlo Park, CA 94025 during regular business hours.

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.