



PLANNING COMMISSION AGENDA

June 14, 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; 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 17, 2010.***

C. PUBLIC HEARING

1. **Use Permit/Joyce Dickerson/943 Lee Drive:** Request for a use permit to construct a single-story addition and conduct interior and exterior modifications to an existing single-story, single-family, nonconforming residence that would exceed 75 percent of the replacement value of the existing structure in a 12-month period in the R-1-U (Single-Family Urban) zoning district. ***Deferred to a future meeting at the request of the applicant.***
2. [Use Permit/David Tucker/505 Concord Drive:](#) Request for a use permit for interior modifications and first- and second-story additions that would exceed 50 percent of the floor area of an existing single-story residence located on a substandard lot with regards to lot width in the R-1-U (Single-Family Urban) zoning district. The proposed project would include the removal of one heritage size pittosporum trees in the rear yard. The proposed remodeling and expansion are considered to be equivalent to a new structure.

3. [Use Permit/Menlo Park Presbyterian Church/700-704 Santa Cruz Avenue](#): Request for a use permit to expand an existing social hall at the rear of a commercial building in the C-3 (Central Commercial) zoning district. The expansion would be coupled with an expansion of the existing hardware store at the front of the property. The applicant is also requesting a use permit for outdoor sales and displays on private property at the front of the parcel in conjunction with the retail use.
4. [Architectural Control/SRI International/333 Ravenswood Avenue](#): Request for architectural control approval for the construction of a carbon dioxide (CO2) capture structure in the C-1-X (Administrative and Professional, Restrictive - Conditional Development) zoning district. The proposed structure would be 33 feet, eight inches tall and located next to the interior side of Building S, at the southeastern portion of the site. The requested approval would be limited to a term of one year, in order to allow for use of the equipment for testing.
5. [Use Permit Revision/3-V Biosciences/1050 Hamilton Avenue](#): Request for a use permit revision for indoor storage and use of viruses, such as the common cold, for the research and development (R&D) of therapies for the treatment of viruses at an existing building located in the M-2 (General Industrial) zoning district. A use permit for the use and storage of hazardous materials associated with the R&D use was previously approved in March 2010.

D. 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

E. REPORTS AND ANNOUNCEMENTS

ADJOURNMENT

Future Planning Commission Meeting Schedule

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: June 9, 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.