



PLANNING COMMISSION AGENDA

September 13, 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

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 July 12, 2010 Planning Commission meeting.](#)
2. [Approval of minutes from the July 26, 2010 Planning Commission meeting](#)

C. PUBLIC HEARING

1. **Use Permit/Jon Jang/970 Altschul Avenue:** Request for a use permit for first-story and second-story additions that would exceed 50 percent of the existing square footage of an existing nonconforming, single-story structure on a substandard lot with regard to lot width in the R-1-S (Single-Family Suburban) zoning district. The proposed modifications would also exceed 50 percent of the replacement value of the existing structure in a 12-month period. The proposed remodeling and expansion are considered to be equivalent to a new structure. In addition, a use permit is required for excavation (removal of more than 12 inches of dirt) within the required front setback for landscaping improvements. The construction of the proposed residence would require the removal of two heritage size trees, a 53.7-inch diameter blue gum in fair condition and a 22.2-inch diameter Monterey pine in poor condition. ***Item to be renoticed for the meeting of October 4, 2010.***
2. **Use Permit/Joann Gann/500 Morey Drive:** Request for a use permit for interior modifications and second-story addition that would exceed 50 percent of the existing square footage of an existing nonconforming, single-story structure located on a substandard lot with regard to lot width and area in the R-1-U (Single-Family Urban) zoning district. The proposed modifications would also exceed 50 percent of the replacement value of the existing structure in a 12-month period. The proposed remodeling and expansion are considered to be equivalent to a new structure.

3. [Minor Subdivision/Brooke Heckert/1340 Arbor Road](#): Request for a minor subdivision to create two single-family residential parcels where one parcel currently exists in the R-E (Residential Estate) zoning district.
4. [Use Permit/Ellen Ackerman for MTR/943 Hamilton Avenue](#): Request for a use permit for indoor storage and use of hazardous materials for the research and development (R&D) of membrane materials and processes at an existing building located in the M-2 (General Industrial) zoning district. The applicant has also submitted a use permit application for indoor storage and use of hazardous materials for the suite located at 953 Hamilton Avenue, in the same building.
5. [Use Permit/Ellen Ackerman for MTR/953 Hamilton Avenue](#): Request for a use permit for indoor storage and use of hazardous materials for the research and development (R&D) of membrane materials and processes at an existing building located in the M-2 (General Industrial) zoning district. The applicant has also submitted a use permit application for indoor storage and use of hazardous materials for the suite located at 943 Hamilton Avenue, in the same building.
6. [Use Permit/Neil Winterbottom/4040 Campbell Avenue](#): Request for a use permit for indoor storage and use of hazardous materials for the research and development (R&D) of medical devices at an existing building located in the M-2 (General Industrial) zoning district.

D. COMMISSION BUSINESS

1. Update on pending planning items.
 - A. El Camino Real/Downtown Specific Plan (Phase II) Process
 - B. Appeal of proposed BevMo application at 700 El Camino Real

E. REPORTS AND ANNOUNCEMENTS

1. Announcement and Reminder about the October 12, 2010 City of Menlo Park Commissioners Appreciation Event

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	September 20, 2010
Regular Meeting	October 4, 2010
Regular Meeting	October 18, 2010
Regular Meeting	November 1, 2010
Regular Meeting	November 15, 2010
Regular Meeting	December 6, 2010
Regular Meeting	December 13, 2010

This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. (Date Posted: September 8, 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.