



PLANNING COMMISSION AGENDA

September 20, 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 – Megan Fisher, Associate Planner; Justin Murphy, Development Services Manager; 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 July 12, 2010 Planning Commission meeting.](#) ***Continued from the meeting of September 13, 2010.***
2. [Approval of minutes from the July 26, 2010 Planning Commission meeting.](#) ***Continued from the meeting of September 13, 2010***
3. [Approval of minutes from the August 23, 2010 Planning Commission meeting.](#)
4. [Approval of minutes from the August 30, 2010 Planning Commission meeting](#)

C. PUBLIC HEARING

1. [Use Permit/Christopher Tripoli/332 Marmona Drive:](#) Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width, depth, and area in the R-1-U (Single-Family Urban) zoning district. As part of the proposed development, a 21-inch heritage camphor in fair condition in the public right-of-way at the front of the property would be removed.
2. [Use Permit/Daniel Spiegel/580 Cotton Street:](#) Request for a use permit to demolish an existing single-story, single-family residence and construct a new single-family residence that is predominantly single-story with a three-story portion in the front left corner of the proposed structure on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district. The applicant is proposing to remove of two heritage size trees, a 24.2-inch cedar in fair condition and a 17.9-inch diameter maple in poor condition.

3. **Use Permit/Brenda Pai/470 Santa Rita Avenue:** Request for a use permit for interior and exterior modifications and an addition to the front right-side of the existing nonconforming, single-story, single-family residence located in the R-1-S (Single-Family Suburban) zoning district. The proposed modifications would exceed 75 percent of the replacement value of the existing structure in a 12-month period.

D. REGULAR BUSINESS

1. **Architectural Control, Heritage Tree Removals, and Capital Improvement Plan General Plan Conformance/City of Menlo Park/501 Laurel Street:** Proposal to demolish the existing 17,400-square-foot gymnasium and gymnastics building and construct a new approximately 19,400-square-foot gymnastics facility at the location of the existing gymnasium and gymnastics building and associated site improvements located at the Civic Center Complex in the P-F (Public Facilities) zoning district. As a result of this proposal, 6 heritage trees are proposed for removal. The trees proposed for removal include a 36-inch Monterey pine in fair condition, a 32-inch Monterey pine in good condition, a 23-inch Monterey pine in fair condition, two 24-inch Monterey pines in fair condition, and an 11-inch coast live oak in poor condition. The Planning Commission will make a recommendation to the City Council on the architectural control for the proposed Burgess Gymnastics Center design, the 6 heritage tree removals, and consider whether the proposed capital improvement plan (CIP) project conforms to the General Plan.

E. 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

F. 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	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 16, 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.