



## PLANNING COMMISSION AGENDA

October 4, 2010

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

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**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; Thomas Rogers, Associate Planner

### A. REPORTS AND ANNOUNCEMENTS

1. El Camino Real/Downtown Specific Plan (Phase II) Process
2. Burgess Gymnastics Center at 501 Laurel Street – October 5, 2010 City Council
3. Appeal of proposed application at 240 University Drive – tentatively scheduled for October 26, 2010
4. Appeal of proposed BevMo application at 700 El Camino Real – tentatively scheduled for November 9, 2010
5. Announcement and Reminder about the October 12, 2010 City of Menlo Park Commissioners Appreciation Event

### B. 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.

### C. 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 September 20, 2010 Planning Commission meeting.](#)

### D. PUBLIC HEARING

1. [Use Permit/Jon Jang/970 Altschul Avenue:](#) Request for a use permit for first-story and second-story additions to an existing nonconforming single-story structure that would exceed 50 percent of the existing floor area, 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 value of the existing non-conforming structure. 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 and side setbacks 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.

2. [Use Permit Extension/Samuel L. Wright, III/885 Oak Grove Avenue](#): Request for an extension of a use permit originally granted in 1989 and extended in 1995, 2000, and 2005 for non-retail uses to locate on the ground floor of a building located in the C-3 (Central Commercial) zoning district. The proposed extension would be permanent and would continue to include payment of a yearly sales tax in-lieu contribution for the ground-floor square footage.
3. [Use Permit/Menlo Park Fire Protection District/444 El Camino Real](#): Request for a use permit to use the subject site (former car dealership) as a training facility, mainly for a driving course and low impact team search drills. The existing buildings would also be used for temporary storage of a few vehicles. No outside storage is proposed except during training sessions. The proposal is for a limited two-year term.
4. [Planned Development Permit Amendment, Below Market Rate Housing Agreement Amendment and Vesting Tentative Map Revision/Beltramo's Investment Co. Inc./1452 & 1460 El Camino Real and 1457 & 1473 San Antonio Street](#): Request for the following: 1) a two-year extension (until August 1, 2012) of a Planned Development (PD) Permit for the construction of a new 26,800-square-foot, two-story commercial building with at-grade and subterranean parking and 16 two-story townhomes with partially submerged parking and 2) an amendment to the approved Below Market Rate (BMR) Housing Agreement to allow for a combination of one on-site BMR unit, payment of in-lieu fees, and profit sharing of revenues above a projected sales price instead of the provision to provide three on-site BMR units, 3) modifications to the vesting tentative map for consistency with the proposed BMR Agreement, and 4) an amendment to the approved PD Permit to allow for the provision of a bond in lieu of demolishing structures prior to recordation of the final map. The rezoning from C-4 (General Commercial, Applicable to El Camino Real) to P-D (Planned Development), the PD Permit, Vesting Tentative Map, and BMR Housing Agreement were previously approved by the City Council in August 2006 and subsequently extended until August 1, 2010.

## **E. COMMISSION BUSINESS - None**

### **ADJOURNMENT**

#### **Future Planning Commission Meeting Schedule**

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

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This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. (Date Posted: September 30, 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.

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# 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](mailto: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.*