



## PLANNING COMMISSION AGENDA

December 6, 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. REPORTS AND ANNOUNCEMENTS**

Under “Reports and Announcements,” staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

1. Update on Pending Planning Items.
  - A. One-year Review of Gross Floor Area – November 16, 2010
  - B. Willow Business Area and M-2 Zoning District Area – November 16, 2010
  - C. Council action on revisions to 1460 El Camino Real – meeting date to be determined
  - D. Application for Planning Commissioner due December 8, 2010

### **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 November 1, 2010 Planning Commission meeting.](#)

### **D. PUBLIC HEARING**

1. [Use Permit/Mark Johnson/2027 Menalto Avenue:](#) 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 and lot area in the R-1-U (Single-Family Urban) zoning district. ***Continued from the meeting of October 18, 2010.***

2. [Use Permit and Variances/Chris Kummerer/626 Central Avenue](#): Request for a use permit to determine the Floor Area Limit (FAL) of a lot with less than 5,000 square feet of area, associated with the construction of a second-story addition to an existing two-story, single-family residence in the R-1-U (Single-Family Urban) zoning district. In addition, a request for variances for the addition to encroach approximately one foot, two inches into the five-foot, left side setback and approximately 10 inches into the five-foot, right side setback, in line with the existing nonconforming first-floor walls, as well as variances for architectural features to intrude greater than 18 inches into the required side setbacks, associated with eaves on the second-story addition. As part of the proposed development, two heritage stone pines (25-inch and 37-inch diameter) in fair condition at the left side of the property would be removed.
3. [Use Permit/Andrew Young/441 El Camino Real](#): Use permit request to allow a specialty pharmacy that focuses on customized, compounded prescription medications for unique patient needs to occupy an existing tenant space in a commercial building that is nonconforming with regard to parking in the C-4 (General Commercial - Applicable to El Camino Real) zoning district.
4. [Use Permit Revision/Magnussen Phelan LLC/401 Burgess Drive](#): Request for a use permit revision to allow additional medical office uses at an existing building that is nonconforming with regard to parking and located in the C-1-A (Administrative and Professional) zoning district. The applicant also requests to add 67 square feet of gross floor area and requests to provide 34 parking spaces based upon 1 space per 333 square feet of general office use and 1 space per 222 square feet of medical office space where the zoning district requirement is 1 space per 200 square feet of gross floor area. The existing approval from 2002 is a blanket use permit for all non-medical office uses and for medical office for a portion of the building.
5. [Use Permit/Clearwire/1340 Willow Road](#): Request for a use permit to install three wireless telecommunications antennas, RRUs, and microwaves, and an associated equipment cabinet in a stealth box on the roof of Mid-Peninsula High School in the M-2 (General Industrial) zoning district.

## **E. COMMISSION BUSINESS**

### **ADJOURNMENT**

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

Regular Meeting	December 13, 2010
Regular Meeting	January 10, 2011
Regular Meeting	January 24, 2011
Regular Meeting	February 7, 2011
Regular Meeting	February 28, 2011

---

This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. (Date Posted: December 1, 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](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](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.*