



## PLANNING COMMISSION AGENDA

December 13, 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, O'Malley (Chair), Riggs

**INTRODUCTION OF STAFF** – Deanna Chow, Senior Planner; Megan Fisher, Associate Planner; Justin Murphy, Development Services Manager; Kyle Perata, Planning Technician

### **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. Council action on revisions to 1460 El Camino Real – tentatively scheduled for January 11, 2011

### **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 15, 2010 Planning Commission meeting.](#)

### **D. PUBLIC HEARING**

1. [Use Permit/Julie Figliozzi Wong/271 Hedge Road](#): Request for a use permit for first- and second-story additions to an existing single-story structure that would exceed 50 percent of the existing floor area, on a substandard lot with regard to lot area and width in the R-1-U (Single-Family Urban) zoning district. The proposed expansion is considered to be equivalent to a new structure. As part of the proposal, the applicant proposes to remove a multi-trunk, 25-inch diameter heritage curly willow tree (noted as tree #6 on plans) in good condition located near the front property line.

2. [Use Permit/Christian Hilty for Geron Corporation/200 Constitution Drive](#): Request for a use permit for a diesel generator, associated with a biopharmaceutical company that develops products for the treatment of cancer and other chronic degenerative diseases. The proposed generator would be located behind an existing building in the M-2 (General Industrial) zoning district. In addition, as part of this application, the applicant is requesting approval for outside storage of hazardous materials, associated with an existing, approved chemical inventory. The applicant is also requesting a use permit for temporary outside storage of storage containers for non-hazardous materials.

## **E. REGULAR BUSINESS**

1. [Architectural Control and Environmental Review/City of Menlo Park/700 Alma Street](#): Request for architectural control for exterior modifications and construction of an approximately 1,200-square-foot addition to the existing 14,900-square-foot recreation center and associated site improvements located at the Civic Center Complex in the P-F (Public Facilities) zoning district. The Planning Commission will also be reviewing the Burgess Gymnasium and Gymnastics Center Environmental Impact Report (EIR) Addendum that compares the potential environmental impacts of the recreation center addition proposal with the previously analyzed environmental impacts discussed in the certified EIR to confirm that the impacts would remain unchanged and that no new environmental impacts would result from the completion of the proposed project.

## **F. STUDY SESSION**

1. [Study Session/Tyco Electronics/300 Constitution Drive](#): Study Session for a proposal to upgrade the 58-acre Tyco Electronics campus. The campus has over one million square feet of existing building area. As part of the upgrade, up to 10,000 square feet of building area would be added to the campus, the building facades would be updated with new architectural treatments, the parking lots would be reconfigured, new landscaping and recreation areas would be installed, and new signage would be installed. The applicant is considering the addition of a right-turn-only truck and emergency vehicle exit on Chilco Street. The proposal would require a master use permit for the addition of square footage, nonconforming parking, and the use and storage of hazardous materials and architectural control for the exterior building modifications and additions in the M-2 (General Industrial) and M-2-X (General Industrial, Conditional Development) zoning districts.

## **G. COMMISSION BUSINESS**

1. Consideration of and potential creation of a Planning Commission subcommittee for the upcoming Zoning Ordinance Amendment proposal in the M-2 (General Industrial) zoning district related to the use and storage of hazardous materials, roof-mounted equipment, and sign area.
2. Consideration of and potential creation of a Planning Commission subcommittee to prepare for a future discussion on the pros and cons of freestanding parking structures.

## **ADJOURNMENT**

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

Regular Meeting	January 10, 2011
Regular Meeting	January 24, 2011
Regular Meeting	February 7, 2011
Regular Meeting	February 28, 2011

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

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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.*