



PLANNING COMMISSION AGENDA

May 2, 2011

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bressler (Chair), Eiref, Ferrick (Vice Chair), Kadvany, O'Malley, Riggs, Yu

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Megan Fisher, Associate Planner; Bill McClure, City Attorney; Kyle Perata, Planning Technician; Leigh Prince, Attorney; 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. El Camino Real/Downtown Specific Plan
- B. Sustainable Communities Strategy – City Council May 3, 2011
- C. State Density Bonus Law Information Item – City Council May 10, 2011
- D. Planning Commissioner Training – May 17, 2011
- E. Planning Commission Meeting – June 6, 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 March 21, 2011 Planning Commission meeting.](#)
- 2. [Approval of minutes from the April 4, 2011 Planning Commission meeting.](#)

D. STUDY SESSION

- 1. [Study Session regarding application of the State Density Bonus Law, Government Code Section 65915, to housing projects in Menlo Park.](#) *Deferred from the meeting of April 18, 2011.*

E. PUBLIC HEARING

1. [Use Permit/Brandon H. Le \(Absolutely Nails\)/1149 Chestnut Street](#): Request for a use permit to authorize an existing personal services use within a tenant space previously approved for retail, and to expand the personal services use into an adjacent vacant tenant space in the C-3 (Central Commercial) zoning district. Concurrent with the expansion, the business would add hair care services to the existing nail care.
2. [Use Permit/Lawrence McNeil \(Bulldog Sports and Fitness\)/1610A El Camino Real](#): Request for a use permit to locate a private recreational use consisting of individual and small group training sessions of approximately three people within an existing building in the C-4 ECR (General Commercial, Applicable to El Camino Real) zoning district, where the subject site is nonconforming with regard to parking.
3. [Use Permit Revision/Tom Huynh \(Rennovia\)/1080 Hamilton Avenue](#): Request for a revision to a use permit, previously approved in April 2010, for the indoor and outdoor storage and use of hazardous materials for the research and development (R&D) of renewable chemicals at an existing building located in the M-2 (General Industrial) zoning district. All hazardous materials would be used within the building.

F. COMMISSION BUSINESS – None

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	May 16, 2011
Regular Meeting	June 6, 2011
Regular Meeting	June 13, 2011
Regular Meeting	June 27, 2011
Regular Meeting	July 11, 2011
Regular Meeting	July 25, 2011
Regular Meeting	August 8, 2011
Regular Meeting	August 22, 2011

This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. (Date Posted: April 27, 2011) 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.