



PLANNING COMMISSION AGENDA

July 25, 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; Kyle Perata, Assistant Planner; 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. Appeal of proposed Walgreens' application at 643 Santa Cruz Avenue – tentatively scheduled for the August 23, 2011 City Council meeting

B. PUBLIC COMMENTS

Under "Public Comments," the public may address the Commission on 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 June 27, 2011 Planning Commission meeting.](#)

D. PUBLIC HEARING

- 1. [Use Permit and Architectural Control/Carrie Strickland/650 Live Oak Avenue:](#) Request for approval of a use permit for structural modifications and a change of use from mortuary (vacant) to non-medical office (with the option for retail or personal service uses), and architectural control to remodel the exterior of an existing commercial building in the C-4(ECR) (General Commercial, Applicable to El Camino Real) zoning district. As part of the proposed project, the existing detached garage would be demolished and the parking lot would be reconfigured.

2. [Architectural Control/SRI International/333 Ravenswood Avenue](#): Request for a one-year extension to an architectural control approval for the construction of a carbon dioxide (CO2) capture structure in the C-1-X (Administrative and Professional, Restrictive - Conditional Development) zoning district. The structure is 33 feet, eight inches tall and located next to the interior side of Building S, at the southeastern portion of the site. The requested extension would allow the structure to remain in operation through June 30, 2012.
3. [Use Permit and Architectural Control/Peggy Lo for Lo Property Management/2484 Sand Hill Road](#): Request for a use permit and architectural control for the construction of a new 11,392-square-foot office building (Building 9) and associated site improvements at the Quadrus campus located at 2400-2498 Sand Hill Road in the C-1-C (Administrative, Professional and Research, Restrictive) zoning district. The proposal includes the elimination of approximately 1,798 square feet of gross floor area from Building 1 and the demolition of approximately 685 square feet from Building 4 in order for the gross floor area to be used in Building 9, and the removal of two heritage oak trees, both in fair condition, due to the potential impacts from the proposed construction. Parking would be provided in a combination of striped spaces and landscape reserve parking. As part of the proposal, the applicant is requesting approval of a Below Market Rate In-Lieu Fee Agreement.
4. [Use Permit Revision/InVisage Technologies/998 Hamilton Avenue \(formerly 978 Hamilton Avenue\)](#): Request for a revision to a use permit, previously approved in October 2008, for the indoor storage and use of hazardous materials for the research and development of novel semiconductor materials and devices in the M-2 (General Industrial) zoning district.
5. [Use Permit/E City of East Palo Alto/Eastern terminus of Bay Road \(Cooley Landing\)](#): Request for a use permit to create a park and associated improvements on two parcels located in the FP (Flood Plain) district. The development of the park would be in conjunction with a comprehensive plan for improvements on the adjacent property located in the City of East Palo. The plan includes enhanced open space and a nature center, with associated improvements such as parking, picnic tables, outdoor amphitheater, improved pier, interpretative center, and boat launch for use by the Menlo Park Fire Protection District. The proposal includes the removal of eight existing heritage trees, varying in health from poor to good.

E. REGULAR BUSINESS

1. [Appeal of Staff Determination/Bradley W. Lancaster for Comerica Bank/800 Oak Grove Avenue](#): Appeal of a staff determination that the proposed replacement roof-mounted equipment would be an increase in the height from the existing roof-mounted equipment, and would require screening to an existing building located in the C-3 (Central Commercial) zoning district.

ADJOURNMENT

Future Planning Commission Meeting Schedule

Special Meeting	July 28, 2011
Special Meeting	August 4, 2011
Regular Meeting	August 8, 2011
Regular Meeting	August 22, 2011
Regular Meeting	September 12, 2011
Regular Meeting	September 19, 2011
Regular Meeting	October 3, 2011
Regular Meeting	October 17, 2011
Regular Meeting	November 7, 2011
Regular Meeting	November 14, 2011
Regular Meeting	December 5, 2011
Regular Meeting	December 12, 2011

This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. (Date Posted: July 21, 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.