



PLANNING COMMISSION AGENDA

Regular Meeting
April 16, 2012 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

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

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Momoko Ishijima, Planner; Jean Lin, Associate 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. Facebook Campus Project

- a. Review of Development Agreement Term Sheet - April 17, 2012 City Council Meeting
- b. Final Environmental Impact Report (EIR) and Fiscal Impact Analysis (FIA)
- c. Review Schedule

B. El Camino Real Downtown Specific Plan

- a. Final Specific Plan and EIR
- b. Review Schedule

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 transcripts from the March 19, 2012 Planning Commission meeting.](#)

D. PUBLIC HEARING

1. [Use Permit/Bess Wiersema/518 Pope Street:](#) Request for a use permit for interior remodeling and a second story addition to an existing single-story, nonconforming single-family residence located on a substandard lot with regard to lot width and lot area in the

R-1-U (Single Family Urban Residential) zoning district. The proposed work would exceed 50 percent of the existing structure's replacement value in a 12-month period, exceed 50 percent of the existing floor area, and is considered equivalent to a new structure.

2. **Use Permit/Larry Kahle/1445 Santa Cruz Avenue**: Request for a use permit for a second-story addition to an existing single-story, nonconforming single-family residence located on a substandard lot with regard to lot width in the R-1-S (Single-Family Suburban) residential zoning district. The proposed work would exceed 50 percent of the existing floor area, and is considered equivalent to a new structure. The existing nonconforming residence will be brought into conformance as part of the proposed work.
3. **Use Permit and Variances/Ian Carney/731 Bay Road**: Request for a use permit to demolish a 12-room boarding house and to construct two single-family dwelling units and associated site improvements in the R-3 (Apartment) zoning district. In addition, a use permit request to build roof decks (balconies) at the 10-foot side setback for buildings instead of the 20-foot side setback for balconies. Request for a variance to reduce the distance between the main buildings on the subject lot and those on the adjacent left side property from 20 feet to 14 feet, 11 inches. The project would share a common driveway with the proposed development at 735 Bay Road. As part of this proposal, three heritage trees of heaven, in fair condition, with diameters between 15 and 22 inches that are located towards the center of the property are proposed to be removed.
4. **Use Permit/Ian Carney/735 Bay Road**: Request for a use permit to construct two single-family dwelling units and associated site improvements in the R-3 (Apartment) zoning district. The project would share a common driveway with the proposed development at 731 Bay Road. As part of this proposal, two heritage size black walnut trees, located in the back right corner of the property, are proposed to be removed.
5. **Use Permit, Architectural Control, and Environmental Review/Al Landi/1220 Crane Street**: Request for a use permit and architectural control to construct front and rear additions to an existing church building on a parcel in the H (Historic) zoning district. The front addition would preserve the existing facade, which would be detached from the existing building and then reattached to the addition, in order to preserve the church's character-defining features. A Mitigated Negative Declaration has been prepared, which analyzes the project's potential impacts with regard to cultural resources (in particular, historic resources) and other environmental topics.
6. **Use Permit Revision, Architectural Control and Environmental Review/German American International School/275 Elliott Drive**: Request for a use permit revision and architectural control to allow 1) an increase in student enrollment from 300 students per day to 315 students per day (a net increase of 15 students per day) and 2) facility improvements including a new playground, lunch area with canopy shade structure, lockers, outdoor storage sheds, and revisions to the building color scheme (window trim) for property located in the P-F (Public Facilities) zoning district. A Mitigated Negative Declaration has been prepared to review the potential environmental impacts of the proposed project.
7. **Use Permit/820-888 Willow Road/SMA Management, LLC**: Request for a blanket use permit for retail, restaurant, personal service and non-medical office uses. The site is nonconforming with regard to parking, and requires review and approval of a use permit for changes of use. The blanket use permit would provide flexibility in allowing tenants of the proposed use categories to locate at the property without obtaining individual use permits when there is a future change of use. In addition, the applicant is requesting outdoor seating, which is also subject to approval of a use permit. The subject site is located in the C-4 (General Commercial – Other than El Camino Real) zoning district.

E. COMMISSION BUSINESS - None

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	May 7, 2012
Regular Meeting	May 21, 2012
Regular Meeting	June 11, 2012
Regular Meeting	June 25, 2012
Regular Meeting	July 9, 2012
Regular Meeting	July 23, 2012
Regular Meeting	August 6, 2012
Regular Meeting	August 20, 2012

This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. Members of the public can view electronic agendas and staff reports by accessing the City website at <http://www.menlopark.org> and can receive email notification of agenda and staff report postings by subscribing to the "Home Delivery" service on the City's homepage. Agendas and staff reports may also be obtained by contacting Vanh Malathong at 650-330-6736. (Posted: April 12, 2012)

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

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.

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.

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.