



## PLANNING COMMISSION AGENDA

Regular Meeting  
September 24, 2012 at 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, Eiref, Ferrick (Chair), Kadwany (Vice Chair), O'Malley, Riggs, Yu

**INTRODUCTION OF STAFF** – Rachel Grossman, Associate Planner; Momo Ishijima, Planner; Justin Murphy, Development Services Manager; Kyle Perata, Assistant Planner; Thomas Rogers, Senior 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. Housing Element
  - b. 151 Commonwealth Drive and 164 Jefferson Drive – City Council – September 18, 2012 (*postponed*)

### 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 August 20, 2012 Planning Commission meeting](#)

### D. PUBLIC HEARING

1. [Use Permit/1024 Windermere Avenue/Sandoval Esequiel](#): Request for a use permit for interior remodeling and the construction of first- and second-floor additions to an existing single-story, nonconforming single-family residence on a substandard lot with regard to lot width and lot size in the R-1-U (Single-Family Urban) zoning district. The proposed work would exceed 50 percent of the existing floor area, and is considered equivalent to a new structure. The project would also exceed 50 percent of the existing replacement value in a 12-month period and requires approval of a use permit by the Planning Commission.

2. [Use Permit/Western Allied Mechanical Inc/1 Casey Court](#): Request for a use permit for the outside storage of equipment, non-hazardous materials, and vehicles associated with sheet metal and pipe fabrication for an HVAC business at an existing building, located in the M-2 (General Industrial) zoning district. As part of the project, the applicant is requesting to apply the use based parking guidelines for office, and warehouse/manufacturing uses. A total of 21 parking spaces would be provided, consistent with the recommend number in the use based guidelines, where 54 parking spaces would be required by the M-2 district standards. The applicant is also requesting approval for the use and storage of hazardous materials for sheet metal and pipe fabrication. All hazardous materials would be used and stored within the building.
3. [Use Permit Revision/Misako Hill for Sprint/2005 Willow Road](#): Request for a use permit revision to modify an existing wireless facility, including the replacement of two panel antennas and the addition of four remote radio units (RRUs) on a 42-foot monopole, and the modification of the ground mounted equipment cabinets, located within a Pacific Gas & Electric (PG&E) substation site.

#### **E. STUDY SESSION ITEMS**

1. [Use Permit and Variances/Young and Borlik Architects/1976 Menalto Avenue](#): Request for a use permit to demolish a single-story, single family residence and to construct two, single-family dwelling units and associated site improvements, on a lot that is substandard with regard to lot depth and area, located in the R-2 (Low Density Apartment) zoning district. Request for a variance to encroach into the required front and rear yards. As part of this proposal, two heritage trees are proposed to be removed. A 17-inch diameter valley oak in poor to fair condition, located in the middle, right-side of the property is proposed to be removed. In addition, a 19.5-inch diameter magnolia in fair condition, located in the rear of the lot is proposed to be removed as part of this application.
2. [Conditional Development Permit, Rezoning, Lot Merger, Development Agreement, Environmental Review/Facebook, Inc./312 and 313 Constitution Drive](#): Request for a rezoning from M-2 (General Industrial District) to M-2-X (General Industrial, Conditional Development), Conditional Development Permit approval, and a lot merger to construct an approximately 433,555 square foot single-story building above an at-grade parking lot that would include approximately 1,540 parking spaces. The proposed structure would exceed the 35-foot height maximum in the M-2 district, but would comply with other applicable development requirements including setbacks, lot coverage and floor area ratio. As part of the project proposal, the applicant is seeking to remove 141 heritage trees in fair to poor health, and heritage tree removal permits would be required. In addition, the applicant has applied for a Development Agreement, and the proposal is subject to environmental review to confirm that the project design would not result in environmental impacts that were not already identified in the Environmental Impact Report certified for the Facebook Campus Project by the City Council on May 29, 2012.

#### **F. COMMISSION BUSINESS - None**

#### **ADJOURNMENT**

##### Future Planning Commission Meeting Schedule

Regular Meeting	October 15, 2012
Regular Meeting	October 29, 2012
Regular Meeting	November 5, 2012
Regular Meeting	November 19, 2012
Regular Meeting	December 3, 2012
Regular Meeting	December 17, 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: September 20, 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 designed 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](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.*