



## PLANNING COMMISSION AGENDA

Regular Meeting  
October 29, 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), Kadvany (Vice Chair), O'Malley, Onken, Riggs

**INTRODUCTION OF STAFF** – Momoko Ishijima, Planner; Jean Lin, Associate Planner; 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.

- A1.** Update on Pending Planning Items
  - a. Housing Element
  - b. Facebook West Campus - City Council, October 30, 2012
  - c. 555 Glenwood Avenue - City Council, October 30, 2012

### **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.

- C1.** [Approval of minutes from the October 15, 2012 Planning Commission meeting](#)

### **D. REGULAR BUSINESS**

- D1.** [Use Permit Revision/Camille Kennedy/68 Cornell Road](#): Request for a use permit revision for an existing nonconforming residence (as a result of encroachments into the front and right side setbacks) to demolish an existing one-car detached garage, and construct a first-floor addition with a new attached carport in the R-1-U (Single Family Urban) zoning district.
- D2.** [Use Permit/Javier Alvarez/207 Hedge Road](#): 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 area) in the R-1-U (Single Family Urban) zoning district. The proposed additions would

exceed 50 percent of the existing floor area, and the project is considered equivalent to a new structure. The project would also exceed 50 percent of the replacement value of the existing structure in a 12-month period.

- D3. [Use Permit/Silvia Weinberger and Ariel Hendel/531 Pope Street](#): Request for a use permit to construct a new two-story, single-family residence on a vacant lot that is substandard with regard to lot width in the R-1-U (Single-Family Urban) zoning district.
- D4. [Use Permit Revision/Tony Kim for Metro PCS/300 Constitution Drive](#): Request for a modification to an existing wireless telecommunications facility located on the roof of an existing building in the M-2 (General Industrial) zoning district. The applicant is proposing to add one microwave dish to improve communications between existing wireless sites in the vicinity. The existing antennas and equipment are proposed to remain and would not be modified as part of this proposal.
- D5. [Use Permit Revision/Sand Hill Foods/1140 O'Brien Drive, Suite B](#): Request for a revision to a use permit, previously approved in November 2011, to modify the types and quantities of hazardous materials used and stored at the site. The subject property is located in the M-2 (General Industrial) zoning district and the hazardous materials are used in association with the research and development of new ingredients and food formulations. All hazardous materials would be stored and used within the building.
- D6. [Use Permit and Architectural Control/Ron Krietemeyer for O'Brien Drive Portfolio, LLC/1035 O'Brien Drive](#): Request for a use permit and architectural control for the demolition of an existing 36,632 square foot manufacturing and warehousing building, with ancillary office uses located at 1035 O'Brien Drive (currently addressed 1025-1055 O'Brien Drive), and for the construction of a new approximately 36,000 square foot office/R&D and manufacturing/warehouse building, and associated site improvements 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/ (R&D), and warehouse/manufacturing uses in the M-2 (General Industrial) zoning district. A total of 82 parking spaces would be provided, where 120 parking spaces would be required by the M-2 square-footage-based parking requirements, and 72 spaces are recommended with the use-based parking guidelines. A heritage size Modesto ash street tree (18-inch diameter) located in the rear left corner along O'Brien Drive, in poor condition, and a heritage size Mexican fan palm (19-inch diameter) located adjacent to the front left corner of the existing building, in good condition are proposed to be removed as part of the project. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing Agreement for this project.

## **E. COMMISSION BUSINESS - None**

## **ADJOURNMENT**

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

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: October 25, 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.

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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.*