



PLANNING COMMISSION AGENDA

Regular Meeting
November 5, 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), Kadwany (Vice Chair), O'Malley, Onken, Riggs

INTRODUCTION OF STAFF – Kyle Perata, Assistant Planner; Thomas Rogers, Senior Planner; Chip Taylor, Public Works Director

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 September 24, 2012 Planning Commission meeting](#)

D. PUBLIC HEARING

- D1.** [Conditional Development Permit/Jason Chang for CS Bio/1 and 20 Kelly Court](#): Request for a Conditional Development Permit (CDP) for the demolition of the existing building located at 1 Kelly Court and partial demolition of the building located at 20 Kelly Court. The project site currently includes two legal parcels, which would be merged as part of the proposed project. The project site currently contains two buildings with a total gross floor area of approximately 35,703 square feet. The project would result in the demolition of approximately 23,976 square feet of gross floor area, and the construction of 25,701 square feet of gross floor area, for a total gross floor area of 37,428 square feet, which is a net increase of approximately 1,725 square feet of gross floor area. The use of the site would continue to be a mix of office/R&D, and warehouse and

manufacturing uses. Both parcels are located in the M-2 (General Industrial) zoning district and the project would require a rezoning from M-2 (General Industrial) to M-2 (X) (General Industrial, Conditional Development District) and approval of a CDP to exceed the maximum height limit of 35 feet, and establish the required parking, allowed signage, required setbacks, and incorporate the outside storage of nonhazardous materials and equipment within a service yard. The proposed parking would conform to the City's use based parking guidelines and would include a portion of the spaces in a tandem arrangement. The Hetch Hetchy right-of-way to the rear of the property (a separate parcel) would be utilized for some of the required parking spaces, which would partially be contained in landscape reserve. The proposed project would also include an increase in the quantities of hazardous materials from the previously approved use permit due to the increase in production activities, associated with the development and manufacturing of instruments for the biotech industry. All hazardous materials, with the exception of diesel fuel for a proposed emergency generator, would be stored within the building, or in a fire-rated chemical storage container. As part of this proposal, a heritage size Italian stone pine (31-inch diameter), in fair condition is proposed to be removed.

E. REGULAR BUSINESS

E1. [Review of Draft 2013 Planning Commission Meeting Dates](#)

E2. [Complete Streets Resolution Information Item](#)

F. COMMISSION BUSINESS - None

ADJOURNMENT

Future Planning Commission Meeting Schedule

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: November 1, 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.