



PLANNING COMMISSION AGENDA

Regular Meeting
February 4, 2013 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, Onken, Riggs

INTRODUCTION OF STAFF – Rachel Grossman, Associate 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 – Community Workshops – January 29 and 30, 2013
- b. 1976 Menalto Avenue – City Council Appeal – February 12, 2013
- c. 2200 Sand Hill Road – City Council Appeal – February 12, 2013

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 and items listed under Consent. 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 January 7, 2013 Planning Commission meeting.](#)

D. PUBLIC HEARING

- D1.** [Use Permit/Sepi Agah/1011 Seymour Lane:](#) Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot depth in the R-1-S (Residential Suburban) zoning district.
- D2.** [Use Permit/Michael Davis, D&Z Design Associates, Inc./1325 Garden Lane:](#) Request for a use permit to demolish an existing single-story, single-family residence and subsequently construct a new two-story single-family residence including a basement with light wells that

encroach into the required interior side yard and rear yard setbacks on a substandard lot with regard to lot width, lot depth and lot size in the R-E (Residential Estate) zoning district. One heritage pear tree measuring 16 inches in diameter, one coast live oak measuring 10.5 inches in diameter, and one two-pronged bay laurel measuring a total of 18.5 inches in diameter are proposed for removal as part of the project.

- D3. [Use Permit/Dan Rhoads/1330 Hoover Street](#): Request for use permit approval for the demolition of an existing single-story, single-family residence and a detached garage and the construction of two new two-story, single-family residences on a substandard lot, in terms of lot width, in the R-3 (Apartment) zoning district. As part of this proposal, three heritage pine trees on the front left corner of the adjacent right-hand parcel (1326 Hoover Street) with diameters of between 22 and 27 inches are proposed to be removed.
- D4. [Use Permit/Ginbar Ketema for T-Mobile West LLC/1597 Willow Road](#): Request for the renewal and modification of a use permit for an existing wireless telecommunications facility mounted on a PG&E transmission tower and an associated equipment enclosure under the transmission tower. The scope of work includes replacing the existing four antennas with upgraded LTE antennas and installing two new antennas for a total of six T-Mobile antennas at the site in the M-2 (General Industrial) zoning district.

E. REGULAR BUSINESS

- E1 [Use Permit Review/Beverages & More, Inc./700 El Camino Real Suite 210](#): Request for a two-year review as required by the November 2010 use permit approval for the off-site sale of beer, wine and distilled spirits, and for on-site wine tasting associated with a retail liquor and specialty market. The review requirement is not a reconsideration of the use, but is a "check in" intended to provide an opportunity to respond to potential questions/concerns related to this use.

F. STUDY SESSION

- F1. [Study Session/Menlo Park Fire Protection District/700 Oak Grove Avenue and 1231 Hoover Street](#): Request for a use permit, architectural control, lot merger, and environmental review to demolish an existing fire station (Station 6) and single-family residence, construct a new fire station consisting of a two-story firehouse and a detached vehicle storage garage, and relocate an existing carriage house from its present location on Middlefield Road onto the subject site. As part of the proposal, two existing lots will be merged into one lot, and the merged lot will be rezoned from the El Camino Real/Downtown Specific Plan and R-3 (Apartment) districts to the P-F (Public Facilities) zoning district with an associated General Plan map amendment to Public Facilities. Additionally, there will be a Zoning Ordinance text amendment to the P-F district to allow a higher floor area ratio for public facilities. *No actions will take place at this meeting, but the study session will provide an opportunity for the Planning Commission and the public to become more familiar with the proposal and to identify potential questions and concerns.*

G. COMMISSION BUSINESS - None

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	February 25, 2013
Regular Meeting	March 4, 2013
Regular Meeting	March 18, 2013
Regular Meeting	April 8, 2013
Regular Meeting	April 22, 2013
Regular Meeting	May 6, 2013
Regular Meeting	May 20, 2013

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: January 31, 2013)

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.