



PLANNING COMMISSION AGENDA

Regular Meeting
May 20, 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 (Vice Chair), Ferrick, Kadvany (Chair), Onken, Riggs, Strehl

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. 1273-1281 Laurel Street – City Council – May 7, 2013
 - b. Housing Element – City Council – May 21, 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 April 22, 2013 Planning Commission meeting](#)
- C2.** [Approval of minutes from the April 29, 2013 Planning Commission meeting](#)

D. PUBLIC HEARING

- D1.** [Use Permit and Variance/Richard A. Hartman/712 Partridge Avenue](#): Request for a use permit to demolish two single-family dwelling units and an accessory building and to construct two two-story, single-family dwelling units and associated site improvements on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district. Request for a variance to build an accessory structure in the front half of the property, 87.5 feet from the front property line where 94 feet would be required. An initial version of the proposal was reviewed by the Planning

Commission at the meeting of March 4, 2013, and was continued with direction for redesign. The proposal has since been revised, with changes to the design from traditional to a craftsman style for more compatibility with the neighborhood character, more articulation and detail on bare walls to address massing, and addition of materials and detail to add higher integrity to the design.

- D2. [Use Permit and Variance/Kathleen and Greg Rice/624 Central Avenue](#): Request for a use permit to determine the Floor Area Limit (FAL) of a lot with less than 5,000 square feet of area, associated with the construction of a second-story addition to an existing nonconforming single-story, single-family residence in the R-1-U (Single Family Urban) zoning district. In addition, the applicant is requesting a variance for additions to encroach approximately two feet into the five-foot right side setback.
- D3. [Use Permit and Variance/Miriam Huntley/334 McKendry Place](#): Request for a use permit for a 454-square foot addition and remodel of an existing nonconforming, single-story, single-family residence on a substandard lot in the R-1-U (Single Family Urban Residential) zoning district. The project would also exceed 75 percent of the existing replacement value in a 12-month period and requires approval of a use permit by the Planning Commission. In addition, the applicant is requesting a variance to the corner side setback requirement to construct the addition at nine feet, nine inches from the property line, where 12 feet is required, as well as a variance to the front side setback requirement to construct a front porch post at 19 feet from the property line, where 20 feet is required.
- D4. [Use Permit/Paaras Mehta/272 Santa Margarita Avenue](#): Request for a use permit to remodel and construct a second story addition to an existing nonconforming single-story, single-family residence on a substandard lot with respect to lot width in the R-1-U (Single Family Urban) zoning district. The proposed remodeling and expansion 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.
- D5. [Use Permit/Kateeva, Inc./1430 O'Brien Drive, Suites D and E](#): Request for a use permit for the indoor storage and use of hazardous materials for the research and development and prototype manufacturing of organic light emitting diode (OLED) displays in an existing building in the M-2 (General Industrial) zoning district. Kateeva also operates in Suites A and G, which received use permit approval for the use and storage of hazardous materials in April 2011 and November 2010 respectively. No changes to Suites A and G are proposed.
- D6. [Use Permit Revision/Pall ForteBio Corporation/1360 Willow Road](#): Request for a use permit revision to modify the types and quantities, and location of hazardous materials associated with a life sciences company developing analytical systems, within an existing building located in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the building.

E. COMMISSION BUSINESS - None

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	June 10, 2013
Regular Meeting	June 24, 2013
Regular Meeting	July 8, 2013
Regular Meeting	July 22, 2013
Regular Meeting	August 5, 2013
Regular Meeting	August 19, 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: May 15, 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.