



PLANNING COMMISSION AGENDA

Regular Meeting
August 19, 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 – Rachel Grossman, Associate Planner, Justin Murphy, Development Services Manager; Kyle Perata, Assistant 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 – Steering Committee Meeting #2 - August 26, 2013
- b. General Plan – City Council – August 27, 2013
- c. SRI Campus Modernization Project - Updated Draft Public Outreach and Development Agreement Negotiation Process – City Council – August 27, 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 July 22, 2013 Planning Commission meeting](#)

D. ENVIRONMENTAL IMPACT REPORT SCOPING SESSION

- D1.** Review and comment on the Notice of Preparation (NOP) to identify the content of the Environmental Impact Report (EIR) to be prepared for the following project:

[General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Lot Reconfiguration, Abandonment of Reserved Right-of-Way, Amended and Restated Conditional Development Permit, Development Agreement, Heritage Tree Removal Permits, Environmental Review/SRI International/333 Ravenswood Avenue](#): General Plan Amendment and Zoning Ordinance Amendment to create a new General Plan land use

designation and a new zoning district that would allow for the redevelopment of the existing 63.2-acre research campus with a maximum gross floor area of approximately 1.38 million square feet. The new zoning district would conditionally permit uses such as research and development facilities, including laboratories, offices, auditoriums, conference facilities, employee amenities including cafes and health/fitness centers, accessory facilities, and public utilities. The project also includes requests to rezone the Project Site from C-1 (X) (Administrative and Professional District, Restrictive, Conditional Development) and P (Parking) to the new zoning district, an amended and restated conditional development permit, reconfiguration of the existing five lots, abandonment of reserved right-of-way for an undeveloped portion of the Burgess Drive right-of-way located on the subject property, a development agreement, environmental review including preparation of an environmental impact report, and preparation of a fiscal impact analysis. As part of the project, approximately 96 heritage trees are proposed for removal in phases.

E. STUDY SESSION

- E1.** Review and comment on the following project, which will include the preparation of a Fiscal Impact Analysis (FIA):

[General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Lot Reconfiguration, Abandonment of Reserved Right-of-Way, Amended and Restated Conditional Development Permit, Development Agreement, Heritage Tree Removal Permits, Environmental Review/SRI International/333 Ravenswood Avenue](#): General Plan Amendment and Zoning Ordinance Amendment to create a new General Plan land use designation and a new zoning district that would allow for the redevelopment of the existing 63.2-acre research campus with a maximum gross floor area of approximately 1.38 million square feet. The new zoning district would conditionally permit uses such as research and development facilities, including laboratories, offices, auditoriums, conference facilities, employee amenities including cafes and health/fitness centers, accessory facilities, and public utilities. The project also includes requests to rezone the Project Site from C-1 (X) (Administrative and Professional District, Restrictive, Conditional Development) and P (Parking) to the new zoning district, an amended and restated conditional development permit, reconfiguration of the existing five lots, abandonment of reserved right-of-way for an undeveloped portion of the Burgess Drive right-of-way located on the subject property, a development agreement, environmental review including preparation of an environmental impact report, and preparation of a fiscal impact analysis. As part of the project, approximately 96 heritage trees are proposed for removal in phases.

F. PUBLIC HEARING - None

G. REGULAR BUSINESS - None

H. COMMISSION BUSINESS

- H1.** [Residential Design Review](#): The Planning Commission will review a report from the Design Review subcommittee that was appointed at the June 10, 2013 meeting. Areas of focus include: design review examples, thinking about Menlo Park neighborhoods, Planning Commission issues and experience, and next steps.

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	September 9, 2013
Regular Meeting	September 23, 2013
Regular Meeting	October 14, 2013
Regular Meeting	October 28, 2013
Regular Meeting	November 4, 2013
Regular Meeting	November 18, 2013
Regular Meeting	December 9, 2013
Regular Meeting	December 16, 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: August 14, 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.