



PLANNING COMMISSION AGENDA

Regular Meeting
September 23, 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; Arlinda Heineck, Community Development Director; 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. General Plan – City Council – September 24, 2013
- b. El Camino Real Lane Reconfiguration Alternatives Analysis RFP – City Council – October 1, 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 August 19, 2013 Planning Commission meeting](#)

C2. [Architectural Control Revision/Khoan Duong/139 Stone Pine Lane](#): Request for a revision to a previously approved architectural control application to incorporate a balcony on the upper level along the rear façade and extend the left-side wall along the property line to align with the proposed balcony, on an existing residence in the R-3 (Apartment) zoning district. The proposed modification would result in an increase in building coverage.

D. PUBLIC HEARING

- D1. Use Permit/Maryam Tabatabaei/715 Cambridge Avenue:** Request for a use permit to demolish an existing single-story, single-family residence and detached accessory structure, and construct a new two-story, single-family residence including a basement and an attached garage on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district. An initial version of the proposal was reviewed by the Planning Commission at the meeting of August 5, 2013, and was continued with direction for redesign. The proposal has since been revised, with changes to make window forms more consistent, reduce the prominence of the front entry, simplify roof forms, and show existing and proposed landscaping.
- D2. Use Permit/Level 10 Construction/308 and 309 Constitution Drive:** Request for a use permit for the placement of conex boxes (reusable steel storage containers), and approximately 300 construction employee parking spaces on the TE Connectivity site for use during the construction of the Facebook West Campus. The trailers and parking would be located on an undeveloped portion of the TE Connectivity Campus that is currently utilized for outside storage and overflow parking. The project site is located within the M-2 (General Industrial) zoning district.

E. REGULAR BUSINESS

- E1. Architectural Control/Rita Parasnis/727 El Camino Real:** Request for architectural control to remodel and construct additions to an existing hotel, including new glass panels and railings, new stone veneers, new wood slat fences, and a new lobby/storefront entry, as well as the addition of eight guest rooms for a total of 47 guest rooms, located in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for a use type not listed in Specific Plan Table F2, specifically a parking ratio of 0.8 spaces per hotel room, based on the Institute of Transportation Engineers (ITE) parking generation rates for motel and business hotel uses
- E2. El Camino Real/Downtown Specific Plan/Initial Review:** Initial evaluation of the El Camino Real/Downtown Specific Plan, which was approved in 2012. As specified by Chapter G ("Implementation"), the Planning Commission and City Council will conduct an initial review of the Plan one year after adoption, with ongoing review at two-year intervals thereafter. This review is intended to ensure that the Plan is functioning as intended, as well as to consider the policy-related implications of various Plan aspects. Depending on the results of the initial review, potential modifications may be formally presented for Planning Commission recommendation and City Council action at subsequent meetings. Any such modifications may require additional review under the California Environmental Quality Act (CEQA).
Continued from the meeting of September 9, 2013

F. COMMISSION BUSINESS – None

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	October 7, 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: September 19, 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.