



PLANNING COMMISSION AGENDA

April 24, 2006

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. (Date Posted: April 21, 2006.) Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may contact the City Clerk at (650) 330-6610.

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bims (Chair), Deziel, Keith (Vice-chair), O'Malley, Pagee, Riggs, Sinnott

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Justin Murphy, Development Services Manager

A. 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.

B. CONSENT CALENDAR - None

C. PUBLIC HEARINGS

1. [Use Permit Revision/Steven Plyler/720 Hobart Street:](#) Request for a use permit revision to expand a basement from 889 square feet to 1,761 square feet on a previously approved new two-story, single-family residence on a substandard lot in regard to lot width in the R-1-S (Single-Family Suburban) residential zoning district.
2. [Use Permit, Variance, and Architectural Control/Yi-Ran Wu/1001 Santa Cruz Avenue:](#) Request for a use permit to demolish an existing single-family residence and to construct three new single-family residences on one parcel in the R-3 (Apartment) zoning district and architectural control for the associated exterior design of the proposed residential development. Request for a variance to reduce the minimum distance between adjacent buildings located at 993 Santa Cruz Avenue and 1027 Santa Cruz Avenue to less than 20 feet.

3. **Rezoning/Planned Development Permit/Vesting Tentative Subdivision Map, and Environmental Review/1452 and 1460 El Camino Real and 1457 and 1473 San Antonio Street/Beltramo's Investment Company, Inc.:** Request for the following: 1) Rezoning from C-4 (General Commercial District, Applicable to El Camino Real) to P-D (Planned Development District); 2) Planned Development Permit to establish specific development regulations and review architectural designs for the construction of a new 26,800-square-foot, two-story commercial building with at-grade and subterranean parking and 16 two-story townhomes with partially submerged parking on an approximate 1.5-acre site; and 3) Vesting Tentative Subdivision Map for the creation of 16 residential lots with associated common areas and one commercial lot for condominium purposes not to exceed 40 commercial units. The proposal requires the preparation of an Environmental Impact Report (EIR). ***Continued to a future meeting.***

D. STUDY ITEM

1. **[General Plan Amendment, Rezoning, Conditional Development Permit, Tentative Subdivision Map, and Environmental Review/SummerHill Homes/75 Willow Road:](#)** Requests for the following: 1) General Plan Amendment to change the existing Professional and Administrative Offices land use designations to Medium Density Residential, 2) Rezoning the properties from C-1 (Administrative and Professional District, Restrictive) to R-3-X (Apartment - Conditional Development District), 3) Conditional Development Permit to establish specific development regulations and review architectural designs for the demolition of the existing office building totaling approximately 40,000 square feet and the construction of 33 residential units, 4) Tentative Subdivision Map for the creation of 33 lots and associated common areas, and 5) environmental review of the proposed project.

E. REGULAR BUSINESS

1. [Consideration of the minutes from the March 13, 2005, Planning Commission meeting.](#)
2. [Consideration of the minutes from the March 27, 2005, Planning Commission meeting.](#)
3. Consideration of the excerpts from the March 27, 2005, Planning Commission meeting for the Derry Lane project at 580 Oak Grove Avenue.

F. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENTS

- Review of upcoming planning items on the City Council agenda.

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	May 8, 2006
Study Meeting	May 15, 2006
Regular Meeting	May 22, 2006
Regular Meeting	June 12, 2006
Regular Meeting	June 26, 2006



PLANNING COMMISSION MEETING INFORMATION PLANNING DIVISION---650-330-6702

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

PERSONS WITH DISABILITIES WHO REQUIRE AUXILIARY AIDS OR SERVICES IN ATTENDING OR PARTICIPATING IN PLANNING COMMISSION MEETINGS, MAY CALL THE CITY MANAGER'S OFFICE AT (650) 330-6610 OR THE PLANNING DIVISION OFFICE AT (650) 330-6702 PRIOR TO THE MEETING.

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. It is the preference of the City that such matters be first presented in writing.

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 should be completed and submitted to the Staff Liaison prior to speaking. The cards can be found on the table at the rear of the meeting room.

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.

Time Limit: Please present your comments clearly and concisely. A time limit will be enforced for all applicants and other members of the public in cases where there are more than three speakers on the item. If implemented, applicants will be limited to five minutes and other speakers to three minutes.

Public Comment: Under this item, you may address the Planning Commission on any issue within the subject matter jurisdiction of the Planning Commission that is not listed on the Agenda. Generally, the City cannot act on non-Agenda items at the time of meeting when they are raised.

Consent Calendar: Items on the consent calendar are generally routine in nature, require no further discussion by the Planning Commission, and may be acted on in one motion unless a Commissioner requests separate discussion.

MEETING TIME & LOCATION: Unless otherwise posted, the starting time of regular meetings is 7:00 p.m. 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. No new Commission business will begin after 11:30 p.m. Unless otherwise posted, Regular Meetings and Study Meetings are held in the Council Chambers.

DISORDERLY CONDUCT: Any member or other 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 such member or person from the meeting room.

COMMISSION MEETING PROCEDURES POLICY/AGENDA REPORTS: A copy of this policy is posted on the bulletin board. Copies of reports on each Agenda item 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.

SMOKING: Smoking is **NOT PERMITTED** in the chamber.

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 or the services of the City, please contact the City Manager's Office (650-330-6610) or the Planning Division Office (650-330-6702) located in the Administration Building.

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Revised: 4/16/03