



## PLANNING COMMISSION AGENDA

August 24, 2009

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:00 p.m.

**ROLL CALL** – Bressler, Ferrick, Kadvany, Keith, O'Malley (Vice chair), Pagee, Riggs (Chair)

**INTRODUCTION OF STAFF** – Deanna Chow, Senior Planner; Megan Fisher, Associate Planner; Thomas Rogers, Associate Planner

### A. VISIT FROM COUNCIL MEMBER FERGUSSON

Council Member Fergusson will be attending the Commission meeting to address the importance of the Commission's role in the review of major land use projects including the El Camino Real/Downtown Specific Plan, Menlo Gateway project, mixed use project proposed for 1300 El Camino Real and the Burgess Gymnasium. ***Continued from the meeting of August 10, 2009.***

### B. PUBLIC COMMENTS

Under "Public Comments," the public may address the Commission on a consent calendar item or 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.

### 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.

1. [Approval of minutes from the June 1, 2009, Planning Commission meeting](#)  
***Continued from the meeting of August 10, 2009.***
2. [Approval of minutes from the July 13, 2009, Planning Commission meeting](#)
3. [Approval of minutes from the July 27, 2009, Planning Commission meeting](#)

### D. PUBLIC HEARING

1. [Use Permit/Yvette Keller and Mark Bessey/1015 Berkeley Avenue:](#) Request for a use permit to construct single-story additions to an existing single-story, single-family, nonconforming residence that would exceed 75 percent of the replacement value of the existing structure in a 12-month period in the R-1-U (Single-Family Urban) zoning district. ***Continued from the meeting of August 10, 2009.***

2. **Use Permit/Robin and Byron Connell/263 Santa Margarita Avenue:** Request for a use permit to construct first- and second-story additions to an existing single-story, single-family, nonconforming residence that would exceed 50 percent of the replacement value of the existing structure in a 12-month period in the R-1-U (Single-Family Urban) zoning district.
3. **Use Permit Revision/Mitchel J. Slomiak/205 Pope Street:** Request for a revision to an existing use permit, which was granted in 2007 for the construction of first- and second-story additions to an existing single-story, single-family residence, and the construction of a new detached garage on a substandard lot in the R-1-U (Single Family Urban) zoning district. The proposed revisions to the detached garage would include the enclosure of a covered porch, the raising of the garage floor, and a number of other interior and exterior modifications.
4. **Use Permit/Danielle Paye/761 Partridge Avenue:** Request for a use permit to demolish two single-story, single-family dwelling units and construct two two-story, single-family dwelling units and a detached garage on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district. As part of this development, the following heritage tree is proposed for removal: a multi-trunk fig at the left rear of the property with a 36-inch diameter at the point the trunks diverge, in poor condition.
5. **Use Permit and Architectural Control/100 Middlefield, LLC/100 Middlefield Road:** Request for a use permit and architectural control for the construction of a new two-story, 8,936-square-foot, non-medical office building and associated site improvements located in the C-4 (General Commercial - Other than El Camino Real) zoning district. The application also includes a request to provide 45 parking spaces, of which nine are in landscape reserve, where 54 spaces are required per the zoning-district-based requirements.

#### **E. STUDY SESSION**

1. **Study Session/El Camino Real/Downtown Specific Plan:** Review of project status and opportunity for individual commissioner comments.

#### **F. REGULAR BUSINESS**

1. **Review of Substantial Conformance/Chris and Kristine Ball/555 Morey Drive:** Review of a proposed reconstruction of the first floor, right side wall at the required 5.3-foot setback, resulting in a two-story unbroken wall for substantial conformance with a previously approved use permit. The proposed change is the result of the demolition of the existing nonconforming right side wall. ***Continued from the meeting of August 10, 2009.***

#### **G. COMMISSION BUSINESS**

1. Review of planning items on City Council agendas.
  - A. El Camino Real/Downtown Specific Plan (Phase II) Process
  - B. Appeal of Use Permit for 825 Santa Cruz Avenue scheduled for September 1, 2009

#### **H. REPORTS AND ANNOUNCEMENTS**

## ADJOURNMENT

### Future Planning Commission Meeting Schedule

Regular Meeting	August 31, 2009
Regular Meeting	September 14, 2009
Regular Meeting	September 21, 2009
Regular Meeting	October 5, 2009
Regular Meeting	October 19, 2009
Regular Meeting	November 2, 2009
Regular Meeting	November 16, 2009
Regular Meeting	December 7, 2009
Regular Meeting	December 14, 2009

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This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. (Date Posted: August 19, 2009.) 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. 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>. Agendas and staff reports may also be obtained by contacting Vanh Malathong at 650-330-6736.

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.

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](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](mailto: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.*