



# PLANNING COMMISSION AGENDA

## SPECIAL MEETING

April 30, 2012 at 7:00 p.m.  
City Council Chambers  
701 Laurel Street, Menlo Park, CA 94025

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Teleconference with participation by Commissioner Eiref from:  
Cambria Suites Raleigh-Durham Airport  
300 Airgate Drive  
Morrisville, NC 27560  
(Posted April 23, 2012)

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**CALL TO ORDER** – 7:00 p.m.

**ROLL CALL** – Bressler, Eiref, Ferrick (Chair), Kadwany (Vice Chair), O'Malley, Riggs, Yu

**INTRODUCTION OF STAFF** – Arlinda Heineck, Community Development Director; Thomas Rogers, Associate 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.

1. Update on Pending Planning Items

A. Facebook Campus Project

- a. Review of Development Agreement Term Sheet - April 17, 2012 City Council Meeting
- b. Final Environmental Impact Report (EIR) and Fiscal Impact Analysis (FIA)
- c. Review Schedule

### 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. 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 – None

### D. REGULAR BUSINESS

1. [Use Permit and Variances/Ian Carney/731 Bay Road](#) – Request from Commissioner Kadwany for reconsideration of the Planning Commission's action at the previous meeting of April 16, 2012.

2. [Use Permit/Ian Carney/735 Bay Road](#) – Request from Commissioner Kadvanly for reconsideration of the Planning Commission’s action at the previous meeting of April 16, 2012.

## E. PUBLIC HEARING

1. [El Camino Real/Downtown Specific Plan, General Plan Amendment, Zoning Ordinance Text Amendment, Rezoning, Environmental Review](#)

The overall intent of the El Camino Real/Downtown Specific Plan is to enhance community life, character and vitality through mixed-use infill projects sensitive to the small-town character of Menlo Park, and to improve bicycle and pedestrian connections in the Plan area over the next 30 years. The Specific Plan is based upon the El Camino Real/Downtown Vision Plan, which was unanimously accepted by the Menlo Park City Council on July 15, 2008, and which includes specific objectives in the form of the following twelve goals:

- Maintain a village character unique to Menlo Park.
- Provide greater east-west town-wide connectivity.
- Improve circulation and streetscape conditions on El Camino Real.
- Ensure that El Camino Real development is sensitive to and compatible with adjacent neighborhoods.
- Revitalize underutilized parcels and buildings.
- Activate the train station area.
- Protect and enhance pedestrian amenities on Santa Cruz Avenue.
- Expand shopping, dining and neighborhood services to ensure a vibrant downtown.
- Provide residential opportunities in the Vision Plan area.
- Provide plaza and park spaces.
- Provide an integrated, safe, and well-designed pedestrian and bicycle network.
- Develop parking strategies and facilities that meet the commercial and residential needs of the community.

Based on the goals of the Vision Plan, the Draft Specific Plan, released on April 7, 2011 was formulated with the following five guiding principles:

- Generate Vibrancy;
- Strengthen the Public Realm;
- Sustain Menlo Park’s Village Character;
- Enhance Connectivity; and
- Promote Healthy Living and Sustainability.

The Planning Commission will consider the following actions: review of the Final EIR; General Plan amendment to incorporate the Specific Plan; adoption of the Specific Plan; amendments to the zoning ordinance map and text to incorporate the Specific Plan.

The Specific Plan Area would be comprised of parcels shown in the included figure, which consists of parcels currently zoned/described as: all C-3; all C-4 (ECR); all P-D; all other parcels fronting on El Camino Real; all R-C; all R-3-C, with the exception of 1010 Noel Drive (061-411-080); all C-1-B; all P located between Menlo Avenue and Oak Grove Avenue; several R-3 parcels that adjoin either El-Camino-Real-fronting parcels or Alto Lane; and the C-1-A parcel at 530 Oak Grove Ave (061-402-160). These parcels would be rezoned to SP-ECR/D and the uses and development standards applicable to those properties would be included in the proposed Specific Plan.

*The Planning Commission is scheduled to make a recommendation to the City Council, which is tentatively scheduled to review the project on June 5, 2012. The City Council will be the final decision-making body on the proposed project. Separate notice will be given for the confirmed City Council public hearing.*

## **F. COMMISSION BUSINESS - None**

### **ADJOURNMENT**

#### Future Planning Commission Meeting Schedule

Regular Meeting	May 7, 2012
Regular Meeting	May 21, 2012
Regular Meeting	June 11, 2012
Regular Meeting	June 25, 2012
Regular Meeting	July 9, 2012
Regular Meeting	July 23, 2012
Regular Meeting	August 6, 2012
Regular Meeting	August 20, 2012

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: April 23, 2012)

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](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.*