



PLANNING COMMISSION ACTIONS

October 22, 2007

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

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

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Megan Fisher, Associate Planner; Justin Murphy, Development Services Manager; Thomas Rogers, Associate Planner

A. PUBLIC COMMENTS - None

B. CONSENT - None

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.

C. PUBLIC HEARING

1. [Use Permit/Richard S. Onorato/859 Oak Grove Avenue:](#) Request for a use permit to allow a beauty salon (personal services) to expand into vacant space on the ground floor of an existing commercial building in the C-3 (Central Commercial) zoning district. **COMMISSION ACTION:** M/S O'Malley/Riggs to approve the item as recommended in the staff report; 6-0.

D. REGULAR BUSINESS

1. [Information Update on a Proposal to Rescind Previous Approvals and Pursue New Approvals for General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Planned Development Permit, Major Subdivision, Development Agreement, and Environmental Review to Construct a Mixed-Use Development including 108 Residential Units and 24,925 Square Feet of Commercial Space on a 3.45-Acre \(gross acreage\) Site Located at 550-580 Oak Grove Avenue and 540-570 Derry Lane.](#)

The Planning Commissioners expressed the following:

- More information is needed regarding the permitted commercial uses and types of commercial establishments, including a market assessment plan.
- The project should provide as many below-market rate (BMR) units as possible.
- The applicant should provide renderings with perspectives from El Camino Real, the 7-11 store, and the train tracks.

- More information is needed regarding the height of and roofing for the stair and elevator towers.
- The applicant should investigate using green building techniques and working with Build It Green.
- The proposed residential unit mix should be revisited to add one- and two-bedroom units and reduce the number of three-bedroom units.
- Public noticing should be expanded to Marcussen Drive and on-site noticing should be explored.

2. Consideration of minutes from the August 20, 2007, Planning Commission meeting.
COMMISSION ACTION: M/S Unanimous consent to approve the minutes as modified; 6-0.

- Page 5, 5th paragraph, 1st line, Replace the word “it” with the word “if”.
- Page 12, 2nd paragraph, 5th line, Replace the words “there be a variety of uses reviewed” with the words “staff should identify a new variant”.

3. Consideration of minutes from the August 27, 2007, Planning Commission meeting.
COMMISSION ACTION: M/S Unanimous consent to approve the minutes as modified; 6-0.

- Page 4, 9th paragraph, 4th line, Replace the word “the” with the words “if he”.
- Page 16, 5th paragraph, last line, Replace the words “relationship to the airport and businesses on the peninsula” with the words “proximity to Redwood City, the airport, and south to Santa Clara”.
- Page 19, 1st paragraph, 18th line, Replace the word “would” with the word “should”.
- Page 19, 1st paragraph, 23rd line, Replace the word “M-3” with the word “M-2”.
- Page 19, 1st paragraph, 24th line, Insert the word “it” after the word “that”.
- Page 20, 2nd paragraph, 18th line, Replace the word “vibration” with the words “reverberation it would cause” add the words “of the freeway” at the end of the same sentence.
- Page 20, 2nd paragraph, 25th line, Add the words “but needed” after the word “homes”.

E. COMMISSION BUSINESS, REPORTS, AND ANNOUNCEMENT

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

ADJOURNMENT 10:28 p.m.

Future Planning Commission Meeting Schedule

Regular Meeting	November 5, 2007
Regular Meeting	November 19, 2007
Regular Meeting	December 3, 2007
Regular Meeting	December 17, 2007

October 19, 2007.) 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>

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.