



Action Minutes  
Planning Commission  
Regular Meeting  
7:00 p.m. - Thursday, October 4, 2012  
City Council Chambers, 809 Center Street

Call to Order — 7:00 P.M.

Roll Call —

Present: Commissioners R. Quartararo, Vice Chair; P. Kennedy; M. Mesiti-Miller; M. Primack; T. Goncharoff; M. Tustin  
Absent: B. Schultz, Chair (with notice)  
Staff: A. Khoury, Assistant Director of Planning; E. Marlatt, Principal Planner; M. Ferry, Associate Planner; D. Shoemaker, Director of Parks and Recreation; Mauro Garcia, Parks Superintendent; M. Schwarb, recorder.  
Audience: 35±

Statements of Disqualification — None.

Oral Communications —

*No action shall be taken on these items.*

*The Chair may announce and set time limits at the beginning of each agenda item.*

Jim Lang spoke regarding the neighborhood traffic study recommended by the Planning Commission when the Palo Alto Medical Foundation project was recommended for approval to the City Council. The neighborhood group wants two streets closed to traffic.

**Announcements** — Recognition of David Foster for his years of service on the Planning Commission.

**ACTION:** Past Commissioner Foster was presented with a framed Resolution honoring his time and work as a Commissioner.

**Approval of Minutes** — Minutes of September 6, 2012.

**ACTION:** Commission Goncharoff moved, and Commissioner Tustin seconded, APPROVAL of the Minutes of September 6, 2012, as submitted. The motion carried on a vote of 6-0-1 with Commissioners Quartararo, Kennedy, Mesiti-Miller, Primack, Goncharoff and Tustin in favor and Commissioner Schultz absent.

**Public Hearings** —

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1. 100 Western Drive CP12-0145 APN 002-094-28  
Special Use Permit for the establishment of a bicycle park and cooperative parking facility in the IG zone district. (Environmental Determination: Categorical Exemption) (University Business Park LLC, owner/filed: 8/20/2012) MF  
**RECOMMENDATION:** That the Planning Commission acknowledge the environmental determination and approve the Special Use Permit based on the Findings and Conditions of Approval in Exhibit "A".

Principal Planner Marlatt introduced Associate Planner Ferry who presented the staff report. Parks Superintendent Garcia and Chris Wagner-Jauregg of Another Bike Shop explained the details of the proposed bike park and answered questions.

The Commissioner's asked questions and commented on:

- Hours of operation;
- Life of the Use Permit;
- City liability;
- Operators.

The Public Hearing was opened.

Speaking from the audience in support of the project:

- Bryan Loehr;
- David Robinson;
- Lee Faraola.

The Public Hearing was closed.

**ACTION:** Commissioner Tustin moved, and Commissioner Mesiti-Miller seconded, that the Planning Commission ACKNOWLEDGE the environmental determination and APPROVE the Special Use Permit. The motion carried on a vote of 6-0-1 with Commissioners Quartararo, Kennedy, Mesiti-Miller, Primack, Goncharoff and Tustin in favor and Commissioner Schultz absent.

2. 116 McPherson Street CP12-0136 APN 003-042-15  
Master Use Permit to establish a mix of uses on an existing multi-tenant manufacturing and warehousing site, and Minor Modification of approved Design Permit CP12-0036, in the IG zone district. (Environmental Determination: Categorical Exemption) (Bruce, Richard H. & Alison D. Trustee, owners/filed: 8/13/2012) MF  
**RECOMMENDATION:** That the Planning Commission acknowledge the environmental determination and approve the Master Use Permit and Minor Modification based on the Findings and Conditions of Approval in Exhibit "A".

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Principal Planner Marlatt introduced Associate Planner Ferry who presented the staff report. The applicant, Richard Bruce, and the architect, Bill Kempf, spoke about the project and answered questions.

The Public Hearing was opened and no one wished to speak.

The Public Hearing was closed.

Commissioners asked questions and made comments regarding:

- Landscaping;
- Master Use Permits;
- Wood siding;
- Water lines;
- Screening mechanical equipment.

**ACTION:** Commissioner Primack moved, and Commissioner Goncharoff seconded, that the Planning Commission ACKNOWLEDGE the environmental determination and APPROVE the Master Use Permit and Minor Modification with changes to the Conditions of Approval and a modification to finding number six. The motion carried on a vote of 6-0-1 with Commissioners Quartararo, Kennedy, Mesiti-Miller, Primack, Goncharoff and Tustin in favor and Commissioner Schultz absent.

**General Business** — None.

**Informational Items** — None

*No action shall be taken on these items.*

**Subcommittee/Advisory Body Oral Reports** —

*No action shall be taken on these items.*

Commissioner Primack suggested establishing a Subcommittee to assist staff with input regarding Zoning Ordinance changes currently being evaluated. The other Commissioners and staff agreed this could be considered.

- Chairperson's Report
- Planning Department Report

Assistant Director Khoury reported that the next meeting will feature the consideration of Historic Preservation Zoning Ordinance changes which have already been reviewed by the Historic Preservation Commission.

**Items Referred to Future Agendas** — None.

## Adjournment — 9:15 P.M.

The next Planning Commission meeting will take place on October 18, 2012 in the City Council Chambers.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the City Planning Department, 809 Center Street, Room 107 or on the City's website. These writings will also be available for review at the Planning Commission meeting in the public review binder at the rear of the Council Chambers.

**APPEALS** - Any person who believes that a final action of this advisory body has been taken in error may appeal that decision to the City Council. Appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk.

Appeals must be received by the City Clerk within ten (10) calendar days following the date of the action from which such appeal is being taken. An appeal must be accompanied by a five hundred dollar (\$500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee.