



## PLANNING COMMISSION ACTIONS

Regular Meeting  
April 21, 2014 at 7:00 p.m.  
City Council Chambers  
701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:02 p.m.

**ROLL CALL** – Bressler, Eiref (Vice Chair - [absent](#)), Ferrick, Kadvany (Chair), Onken, Riggs, Strehl

**INTRODUCTION OF STAFF** – Kyle Perata, Associate Planner; Thomas Rogers, Senior Planner; Corinna Sandmeier, Contract Planner; Elizabeth Schuller, Assistant 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.

- A1. Update on Pending Planning Items
  - a. Housing Element – City Council – April 29, 2014

### B. PUBLIC COMMENTS – [none](#)

Under “Public Comments,” the public may address the Commission on any subject not listed on the agenda within the jurisdiction of the Commission and items listed under Consent. 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.

- C1. [Approval of minutes from the March 24, 2014 Planning Commission meeting](#)  
**COMMISSION ACTION:** M/S Riggs/Strehl to approve the minutes as submitted; 4-0, with Commissioners Kadvany and Onken abstaining and Commissioner Eiref absent.

### D. PUBLIC HEARING

- D1. [Use Permit/Reem Yunis/626 Cambridge](#): Request for a use permit to remodel and construct first- and second-story additions to an existing nonconforming single-story, single-family residence on a substandard lot with regard to lot area and lot width in the R-2 (Low Density Apartment) zoning district. The proposed remodeling and expansion would exceed 50 percent of the existing replacement value in a 12-month period. The proposed expansion would exceed 50 percent of the existing floor area and is considered equivalent to a new structure.  
**COMMISSION ACTION:** M/S Ferrick/Strehl to approve the item with the following modifications; 6-0, with Commissioner Eiref absent:  
**Add new condition 4a:** Simultaneous with the submittal of a complete building permit application, the applicant may submit plans indicating that the pop-up attic element at the center of the second

story has been removed. The plans shall be submitted for review and approval of the Planning Division.

- D2. Use Permit/Jeffrey Eaton/1015 Berkeley Avenue:** Request for a use permit for interior and exterior modifications and single-story additions to an existing nonconforming single-story, single-family 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. The proposed expansion would exceed 50 percent of the existing floor area and is considered equivalent to a new structure. **COMMISSION ACTION:** M/S Onken/Riggs to approve the item as recommended in the staff report; 6-0, with Commissioner Eiref absent.
- D3. Use Permit/John B. Barksdale/483 O'Connor Street:** Request for a use permit to determine the Floor Area Limit (FAL) of a lot with less than 5,000 square feet of area, associated with the construction of an approximately 241-square-foot first floor addition to the front and rear of an existing single-story, single-family residence, and the addition of a 528-square foot-second story, on a substandard lot in the R-1-U (Single-Family Urban) zoning district. The proposed expansion would exceed 50 percent of the existing floor area and is considered equivalent to a new structure. **COMMISSION ACTION:** M/S Onken/Kadvany to approve the item with the following modifications; 6-0, with Commissioner Eiref absent:  
**Add new condition 4a:** Simultaneous with the submittal of a complete building permit application, the applicant may submit revised plans to include one skylight over the garage, subject to review and approval of the Planning Division.
- D4. Use Permit/Roger Kohler/315 Pope Street:** Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-1-U (Single-Family Urban) zoning district. As part of the proposal, more than one-fourth of the branches of a heritage oak, measuring approximately 36 inches in diameter and located at 317 Pope Street, will be pruned. **COMMISSION ACTION:** M/S Strehl/Ferrick to approve the item with the following modifications; 6-0, with Commissioner Eiref absent:  
**Add new condition 4a:** Simultaneous with the submittal of a complete building permit application, the applicant may submit revised plans to include one skylight over the master bathroom and one skylight over the stairwell, subject to review and approval of the Planning Division.
- D5. Use Permit Revision and Variance/Lauren Jonak/470 Santa Rita Avenue:** Request for a use permit revision to a previously approved project and a variance to encroach two feet into the required corner side setback to fill in a recessed area on an existing single-story, nonconforming structure. The subject parcel is located in the R-1-S (Single-Family Suburban) zoning district. **COMMISSION ACTION:** M/S Onken/Bressler to approve the item as recommended in the staff report; 6-0, with Commissioner Eiref absent.

**E. COMMISSION BUSINESS - None**

**ADJOURNMENT – 8:41 p.m.**

Future Planning Commission Meeting Schedule

Regular Meeting	May 5, 2014
Regular Meeting	May 19, 2014
Regular Meeting	June 9, 2014
Regular Meeting	June 23, 2014
Regular Meeting	July 7, 2014
Regular Meeting	July 21, 2014