



## PLANNING COMMISSION ACTIONS

Regular Meeting  
May 5, 2014 at 7:00 p.m.  
City Council Chambers  
701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:01 p.m.

**ROLL CALL** – Bressler, Combs, Eiref (Vice Chair – [arrived at dais at 7:37 p.m.](#)), Ferrick, Kadvan (Chair), Onken, Strehl ([absent](#))

**INTRODUCTION OF STAFF** – Jean Lin, Associate Planner; Kyle Perata, Associate Planner; Thomas Rogers, Senior 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
- Housing Element – City Council – April 29 and May 13, 2014
  - 772 Harvard Avenue Appeal – City Council – May 6, 2014
  - BMR Guidelines Update – City Council – May 6, 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 April 7, 2014 Planning Commission meeting](#)  
**COMMISSION ACTION:** Minutes approved as submitted; 3-0, with Commissioners Combs and Onken abstaining and Commissioners Eiref and Strehl absent.

### D. PUBLIC HEARING

- D1.** [Use Permit/Andrew Young/1153 Santa Cruz Avenue](#): Request for a use permit to construct a single-story addition and a basement with light wells to an existing nonconforming single-story, single-family residence and for excavation (removal of more than 12 inches of dirt) within the required right side yard setback in the R-1-S (Single Family Suburban) zoning district. The project would exceed 75 percent of the existing replacement value in a 12-month period and requires approval of a use permit by the Planning Commission.

**COMMISSION ACTION:** M/S Onken/Kadvany to approve the item as recommended in the staff report; 5-0, with Commissioner Eiref recused and Commissioner Strehl absent.

- D2. Use Permit/Curt Cline/323 Oakwood Place:** Request for a use permit for interior and exterior modifications and first and second floor additions that would exceed 50 percent of the value of an existing non-conforming residence located on a substandard lot in the R-1-U (Single-Family Urban) zoning district.

**COMMISSION ACTION:** M/S Onken/Ferrick to continue the item with the following direction; 6-0, with Commissioner Strehl absent:

- Reevaluate and soften the bulk and massing of the left-side second story façade;
- Modify the etched glass walkway on the second story to reduce glare from lights and the sun;
- Reduce the size of or otherwise modify the second story master bedroom rear window to reduce possible privacy impacts to neighbors; and
- The Planning Commission does not consider the wall/chimney an architectural feature, and therefore, must conform to the required side setback.

- D3. Use Permit Revision/Menlo Park Presbyterian Church/700-704 Santa Cruz Avenue:** Request for a revision to an existing use permit for a social hall in a commercial building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The revision would extend the expiration date for the use permit from 2014 to 2024. No building modifications are proposed, and all other conditions would remain in effect.

**COMMISSION ACTION:** M/S Ferrick/Bressler to approve the item as recommended in the staff report; 6-0, with Commissioner Strehl absent.

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

- E1. R-4-S Compliance Review/Greenheart Land Co./721-881 Hamilton Avenue:** Study session to review a 195 unit, multi-family residential development relative to the development regulations and design standards of the R-4-S (High Density Residential, Special) zoning district. The Planning Commission's review is advisory only and will be taken into consideration as part of the Community Development Director's determination of whether the proposal is in compliance with the R-4-S development regulations and design standards. ***Continued to the Planning Commission meeting of May 19, 2014***

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

- F1. Selection of Planning Commission Chair and Vice Chair for May 2014 through April 2015**  
**COMMISSION ACTION:** M/S Bressler/Kadvany to select Commissioner Eiref as Chair; 6-0, with Commissioner Strehl absent.  
**COMMISSION ACTION:** M/S Eiref/Ferrick to select Commissioner Onken as Vice Chair; 6-0, with Commissioner Strehl absent.

#### **G. COMMISSION BUSINESS - None**

**ADJOURNMENT – 9:11 p.m.**

Future Planning Commission Meeting Schedule	
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