



## PLANNING COMMISSION ACTIONS

Regular Meeting  
May 6, 2013 at 7:00 p.m.  
City Council Chambers  
701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:05 p.m.

**ROLL CALL** – Bressler, Eiref ([absent](#)), Ferrick (Chair), Kadvany (Vice Chair), Onken, Riggs ([arrived 7:07 p.m.; departed 10:12 p.m.](#)), Strehl

**INTRODUCTION OF STAFF** – Fernando Bravo; Engineering Services Manager; Momoko Ishijima, Planner; Jean Lin, Associate Planner; Ruben Nino, Assistant Public Works Director; 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
- 1273-1281 Laurel Street – City Council – May 7, 2013
  - Housing Element – City Council – May 21, 2013

### 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 8, 2013 Planning Commission meeting](#)  
**ACTION:** M/S Riggs/Onken to approve the minutes with the following modification; 5-0, with Commissioner Strehl abstaining and Commissioner Eiref absent:
- Page 14, 3<sup>rd</sup> full paragraph, 3<sup>rd</sup> line: Replace “...it was next to a narrow cul de sac street” with “... it was a narrow cul de sac street.”
- C2.** [Review of Planning Commission’s Recommendations to the R-4-S \(High Density Residential, Special\) Design Standards and Guidelines and Secondary Dwelling Units](#)  
**ACTION:** M/S Riggs/Onken to approve the item with the following corrections distributed by staff at the meeting; 5-0, with Commissioner Strehl abstaining and Commissioner Eiref absent:
- 1) Development Regulations Table for the R-4-S District (Attachment A2)**  
The maximum façade height should be 25 feet, not 32 feet.

## 2) Secondary Dwelling Units (Attachment B2)

4(b) Minimum yards for detached secondary dwelling units:  
The minimum rear yard is 5 feet, not 10 feet.

### D. PUBLIC HEARING

- D1. Use Permit/Mehdi Jazayeri/850 Cambridge Avenue:** Request for a use permit to demolish an existing two-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-2 (Residential Low Density Apartment) zoning district. As part of the project, the applicant is proposing to remove a heritage buckeye tree (22-inch diameter, poor condition) located on the left side of the property. An initial version of the proposal was reviewed by the Planning Commission at the meeting of March 18, 2013, and was continued with direction for redesign. The proposal has since been revised, with changes to elements such as the addition of second story bedroom windows for better cross-ventilation, offsetting and separating the garage door, modifying the height of the chimney, reducing the massing and simplifying forms on the front elevation, and reducing the overall height. **COMMISSION ACTION:** M/S Riggs/Kadvany to approve the item with the following modification; 6-0, with Commissioner Eiref absent:  
**Add condition 4b:** Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans incorporating the alternate chimney design submitted at the Planning Commission meeting of May 6, 2013, subject to review and approval of the Planning Division.
- D2. Use Permit/Nona Ybarra/1919 Menalto Avenue:** Request for a use permit to operate a dance studio (private recreational facility) in an existing commercial building on a property that is substandard with regard to parking in the C-2 (Neighborhood Shopping) zoning district. **COMMISSION ACTION:** M/S Onken/Ferrick to approve the item as recommended in the staff report; 5-0, with Commissioner Strehl recused and Commissioner Eiref absent.
- D3. Use Permit/Poised Inc./805 El Camino Real:** Request for a use permit to allow a private recreational use, including individual and small group instruction in pilates and healthy lifestyle consulting, in an existing commercial building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. **COMMISSION ACTION:** M/S Riggs/Strehl to approve the item as recommended in the staff report; 6-0, with Commissioner Eiref absent.
- D4. Use Permit and Architectural Control/Sagar Patel (Red Cottage Inn)/1704 El Camino Real:** Request for approval of a use permit and architectural control for additions and exterior modifications to an existing hotel in the C-4-ECR (General Commercial, Applicable to El Camino Real) zoning district. The proposal would include additions to the front, side, and rear, changes to exterior materials, reconfiguration of the parking lot, and revised landscaping features including new lighting. The parking lot changes would include bringing a number of spaces into compliance with current dimension requirements, which would result in a reduction from 26 spaces to 25 spaces, to be considered through a use permit parking reduction request. **COMMISSION ACTION:** M/S Bressler/Riggs to approve the item as recommended in the staff report; 6-0, with Commissioner Eiref absent.
- D5. Right-of-Way Abandonment/Hubly-Nichols and Comer/Portion of Louise Street:** Consideration of an abandonment of a portion of Louise Street, required by law to notify property owners and to determine whether the proposed abandonment is consistent with the City's General Plan. **COMMISSION ACTION:** M/S Bressler/Kadvany to approve the item as recommended in the staff report; 4-2, with Commissioners Onken and Riggs opposed and Commissioner Eiref absent.

**E. REGULAR BUSINESS**

- E1. 2013-14 Capital Improvement Program/General Plan Consistency:** Consideration of consistency of the 2013-2014 projects of the Five-Year Capital Improvement Plan with the General Plan. **COMMISSION ACTION:** M/S Onken/Kadvany to approve the item as recommended in the staff report; 5-0, with Commissioners Eiref and Riggs absent.
- E2. Selection of Planning Commission Chair and Vice Chair for May 2013 through April 2014.**  
**COMMISSION ACTION:** M/S Ferrick/Bressler to select Commissioner Kadvany as Chair; 5-0, with Commissioners Eiref and Riggs absent.  
**COMMISSION ACTION:** M/S Bressler/Kadvany to select Commissioner Eiref as Vice Chair; 5-0, with Commissioners Eiref and Riggs absent.

**F. COMMISSION BUSINESS - None**

**ADJOURNMENT - 10:20 p.m.**

Future Planning Commission Meeting Schedule

Regular Meeting	May 20, 2013
Regular Meeting	June 10, 2013
Regular Meeting	June 24, 2013
Regular Meeting	July 8, 2013
Regular Meeting	July 22, 2013
Regular Meeting	August 5, 2013
Regular Meeting	August 19, 2013

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