



PLANNING COMMISSION ACTIONS

Regular Meeting
July 8, 2013 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:05 p.m.

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

INTRODUCTION OF STAFF – Rachel Grossman, Associate Planner; Momoko Ishijima, Planner; Kyle Perata, Assistant 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
a. Louise Street Right-of-Way Abandonment – City Council, July 16, 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 June 10, 2013 Planning Commission meeting](#)
ACTION: M/S Onken/Strehl to approve the minutes with the following modifications; 5-0, with Commissioners Eiref and Kadvany absent:
- Page 4, last line on the page: Add “Commissioner Ferrick noted it was the only block party of the summer.” at the end of the last sentence.
 - Page 10, 2nd paragraph, last line: Replace “2014” with “2018”

D. PUBLIC HEARING

- D1. [Use Permit and Variances/Young and Borlik Architects/1976 Menalto Avenue](#): Request for a use permit to demolish a single-story, single-family residence and construct a two-story, single-family residence on a lot that is substandard with regard to lot depth and area, located in the R-2 (Low Density Apartment) zoning district. The proposal includes a request for a variance to encroach 10 feet into the required front and rear yards, where 20 feet is required, and to locate an

uncovered required parking space in the front setback. In addition, the project includes a request for a use permit to construct a second-level deck (balcony) at the proposed 10-foot rear yard setback. As part of this proposal, a heritage size Chilean lantern tree in fair condition (16.5 inches in diameter) and a magnolia tree in good condition (19.5 inches in diameter) are proposed to be removed. The Chilean lantern tree was previously approved for removal. **COMMISSION ACTION:** M/S Riggs/Ferrick to approve the item as recommended in the staff report; 5-0, with Commissioners Eiref and Kadvaný absent.

- D2. Use Permit/Casey Cramer, Arcanum Architecture, Inc./918 College Avenue:** Request for a use permit to demolish two existing single-story, detached, residential units and an associated garage, and subsequently construct a new two-story single-family residence with an attached garage on a substandard lot with regard to lot width in the R-1-U (Single Family Urban) zoning district. One heritage southern magnolia tree measuring 16.5 inches in diameter that is located in the public right-of-way is proposed for removal as part of the project. **COMMISSION ACTION:** M/S Riggs/Strehl to approve the item with the following modification; 5-0, with Commissioners Eiref and Kadvaný absent:

Add condition 4a: Concurrent with building permit submittal, the project plans shall specify that the proposed landscape screening trees on the southern side of the project site shall extend to the rear terminus of the proposed residence. The selected tree species shall be subject to the review and written approval of the property owner of 926 College Avenue. The project plans and written approval of the selected tree species shall be subject to review and approval of the Planning Division.

- D3. Use Permit/Farhad Naimy/715 College Ave:** Request for a use permit to demolish an existing single-story, single family residence and a detached garage, and construct a new two-story, single family residence with an attached garage on a substandard lot with regard to lot width, in the R-1-U (Single Family Urban) zoning district. **COMMISSION ACTION:** M/S Riggs/Ferrick to approve the item with the following modification; 5-0, with Commissioners Eiref and Kadvaný absent:

Add condition 4a: Simultaneous with the submittal of a complete building permit application, the applicant shall revise the window sill height of Bedroom #3 on the right side approximately six inches, and in compliance with the Building Code requirements, subject to review and approval of the Planning Division.

Add condition 4b: Simultaneous with the submittal of a complete building permit application, the applicant shall revise the height of both chimneys to be approximately one foot higher, subject to review and approval of the Planning Division.

- D4. Use Permit/Gaurav and Ritika Suri/1090 Creek Drive:** Request for a use permit for interior remodeling and the construction of a first- and second-floor additions to an existing two-story, non-conforming single-family residence on a substandard lot with regard to lot size and lot width in the R-1-U (Single Family Urban) zoning district. The project would exceed 50 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/Strehl to approve the item as recommended in the staff report; 5-0, with Commissioners Eiref and Kadvaný absent.

E. REGULAR BUSINESS

- E1. Architectural Control Revision/Live Oak Property Investments/650 Live Oak Avenue:** Request for approval for architectural control revision for an existing commercial building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The revision would remove the original 2011 proposal's inclusion of perforated weathering steel panels over a portion of the exterior, permitting the approval of the building as it has been constructed. **COMMISSION ACTION:** M/S Onken/Strehl to continue the item for a maximum of 12 months, unless the application is replaced by another application; 5-0, with Commissioners Eiref and Kadvaný absent.

F. COMMISSION BUSINESS - None

ADJOURNMENT – 9:03 p.m.

Future Planning Commission Meeting Schedule

| | |
|-----------------|--------------------|
| Regular Meeting | July 22, 2013 |
| Regular Meeting | August 5, 2013 |
| Regular Meeting | August 19, 2013 |
| Regular Meeting | September 9, 2013 |
| Regular Meeting | September 23, 2013 |
| Regular Meeting | October 14, 2013 |
| Regular Meeting | October 28, 2013 |

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.