



PLANNING COMMISSION ACTIONS

Regular Meeting
August 5, 2013 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:02 p.m.

ROLL CALL – Bressler, Eiref (Vice Chair), Ferrick, Kadvany (Chair), Onken, Riggs, Strehl

INTRODUCTION OF STAFF – Rachel Grossman, Associate Planner; Momoko Ishijima, Planner; Jean Lin, Associate 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
- Housing Element – Steering Committee #1 – August 6, 2013
 - General Plan Update – City Council – August 27, 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 July 8, 2013 Planning Commission meeting.](#)
COMMISSION ACTION: M/S Strehl/Ferrick to approve the minutes as submitted; 5-0, with Commissioners Eiref and Kadvany abstaining.

D. PUBLIC HEARING

- D1.** [Use Permit/Yiran Wu/433 O'Connor Street:](#) Request for a use permit to construct a new two-story, single-family residence on a vacant lot that is substandard with regard to lot width, in the R-1-U (Single-Family Urban) zoning district. **COMMISSION ACTION:** M/S Strehl/Riggs to approve the item with the following modification; 7-0:

Add condition 4b: Concurrent with submittal of a complete building permit application, the applicant shall submit revised elevations noting that all windows will be simulated divided light windows with interior and exterior grids, and spacer bars between the glass, subject to review and approval of the Planning Division.

D2. Use Permit/Yiran Wu/439 O'Connor Street: Request for a use permit to demolish an existing single-story, single-family residence and detached garage, and construct a new two-story, single-family residence on a lot that is substandard with regard to lot width, in the R-1-U (Single-Family Urban) zoning district. As part of the proposed development, a 27.9-inch diameter heritage Italian cypress tree in fair condition in the front yard is proposed for removal. **COMMISSION ACTION:** M/S Strehl/Riggs to approve the item with the following modifications; 7-0:

Add condition 4b: Concurrent with submittal of a complete building permit application, the applicant shall submit revised elevations noting that all windows will be simulated divided light windows with interior and exterior grids, and spacer bars between the glass, subject to review and approval of the Planning Division.

Add condition 4c: Concurrent with submittal of a complete building permit application, the applicant shall submit a revised site plan to relocate the replacement tree to the front yard, with the location and species of the tree subject to review and approval by the City Arborist.

D3. Use Permit/Maryam Tabatabaei/715 Cambridge Avenue: Request for a use permit to demolish an existing single-story, single-family residence and detached accessory structure, and construct a new two-story, single-family residence including a basement and an attached garage on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district. **COMMISSION ACTION:** M/S Onken/Riggs to continue the item with direction including the following; 7-0:

- Address building scale to make it more compatible with lot size;
- Provide more consistency in window size and style;
- Minimize prominence of front entry; and
- Address potential privacy issues on left side and rear elevation.

D4. Use Permit/David Golding/969 Rose Avenue: Request for use permit for the demolition of an existing single-story, single-family residence and the construction of a new two-story, single-family residence and a detached garage on a substandard lot with regard to lot width and lot area, in the R-1-U (Single-Family Urban) zoning district. **COMMISSION ACTION:** M/S Eiref/Onken to approve the item as recommended in the staff report; 7-0.

D5. Use Permit/Menlo Park Chamber of Commerce/Santa Cruz Avenue between El Camino Real and University Drive: Request for a use permit to allow a downtown block party on Santa Cruz Avenue, between El Camino Real and University Drive. The block party would occur up to three times a year, including a possible winter event, and would include activities such as amplified music, bands, outdoor dining, and street vendors, including business and non-profit displays. The proposed event would exceed the noise limits established under Section 8.06.030 of the Menlo Park Municipal Code. The block party would require a street closure for Santa Cruz Avenue from El Camino Real to University Drive, as well as side street closures at the intersections with Santa Cruz Avenue. **COMMISSION ACTION:** M/S Strehl/Bressler to approve the item as recommended in the staff report; 6-0, with Commissioner Ferrick recused.

E. COMMISSION BUSINESS - None

ADJOURNMENT – 9:14 p.m.

Future Planning Commission Meeting Schedule

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
Regular Meeting	November 4, 2013
Regular Meeting	November 18, 2013
Regular Meeting	December 9, 2013
Regular Meeting	December 16, 2013

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