



PLANNING COMMISSION ACTIONS

Regular Meeting
January 13, 2014 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:01 p.m.

ROLL CALL – Bressler (arrived 7:04 p.m.), Eiref (Vice Chair), Ferrick, Kadvany (Chair), Onken, Riggs, Strehl

INTRODUCTION OF STAFF – Jean Lin, Associate Planner; Thomas Rogers, Senior Planner; Corinna Sandmeier, Contract Planner

A. REPORTS AND ANNOUNCEMENTS - none

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.

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 December 9, 2013 Planning Commission meeting](#)

COMMISSION ACTION: M/S Onken/Strehl to approve the minutes as submitted; 6-0, with Commissioner Riggs abstaining.

C2. [Acceptance of Draft Attendance Report for Calendar Year 2013](#)

COMMISSION ACTION: M/S Onken/Strehl to accept the report as submitted; 7-0.

D. PUBLIC HEARING

D1. [Use Permit/Stoecker and Northway Architects/116 Blackburn Avenue](#): Request for a use permit to remodel and construct a second story addition to an existing nonconforming single-story, single-family residence on a substandard lot, and to determine the Floor Area Limit (FAL) for a parcel with less than 5,000 square feet of lot area in the R-1-U (Single Family Urban) zoning district. The project would also exceed 50 percent of the existing replacement value of the nonconforming residence in a 12-month period. **COMMISSION ACTION:** M/S Riggs/Strehl to approve the item with the following modification; 7-0:

Add condition 4a: The maximum allowable floor area limit (FAL), which is only applicable to the currently proposed development specified in condition 3a above, is established at 2,795 square feet. Redevelopment of the subject property involving the demolition of existing buildings and the proposed addition would be subject a new FAL determination.

D2. Use Permit/Farhad Ashrafi/865 Middle Avenue: 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 with 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 Eiref/Bressler to continue the item with direction including being more consistent with the design of existing homes along Middle Avenue, especially in regards to surface materials; 7-0.

D3. Use Permit/Farhad Naimy/1015 Atkinson Lane: 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 depth in the R-1-S (Single-Family Suburban) zoning district. As part of the proposal, a heritage magnolia measuring 20 inches in diameter, at the right rear corner of the property, is proposed for removal. **COMMISSION ACTION:** M/S Onken/Ferrick to approve the item with the following modifications; 7-0:

Add condition 4a: Simultaneous with the submittal of a complete building permit application, the applicant may submit revised plans showing the roof to be composite shingle, 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 submit an enhanced landscape plan, subject to review and approval of the Planning Division. The enhanced landscape plan shall have the objective of providing additional screening to the rear neighbor at 20 Palm Court, and shall be developed with the input of this neighbor.

D4. Use Permit/Benjamin T. Himlan, Off the Grid/1090 Merrill Street: Request for a use permit for a recurring special event (weekly food truck market) on a portion of the Caltrain parking lot, at the corner of Merrill Street and Ravenswood Avenue in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The event would occur on Wednesday evenings between 5:00 p.m. and 9:00 p.m., with setup starting at 3:30 p.m. and cleanup concluding at 10:00 p.m. The event would include amplified live music (typically consisting of one to two musicians playing predominantly acoustic instruments) and generator use, which may exceed Noise Ordinance limits. The event would have an initial term of one year, so that its operations can be evaluated prior to any long-term approval. **COMMISSION ACTION:** M/S Kadvany/Onken to approve the item with the following modifications; 5-2, with Commissioners Strehl and Riggs in opposition:

Modify condition 4h: The use permit shall expire one year after the first event is held, unless the applicant obtains approval of an extension of the use permit. The use permit is subject to initial review by the Planning Commission six months after the first event is held.

E. REGULAR BUSINESS - None

F. COMMISSION BUSINESS - None

ADJOURNMENT – 12:15 a.m. (Tuesday, January 14, 2014)

Future Planning Commission Meeting Schedule

Regular Meeting	January 27, 2014
Regular Meeting	February 10, 2014
Regular Meeting	February 24, 2014
Regular Meeting	March 10, 2014
Regular Meeting	March 24, 2014