



REGULAR MEETING AGENDA

Date: 05/10/2021

Time: 7:00 p.m.

Meeting Location: [Zoom.us/join](https://zoom.us/join) – ID# 997 7358 9076

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: All members of the Planning Commission, city staff, applicants, and members of the public will be participating by teleconference. To promote social distancing while allowing essential governmental functions to continue, the Governor has temporarily waived portions of the open meetings act and rules pertaining to teleconference meetings. This meeting is conducted in compliance with the Governor's Executive Order N-25-20 issued March 12, 2020, and supplemental Executive Order N-29-20 issued March 17, 2020.

- How to participate in the meeting
 - Submit a written comment online up to 1-hour before the meeting start time: menlopark.org/planningpubliccomment *
 - Access the meeting real-time online at: zoom.us/join – Meeting ID# 997 7358 9076
 - Access the meeting real-time via telephone (listen only mode) at: (669) 900-6833
Regular Meeting ID # 997 7358 9076
Press *9 to raise hand to speak

*Written and recorded public comments and call-back requests are accepted up to 1 hour before the meeting start time. Written and recorded messages are provided to the Planning Commission at the appropriate time in their meeting. Recorded messages may be transcribed using a voice-to-text tool.

- Watch the meeting
 - Online: menlopark.org/streaming

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website www.menlopark.org. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

None

F. Public Hearing

F1. Use Permit/Ze Chen/1925 Menalto Avenue:

Request for a use permit to change the use of a tenant suite from a salon to a restaurant in an existing commercial building in the C-2 (Neighborhood Shopping) district. The subject property is substandard with regard to the minimum parking requirements for the C-2 district and requires a use permit for a change of use. The project also includes a proposal for outdoor seating on the rear enclosed patio and the onsite sale of alcohol with a proposed Type 41 Alcoholic Beverage Control license. ([Staff Report #21-023-PC](#))

[Public comments received on F1](#)

F2. Use Permit and Architectural Control/John Conway/1200 El Camino Real:

Request for use permit and architectural control review for modifications to an existing Chevron gas station located in the SP-ECR/D (El Camino Real/Downtown Specific Plan) district. The project consists of enclosing existing automobile service bays to expand the existing convenience store operations. The project would modify the location of beer/wine sales relative to what was approved in 2019 by the Planning Commission. ([Staff Report #21-024-PC](#))

F3. Ordinance Amending Sections 16.43.070, 16.44.070 and 16.45.070 of Title 16 of the Menlo Park Municipal Code:

Review and consider adoption of a resolution recommending that the City Council of the City of Menlo Park adopt an ordinance amending sections 16.43.070, 16.44.070 and 16.45.070 of Title 16 of the Menlo Park Municipal Code to establish an in-lieu payment. The ordinance would allow an applicant for bonus level development to elect to pay the value of a required community amenity in lieu of constructing, operating, and/or maintaining the community amenity itself. ([Staff Report #21-025-PC](#))

G. Informational Items

H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: May 24, 2021
- Regular Meeting: June 7, 2021

I. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

Any writing that is distributed to a majority of the Planning Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.org. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at menlopark.org/agenda and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 05/05/2021)