



REGULAR MEETING AGENDA

Date: 5/6/2019
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

B. Roll Call

C. 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.

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

- E1. Architectural Control/Gordon Bell/812 Willow Road:
Request for architectural control to increase the height and width of an architectural feature on an existing commercial structure located in the C-4 (General Commercial) zoning district. The architectural modification is being proposed as part of an upgrade to an existing cellular antenna system. ([Staff Report #19-032-PC](#))

F. Public Hearing

- F1. Use Permit/Erica Hsu/510 Olive Street:
Request for a use permit to demolish an existing single-family residence and construct a new two-story single-family residence on a substandard lot with respect to lot width in the R-1-S (Single Family Suburban Residential) zoning district. **Continued by the Planning Commission at the March 11, 2019 meeting.** ([Staff Report #19-033-PC](#))
- F2. Use Permit/Chris Dolan/119 Baywood Avenue:
Request for a use permit to demolish an existing single-family residence and a detached garage and construct a new two-story single-family residence with either an attached front-loading one-car

garage and adjacent uncovered space at the front or a detached side-loading one-car garage and adjacent uncovered space at the rear on a substandard lot with respect to lot area and width in the R-1-U (Single-Family Urban Residential) zoning district. Two heritage-size tree of heaven trees are proposed for removal. **Continued by the Planning Commission at the November 5, 2018 meeting** ([Staff Report #19-034-PC](#))

- F3. Architectural Control/Use Permit/Major Subdivision and Below Market Rate Housing Agreement/Florence Lane Ventures LLC/975 Florence Lane:
Request for a major subdivision to create eight condominium units by converting six existing residential dwelling units and constructing two new units on one parcel in the R-3 (Apartment) zoning district. The applicant is also requesting architectural control for the construction of the two new units and other exterior work, and a use permit for work on an existing legal nonconforming structure that exceeds 50 percent of the value of the existing structure. The application is being submitted subject to the State Density Bonus Law, Government Code Section 65915 and relevant amendments, which permits exceptions to the City's Zoning Ordinance requirements. One below market rate unit is proposed for a moderate income household. The project also includes the removal of one heritage-size Japanese maple tree. The Planning Commission will serve as a recommending body and the City Council will be the final decision making body and take action on the proposed project at a future meeting date. ([Staff Report #19-035-PC](#))

G. Regular Business

- G1. Review of Determination of Substantial Conformance/556 SC Partners LLC/556-558 Santa Cruz Avenue:
Request for a substantial conformance memo for modifications to a previously approved mixed-use development in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal includes minor modifications to the approved gross floor area as well as exterior modifications to all elevations. ([Attachment](#))
- G2. Selection of Planning Commission Chair and Vice Chair for May 2019 through April 2020. ([Staff Report #18-036-PC](#))

H. 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 20, 2019
 - Regular Meeting: June 3, 2019
 - Regular Meeting: June 24, 2019

I. Adjournment

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 www.menlopark.org and can receive e-mail 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 the Planning Division at 650-330-6702. (Posted: 05/01/2019)

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

Any writing that is distributed to a majority of the 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 for inspection at the City Clerk's Office, 701 Laurel St., Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.