



## REGULAR MEETING AGENDA

**Date:** 6/3/2019  
**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. Approval of minutes from the May 20, 2019, Planning Commission meeting. ([Attachment](#))

**F. Public Hearing**

F1. 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 an attached front-loading one-car garage and adjacent uncovered space 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 May 6, 2019 meeting.** ([Staff Report #19-042-PC](#))

F2. Use Permit/Flury Bryant Design Group/958 Hobart Street: Request for a use permit for excavation within the required right side setback for a basement light well and rear setback for a mechanical automobile turntable, in association with a new one-story residence with a basement in the R-1-S (Single Family Suburban Residential) district. ([Staff Report #19-043-PC](#))

- F3. Use Permit/Sally and Barry Karlin/308 Arbor Road:  
Request for a use permit to demolish an existing one-story residence and detached garage, and construct a new two-story residence with an attached garage and a basement on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district. One heritage sized Siberian elm tree is proposed to be removed as part of the project.  
([Staff Report #19-044-PC](#))

F4 and G1 are associated items with a single staff report

- F4. Environmental Impact Report (EIR) Scoping Session/Rich Truempler/162-164 Jefferson Drive:  
Request for a conditional development permit amendment, architectural control, below market rate housing agreement, and environmental review to construct a new four-story office building, approximately 249,500 square feet in size, and a new four-story parking structure. The new office building and parking structure would be constructed on a parcel with two existing four-story office buildings, each of which is approximately 130,000 square feet in size. The property is located in the O-B (Office, Bonus) zoning district. The total existing and proposed office development on the parcel would be approximately 510,000 square feet of gross floor area with a total proposed floor area ratio (FAR) of 88 percent for the project site. The proposal includes a request for an increase in height and FAR under the bonus level development provisions in exchange for community amenities. ([Staff Report #19-045-PC](#))

## **G. Study Session**

- G1. Study Session/Rich Truempler/162-164 Jefferson Drive:  
Request for a conditional development permit amendment, architectural control, below market rate housing agreement, and environmental review to construct a new four-story office building, approximately 249,500 square feet in size, and a new four-story parking structure. The new office building and parking structure would be constructed on a parcel with two existing four-story office buildings, each of which is approximately 130,000 square feet in size. The property is located in the O-B (Office, Bonus) zoning district. The total existing and proposed office development on the parcel would be approximately 510,000 square feet of gross floor area with a total proposed floor area ratio (FAR) of 88 percent for the project site. The proposal includes a request for an increase in height and FAR under the bonus level development provisions in exchange for community amenities. ([Staff Report #19-045-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: June 24, 2019
  - Regular Meeting: July 15, 2019
  - Regular Meeting: July 29, 2019

## **I. Adjournment**

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.

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 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.

Agendas are posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the City website at [menlopark.org/agenda](http://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](http://menlopark.org/notifyme). Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 05/29/2019)