



## MEMORANDUM

**Date:** 4/25/2019  
**To:** Planning Commission  
**From:** Fahteen Khan, Assistant Planner  
**Re:** 933 Hermosa Way – Condition Review and Determination of Substantial Conformance (PLN2019-00001)

This memorandum addresses a condition of approval that requires Planning Commission review of a particular change or clarification to a project. In addition to the condition review compliance the proposed revisions also include modifications to a project specific condition of approval that staff believes is in compliance with the condition of approval. As is described in more detail later, any Planning Commissioner may request that the item be added to the agenda of the next Planning Commission meeting for further discussion. Absent such a request by the noted date/time, the staff determination will become effective.

### ***Background***

On March 25, 2019, the Planning Commission conditionally approved a use permit revision application at 933 Hermosa Way for a revision to a previously approved use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence with an attached two-car garage on a substandard lot with respect to width, depth, and area in the R-E (Residential Estate) zoning district. The Planning Commission's approval included project-specific conditions. The project was originally approved by the Planning Commission at its meeting on September 17, 2018. The Planning Commission staff report with approved plans and meeting minutes are available through the links provided below.

### ***Staff report (March 25, 2019)***

<https://www.menlopark.org/DocumentCenter/View/20956/F3---933-Hermosa-Way?bidId=>

### ***Minutes (March 25, 2019)***

[https://www.menlopark.org/AgendaCenter/ViewFile/Minutes/\\_03252019-3254](https://www.menlopark.org/AgendaCenter/ViewFile/Minutes/_03252019-3254)

### ***Staff Report (September 17, 2018)***

<https://www.menlopark.org/DocumentCenter/View/18663/F2----933-Hermosa-Way?bidId=>

### ***Minutes (September 17, 2018)***

[https://www.menlopark.org/AgendaCenter/ViewFile/Minutes/\\_09172018-3157](https://www.menlopark.org/AgendaCenter/ViewFile/Minutes/_09172018-3157)

The proposal was approved with the following project-specific conditions that require additional review:

- *Reduce the size of the front middle gable on the second floor of the front façade to be more consistent with the previously approved gable size and design.*
- *Revise the proposed stone veneer on the bottom of the first floor columns to be an irregular pattern as shown on the perspectives in the plan set.*

### **Proposed Revisions**

Proposed revisions have been made based on the conditions required by the Planning Commission as part of its project approval on the meeting of March 25, 2019 to reduce the size of the middle gable. The reduction in gable size also resulted in a reduction of the second story middle window. The revised plan also incorporates corner boards.

The Planning Commission conditionally approved the use of an irregular pattern for the stone veneer on the base of the columns. At the Planning Commission meeting the stone veneer was identified as a river rock pattern. However, the applicant is requesting a change in the stone veneer pattern from the anticipated river rock style. The applicant is proposing to continue to use an irregular pattern in a more natural looking dry stack style. The applicant believes this style would be more consistent with the neighborhood.

Project plans comparing the approved and proposed second floor plan, roof plan, and elevations are included as Attachment A, and a project description letter summarizing the changes is included as Attachment B.

### **Staff Review**

Staff has determined that the changes to the project plans address the Planning Commission's conditions and that the proposed modification to the stone veneer is in substantial conformance with the Planning Commission's previous action based on the following:

- The overall integrity of the architectural design is maintained with the proposed exterior changes.
- The form and massing would still be keeping with the overall aesthetic.
- Reduction of the front middle gable on the second floor of the front façade is more consistent with the previously approved gable size and design (September 17, 2019). The proposed roof would have a similar pattern as the approved roof and would be compatible with the approved architectural style.
- The proposed stone veneer on the bottom of the first floor columns would have an irregular pattern in a more natural looking dry stack style as shown in the plan set.
- The revised project would continue to meet all development regulations in the R-E zoning district with respect to setbacks, height, daylight plane, floor area limit, and building coverage.

***Planning Commission Review***

If any member of the Commission would like to discuss the changes to the plans described above at the May 6, 2019 Planning Commission meeting, please notify staff no later than **5:30 p.m.** on **Monday, April 29, 2019**. If staff does not receive a request from a Planning Commissioner, there will be no further review, and the City will proceed with processing the described modifications as part of the building permit application. If any member of the Commission makes such a request, the item would be placed on the April 29, 2019 agenda as a regular business item to give the full Commission the opportunity to determine whether or not the correction meets the intent of the original approval. No additional materials beyond what is contained in this memorandum would be prepared for the agenda item.

If you have questions about the project or process, please contact Fahteen Khan at [fnkhan@menlopark.org](mailto:fnkhan@menlopark.org). If you wish to request that this item be scheduled for the Planning Commission meeting, please contact Kyle Perata at [ktperata@menlopark.org](mailto:ktperata@menlopark.org).

***Attachments***

- A. Approved and Revised Plans
- B. Project Description Letter