



## PLANNING COMMISSION AGENDA

Regular Meeting  
May 6, 2013 at 7:00 p.m.  
City Council Chambers  
701 Laurel Street, Menlo Park, CA 94025

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**CALL TO ORDER** – 7:00 p.m.

**ROLL CALL** – Bressler, Eiref, Ferrick (Chair), Kadvany (Vice Chair), Onken, Riggs, Strehl

**INTRODUCTION OF STAFF** – Fernando Bravo; Engineering Services Manager; Momoko Ishijima, Planner; Jean Lin, Associate Planner; Ruben Nino, Assistant Public Works Director; Thomas Rogers, Senior Planner

### **A. 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.

- A1.** Update on Pending Planning Items
  - a. 1273-1281 Laurel Street – City Council – May 7, 2013
  - b. Housing Element – City Council – May 21, 2013

### **B. PUBLIC COMMENTS**

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 April 8, 2013 Planning Commission meeting](#)
- C2.** [Review of Planning Commission’s Recommendations to the R-4-S \(High Density Residential, Special\) Design Standards and Guidelines and Secondary Dwelling Units](#)

### **D. PUBLIC HEARING**

- D1.** [Use Permit/Mehdi Jazayeri/850 Cambridge Avenue](#): Request for a use permit to demolish an existing two-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-2 (Residential Low Density Apartment) zoning district. As part of the project, the applicant is proposing to remove a heritage buckeye tree (22-inch diameter, poor condition) located on the left side of the property. An initial version of the proposal was reviewed by the Planning Commission at the

meeting of March 18, 2013, and was continued with direction for redesign. The proposal has since been revised, with changes to elements such as the addition of second story bedroom windows for better cross-ventilation, offsetting and separating the garage door, modifying the height of the chimney, reducing the massing and simplifying forms on the front elevation, and reducing the overall height.

- D2. [Use Permit/Nona Ybarra/1919 Menalto Avenue](#): Request for a use permit to operate a dance studio (private recreational facility) in an existing commercial building on a property that is substandard with regard to parking in the C-2 (Neighborhood Shopping) zoning district.
- D3. [Use Permit/Poised Inc./805 El Camino Real](#): Request for a use permit to allow a private recreational use, including individual and small group instruction in pilates and healthy lifestyle consulting, in an existing commercial building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district.
- D4. [Use Permit and Architectural Control/Sagar Patel \(Red Cottage Inn\)/1704 El Camino Real](#): Request for approval of a use permit and architectural control for additions and exterior modifications to an existing hotel in the C-4-ECR (General Commercial, Applicable to El Camino Real) zoning district. The proposal would include additions to the front, side, and rear, changes to exterior materials, reconfiguration of the parking lot, and revised landscaping features including new lighting. The parking lot changes would include bringing a number of spaces into compliance with current dimension requirements, which would result in a reduction from 26 spaces to 25 spaces, to be considered through a use permit parking reduction request.
- D5. [Right-of-Way Abandonment/Hubly-Nichols and Comer/Portion of Louise Street](#): Consideration of an abandonment of a portion of Louise Street, required by law to notify property owners and to determine whether the proposed abandonment is consistent with the City's General Plan.

#### **E. REGULAR BUSINESS**

- E1. [2013-14 Capital Improvement Program/General Plan Consistency](#): Consideration of consistency of the 2013-2014 projects of the Five-Year Capital Improvement Plan with the General Plan.
- E2. [Selection of Planning Commission Chair and Vice Chair for May 2013 through April 2014.](#)

#### **F. COMMISSION BUSINESS - None**

#### **ADJOURNMENT**

##### Future Planning Commission Meeting Schedule

Regular Meeting	May 20, 2013
Regular Meeting	June 10, 2013
Regular Meeting	June 24, 2013
Regular Meeting	July 8, 2013
Regular Meeting	July 22, 2013
Regular Meeting	August 5, 2013
Regular Meeting	August 19, 2013

This Agenda is 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 <http://www.menlopark.org> and can receive email notification of agenda and staff report postings by subscribing to the "Home Delivery" service on the City's homepage. Agendas and staff reports may also be obtained by contacting Vanh Malathong at 650-330-6736. (Posted: May 1, 2013)

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 disclosable public record (subject to any exemption under the Public Records Act) and is available for inspection at The Community Development Department, Menlo Park City Hall, 701 Laurel Street, Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may contact the City Clerk at (650) 330-6600.

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# PLANNING COMMISSION

## Agenda and Meeting Information

The Planning Commission welcomes your attendance at and participation in this meeting. The City supports the rights of the public to be informed about meetings and to participate in the business of the City.

**ASSISTANCE FOR PERSONS WITH DISABILITIES:** Person with disabilities who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the Planning Division office at (650) 330-6702 prior to the meeting.

**COMMISSION MEETING AGENDA AND REPORTS:** Copies of the agenda and the staff reports with their respective plans are available prior to the meeting at the Planning Division counter in the Administration Building, and on the table at the rear of the meeting room during the Commission meeting. Members of the public can view or subscribe to receive future weekly agendas and staff reports in advance by e-mail by accessing the City website at <http://www.menlopark.org>.

**MEETING TIME & LOCATION:** Unless otherwise posted, the starting time of regular and study meetings is 7:00 p.m. in the City Council Chambers. Meetings will end no later than 11:30 p.m. unless extended at 10:30 p.m. by a three-fourths vote of the Commission.

**PUBLIC TESTIMONY:** Members of the public may directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission. The City prefers that such matters be presented in writing at the earliest possible opportunity or by fax at (650) 327-1653, e-mail at [planning.commission@menlopark.org](mailto:planning.commission@menlopark.org), or hand delivery by 4:00 p.m. on the day of the meeting.

**Speaker Request Cards:** All members of the public, including project applicants, who wish to speak before the Planning Commission must complete a Speaker Request Card. The cards shall be completed and submitted to the Staff Liaison prior to the completion of the applicant's presentation on the particular agenda item. The cards can be found on the table at the rear of the meeting room.

**Time Limit:** Members of the public will have **three** minutes and applicants will have **five** minutes to address an item. Please present your comments clearly and concisely. Exceptions to the time limits shall be at the discretion of the Chair.

**Use of Microphone:** When you are recognized by the Chair, please move to the closest microphone, state your name and address, whom you represent, if not yourself, and the subject of your remarks.

**DISORDERLY CONDUCT:** Any person using profane, vulgar, loud or boisterous language at any meeting, or otherwise interrupting the proceedings, and who refuses to be seated or keep quiet when ordered to do so by the Chair or the Vice Chair is guilty of a misdemeanor. It shall be the duty of the Chief of Police or his/her designee, upon order of the presiding officer, to eject any person from the meeting room.

**RESTROOMS:** The entrance to the men's restroom is located outside the northeast corner of the Chamber. The women's restroom is located at the southeast corner of the Chamber.

*If you have further questions about the Planning Commission meetings, please contact the Planning Division Office (650-330-6702) located in the Administration Building.*