



REGULAR MEETING MINUTES

Date: 6/27/2022
Time: 7:00 p.m.
Location: Zoom

A. Call To Order

Chair Chris DeCardy called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Barnes, Chris DeCardy (Chair), Linh Dan Do, Cynthia Harris (Vice Chair), Henry Riggs, Michele Tate, David Thomas

Staff: Matt Pruter, Associate Planner; Corinna Sandmeier, Acting Principal Planner

C. Reports and Announcements

Acting Principal Planner Sandmeier said the City Council would meet June 28, 2022 and one of its agenda items was the City's Fiscal Year 2022-2023 Budget.

D. Public Comment

None

E. Consent Calendar

None

F. Public Hearing

- F1. Use Permit/Larry Kahle/176 E Creek Drive: Request for a use permit to construct first and second story additions and interior alterations to an existing nonconforming one-story, single-family residence in the R-1-S (Single Family Suburban Residential) zoning district. The value of the proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period and therefore requires approval of a use permit. Continued to a future meeting
F2. Use Permit/Thomas James Homes/1220 N Lemon Avenue: Request for a use permit to demolish an existing two-story, single-family residence and accessory building, and construct a new two-story residence on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district. The proposal includes an attached ADU which is a permitted use and exempt from discretionary review. (Staff Report #22-033-PC)



Planner Sandmeier said staff had no additions to the staff report.

Applicant Thomas James Homes representative Anna Felver and architect Jaime Matheron as well as property owner Viktor Radchenko spoke on behalf of the project.

Chair DeCardy opened the public hearing and closed it as there were no speakers.

The Planning Commission discussed the proposed project and commended the number and size of replacement trees for privacy screening.

**ACTION:** Motion and second (Barnes/Riggs) to adopt a resolution of the Planning Commission of the City of Menlo Park approving a use permit for the demolition of an existing two-story, single-family residence and construction of a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district; passes 7-0.

## **G. Informational Items**

### **G1. Future Planning Commission Meeting Schedule**

- Regular Meeting: July 11, 2022
- Regular Meeting: July 25, 2022

Planner Sandmeier reported the Commonwealth Building 3 project draft EIR public hearing and study session would be on the July 11<sup>th</sup> agenda and several smaller projects.

Chair DeCardy reported he would be absent for the July 11 meeting. He reported back on Commissioner Riggs' request to agendaize an item to potentially solve for streamlining some issues with oddly shaped lots and fence heights. He said the staff's work plan and levels did not have the capacity to support policy making suggested by the Commission and the process that would involve at this time. He said he had suggested and it was under staff advisement that the Commission annually review its charter as new commissioners joined.

## **H. Adjournment**

Chair DeCardy adjourned the meeting at 7:31 p.m.

Staff Liaison: Corinna Sandmeier, Acting Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on October 3, 2022

1220 N Lemon  
Thomas James  
Homes

Planning Commission  
June 27, 2022



1220 N Lemon | **Site Context**



THOMAS JAMES HOMES

1220 N Lemon | **Site Context**



THOMAS JAMES HOMES

1220 N Lemon | **Existing Home**



THOMAS JAMES HOMES

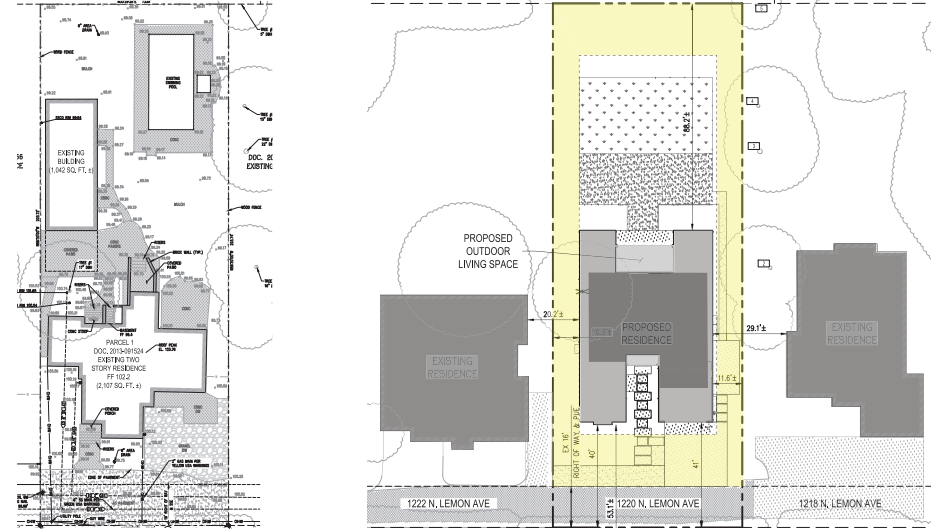


1220 N Lemon | Neighborhood



THOMAS JAMES HOMES

1220 N Lemon | Site Existing VS Proposed



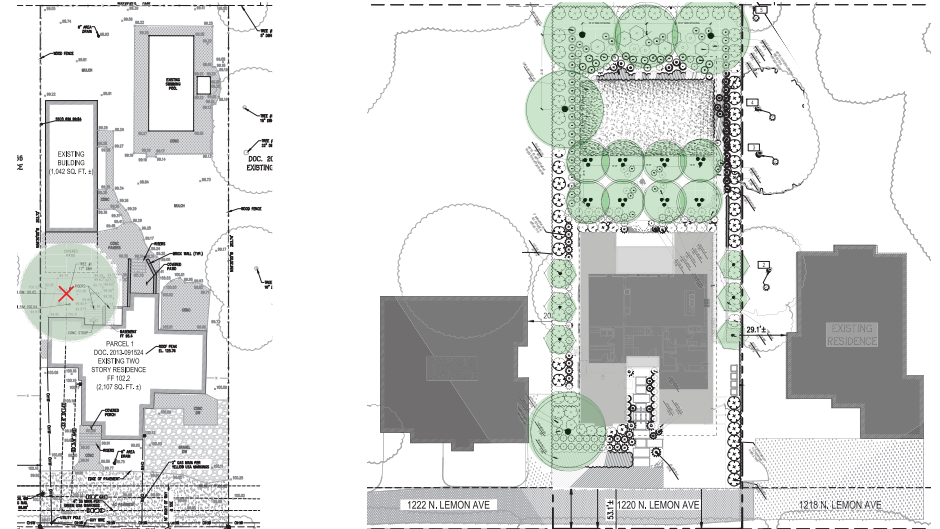
THOMAS JAMES HOMES

1220 N Lemon | Proposed Two-Story Home



THOMAS JAMES HOMES

1220 N Lemon | Site Existing VS Proposed



THOMAS JAMES HOMES

