



REGULAR MEETING MINUTES

Date: 8/15/2022
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, David Thomas

Absent: Michele Tate

Staff: Fahteen Khan, Associate Planner; Matt Pruter, Associate Planner; Corinna Sandmeier, Acting Principal Planner; Chris Turner, Associate Planner;

C. Reports and Announcements

None

Planner Sandmeier responded to commissioners' questions regarding the application of the heritage tree ordinance with use permit projects and ADU projects and any oversight of ADU site location by the commission. She said when there was discretionary review involved that if the commission did not approve the use permit, then the heritage tree approval permit was not in effect (if it was development-based) because it was no longer needed. She said she wanted to be careful not to discuss items not agendaized but in general with a use permit request for a single-family home the location of that was discretionary. She said if an attached ADU was proposed but with no exceptions from standards as part of the overall proposal then the location of the ADU was not discretionary.

Chair DeCardy said he would need to recuse himself from Item F3 as his residence was located within 500 feet of the subject property.

D. Public Comment

- Romaine Taniere, East Palo Alto resident, said that East Palo Alto public works was actively working on rehabilitation and improvements on Kavanaugh Street and requested to see timelines at a future commission or city council meeting for completion of Menlo Park multiple plan projects along O'Brien and Adams Drives, Willow Village, Willow Road, and University Avenue and actualization of pedestrian and bicycle safety improvements, He suggested at a minimum continuation of sidewalk between Kavanaugh Drive in East Palo Alto and Kavanaugh Drive in Menlo Park was urgently needed and long overdue.

E. Consent Calendar

Chair DeCardy said at Commissioner Tate's request he would pull item E2 off the consent calendar.

- E1. Approval of minutes from the April 11, 2022, Planning Commission meeting. (Attachment)

ACTION: Motion and second (Harris/DeCardy) to approve April 11, 2022 meeting minutes as submitted; passes 5-0-1-1 with Commissioner Riggs abstaining and Commissioner Tate absent.

- E2. Approval of minutes from the April 25, 2022, Planning Commission meeting. (Attachment)

Chair DeCardy said Commissioner Tate's concern was the roll call in the minutes did not indicate her present or absent at the meeting, but she was identified through the course of the meeting. He asked that her name be added to the roll call item.

Commissioner Do moved and Commissioner Harris seconded to approve the minutes with the addition of Commissioner Tate to the roll call item.

Commissioner Barnes said he was not listed at being present under roll call at the April 25 meeting either but was identified as speaking in the minutes.

Replying to Chair DeCardy, Commissioner Harris said as the maker of the second she would not second the motion with that additional change.

Chair DeCardy tabled the motion.

ACTION: Motion and second (Harris/Barnes) to continue the April 25, 2022 meeting minutes for further staff review; passes 6-0-1 with Commissioner Tate absent.

F. Public Hearing

- F1. Use Permit/Chris Gianotti/729 Middle Avenue:

Request for a use permit to demolish an existing one-story, single-family residence and construct a new two-story residence and detached garage on a substandard lot with regard to lot width in the R-1-U (Single Family Urban Residential) zoning district. (Staff Report #22-043-PC)

Associate Planner Pruter said staff had no additions to the written report.

Property owners Chris Gianotti and Delia Snyder and project designer Jim Whitney spoke on behalf of the project.

Chair DeCardy opened the public hearing and closed it as no person requested to speak.

The Planning Commission discussed the project including adding privacy screening on the left side for the stairwell landing window for the adjacent one-story garage and two-story residence, heritage oak tree removal, and the nearly standard size of the subject property lot.

ACTION: Motion and second (Riggs/Barnes) to adopt a resolution to approve a use permit to demolish an existing one-story, single-family residence and construct a new two-story, single-family

residence with a detached one-car garage on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district with an added condition for staff to confirm adequate screening from the stairwell window or require obscure glass; passes 4-2-1 with Commissioners DeCardy and Do opposed and Commissioner Tate absent.

F2. Use Permit/Nitin Handa/1170 May Brown Avenue:

Request for a use permit to demolish an existing two-story, single-family residence and associated improvements, and construct a new two-story residence on a substandard lot with regard to minimum lot width in the R-E (Residential Estate) zoning district. The proposal includes a detached accessory dwelling unit (ADU), which is not subject to discretionary review. (Staff Report #22-044-PC)

Planner Pruter noted discussion that day between the applicant and neighbor about potential screening trees and as a potential condition of approval.

Property owner and applicant Nitin Handa spoke on behalf of the project.

Chair DeCardy opened the public hearing.

Public Comment:

- Jonathan Leblang, 1180 May Brown Avenue, said he fully supported the project. He said he wanted a concern on the public record about parking and accessibility on the street during the project construction so no residents were blocked. He commented more visible signage was needed on the street to prevent vehicle drivers from mistakenly trying to cut through as the street had no outlet.
- Peter Hartwell, 1165 San Mateo Drive, said he and Caitlin's home was directly behind the subject property and their concern were two heritage trees and impacts to the drip lines. He said they found the protective measures proposed inadequate and suggested the ADU be moved 20 feet south to accommodate the drip lines of those trees.
- Alisa Yapa, 1160 May Brown Avenue, referred to the previous speaker's comments and said moving the ADU 20 feet to the south would be closer to her property and it was unknown how that would affect her property or any other trees. She said her concern was line of sight for the project's second floor into her first floor living spaces and said she appreciated the applicant's flexibility to add trees, which she hoped would reach full height within two to three years' time. She requested that none of the project's demolition or construction crew park any vehicles on the street and said she appreciated Mr. Handa's commitment that there would be no parking on either side of the street.
- Caitlin Dark, 1165 San Mateo Drive, said she wanted to clarify for the neighbor to the south of the project property that moving the ADU would preserve two heritage trees and would have no impact in that zone as it had no heritage trees. She noted her efforts to get the applicant to move the ADU.

Chair DeCardy closed the public hearing.

The Planning Commission discussed the project and heritage tree protective measures.

ACTION: Motion and second (Riggs/Thomas) to adopt a resolution approving a use permit to demolish an existing two-story, single-family residence and associated improvements, and construct a new two-story residence on a substandard lot with regard to minimum lot width in the R-E (Residential Estate) zoning district; passes 5-1-1 with Commissioner Harris opposed and Commissioner Tate absent.

- F3. Use Permit/Rico Huo/510 Pope Street: Request for a use permit to demolish an existing one-story residence and construct a new two-story residence on a substandard lot with regard to minimum lot area and width in the R-1-U (Single Family Urban Residential) zoning district. (Staff Report #22-045-PC)

Chair DeCardy recused himself as noted earlier.

Associate Planner Fahteen Khan made a correction to the staff report under landscaping as tree number five was shown as being on the property but was actually a street tree in front of the subject property.

Applicant homeowner and project architect Rico Huo spoke on behalf of the project and confirmed the window type and grids as requested by Commissioner Riggs.

Vice Chair Harris opened the public hearing and closed it as no person requested to speak.

The Planning Commission discussed the project, upon inquiry allayed concern about adequate screening for the stairwell window, expressed appreciation for the applicant's presentation and found the project well designed itself and within the context of the neighborhood.

ACTION: Motion and second (Barnes/Thomas) to adopt a resolution approving a use permit to demolish an existing one-story, single-family residence and construct a new two-story residence on a substandard lot with regard to minimum lot area and width in the R-1-U (Single Family Urban Residential) zoning district; passes 5-0-1-1 with Commissioner DeCardy recused and Commissioner Tate absent.

Chair DeCardy rejoined the meeting.

- F4. Use Permit/Michael Kramer/90 La Loma Drive: Request for a use permit to demolish an existing one-story, single-family residence and detached garage, 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 project includes a request for excavation within the side setback. The project also includes an attached ADU, which is not subject to discretionary review. (Staff Report #22-046-PC)

Planner Turner said staff had no additions to the written report.

Project architect Joe Gardella and property owners Mike and Jen Kramer spoke on behalf of the project.

Chair DeCardy opened the public hearing and closed it as no person requested to speak.

The Planning Commission discussed the project and confirmed the applicants would check back with their landscape architects about not using artificial turf, the circumstances surrounding the approval of a heritage tree removal permit post-tree removal including previous non-heritage tree designation and later heritage tree designation but a finding of poor health, and staff process for ensuring any rooftop screening needed was aesthetically appropriate.

ACTION: Motion and second (Riggs/Thomas) to adopt a resolution approving a use permit to demolish an existing one-story, single-family residence and detached garage, and construct 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. The proposal includes a request to excavate more than one foot in depth within the left side setback; passes 6-0-1 with Commissioner Tate absent.

G. Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: August 29, 2022

Planner Sandmeier said the August 29 agenda would have two single-family home development projects.

- Regular Meeting: September 12, 2022

Chair DeCardy received a request from Commissioner Thomas to have an item agendaized in the future to receive information on heritage tree ordinance application.

H. Adjournment

Chair DeCardy adjourned the meeting at 9:19 p.m.

Staff Liaison: Corinna Sandmeier, Acting Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on October 24, 2022

510 POPE Street

A NEW SINGLE FAMILY RESIDENCE

AUGUST 15, 2022 Planning Commission Hearing Presentation

510 Pope location map

- The Willows Neighborhood



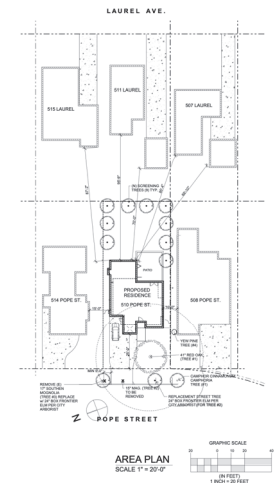
510 Pope use permit application

- lot size 6,250sf < 7,000sf standard lot size
- lot width 50' < 65' standard lot width



510 Pope site plan

- lot size = 50' wide x120' deep

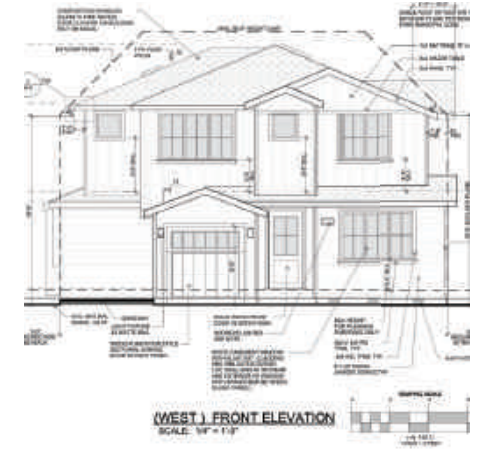


510 Pope neighboring home

- adjacent home
- 514 Pope



510 Pope front elevation



510 Pope neighboring home

- adjacent home
- 508 Pope



510 Pope examples of neighborhood homes

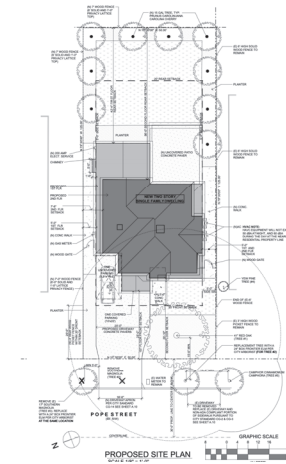


510 Pope design considerations

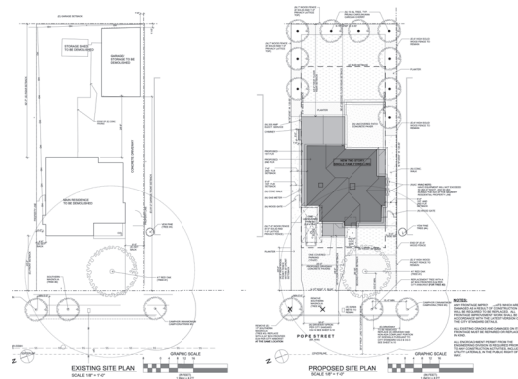
- preservation of large red oak at front yard
- privacy to adjacent neighbors



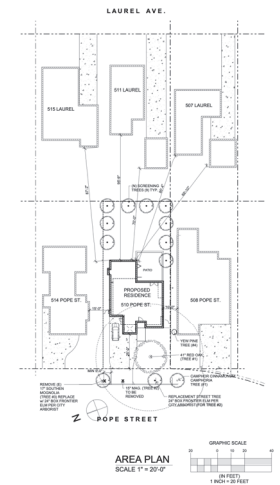
510 Pope site plan



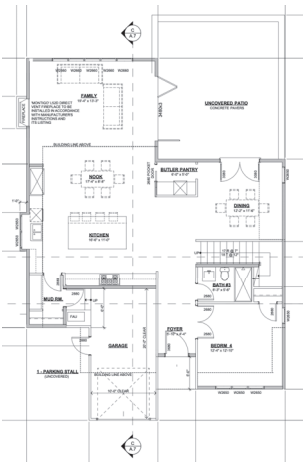
510 Pope site plan



510 Pope site map



510 Pope
1st floor plan



510 Pope
2nd floor plan

