



REGULAR MEETING MINUTES

Date: 01/09/2023
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 862 5880 9056 and Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Vice Chair Harris called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Barnes, Linh Dan Do, Cynthia Harris (Vice Chair), Henry Riggs, Jennifer Schindler, Michele Tate

Absent: Chris DeCardy (Chair)

Staff: Christine Begin, Planning Technician; Arnold Mammarella, Contract Architect; Matt Pruter, Associate Planner; Edress Rangeen, Associate Engineer; Corinna Sandmeier, Principal Planner; Chris Turner, Associate Planner; Mary Wagner, City Attorney’s Office

C. Reports and Announcements

None

D. Public Comment

- Sue Connelly, Burgess Classics, noted interest in the Parkline study session that was continued from the December 12, 2022 Planning Commission meeting and asked when it would be agendized.

E. Consent Calendar

E1. Approval of minutes from the October 24, 2022, Planning Commission meeting. (Attachment)

ACTION: Motion and second (Riggs/Schindler) to approve the consent calendar with the following correction; passes 5-0 with Schindler abstaining and DeCardy absent.

Page 21, 2nd paragraph, line 8, revise: “1700-3400 jobs with 1700 jobs homes:

F. Public Hearing

F1. Consider and adopt a resolution to approve a use permit to construct a new accessory dwelling unit (ADU) with a reduced front setback of approximately six feet, where 20 feet is required, and a rear setback of three feet, where four feet is required in the R-1-U (Single Family Urban Residential) zoning district, at 598 Hamilton Avenue; determine this action is categorically exempt under CEQA Guidelines Section 15303’s Class 3 exemption for new construction or conversion of small



structures. ***Continued from the meeting of December 5, 2022.*** (Staff Report #23-001-PC)

Associate Planner Matt Pruter had no updates to the written report.

Namit Raisurana, property owner, and Sharmila Subramaniam, project architect, presented on behalf of the project.

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

The Commission noted the improved front setback with some reservation and the visual impact of the entry staircase seemed to block the main residence entry.

ACTION: Motion and second (Do/Schindler) to adopt a resolution to approve a use permit to construct a new accessory dwelling unit (ADU) with a reduced front setback of approximately six feet, where 20 feet is required, and a rear setback of three feet, where four feet is required in the R-1-U (Single Family Urban Residential) zoning district, at 598 Hamilton Avenue; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures with the following modification; passes 6-0 with Commissioner DeCardy absent.

Add Condition 2b: Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans with the entry staircase for the ADU reoriented so it does not visually block the entry to the main residence, subject to Planning Division review and approval.

- F2. Consider and adopt a resolution to approve variances and a use permit to demolish an existing one-story residence and detached garage, and construct a new two-story residence and detached garage on a substandard lot with regard to minimum lot width, depth, and area in the R-1-U (Single Family Urban Residential) zoning district, at 69 Cornell Road; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The lot is less than 5,000 square feet in area, and a use permit is required to establish the maximum floor area limit. The project includes variances to reduce the front setback to 10 feet, where 20 feet is required, to allow for one compliant parking space where two spaces are required, and to increase the height of the daylight plane to 25 feet, where the daylight plane is measured from 19 feet, six inches. (Staff Report #23-002-PC)

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

Anna Felver, Thomas James Homes, and Matt and Victoria Dormington, property owners, presented on behalf of the project.

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

The Commission noted the attractive design and discussed the variance requests and suggested that for consistency two parking spaces, one required to be covered, be provided and that the variance for the intrusion into the daylight place could be eliminated by adjusting the wall or the plate height as the regulations allowed for a certain amount of intrusion into the daylight plane.

ACTION: Motion and second (Riggs/Do) to continue for redesign with the following direction; passes 6-0 with Commissioner DeCardy absent.

- Bring design within the allowable area of intrusion of daylight plane; and
- Solve for two parking spaces

F3. Consider and adopt a resolution to approve a minor subdivision to reconfigure property lines and create three parcels from two existing parcels in the R-1-S (Single Family Suburban Residential) zoning district, at 8 and 10 Maywood Lane; determine this action is categorically exempt under CEQA Guidelines Section 15315's Class 15 exemption for minor land divisions. Two of the resulting lots would be standard and the third new lot would be a substandard lot with regard to lot width. (Staff Report #23-003-PC)

Planner Pruter noted correspondence received that afternoon concerning gross lot area and net lot area and size of subsequent parcels.

Alex Henson, Lea and Braze Engineering, and Jeff Huber, property owner, spoke on behalf of the project.

Vice Chair Harris opened the public hearing.

Public Comment:

- Helen Lomax, Maywood Lane, said they (all neighbors on Maywood Lane) supported the subdivision but concerned about the smaller lot and future development plans.
- Minna Tong, 2 Maywood Lane, said she and neighbors supported the subdivision but were concerned about 8 Maywood Lane that was smaller than neighboring properties.

Vice Chair Harris closed the public hearing.

The Commission addressed net lot area versus gross lot area with staff clarification.

Commissioner Riggs moved to approve as recommended by staff.

Vice Chair Harris reopened the public hearing.

Public Comment:

- Wendy McPherson, 3 Maywood Lane, commented that a resulting lot from the subdivision that was 8,362 square foot lot should be increased to 10,000 square feet.

Vice Chair Harris closed the public hearing.

Commissioner Tate seconded Commissioner Riggs' motion.

ACTION: Motion and second (Riggs/Tate) to adopt a resolution to approve a minor subdivision to reconfigure property lines and create three parcels from two existing parcels in the R-1-S (Single Family Suburban Residential) zoning district, at 8 and 10 Maywood Lane; determine this action is categorically exempt under CEQA Guidelines Section 15315's Class 15 exemption for minor land divisions; passes 6-0 with Commissioner DeCardy absent.

- F4. Consider and adopt a resolution determining that the abandonment of public utility easements along the rear of properties at 1701 Bay Laurel Drive and 1715 Bay Laurel Drive is consistent with the General Plan and recommending that the City Council approve the requested abandonment; determine this action is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15305 et seq. (Minor Alteration in Land Use Limitations). (Staff Report #23-004-PC)

Associate Engineer Edress Rangeen said staff had no additions to the written report.

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

ACTION: Motion and second (Tate/Do) to adopt a resolution determining that the abandonment of public utility easements along the rear of properties at 1701 Bay Laurel Drive and 1715 Bay Laurel Drive is consistent with the General Plan and recommending that the City Council approve the requested abandonment; determine this action is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15305 et seq. (Minor Alteration in Land Use Limitations); passes 6-0 with Commissioner DeCardy absent.

Vice Chair Harris recessed the meeting for a short break.

Vice Chair Harris reconvened the meeting.

- F5. Consider and adopt a resolution to make a recommendation to City Council on amendments to Title 16 (Zoning) to add Chapter 16.77 (Two-Unit Housing Developments) and amend Chapter 16.79 (Accessory Dwelling Units), and amendments to Title 15 (Subdivisions) to add Chapter 15.31 (Urban Lot Splits), in order to make City regulations consistent with applicable California law regarding urban lot splits and two-unit developments on properties in single-family residential zoning districts. (Staff Report #23-005-PC)

Planner Turner made a presentation on the item.

Vice Chair Harris opened the public hearing.

Public Comment:

- Jenny Michel, Coleman Place Neighborhood Block, commented that local real estate brokerages were not utilizing housing resources and programs established by state law and encouraged incentivizing development of smaller units under state law.
- Misha Silin, Allied Arts, suggested incentivizing the development of lots under the proposed ordinance.

Vice Chair Harris closed the public hearing.

The Commission discussed facilitating home ownership in Menlo Park through these regulations and suggesting developing a process to approve condominium maps, making one parking space the maximum, suggesting some level of design guidelines, but also concern about the reduced

setbacks, and concerns with parking restrictions and other restrictions such as design standards that would impact only these types of development.

Commissioner Barnes moved to approve as staff recommended with added recommendations to develop a process to approve condominium maps ministerially and to have design guidelines.

ACTION: Motion and second (Schindler/Riggs) to continue past 11 a.m. for no more than 30 minutes; passes 6-0 with Commissioner DeCardy absent.

Discussion ensued to propose consideration of design guidelines that would be applicable similarly to all residential zoning districts, which was unwelcome to some commissioners.

ACTION: Motion and second (Barnes/Riggs) to adopt a resolution to make a recommendation to City Council on amendments to Title 16 (Zoning) to add Chapter 16.77 (Two-Unit Housing Developments) and amend Chapter 16.79 (Accessory Dwelling Units), and amendments to Title 15 (Subdivisions) to add Chapter 15.31 (Urban Lot Splits), in order to make City regulations consistent with applicable California law regarding urban lot splits and two-unit developments on properties in single-family residential zoning districts with the following recommendations; passes 4-2-1 with Commissioners Harris and Tate opposed and Commissioner DeCardy absent.

Recommendation: Amend the ordinance to allow for administrative approval of condominium maps for two-unit developments in single-family zoning districts.

Recommendation: Recommend that the City Council consider directing staff to develop design standards for two-unit developments that would be applicable to all projects in single-family zoning districts.

J. Informational Items

J1. Future Planning Commission Meeting Schedule

- Special Meeting: January 12, 2023
- Regular Meeting: January 23, 2023

K. Adjournment

Vice Chair Harris adjourned the meeting at 11:21 p.m.

Staff Liaison: Corinna Sandmeier, Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on April 10, 2023

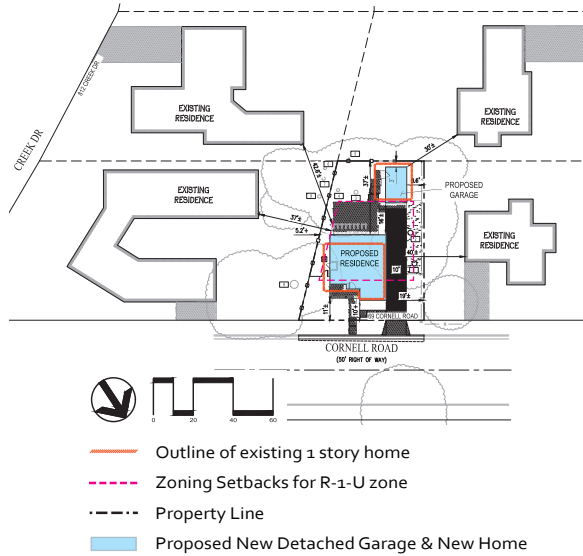
69 Cornell Road - Variance Request #1 - 10ft Front Yard Setback

The following narrative and responses to the required findings are provided as a resource for Planning Commissioners & Staff in evaluating a **variance request for the property 69 Cornell Road to allow a 10' front yard setback where a 20' setback is established for R-1-U zones.**

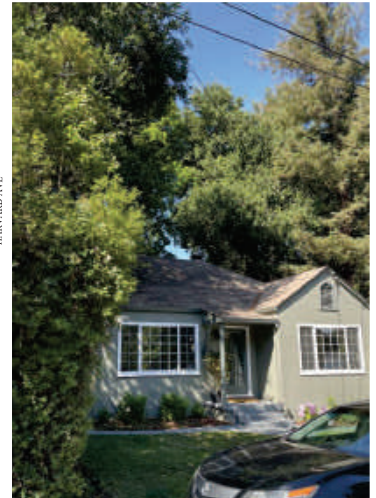
Project Introduction

69 Cornell Rd property is a substandard lot, requiring a Use Permit. The R-1-U zone establishes a minimum 7000 sq ft lot area, 65 ft width and 100ft depth. This lot is under all 3 minimums required with a 4238 sq ft lot, 62'-10" max width, and 82'-3" max depth. Additionally, the R-1-U zoning ordinance requires a minimum of a 20ft front setback. Currently, the existing residence is non-compliant with a 10ft 2in front yard setback (shown in orange).

The proposed design includes a new two story home and detached garage to align with the configuration existing onsite. The proposed footprint of the main home is similar in size and location of the existing footprint allowing it to fit with the context, retain the mature trees, keep a similar driveway access, and avoid a side yard setback variance.



- Outline of existing 1 story home
- Zoning Setbacks for R-1-U zone
- Property Line
- Proposed New Detached Garage & New Home



Existing 1 Story Home As Viewed from Cornell Rd



Early Rendering - Street Elevation



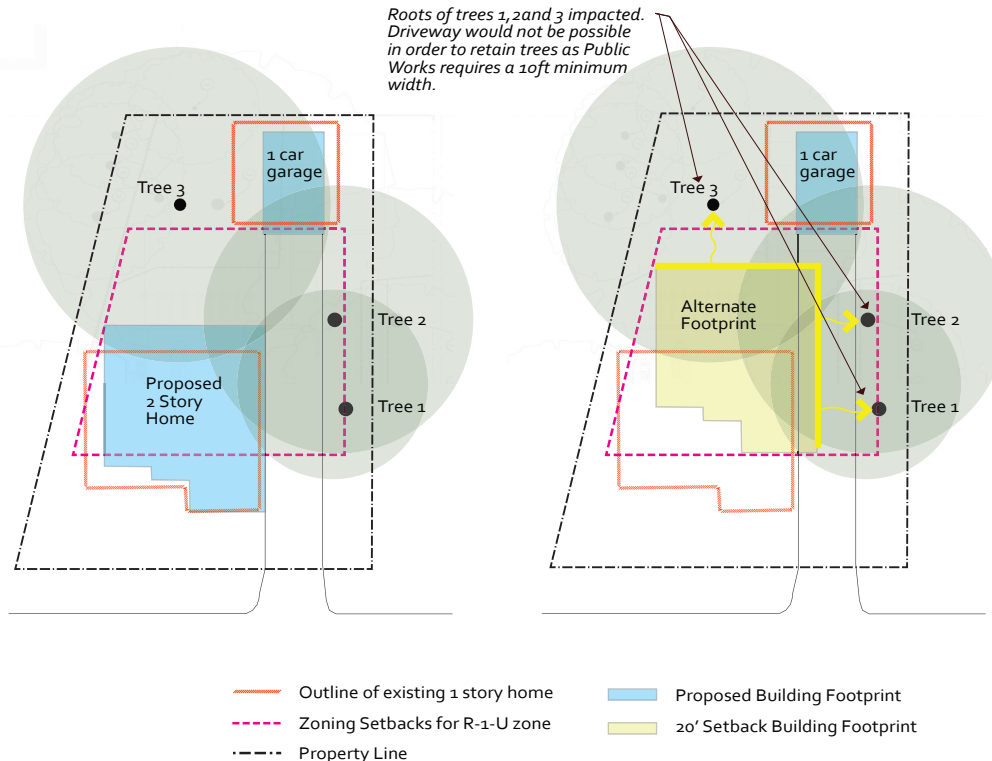
69 Cornell Road - Finding #1

"That a hardship peculiar to the property and not created by any act of the owner exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not hardships justifying a variance. Further, a previous variance can never have set a precedent, for each case must be considered only on its individual merits;"

Response:

This lot is substandard for the R-1-U zone, in area, width, and depth limiting the buildable area for a home and garage location. Additionally, the left property line slants inward reducing the width from front to back creating a trapezoidal lot shape. Furthermore, mature trees are established in the rear and right yards, significantly limiting feasible locations for the proposed new home and garage.

In order, to retain the trees onsite and maintain driveway access to the garage, a front yard setback of 10' (instead of 20') is requested. Preserving the health of the existing trees is the primary driver for the massing/footprint of the project proposal which closely matches the extents of the existing home and 1 car garage.



- Outline of existing 1 story home
- Zoning Setbacks for R-1-U zone
- Property Line
- Proposed Building Footprint
- 20' Setback Building Footprint



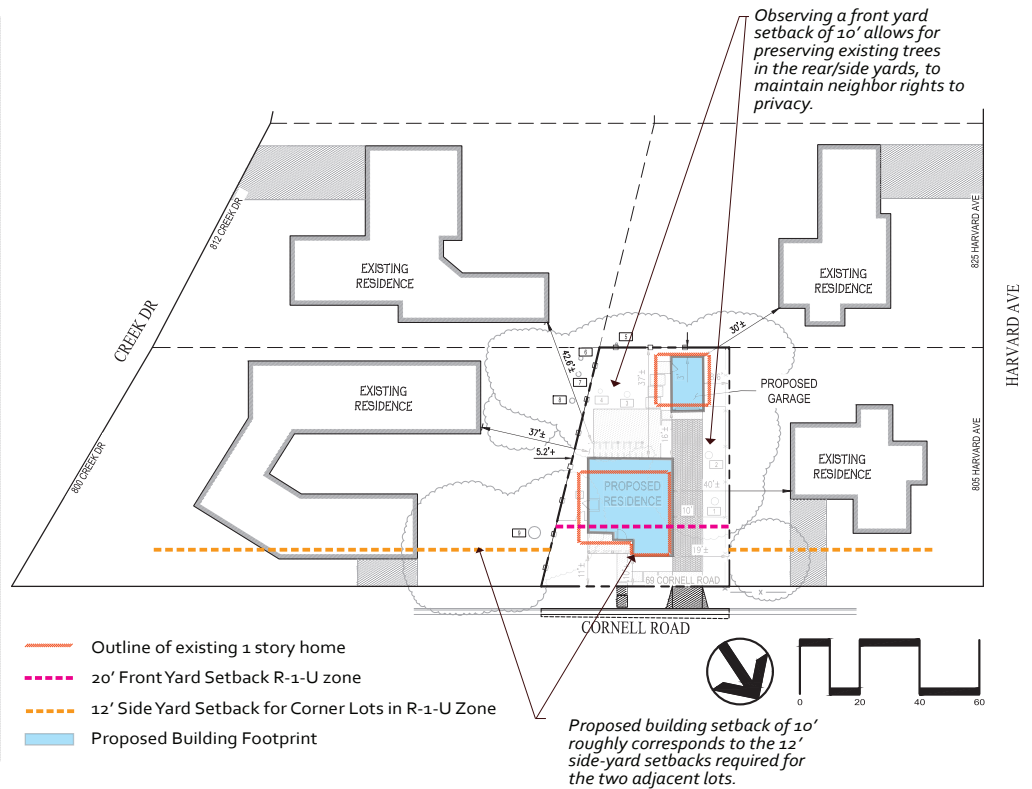
69 Cornell Road - Finding #2

"That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his/her neighbors;"

Response:

This lot is substantially smaller than adjacent parcels; therefore, the redevelopment area of the property is significantly less than other properties and adequate buildable area is not achievable without impacting existing trees. Granting a reduced front yard setback would allow a similar right as other properties which have a required 12ft setback along Cornell Road (dashed in yellow) and would align the building footprint with 800 Creek Dr (left). Additionally, a reduced front yard setback would allow retention of the existing trees which provide privacy between neighbors. The tree roots severely limit the buildable footprint. Thus, locating the home at a 20ft setback would impact the existing trees.

The variance request of a 10ft front yard setback allows the site to be redeveloped as other properties are able to do so without negatively impacting the trees enjoyed by all



69 Cornell Road - Finding #3

"That the granting of the variance will not be materially detrimental to the public health, safety, or welfare, or will not impair an adequate supply of light and air to adjacent property;"

Response:

69 Cornell Road is buffered by existing mature trees established in the rear and right yards on the property as well as on the neighboring left property. The proposed home nestles into the existing grove without impacting the dense established canopies. Additionally, the home does not significantly introduce additional or new shadowing of the street, right away, or neighboring properties.

Approval of the variance request would allow for the protected trees to remain healthy, would retain the desired tree line, would avoid privacy concerns and prevent impaired quality of light and air. Observing a 10' front yard setback would not create a new issue for fire personnel, or police, as visibility & access are not issues with the current home, and the project proposal closely matches the building footprint of the existing home.



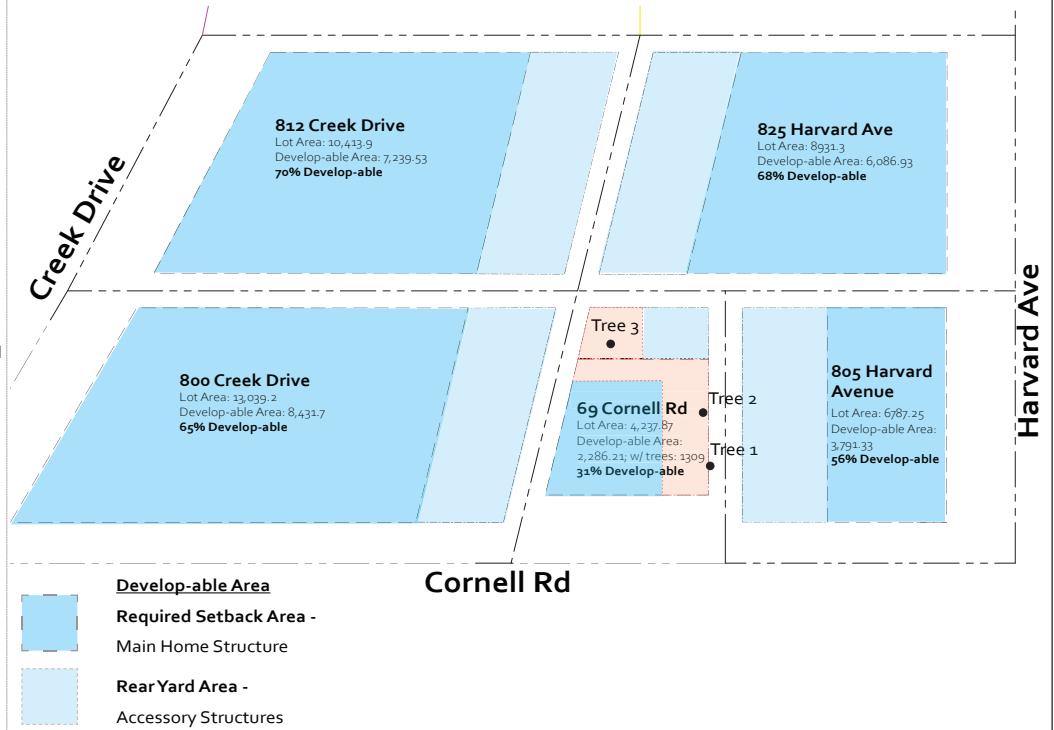
69 Cornell Road - Finding #4

"That the conditions upon which the requested variance is based would not be applicable, generally, to other property within the same zoning classification."

Response:

In general, adjacent properties are much larger in area, width and depth. The exhibit to the right illustrates the percentage of develop-able area for nearby lots based on required setbacks. 4 out of the 5 lots have 50% of develop-able area including a full width of rear yard space for detached accessories. Two lots have rear yard space with direct access to Cornell road which allows for more develop-able area. In contrast, the lot at 69 Cornell is 31% develop-able without a full width of accessible rear yard space. Even worse, the limited area is reduced (shaded in red) due to mature trees 1, 2 and 3.

Although many of these properties do have some mature trees, there is still sufficient area on-site for homeowners to further develop their properties with adequate livable space without impacting the onsite trees. The limited develop-able area at 69 Cornell is a unique condition significantly contrasting other surrounding lots and therefore should be granted this site specific variance.



69 Cornell Road - Finding #5

"That the condition upon which the requested variance is based is an unusual factor that was not anticipated or discussed in detail during any applicable Specific Plan process."

Response:

The applicant team has researched available Specific Plan Guidelines and 69 Cornell Road appears to be outside of the extents of any specific plans that are currently developed.

Excerpt from El Camino Real and Downtown Specific-Plan

CHAPTER E LAND USE + BUILDING CHARACTER

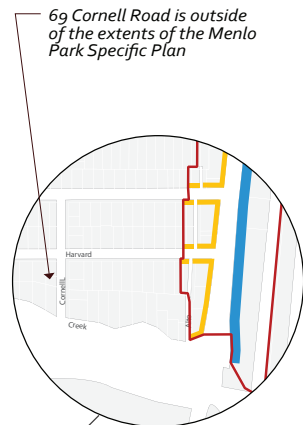
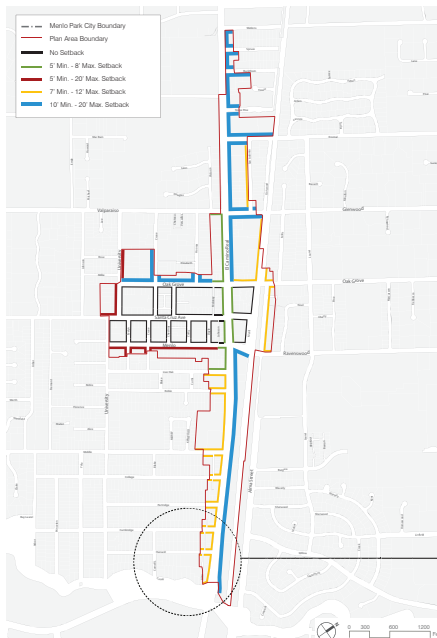


Figure E7. Building Front and Corner Side Setbacks



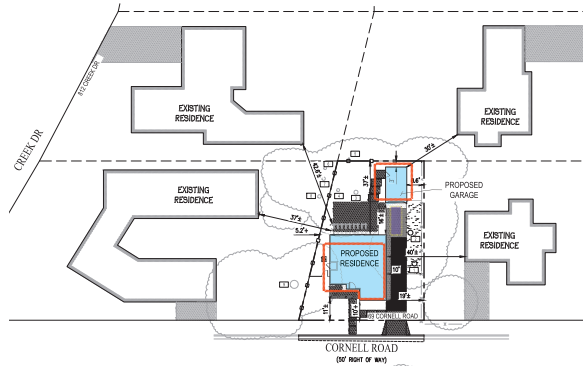
69 Cornell Road - Variance Request #2 - 1 Compliant Parking Space

The following narrative and responses to the required findings are provided as a resource for Planning Commissioners & Staff in evaluating a **variance request for the property 69 Cornell Road to allow one compliant parking space** where two compliant spaces are required. The design intent is to provide a 1-car garage and uncovered tandem space to maintain similar configuration as the existing site.

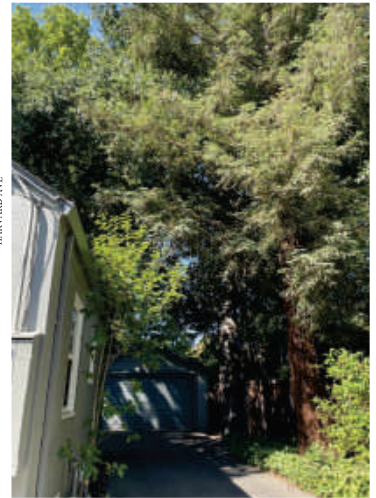
Project Introduction

69 Cornell Rd property is a substandard lot, requiring a Use Permit. The R-1-U zone establishes a minimum 7000 sq ft lot area, 65 ft width and 100ft depth. This lot is under all 3 minimums required with a 4238 sq ft lot, 62'-10" max width, and 82'-3" max depth. Additionally, the R-1-U zoning ordinance requires a minimum of two compliant parking spaces. Currently, no compliant spaces are provided on-site. The existing 2-car garage (18ftx17'-9") is less than the min. 20ftx20ft clearance.

The proposed design includes a new compliant 1-car garage and driveway in the approximate location of the existing garage and driveway. Due to the size and the lot being populated with mature trees, the buildable area and vehicular access is significantly limited.



- Outline of existing 1 story home
- - - Zoning Setbacks for R-1-U zone
- · - · - Property Line
- Proposed Uncovered Tandem Parking Spot
- Proposed New Detached Garage & New Home



Existing non-compliant garage and driveway.



Early Rendering - View South from Cornell Rd

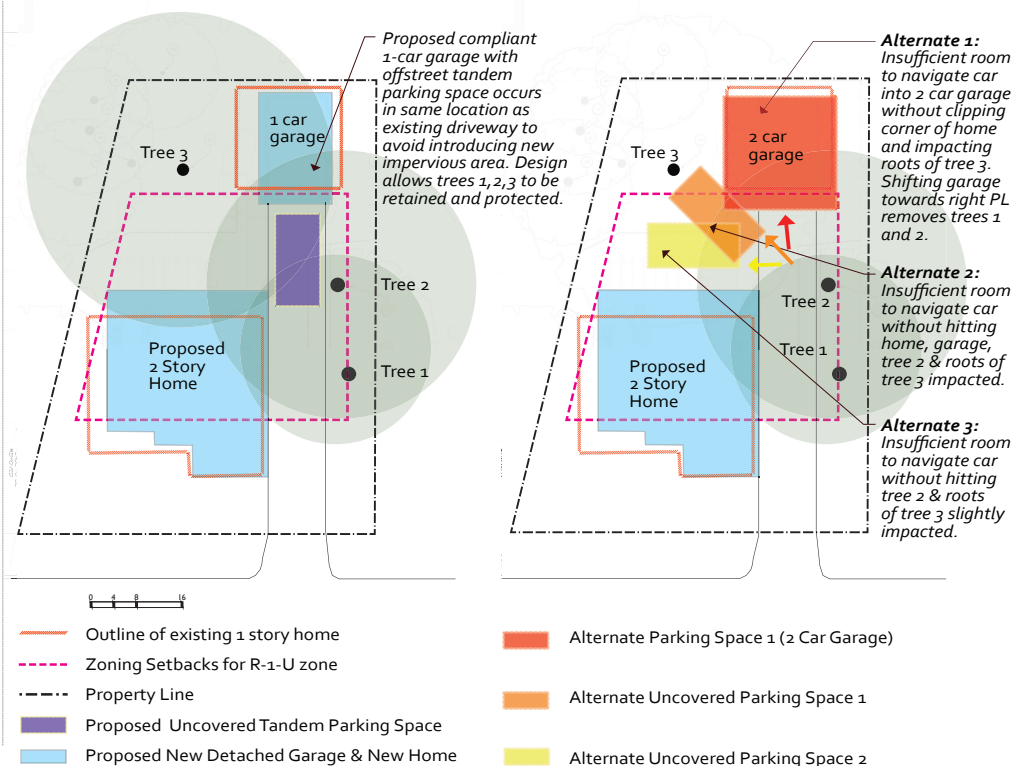


69 Cornell Road - Finding #1

"That a hardship peculiar to the property and not created by any act of the owner exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not hardships justifying a variance. Further, a previous variance can never have set a precedent, for each case must be considered only on its individual merits;"

Response:

This lot is substandard for the R-1-U zone, in area, width, and depth limiting the buildable area for a home and garage location. Additionally mature trees are established in the rear and right yards, significantly limiting feasible locations for on-site parking. **Currently, no compliant parking is provided at this address** as the existing garage is not deep nor wide enough to count as a parking spot. The applicant proposes rectifying this through providing 1 fully compliant, covered parking space in a detached garage, and 1 uncovered 'tandem' parking space in the driveway. This configuration minimizes impact to root health for trees 1, 2, 3. Three alternate parking configurations were studied (see image at far right), however these alternates have a negative impact on tree root health and therefore a variance is requested.



69 Cornell Road - Finding #2

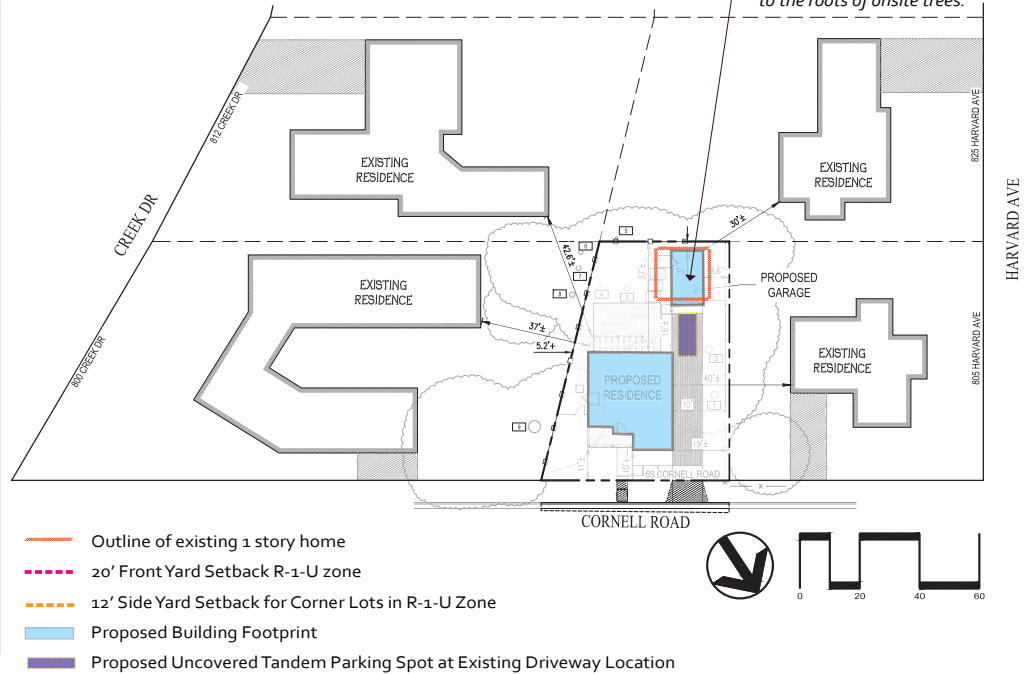
"That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his/her neighbors;"

Response:

This lot is substantially smaller than adjacent parcels; therefore, the redevelopment area is significantly less and compliant parking not achievable. The other properties in the same vicinity have adequate space to redevelop with compliant parking where as this property is hindered by its unique constraints.

The variance request for 1 compliant parking space allows the site to be redeveloped as other properties are able to do so without negatively impacting the trees enjoyed by all.

1 compliant parking space with detached 1-car garage and tandem parking configuration allows for larger redevelopment area and minimizes new impact to the roots of onsite trees.



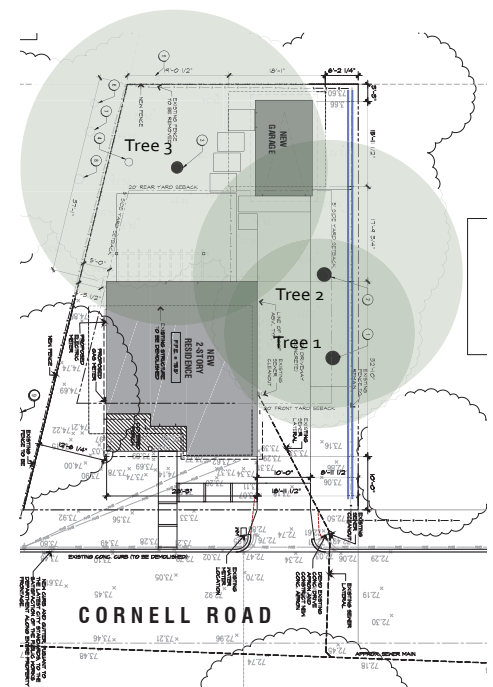
69 Cornell Road - Finding #3

"That the granting of the variance will not be materially detrimental to the public health, safety, or welfare, or will not impair an adequate supply of light and air to adjacent property;"

Response:

The variance request would allow for the protected trees to remain healthy. If the additional parking space were required, the trees would be negatively impacted and safety would be a concern. Thus, removal of the significant trees would be forced resulting in privacy concerns and impaired quality of light and air.

Approval of the variance would not impair supply of light and air for the neighbor along the right property line, at 805 Harvard, protecting its existing privacy and desired tree line. New garage and driveway would remain similar to the existing site without additional impact.



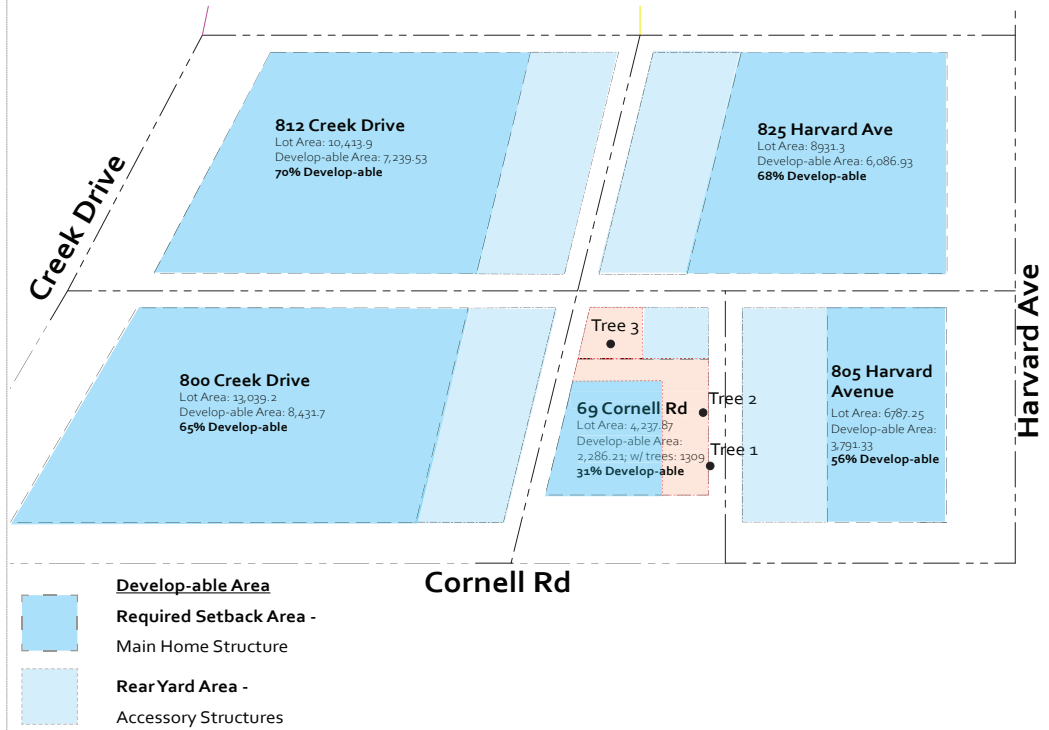
69 Cornell Road - Finding #4

"That the conditions upon which the requested variance is based would not be applicable, generally, to other property within the same zoning classification."

Response:

In general, adjacent properties are much larger in area, width and depth. The exhibit to the right illustrates the percentage of develop-able area for nearby lots based on required setbacks. 4 out of the 5 lots have 50% of develop-able area including a full width of rear yard space for detached accessories. Two lots have rear yard space with direct access to Cornell road which allows for more develop-able area and driveway access. In contrast, the lot at 69 Cornell is 31% develop-able without a full width of accessible rear yard space. Even worse, the limited area is reduced (shaded in red) due to mature trees 1, 2 and 3.

Although many of these properties do have some mature trees, there is still sufficient area on-site for homeowners to further develop their properties with compliant parking spaces and driveways. The limited develop-able area at 69 Cornell is a unique condition significantly contrasting other surrounding lots and therefore should be granted this site specific variance.



69 Cornell Road - Finding #5

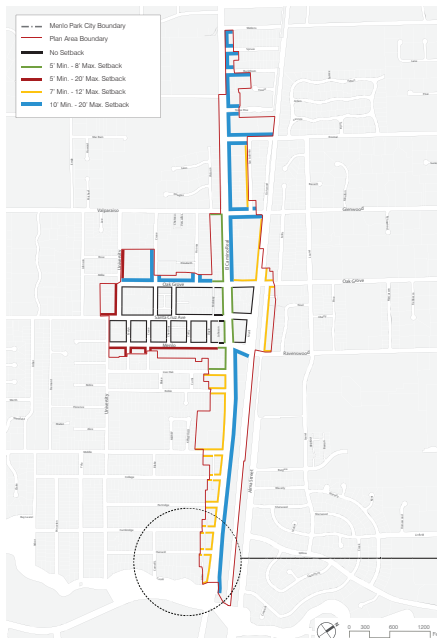
"That the condition upon which the requested variance is based is an unusual factor that was not anticipated or discussed in detail during any applicable Specific Plan process."

Response:

The applicant team has researched available Specific Plan Guidelines and 69 Cornell Road appears to be outside of the extents of any specific plans that are currently developed.

Excerpt from El Camino Real and Downtown Specific-Plan

CHAPTER E LAND USE + BUILDING CHARACTER



69 Cornell Road is outside of the extents of the Menlo Park Specific Plan



Figure E7. Building Front and Corner Side Setbacks



69 Cornell Road - Variance Request #3 - Daylight Plane

The following narrative and responses to the required findings are provided as a resource for Planning Commissioners & Staff in evaluating a **variance request for the property 69 Cornell Road to allow a 25'-0" high daylight plane** where a 19'-6" height is required. The design intent is to locate the proposed footprint onsite avoiding impacts to the existing protected trees.

Project Introduction

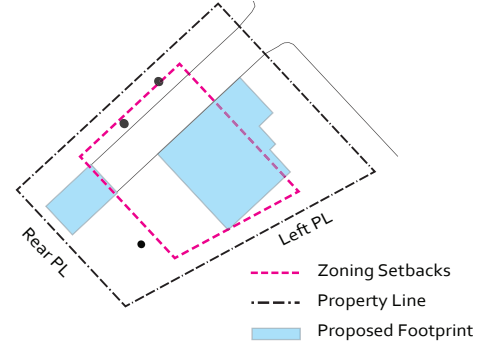
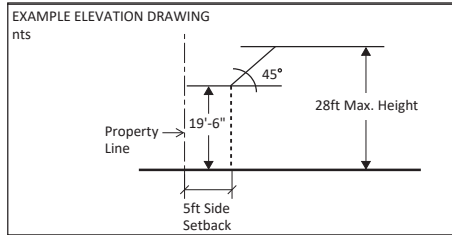
69 Cornell Rd property is a substandard lot, requiring a Use Permit. The R-1-U zone establishes a minimum 7000 sq ft lot area, 65 ft width and 100ft depth. This lot is under all 3 minimums required with a 4238 sq ft lot, 62'-10" max width, and 82'-3" max depth. Additionally, the R-1-U zoning ordinance requires a daylight plane which starts at a required 5ft side setback, extends vertically from property grade 19'-6" high and slopes inward towards the lot interior at a 45 degree angle leveling off at 28ft- max building height. Currently, the rear left corner of the house intrudes the required daylight plane due to it being located on the minimum side setback that slants inward on the lot.

The proposed design requests a 5'-6" variance to the required vertical daylight plane in order to build without impacting existing protected trees.

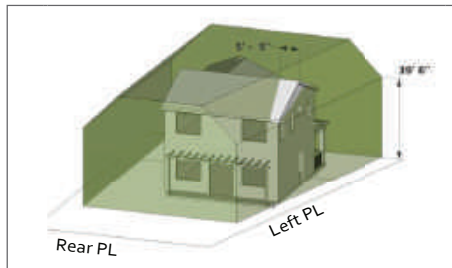


16.17.030 Development regulations.

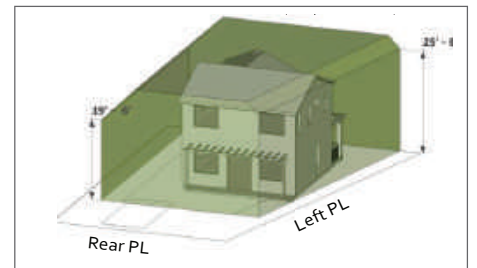
(11) Daylight Plane. A daylight plane for the main dwelling unit shall begin a minimum of five (5) feet from the side property line and extend directly upwards from the grade of the property for a distance of fifteen (15) feet, six (6) inches (vertical plane), and then slope inwards towards the interior of the lot at a forty-five (45) degree angle. The vertical plane may be extended to a maximum height of nineteen (19) feet, six (6) inches above grade subject to written approval of the owner(s) of contiguous property abutting the extended vertical plane or a use permit in accordance with Chapter 16.82.



CURRENT DAYLIGHT PLANE



PROPOSED DAYLIGHT PLANE



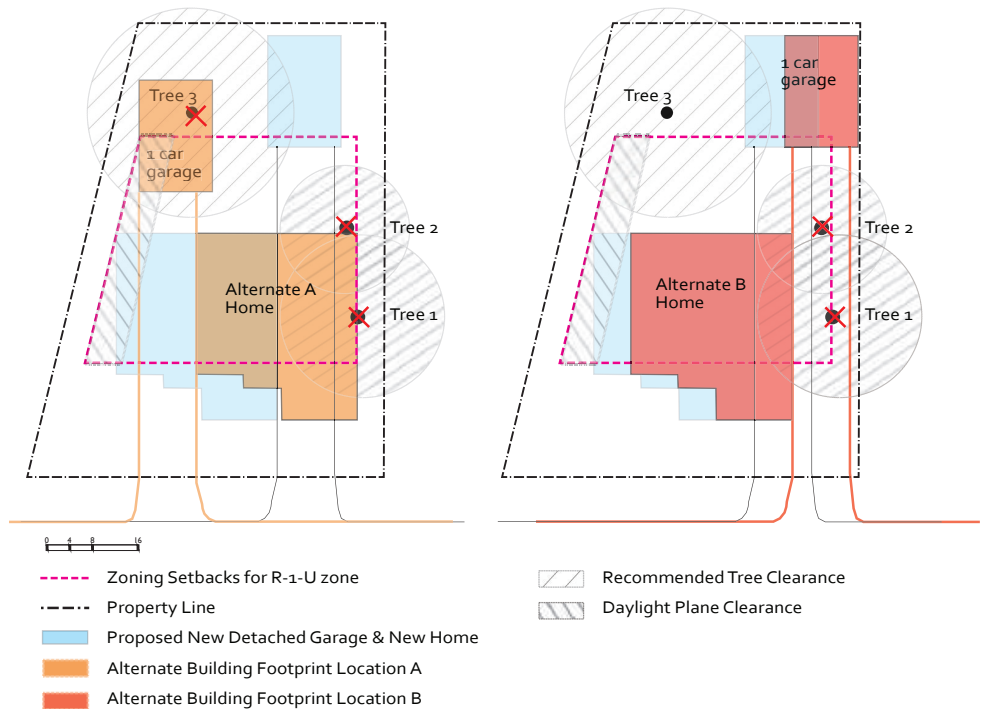
69 Cornell Road - Finding #1 - Exhibits A and B

"That a hardship peculiar to the property and not created by any act of the owner exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not hardships justifying a variance. Further, a previous variance can never have set a precedent, for each case must be considered only on its individual merits;"

Response:

The property is smaller than the width of a standard lot and additionally has unique existing site constraints that prevent the home from meeting the current daylight plane requirements. Two established redwood trees in the right yard and one established redwood tree in the rear yard constrain any proposed home to be a min. of 14ft, 11ft, and 20ft from the trunks. In addition to these site constraints, an angled property line on the left side introduces an increasing restricted daylight plane further reducing the feasible buildable locations.

Alternate building configurations were studied (see Exhibits A and B on the right), however these alternates have a negative impact on the established trees resulting in multiple removals and therefore a variance is being requested.



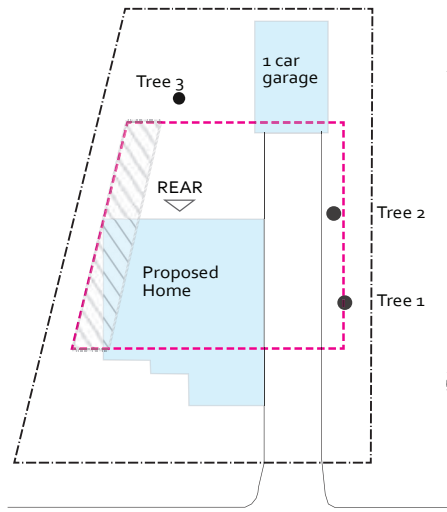
69 Cornell Road - Finding #1 - Exhibit C

"That a hardship peculiar to the property and not created by any act of the owner exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not hardships justifying a variance. Further, a previous variance can never have set a precedent, for each case must be considered only on its individual merits;"

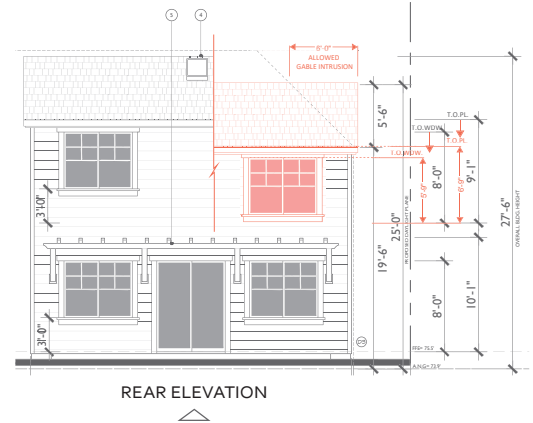
Response:

The property is smaller than the width of a standard lot and additionally has unique existing site constraints that prevent the home from meeting the current daylight plane requirements. Two established redwood trees in the right yard and one established redwood tree in the rear yard constrain any proposed home to be a min. of 14ft, 11ft, and 20ft from the trunks. In addition to these site constraints, an angled property line on the left side introduces an increasing restricted daylight plane further reducing the feasible buildable locations.

An alternate building configuration was studied (see Exhibit C on the right), however this alternate results in an unpractical window and plate height and therefore a variance is being requested.



- - - - Zoning Setbacks for R-1-U zone
- Property Line
- Proposed New Detached Garage & New Home
- Alternate Building Height
- Daylight Plane Clearance



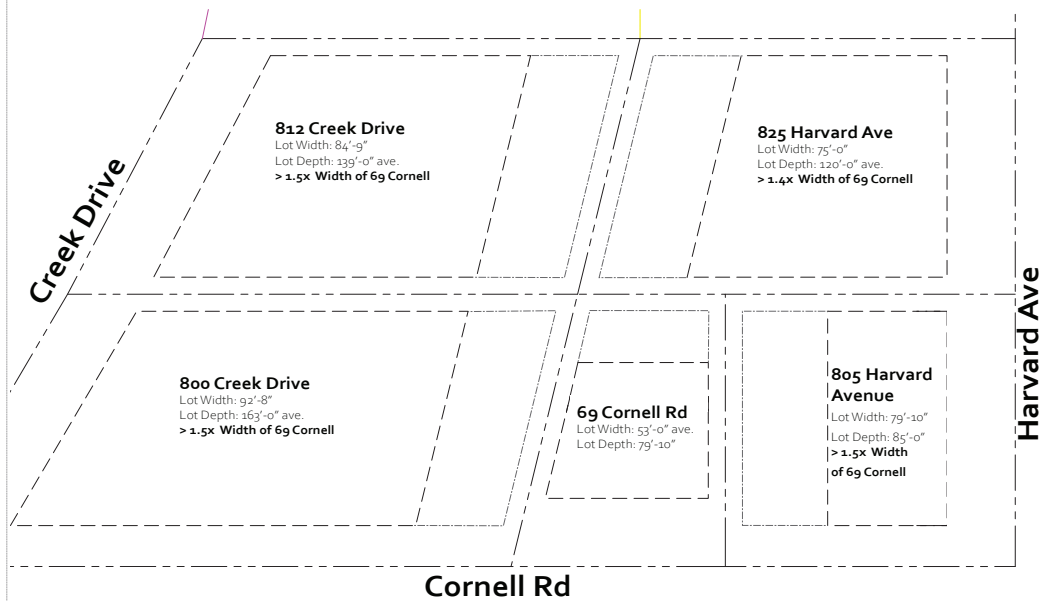
69 Cornell Road - Finding #2

"That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his/her neighbors;"

Response:

This lot is substantially smaller than adjacent parcels; therefore, the redevelopment area is significantly less. The other properties in the same vicinity have a width 1.4-1.5 times the width of 69 Cornell. In addition, the amount of redwood trees are far less on other properties where as this property is constrained by three significant trees.

The variance request for 25'-0" high daylight vertical plane allows the site to be redeveloped as other properties are able to do so without negatively impacting the trees enjoyed by all.



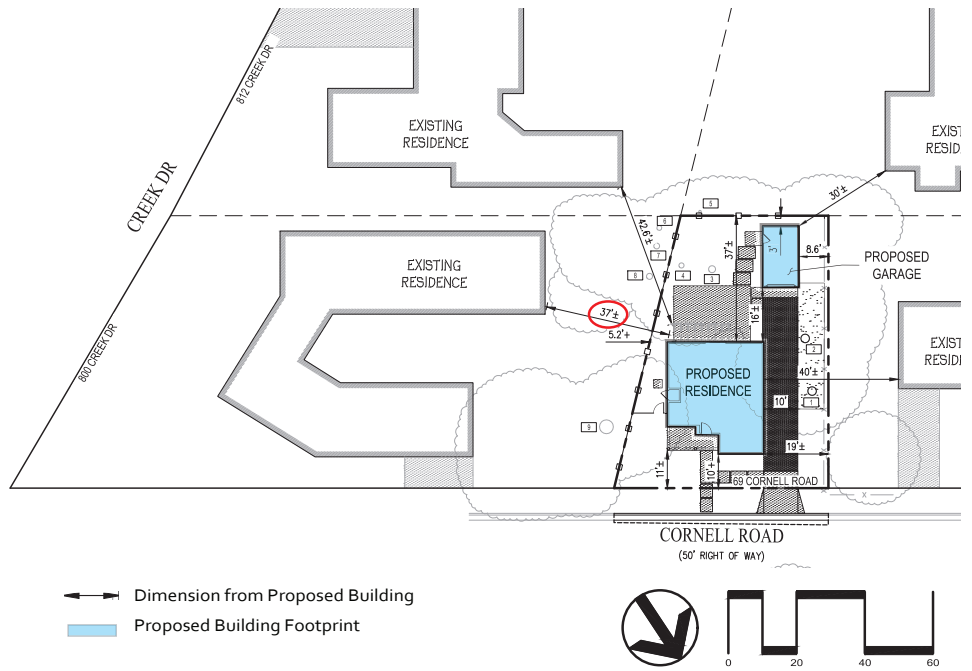
69 Cornell Road - Finding #3

"That the granting of the variance will not be materially detrimental to the public health, safety, or welfare, or will not impair an adequate supply of light and air to adjacent property;"

Response:

The left property line of 69 Cornell Road is shared with the rear property line of 800 Creek Drive. The dimension between buildings is significantly larger than a typical interior lot condition. An interior lot setback minimum is typically 5ft to the property line which would offer 10ft between buildings. In this condition, 37ft is provided. Therefore, there is adequate setbacks for the neighboring lot and no detrimental impact to grant the daylight plane variance.

Additionally, relocating the house would negatively impact the significant tree roots and canopy. As a result, there would be safety concerns, privacy concerns and impaired quality of light and air. The variance request would allow for the protected trees to remain healthy and avoid impact to roots and canopies.



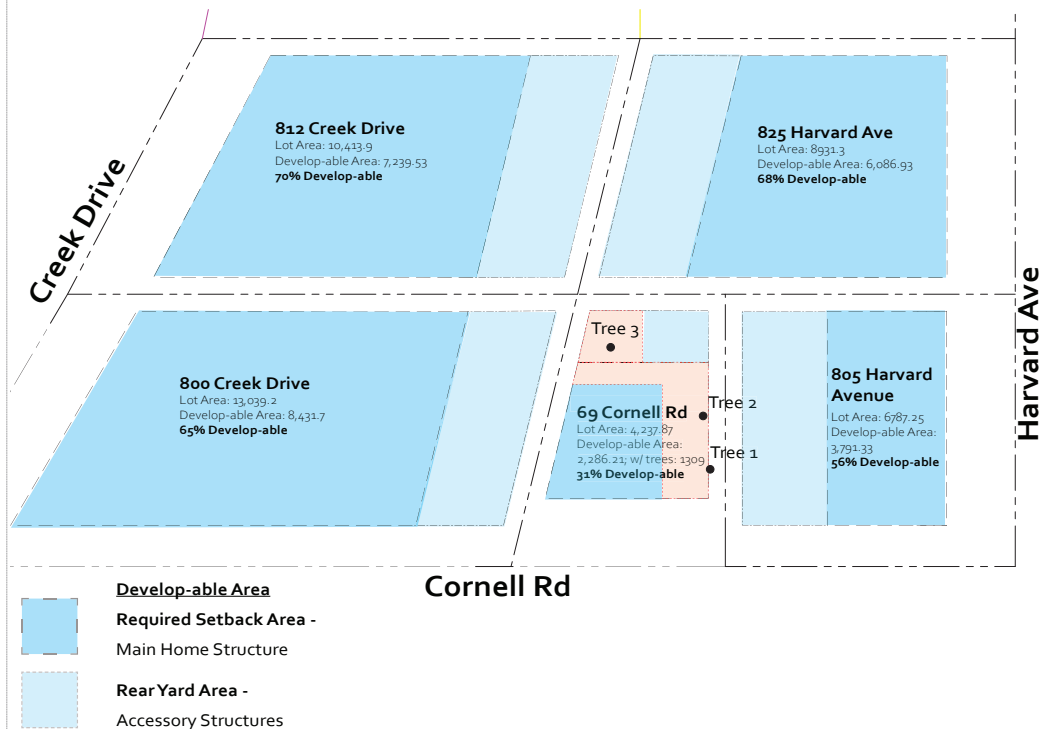
69 Cornell Road - Finding #4

"That the conditions upon which the requested variance is based would not be applicable, generally, to other property within the same zoning classification."

Response:

In general, adjacent properties are much larger in area, width and depth. The exhibit to the right illustrates the percentage of develop-able area for nearby lots based on required setbacks. 4 out of the 5 lots have 50% of develop-able area including a full width of rear yard space for detached accessories. Two lots have rear yard space with direct access to Cornell road which allows for more develop-able area and driveway access. In contrast, the lot at 69 Cornell is 31% develop-able without a full width of accessible rear yard space. Even worse, the limited area is reduced (shaded in red) due to mature trees 1, 2 and 3.

Although many of these properties do have some mature trees, there is still sufficient area on-site for homeowners to further develop their properties with compliant parking spaces and driveways. The limited develop-able area at 69 Cornell is a unique condition significantly contrasting other surrounding lots and therefore should be granted this site specific variance.



69 Cornell Road - Finding #5

"That the condition upon which the requested variance is based is an unusual factor that was not anticipated or discussed in detail during any applicable Specific Plan process."

Response:

The applicant team has researched available Specific Plan Guidelines and 69 Cornell Road appears to be outside of the extents of any specific plans that are currently developed.

Excerpt from El Camino Real and Downtown Specific-Plan

CHAPTER E LAND USE + BUILDING CHARACTER

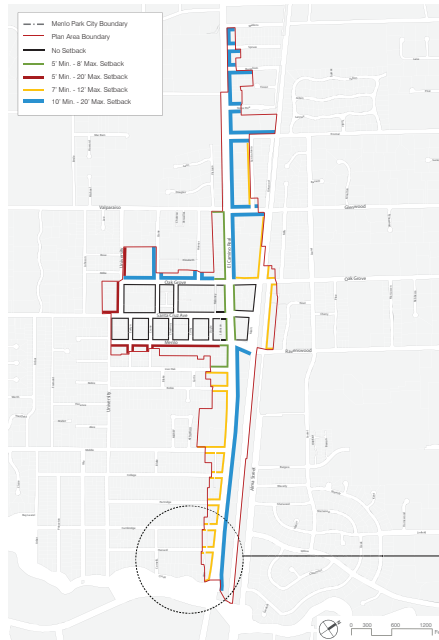


Figure E7. Building Front and Corner Side Setbacks



E23

WINDOW FRAMES: BLACK



FRONT DOOR
MASONITE
VISTRAGRANDE
MATERIAL OPTIONS: FIBERGLASS
STYLE: ¼ LITE 4 SDL PANEL DOOR



GARAGE DOOR
CLOPAY GRANDE HARBOR
SERIES 1; DESIGN 12
WINDOW: SQ22



FENCE STAIN
SEMI-SOLID
DUNE GRAY



EXTERIOR RENDERINGS
(NOT TO SCALE)

69

HOUSE NUMBERS



EXTERIOR LIGHT FIXTURE
9"W x 12.5"H x 10.5"D

WHITE PAINT

- o FASCIA, EAVES, HEADERS
- o POSTS, BEAMS, COLUMNS
- o TRELIS
- o TRIM

BEIGE PAINT

- o SIDING, SIDING CORNER TRIMS

GRAY PAINT

- o FRONT DOOR
- o GARAGE DOOR
- o SHUTTERS

WHITE BRICK

GAF ROOF SHINGLES



69 CORNELL ROAD
MENLO PARK, CALIFORNIA 94025

NOTES:
RENDERINGS PROVIDED IN THIS CONCEPT ARE BASED ON THE ARCHITECTURAL PLANS AND ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE HOME OR ITS SURROUNDINGS.

DATE: 03.17.22
DRAWN BY: SARAH S. BASSERMAN
CHECKED BY: SARAH S. BASSERMAN

NOTE: RENDERINGS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE HOME OR ITS SURROUNDINGS.

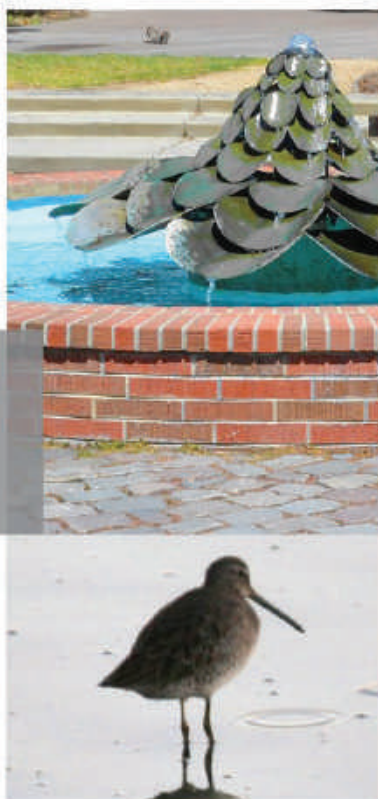


SB 9 ORDINANCE

Planning Division

AGENDA

- Recap: General Information and State-Mandated Standards
- Recommended SB9 Ordinance
- Example Developments





GENERAL SB 9 INFORMATION



INTENT OF SB 9

- Help alleviate the statewide housing crisis.
- Provide another strategy for producing housing units.
- Provide additional ownership opportunities in single-family neighborhoods.

SB 9 APPLICABILITY

- Went into effect on January 1, 2022
- Applicable to all single-family-zoned properties, with limited exceptions. Exceptions include:
 - Coastal zone
 - Prime farmland
 - Wetlands
 - Very high fire severity zones
 - Hazardous waste sites
 - Delineated earthquake fault zone
 - Special flood zones, unless local development standards meet FEMA regulations for flood plain management
 - Regulatory floodways
 - Lands identified for conservation under local conservation plan
 - Habitat for protected species
 - Lands under conservation easement
 - Historic properties
 - Properties deed restricted to below market rate

SB 9 BASIC REQUIREMENTS

- Ministerial approval of subdivision of single-family lots (Urban Lot Split).
- Ministerial approval of up to two units per single-family lot.
- Establishes minimum lot size of 1,200 square feet.
 - Maximum 60/40 lot area split
- Limits required parking to up to one space per unit, with certain exemptions from parking requirements
 - Within half-mile of high-quality transit corridor or major transit stop
 - There is a car share vehicle within one block
- Owner must live in one of the units as their primary dwelling for minimum of three years.



RECOMMENDED ORDINANCE STANDARDS



FLOOR AREA LIMIT AND BUILDING COVERAGE

- FAL would be minimum of 1,600 square feet
- Establish .56 FAR on lots less than 5,000 square feet (minimum 1,600 sf FAL)
 - Historically recommend to Planning Commission as maximum FAL on lots less than 5,000 sf
- One-story Building Coverage = FAL + 200 square feet
- Two-story Building Coverage = 1,000 sf or 30%, whichever is greater

MAXIMUM UNIT SIZE

- Recommended to promote smaller, presumably more affordable units
- Lots with FAL less than 2,000 sf
 - Max FAL – 800 sf
- Lots with FAL 2,000 sf or greater
 - 60% of maximum FAL
- A use permit may **not** be granted to construct all of the floor area in a single unit

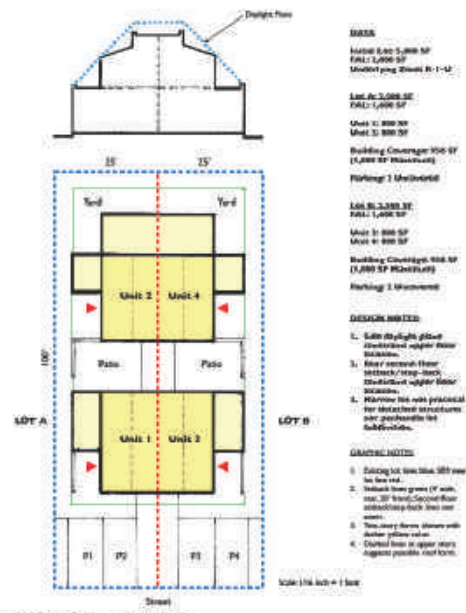
SETBACKS AND STEPBACKS

- Four-foot side and rear setback (required by state law)
- Front per underlying zoning
 - 20 feet in most cases
 - Front of a new panhandle lot subject to a four-foot setback
- Structures may have a zero lot line along new property lines.
- Second stories required to step back to minimum side and rear setbacks of the underlying zoning district.
 - Added to maintain familiar level of privacy in single-family districts
- Corner lots split along the street side:
 - 12-foot front setback
 - 4 foot side and rear setbacks on first floor
 - 10-foot rear second-story stepback

PARKING AND FRONTAGE

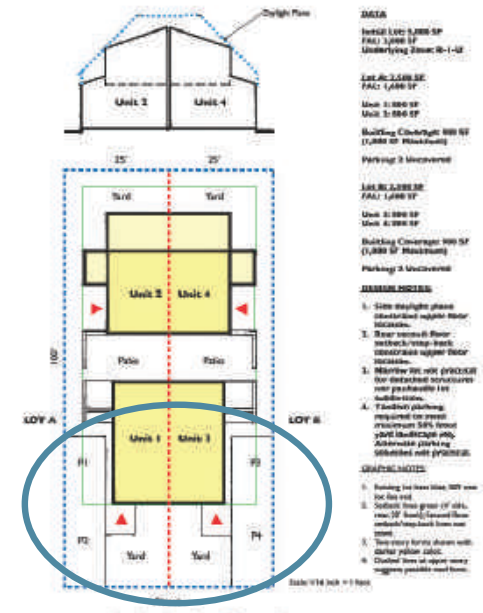
- One uncovered space per unit
- Parking may be in the front and side setbacks:
 - Maximum one required space allowed within front setback
- **May** be in tandem with other required parking
- Maximum 40% of front yard area allowed to be paved for parking and driveways
 - Maximum linear width of 20 feet of paving regardless of lot width
 - Minimum 50% front yard landscaping with allowance for paved walkways

Menlo Park SB-9 — Site Development Examples

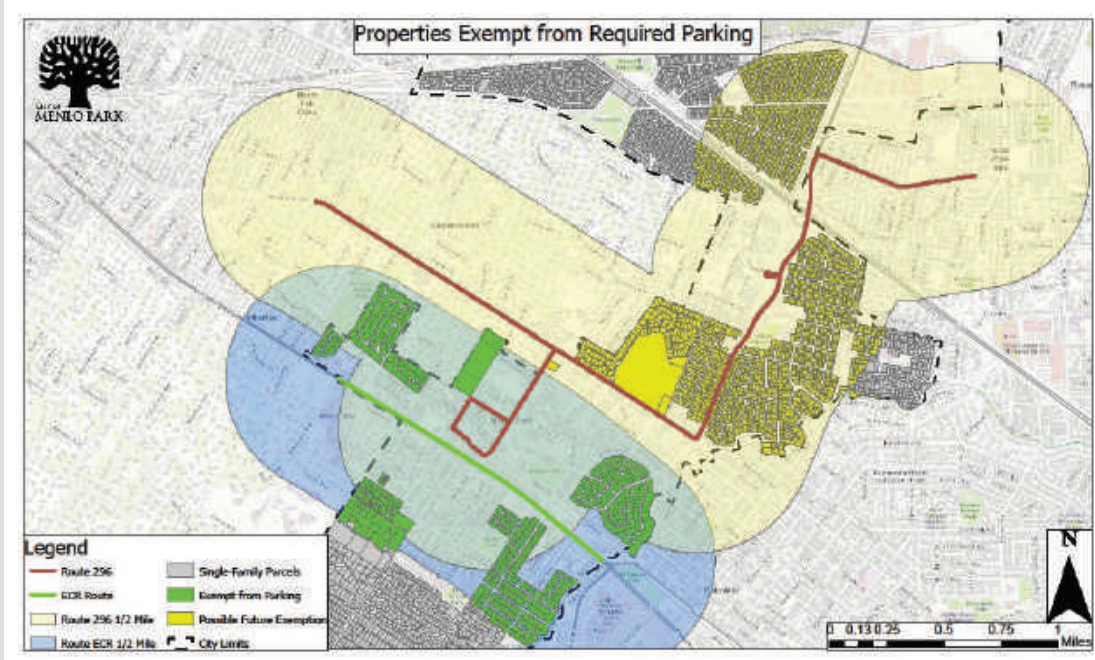


EXAMPLE 1A — 50 x 100 Lot
 Side-by-Side Lot Split with Connected Structures (2-Story Units)
 Arnold Masserman, Architecture + Consulting July 11, 2023

Menlo Park SB-9 — Site Development Examples



EXAMPLE 1A (Revised) — 10 x 100 Interior Lot
 Side-by-Side Lot Split with Connected Structures (2-Story Units)
 Arnold Masserman, Architecture + Consulting October 24, 2023



BUILDING MASSING

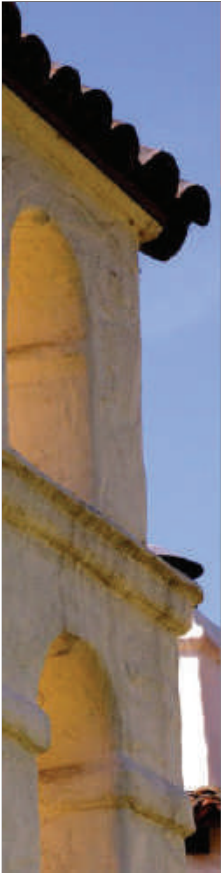
- Maximum 28 feet height
 - Consistent with existing height limit
- Daylight plane – up 14 feet, in at a 45 degree angle
 - Provides additional second floor flexibility
 - Would still provide adequate light to neighboring properties
- May have the effect of shifting second floors towards the center of the lot

PRIVACY AND ARCHITECTURAL DESIGN

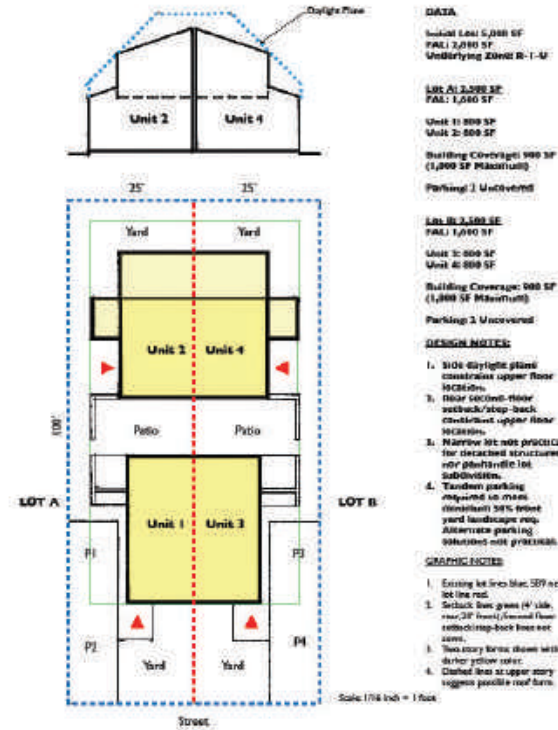
- ~~Window material~~ – wood, metal, or fiberglass
- True or simulated true divided light grids (if grids proposed)
- Smooth stucco
- Minimum second-story sill height – 3 feet
- Obscure glass or 5-foot sill heights at stair landings

EXAMPLE DEVELOPMENTS





Menlo Park SB-9 — Site Development Examples



DATA
 Initial Lot: 5,000 SF
 FAL: 3,000 SF
 Underlying Zoned R-1-U

LOT A: 2,500 SF
 FAL: 1,500 SF
 Unit 1: 800 SF
 Unit 2: 800 SF
 Building Coverage: 900 SF
 (1,800 SF Maximum)
 Parking: 2 Uncovered

LOT B: 2,500 SF
 FAL: 1,500 SF
 Unit 3: 800 SF
 Unit 4: 800 SF
 Building Coverage: 900 SF
 (1,800 SF Maximum)
 Parking: 2 Uncovered

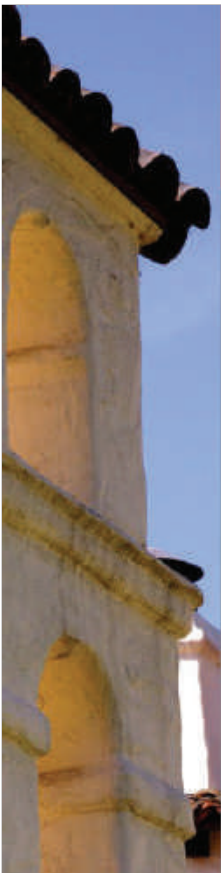
- DESIGN NOTES:**
1. Side daylight plane constrains upper floor setbacks.
 2. Floor setbacks show setback/step-back setback/step-back setbacks upper floor locations.
 3. Narrow lot not practical for detached structures nor detached lot subdivisions.
 4. Tandem parking required on main (street) side front yard landscape req. Alternative parking solutions with grasshops.

- GRAPHIC NOTES:**
1. Existing lot lines blue, 30' max lot line red.
 2. Setback line green (4' side, rear, 30' front), second floor setback/step-back line red.
 3. Two-story forms shown with darker yellow color.
 4. Dashed line at upper story suggests possible roof form.

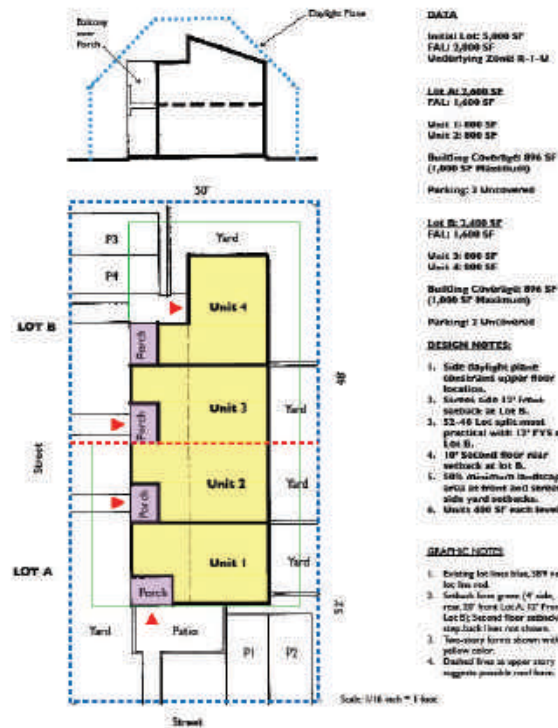
EXAMPLE 1A (Revised) — 50 x 100 Interior Lot
 Side-by-Side Lot Split with Connected Structures (2-Story Units)

Arnold Monmarvella, Architecture + Consulting

December 14, 2011



Menlo Park SB-9 — Site Development Examples



DATA
 Initial Lot: 5,000 SF
 FAL: 3,000 SF
 Underlying Zoned R-1-U

LOT A: 2,500 SF
 FAL: 1,500 SF
 Unit 1: 800 SF
 Unit 2: 800 SF
 Building Coverage: 896 SF
 (1,800 SF Maximum)
 Parking: 2 Uncovered

LOT B: 2,500 SF
 FAL: 1,500 SF
 Unit 3: 800 SF
 Unit 4: 800 SF
 Building Coverage: 896 SF
 (1,800 SF Maximum)
 Parking: 2 Uncovered

- DESIGN NOTES:**
1. Side daylight plane constrains upper floor locations.
 2. Street side 12' front setback at Lot B.
 3. 12'-0" lot setback practical width: 13' FYS at Lot B.
 4. 10' setback floor rear setback at lot B.
 5. 50% maximum landscape area at front and visible side yard setbacks.
 6. Units 800 SF each level.

- GRAPHIC NOTES:**
1. Existing lot lines blue, 30' max lot line red.
 2. Setback line green (4' side, rear, 30' front Lot A), 12' front Lot B), second floor setback/step-back line red lines.
 3. Two-story forms shown with yellow color.
 4. Dashed line at upper story suggests possible roof form.

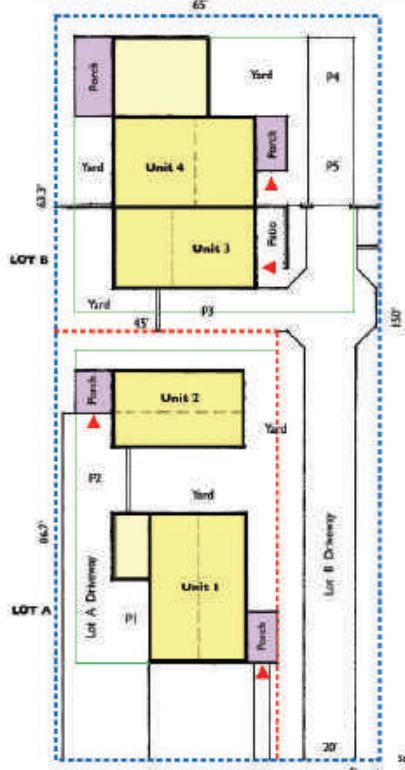
EXAMPLE 1B — 50 x 100 Corner Lot (Lot B 12' Front Yard Setback)
 Side-by-Side Lot Split with Connected Structures (Townhomes)

Arnold Monmarvella, Architecture + Consulting

December 30, 2011



Menlo Park SB-9 — Site Development Examples



EXAMPLE 2A (Revised) — 65 x 150 Lot
 Panhandle Lot Split with Separate Driveways
 Amrit Manjivwala, Architecture + Consulting

DATA

Initial Lot: 9,750 SF
 PAL: 3,487 SF
 Underlying Zoned R-1-U
 Lot A: 3,090 SF (80%)
 PAL: 3,104 SF
 Unit 1: 1,219 SF (80%)
 Unit 2: 874 SF (80%)
 Building Coverage: 1,377 SF
 (1,345 SF Maximum)
 Parking: 2 Uncovered
 Lot B: 3,059 SF (81.1%)
 PAL: 3,305 SF
 Unit 3: 923 SF (80%)
 Unit 4: 1,363 SF (80%)
 Building Coverage: 1,599 SF
 (2,048 SF Maximum)
 Parking: 3 Uncovered

DESIGN NOTES

1. Site daylight plane constraints upper floor location.
2. Rear second-floor setback/step-back constraints upper floor location.
3. 60/40 lot split used to maximize efficiency.
4. F&I on each split lot 60% maximum allowed for primary house.
5. 50% landscape at front yard setback area.
6. Increasing pedestrian width from 15' to 20' reduces Lot B's F&I. By 296 square feet (reduces gross lot split to 800 SF ADU) and Chevrolet Hybrid vehicle.

GRAPHIC NOTES

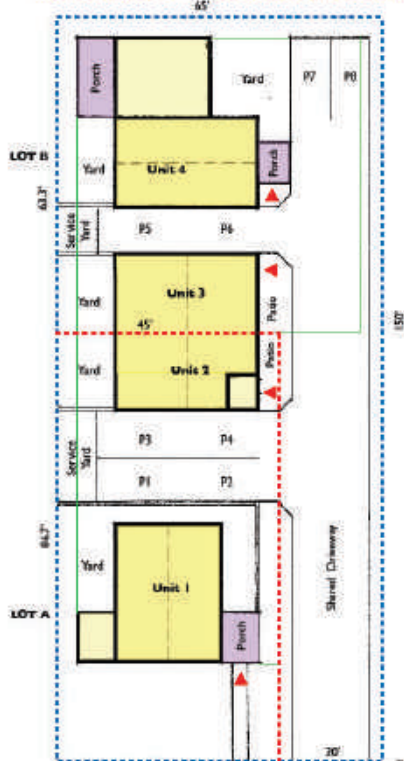
1. Existing lot lines are 10% not lot lines.
2. Setback line goes 4' side, rear, 20' front, 0' setback at setback (second floor setback/step-back lines not shown).
3. Two-story forms shown with white yellow color.
4. Porches and terraces shown blue color.
5. Dashed line at upper story suggests possible roof form.

Scale: 1/16 inch = 1 foot

October 24, 2022



Menlo Park SB-9 — Site Development Examples



EXAMPLE 2B — 65 x 150 Lot
 Panhandle Lot Split with Connected Structures and Shared Driveway
 Amrit Manjivwala, Architecture + Consulting

DATA

Initial Lot: 9,750 SF
 PAL: 3,487 SF
 Underlying Zoned R-1-U
 Lot A: 3,090 SF (80%)
 PAL: 3,104 SF
 Unit 1: 1,219 SF (80%)
 Unit 2: 874 SF (80%)
 Building Coverage: 1,239 SF
 (1,345 SF Maximum)
 Parking: 4 Uncovered
 Lot B: 3,059 SF (81.1%)
 PAL: 3,305 SF
 Unit 3: 923 SF (80%)
 Unit 4: 1,363 SF (80%)
 Building Coverage: 1,488 SF
 (2,048 SF Maximum)
 Parking: 4 Uncovered

DESIGN NOTES

1. Site daylight plane constraints upper floor location.
2. Rear second-floor setback/step-back constraints upper floor location.
3. 60/40 lot split used to maximize efficiency.
4. F&I on each split lot 60% maximum allowed for primary house.
5. Increasing pedestrian width from 15' to 20' reduces Lot B's PAL by 296 square feet (reduces gross lot split to 800 SF ADU).
6. Shared driveway facilitates parking and front yard landscaping.

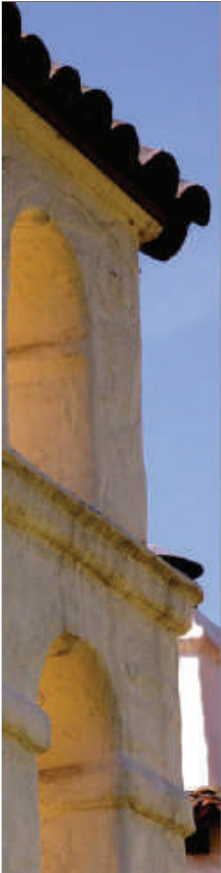
GRAPHIC NOTES

1. Existing lot lines are 10% not lot lines.
2. Setback line goes 4' side, rear, 20' front, 0' setback at setback (second floor setback/step-back lines not shown).
3. Two-story forms shown with white yellow color.
4. Porches and terraces shown blue color.
5. Dashed line at upper story suggests possible roof form.

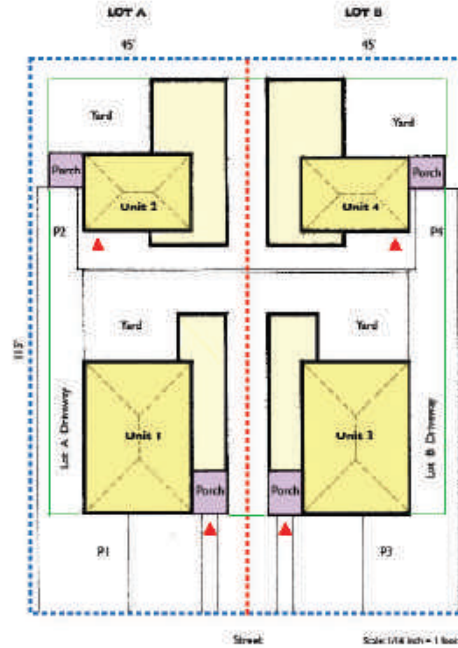
Scale: 1/16 inch = 1 foot

October 24, 2022





Menlo Park SB-9 — Site Development Examples



DATA
 Initial Lot: 10,350 SF
 FAL: 3,637 SF
 Underlying Zoning B-1-G

LOT A: 3,175 SF
 FAL: 2,000 SF
 Unit 1: 1,000 SF (60%)
 Unit 2: 1,100 SF (60%)
 Building Coverage: 1,800 SF
 (2,021 SF Maximum)
 Parking: 2 Uncovered

LOT B: 3,175 SF
 FAL: 2,000 SF
 Unit 3: 1,000 SF (60%)
 Unit 4: 1,100 SF (60%)
 Building Coverage: 1,800 SF
 (2,021 SF Maximum)
 Parking: 2 Uncovered

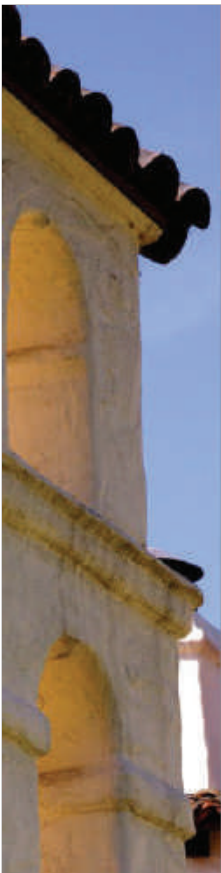
- NOTES:**
1. Side daylight glass cover/door upper floor location.
 2. Rear second-floor setback/top-back constraints upper floor location.
 3. EAL on each side also 60% Maximum allowed for primary level.

- GRAPHIC NOTES:**
1. Existing lot lines (10,350 SF) are in black.
 2. Setback line (10' side, rear 20' front, second floor setback/top-back line not shown).
 3. Two-story forms shown with white and low color.
 4. Porch/entry forms shown plum color.
 5. Dashed line at upper story suggests possible roof line.

EXAMPLE 3A — 90 x 115 Lot
 Side-by-Side Lot Split with Detached 2-Story Units

Arnold Manuvelis, Architecture + Consulting

July 11, 2022



Menlo Park SB-9 — Site Development Examples



DATA
 Initial Lot: 10,350 SF
 FAL: 3,637 SF
 Underlying Zoning B-1-G

LOT A: 3,175 SF
 FAL: 2,000 SF
 Unit 1: 1,000 SF
 Unit 2: 1,100 SF
 Building Coverage: 1,914 SF
 (2,021 SF Maximum)
 Parking: 2 Garage

LOT B: 3,175 SF
 FAL: 2,000 SF
 Unit 3: 1,000 SF (60%)
 Unit 4: 1,100 SF (60%)
 Building Coverage: 1,914 SF
 (2,021 SF Maximum)
 Parking: 2 Garage

- NOTES:**
1. Side daylight glass cover/door upper floor location.
 2. Rear second-floor setback/top-back constraints upper floor location.
 3. Shared access side/rear driveway and driveway access courtyard.
 4. Units 1 and 2 have porch at first level facing street with second floor above.

- GRAPHIC NOTES:**
1. Existing lot lines (10,350 SF) are in black.
 2. Setback line (10' side, rear 20' front, second floor setback/top-back line not shown).
 3. Two-story forms shown with white and low color.
 4. Porch/entry forms shown plum color.
 5. Dashed line at upper story suggests possible roof line.

EXAMPLE 3B — 90 x 115 Lot
 Side-by-Side Lot Split Detached 'Bungalow Court' 2-Story Units

Arnold Manuvelis, Architecture + Consulting

July 11, 2022

