



**REGULAR MEETING MINUTES**

**Date:** 5/20/2024  
**Time:** 7:00 p.m.  
**Location:** Zoom.us/join – ID# 858 7073 1001 and  
City Council Chambers  
751 Laurel St., Menlo Park, CA 94025

**A. Call To Order**

Chair Jennifer Schindler called the meeting to order at 7:00 p.m.

**B. Roll Call**

Present: Katie Behroozi, Linh Dan Do, Andrew Ehrich (Vice Chair), Katie Ferrick, Jennifer Schindler (Chair), Misha Silin, Ross Silverstein

Staff: Christine Begin, Planning Technician; Connor Hochleutner, Assistant Planner; Kyle Perata, Assistant Community Development Director; Matt Pruter, Associate Planner; Mariam Sleiman, City Attorney

**C. Reports and Announcements**

Assistant Community Development Director Perata said the City Council at its May 21, 2024 meeting would hold a study session on the Parkline Mixed Use Master Plan and review proposed amendments to the community operating covenant for the Menlo Uptown project or LUME.

**D. Public Comment**

None

**E. Consent Calendar**

None

**F. Public Hearing**

- F1. Architectural Control and Sign Review/Carl Cook/500 Willow Rd.: Consider and adopt a resolution to approve an architectural control permit to renovate an existing canopy, removing cornices, and changing the paint, for an existing gas station located in the C-MU (Neighborhood Mixed Use) zoning district. The project is also requesting a sign review for four internally illuminated signs, with two proposed on the canopy, one proposed above the entrance to the gas station convenience store, and one proposed freestanding monument sign that would be 18 feet in height and would replace an existing freestanding monument sign in the same general location. One of the canopy-mounted signs would feature lettering greater than 18 inches in size and one proposed sign would feature bright colors (red) comprising more than 25 percent of the sign area; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #24-025-PC)



Planner Pruter read aloud a public comment that was received earlier in the day and said staff was responding to the commenter's questions about process.

Arash Salkhi, business owner, spoke on behalf of the project.

Chair Schindler opened the public hearing and closed the public hearing as no persons requested to speak.

Commission discussed with staff and the applicant the proposed monument sign.

Commissioner Ehrich moved to approve as recommended with a condition that the monument sign be a pole sign open below five-foot, one inches. He noted that he would not want the applicant to have to come back before the Commission. Commissioner Behroozi seconded the motion.

Mr. Perata confirmed with Commissioner Ehrich that the condition would require the sign to have two poles to support.

Commissioner Ehrich declined a friendly amendment from Commissioner Silverstein to have the sign open to at least six feet in height.

**ACTION:** Motion and second (Ehrich/Behroozi) to adopt a resolution to approve the item with the following added condition; passes 7-0.

***Add Condition 2a: Simultaneous with submittal of a complete building permit application, the applicant shall revise the monument sign to be a pole sign containing two poles, consistent with or similar to the existing monument sign, with an opening from the base of the sign to at least five feet, one inch in height, subject to review and approval of the Planning Division.***

- F2. Architectural Control and Use Permit/Dane Bunton/720 Santa Cruz Ave.: Consider and adopt a resolution to approve an architectural control permit to modify the exterior facades of an existing commercial building, which would include changing the paint of the entire façade and modifying the materials of existing sign cabinets (signage would be reviewed under a separate permit) associated with a proposed restaurant and retail liquor store and a use permit request for a Type-41 license from State Department of Alcoholic Beverage Control (ABC) for onsite alcohol service (beer and wine only) associated with a full-service restaurant and a Type-21 ABC license for off-site alcohol sales (beer, wine, and distilled spirits) associated with a liquor store at 720 Santa Cruz Avenue, in the ECR-D-SP (El Camino Real-Downtown Specific Plan) zoning district. The proposed restaurant is a permitted use and the retail liquor store is a conditional use. The retail store component would include ancillary onsite tasting events. The request includes a modification to the previously permitted outdoor seating to allow the outdoor consumption of beer and wine, associated with the restaurant, and modifications to the seating layout. As part of the review, the Planning Commission will need to determine whether the on-sale (beer and wine) and off-sale (beer, wine, and distilled spirits) at this location serves a public convenience or necessity, in accordance with the requirements of the State Department of Alcoholic Beverage Control; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #24-026-PC)

Planner Hochleutner said staff had no additions to the published staff report.

Jason Jacobite, applicant, spoke on behalf of the project.

Replying to Chair Schindler, Dean Bunton, project architect, said they would paint the entire facade except for the stone under the windows, which would remain as is.

Chair Schindler opened the public hearing.

Public Comment:

- Lynn Miller, building owner, expressed support for the applicant and the project.

Chair Schindler closed the public hearing.

The Commission discussed the various alcohol licenses and the Chestnut Street façade with staff and the applicant. Applicant indicated they intended to do something on the Chestnut Street façade eventually.

Commission Silverstein moved to approve as presented with an added condition for a design feature on the Chestnut Street façade. Discussion ensued about the approval for said design feature and potential delay to the project's construction. Commissioner Silverstein modified his motion to approve the item as presented with the understanding that the Planning Commission preferred not to see a blank Chestnut Street façade. Commissioner Ehrich seconded the motion.

**ACTION:** Motion and second (Silverstein/Ehrich) to adopt a resolution to approve the item as submitted; passes 7-0.

Chair Schindler recessed the meeting at 9:11 p.m.

Chair Schindler reconvened the meeting at 9:17 p.m.

## **G. Informational Items**

- G1. Receive an update on the 2024-25 Capital Improvement Plan; not a CEQA Project. (Staff Report #24-027-PC)

Mr. Perata presented the staff report. He said he would follow up with the Public Works Director on Commissioner Ferrick's concern about funding for the storm system and utility undergrounding.

- G2. Future Planning Commission Meeting Schedule

- Regular Meeting: June 3, 2024

Mr. Perata said the June 3<sup>rd</sup> agenda would have one item: a study session on updates to the City's environmental justice and safety elements.

- Regular Meeting: June 24, 2024

## **Adjournment**

Chair Schindler adjourned the meeting at 9:25 p.m.

Staff Liaison: Kyle Perata, Assistant Community Development Director

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on June 24, 2024

Monday 20 May 2024

sommcellars x *Café Vivant*  
wine & spirits

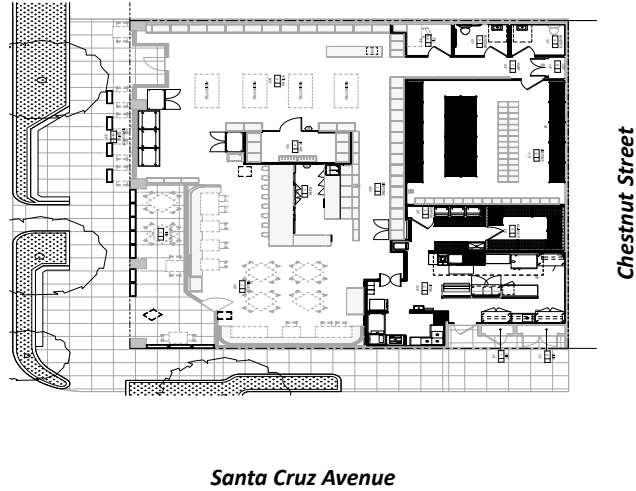


720 Santa Cruz Avenue, Menlo Park

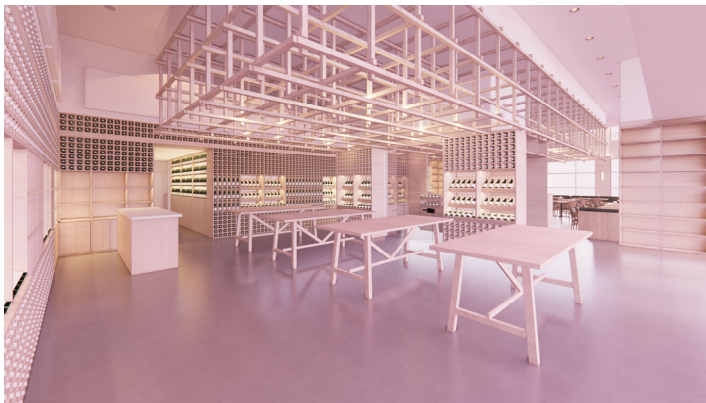
## Introduction: The Team

- 20+ years of high-level hospitality experience
- Restaurant accolades include:
  - James Beard Award for 'Best New Restaurant in the United States' (Bâtard)
  - New York Times' 'Restaurant of the Year' (Bâtard)
  - Michelin Star (Bâtard)
  - Wine Spectator 'Grand Award' (Tribeca Grill)
- Somm Cellars Wine & Spirits (est. 2020)

## Project Overview



sommcellars  
wine & spirits



- educational events
  - tastings, seminars
- artisanal focus
  - small producers
  - hard-to-find labels
- access: bringing the wine world to Santa Cruz Avenue

# Café Vivant



- 'Best of California' concept

- California Heritage Breed Chicken

- all-California cheese cart

- wine list

- California: past, present

- Old-World benchmarks