



## REGULAR MEETING AGENDA

**Date:** 4/18/2016  
**Time:** 7:00 p.m.  
**City Council Chambers**  
**701 Laurel St., Menlo Park, CA 94025**

**A. Call To Order**

**B. Roll Call**

**C. 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.

**D. Public Comment**

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

**E. Public Hearing**

- E1. Use Permit/Jasper and Connie Chan/620 College Avenue:  
Request for a use permit to demolish a one-story single-family residence with a detached garage and accessory building, and build a new two-story single-family residence with attached garage on a substandard lot as to lot width in the R-1-U (Single-Family Urban Residential) zoning district. As part of the project, one heritage magnolia tree in the right of way is proposed for removal. ([Staff Report #16-026-PC](#))
- E2. Use Permit/KZ Marketing Group LLC dba Café Zoe/1929 Menalto Ave:  
Request for a use permit to allow an existing café with outside seating and live entertainment to add an on-sale beer and wine (ABC Class 41) license in the C-2 (Neighborhood Shopping) zoning district. ([Staff Report #16-027-PC](#))
- E3. Use Permit and Architectural Control/Lauren Van Sickle/1110 Marsh Road:  
Request for a use permit and architectural control to convert one service bay into additional convenience store area and install a new double front door and windows to the existing convenience store at an existing gas and auto service station. This project is located in the C-4 (General Commercial) zoning district. ([Staff Report #16-028-PC](#))

- E4. Architectural Control, Use Permit, and Below Market Rate (BMR) In Lieu Fee Agreement/Pollock Realty Corporation/1400 El Camino Real: Request for architectural control and a use permit to construct a 61-room hotel consisting of four stories and an underground parking level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed development would be at the Public Benefit Bonus level, which would exceed the Base level floor area ratio (FAR), in recognition of the hotel use's Transient Occupancy Tax (TOT) revenue. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for the proposed use type which does not have an established parking rate under the Specific Plan, specifically, a hotel use with a restaurant which does not include conference facilities. The proposal also includes a request for a use permit for live entertainment, on-sale of alcohol, and outdoor seating as part of the hotel and restaurant uses. In addition, the applicant is requesting approval of a Below Market Rate (BMR) In Lieu Fee Agreement for this project. ([Staff Report #16-029-PC](#))

## F. Informational Items

- F1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.
- Regular Meeting: May 9, 2016
  - Regular Meeting: May 23, 2016
  - Regular Meeting: June 6, 2016

## G. Adjournment

Agendas are 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 [www.menlopark.org](http://www.menlopark.org) and can receive e-mail notification of agenda and staff report postings by subscribing to the "Notify Me" service at [menlopark.org/notifyme](http://menlopark.org/notifyme). Agendas and staff reports may also be obtained by contacting the Planning Division at 650-330-6702. (Posted: 4/14/16)

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 public record (subject to any exemption under the Public Records Act) and is available for inspection at the City Clerk's Office, 701 Laurel St., Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.