



REGULAR MEETING AGENDA

Date: 3/25/2019
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. Consent Calendar

- E1. Approval of minutes from the March 11, 2019, Planning Commission meeting. ([Attachment](#))

F. Public Hearing

- F1. Use Permit/Adam Novak/1171 Valparaiso Avenue:
Request for a use permit to demolish an existing two-story residence and construct a new two-story residence on a substandard lot with regard to minimum lot width in the R-E (Residential Estate) district, and to conduct interior and exterior remodels to an existing non-conforming accessory structure. The scope of work on the accessory building would exceed 50 percent of the existing replacement value in a 12 month period. The project includes a request for excavation in the right side setback for a lightwell and stair associated with the proposed basement. A heritage size coast redwood tree in very poor condition is proposed for removal. ([Staff Report #19-020-PC](#))
- F2. Use Permit/Jing Quan/1331 Modoc Avenue:
Request for a use permit to determine the Floor Area Limit (FAL) for a lot with less than 5,000 square feet of developable area, in association with the demolition, remodel, and expansion of the existing single family home. The proposal includes a use permit request to add an attached

secondary dwelling unit on a lot less than 6,000 square feet in size. The parcel is a substandard lot in the R-1-U (Single Family Urban Residential) zoning district. ([Staff Report #19-021-PC](#))

- F3. Use Permit Revision/Ravinder Sethi/933 Hermosa Way:
Request for a revision to a previously approved use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence with an attached two-car garage on a substandard lot with respect to width, depth, and area in the R-E (Residential Estate) zoning district. The request includes modifications to the approved front, rear and right elevations, slightly raising the overall height of the structure, changing the siding materials from shingles to horizontal boards, and adding stone veneer to wooden columns. ([Staff Report #19-022-PC](#))
- F4. Use Permit and Variance/Scott Curtiss/1531 Laurel Place:
Request for a use permit to remodel and add a new second story to an existing non-conforming residence in the R-1-S (Single Family Suburban Residential) zoning district. The proposed work would exceed 50 percent of the existing replacement value in a 12-month period. Additionally, the project includes a variance request to legalize the non-conforming wall to allow the proposed eaves to encroach up to 18 inches into the required right-side setback from the existing nonconforming wall, in association with an increase of that wall's plate height. ([Staff Report #19-023-PC](#)) *Continued from the PC meeting of March 11, 2019*
- F5. Use Permit/Mandy Dang/993 El Camino Real:
Request for a use permit for a full/limited service restaurant (boba tea shop) on a lot that is substandard with regard to parking in the El Camino Real/Downtown Specific Plan (SP/ECR-D) zoning district. The tenant space is vacant but was previously used for a cobbler shop. ([Staff Report #19-024-PC](#))

G. Informational Items

- G1. 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: April 8, 2019
 - Regular Meeting: April 29, 2019
 - Regular Meeting: May 6, 2019

H. 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 and can receive e-mail notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting the Planning Division at 650-330-6702. (Posted: 03/20/2019)

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.