



## REGULAR MEETING AGENDA

**Date:** 6/18/2018  
**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 May 14, 2018, Planning Commission meeting. ([Attachment](#))

**F. Public Hearing**

- F1. Minor Subdivision, Variance, and Use Permit/Siavash Akbarian/1911 Menalto Avenue:  
Request to subdivide one parcel into two lots in the R-1-U (Single Family Urban Residential) zoning district, and a request for a variance to reduce the minimum lot width to 50 feet where 65 feet is the minimum. In addition, a request for a use permit to construct one new two-story, single-family residence on each of the newly-created substandard lots. The proposed project includes consideration of a Negative Declaration regarding potential environmental impacts. ([Staff Report #18-060-PC](#))
- F2. Use Permit and Variance/Karen Xu/812 Woodland Avenue:  
Request for a use permit to add a second floor, as well as conduct interior modifications to a single-family residence that would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The project also includes a variance request for the residence to have a left side setback of three feet, where the requirement is five feet, for the first

story. The subject property is in the R-1-U (Single Family Urban Residential) zoning district. ([Staff Report #18-061-PC](#))

F3. Use Permit/Shasank Chavan/207 Felton Drive:  
Request for a use permit to demolish an existing single-story, single family residence and detached garage and shed and construct a new two-story, single family residence with attached garage on a substandard lot with regard to lot width and lot area in the R-1-S(FG) (Single Family Suburban Residential, Felton Gables) zoning district. As part of the proposed development, two heritage trees (an African fern pine and a beech tree) are proposed for removal. ([Staff Report #18-062-PC](#))

F3. Variance/Jiawei Zhu/188 Elliot Drive:  
Request for a variance to reduce the Subdivision Ordinance front setback from approximately 50 feet to 35 feet. The proposal includes additions and interior modifications to an existing one-story single-family residence on a standard lot in the R-1-U (Urban Residential) zoning district. Three heritage tree removal permit applications are associated with the proposed project. [Continued to the Planning Commission meeting of July 16, 2018](#)

## **G. Study Session**

G1. Study Session/SP Menlo LLC/111 Independence Drive:  
Request for a study session review for a future application for use permit, architectural control, and environmental review to redevelop the site with 94 multi-family dwelling units in one building with an above grade multi-story parking garage integrated into the proposed eight-story building, located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. The project site currently contains an approximately 15,000 square foot single-story office building that would be demolished. The proposed 94-unit building would contain approximately 87,182 square feet of gross floor area, with a total proposed FAR of 213 percent. The proposal includes a request for an increase in height and FAR under the bonus level development allowance in exchange for community amenities. ([Staff Report #18-063-PC](#))

G2. Amendments to the El Camino Real/Downtown Specific Plan:  
Study session on potential amendments to the El Camino Real/Downtown Specific Plan. ([Staff Report #18-064-PC](#))

## **H. Informational Items**

H1. 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: July 16, 2018
- Regular Meeting: July 30, 2018
- Regular Meeting: August 13, 2018

## **I. 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: 06/13/18)

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.