



REGULAR MEETING AGENDA

Date: 11/4/2019
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 transcript from the October 7, 2019, (1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court, Proposed Willow Village Master Plan Project Environmental Impact Report Scoping Hearing), Planning Commission meeting. ([Attachment](#))

F. Public Hearing

- F1. Use Permit Revision/Gary Ahern/1012 Cotton Street:
Request for a use permit revision for interior and exterior modifications to an existing two-story, single-family residence on a substandard lot with respect to lot width in the R-E (Residential Estate) zoning district. The modifications include additions on the first and second floor. The residence is nonconforming with respect to the right side daylight plane, and the proposed new work value would exceed 50 percent of the existing value. The applicant is also requesting to maintain a fence greater than four feet in height within the front yard setback. The previous use permit was granted in 1983. ([Staff Report #19-077-PC](#)) ***Continued from the meeting of October 21, 2019***

- F2. Use Permit Revision/Sebastian Heilgeist/530 Laurel Avenue:
Request for a use permit revision to perform interior and exterior modifications to an existing two-story single-family residence on a substandard lot with respect to lot width in the R-1-U (Single Family Urban Residential) zoning district. The modifications include additions on the second floor. The previous use permit was granted in 1992. ([Staff Report #19-078-PC](#))
- F3. Use Permit/Mehdi Jazayeri/713-715 Partridge Avenue:
Request for a use permit to demolish two existing single-family residences and construct two new two-story, single-family residences on a substandard lot with respect to width in the R-2 (Low Density Apartment) zoning district. The proposal includes a request to place the detached garage on the front half of the lot. ([Staff Report #19-079-PC](#))
- F4. Use Permit/MidPen Housing Corporation/1345 Willow Road:
Request for a use permit to construct a fence that exceeds the seven-foot maximum height, along the rear of the property in the R-4-S (AHO) (High Density Residential, Special – Affordable Housing Overlay) zoning district. ([Staff Report #19-080-PC](#))

G. Regular Business

- G1. One Year Review/Don Fox, WineBank/1320-A Willow Road:
Request that the Planning Commission conduct a one-year review of the use permit revision to increase the signage and advertising permitted, adjust the minimum prices of wines available for sale and consumption on-site, provide daily wine tastings, and host up to 150 wine tasting events per year at an existing wine storage facility in the LS (Life Sciences) zoning district. **Continued to the PC meeting of November 18, 2019**
- G2. Review of Draft 2020 Planning Commission Meeting Dates. ([Staff Report #19-081-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: November 18, 2019
 - Regular Meeting: December 9, 2019
 - Regular Meeting: December 16, 2019

I. Adjournment

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.

For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of

Menlo Park at, or prior to, the public hearing.

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.

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