



## REGULAR MEETING AGENDA

**Date:** 2/25/2019  
**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 February 11, 2019, Planning Commission meeting. ([Attachment](#))

**F. Public Hearing**

- F1. Use Permit/Kelly Blythe/6 Greenwood Place:  
Request for a use permit to demolish an existing single-story residence and construct a new two-story, single-family residence on a substandard lot with respect to lot width and area in the R-1-U (Single-Family Urban Residential) zoning district. ([Staff Report #19-011-PC](#))
- F2. Use Permit/Sean Amiri/908 Menlo Avenue:  
Request for a use permit to demolish two existing single-family residences and construct two two-story, single-family residences and a detached garage on a substandard lot with respect to lot width in the R-3 (Apartment) zoning district. The garage would be located partly in the front half of the lot (but behind the front residence), as may be permitted with a use permit. The proposal includes an administrative review of a tentative parcel map to subdivide the project into two condominium units. As a part of the proposed development, two heritage trees (one Douglas fir and one strawberry tree) are proposed for removal. ([Staff Report #19-012-PC](#))

- F3. Use Permit and Variances/Sean Amiri/966 Menlo Avenue:  
Request for a use permit to demolish an existing single-story, single-family residence and construct two two-story, single-family residences and a detached one-car garage on a substandard lot with respect to lot width in the R-3 (Apartment) zoning district. The garage would be located partly in the front half of the lot (but behind the front residence), as may be permitted with a use permit. The proposal includes a variance to reduce the required 20-foot separation between the rear unit and the main building located on the adjacent right side parcel, as well as a variance to reduce the required 10-foot separation between the detached garage and the front unit in order to retain and protect an existing heritage redwood. The proposal includes an administrative review of a tentative parcel map to subdivide the project into two condominium units. ([Staff Report #19-013-PC](#))
- F4. Development Agreement Annual Review/Facebook/1 Hacker Way and 1 Facebook Way:  
Annual review of the property owner's good faith compliance with the terms of the Development Agreements for their East Campus, West Campus, and Facebook Campus Expansion projects. ([Staff Report #19-009-PC](#)) *Continued from the PC meeting of February 11, 2019*
- F5. Use Permit and Architectural Control/Juan Guillen/1305 Willow Road:  
Request for a use permit and architectural control for an addition to the rear, and construction of a new covered porch around the side and front, of a grocery store in an existing commercial building. The subject property is on a lot in the C-2-B (Neighborhood Mixed Use District, Restrictive) zoning district. The proposal includes a request to modify the operating hours limited in this zoning district, from 8:00 a.m. – 8:00 p.m., to 5:00 a.m. – 9:00 p.m. inclusive of deliveries. The applicant is proposing outdoor seating for customers, and outdoor storage of items for sale within the building such as produce carts, propane tanks, and water. The proposal also includes a request for sign review to allow red and yellow colors exceeding the 25-percent limitation on bright colors in the sign design guidelines. Circulation for the site is proposed to utilize a portion of Frontage Road that the City Council has begun the process to abandon. Should the abandonment be approved, a portion of Frontage Road would be acquired by the owners of the subject property and circulation would be accommodated on site. Otherwise, circulation would utilize the Frontage Road right of way. The parking lot is proposed to be re-striped to meet the parking standards. *Continued to the PC meeting of March 11, 2019.*
- F6. Public Right-of-way and Public Utility Easement Vacation/MidPen Housing/Portion of Frontage Road along 1300 Block of Willow Road: Planning Commission review for consistency with the General Plan related to the proposed vacation of public right-of-way and public utility easements adjacent to 1305 and 1345 Willow Road. A portion of the abandoned public right-of-way and public utility easements would go to the two adjacent property owners. *Continued to the PC meeting of March 11, 2019.*

**G. Study Session**

- G1. Study Session/Andrew Morcos/141 Jefferson Drive/180-186 Constitution Drive:  
Request for a study session review for a future application for use permit, architectural control, environmental review, lot line adjustment, and major subdivision to redevelop three sites with approximately 483 multi-family dwelling units comprised of 42 for-sale condominium units, and 441 rental units split between two apartment buildings with above grade two-story parking garages integrated into the proposed seven-story buildings, located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. The project sites currently contain two single-story office buildings that would be demolished. The proposed approximately 42 condominium units would contain

approximately 79,192 square feet of gross floor area. The proposed approximately 441 apartment units would contain approximately 393,726 square feet of gross floor area. The proposed combined floor area ratio for the project would be 225 percent. The proposal includes a request for an increase in height and floor area ratio (FAR) under the bonus level development allowance in exchange for community amenities. ([Staff Report #19-010-PC](#)) *Continued from the PC meeting of February 11, 2019*

## H. Regular Business

- H1. Housing Element Annual Report/City of Menlo Park:  
Opportunity to consider and provide comments and/or a recommendation to the City Council on the 2018 Annual Report on the status and implementation of the City's Housing Element (2015-2023). ([Staff Report #19-014-PC](#))

## I. Informational Items

- I1. 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: March 11, 2019
  - Regular Meeting: March 25, 2019
  - Regular Meeting: April 8, 2019

## J. 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: 02/20/2019)

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.