



REGULAR MEETING MINUTES

Date: 3/23/2026
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 846 9472 6242 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Andrew Ehrich called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Ehrich (Chair), Ross Silverstein (Vice Chair), Katie Behroozi, Linh Dan Do, Katie Ferrick, Jennifer Schindler, Misha Silin

Staff: Matthew Ball, Assistant Planner; Rachel Londer, City Manager's Office; Kyle Perata, Assistant Community Development Director; Thomas Smith, Principal Planner; Brian Toy, Associate Planner; Mary Wagner, City Attorney's Office

C. Reports and Announcements

Mr. Perata said the City Council's March 24, 2026 meeting would be held at the Belle Haven Community Campus and the Council would review the 2025 General Plan Annual Progress Report and conduct a study session on cost of services for the City.

D. Public Comment

Chair Ehrich opened public comment and closed public comment as no persons requested to speak.

E. Consent Calendar

Chair Ehrich opened public comment on this item and closed public comment as no persons requested to speak.

Commissioner Silverstein asked that item E1 be pulled from the Consent Calendar. Chair Ehrich agreed and asked for a motion on the remaining Consent Calendar item E2.

E1. Approval of minutes from the February 23, 2026, Planning Commission meeting ([Attachment](#))

Commissioner Silverstein said he wanted to add specific language to the minutes for Item F1 toward the end of the discussion on that item, to read: "Commissioner Silverstein stated that he believes that staff is incorrectly interpreting AB 2097 and applying it incorrectly on this project, and potentially other projects as well. City staff agreed to look into that."

ACTION: Motion and second (Silverstein/Behroozi) to approve the minutes of the February 23, 2026 meeting with the following modifications; passes 6-0 with Commissioner Silin abstaining.

- Item F1, at the end of the discussion add: “Commissioner Silverstein stated he believes that staff is incorrectly interpreting AB 2097 and applying it incorrectly on this project, and potentially other projects as well. City staff agreed to look into this matter.”

E2. Approval of minutes from the March 9, 2026 Planning Commission meeting ([Attachment](#))

ACTION: Motion and second (Behroozi/Silin) to approve the Consent Calendar consisting of the minutes from the March 9, 2026 Planning Commission meeting; passes 7-0.

F. Public Hearing Items

F1. Use Permit/Hao Wang/2031 Santa Cruz Ave.:
Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence on a substandard lot with regard to lot width and lot area in the R-1-U (Single-Family Urban) zoning district and determine this action is categorically exempt under CEQA Guidelines Section 15303’s Class 3 exemption for new construction or conversion of small structures. The project includes an attached ADU (accessory dwelling unit), which is a permitted use and not subject to discretionary review. ([Staff report #26-005-PC](#))

Planner Toy said staff had no updates to the written report.

Hao Wang, project architect, spoke on behalf of the project.

Chair Ehrich opened the public hearing and closed it as no persons requested to speak.

ACTION: Motion and second (Silverstein/Ferrick) to adopt a resolution approving the item as presented; passes 7-0.

F2. Architectural Control and Sign Review/Amal Karimi/1215 El Camino Real:
Consider and adopt a resolution to approve an architectural control permit revision to replace exterior materials and colors to modernize the existing building, remove the existing tower element from the roof, reconfigure the existing storefronts including a new straight and full-height storefront along the parking lot, and square off the recessed entry of an existing building at 1215 El Camino Real in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal also includes a request for sign review for one internally illuminated sign on the building facade facing Oak Grove Ave. and one internally illuminated sign on the building facade facing El Camino Real which both feature lettering greater than 18 inches in height. Determine this action is categorically exempt under CEQA Guidelines Section 15301’s Class 1 exemption for existing facilities. ([Staff report #26-006-PC](#))

Planner Toy said staff had no updates to the written report.

Amal Karimi (Jeff Schmeier, architect) spoke on behalf of the project.

Chair Ehrich opened the public hearing and closed it as no persons requested to speak.

Commission comment included concerns about illumination, sign lettering size, brightness of the

color palette, and aesthetics.

Commissioner Silin moved to continue the item, but later withdrew his motion.

ACTION: Motion and second (Ferrick/Do) to continue the item with the following guidance; passes 7-0.

- Return with a revised proposal that is softer in terms of color palette, look, and feel; and
- adheres to the sign height guidelines.

G. Public Meeting Item

- G1. 2025 General Plan Annual Progress Report/City of Menlo Park:
Consider and adopt a resolution recommending the City Council accept the 2025 General Plan Annual Progress Report, including progress implementing the Housing Element and Environmental Justice Element; the General Plan Annual Progress Report is not considered a project under CEQA. ([Staff report #26-007-PC](#)) ***Continued from the meeting of March 9, 2026***

Principal Planner Smith presented the item.

Chair Ehrich recessed the meeting at 9:03 p.m. for a short break and reconvened it at 9:10 p.m.

Chair Ehrich opened public comment and closed public comment as no persons requested to speak.

Commission comment included general optimism about the City's General Plan programs progress, acknowledgment of some concern about housing numbers progress and the importance of that element's midcycle review to reassess and consider action, and general appreciation of staff's behind the scenes work on these important elements.

ACTION: Motion and second (Silverstein/Ferrick) to adopt a resolution recommending the City Council accept the 2025 General Plan Annual Progress Report as presented; passes 7-0.

H. Informational Items

- H1. Future Planning Commission Meeting Schedule

- Regular Meeting: April 13, 2026

Mr. Perata said the April 13 agenda was being finalized noting staff was striving to bring the ADU ordinance update to the Commission for its review and recommendation to City Council.

- Regular Meeting: April 27, 2026

I. Adjournment

Chair Ehrich adjourned the meeting at 10:12 p.m.

Staff Liaison: Corinna Sandmeier, Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on April 13, 2026