REGULAR MEETING MINUTES

Date: 5/18/2026
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 Ross Silverstein called the meeting to order at 7:01 p.m.

B. Roll Call

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

Absent: Katie Ferrick, Nancy Larocca Hedley

Staff: Matt Pruter, Associate Planner; Corinna Sandmeier, Principal Planner; Brian Toy, Associate Planner; Chris Turner, Senior Planner

C. Reports and Announcements

Planner Sandmeier said the City Council at its May 20, 2026 meeting would introduce the ADU (accessory dwelling unit) ordinance, consider for approval the Meta Campus CDP (conditional development permit) amendment, and consider adoption of the Anti-Displacement Plan.

D. Public Comment

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

E. Consent Calendar

E1. Approval of minutes from the April 13, 2026 Planning Commission meeting (Attachment)

Chair Silverstein opened the item for public comment and closed it as no persons requested to speak.

ACTION: Commissioners voted to approve the item; passes 5-0 with Commissioners Ferrick and Hedley absent.

F. Public Hearing Items

F1. Use Permit Revision/ KNR Design Studio/725 Cotton Street:
Consider and adopt a resolution to approve a use permit revision to add floor area to the first floor in the rear east (left) corner, along with some window and door modifications and gable modifications along the roof for an existing two-story, single-family residence on a substandard lot with regard to lot width in the R-1-S (Single Family Suburban Residential) zoning district. The original use permit was granted in 2000. The applicant is also requesting to maintain a fence greater than four feet in height within the front yard setback. Determine these actions are categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff report #26-016-PC)

Planner Pruter said staff had no additions to the written report.

Chair Silverstein disclosed his personal knowledge of the applicants with the disclaimer that would not affect his decision on the item.

Chair Silverstein opened the public hearing for the item and closed it as no persons requested to speak.

ACTION: Motion and second (Ehrich/Schindler) to adopt a resolution approving the item as presented; passes 5-0 with Commissioners Ferrick and Hedley absent.

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 project is also requesting 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 #26-017-PC)

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

Jeff Schmierer spoke on behalf of the project.

Chair Silverstein opened the public hearing for the item and closed it as no persons requested to speak.

Commissioner Silin said he appreciated the applicant taking into consideration the look of nearby buildings. He said he thought the new design was a better fit with the surrounding area and that the larger sign size was warranted.

Commissioner Schindler said the changes in material, design, and additional landscaping nicely responded to the Commission's feedback. She said she did not have any concerns about the sign size and appreciated the additional supporting evidence.

ACTION: Motion and second (Silin/Schindler) to adopt a resolution approving the item as submitted; passes 5-0 with Commissioners Ferrick and Hedley absent.

F3. Use Permit/Dane Bunton/1100 O'Brien Drive:
Consider and adopt a resolution to approve a use permit for a change of use from the existing commercial use (print shop) to a church in an existing multi-tenant commercial building in the LS (Life Sciences) zoning district. The proposed church is considered a special use and requires use permit approval. The proposed modifications to the building to change the use would not affect gross floor area and no modifications to the exterior of the building are proposed. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff report #26-018-PC)

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

Andrea Montero spoke on behalf of the project.

Vice Chair Behroozi asked a clarifying question about the street in East Palo Alto that dead ends with a wall that connects to the property at 1100 O'Brien and whether there is an easement with pedestrian access from the street in East Palo Alto.

Chair Silverstein opened the public hearing for the item and closed it as no persons requested to speak.

ACTION: Motion and second (Ehrich/Schindler) to adopt a resolution approving the item as submitted; passes 5-0 with Commissioners Ferrick and Hedley absent.

F4. Specific Plan Amendment/Tod Spieker/870 Santa Cruz Avenue:
Request for Specific Plan amendments to modify land uses allowed within the Downtown/Station Area "Main Street" Overlay land use designation, which is located within the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed revisions include changing the animal clinics and hospitals use from not allowed to conditional, changing the animal retail sales and service use from limited to less than 5,000 square feet to permitted, changing the banks and financial institutions use from not allowed to conditional, changing the business services use from not allowed to conditional, changing the personal improvement services use from on upper floors only to permitted, and changing personal services – general from on upper floors only to permitted. Regarding office uses, the applicant is proposing to allow existing buildings within the Main Street Overlay to have an additional allowance of up to two-thirds (2/3rd) of the public benefit bonus floor area ratio (FAR) for office uses, if located in the rear half of the ground floor and/or on the second floor, not containing frontage on Santa Cruz Ave., and not increasing the overall square footage of the building, subject to a use permit and a public benefit agreement. Lastly, the applicant proposes to modify four use classifications across the entire Specific Plan area: 1) business services: expand to include businesses that primarily provide goods and services to the public, 2) personal improvement services: remove spas, 3) personal services – restricted: remove therapeutic massage services, and 4) personal services – general: expand to include therapeutic massage services, nail salons, biometric screening, and a broader set of spa services, which include non-surgical and non-invasive cosmetic and aesthetic services, such as injectables, laser treatments, skin rejuvenation, and body contouring. Recommend adoption of an addendum to the certified final environmental impact report (EIR) for the Specific Plan. (Staff report #26-019-PC)

Planner Pruter reported receipt of 87 public comments on the proposed project and that 21 of which were included in the staff report and the remainder sent directly to Planning Commission or conveyed to the Planning Commission via the City Council email log. He said one comment expressed concern about potential jobs and housing impacts, and the other comments were all generally in support of the proposed project. He then presented the project.

Tod Spieker, applicant, spoke on behalf of the project.

Planner Pruter presented an addendum to his presentation.

Chair Silverstein opened the public hearing.

Public Comment:

- Laura Milan expressed support for the project and requested that the commercial recreation - small scale land use designation be allowed with a use permit.

- Miyko Harris-Parker expressed support for the project but wanted to know what the negative impacts of the proposed amendments might be.

- Chris Kummerer expressed support for the project.

- Kimberly Lytikainen expressed support for the project.

- Kelly Flannery expressed support for the project.

- Marnie Foody expressed support for the project.

- Ben Eiref expressed support for the project and also asked if a vacancy tax or other financial mechanism could additionally help in limiting vacancies.

- Kylie Holmes expressed support for the project.

- Michelle Wagner-Knapp expressed support for the project.

- Katherine Glass expressed support for the project and also expressed support for the earlier commenter's suggestion to allow for the commercial recreation - small scale land use designation with a use permit.

Chair Silverstein closed the public hearing.

The Commission discussed the issue of vacancies within the downtown and specifically along Santa Cruz Avenue, asking the applicant about the specific challenges that property owners and businesses faced in committing to spaces and remaining in spaces in the downtown. The Commission offered suggestions to pursue additional research and restructuring of the Specific Plan to provide a more comprehensive update to the Specific Plan area overall, in addition to exploring funding and fee mechanisms to address vacancies along Santa Cruz Avenue and the downtown more generally.

ACTION: Motion and second (Ehrich/Silin) to recommend that the City Council adopt the Specific Plan amendments proposed by 870 Santa Cruz Avenue with the following modifications; passes 5-0 with Commissioners Ferrick and Hedley absent.

- Keep the banks and financial institutions use classification as not allowed within the Downtown/Station Area “Main Street” Overlay land use designation.
- Change the commercial recreation – small scale use classification to conditional, requiring a use permit, within the Downtown/Station Area “Main Street” Overlay land use designation.

As part of its motion, the Planning Commission recommended that the City Council direct staff and the Planning Commission to conduct a study session aimed at exploring additional zoning modifications within the Specific Plan area in the interest of downtown vibrancy.

ACTION: Motion and second (Silverstein/Ehrich) to extend the meeting to 11:30 p.m.; passes 5-0 with Commissioners Ferrick and Hedley absent.

F5 and F6 are related items with the same staff report

F5. Development Agreement Annual Review/Meta Platforms, Inc./1 Hacker Way and 1 Meta Way: Consider and adopt a resolution to determine that Meta has demonstrated good faith compliance with the development agreements for its East Campus (1 Hacker Way), West Campus (1 Meta Way, Building 20) and the West Campus Expansion project (1 Meta Way, Buildings 21 and 22, and citizenM Hotel) for the 2025 calendar year. Review of the development agreements does not qualify as a project under CEQA. (Staff report #26-020-PC)

F6. Development Agreement Annual Review/Peninsula Innovation Partners, LLC/1350-1390 Willow Road, 925-1098 Hamilton Avenue, 1005-1275 Hamilton Court:
Consider and adopt a resolution to determine Peninsula Innovation partners, LLC has demonstrated good faith compliance with the terms of the Development Agreement for the 2025 annual review period for the Willow Village mixed-use masterplan project. Review of the development agreement does not qualify as a project under CEQA. (Staff report #26-020-PC)

Planner Turner presented clarifying remarks regarding the locations and addresses for the respective development agreement reviews.

Juan Salazar and Eric Morley spoke on behalf of the two items.

Chair Silverstein opened the public hearing.

Public Comment:

- Pamela Jones said for the record she had consistently stated that the office space for Willow Village should be reduced by 50%, the housing doubled, and should include for sale condominiums to meet Menlo Park’s housing needs. She expressed concerns with the outreach of the Willow Village project with the Belle Haven community, and the motivations of Meta’s development in the City.

Chair Silverstein closed the public hearing.

Replying to Vice Chair Behroozi, Mr. Morley said for the Willow Village project and the occupancy of offices throughout the Meta properties that there were no timetables to share and that occupancy details could not be disclosed due to safety, security, and liability policies for both their buildings and employees.

Replying to Commissioner Schindler, Mr. Morley said the Willow Village project was paused and they did not have any more information about that at this time. He said Peninsula Innovation Partners was in compliance and had met all of its obligations under the development agreement.

ACTION: Motion and second (Silin/Schindler) to adopt a resolution of determination of good faith compliance as stated for Item F5; passes 5-0 with Commissioners Ferrick and Hedley absent.

ACTION: Motion and second (Silin/Behroozi) to adopt a resolution of determination of good faith compliance as stated for Item F6; passes 5-0 with Commissioners Ferrick and Hedley absent.

H. Informational Items

H1. Future Planning Commission Meeting Schedule

- Regular Meeting: June 8, 2026

Planner Sandmeier said the agenda was not finalized for the June 8th meeting, but it would include the study session on the SB9 Ordinance Update that was continued previously, some single-family home projects and potentially the 500 El Camino Real Development Agreement Annual Review.

- Regular Meeting: June 22, 2026

Both Commissioner Ehrich and Chair Silverstein said they would be absent for the June 22nd meeting.

I. Adjournment

Chair Silverstein adjourned the meeting at 11:27 p.m.

Staff Liaison: Corinna Sandmeier, Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on June 8, 2026