



REGULAR MEETING MINUTES

Date: 7/27/2026
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

Vice Chair Katie Behroozi called the meeting to order at 7:03 p.m.

B. Roll Call

Present: Ross Silverstein (Chair, remote), Katie Behroozi (Vice Chair), Andrew Ehrich, Katie Ferrick, Nancy Larocca Hedley, Jennifer Schindler, Misha Silin

Staff: Matthew Ball, Assistant Planner; Matthew Pruter, Associate Planner; Brian Toy, Associate Planner; Corinna Sandmeier, Principal Planner

C. Reports and Announcements

Principal Planner Sandmeier stated that she had no reports or announcements.

D. Public Comment

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. 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.

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

E. Consent Calendar

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

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

ACTION: Motion and second (Schindler/Hedley) to approve the item; passes 6-0, with Commissioner Silin abstaining.

F. Public Hearing Item

- F1. Use Permit Revision and Architectural Control Permit Revision/The Sobrato Organization/123 Independence Dr. (formerly 119-127 Independence Dr. and 1205 Chrysler Dr.) and 138 Constitution Dr. (formerly 130 Constitution Dr.):

Consider and adopt a resolution approving use permit and architectural control permit revisions for a previously approved bonus level development project with 432 multi-family dwelling units, comprised of 316 rental units and approximately 2,000 square feet of commercial space within one five-story apartment building and 116 for-sale townhome units across 22 buildings. The proposed revisions include changes to the development phasing of the apartment building and townhome project components, and the phasing and design of a temporary publicly accessible paseo through the townhome site to accommodate pedestrian and emergency vehicle access until the future townhome component is developed. The project site is located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. Determine that these actions are consistent with the previously certified project Final Environmental Impact Report. (Staff report #26-032-PC)

Planner Pruter gave a presentation and introduced Caroline Layden from the applicant team, who provided introductory remarks and an overview of the project.

Vice Chair Behroozi opened the public hearing.

Public comment:

- Dawn Aveggio, expressed concerns about construction-related impacts, project phasing, and the vacant site conditions.

Vice Chair Behroozi closed the public hearing.

The Commission and staff discussed the proposed paseo and townhome components of the project, project phasing and timing, potential economic impacts, and how long a project site may remain vacant. The discussion also addressed the City's code enforcement process and the expectation that the developer will pursue required permits, which are subject to expiration if not completed on time.

The applicant responded to the Commission by explaining the reasons for their project modifications and clarifying how economic conditions stalled their project. The applicant said they would provide direct contact information for the public commenter in case any further construction impacts their business operations.

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

G. Regular Business Item

- G1. Architectural Control Revision/Samantha Nowlin/1540 El Camino Real:
Consider and adopt a resolution to approve an architectural control permit revision to make exterior improvements to an existing building at 1540 El Camino Real in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The modifications would include the installation of a walk-up ATM for a proposed Mechanics Bank surrounded by new dark gray cladding, new exterior light fixtures, and the replacement of a small portion of landscaping with concrete to provide an accessible approach to the proposed ATM within the front setback area. The modifications would not affect the gross floor area. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff report #26-033-PC)

Planner Toy said no comments had been received after publication of the staff report.

Project designer, Allison Louret, provided a brief project summary.

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

The applicant responded to questions from Commissioner Silin regarding potential pedestrian-cyclist conflicts due to the ATM location adjacent to the sidewalk.

ACTION: Motion and second (Ehrich/Hedley) to adopt a resolution approving the item as submitted; passes 6-1, with Commissioner Silin opposed.

H. Informational Items

- H1. Future Planning Commission Meeting Schedule

- Regular Meeting: August 10, 2026

Planner Sandmeier said two items are on the agenda for August 10th, a use permit revision for a single-family home and use permit for another single family home that includes a variance.

- Regular Meeting: August 24, 2026

Planner Sandmeier said the agenda for August 24th is not yet finalized.

I. Adjournment

Vice Chair Behroozi adjourned the meeting at 8:26 p.m.

Staff Liaison: Corinna Sandmeier, Principal Planner

Recording Secretary: Matthew Ball

Approved by the Planning Commission on August 10, 2026.