REGULAR MEETING MINUTES

Date: 9/28/2026
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 846 9472 6242 and
Belle Haven Community Campus
100 Terminal Ave., Menlo Park, CA 94025

A. Call To Order

Chair Silverstein called the meeting to order at 7:01 p.m.

B. Roll Call

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

Staff: Monika Roy, Planning Technician; Brian Toy, Associate Planner; Corinna Sandmeier, Principal Planner

C. Reports and Announcements

Principal Planner Sandmeier stated that at it's meeting tomorrow night, the City Council will hold a study session to receive a presentation and update on the financial review of the downtown development proposals for parking plazas 1, 2 and 3.

D. Public Comment

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

E. Consent Calendar

E1. Approval of minutes from the September 14, 2026, Planning Commission meeting (Attachment)

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

ACTION: To approve the Consent Calendar as presented; passes 7-0.

F. Public Hearing

F1. Use Permit/Shu Wu/411 Chester St.:
Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and detached carport and construct a new two-story, single-family residence on a substandard lot with regard to lot width and area in the R-1-U (Single Family Urban Residential) 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 #26-042-PC)

Associate Planner, Brian Toy, provided an update on the proposed height of the structure.

The applicant team presented the project.

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

Commissioner Silin asked staff clarifying questions about the ADU entrance.

Commissioner Hedley commented on the importance of electrification for home appliances.

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

F2. Use Permit/Babak Homayouni/253 Yale Road.:
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 in the R-1-U (Single Family Urban Residential) 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 #26-043-PC)

The applicant team presented the project.

Chair Silverstein opened the public hearing.

Public comments:

- Hugh Macdonald expressed concerns about the permitted uses, ADU parking, setbacks, and drainage.

Chair Silverstein closed the public comment period.

Commissioner Hedley commented on the importance of electrification for home appliances.
ACTION: Motion and second (Ehrich/Silverstein) to adopt a resolution approving the item as submitted; Passes 7-0.

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.

Principal Planner Sandmeier announced that the next Planning Commission meeting will be in one week on Oct. 5 and that the agenda includes a use permit request for a single-family home.

- Regular Meeting: October 5, 2026
- Regular Meeting: October 19, 2026

I. Adjournment

Chair Silverstein adjourned the meeting at 7:38 p.m.

Staff Liaison: Corinna Sandmeier, Principal Planner

Recording Secretary: Monika Roy

Approved by the Planning Commission on October 5, 2026