



**NOTICE OF PUBLIC MEETING
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF JANUARY 27, 2014**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Menlo Park, California, is scheduled to review the following items:

PUBLIC HEARING ITEMS

Use Permit/Stephen Gardner/727 Middle Avenue: Request for a use permit to demolish an existing single-story, single-family residence, 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) zoning district.

Conditional Development Permit Amendment/Bob Linder/350 Sharon Park Drive: Request for a Conditional Development Permit (CDP) amendment for a project at an existing multi-building apartment complex located in the R-3-X (Residential Apartment, Conditional Development) zoning district. The project would include the demolition of the existing recreation building, the construction of a new recreation building and a new leasing office and associated parking area, façade improvements to all of the existing apartment buildings, and landscaping modifications. The proposed modifications would result in an increase in the maximum building coverage of up to 40 percent at the subject site, which would exceed the current maximum of 30 percent, set by the existing CDP. The proposed amendment to the existing CDP (which covers multiple sites in the vicinity) would apply only to the subject site, and would not alter the development standards for any of the other properties within the CDP. As part of the proposal, up to 42 heritage size trees throughout the approximately 15.6-acre site are proposed for removal, which represents a reduction from the 62 heritage tree removals previously proposed. The Environmental Quality Commission reviewed the proposed heritage tree removals at its meeting on December 18, 2013. ***Continued from the meeting of November 4, 2013.***

Architectural Control and Use Permit Revision/Steven Otellini for Nativity School/1252 Laurel Street: Request for architectural control to construct a new classroom wing in the location of the former convent building, which was previously demolished as part of the use permit request for the location of the classroom wing approved by the Planning Commission in July of 2012. As part of the project, the two existing portable classroom buildings would be removed from the site upon completion of the proposed classroom wing. The proposal also contains a request for a use permit revision to incorporate a junior-kindergarten class into the existing private school, which currently contains kindergarten through eighth grade classes. The proposed junior kindergarten would be located in the new classroom wing. The maximum student cap of 315 students would be maintained as part of the use permit request, and student drop-off and pick-up would continue to occur fully on the project site. The subject site is located in R-E (Residential Estate) zoning district.

Use Permit/Zeptor Corporation/1430 O'Brien Dr., Suite H: Request for a use permit for the indoor storage and use of hazardous materials for the research and development and prototype manufacturing of anodes for use in lithium-ion batteries in an existing building in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the existing building.

PUBLIC MEETING ITEM

General Plan Update/City of Menlo Park: Overview of the Proposed General Plan Update and Discuss and Potentially Provide Comments to the City Council on the Scope of Work.

STUDY SESSION ITEM

Housing Element/City of Menlo Park: Study Session to review, discuss and comment on the proposed draft Zoning Ordinance amendments to Chapter 16.79 (Secondary Dwelling Unit) pertaining to secondary dwelling unit development standards, including reducing the minimum lot size eligible for a secondary dwelling unit (without a use permit) to 5,750 square feet to encourage the creation of more units and reducing the setback requirement for an existing and permitted accessory structure to allow for conversions of accessory structures to secondary dwelling units when specific criteria are met. In addition, amendments to Section 16.68.030 (Accessory Buildings and/or Structures) are also proposed. The modifications include establishing new setbacks for an accessory structure, dependent upon the use of the structure and to add a limit on the number of plumbing fixtures in a structure to distinguish use of an accessory structure from a secondary dwelling unit. Both amendments could also include language and formatting modifications for clarification and consistency purposes.

NOTICE IS HEREBY FURTHER GIVEN that said Planning Commission will hold a public hearing on public hearing items in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, on **Monday, January 27, 2014, 7:00 p.m.** or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon. If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

The project file may be viewed by the public on weekdays between the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday and 8:00 a.m. to 5:00 p.m. on Friday, with alternate Fridays closed, at the Department of Community Development, 701 Laurel Street, Menlo Park. Please call the Planning Division if there are any questions and/or for complete agenda information (650) 330-6702.

Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.

DATED:	January 9, 2013	Thomas Rogers, Senior Planner
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