



**NOTICE OF PUBLIC MEETING  
AND  
NOTICE OF PUBLIC HEARING  
CITY OF MENLO PARK PLANNING COMMISSION  
MEETING OF APRIL 7, 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/GACA Trust/700 Magnolia Street:** 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-S (Single-Family Suburban) zoning district. As part of the proposal, a heritage size magnolia measuring 22 inches in diameter, located at the right front corner of the property, and a heritage size English laurel measuring 20 inches in diameter, located at the left front corner of the side yard of the property, and a heritage size apple measuring 15 inches in diameter, located in the middle of the backyard, are proposed for removal.

**Use Permit/Shahriar Amiri and Stephen Mashhoon/712 Harvard Avenue:** Request for a use permit to demolish an existing single-story, single-family residence, and construct a new two-story, single-family residence with attached garage on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district.

**Use Permit/Noel Cross/2307 Branner Drive:** Request for a use permit for excavation (removal of more than 12 inches of dirt) within the required interior side yard setback for a walkway associated with the construction of an addition to an existing two-story, single-family residence on a standard size lot in the R-1-S (Single-Family Residential Suburban) zoning district. As part of the project, the applicant has requested a front lot line election to identify Branner Drive as the front lot line for Zoning Ordinance development standards.

**Use Permit/Avalanche Biotechnologies, Inc./1035 O'Brien Drive:** Request for a use permit for the indoor storage and use of hazardous materials for the research and development of products for sustained delivery of therapeutic proteins to the eye to treat wet age-related macular degeneration (AMD), as well as other retinal disorders, located in an existing building in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the existing building.

**Use Permit/Tricida, Inc./1430 O'Brien Drive, Suite F:** Request for a use permit for the indoor storage and use of hazardous materials for the research and development of therapeutics to address renal, metabolic, and cardiovascular disease, located 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 ITEMS**

**Sign Review/VKK Signmakers Inc./1706 El Camino Real:** Request for sign review to allow a second building sign on an office building that would be visible on the El Camino Real frontage in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district.

**2014-15 Capital Improvement Program/General Plan Consistency:** Consideration of consistency of the 2014-2015 projects of the Five-Year Capital Improvement Plan with the General Plan.

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, April 7, 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:            March 20, 2013                    Thomas Rogers, Senior Planner  
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