



**NOTICE OF PUBLIC MEETING
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF MAY 19, 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/Robert Steinmetz/129 Bay Road: Request for a use permit to remodel an existing single-story residence, including the addition of a second story, on a lot that is substandard with regard to lot area and lot width in the R-1-U (Single Family Urban) zoning district. The proposed project would exceed 50 percent of the existing replacement value in a 12-month period and requires approval of a use permit by the Planning Commission. The proposed project would also exceed 50 percent of the existing floor area, and is considered equivalent to a new structure.

Use Permit/Flury Bryant Design Group/634 Creek Drive: Request for a use permit to exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The proposal includes the addition of an upper level, as well as a remodel of the main and lower levels. The subject parcel is located in the R-2 (Low Density Apartment) zoning district.

PUBLIC MEETING ITEMS

Architectural Control/Brayton Hughes Design Studio/2800 Sand Hill Road: Request for architectural control to modify the rear elevation of an existing two-story office building by altering the window pattern and glazing, creating a new rear entrance that leads to a new deck, modifying the existing rear entrance stairs to create a second floor balcony space, and altering the existing roof eave to install new latticing. Site improvements would also include a new drive to access the rear of the building. As part of the proposal, the applicant is requesting that approximately 18 paved parking spaces be reclassified as landscape reserve spaces, which can be used for landscaping/patio areas, until such time as parking issues justify their restoration. The modifications would result in 190 paved parking spaces and 77 spaces in landscape reserve.

STUDY SESSION ITEMS

R-4-S Compliance Review/Greenheart Land Co./721-881 Hamilton Avenue: Study session to review a 195 unit, multi-family residential development relative to the development regulations and design standards of the R-4-S (High Density Residential, Special) zoning district. The Planning Commission's review is advisory only and will be taken into consideration as part of the Community Development Director's determination of whether the proposal is in compliance with the R-4-S development regulations and design standards. *Continued from the meeting of May 5, 2014.*

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, May 19, 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: May 1, 2014
PUBLISHED: May 7, 2014

Thomas Rogers, Senior Planner
Menlo Park Planning Commission

Visit our Web site for Planning Commission public hearing, agenda, and staff report information: www.menlopark.org