



**NOTICE OF AVAILABILITY OF NEGATIVE DECLARATION  
NOTICE OF PUBLIC HEARING  
CITY OF MENLO PARK PLANNING COMMISSION**

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

**Zoning Ordinance Amendments and Negative Declaration/City of Menlo Park:** Consideration of proposed changes to the Zoning Ordinance for commercial development including the following:

- 1) creation of an administrative review process for the use of hazardous materials, outside storage of vehicles and equipment, and minor alterations to building exteriors in the M-2 (General Industrial) zoning district;
- 2) creation of an administrative review process for non-retail uses on non-ground floor locations in the C-3 (Central Commercial) zoning district;
- 3) creation of an administrative review process for restaurant related alcohol sales, and restaurant related outdoor seating in the C-3 (Central Commercial) and C-4 (General Commercial Applicable to El Camino Real) zoning district;
- 4) creation of an administrative review process for granting one-year extensions of approvals which have not been implemented;
- 5) modification of the threshold for requiring a use permit for repair, alteration and maintenance of nonconforming commercial structures from 25 percent of the assessed value to 50 percent of the replacement cost; and
- 6) related technical "clean ups" to bring the Zoning Ordinance into compliance with State law.

A Negative Declaration will be reviewed with the proposed amendments.

Copies of said draft Zoning Ordinance Amendment and Negative Declaration will be on file for review at the City Library and available for distribution at the Community Development Department, Civic Center, 701 Laurel Street, Menlo Park, CA 94025, on **Wednesday, September 22, 2004**. The review period for the Negative Declaration has been set from **Wednesday, September 22, 2004** through **Monday, October 11, 2004**. Written comments should be submitted to the Community Development Department no later than 5:30 p.m., **Monday, October 11, 2004**.

NOTICE IS HEREBY FURTHER GIVEN that said Planning Commission will hold a public hearing on these items in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, on **Monday, October 11, 2004, 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 these items 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.

Documents related to these items may be inspected 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 Community Development Department, 701 Laurel Street, Menlo Park. Please call Justin Murphy, Project Planner, if there are any questions or comments on this item. He may be reached at 650-330-6725 or email at [jicmurphy@menlopark.org](mailto:jicmurphy@menlopark.org).

Visit our Web site for City Council public hearing, agenda, and staff report information:  
[www.menlopark.org](http://www.menlopark.org)

DATED: September 9, 2004 Tracy Cramer  
Senior Planner  
PUBLISHED: September 15, 2004

If there are any questions, please call the Planning Division at (650) 330-6702.