



**NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF APRIL 11, 2005**

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

Zoning Ordinance Amendment and Negative Declaration/City of Menlo Park:

Consideration of proposed changes to the Zoning Ordinance for commercial development including the following:

1. Eliminate the need for a use permit for structural alterations of buildings in the following commercial zoning districts:
 - C-2-A Neighborhood Shopping, Restrictive (generally located on Willow Road near Gilbert Avenue and Bay Road between Hollyburne Avenue and Windermere Avenue),
 - C-2-B Neighborhood Commercial, Restrictive (generally located along Willow Road near Bay Road, Willow Road and Newbridge Street, and Willow Road and Ivy Drive),
 - C-4 General Commercial other than El Camino Real (generally located along Marsh Road, Middlefield Road near Willow Road, and Willow Road between Coleman Avenue and Highway 101), and
 - C-4 General Commercial applicable to El Camino Real.
2. Eliminate the need for a use permit in the M-2 General Industrial zoning district for structural alterations of buildings affecting less than 10,000 square feet of gross floor area and for changes of use in which the intensity of the use does not increase.
3. Change the basis for calculating the parking requirements in the M-2 zoning district from number of employees to the gross floor area of buildings.
4. Allow a reduction in commercial and industrial parking requirements through an administrative permit process.
5. Codify the current "blanket use permit" process for properties that are nonconforming in regard to parking.
6. Create or modify definitions as necessary to implement the associated changes to the structural alteration and parking requirements.
7. Revise public noticing policies to create consistent, effective and efficient noticing for projects that require review by the Planning Commission.

A Negative Declaration will be reviewed with the proposed amendments.

Variance/Greg Rice/624 Central Avenue: Request for a variance to create one parking space where a minimum of two parking spaces are required and a variance to allow a detached garage to have a 1.5-foot left side yard setback where a minimum of 3 feet is required.

Variance/Kathleen Gallagher/626 Central Avenue: Request for a variance to create one parking space where a minimum of two parking spaces are required and a variance to allow a detached garage to have a 1.5-foot right side yard setback where a minimum of 3 feet is required.

Use Permit/Soraya Gharavi/275 Princeton Road: Request for a use permit for new construction of a two-story residence on a parcel that is substandard in regards to lot width.

Use Permit/Ryan Manuel/887 Oak Grove Ave, Suite B: Request for a use permit for a private recreational use in the C-3 (Central Commercial) zoning district.

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, April 11, 2005, 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 Department of Community Development, 701 Laurel Street, Menlo Park. Please note that the items listed are only the agenda items that require a public hearing. Please call the Planning Division if there are any questions and/or for complete agenda information (650) 330-6702.

DATED:	March 17, 2005	Tracy Cramer, Senior Planner
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