



**NOTICE OF PUBLIC MEETING  
AND  
NOTICE OF PUBLIC HEARING  
CITY OF MENLO PARK PLANNING COMMISSION  
MEETING OF JULY 25, 2005**

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

**The following items require a Notice of Public Meeting:**

**Architectural Control/Carl and Naomi Levinson/576 Sand Hill Circle:** Request for architectural control for exterior changes to accommodate a new interior elevator and to relocate an existing HVAC unit from the entryway to the common area in the R-2-X zoning district.

**The following items require a Notice of Public Hearing:**

**General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Conditional Development Permit, Tentative Subdivision Map, Environmental Review/Jeff Warmoth/966-1002 Willow Road:** Request for the following:

1. **General Plan Amendment** to change from Retail/Commercial to High Density Residential;
2. **Zoning Ordinance Amendment** to amend Chapter 16.96 (Below Market Rate Housing Program) of the Zoning Ordinance to provide exceptions to develop standards on parcels totaling less than one-acre in size where a proposed development would provide below market rate housing in excess of City statutory requirements;
3. **Rezoning** to change from C-2-B (Neighborhood Commercial, Restrictive) to R-4-X (Conditional Development High Density Apartment);
4. **Conditional Development Permit** to establish specific development regulations for the site and to review the proposed architectural design; and
5. **Tentative Subdivision Map** to create 12 lots for the proposed residential units and one lot for common area.

The project consists of the demolition of the existing structures on the site and the construction of 12 three-story detached single-family dwelling units on the properties located at 966-1002 Willow Road (on the portion of Willow Road that connects to Bay Road). A Mitigated Negative Declaration will be reviewed with the proposed applications.

**Use Permit and Architectural Control/Bob Larson/638-640 Oak Grove Avenue:** Request for use permit and architectural control for new construction of a 3,372 square foot two-story office building at 638-640 Oak Grove Avenue.

**Use Permit/1035 Middle Avenue/Jonathan and Gail Binkley:** Request for a use permit for an addition and remodeling to an existing legal, nonconforming residential structure that would exceed 50 percent of the replacement cost in a 12-month period.

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, July 25, 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:	July 7, 2005	Tracy Cramer, Senior Planner
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