



**NOTICE OF AVAILABILITY OF NEGATIVE DECLARATION
and
NOTICE OF PUBLIC HEARINGS
CITY OF MENLO PARK PLANNING COMMISSION MEETING OF JUNE 12, 2006
and
CITY OF MENLO PARK CITY COUNCIL MEETING OF JUNE 27, 2006**

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

Zoning Ordinance Amendment and Negative Declaration/City of Menlo Park: Consideration of proposed changes to the Zoning Ordinance establishing a new zoning district for the Lorelei Manor single-family residential neighborhood, including the following:

1. Establishment of permitted and conditional uses;
2. Establishment of a minimum lot size of 4,900 square feet, minimum lot width of 40 feet and minimum lot depth of 75 feet;
3. Establishment of below ground, above ground and second floor setbacks and allowed encroachments;
4. Establishment of maximum building coverage and impervious surface requirements;
5. Establishment of a definition of "floor area" and "Floor Area Limits" (FAL) for properties within the neighborhood;
6. Establishment of other development regulations including: horizontal wall length of second floor side walls; second floor window limitations; building height; daylight plane; mechanical equipment; and parking;
7. Increase in the amount of new work that can be done on an existing, legal, nonconforming single-family residence before triggering a use permit; and
8. Other modifications as necessary to implement the proposed new zoning district.

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, May 24, 2006**. The review period for the Negative Declaration has been set from **Wednesday, May 24, 2006** through **Monday, June 12, 2006**. Written comments should be submitted to the Community Development Department no later than 5:30 p.m., **Monday, June 12, 2006**.

NOTICE IS HEREBY FURTHER GIVEN that said Planning Commission will hold a public hearing on this item in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, on **Monday, June 12, 2006**, 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 and;

NOTICE IS HEREBY FURTHER GIVEN that said City Council will hold a public hearing on this item in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, on **Tuesday, June 27, 2006**, 7:00 p.m. or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon.

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 call Arlinda Heineck, Director of Community Development, if there are any questions or comments on this item. She may be reached at 650-330-6715 or email at aaheineck@menlopark.org.