



**NOTICE OF PUBLIC MEETING
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF AUGUST 14, 2006**

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 or Public Hearing:

Use Permit/Timothy C. Chappelle/225 Arden Road: Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot in regard to lot size in the R-1-S (FG) (Single-Family Suburban, Felton Gables) zoning district.

Use Permit/Grace S. Chizar/1201 University Drive: Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot in regard to lot size and width in the R-1-U (Single-Family Urban) zoning district.

Use Permit/Jo Ann Sweeney/1311 Henderson Ave.: Request for a use permit to determine the Floor Area Limit (FAL) of a substandard lot with less than 5,000 square feet of area, associated with the construction of a two-story addition to an existing single-story, nonconforming residence that would exceed 50 percent of the replacement cost of the existing structure in a 12-month period in the R-1-U (Single-Family Urban) zoning district.

Use Permit/Christopher Kummerer/624 Central Ave: Request for a use permit to determine the Floor Area Limit (FAL) of a lot with less than 5,000 square feet of area, associated with the construction of an addition to an existing single-story, single-family residence in the R-1-U (Single-Family Urban) zoning district.

Use Permit Revision and Variances/Sam Sinnott/1981 Menalto Avenue: Request for a revision to a use permit granted by the City Council to construct a new, one-story single-family residence with sole access from Menalto Avenue in the R-2 (Low Density Apartment) zoning district. The requested revision would allow for a new, one-story single-family residence with sole alley access. Variances are also requested to increase the allowable building coverage from 35% to 40.7%, to reduce the minimum distance between buildings in a dwelling group from 10 feet to 6 feet, to reduce the minimum rear yard from 20 feet to 10 feet, and to reduce the required distance between the rear property line and the garage entrance from 20 feet to 10 feet. A variance is also requested for the existing legal nonconforming parking situation on the front residence; this variance is not required at this time, but would be necessary for a future condominium subdivision.

Conditional Development Permit Revision/Elizabeth Cullinan/1330 University Drive: Request for a conditional development permit revision to reduce the off-street parking requirement from 122 spaces to 94 spaces, in order to allow for the removal of 33 parking lifts, in an existing 60-unit multi-family residential building in the R-3-X (Apartment - Conditional Development) 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, August 14, 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.

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.

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Arlinda Heineck, Director of Community Development
Menlo Park Planning Commission

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