



**NOTICE OF PUBLIC MEETING
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF SEPTEMBER 12, 2016**

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

PUBLIC HEARING ITEMS

Use Permit/Clara Ting/1045 Trinity Drive:

Request for a use permit to demolish an existing two-story, single-family fire-damaged residence and construct a new two-story, single-family residence with a basement on a substandard lot with regard to lot width in the R-E-S (Residential Estate Suburban) zoning district.

Use Permit/Janaina Almen/828 Hamilton Avenue:

Request for a use permit to allow construction of a two-story residence on a substandard lot with regard to lot width and area, in the R-1-U (Single-Family Urban Residential) zoning district. The proposal, which includes retention of a small portion of the existing first floor, would exceed 50 percent of the existing floor area and is considered equivalent to a new structure.

Use Permit/Phillip Mazzie/140 Royal Oak Court:

Request for use permit for excavation to construct a new retaining wall within the required 20 foot rear setback in the R-1-S (Single Family Suburban Residential) zoning district.

Use Permit/Off the Grid Services LLC/Menlo Park Civic Center:

Request for a use permit for a recurring special event (weekly food truck market) on a portion of the Menlo Park Civic Center, at 701 Laurel Street in the P-F (Public Facilities) zoning district. The market would be located in the parking lot along Alma Street, between the Library and the Arrillaga Family Gymnasium, with an alternate location near the fountain between the Administration Building and Arrillaga Recreation Center. Additional alternate Civic Center locations could also be considered in the future. The event would occur on Wednesday evenings between 5:00 p.m. and 9:00 p.m., with setup starting at 3:30 p.m. and cleanup concluding at 10:00 p.m. The event would include amplified live music and generator use, which may exceed Noise Ordinance limits. The event would replace the existing weekly food truck market at the Caltrain station parking lot, which is being discontinued at that location.

Use Permit and Architectural Control/DES Architects + Engineers/1525 O'Brien Drive:

Request for a use permit and architectural control to modify an existing office, research and development (R&D), and cafe building by removing an existing storage mezzanine, balcony, and office space, and constructing a new lobby on a property in the M-2 (General Industrial) zoning district. The applicant is also requesting a use permit to allow the storage and use of hazardous materials (diesel fuel) associated with an emergency generator to be placed on the site. In addition, the applicant is requesting a parking reduction based on the uses within the building and the proposed tenants' operations. 229 parking spaces would be provided, after the removal of three existing spaces to accommodate the proposed generator, where 246 parking spaces are required by the M-2 square-footage-based parking requirements. ***(Continued from the meeting of August 29, 2016)***

Architectural Control and Use Permit/1275 LLC/1275 El Camino Real:

Request for architectural control to construct a new mixed-use development consisting of retail or café space on the first floor, office space on the second floor and three residential units on the third floor in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal includes a use permit for outdoor seating associated with the potential café use. The proposal also includes a request to create three residential condominium units and one commercial condominium unit on one parcel. As part of the proposed project, a heritage coast live oak tree located near the middle of the rear property line is proposed for removal.

PUBLIC MEETING ITEMS

Architectural Control/Ted Wegner/35 Hallmark Circle:

Request for architectural control for exterior modifications to an existing townhome located in the R-3 (Apartment) zoning district.

Sign Review/DES Architects and Engineers/1020-1080 Marsh Road:

Request for sign review for two monument signs on one street frontage, and one monument sign for each building for a total of six monument signs, where only one monument sign per street frontage is allowed. The signage would be located on a lot with four buildings in the M-2 (General Industrial) zoning district.

Architectural Control/Maximus Real Estate Partners/350 Sharon Park Drive:

Request for architectural control review of exterior modifications of eighteen existing apartment buildings, one existing clubhouse and three accessory buildings in the R-3-A-X (Garden Apartment, Conditional Development) zoning district. The proposed exterior modifications would include replacing balcony railings, siding, patio screens, modifying the exterior color scheme, new landscaping and improvements to the site amenities. In conjunction with the proposed improvements, 39 heritage trees located throughout the site are proposed for removal.

General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Environmental Review/City of Menlo Park: Review and comment on the Draft Fiscal Impact Analysis (FIA) prepared for the General Plan and M-2 Area Zoning Update. No action on the FIA or project will occur at the meeting. The objective of any FIA is the projection of changes in public revenues and costs associated with development of a project, and is an informational tool.

NOTICE IS HEREBY FURTHER GIVEN that said Planning Commission will hold a public meeting on these items in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, on Monday, September 12, 2016, 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 this item 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.

The project file(s) may be viewed 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 the Planning Division if there are any questions and/or for complete agenda information (650) 330-6702.

Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.

DATED: August 26, 2016 Thomas Rogers, Principal Planner
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