



**NOTICE OF PUBLIC MEETING  
AND  
NOTICE OF PUBLIC HEARING  
CITY OF MENLO PARK PLANNING COMMISSION  
MEETING OF AUGUST 27, 2007**

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 Revision/Sujendra Mishra/1151 Windermere Avenue:** Request for a use permit revision to modify requirements related to driveway size and spacing between garage doors for a previously-approved single-family residence in the R-1-U (Single-Family Urban) zoning district.

**Use Permit/Rick Loretz/1371 Sevier Avenue:** 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 with regard to lot width and lot area in the R-1-U (Single Family Urban) zoning district.

**Use Permit/ /Unidym, Inc/1430 O'Brien Drive, Suite G.** Request for a use permit for indoor use and storage of hazardous materials for research and development of carbon nanotubes in the M-2 (General Industrial) zoning district.

**Use Permit/CAS Architects, Inc./1360 Willow Road:** Request for a use permit for the indoor use and storage of hazardous materials for a life sciences company developing analytical systems in the M-2 (General Industrial) zoning district.

**Study Session on a General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Development Agreement, Architectural Control, Below Market Rate (BMR) Agreement, and Environmental Review/Bohannon Development Company/101-155 Constitution Drive and 100-190 Independence Drive:**

1. General Plan Amendment to create a new Mixed-Use Commercial Business Park land use designation, which would allow research and development (R&D) facilities, offices, hotels/motels, health/fitness centers, cafes and restaurants, and related commercial uses. The maximum floor area ratio (FAR) would be set at 100% for offices, R&D, and related commercial facilities, 13.5% for health/fitness centers, cafes and restaurants, day care facilities, and related retail/community facilities, and 25% for hotels/motels (total maximum FAR of 138.5%);
2. General Plan Amendment to change the land use designation of the properties from Limited Industry to Mixed-Use Commercial Business Park;
3. Zoning Ordinance Amendment to create a new M-3 (Mixed-Use Commercial Business Park) zoning district to allow for uses and FAR as stated in the corresponding General Plan land use designation. In addition, the M-3 zoning district would permit a maximum building height of 140 feet and a maximum number of 235 hotel rooms, and would specify use-based off-street parking requirements;
4. Rezoning the properties from M-2 (General Industrial) to M-3 (Mixed-Use Commercial Business Park);
5. Architectural Control approval of specific project plans for the construction of new buildings with a total of 962,196 square feet of gross floor area (138.5% FAR) and a maximum building height of 140 feet (equating to eight stories);
  - The Constitution Drive site would include two office buildings, two parking structures, and neighborhood-serving retail and community facility space;
  - The Independence Drive site would include one office building, a 173,682-square foot, 231-room hotel, a 76,420-square-foot health/fitness center, a shared parking structure, and associated commercial space;
  - The combined office gross floor area on the two sites would total 694,726 square feet.

6. BMR Agreement for the payment of in-lieu fees associated with the City's Below Market Rate Housing Program;
7. Development Agreement to guarantee development rights associated with the requested entitlements; and
8. Environmental Impact Report to analyze the potential environmental impacts of the proposal.

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, August 27, 2007, 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.

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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