



**NOTICE OF PUBLIC MEETING  
AND  
NOTICE OF PUBLIC HEARING  
CITY OF MENLO PARK PLANNING COMMISSION  
MEETING NOVEMBER 3, 2008**

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 and Variance/James M. Sagorac Jr./1260 Mills Street:** Request for a use permit to demolish a single-story, single-family residence and construct two two-story, single-family residences and associated site improvements on a substandard lot with regard to lot width in the R-3 (Apartment) zoning district. Request for variances to allow covered and uncovered parking to encroach up to five feet into the right side yard setback where ten feet is required, and to reduce the minimum distance between the proposed buildings on the subject parcel and the existing buildings on the adjacent right side property from 20 feet to 13 feet. ***Continued from the meeting of October 20, 2008.***

**STUDY MEETING ITEMS**

**Study Session/Joe Colonna for 1706 ECR LLC/1706 El Camino Real:** Request for a study session for a proposed use permit, architectural control, and tentative subdivision map to demolish an existing one-story 6,875-square-foot commercial building and construct a new two-story 10,236-square-foot office building for medical/dental use and related site improvements in the C-4 (General Commercial applicable to El Camino Real) zoning district. The application includes a request for a tentative map to subdivide one parcel into six commercial condominium airspaces.

**Zoning Ordinance Amendment /City of Menlo Park:** Consideration of a Zoning Ordinance Amendment to clarify the definition of Gross Floor Area to more specifically identify features of a building that are either included or excluded from the calculation. Gross floor area is used in calculating the floor area ratio (FAR) and parking requirements for developments in all zoning districts except for single-family and R-2 (Low Density Apartment) zoning districts. Floor area ratio equals the gross floor area of a building divided by the lot area and effectively regulates the size of a building. In addition, gross floor area is used in determining the applicability of requirements for below market rate (BMR) housing and the preparation of traffic studies. The clarifications to the definition will focus on new buildings and attempt to minimize impacts to existing buildings. The Zoning Ordinance Amendment will be exempt from the California Environmental Quality Act (CEQA) in that the changes are intended to have no potential to impact the environment.

**PUBLIC MEETING ITEMS - None**

NOTICE IS HEREBY FURTHER GIVEN that said Planning Commission will hold a public hearing on public hearing items in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, on Monday, November 3, 2008, 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 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.

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Deanna Chow, Senior Planner  
Menlo Park Planning Commission

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