



**NOTICE OF PUBLIC MEETING
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING JULY 13, 2009**

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/Jeremy and Susan Stieglitz/1066 Laurel Street: Request for a use permit for interior modifications and first and second floor additions that would exceed 50 percent of the replacement value in a 12-month period and 50 percent of the existing square footage of the existing nonconforming single-story, single-family residence on a substandard lot in the R-3 (Apartment) district, and for a variance to construct a one-car garage where the distance between the main buildings on the subject property and adjacent left side property would be 17 feet, 9 inches where 20 feet is required. The proposed remodeling and expansion are considered to be equivalent to a new structure.

Use Permit/Yvette Keller and Mark Bessey/1015 Berkeley Avenue: Request for a use permit to construct single-story additions to an existing single-story, single-family, nonconforming residence that would exceed 75 percent of the replacement value of the existing structure in a 12-month period in the R-1-U (Single-Family Urban) zoning district.

Rezoning, Planned Development Permit, Lot Merger and Minor Subdivision, BMR Agreement, Heritage Tree Removal Permit, and Environmental Review/Sand Hill Property Company/1300 El Camino Real: Requests for the following: 1) Rezoning the properties from C-4 General Commercial District (Applicable to El Camino Real) to Planned Development (P-D) District, 2) Planned Development Permit to establish development regulations including parking, building height, landscaping, and building setbacks, and conduct architectural review for the proposed development of 110,065 square feet of commercial space (51,365 square feet of retail/restaurant/service uses and 58,700 square feet of non-medical office uses), 3) Lot Merger and Minor Subdivision to merge the existing six lots and create up to four commercial condominium units, 4) Below Market Rate (BMR) Agreement for the payment of in-lieu fees associated with the City's BMR Housing Program, 5) Heritage Tree Removal Permits to remove two on-site and four off-site heritage trees, and 6) Environmental Review of the proposed project for potential environmental impacts. *This item will focus on the Parking Study and Fiscal Impact Analysis (FIA) prepared for the project. No action will be taken on the proposed project.*

STUDY MEETING ITEM

Study Session/El Camino Real/Downtown Specific Plan: Review of project status and opportunity for individual commissioner comments.

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, **July 13, 2009**, 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.

DATED: June 25, 2009 Deanna Chow, Senior Planner
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