



**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF FEBRUARY 8, 2010**

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

Variance, Use Permit, Minor Subdivision, and Environmental Review/Richard Tincher/433-439 O'Connor Street: Request to subdivide one parcel into two lots in the R-1-U (Single-Family Urban) zoning district, and a request for a variance to reduce the minimum lot width of each lot to 52.7 feet where 65 feet is the minimum required. In addition, a request for a use permit to construct one new, two-story single-family residence and detached garage on one of the newly created substandard lots. Due to the variance request, the proposed project is not categorically exempt from the California Environmental Quality Act and a Negative Declaration is being prepared to analyze the potential environmental impacts.

As part of this development, the following heritage tree is proposed for removal: A cedar in the front yard with a 34-inch diameter at breast height (DBH) in fair condition.

The proposal requires the preparation of a Negative Declaration (ND). The Initial Study prepared for the project identifies less than significant impacts for the following categories: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy and Mineral Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities. The Initial Study for the project did not identify environmental impacts that are significant and unavoidable. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the location. The project location does not contain a toxic site pursuant to Section 6596.2 of the Government Code.

Copies of the project plans and Negative Declaration will be on file for review at the City Library and available for distribution at the Community Development Department, Civic Center, 701 Laurel Street, Menlo Park, CA 94025, on **Tuesday, January 19, 2010**. The review period for the Negative Declaration has been set from **Tuesday, January 19, 2010** through **Monday, February 8, 2010**. Written comments should be submitted to the Community Development Department no later than 5:30 p.m., **Monday, February 8, 2010**.

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, February 8, 2010**, 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 call Megan Fisher, Associate Planner, if there are any questions or comments on this item. She may be reached at (650) 330-6737 or email at mefisher@menlopark.org.

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

DATED:	January 7, 2010	Deanna Chow, Senior Planner
PUBLISHED:	January 13, 2010	Menlo Park Planning Commission

If there are any questions, please call the Planning Division at (650) 330-6702.