



**NOTICE OF PUBLIC MEETING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF AUGUST 30, 2010**

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

STUDY SESSION ITEM

Study Session/Willow Business Area and M-2 Zoning District Area/City of Menlo Park – The City is considering a multi-phase approach to planning for the M-2 (General Industrial) Zoning District with an initial focus on the Willow Business Area (WBA) located in the vicinity of the intersection of Willow Road and Bayfront Expressway. The goal of the effort would be to streamline planning and building permit processes to reduce turnaround time and increase certainty of standards for zoning review of permit applications to remodel and expand buildings. The purpose of this initiative is to provide greater opportunity for business development that benefits the City's fiscal sustainability in the Willow Business Area. The purpose of the Planning Commission study session is to provide input regarding the proposed work program, which includes community outreach and environmental review, for the potential Zoning Ordinance Amendments regarding the following:

- Create new thresholds for review procedures for the use and storage of Hazardous Materials based on materials and quantities with updated requirements and specific criteria.
- Update requirements for roof-mounted equipment on existing buildings to create more practical solutions for addressing potential visual and noise impacts.
- Update requirements to allow an increase in the maximum sign area for larger parcels in M-2.
- Create a new zoning district for the Willow Business Area consistent with the General Plan in order to streamline approval process for tenant improvements involving a change of use for preferred uses or construction of new square footage for preferred uses.

The Planning Commission will not be taking any action at this meeting, but the Planning Commission will have the opportunity to provide comments for consideration by the City Council.

NOTICE IS HEREBY FURTHER GIVEN that said Planning Commission will hold a study session in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, on Monday, **August 30, 2010**, 7:00 p.m. or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon.

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: August 12, 2010 Deanna Chow, Senior Planner
PUBLISHED: August 18, 2010 Menlo Park Planning Commission

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