



**NOTICE OF PUBLIC MEETING  
AND  
NOTICE OF PUBLIC HEARING  
CITY OF MENLO PARK PLANNING COMMISSION  
MEETING OF OCTOBER 4, 2010**

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/Jon Jang/970 Altschul Avenue:** Request for a use permit for first-story and second-story additions to an existing nonconforming single-story structure that would exceed 50 percent of the existing floor area, on a substandard lot with regard to lot width in the R-1-S (Single-Family Suburban) zoning district. The proposed modifications would also exceed 50 percent of the value of the existing non-conforming structure. The proposed remodeling and expansion are considered to be equivalent to a new structure. In addition, a use permit is required for excavation (removal of more than 12 inches of dirt) within the required front and side setbacks for landscaping improvements. The construction of the proposed residence would require the removal of two heritage size trees, a 53.7-inch diameter blue gum in fair condition and a 22.2-inch diameter Monterey pine in poor condition.

**Use Permit/Menlo Park Fire Protection District/444 El Camino Real:** Request for a use permit to use the subject site (former car dealership) as a training facility, mainly for a driving course and low impact team search drills. The existing buildings would also be used for temporary storage of a few vehicles. No outside storage is proposed except during training sessions. The proposal is for a limited two-year term.

**Planned Development Permit Extension and Below Market Rate Housing Agreement Amendment/Beltramo's Investment Co. Inc./1452 &1460 El Camino Real and 1457 & 1473 San Antonio Street:** Request for the following: 1) a two-year extension (until August 1, 2012) of a Planned Development (PD) Permit for the construction of a new 26,800-square-foot, two-story commercial building with at-grade and subterranean parking and 16 two-story townhomes with partially submerged parking and 2) an amendment to the approved Below Market Rate (BMR) Housing Agreement to allow for a combination of one on-site BMR unit, payment of in-lieu fees, and profit sharing of revenues above a projected sales price instead of the provision to provide three on-site BMR units, 3) modifications to the vesting tentative map for consistency with the proposed BMR Agreement, and 4) an amendment to the approved PD Permit to allow for the provision of a bond in lieu of demolishing structures prior to recordation of the final map. The rezoning from C-4 (General Commercial, Applicable to El Camino Real) to P-D (Planned Development), the PD Permit, Vesting Tentative Map, and BMR Housing Agreement were previously approved by the City Council in August 2006 and subsequently extended until August 1, 2010.

**Use Permit Extension/Samuel L. Wright, III/885 Oak Grove Avenue:** Request for an extension of a use permit originally granted in 1989 and extended in 1995, 2000, and 2005 for non-retail uses to locate on the ground floor of a building located in the C-3 (Central Commercial) zoning district. The proposed extension would be permanent and would continue to include payment of a yearly sales tax in-lieu contribution for the ground-floor square footage.

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, **October 4, 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 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: September 16, 2010 Deanna Chow, Senior Planner  
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