



**NOTICE OF PUBLIC MEETING
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF APRIL 16, 2012**

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/Bess Wiersema/518 Pope Street: Request for a use permit for interior remodeling and a second story addition to an existing single-story, nonconforming single-family residence located on a substandard lot with regard to lot width and lot area in the R-1-U (Single Family Urban Residential) zoning district. The proposed work would exceed 50 percent of the existing structure's replacement value in a 12-month period, exceed 50 percent of the existing floor area, and is considered equivalent to a new structure.

Use Permit/Larry Kahle/1445 Santa Cruz Avenue: Request for a use permit for a second-story addition to an existing single-story, nonconforming single-family residence located on a substandard lot with regard to lot width in the R-1-S (Single-Family Suburban) residential zoning district. The proposed work would exceed 50 percent of the existing floor area, and is considered equivalent to a new structure. The existing nonconforming residence will be brought into conformance as part of the proposed work.

Use Permit and Variances/Ian Carney/731 Bay Road: Request for a use permit to demolish a 12-room boarding house and to construct two single-family dwelling units and associated site improvements in the R-3 (Apartment) zoning district. In addition, a use permit request to build roof decks (balconies) at the 10-foot side setback for buildings instead of the 20-foot side setback for balconies. Request for a variance to reduce the distance between the main buildings on the subject lot and those on the adjacent left side property from 20 feet to 14 feet, 11 inches. The project would share a common driveway with the proposed development at 735 Bay Road. As part of this proposal, three heritage trees of heaven, in fair condition, with diameters between 15 and 22 inches that are located towards the center of the property are proposed to be removed.

Use Permit/Ian Carney/735 Bay Road: Request for a use permit to construct two single-family dwelling units and associated site improvements in the R-3 (Apartment) zoning district. The project would share a common driveway with the proposed development at 731 Bay Road. As part of this proposal, two heritage size black walnut trees, located in the back right corner of the property, are proposed to be removed.

Use Permit, Architectural Control, and Environmental Review/Al Landi/1220 Crane Street: Request for a use permit and architectural control to construct small front and rear additions to an existing church building on a parcel in the H (Historic) zoning district. The front addition would preserve the existing facade, which would be detached from the existing building and then reattached to the addition, in order to preserve the church's character-defining features. A Mitigated Negative Declaration has been prepared, which analyzes the project's potential impacts with regard to cultural resources (in particular, historic resources) and other environmental topics.

Use Permit Revision, Architectural Control and Environmental Review/German American International School/275 Elliott Drive: Request for a use permit revision and architectural control to allow 1) an increase in student enrollment from 300 students per day to 315 students per day (a net increase of 15 students per day) and 2) facility improvements including a new playground, lunch area with canopy shade structure, lockers, outdoor storage sheds, and revisions to the building color scheme (window trim) for property located in the P-F (Public Facilities) zoning district. A Mitigated Negative Declaration has been prepared to review the potential environmental impacts of the proposed project.

Use Permit/820-888 Willow Road/SMA Management, LLC: Request for a blanket use permit for retail, restaurant, personal service and non-medical office uses, and for outdoor seating in front of 850 and 888 Willow Road. The site is nonconforming with regard to parking, and located in the C-4 (General Commercial - other than El Camino Real) zoning district. As part of the request, the applicant is proposing to establish a deed restriction for parking with the adjacent parcel at 812 Willow Road, which would allow patrons of 820-888 Willow Road to utilize parking spaces at 812 Willow Road. The blanket use permit would provide flexibility in allowing tenants of the proposed use categories to locate at the property without obtaining individual use permits when there is a change of use.

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, April 16, 2012, 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: March 29, 2012 Deanna Chow, Senior Planner
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