



**NOTICE OF PUBLIC MEETING
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF OCTOBER 29, 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 Revision/Camille Kennedy/68 Cornell Road: Request for a use permit revision for an existing nonconforming residence (as a result of encroachments into the front and right side setbacks) to demolish an existing one-car detached garage, and construct a first-floor addition with a new attached carport in the R-1-U (Single Family Urban) zoning district.

Use Permit/Javier Alvarez/207 Hedge Road: Request for a use permit for interior remodeling and the construction of first- and second-floor additions to an existing single-story, nonconforming single-family residence on a substandard lot (with regard to lot width and area) in the R-1-U (Single Family Urban) zoning district. The proposed additions would exceed 50 percent of the existing floor area, and the project is considered equivalent to a new structure. The project would also exceed 50 percent of the replacement value of the existing structure in a 12-month period.

Use Permit/Silvia Weinberger and Ariel Hendel/531 Pope Street: Request for a use permit to construct a new two-story, single-family residence on a vacant lot that is substandard with regard to lot width in the R-1-U (Single-Family Urban) zoning district.

Use Permit Revision/Tony Kim for Metro PCS/300 Constitution Drive: Request for a modification to an existing wireless telecommunications facility located on the roof of an existing building in the M-2 (General Industrial) zoning district. The applicant is proposing to add one microwave dish to improve communications between existing wireless sites in the vicinity. The existing antennas and equipment are proposed to remain and would not be modified as part of this proposal.

Use Permit and Architectural Control/Ron Krietemeyer for O'Brien Drive Portfolio, LLC/1035 O'Brien Drive: Request for a use permit and architectural control for the demolition of an existing 36,632 square foot manufacturing and warehousing building, with ancillary office uses located at 1035 O'Brien Drive (currently addressed 1025-1055 O'Brien Drive), and for the construction of a new approximately 36,000 square foot office/R&D and manufacturing/warehouse building, and associated site improvements located in the M-2 (General Industrial) zoning district. As part of the project, the applicant is requesting to apply the use-based parking guidelines for office/ (R&D), and warehouse/manufacturing uses in the M-2 (General Industrial) zoning district. A total of 82 parking spaces would be provided, where 120 parking spaces would be required by the M-2 square-footage-based parking requirements, and 72 spaces are recommended with the use-based parking guidelines. A heritage size Modesto ash street tree (18-inch diameter) located in the rear left corner along O'Brien Drive, in poor condition, and a heritage size Mexican fan palm (19-inch diameter) located adjacent to the front left corner of the existing building, in good condition are proposed to be removed as part of the project. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Agreement for this project.

Use Permit Revision/Sand Hill Foods/1140 O'Brien Drive, Suite B: Request for a revision to a use permit, previously approved in November 2011, to modify the types and quantities of hazardous materials used and stored at the site. The subject property is located in the M-2 (General Industrial) zoning district and the hazardous materials are used in association with the research and development of new ingredients and food formulations. All hazardous materials would be stored and used within the building.

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 29, 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: October 11, 2012 Thomas Rogers, Senior Planner
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