



**NOTICE OF PUBLIC MEETING  
AND  
NOTICE OF PUBLIC HEARING  
CITY OF MENLO PARK PLANNING COMMISSION  
MEETING OF NOVEMBER 5, 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**

**Conditional Development Permit/Jason Chang for CS Bio/1 and 20 Kelly Court:** Request for a Conditional Development Permit (CDP) for the demolition of the existing building located at 1 Kelly Court and partial demolition of the building located at 20 Kelly Court. The project site currently includes two legal parcels, which would be merged as part of the proposed project. The project site currently contains two buildings with a total gross floor area of approximately 35,703 square feet. The project would result in the demolition of approximately 23,976 square feet of gross floor area, and the construction of 25,701 square feet of gross floor area, for a total gross floor area of 37,428 square feet, which is a net increase of approximately 1,725 square feet of gross floor area. The use of the site would continue to be a mix of office/R&D, and warehouse and manufacturing uses. Both parcels are located in the M-2 (General Industrial) zoning district and the project would require a rezoning from M-2 (General Industrial) to M-2 (X) (General Industrial, Conditional Development District) and approval of a CDP to exceed the maximum height limit of 35 feet, and establish the required parking, allowed signage, required setbacks, and incorporate the outside storage of nonhazardous materials and equipment within a service yard. The proposed parking would conform to the City's use based parking guidelines and would include a portion of the spaces in a tandem arrangement. The Hetch Hetchy right-of-way to the rear of the property (a separate parcel) would be utilized for some of the required parking spaces, which would partially be contained in landscape reserve. The proposed project would also include an increase in the quantities of hazardous materials from the previously approved use permit due to the increase in production activities, associated with the development and manufacturing of instruments for the biotech industry. All hazardous materials, with the exception of diesel fuel for a proposed emergency generator, would be stored within the building, or in a fire-rated chemical storage container. As part of this proposal, a heritage size Italian stone pine (31-inch diameter), in fair condition is proposed to be removed.

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, November 5, 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 18, 2012 Thomas Rogers, Senior Planner  
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Visit our Web site for Planning Commission public hearing, agenda, and staff report information:  
[www.menlopark.org](http://www.menlopark.org)