



**NOTICE OF PUBLIC MEETING
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF DECEMBER 3, 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/Javier Alvarez/207 Hedge Road: Request for a use permit approval to modify the first floor and construct a second-floor addition to an existing single-story, nonconforming single-family residence on a substandard lot with regard to lot width and lot size in the R-1-U (Single-Family Urban) zoning district. The proposed work would exceed 50 percent of the existing floor area, and is considered equivalent to a new structure. An initial version of the proposal was reviewed by the Planning Commission at the meeting of October 29, 2012, and was continued with direction for redesign. The proposal has since been revised, with changes to elements such as the removal of the nonconforming wall, offsetting the second floor from the first floor, reducing window sizes on the second floor, and adding landscaping.

Use Permit/Yiran Wu/1140 Middle Avenue: Request for a use permit to demolish an existing single-story, single-family residence, and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-1-S (Single Family Suburban) zoning district. As part of the project, the following four heritage trees are proposed for removal: 23.1-inch diameter at breast height (DBH) Port Oxford cedar in poor condition located in the front yard, 43.9-inch DBH Italian stone pine in fair condition located in the right side yard, 48.6-inch DBH Italian stone pine in fair condition located in the rear yard, and 17.2-inch DBH privet in poor condition located in the left side yard.

Use Permit/Toby Long/455 Yale Road: Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot depth and lot size in the R-1-U (Single Family Urban) zoning district. As part of the project, the following three heritage trees are proposed for removal: 27-inch diameter at breast height (DBH) liquidambar in poor condition located in the corner side (Yale Road) yard, 18.5-inch DBH tulip poplar tree in poor condition located in the rear yard, and 18.7-inch DBH tulip poplar tree in poor condition located in the interior side yard.

Use Permit/Grant Riggs/1015 San Mateo Drive: Request for a use permit for interior remodel and the construction of a first and second floor addition to an existing two-story, nonconforming single-family residence on a substandard lot with regard to lot width and lot size in the R-1-S (Single-Family Suburban) zoning district. The proposed work would exceed 50 percent of the existing floor area, and is considered equivalent to a new structure. The project would also exceed 50 percent of the existing replacement value in a 12-month period and requires approval of a use permit by the Planning Commission.

Use Permit/Steve Loeffler for the REATA Company/2200 Sand Hill Road: Request for a use permit for the storage and use of hazardous materials (diesel fuel) for an emergency generator, associated with a venture capitalist company. The proposed generator would be located at the rear of the property, along Sharon Park Drive in the C-1-X (Administrative and Professional, Restrictive, Conditional Development) zoning district.

REGULAR BUSINESS ITEMS

Development Agreement Annual Review/Bohannon Development Company/101-155 Constitution Drive and 100-190 Independence Drive (Menlo Gateway Project): Annual review of the property owner's good faith compliance with the terms of the Development Agreement for the Menlo Gateway (Bohannon Hotel & Office) project.

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, December 3, 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: November 15, 2012 Thomas Rogers, Senior Planner
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