



**NOTICE OF PUBLIC MEETING
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF MARCH 10, 2014**

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/Jill Buathier/1900 Santa Cruz Avenue: Request for a use permit revision to add an approximately 1,930 square foot basement to a previously approved two-story structure on a substandard lot with regard to lot width in the R-1-U (Single Family Urban Residential) zoning district. The previous use permit was approved by the Planning Commission on October 7, 2013. No changes are proposed above grade.

City of Menlo Park Housing Element Update, Zoning Ordinance Amendments, Environmental Review: The proposed Housing Element provides an update to the goals, policies and implementation programs of City's adopted Housing Element. The proposed Zoning Ordinance amendments would implement specific programs in the current Housing Element (2007-2014), some of which are required for compliance with State law.

The Planning Commission will consider and make recommendations on the following components of the project:

Housing Element Update (2015–2023)

The proposed Housing Element includes updated policies and programs that are intended to guide the City's housing efforts through the 2015–2023 Regional Housing Needs Allocation (RHNA) planning period for compliance with State law.

Zoning Ordinance Amendments (Housing Element Implementation)

Under the proposed Project, the City would implement several programs identified in the current Housing Element. Programs include ordinance amendments related to the following:

- 1) Emergency Shelter for the Homeless Overlay Zone: For compliance with Senate Bill 2, the City must rezone to allow an emergency shelter for the homeless in at least one zone without a conditional use permit or any other discretionary process. The definition of Emergency Shelter is "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." The proposed Zoning Ordinance amendment would 1) create an overlay zone where emergency shelters, up to a maximum of 16 beds in totality throughout the City, would be a permitted use and 2) establish written and objective performance standards as part of the overlay zone in the Zoning Ordinance.
- 2) Zone for Transitional and Supportive Housing and Residential Care Facilities: To comply with SB 2, the Housing Element must demonstrate that transitional and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. Similarly, residential care facilities must also be treated as a residential use. The proposed Zoning Ordinance amendment would include modifications to the definition of "dwelling" to include transitional and supportive housing and residential care facilities.

- 3) Procedures for Reasonable Accommodation: A series of federal and state laws (Federal Fair Housing Amendments Act of 1988, California's Fair Employment and Housing Act, and the State's Housing Element law) have been enacted to prohibit policies that act as a barrier to individuals with disabilities who are seeking housing. The proposed Zoning Ordinance amendment includes the establishment of procedures for seeking reasonable accommodation for individuals with disabilities to ensure equal access to housing.
- 4) Secondary Dwelling Units and Accessory Buildings/Structures: Modifications to ordinances regulating secondary dwelling units on single-family properties and accessory buildings/structures on all properties throughout the City. The proposed approach would include modifications to Chapter 16.79 (Secondary Dwelling Units) and Chapter 16.68 (Accessory Buildings and/or Structures) and would be two-pronged, including modifications to the existing secondary dwelling unit ordinance to allow for the conversion of legally permitted and constructed accessory buildings (meeting certain criteria) into secondary dwelling units while simultaneously amending the accessory building/structure language to more clearly distinguish how and where an accessory building or structure could be used. The proposed Zoning Ordinance amendment could result in modifications to the development regulations, including setbacks, wall and overall height, floor area, daylight plane, and parking. Additionally, a reduction in the minimum lot area threshold (from 6,000 sf to 5,750 sf) for when a use permit is required for a secondary dwelling unit would be included in the proposed Zoning Ordinance amendment.
- 5) Environmental Review: A Negative Declaration has been prepared to review the potential environmental impacts of the proposed 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, March 10, 2014, 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: February 20, 2013 Thomas Rogers, Senior Planner
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