



**NOTICE OF PUBLIC MEETING
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF MARCH 4, 2013**

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/Theodore Stinson/746 Hermosa Way: Request for a use permit to demolish an existing two-story, single-family residence and construct a new two-story, single-family residence and a secondary dwelling unit on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district. The project also requires use permit approval for the location of the required parking space for the secondary dwelling unit within the required side yard, and also includes the removal of four heritage trees located in the rear of the property.

Use Permit, Architectural Control, Major Subdivision/Forrest Mozart/1273 and 1281 Laurel Street: Request to demolish two single-story, single family homes located on two adjacent lots and to construct six detached, two-story dwelling units on the subject parcels in the R-3 (Apartment) zoning district. The project would maintain two legal parcels, with each parcel containing three detached units. The development would include a common driveway for access to each residence. Use Permit and Architectural Control would be required for the construction of new residential units; a Tentative Map would be required to create 6 residential condominium units. As part of the proposal the applicant is proposing to remove five heritage trees, including a coast live oak (42-inch diameter, poor condition) located near the middle-rear portion of the site; two Mexican fan palms (22-inch and 17-inch diameter, good condition) located near the rear-right side of the site; and two incense cedars (33-inch and 27 inch diameter, fair and poor condition) located toward the front-left and front-middle sides of the subject site. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Agreement for the payment of an in-lieu fee for this project.

Use Permit and Variance/Richard A. Hartman/712 Partridge Avenue: Request for a use permit to demolish two single-family dwelling units and an accessory building and to construct two two-story, single-family dwelling units and associated site improvements on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district. Request for a variance to build an accessory structure in the front half of the property, 87.5 feet from the front property line where 94 feet would be required.

PUBLIC MEETING ITEMS

Architectural Control/Sand Hill Property Company/555 Glenwood Avenue: Request for architectural control to modify an existing senior citizens retirement living center into a limited-service, business-oriented hotel in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The architectural control action includes consideration of a Public Benefit Bonus for a Floor Area Ratio (FAR) of 1.16, where 1.10 is the Base level FAR maximum and 1.50 is the Public Benefit Bonus level FAR maximum. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for a use type not listed in Specific Plan Table F2. The proposal also includes the provision of some required parking on the Garwood Way public right-of-way, to be considered by the City Council through a license agreement and encroachment permit. In addition, the proposal includes the removal of three

heritage trees: two ash trees located in courtyards at the middle and right-rear corner of the parcel, and one palm tree located at the rear-left corner of the parcel.

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 4, 2013, 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 14, 2013 Thomas Rogers, Senior Planner
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