



**NOTICE OF PUBLIC MEETING
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF APRIL 8, 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/635 Kenwood Dr/Scott Landry: 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. Project includes the request for removal of a heritage street tree (23.5-inch diameter, fair condition).

Use Permit/Michael Davis, D&Z Design Associates, Inc./1325 Garden Lane: Request for a use permit revision to demolish an existing single-story, single-family residence and subsequently construct a new two-story, 5,048 square foot single-family residence including a basement with light wells that encroach into the required interior side yard and rear yard setbacks and an attached 573 square foot garage on a substandard lot with regard to lot width, lot depth and lot size in the R-E (Residential Estate) zoning district. Four heritage trees are proposed for removal as part of the project.

Use Permit/Brian Kelly/380 Claire Place: 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 (Residential Suburban) zoning district.

Use Permit, Architectural Control, Major Subdivision/Forrest Mozart/1273 & 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 parcel. 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. An initial version of the proposal was reviewed by the Planning Commission at the meeting of March 4, 2013, and was continued with direction for redesign. The proposal has since been revised, with changes

to the driveway material, the windows and orientation of the right-side front unit, and modifications to the applied materials throughout the project.

Use Permit and Architectural Control/Melanie Roth/1143 Crane Street: Request for a use permit and architectural control to allow outdoor seating within the public right-of-way and exterior modifications to the building façade in conjunction with a restaurant use in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed exterior modifications include adjustments to the height of the existing awning, installation of wainscot siding in the entry alcove, replacement of storefront windows, and changes to the building's color scheme.

Use Permit Revision/Jane Vaughan/200 Middlefield Road: Request for a use permit revision for a reduction of six parking spaces, from a total of 162 to 156 parking spaces, to accommodate an expanded electrical room, additional mechanical units, exhaust venting, and bicycle parking in the underground garage at an existing non-medical office building in the C-1 (Administrative and Professional District, Restrictive) zoning district.

Use Permit/HeartVista/998 Hamilton Avenue: Request for a use permit for the storage and use of hazardous materials for the research and development of Magnetic Resonance Imaging (MRI) software to assist in the diagnosis of heart diseases, within an existing building located in the M-2 (General Industrial) zoning district. All chemicals would be used and stored 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, April 8, 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: March 21, 2013 Thomas Rogers, Senior Planner
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