



NOTICE OF PUBLIC HEARING CITY OF MENLO PARK PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a public hearing on the following item in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, on Monday, April 22, 2013, 7:00 p.m. or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon:

City of Menlo Park Housing Element Update, Open Space, Conservation, Noise and Safety Element Update General Plan Land Use Element Amendment, Zoning Ordinance Amendment, Rezoning, Environmental Review: The draft Housing Element and associated documents, including the Environmental Assessment (EA) and Fiscal Impact Analysis (FIA) were released on April 4, 2013 for public review and comment.

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

General Plan Amendments -- Incorporate the updated Housing Element into the General Plan; update the Open Space and Conservation, Noise and Safety Elements for consistency with the Housing Element and State law; modify the definitions of the Medium Density and High Density Residential land use designations to allow for the opportunity of higher density housing on appropriate sites; and change the land use designation of four sites (1200 and 1300 blocks of Willow Road, 700-800 blocks of Hamilton Avenue and 3600 block of Haven Avenue) for higher density housing (see included figures).

Zoning Ordinance Amendments -- Create new zoning district and design standards for higher density housing on key sites that could result in up to net new 894 dwelling units; create an Affordable Housing Overlay Zone for key sites and the El Camino Real/Downtown Specific Plan area to establish density bonuses and other incentives for affordable housing; create an implementing ordinance for the State Density Bonus Law and consider certain incentives such as increases to the base density in exchange for structured parking; modify the R-3 zoning district to provide greater opportunities for infill housing in designated areas around the El Camino Real/Downtown Specific Plan area by increasing the maximum density to 30 dwelling units per acre on lots 10,000 square feet or greater; modify the secondary dwelling unit development standards pertaining to single-family residential lots 6,000 square feet or greater in size throughout the City to encourage the creation of more units; and modify other provisions of the Zoning Ordinance relating to definitions, parking, non-conforming provisions, accessory buildings, etc., as necessary for consistency with other changes to the Zoning Ordinance.

Rezoning -- Rezone four sites (1200 and 1300 blocks of Willow Road, 700-800 blocks of Hamilton Avenue and 3600 block of Haven Avenue) for higher density housing (see included figures)

Environmental Review -- Review of the Environmental Assessment prepared for the Housing Element

Copies of documents are on file for review by the public at the City Library and at the Community Development Department (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), Civic Center, 701 Laurel Street, Menlo Park, CA 94025, and available on the project webpage at http://www.menlopark.org/projects/comdev_heu.htm. The Planning Commission is scheduled to make a recommendation to the City Council (the final decision making body on this item) which is tentatively scheduled to review the project on May 21, 2013. 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.

DATED: April 4, 2013 Deanna Chow, Senior Planner

PUBLISHED: April 10, 2013 Menlo Park Planning Commission

If there are any questions, please call the Planning Division at (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.

Visit our Web site for Planning Commission public hearing, agenda, and staff report information: www.menlopark.org

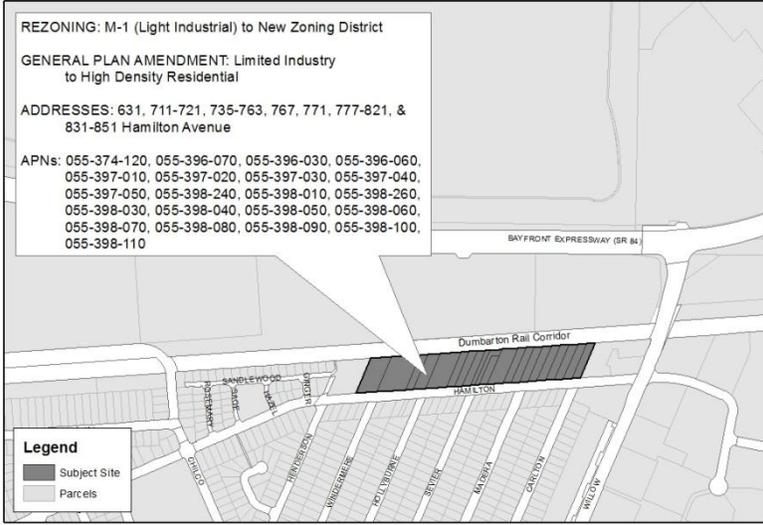
CITY OF MENLO PARK



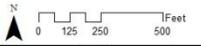
REZONING: M-1 (Light Industrial) to New Zoning District
GENERAL PLAN AMENDMENT: Limited Industry to High Density Residential
ADDRESSES: 631, 711-721, 735-763, 767, 771, 777-821, & 831-851 Hamilton Avenue
APNs: 055-374-120, 055-396-070, 055-396-030, 055-396-060, 055-397-010, 055-397-020, 055-397-030, 055-397-040, 055-397-050, 055-398-240, 055-398-010, 055-398-260, 055-398-030, 055-398-040, 055-398-050, 055-398-060, 055-398-070, 055-398-080, 055-398-090, 055-398-100, 055-398-110

Legend

- Subject Site
- Parcels



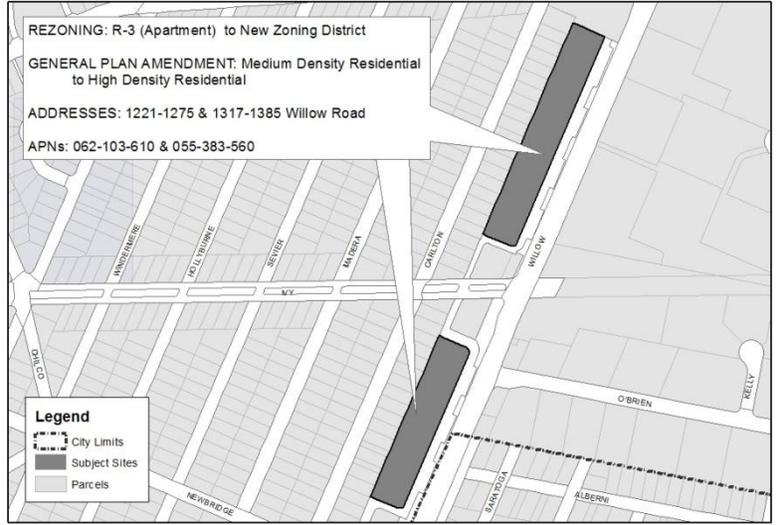
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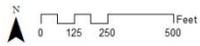
REZONING: R-3 (Apartment) to New Zoning District
GENERAL PLAN AMENDMENT: Medium Density Residential to High Density Residential
ADDRESSES: 1221-1275 & 1317-1385 Willow Road
APNs: 062-103-610 & 055-383-560

Legend

- City Limits
- Subject Sites
- Parcels



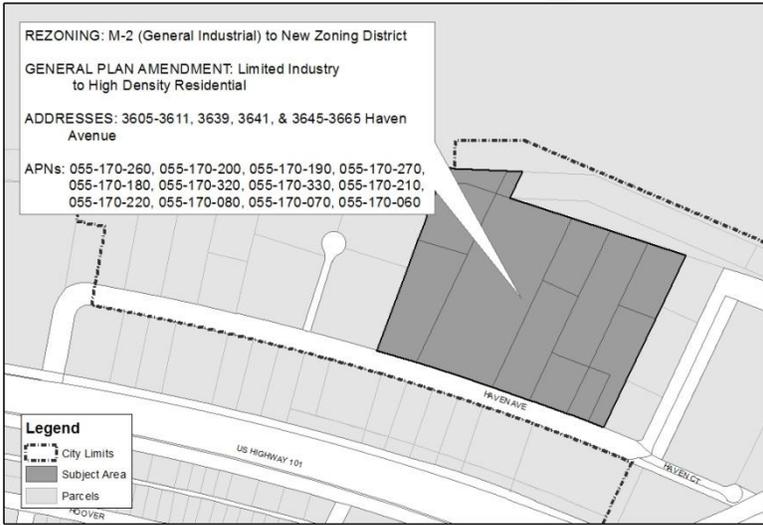
CITY OF MENLO PARK



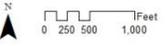
REZONING: M-2 (General Industrial) to New Zoning District
GENERAL PLAN AMENDMENT: Limited Industry to High Density Residential
ADDRESSES: 3605-3611, 3639, 3641, & 3645-3665 Haven Avenue
APNs: 055-170-260, 055-170-200, 055-170-190, 055-170-270, 055-170-180, 055-170-320, 055-170-330, 055-170-210, 055-170-220, 055-170-080, 055-170-070, 055-170-060

Legend

- City Limits
- Subject Area
- Parcels



CITY OF MENLO PARK



GENERAL PLAN & ZONING ORDINANCE AMENDMENTS:
 Amendments applicable to certain properties in the R-3 zoning district to provide greater opportunities for infill housing in designated areas around the El Camino Real/Downtown Specific Plan area by increasing the maximum density to 30 dwelling units per acre on lots 10,000 square feet or greater.

Legend

- City Limits
- Downtown Infill Area
- Parcels

