



**NOTICE OF PUBLIC MEETING  
AND  
NOTICE OF PUBLIC HEARING  
CITY OF MENLO PARK PLANNING COMMISSION  
MEETING OF JULY 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 and Variances/Young and Borlik Architects/1976 Menalto Avenue:** Request for a use permit to demolish a single-story, single-family residence and construct a two-story, single-family residence on a lot that is substandard with regard to lot depth and area, located in the R-2 (Low Density Apartment) zoning district. The proposal includes a request for a variance to encroach 10 feet into the required front and rear yards, where 20 feet is required, and to locate an uncovered required parking space in the front setback. In addition, the project includes a request for a use permit to construct a second-level deck (balcony) at the proposed 10-foot rear yard setback. As part of this proposal, a heritage size Chilean lantern tree in fair condition (16.5 inches in diameter) and a magnolia tree in good condition (19.5 inches in diameter) are proposed to be removed. The Chilean lantern tree was previously approved for removal.

**Use Permit/Casey Cramer, Arcanum Architecture, Inc./918 College Avenue:** Request for a use permit to demolish two existing single-story, detached, residential units and an associated garage, and subsequently construct a new two-story single-family residence with an attached garage on a substandard lot with regard to lot width in the R-1-U (Single Family Urban) zoning district. One heritage southern magnolia tree measuring 16.5 inches in diameter that is located in the public right-of-way is proposed for removal as part of the project.

**Use Permit/Farhad Naimy/715 College Ave:** Request for a use permit to demolish an existing single-story, single family residence and a detached garage, and construct a new two-story, single family residence with an attached garage on a substandard lot with regard to lot width, in the R-1-U (Single Family Urban) zoning district.

**Use Permit/Gaurav and Ritika Suri/1090 Creek Drive:** Request for a use permit for interior remodeling and the construction of a first- and second-floor additions to an existing two-story, non-conforming single-family residence on a substandard lot with regard to lot size and lot width in the R-1-U (Single Family Urban) zoning district. The project would exceed 50 percent of the existing replacement value in a 12-month period and requires approval of a use permit by the Planning Commission.

## **PUBLIC MEETING ITEMS**

**Architectural Control Revision/Live Oak Property Investments/650 Live Oak Avenue:** Request for approval for architectural control revision on an existing commercial building in the SP-ECR/D (El Camino Real/Downtown) zoning district. The revision would remove the original 2011 proposal's inclusion of perforated weathering steel panels over a portion of the exterior, permitting the approval of the building as it has been constructed.

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, July 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: June 21, 2013 Thomas Rogers, Senior Planner  
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Visit our Web site for Planning Commission public hearing, agenda, and staff report information: [www.menlopark.org](http://www.menlopark.org)