

PUBLIC HEARING NOTICE

Community Development – Planning Division
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PLANNING COMMISSION MEETING – MAY 10, 2021

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay home or at their place of residence to slow the spread of the COVID-19 virus. The below items will be heard by the Planning Commission under hearing procedures conforming to all applicable emergency orders. The agenda will be published on Thursday before a Planning Commission meeting and will provide a more detailed description of hearing procedures.

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/Ze Chen/1925 Menalto Avenue:

Request for a use permit to change the use of a tenant suite from a salon to a restaurant in an existing commercial building in the C-2 (Neighborhood Shopping) district. The subject property is substandard with regard to the minimum parking requirements for the C-2 district and requires a use permit for a change of use. The project also includes a proposal for outdoor seating on the rear enclosed patio and the onsite sale of alcohol with a proposed Type 41 Alcoholic Beverage Control license.

Use Permit and Architectural Control/John Conway/1200 El Camino Real:

Request for use permit and architectural control review for modifications to an existing Chevron gas station located in the SP-ECR/D (El Camino Real/Downtown Specific Plan) district. The project consists of enclosing existing automobile service bays to expand the existing convenience store operations. The project would modify the location of beer/wine sales relative to what was approved in 2019 by the Planning Commission.

Ordinance Amending Sections 16.43.070, 16.44.070 and 16.45.070 of Title 16 of the Menlo Park Municipal Code:

Review and consider adoption of a resolution recommending that the City Council of the City of Menlo Park adopt an ordinance amending sections 16.43.070, 16.44.070 and 16.45.070 of Title 16 of the Menlo Park Municipal Code to establish an in-lieu payment. The ordinance would allow an applicant for bonus level development to elect to pay the value of a required community amenity in lieu of constructing, operating, and/or maintaining the community amenity itself.

NOTICE IS HEREBY FURTHER GIVEN that said Planning Commission will hold a public meeting on these items via Zoom, on May 10, 2021, beginning at 7 p.m. or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon. The Zoom link will be available with publication of the Planning Commission agenda, on the City's website at <https://www.menlopark.org/PlanningCommission>, not less than 72 hours in advance of the meeting. 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 before, the public hearing. Written correspondence is typically considered a public record and may be attached to staff reports, which are posted on the city website.

NOTICE IS HEREBY FURTHER GIVEN that the project file(s) may be viewed by the public at the city webpage [menlopark.org/PlanningCommission](https://www.menlopark.org/PlanningCommission). Please contact 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.

Visit the City's website for Planning Commission agenda, public hearing and staff report information: menlopark.org/PlanningCommissionAgenda.

DATED: April 22, 2021

BY: Kyle Perata, Principal Planner

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