



**NOTICE OF AVAILABILITY OF THE
DRAFT ENVIRONMENTAL IMPACT REPORT and
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Menlo Park, California is scheduled to review the following item:

General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Planned Development Permit, Right-of-Way Abandonment, and Subdivision/O'Brien at Derry Lane, LLC/550 to 580 Oak Grove Avenue and 540 to 570 Derry Lane: Requests for the following: 1) General Plan Amendment and Zoning Ordinance Amendment to allow residential uses at a maximum of 40 dwelling units per acre for properties zoned P-D District and in close proximity to the Caltrain Station, 2) Rezoning the properties from C-4 General Commercial District (Applicable to El Camino Real) to P-D District, 3) Planned Development Permit to establish specific development regulations and review architectural designs for the demolition of five commercial structures and the construction of 135 residential units and 17,000 square feet of commercial space, 4) Right-of-Way Abandonment of Derry Lane and Storm Sewer Easement Abandonment and 5) Condominium Subdivision. The proposal requires the preparation of an Environmental Impact Report.

The Draft Environmental Impact Report (EIR) prepared for the project identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following categories: Aesthetic Resources, Cultural and Paleontological Resources, Hydrology and Water Quality, Geology, Soils and Seismicity, Hazards, and Public Services and Utilities. The Draft EIR identifies potentially significant environmental effects that are significant and unavoidable in the following category: Transportation, Circulation, and Parking, Noise, and Air Quality. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the location. The project location does not contain a toxic site pursuant to Section 65962.5 of the Government Code.

Copies of the Draft EIR will be on file for review at the City Library and available for distribution at the Community Development Department, Civic Center, 701 Laurel Street, Menlo Park, CA 94025, as of Thursday, March 16, 2006. The review period for the Draft EIR has been set from Thursday, March 16, 2006 through Monday, May 1, 2006. Written comments should be submitted to the Community Development Department no later than 5:30 p.m., Monday, May 1, 2006.

NOTICE IS HEREBY FURTHER GIVEN that the Planning Commission will hold a public hearing on this item in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, on Monday, March 27, 2006, 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 during the public review period for the Draft EIR or at, or prior to, the public hearing.

Documents related to these items may be inspected 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 Community Development Department, 701 Laurel Street, Menlo Park. Please call Megan Fisher, Assistant Planner, if there are any questions or comments on this item. She may be reached at 650-330-6737 or by email at mefisher@menlopark.org.

DATED: March 2, 2006

Justin Murphy,
Development Services Manager

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If there are any questions, please call the Planning Division at (650) 330-6702.