



**NOTICE OF APPLICATION AND NOTICE OF EIR PREPARATION
FOR
DERRY LANE MIXED-USE DEVELOPMENT
(550 to 580 OAK GROVE AVENUE and 540 to 570 DERRY LANE)
CITY OF MENLO PARK**

NOTICE OF APPLICATION

Notice is hereby given that the Planning Division of the City of Menlo Park, California received a formal application on February 26, 2004, as described below.

The applicant, O'Brien at Derry Lane, LLC, is proposing development of 137 residential units and 17,500 square feet of retail/commercial space on a 3.5 acre site on Oak Grove Avenue west of the Caltrain tracks. This project will be referred to as the "Derry Lane Mixed-Use Development". The applicant has applied for the following:

- Amendment to General Plan and PD Zoning District:** Amend the General Plan and PD Zoning District to allow for increased residential densities on the project site;
- Rezoning:** Change the zoning of the project site from C-4 General Commercial Applicable to El Camino Real to PD Planned Development;
- Planned Development Permit:** Establish development conditions and conduct architectural review for the proposed residential/commercial development;
- Right-of-Way Abandonment:** Abandon existing Derry Lane right-of-way and plan lines;
- Lot Merger:** Merge existing parcels and Derry Lane right-of way to form a single parcel;
- Environmental Review:** Review proposed project for potential environmental impacts.

The application and environmental documents will be reviewed by the Planning Commission and reviewed and acted on by the City Council at public hearings. These meetings and hearings have not yet been scheduled. Once the proposal is scheduled for specific meeting dates, subsequent notices will be mailed.

NOTICE OF EIR PREPARATION

Notice is hereby given that the City of Menlo Park will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Derry Lane Mixed-Use Development. We are requesting comments on the scope and content of this EIR.

A Scoping Session is scheduled for June 17, 2004 at 7:00 pm, in the Fireside Room of the Menlo Park Recreation Center, 700 Alma Street. At the Scoping Session the City will receive comments about the content of the EIR for the project. The format of an EIR and the general contents are described below. The session is part of the EIR scoping process, during which the City solicits input from other agencies and the public on specific topics that they feel should be addressed in the environmental analysis. Please provide comments on the scope of the EIR at the Scoping Session, or send your comments to Sarah Jones, AICP, Planner, at the address listed below. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but *no later than July 8, 2004.*

INTRODUCTION TO EIR: The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide information sufficient to evaluate a proposed project and its potential to cause significant effects on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the proposed project. The Derry Lane Mixed-Use Development EIR (Derry Lane EIR) will be prepared in accordance with the California Environmental Quality Act (CEQA) and the *CEQA Guidelines*. The Derry Lane EIR will include the following:

- Summary of the proposed project and its potential environmental effects;
- Description of the proposed project;
- Description of the existing environmental setting, potential environmental impacts of the project, and mitigation measures to reduce significant environmental effects of the project;
- Alternatives to the proposed project; and
- Cumulative impacts.

PROJECT LOCATION: The project site is located in Menlo Park in San Mateo County. The site, which comprises approximately 3.5 acres, is bounded by: commercial and parking uses to the north; Caltrain Railroad tracks and right-of-way and water line and storm drain easements to the east; Oak Grove Avenue to the south; and commercial properties bordering El Camino Real to the west. Derry Lane currently provides access into the project site from Oak Grove Avenue. The site consists of eight privately-owned parcels with a variety of existing land uses, including retail, service, and automobile storage uses. The site contains five permanent structures: three that front Oak Grove Avenue and two that front Derry Lane. The portion of the site that does not contain buildings is either paved or covered with packed dirt and gravel. A map showing the location of the project site is attached as Figure 1.

PROJECT DESCRIPTION: The proposed project includes removal of all structures within the project site and the development of residential and commercial uses. The proposed development includes 17,500 square feet of retail/commercial space and 137 residential flats. In accordance with the City's Below Market Rate (BMR) Housing Program, 15 percent of the residential units developed on the site would be designated as BMR housing units for inclusion in the BMR program. The eight parcels comprising the project site and the Derry Lane right-of-way would be merged into one parcel to facilitate redevelopment. A conceptual site plan showing the proposed project development plan is attached as Figure 2. Following is a summary of the key components of the proposed project:

Residential Development. The residential component of the project would involve the construction of two and three-story residential buildings throughout the project site, with the exception of the Oak Grove Avenue frontage (where the mixed-use development would be constructed). The buildings would accommodate approximately 132 residential flats. A maximum building height of 40 feet (with a possible 50-foot tower) is proposed. Parking would be provided in a partially-submerged parking level below residential uses. A total of 322 parking stalls are proposed.

Retail/Residential/Mixed-Use Development. This component of the project would involve the construction of two and three-story buildings fronting Oak Grove Avenue. The Oak Grove frontage of the project is approximately 300 feet long. Mixed-use buildings would extend approximately 60 feet to the north of Oak Grove Avenue. These mixed-use buildings would accommodate approximately 17,500 square feet of retail/commercial space and up to five residential flats. Retail and office uses would be located on the first and second floors, and residential uses would be located on the third floor of the three-story buildings.

Site Access. Site access would be provided via two commercial driveways off of Oak Grove Avenue, at the southwest and southeast corners of the project site, respectively. Access would also be provided via Garwood Way, in the northeast corner of the project site.

General Plan and Zoning Amendments. Implementation of the proposed project would require the City's approval of amendments to the General Plan and the Zoning Ordinance, including an amendment to the PD Zoning District to create additional flexibility to implement the proposed project. The PD zoning amendment could apply to all parcels between El Camino Real and the railroad tracks that are in the vicinity of the Caltrain station (between Glenwood Avenue and Ravenswood Avenue).

Other Approvals. Other approvals that would be required for the proposed project include:

- A lot merger to combine the eight existing parcels and the Derry Lane right-of-way to create one parcel.
- The abandonment of Derry Lane public right-of-way, the Oak Grove "Plan Line," the Garwood Way "Plan Line," and a storm sewer easement.
- The addition of a public utility easement and improvement plans associated with the proposed project.

PROBABLE ENVIRONMENTAL EFFECTS: It is anticipated that the proposed project may have significant environmental effects in the following areas: Land Use and Planning Policy; Population and Housing; Hydrology and Water Quality; Geology, Soils, and Seismicity; Transportation, Circulation, and Parking; Air Quality; Noise; Hazardous Materials and Public Health and Safety; Public Utilities and Services; Cultural and Paleontological Resources; and Aesthetic Resources. The analysis of each of these environmental topics will be included in the EIR. Additional subject areas may be analyzed based on responses to this Notice of Preparation and/or findings of the analysis.

ENVIRONMENTAL EFFECTS NOT LIKELY TO REQUIRE FURTHER ANALYSIS: The proposed project is not anticipated to result in any significant environmental effects related to Agriculture Resources, Biological Resources, and Mineral Resources. The site is completely developed and none of these resources exist on-site. As a result, no analysis of these topics will be included in the EIR.

LEAD AGENCY: City of Menlo Park
Community Development Department, Planning Division
701 Laurel Street
Menlo Park, CA 94025
(650) 330-6721
Contact: Sarah Jones, AICP, Planner

DATE: June 3, 2004

SIGNATURE: _____
Sarah Jones, AICP, Planner