



**NOTICE OF AVAILABILITY OF THE
FINAL ENVIRONMENTAL IMPACT REPORT
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
MEETINGS ON WEDNESDAY, OCTOBER 19, 2016
AND MONDAY, OCTOBER 24, 2016**

GENERAL PLAN AND M-2 AREA ZONING UPDATE

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

City of Menlo Park General Plan and M-2 Area Zoning Update, including a General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Environmental Review:

The City is proposing to update the Land Use and Circulation Elements of the General Plan, including revised goals, policies and programs, the establishment of new land use designations, and the creation of a new street classification system. The General Plan Update seeks to create a live/work/play environment that fosters economic growth, increased sustainability, improved transportation options and mobility, while preserving the existing residential neighborhood character and quality of life enjoyed today. The land use changes are generally focused in the M-2 Area (which is primarily the existing industrial and business parks located between Bayfront Expressway and Highway 101) and could result in an increase in development potential above what would be allowed under the current General Plan, as follows:

- Up to 2.3 million square feet of non-residential space;
- Up to 4,500 residential units; and
- Up to 400 hotel rooms

This additional development potential in the M-2 Area, combined with the remaining development potential under the current General Plan, would result in a total of up to 4.1 million square feet of non-residential development and up to 5,500 residential units in the City.

The Planning Commission will consider and make recommendations to the City Council on the following:

1. General Plan Amendments: Incorporate the updated Land Use and Circulation Elements into the General Plan to replace the existing elements. Change the General Plan land use designations of properties in the M-2 Area, as shown in the included figure, to one of the following designations - Light Industrial, Office, Life Sciences, Mixed Use Residential, Baylands and Public Facilities. No land use designation changes are anticipated outside of the M-2 Area and Baylands Area.
2. Zoning Ordinance Amendments: Create three new zoning districts in the M-2 Area for consistency with the proposed General Plan Land Use Element. The proposed zoning districts include Office (O), Life Science (LS) and Residential-Mixed Use (R-MU) designations. The O district includes overlays to allow hotels (O-H) and corporate housing (O-CH). Overlays for bonus level development are also proposed in the Office, Life Science and Mixed-Use zoning districts (O-B, LS-B, and R-MU-B). The proposed bonus level development would allow increased density (up to 100 dwelling units per acre), intensity (up to 200% floor area ratio) and/or height up to 120 feet in exchange for community amenities. Each zoning district includes development regulations, design

standards, green and sustainable building requirements, and potential new public paseos and street connections. In addition, proposed changes to the C-2-B (Neighborhood Commercial District, Restrictive) zoning district would allow for residential uses with up to 30 dwelling units per acre and heights of up to 40 feet for mixed use development. The zoning ordinance amendments also include proposed modifications to streamline the hazardous materials review process as an administrative permit, subject to the review and approval of the Community Development Director (or designee) when certain criteria are met, and other minor modifications, such as allowing administrative review for architectural changes in the O and LS districts similar to current regulations for the M-2 district, changes to the nonconforming uses and structures chapter, and other minor text amendments for consistency in implementing the proposed changes to the M-2 Area.

3. Rezoning: Rezone property in the M-2 Area, as shown in the included figure, to one of the following zoning designations for consistency with the proposed General Plan land use designation amendments – O (Office), Office, Hotel (O-H), Office, Corporate Housing (O-CH), Office, Bonus (O-B), Life Science (LS), Life Science, Bonus (LS-B), Residential Mixed Use (R-MU-B), Public Facilities (P-F), and Open Space and Conservation (OSC).
4. Environmental Review: Review of the Final Environmental Impact Report (EIR) prepared for the General Plan and M-2 Area Zoning Update, which analyzes the potential environmental impacts of the General Plan and M-2 Area Zoning Update.

The EIR prepared for the project identifies less than significant effects in the following categories: Aesthetics, Geology, Soils and Seismicity, Hydrology and Water Quality, and Public Services and Recreation. The EIR identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following categories: Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Land Use Planning, Noise, and Utilities and Service Systems. The EIR identifies potentially significant environmental effects that are significant and unavoidable in the following categories: Air Quality, Greenhouse Gas Emissions, Population and Housing, and Transportation and Circulation.

The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed hazardous material sites are present at the location. The project area does contain a hazardous waste site included in a list prepared under Section 65962.5 of the Government Code.

Copies of the Final EIR will be on file for review at the City Main Library (800 Alma Street), Belle Haven Branch Library (413 Ivy Drive), Onetta Harris Community Center (100 Terminal Avenue) and Community Development Department (701 Laurel Street) in Menlo Park, CA 94025, as well as on the ConnectMenlo website at www.menlopark.org/connectmenlo, on **Monday, October 10, 2016**. Written comments should be submitted to Deanna Chow via email at connectmenlo@menlopark.org or at the Community Development Department (701 Laurel Street, Menlo Park) no later than **5:30 p.m. on Wednesday, October 19, 2016**.

NOTICE IS HEREBY FURTHER GIVEN that the Planning Commission will hold a public hearing on the above described items in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, California, on **Wednesday, October 19, 2016, at 7:00 p.m.** or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon. A second Planning Commission meeting on the proposed project has been scheduled for **Monday, October 24, 2016 at 7:00 p.m.**, and will only be conducted if needed. 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 Planning Commission is scheduled to make a recommendation to the City Council, which is tentatively scheduled to review the project on November 15, 2016. The City Council will be the final decision-making body on the proposed project. Separate notice will be given for the confirmed City Council 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 Deanna Chow, Principal Planner, if there are any questions or comments on this item. She can be reached at 650-330-6733 or by email at connectmenlo@menlopark.org. Up-to-date information on the project can be found on the project webpage: <https://menlopark.org/739/ConnectMenlo>.

Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.

DATED: September 29, 2016 Deanna Chow, Principal Planner
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If there are any questions, please call the Planning Division at (650) 330-6702.

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

CITY OF MENLO PARK
 CONNECTMENLO GENERAL PLAN AND M-2 AREA ZONING UPDATE

