



**NOTICE OF APPLICATION AND  
NOTICE OF PUBLIC MEETING FOR THE DERRY MIXED USE PROJECT  
CITY OF MENLO PARK PLANNING COMMISSION**

**MEETING OF OCTOBER 22, 2007**

**NOTICE IS HEREBY GIVEN** that the Planning Division of the City of Menlo Park, California received an application on September 24, 2007, as described below:

**Rescind Previous Approvals, General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Planned Development Permit, Major Subdivision, Development Agreement, and Environmental Review/O'Brien at Derry Lane, LLC/550 to 580 Oak Grove Avenue and 540 to 570 Derry Lane:**

- 1) Rescind the August 29, 2006 and September 12, 2006 approvals for a General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Planned Development Permit, Major Subdivision, BMR Agreement, and Heritage Tree Removal Permit;
- 2) General Plan Amendment to modify the El Camino Real land use designation and the associated land use intensity tables to allow the density for residential uses to exceed the base density of 18.5 dwelling units per acre (du/ac) and to allow the intensity to exceed the base floor area ratio (FAR) of 75 percent on this property;
- 3) Zoning Ordinance Amendment to modify Chapter 16.57 P-D District to allow the density for residential uses to exceed the base density of 18.5 du/ac and to allow intensity to exceed the overall floor area ratio (FAR) requirements of the existing C-4 General Commercial District (Applicable to El Camino Real) zoning designation on this property;
- 4) Rezoning the property from C-4 (ECR) District to P-D (Planned Development) District;
- 5) Planned Development Permit for the demolition of existing commercial structures and to establish specific development regulations and architectural designs for the construction of:
  - 108 residential units at a density of 40 du/net acre where 18.5 du/ac is the maximum density permitted by the pre-existing zoning designation;
  - Approximately 146,075 square feet of residential gross floor area;
  - Approximately 12,650 square feet of retail/restaurant (with permitted restaurant alcohol sales) space and 12,275 square feet of non-medical office space for a total commercial gross floor area of 24,925 square feet;
  - An approximate residential FAR of 124 percent and commercial FAR of 21 percent for a total FAR of 145 percent where 75 percent is the maximum FAR permitted by the pre-existing zoning designation; and
  - Three-story building elements with a maximum building height of 40 feet where 30 feet is the maximum building height permitted by the pre-existing zoning designation; and
  - 301 on-site parking spaces in a partially submerged and below-grade parking structure where 366 parking spaces would be required by the existing C-4 (ECR) zoning designation.
- 6) Major Subdivision to merge eight existing lots, to abandon right-of-way, plan lines, and easements, to dedicate right-of-way and easements, and to create eight commercial and 108 residential condominium units;

