



**NOTICE OF PUBLIC HEARING FOR THE  
DERRY MIXED USE PROJECT  
CITY OF MENLO PARK PLANNING COMMISSION**

**MEETING OF MARCH 31, 2008**

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

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

- 1) 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;
- 2) 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;
- 3) Rezoning the property from C-4 (ECR) District to P-D (Planned Development) District;
- 4) 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 and outdoor seating) 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.

- 5) 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;
- 6) Development Agreement to guarantee development rights associated with the requested entitlements;
- 7) Below Market Rate Agreement to provide 16 BMR units and in-lieu fees in accordance with the City's BMR Housing Program;
- 8) Heritage Tree Removal Permit to remove five on-site heritage trees, and to remove three off-site heritage trees associated with the proposed Derry Lane/Garwood Way right-of-way improvements and extension; and
- 9) Environmental Impact Report Addendum to compare the potential environmental impacts of the proposal with the certified EIR.

The above acts include rescinding 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.

NOTICE IS HEREBY FURTHER GIVEN that said Planning Commission will hold a public hearing on public hearing items in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, on Monday, March 31, 2008, 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 at, or prior to, the public hearing.

The project file may be viewed 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 Department of Community Development, 701 Laurel Street, Menlo Park. Please call Megan Fisher, Associate Planner, at (650) 330-6737 or email at [mefisher@menlopark.org](mailto:mefisher@menlopark.org) if you have any questions or comments

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

Visit our Web site for Planning Commission public hearing, agenda, and staff report information: [www.menlopark.org](http://www.menlopark.org)