



**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:

Rezoning, Planned Development Permit, Lot Merger and Minor Subdivision, BMR Agreement, Heritage Tree Removal Permit, and Environmental Review/Sand Hill Property Company/1300 El Camino Real: Requests for the following: 1) Rezoning the properties from C-4 General Commercial District (Applicable to El Camino Real) to Planned Development (P-D) District, 2) Planned Development Permit to establish development regulations including parking, building height, landscaping, and building setbacks, and conduct architectural review for the proposed development of 110,065 square feet of commercial space (51,365 square feet of retail/restaurant/service uses and 58,700 square feet of non-medical office uses), 3) Lot Merger and Minor Subdivision to merge the existing six lots and create up to four commercial condominium units, 4) Below Market Rate (BMR) Agreement for the payment of in-lieu fees associated with the City's BMR Housing Program, 5) Heritage Tree Removal Permits to remove two on-site and four off-site heritage trees, and 6) Environmental Review of the proposed project for potential environmental impacts.

In addition to analyzing the proposed project, the Draft Environmental Impact Report (DEIR) analyzes a mixed-use residential alternative for which the applicant has prepared plans at the request of the City Council. The residential alternative would require similar entitlements as the proposed project, and would consist of 36 residential units, 58,700 square feet of non-medical office, and 22,895 square feet of retail/restaurant uses. This concept utilizes density bonus square footage as provided for in section 16.96.040 of the Zoning Ordinance.

The DEIR 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, Air Quality, Cultural and Paleontological Resources, Hydrology and Water Quality, Geology, Soils and Seismicity, Noise, 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. 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 Monday, March 23, 2009. The review period for the Draft EIR has been set from Monday, March 23, 2009 through Thursday, May 7, 2009. Written comments should be submitted to the Community Development Department no later than 5:30 p.m., Wednesday, May 6, 2009.

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, April 6, 2009, 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, Associate 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. Up-to-date information on the project can be found on the project webpage: http://www.menlopark.org/projects/comdev_1300ecr.htm

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

DATED: March 12, 2009 Deanna Chow, Senior Planner
PUBLISHED: March 18, 2009

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