



## 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:

**General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Development Agreement, Conditional Development Permit, Tentative Parcel Maps, Heritage Tree Removal Permits, Below Market Rate (BMR) Agreement, and Environmental Review/Bohannon Development Company/101-155 Constitution Drive and 100-190 Independence Drive (Menlo Gateway Project):**

1. General Plan Amendment to create a new Commercial Business Park land use designation, which would allow research and development (R&D) facilities, offices, hotels/motels, health/fitness centers, cafes and restaurants, and related commercial uses. The maximum floor area ratio (FAR) would be 137.5%, provided offices do not exceed 100%;
2. General Plan Amendment to change the land use designation of the properties from Limited Industry to Commercial Business Park;
3. Zoning Ordinance Amendment to create a new M-3 (Commercial Business Park) zoning district to allow for uses and FAR as stated in the corresponding General Plan land use designation;
4. Rezoning the properties from M-2 (General Industrial) to M-3(X) (Commercial Business Park, Conditional Development);
5. Development Agreement to create vested rights in project approvals and specify benefits to the City;
6. Conditional Development Permit associated with specific project plans for the construction of new buildings with a maximum of 955,170 square feet of gross floor area (137.5% FAR) and a maximum building height of 140 feet;
  - The Constitution Drive site would include two eight-story office buildings totaling 494,670 square feet; potential neighborhood-serving convenience retail and community facility space; and two multi-story parking structures;
  - The Independence Drive site would include a 200,000-square-foot, eight-story office building; a 173,436-square foot, eleven-story, 230-room hotel; a 68,705-square-foot health and fitness center; a 4,285-square-foot restaurant; potential neighborhood-serving convenience retail and community facility space; and a shared multi-story parking structure;
7. Tentative Parcel Maps (one on the Independence site and one on the Constitution site) to merge lots, adjust lot lines, establish easements, and abandon areas reserved for future street dedication;
8. Heritage Tree Removal Permits to remove 36 heritage trees on the Independence site, 31 heritage trees on the Constitution site, seven off-site trees along Chrysler Drive, one off-site tree along Independence Drive, and two off-site trees along Marsh Road near Florence Street;
9. BMR Agreement for the payment of in-lieu fees associated with the City's Below Market Rate Housing Program; and
10. Environmental Impact Report (EIR) to analyze the potential environmental impacts of the proposal.

In addition, a Fiscal Impact Analysis (FIA) and separate financial analyses have been prepared for the proposed project and are available for review.

*The Planning Commission is scheduled to make a recommendation to the City Council on all of the items listed above on May 3, 2010. The City Council will be the final decision-making body on the proposed project.*

Copies of the Final EIR and FIA are on file for review at the City Library and at the Community Development Department, Civic Center, 701 Laurel Street, Menlo Park, CA 94025, and available on the project webpage. The review period for the Final EIR and the Final FIA has been set from **Thursday, March 25, 2010** through **Monday, April 19, 2010**. Written comments should be submitted to the Community Development Department no later than 5:30 p.m., **Monday, April 19, 2010**.

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 19, 2010, 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.

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 contact Thomas Rogers, Associate Planner, at 650-330-6722 or by email at [throgers@menlopark.org](mailto:throgers@menlopark.org); Megan Fisher, Associate Planner, at 650-330-6737 or by email at [mefisher@menlopark.org](mailto:mefisher@menlopark.org); or Justin Murphy, Development Services Manager, at 650-330-6725 or by email [jicmurphy@menlopark.org](mailto:jicmurphy@menlopark.org) if there are any questions or comments on this item. Up-to-date information on the project can be found on the project webpage: [http://www.menlopark.org/projects/comdev\\_iac.htm](http://www.menlopark.org/projects/comdev_iac.htm)

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

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Deanna Chow, Senior Planner  
Menlo Park Planning Commission

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](http://www.menlopark.org)

