



**NOTICE OF SCOPING SESSION FOR THE
ENVIRONMENTAL IMPACT REPORT FOR THE
389 EL CAMINO REAL PROJECT**

**CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF FEBRUARY 28, 2011**

NOTICE IS HEREBY GIVEN that the Planning Division of the City of Menlo Park, California has scheduled a scoping meeting. At this meeting, members of the public will have an opportunity to comment on the issues to be analyzed in a focused Environmental Impact Report (EIR) for the following project:

Use Permit, Architectural Control, Tentative Map, Below Market Rate Housing Agreement, and Environmental Review/389 El Camino Real, LLC/389 El Camino Real: Application to demolish the existing single-family house at 612 Partridge Avenue, a residential triplex at 603-607 College Avenue, and a former car lot at 389 El Camino Real and construct 26 residential units and associated site improvements on the subject parcels in the C-4(ECR) (General Commercial Applicable to El Camino Real) and R-3 (Apartment) zoning districts. The application includes the following requests:

1. **Use Permit.** A Use Permit would be required to construct three or more residential units in the R-3 zoning district, and to construct residential units and increase the floor area ratio (FAR) from 55 percent to 75 percent in the C-4(ECR) zoning district.
2. **Architectural Control.** Design review would be required for the proposed residential buildings.
3. **Tentative Map.** Seven existing legal lots would be merged into two lots; the public street easement for Alto Lane would be abandoned; and 26 residential condominium units would be created.
4. **Below Market Rate Housing Agreement.** A Below Market Rate (BMR) Housing Agreement would provide for the development of three on-site low-income BMR units in accordance with the City's BMR Program and the provisions of Government Code Section 65915, the State Density Bonus Law.
5. **Environmental Review.** The project would be analyzed for potential environmental impacts in the focused EIR. This Notice of Preparation (NOP) initiates the environmental review process.

The application is being submitted subject to the State Density Bonus Law, Government Code Section 65915 and relevant amendments, which permits exceptions to the City's Zoning Ordinance requirements.

A Scoping Session is scheduled for February 28, 2011 at 7:00 p.m., in the City Council Chambers, 701 Laurel Street. The City has prepared a Notice of Preparation (NOP) for this project and will be conducting an EIR Scoping Session as part of the process, during which the City solicits input from other agencies and the public on specific topics that they believe should be addressed in the environmental analysis. The applications and associated environmental documents will be reviewed by the Planning Commission and reviewed and acted on by the City Council at subsequent public hearings.

The City is also accepting written comments on items to be included in the focused EIR. Please send comments on the scope of the EIR to Megan Fisher, Associate Planner, City of Menlo Park Community Development Department, Planning Division, 701 Laurel Street Menlo Park, CA, 94025. Please provide comments by March 18, 2011.

Documents related to this project, including the **Notice of Preparation of the Environmental Impact Report**, may be reviewed 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. **For more information, please contact Megan Fisher, Associate Planner, at (650) 330-6737 or mefisher@menlopark.org.** In addition, you can receive periodic updates regarding this project by subscribing to the project page on the City's website at: http://www.menlopark.org/projects/comdev_389ecr.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: February 10, 2011 Deanna Chow, Senior Planner

PUBLISHED: February 16, 2011 Menlo Park Planning Commission