



**NOTICE OF AVAILABILITY OF THE
DRAFT ENVIRONMENTAL IMPACT REPORT
AND
NOTICE OF PUBLIC HEARING AND STUDY SESSION
CITY OF MENLO PARK PLANNING COMMISSION
MEETING OF MARCH 19, 2012**

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

Use Permit, Architectural Control, Major Subdivision, Below Market Rate Housing Agreement, and Environmental Review/389 El Camino Real, LLC/389 El Camino Real: Request to demolish the existing single-family house at 612 Partridge Avenue and residential triplex at 603-607 College Avenue 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 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 for the proposed residential buildings and site improvements.
3. **Major Subdivision.** Tentative Map for seven existing legal lots to 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 to 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.

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.

The Draft Environmental Impact Report (EIR) prepared for the project identifies a less than significant impact in the following categories: Land Use and Planning Policy, Public Services and Utilities, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, and Recreation. The Draft EIR prepared for the project identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following categories: Air Quality, Noise, and Aesthetics. 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 Community Development Department, located at the Civic Center, 701 Laurel Street, Menlo Park, CA 94025, as well as on the City's website at http://www.menlopark.org/projects/comdev_389ecr.htm, as of **Friday, February 17, 2012**. The review period for the Draft EIR has been set from **Friday, February 17, 2012 through Monday, April 2, 2012**. Written comments must be submitted to the Community Development Department no later than 5:30 p.m., **Monday, April 2, 2012**. Comments may be submitted by email (dmchow@menlopark.org), letter (Community Development Department, 701 Laurel Street, Menlo Park CA 94025), or fax (650-327-1653).

NOTICE IS HEREBY FURTHER GIVEN that the Planning Commission will hold a public hearing on the Draft EIR in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, on **Monday, March 19, 2012**, 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 DEIR or at, or prior to, the public hearing.

NOTICE IS HEREBY FURTHER GIVEN that the Planning Commission will hold a study session on this item in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, California, on **Monday, March 19, 2012 at 7:00 p.m.** or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon.

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 Deanna Chow, Senior Planner, if there are any questions or comments on this item. She can be reached at 650-330-6733 or by email at dmchow@menlopark.org. Up-to-date information on the project can be found on the project webpage: http://www.menlopark.org/projects/comdev_389ecr.htm. To receive future email bulletins from the City, please subscribe to the project page.

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 9, 2012 Deanna Chow, Senior Planner
PUBLISHED: February 15, 2012

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