



**NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING COMMISSION
NOTICE OF AVAILABILITY
FINAL SPECIFIC PLAN AND EIR**

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

El Camino Real/Downtown Specific Plan, General Plan Amendment, Zoning Ordinance Text Amendment, Rezoning, Environmental Review

The overall intent of the El Camino Real/Downtown Specific Plan is to enhance community life, character and vitality through mixed-use infill projects sensitive to the small-town character of Menlo Park, and to improve bicycle and pedestrian connections in the Plan area over the next 30 years. The Specific Plan is based upon the El Camino Real/Downtown Vision Plan, which was unanimously accepted by the Menlo Park City Council on July 15, 2008, and which includes specific objectives in the form of the following twelve goals:

- Maintain a village character unique to Menlo Park.
- Provide greater east-west town-wide connectivity.
- Improve circulation and streetscape conditions on El Camino Real.
- Ensure that El Camino Real development is sensitive to and compatible with adjacent neighborhoods.
- Revitalize underutilized parcels and buildings.
- Activate the train station area.
- Protect and enhance pedestrian amenities on Santa Cruz Avenue.
- Expand shopping, dining and neighborhood services to ensure a vibrant downtown.
- Provide residential opportunities in the Vision Plan area.
- Provide plaza and park spaces.
- Provide an integrated, safe, and well-designed pedestrian and bicycle network.
- Develop parking strategies and facilities that meet the commercial and residential needs of the community.

Based on the goals of the Vision Plan, the Draft Specific Plan, released on April 7, 2011 was formulated with the following five guiding principles:

- Generate Vibrancy;
- Strengthen the Public Realm;
- Sustain Menlo Park's Village Character;
- Enhance Connectivity; and
- Promote Healthy Living and Sustainability.

The Planning Commission will consider the following actions: review of the Final EIR; General Plan amendment to incorporate the Specific Plan; adoption of the Specific Plan; amendments to the zoning ordinance map and text to incorporate the Specific Plan.

The Specific Plan Area would be comprised of parcels shown in the included figure, which consists of parcels currently zoned/described as: all C-3; all C-4 (ECR); all P-D; all other parcels fronting on El Camino Real; all R-C; all R-3-C, with the exception of 1010 Noel Drive (061-411-080); all C-1-B; all P located between Menlo Avenue and Oak Grove Avenue; several R-3 parcels that adjoin either El-Camino-Real-fronting parcels or Alto Lane; and the C-1-A parcel at 530 Oak Grove Ave (061-402-160). These parcels would be rezoned to SP-ECR/D and the uses and development standards applicable to those properties would be included in the proposed Specific Plan.

The Planning Commission is scheduled to make a recommendation to the City Council, which is tentatively scheduled to review the project on June 5, 2012. The City Council will be the final decision-making body on the proposed project. Separate notice will be given for the confirmed City Council public hearing.

Copies of the Final Specific Plan and EIR will be 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 **by Thursday, April 19 at 4:00 P.M.** If you would like to submit written comments on the Final EIR, you are strongly encouraged to do so prior to **5:30 p.m., Monday, April 30, 2012.**

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 30, 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 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 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/commdev/ecrdowntown.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: April 16, 2012
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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

