



**NOTICE OF PREPARATION OF AN  
ENVIRONMENTAL IMPACT REPORT AND  
NOTICE OF PUBLIC HEARING FOR THE ENVIRONMENTAL  
IMPACT REPORT SCOPING SESSION AND STUDY SESSION  
FOR 111 INDEPENDENCE DRIVE  
CITY OF MENLO PARK PLANNING COMMISSION  
MEETING OF JUNE 24, 2019**

NOTICE IS HEREBY GIVEN that the City of Menlo Park (City) will be the lead agency and will prepare a focused Environmental Impact Report (EIR) for the following item:

**Use Permit, Architectural Control, and Environmental Review/SP Menlo LLC/111 Independence Drive:**

Request for a use permit, architectural control, environmental review and density bonus to redevelop the site with approximately 105 multi-family dwelling units and an approximately 712 square foot potential commercial space in one building with an above grade multi-story parking garage integrated into the proposed eight-story building, located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. The project site currently contains an approximately 15,000 square foot single-story office building that would be demolished. The proposed residential building would contain approximately 95,056 square feet of gross floor area. The proposal includes a request for a use permit to modify certain R-MU design standards and a request for an increase in height, density, and floor area ratio (FAR) under the bonus level development allowance in exchange for community amenities. The proposal also includes a request to use the City's Below Market Rate (BMR) density bonus, including an increase in units, FAR, and height, in exchange for BMR units.

An Initial Study (IS) has been prepared as part of the Notice of Preparation (NOP) for the proposed project. The IS scopes out the following environmental topics from further review: agriculture, aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, mineral resources, public services, recreation, tribal cultural resources, and utilities. The NOP and IS will be released on June 14, 2019. The focused EIR will address potential physical environmental effects of the proposed project that have not been scoped out, as outlined in the California Environmental Quality Act (CEQA), in the following areas: air quality, greenhouse gas emissions, noise (traffic noise), population and housing, and transportation and traffic. The City is requesting comments on the scope and content of this focused EIR. The project location does not contain a toxic site pursuant to Section 6596.2 of the Government Code.

Copies of the NOP and IS will be available for public review at the Main Menlo Park Library (800 Alma Street, Menlo Park), the Belle Haven Branch Library (413 Ivy Drive, Menlo Park), the Planning Division at City Hall (701 Laurel Street, Menlo Park), and online at <https://www.menlopark.org/111 Independence Drive>.

The 30-day comment period for the NOP runs from **Friday, June 14, 2019** through **Monday, July 15, 2019**. Written comments must be submitted to the Community Development Department no later than 5:00 p.m., **Monday, July 15, 2019**. Comments may be submitted by

email to Kaitie Meador, Senior Planner, ([kmmeador@menlopark.org](mailto:kmmeador@menlopark.org)), or by letter to Kaitie Meador, Senior Planner, Community Development Department, 701 Laurel Street, Menlo Park, CA 94025.

NOTICE IS HEREBY FURTHER GIVEN that said Planning Commission will hold a public hearing for the **EIR Scoping Session and a Study Session** on this item in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, on **Monday, June 24, 2019**, at 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 Department of Community Development, 701 Laurel Street, Menlo Park.

Please contact Kaitie Meador, Senior Planner, if there are any questions or comments on this item. She can be reached at (650) 330-6731 or email at [kmmeador@menlopark.org](mailto:kmmeador@menlopark.org). Written correspondence is typically considered a public record and may be attached to staff reports, which are posted on the City's web site.

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

Visit the City's website for Planning Commission agenda, public hearing and staff report information: [www.menlopark.org](http://www.menlopark.org)

DATED: June 6, 2019  
BY: Kyle Perata, Principal Planner

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