

PUBLIC HEARING NOTICE

City Manager's Office – City Clerk
701 Laurel St., Menlo Park, CA 94025
tel 650-330-6620



CITY OF MENLO PARK CITY COUNCIL MEETING – SEPTEMBER 14, 2021

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 4, 2020, the Governor proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19. The below items will be heard by the City Council under hearing procedures conforming to all applicable executive and emergency orders. The agenda will be published on Thursday before a City Council meeting and will provide a more detailed description of hearing procedures.

NOTICE IS HEREBY GIVEN that the City Council of the City of Menlo Park, California is scheduled to review and consider two appeals of the Planning Commission's June 21, 2021 approval of the following item:

Use Permit, Architectural Control, Major Subdivision, Below Market Rate (BMR) Housing Agreement, and Environmental Review/Andrew Morcos/141 Jefferson Drive and 180-186 Constitution Drive (Menlo Uptown)

At its meeting on June 21, 2021, the Planning Commission approved the use permit, architectural control, below market rate (BMR) housing agreement, and certified the final environmental impact report (EIR) for the proposed project. The Planning Commission is a recommending body on major subdivisions and voted affirmatively to recommend that the City Council approve the major subdivision. In addition to its review and determination on the two appeals of the Planning Commission's action on the project and the final EIR, the City Council will also review and take action on the major subdivision.

The proposed project would redevelop three parcels with 483 multi-family dwelling units, comprised of 441 rental units split between two seven-story apartment buildings with above-grade two-story parking garages integrated into the proposed buildings and approximately 2,940 square feet of commercial uses located on the ground floor of one of the proposed buildings, and 42 for-sale townhome-style condominium units, located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. The proposed project would have approximately 475,896 square feet of total gross floor area (GFA) and a floor area ratio (FAR) of approximately 224.9 percent for residential uses and 1.4 percent for commercial uses. The proposal includes a request for an increase in height, density, and FAR under the bonus level development allowance in exchange for community amenities. The applicant is proposing two options for its community amenity proposal, with an alternative to provide the commercial space to a non-profit to use for administrative offices and an alternative to provide the commercial space to a health care non-profit to use as an urgent care health center. Both community amenity alternatives include additional contributions to either a community land trust or a health care network. The proposed project would include 67 BMR rental units and six for-sale BMR townhome units for a total of 73 BMR units or approximately 15.1 percent of the total 483 proposed dwelling units, in compliance with the City's BMR Ordinance requirements. The project site currently contains three single-story office and industrial buildings that would be demolished. Ten heritage trees would be removed as part of the project. The project also includes a hazardous materials use permit request to allow for diesel generators to operate automated parking systems and critical building resources in the event of an emergency.

The final EIR was released on June 11, 2021 and certified by the Planning Commission on June 21, 2021. The final EIR for the proposed project does not identify any significant and unavoidable environmental impacts that would result from the implementation of the proposed project. The final EIR identifies potentially significant environmental impacts that can be mitigated to a less than significant level (LTS/M) in the following categories: Air Quality and Noise. The final EIR identifies less than

significant (LTS) environmental impacts in the following categories: Population and Housing, Transportation, and Greenhouse Gas Emissions. The final EIR is available on the City's Development Projects Environmental Documents website at menlopark.org/ceqa. Through its review of the two appeals, the City Council will review and determine whether to certify the final EIR based on its evaluation of the appeals.

NOTICE IS HEREBY FURTHER GIVEN that said City Council will hold a public meeting on the two appeals of the Planning Commission's action via Zoom, on September 14, 2021, beginning at 5 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 before, the public hearing. Written correspondence is typically considered a public record and may be attached to staff reports, which are posted on the city website.

NOTICE IS HEREBY FURTHER GIVEN that said City Council will hold a public meeting to review and act on the Planning Commission's recommendation to approve the major subdivision via Zoom, on September 14, 2021, beginning at 5 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 before, the public hearing. Written correspondence is typically considered a public record and may be attached to staff reports, which are posted on the city website.

Please contact Senior Planner Tom Smith at tasmith@menlopark.org 650-330-6730 if you have any questions or comments on this project.

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 at menlopark.org/agenda for the City Council meeting agenda and links to the public hearing staff report.

DATED: September 1, 2021
BY: Judi A. Herren, City Clerk
PUBLISHED: September 3, in the Examiner