

PUBLIC HEARING NOTICE

Community Development – Planning Division
701 Laurel St., Menlo Park, CA 94025
tel 650-330-6702



NOTICE OF AVAILABILITY OF THE MITIGATED NEGATIVE DECLARATION AND PUBLIC HEARING

NOVEL CORONAVIRUS (COVID-19) EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay home or at their place of residence to slow the spread of the COVID-19 virus. The below items will be heard by the Planning Commission under hearing procedures conforming to all applicable emergency orders. The agenda will be published the Thursday before a Planning Commission meeting and will provide a more detailed description of hearing procedures.

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

Architectural Control, Major Subdivision Map, Below Market Rate Housing Agreement, and Environmental Review/HuHan Two, LLC/201 El Camino Real and 612 Cambridge Avenue:

Request for architectural control, a major subdivision map, below market rate (BMR) housing agreement, and environmental review for demolition of an existing commercial building and a multifamily residential building and the construction of a new three-story, mixed-use building with a below-ground parking structure. The building would consist of retail and restaurant uses on the first floor and 12 residential units on the second and third floors in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, at 201 El Camino Real. The project also proposes two townhouses to be built on the property located in the R-3 (Apartment District) zoning district, at 612 Cambridge Avenue. In addition, a lot merger is proposed to combine the SP-ECR/D lots and abandon a portion of Alto Lane. The proposal includes a request for a Public Benefit Bonus, with the benefit consisting of rounding up a fractional BMR unit requirement to a full BMR unit for totaling two on-site BMR units.

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA). The IS/MND identifies less than significant effects with mitigation in the following categories: air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, and transportation and traffic. The IS/MND identifies less-than-significant effects in the following categories: aesthetics, hydrology and water quality, land use and planning, population and housing, public services, recreation, and utilities and service systems. The IS/MND identifies no effects in the following categories: agricultural resources and mineral resources.

Copies of the IS/MND are available on the City's website at menlopark.org/201ElCaminoReal, starting Thursday, September 3, 2020. To request a hard copy of the IS/MND, please call 650-330-6702 or email mapruter@menlopark.org.

The 30-day comment period for the IS/MND has been set from Thursday, September 3, 2020, through Friday, October 2, 2020. Written comments should be submitted by email to Associate Planner Matt Pruter at mapruter@menlopark.org, or by letter to Community Development, 701 Laurel St., Menlo Park, CA 94025, no later than 5:30 p.m., Friday, October 2, 2020.

NOTICE IS HEREBY FURTHER GIVEN that the City of Menlo Park will hold the following public hearings:

- The City Council will begin the process to abandon a portion of Alto Lane at the September 22, 2020, City Council meeting.
- The Planning Commission will hold a public hearing on the IS/MND and the proposed project, including the requests for architectural control, a major subdivision map, BMR housing agreement and lot merger, and make a determination of General Plan consistency for the Alto Lane abandonment, via GotoWebinar or Zoom, on Monday, October 5, 2020, at 7 p.m. or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon.
- The City Council is tentatively scheduled to make the final decision on the IS/MND and proposed project, including the abandonment, at the October 27, 2020, City Council meeting.

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(s) described in this notice, or in written correspondence delivered to the City of Menlo Park during the public review period for the IS/MND or at, or before, the public hearing.

Please contact Associate Planner Matt Pruter at mapruter@menlopark.org or 650-330-6703, if there are any questions or comments.

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/planningcommissionagenda for the Planning Commission meeting agenda and links to the public hearing staff report.

DATED: August 31, 2020
BY: Corinna Sandmeier, Senior Planner

PUBLISHED: September 3, 2020, in The Examiner

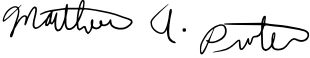


COMMUNITY DEVELOPMENT PLANNING DIVISION

PUBLIC NOTICE OF AVAILABILITY MITIGATED NEGATIVE DECLARATION

Document Type: Mitigated Negative Declaration		Date: September 3, 2020
Project Title: 201 El Camino Real and 612 Cambridge Avenue		
Project Location (Specific): El Camino Real near Cambridge Avenue in Menlo Park, California		
Project Location (City): Menlo Park		Project Location (County): San Mateo
<p>Description of Project: The project site consists of adjacent properties located at 201 El Camino Real, 612 Cambridge Avenue and a portion of Alto Lane. The property located at 201 El Camino Real is located in the El Camino Real/Downtown Specific Plan (Specific Plan) area and is zoned within the Specific Plan as ECR-SW (El Camino Real South West). The property located at 612 Cambridge Avenue is not located in the Specific Plan area; it is located in the R-3 (Apartment District) zoning district.</p> <p>The proposed project would demolish an existing one-story commercial building, and a four-unit, one-story residential building, and construct a new, approximately 25,283-square-foot, three-story, 38-foot tall, mixed-use development over two levels of subterranean parking on 201 El Camino Real and two detached townhouses on 612 Cambridge Avenue. The mixed-use building would include 12 residential units (totaling approximately 17,951 square feet, including allocated common area), two of which would be below market rate (BMR) units. The two detached townhouses would total approximately 3,564 square feet and would be market rate. The ground level of the mixed-use building would be developed with approximately 7,331 square feet of space dedicated to accommodating a mix of restaurant and retail uses and a small residential lobby. A total of 59 parking spaces, including mechanical lift parking, would be provided in the two-level subterranean parking garage, accessible from Cambridge Avenue, which would satisfy the City's parking requirement.</p> <p>To accommodate the project, the applicant is requesting abandonment of Alto Lane, the public right-of-way that currently serves as an alley that separates the two parcels comprising 201 El Camino Real and which dead ends into the property to the north, 239-251 El Camino Real. The parcels would be merged so that the proposed improvements would not cross any property lines.</p>		
Lead Agency: City of Menlo Park		Lead Agency Contact Person: Matt Pruter Telephone: 650-330-6703 Email: mapruter@menlopark.org
ADDRESSES WHERE DOCUMENT MAY BE OBTAINED AND REVIEWED		
<i>Obtained and Reviewed:</i> City of Menlo Park Planning Division 701 Laurel St. Menlo Park, California mapruter@menlopark.org		<i>Reviewed:</i> https://menlopark.org/201ElCaminoReal

Public Review Period:	Begins: Thursday, September 3, 2020 Ends: Friday, October 2, 2020 at 5:30 p.m.
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<p>Public Hearing (Planning Commission) Date and Time: Monday, October 5, 2020 at 7 p.m. Location: By GoToWebinar or Zoom</p>	
<p>Anyone interested in this matter is invited to comment on the document by written response or by personal appearance at the public hearing. Information regarding availability of the document and the public hearing(s) may be obtained from the Planning Division at 650-330-6702.</p>	
	
<p>Matt Pruter, Associate Planner</p>	<p>September 3, 2020</p>



COMMUNITY DEVELOPMENT PLANNING DIVISION

MITIGATED NEGATIVE DECLARATION

INTRODUCTION

This Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 and its applicable Guidelines, as amended. It is an informational document prepared to inform the decision-makers and the general public of the potential environmental effects associated with the proposed project at 201 El Camino Real and 612 Cambridge Avenue.

The City of Menlo Park will use this Mitigated Negative Declaration in its decision-making process on the proposed project.

The conclusion of this Mitigated Negative Declaration is that the proposed project, with mitigation measures, would not generate any significant direct or primary physical impacts on the environment.

PROJECT DESCRIPTION AND LOCATION

The project consists of adjacent properties located at 201 El Camino Real, 612 Cambridge Avenue and a portion of Alto Lane. The property located at 201 El Camino Real is located in the El Camino Real/Downtown Specific Plan (Specific Plan) area and is zoned within the Specific Plan as ECR-SW (El Camino Real South West). The property located at 612 Cambridge Avenue is not located in the Specific Plan area; it is located in the R-3 (Apartment District) zoning district.

The property located at 201 El Camino Real is improved with an existing one-story, approximately 6,032-square-foot commercial building and seven parking spaces, and an open parking lot with 28 parking spaces. The property located at 612 Cambridge Avenue is improved with an existing multi-family building with four rental units constructed in 1917. This residential building has no on-site parking and utilizes four of the 28 spaces in the adjacent parking lot associated with 201 El Camino Real pursuant to a parking agreement.

The proposed project would demolish all of the existing improvements and construct a new, approximately 25,283-square-foot, three-story, 38-foot tall, mixed-use development over two levels of subterranean parking on 201 El Camino Real and two detached townhouses on 612 Cambridge Avenue. The mixed-use building would include 12 residential units (totaling approximately 17,951 square feet, including allocated common area), two of which would be below market rate (BMR) units. The two detached townhouses would total approximately 3,564 square feet and would be market rate. The ground level of the mixed-use building would be developed with approximately 7,331 square feet of space dedicated to accommodating a mix of restaurant and retail uses. The ground level would also include a small residential lobby. A total of 59 parking spaces, including mechanical lift parking, would be provided in the two-level subterranean parking garage, accessible from Cambridge Avenue, which would satisfy the City's parking requirement of 59 spaces for the project.

To accommodate the project, the applicant is requesting abandonment of Alto Lane, the public right-of-way that currently serves as an alley that separates the two parcels comprising 201 El Camino Real and which dead ends into the property to the north, 239-251 El Camino Real. The parcels would be merged so that the proposed improvements would not cross any property lines.

The project site currently has three curb cuts on Cambridge Avenue, including Alto Lane, the parking lot entry, and the 612 Cambridge Avenue driveway. These would be replaced with a single curb cut providing access to the subsurface parking garage, located along Cambridge Avenue.

The project's mixed-use component complies with the Specific Plan's design standards and guidelines. The structure is oriented toward the northwest corner of El Camino Real and Cambridge Avenue, consistent with the goal of enhancing commercial vitality along El Camino Real. This design permits a number of features that are intended to both promote a sense of community and respect the residential character of the surrounding neighborhood, such as providing new retail and restaurant space, below grade parking, and native landscaping.

The proposed architectural style utilizes contemporary Monterey-Spanish forms. Details include metal standing seam roofing and barrel roof tiles, and wrought iron railings and fabric awnings rendered in clean, bright, modern, and eco-functional manners, which are compatible with, and sensitive to, the surrounding environment, solar orientation, neighboring residences, and adjacent El Camino Real businesses. A publicly accessible landscaped paseo would separate the townhouses from the mixed-use building to provide open space and help reinforce the transition from the commercial and multi-family building to the surrounding Allied Arts neighborhood. The open space area includes tables, chairs, bicycle racks, and large planters.

The project requests a public benefit bonus for the mixed-use component in order to allow for a building with a floor area ratio (FAR) of approximately 1.46 (i.e., 25,283 square feet) instead of the maximum base FAR of 1.1 (i.e., 19,034 square feet) or an additional 6,249 square feet, and an increase in permitted residential density to allow approximately 31 units per acre (i.e., 12 units) instead of the base density of 25 units per acre (i.e., nine units), or an additional three units.

The project requires approval of a lot merger to combine the lots and abandon a portion of Alto Lane, approval of a tentative map for a major subdivision to create residential condominiums, and architectural control. The proposed project also requires approval for the removal of two heritage trees (which has already been granted) and approval of a BMR housing agreement for compliance with the City's BMR housing program. The City's BMR housing program requires the project to provide 10 percent of the proposed 14 housing units or 1.4 units as affordable. Because the proposed project is providing two BMR housing units on site, the additional 0.6 (difference between 2 units and the required 1.4 units) is proposed as the public benefit for the project. This public benefit bonus is proposed to allow for increases in development maximums per the Specific Plan.

Construction is estimated to span 15 months, which is typical for a project of this size. Demolition is likely to commence in approximately mid-2021. The remaining time would include construction of buildings, excavation for a subterranean parking garage, on-site improvements, and off-site improvements. Construction would include deep pile foundations, which would include the use of pile driving and jackhammers. The project would be subject to the City of Menlo Park Municipal Code requirements for allowable noise and hours of construction contained in Chapter 8.06 of the Municipal Code.

FINDINGS AND BASIS FOR A MITIGATED NEGATIVE DECLARATION

The Planning Division has reviewed the Initial Study for the project and finds the following:

1. The project will not generate significant adverse effects on the water or air quality, greenhouse gases, or increase noise levels substantially.
2. The project will not have any significant adverse impacts on the flora or fauna of the area.

3. The project will not significantly degrade the aesthetic quality of the area.
4. The project, with mitigation measures, will not have any significant adverse impacts on traffic, land use, population and housing, public services, and infrastructure.
5. In addition, the project will not:
 - a. Create impacts that have the potential to significantly degrade the quality of the environment.
 - b. Create significant impacts that achieve short-term, to the disadvantage of long-term, environmental goals.
 - c. Create impacts that are individually limited, but cumulatively considerable to a significant degree.
 - d. Create environmental effects that will cause significant adverse effects on human beings, either directly or indirectly.

It may, therefore, be determined that the potential environmental impact of the project will be less than significant.

INITIAL STUDY

A copy of the Initial Study on which the findings for a Mitigated Negative Declaration has been based is available on the City web page (<https://menlopark.org/201EICaminoReal>). To request a hard copy of the IS/MND, please call 650-330-6702 or email mapruter@menlopark.org.

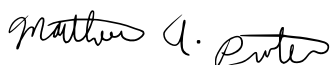
REVIEW PERIOD:

The review period is from September 3, 2020, through October 2, 2020. All written comments regarding this Negative Declaration must be received by the City of Menlo Park Planning Division, 701 Laurel St., Menlo Park, California 94025, no later than 5:30 p.m., October 2, 2020.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act of 1970 and its applicable guidelines, as amended.

CONTACT PERSON: MATT PRUTER, 650-330-6703



Matt Pruter, Associate Planner