

NOTICE OF PREPARATION – ENVIRONMENTAL IMPACT REPORT



3705 Haven Avenue
City of Menlo Park

December 1, 2022

To: State Clearinghouse
State responsible agencies
State trustee agencies
Other public agencies
Interested organizations

From: Fahteen Khan
Associate Planner
City of Menlo Park
701 Laurel St.
Menlo Park, CA 94025

Subject: Notice of Preparation of the Environmental Impact Report for 3705 Haven Avenue Housing Development Project	
Lead agency:	City of Menlo Park, Planning Division
Project title:	3705 Haven Avenue Housing Development Project
Project Address:	3705 Haven Avenue
Introduction	
<p>The City of Menlo Park (City) is the lead agency for the proposed project at 3705 Haven Avenue (Proposed Project). Pursuant to the California Environmental Quality Act (CEQA), upon deciding to prepare an environmental impact report (EIR), the City, as lead agency, must issue a Notice of Preparation (NOP) to inform trustee and responsible agencies, as well as the public, of the decision to undertake preparation of an EIR. The purpose of this NOP is to describe the Proposed Project and its potential environmental effects to those who may wish to comment about the scope and content of the information to be considered in the EIR. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the Proposed Project. Agencies and the public are invited to provide comments on the scope and content of the environmental review, the potential mitigation strategies, and the Project alternatives by 5 p.m., Wednesday, January 10, 2024. The deadline has been extended to account for the City Hall closure from December 25, 2023 to January 1, 2024.</p> <p>A description of the Proposed Project, including its location, and a discussion of the environmental factors that may be affected by development of the Proposed Project, is provided below. The EIR will evaluate project-specific and cumulative impacts, identify feasible mitigation measures to reduce or avoid significant impacts, and identify a reasonable range of alternatives to the Proposed Project and their comparative environmental effects.</p>	
Scoping meeting	
<p>A public scoping session will be held as part of the Planning Commission meeting at 7 p.m., Monday, December 18, 2023, or as near as possible thereafter under hearing procedures conforming to Government Code section 54953(e). The agenda will be published a minimum of 72 hours before the Planning Commission meeting and will provide a more detailed description of hearing procedures.</p> <ul style="list-style-type: none">• Access the live meeting in-person, at the City Council Chambers, 751 Laurel St., Menlo Park, CA 94025• Access the meeting real-time online at: zoom.us/join – Meeting ID# 871 4022 8110• Access the meeting real-time via telephone (listen only mode) at: (669) 900-6833 Regular Meeting ID # 871 4022 8110 Press *9 to raise hand to speak• Submit a written comment online up to one hour before the meeting start time: PlanningDept@menlopark.gov* Please include the agenda item number you are commenting on.	

*Written comments are accepted up to one hour before the meeting start time. Written messages are provided to the Planning Commission at the appropriate time in their meeting.

To access the online meeting agenda, please visit menlopark.gov/agendas. Trustee and responsible agencies, as well as members of the public, are invited to attend the meeting to learn more about the Proposed Project and provide input on the scope and content of the EIR through public comment. The scoping process is designed to enable the City to determine the scope and content of the EIR at an early stage.

Submitting comments

Comments regarding the appropriate scope of analysis and content for the EIR are invited from all interested parties. Please submit comments no later than 5 p.m., Wednesday January 10, 2024., The deadline has been extended to account for the City hall closure from December 25, 2023 to January 1, 2024. However, we would appreciate your response at the earliest possible date. Please send your written comments to Fahteen Khan at the address shown below with “3705 Haven EIR” as the subject. Emailed comments are preferred. Public agencies that provide comments are asked to include the name of a contact person for the agency.

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 City website: menlopark.gov
 Project website: menlopark.gov/3705HavenAve

Project location and existing conditions

The approximately 0.66-acre Project site is comprised of one parcel (Assessor’s Parcel Number [APN] 055-170-240) at 3705 Haven Avenue, and is currently developed with a one-story commercial building. The Project site is located to the west of the intersection of Marsh Road/Bayfront Expressway (State Route 84) and Haven Avenue, specifically near a bend in the road where Haven Avenue transitions from an east-west to a north-south orientation, where it makes a 90-degree bend. Generally, Haven Avenue is an east-west street, running parallel to US 101. The project site is bounded by Haven Avenue to the east and south, and other properties in the other directions. Therefore, for ease of reference, this document considers Haven Avenue east and south of the Project site; and all compass directions referenced will use this orientation. Refer to Figures 1 through 3 for regional, vicinity, and aerial maps of the Project site and area.

The Project site is in the Bayfront Area of the City (refer to Figure 4). The Project site is designated as Mixed-Use Residential on the ConnectMenlo¹ General Plan land use map and is in the Residential Mixed-Use Bonus (R-MU-B) zoning district. The parcels to the west of the Project site are located in the R-4-S (AHO) (High Density Residential, Special – Affordable Housing Overlay) zoning district and contain 540 multi-family dwelling units, parcels to the north (3715 and 3723 Haven Avenue) are located in the Office-Bonus (O-B) zoning district and contains professional offices, and a new hotel has been entitled for 3723 Haven Avenue. The parcels further north are located in the M-2 (General Industrial) zoning district and include warehousing uses and an animal kennel. Slightly further north of the M-2 properties, wetlands connect to the San Francisco Bay.

The project site contains a 10,361-square foot commercial building, and 34 surface parking spaces (refer to Figure 5). Vehicular access to the site is currently provided via two driveways on Haven Avenue, with one driveway on the south side and one driveway on the east side.

Project description

The Project sponsor, 3705 Haven LLC, proposes to demolish the existing 10,361-square foot commercial building and redevelop the project site with an eight-story (approximately 93 feet tall), 99-unit residential apartment building with approximately 1,550 square feet of ground floor commercial space and structured parking. The ground floor commercial space would be located at the southeast corner of the building where Haven Avenue curves. The Project includes a total of approximately 11,730 square feet of common open space, including approximately 4,670

¹ The Menlo Park City Council adopted an update to the Menlo Park General Plan that modified the Land Use and Circulation Elements (referred to herein as ConnectMenlo) and certified the ConnectMenlo Final EIR on November 29, 2016.

square feet of publicly accessible outdoor space. Within the proposed building, the Project includes three common outdoor spaces for residents, located on the third floor (podium level), fifth floor, and rooftop. In addition, the Project would include standard mechanical equipment (such as heating, ventilation, and air conditioning equipment) and would potentially include a battery-powered electric emergency generator. The Project also includes utility and other public right-of-way improvements including undergrounding of overhead electrical lines and new utility lateral connections, driveways, sidewalks, curbs, and gutters. Refer to Figures 6 and 7 for the conceptual ground floor site plan and cross-sections.

The Proposed Project would be developed using the bonus level development allowed by the City's Municipal Code and State Density Bonus Law, which provides for an increase in density, gross floor area, and/or height in exchange for the provision of community amenities. The required value of the community amenities and the identification of the appropriate community amenities would be determined through a process that includes an appraisal, Project sponsor proposal for amenities, and associated financial analysis, all of which will be reviewed by decision makers. The proposed community amenity would not involve any additional building construction and would either be provided on site within the proposed building, be satisfied by payment of an in-lieu fee, or be a combination of an on-site amenity and a fee.

With bonus-level density, the allowed density would result in 66 units. Of the 66 units, the Project is providing 15 percent (equal to 10 units) as very-low income units, which makes the Project eligible for the following State Density Bonus Law benefits: a 50 percent density bonus (for up to 99 units), three concessions, unlimited waivers, and use of State Density Bonus Law parking standards. The applicant's concession and waivers include, but are not limited to, the following:

- Concession: Not including the cost of parking in the overall housing costs for tenants residing in the affordable units²
- Waiver: Additional height to accommodate the project as proposed, including density bonus units
- Waiver: Additional FAR to accommodate the project as proposed, including density bonus units
- Waiver: No parking for the small, ground-floor retail area
- Waiver: Reduce the commercial ceiling height from the 15 feet that the Zoning Ordinance requires to 10 feet to allow the Project to limit the overall height waiver

The Project includes the removal of 13 trees, three of which are heritage trees. The Project would plant a total of 15 replacement trees (four silver linden, six African fern pine, and five Saratoga laurel trees) to compensate for the removal of the three heritage trees. In addition, 24 new trees would be located on the podium courtyard and rooftop deck.

Project approvals

The following City discretionary approvals/actions³ would be required before development at the Project site:

- EIR certification, including Adoption of Findings and Mitigation Monitoring and Reporting Program (MMRP)
- Use permit for bonus level development, including approval of the community amenity
- Architectural Control Approval
- Below Market Rate (BMR) Housing Agreement
- Heritage Tree Removal Permit

In addition, a Housing Needs Assessment and a Fiscal Impact Analysis will be prepared for informational purposes. Finally, to qualify for bonus-level development within the R-MU-B zoning district, the Proposed Project would be required to complete an appraisal process to identify the required value of the community amenities and a financial

² Parking would be available on an unbundled basis to every tenant equally, but should a tenant of an affordable unit want parking, that tenant's rent would not be decreased to account for the cost of parking.

³ Determination of the final list of required discretionary approvals/actions would be based on the final development characteristics and site plans for the Proposed Project, which would be finalized prior to issuance of any permits or agreements.

analysis of the sponsor's proposed community amenities to determine the value of the amenities proposed. The City's Planning Commission would review the Proposed Project and certify the EIR if it finds the EIR to be in compliance with CEQA. The Planning Commission would be the final decision-making body on the requested land use entitlements (with the potential exception of heritage tree removal permits issued by the City Arborist) unless appealed to City Council. An interested party can appeal the Planning Commission's actions to the City Council, whose decision on appeal would be final.

Responsible and other Agencies

The agencies listed below are expected to review the draft EIR to evaluate the Proposed Project. Please note that the below list is not an exhaustive list, there maybe additional agencies that may comment on the project.

- Bay Area Air Quality Management District
- San Francisco Regional Water Quality Control Board
- PG&E
- San Mateo County Transportation Authority
- San Mateo County Water Pollution Prevention Program
- Menlo Park Fire Protection District
- Menlo Park Municipal Water
- West Bay Sanitary District

Introduction to EIR

The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential to cause significant effects on the environment; examine methods of reducing adverse environmental impacts; and identify alternatives to the proposed project. The EIR for the Proposed Project will be prepared and processed in accordance with CEQA (Public Resources Code §§ 21000 et seq) and the State CEQA Guidelines. The EIR will include the following:

- Summary of the Proposed Project and its potential environmental effects;
- Description of the Proposed Project;
- Description of the existing environmental setting, potential environmental impacts of the Proposed Project, and feasible mitigation measures to reduce significant environmental effects of the Proposed Project;
- Alternatives to the Proposed Project;
- Cumulative impacts; and
- CEQA conclusions.

Probable environmental effects

CEQA Guidelines section 15128 states that "[a]n EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR." Accordingly, the EIR will include a section for impacts found to be less than significant, including the following areas: agricultural and forestry resources, mineral resources, and wildfire.

The EIR will analyze whether the Proposed Project would have a significant environmental impact related to the following areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation

- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Alternatives

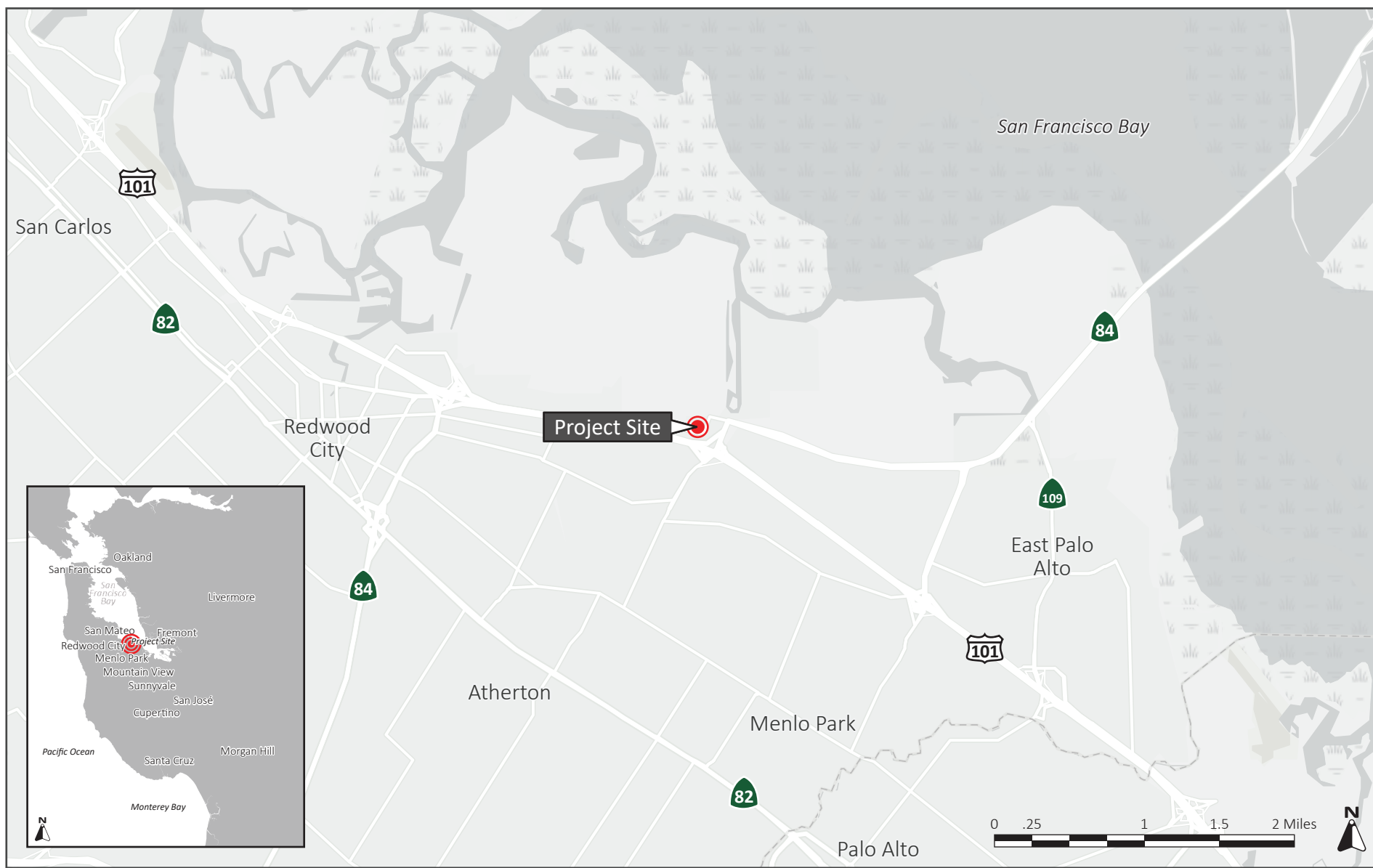
Based on the significance conclusions from the EIR, alternatives to the Proposed Project will be analyzed to reduce identified impacts. CEQA Guidelines section 15126.6(e) requires evaluation of a “No-Project” alternative. Other alternatives may be considered during preparation of the EIR. These will comply with the CEQA Guidelines, which call for a “range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.” The EIR will discuss the process by which alternatives are identified. This includes consideration of any feasible alternatives suggested during the scoping process.

EIR PROCESS

Following the close of the NOP comment period, a draft EIR will be prepared that considers all NOP comments. In accordance with CEQA Guidelines section 15105(a), the draft EIR will be released for public review and comment over a required 45-day review period. Following the close of the 45-day public review period, the City will prepare a final EIR, which will include responses to all substantive comments received on the draft EIR. The draft EIR, all public comments and recommendations, a list of all persons and organizations commenting on the draft EIR, all responses to comments prepared by the City, and any other information added by the City will compose the final EIR; thereafter, the final EIR will be considered by the Planning Commission and City Council when making the decision whether to certify the final EIR and approve or deny the discretionary approvals needed for the Proposed Project.

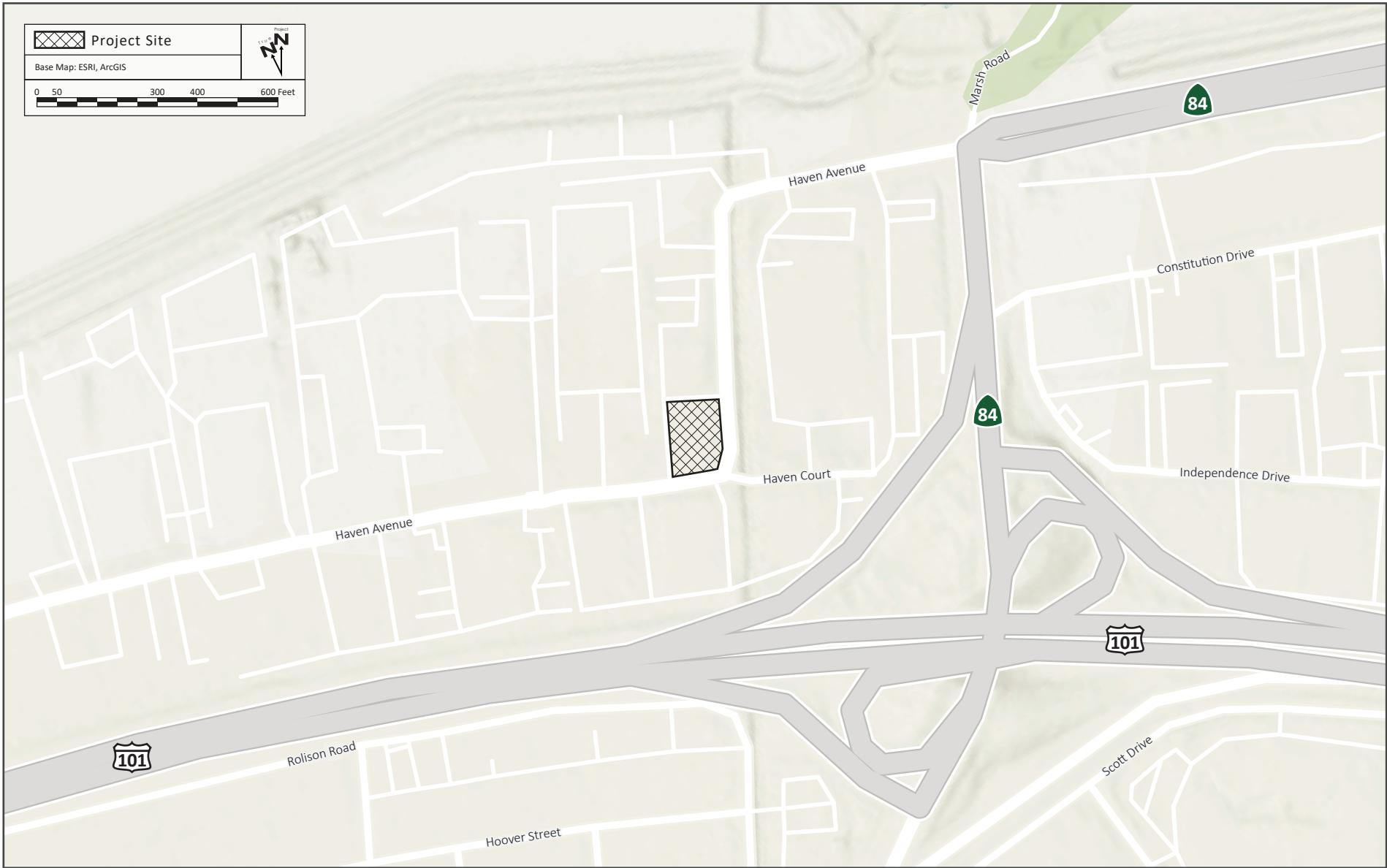


Fahteen Khan
City of Menlo Park
December 1, 2023



REGIONAL MAP

FIGURE 1



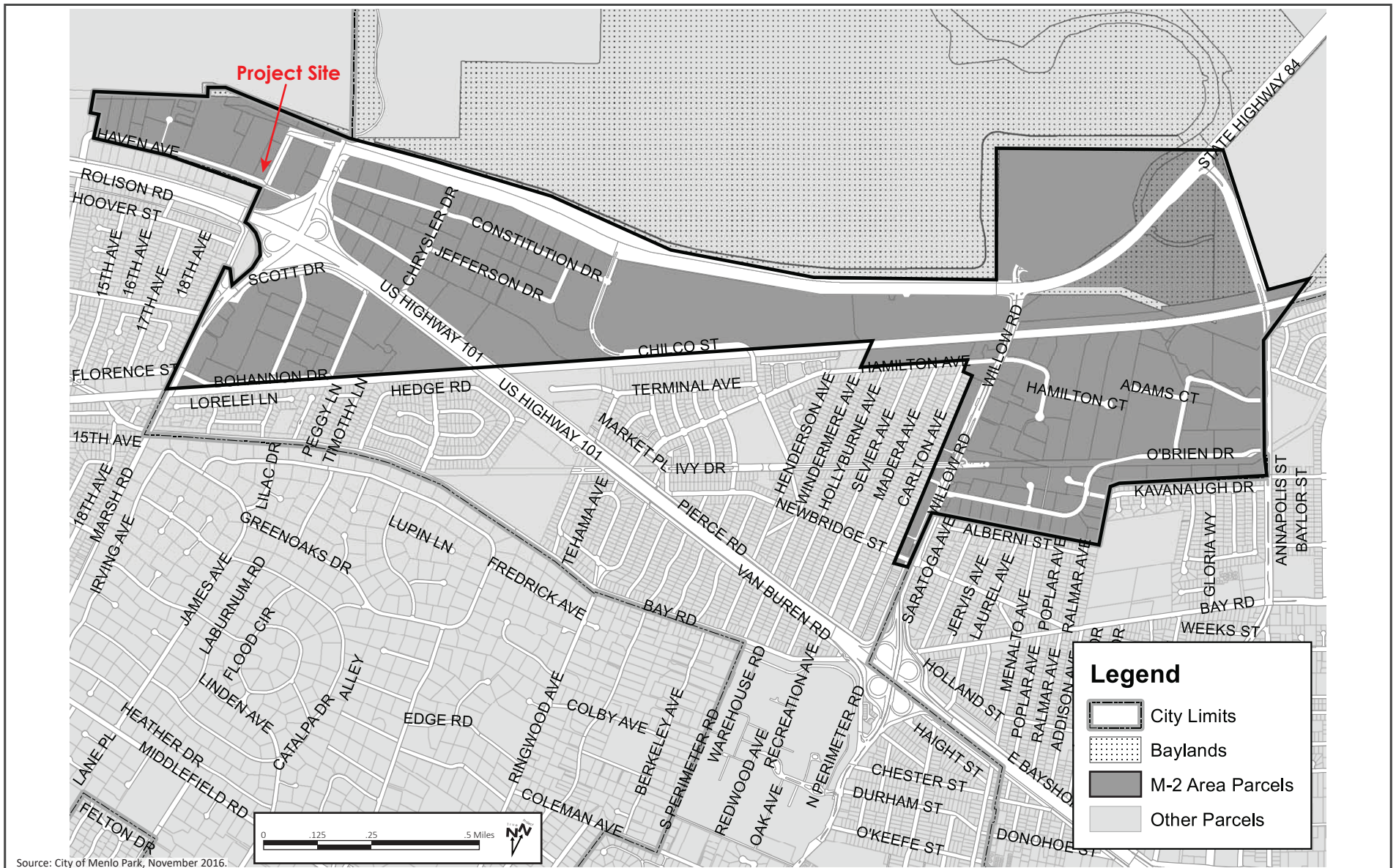
VICINITY MAP

FIGURE 2



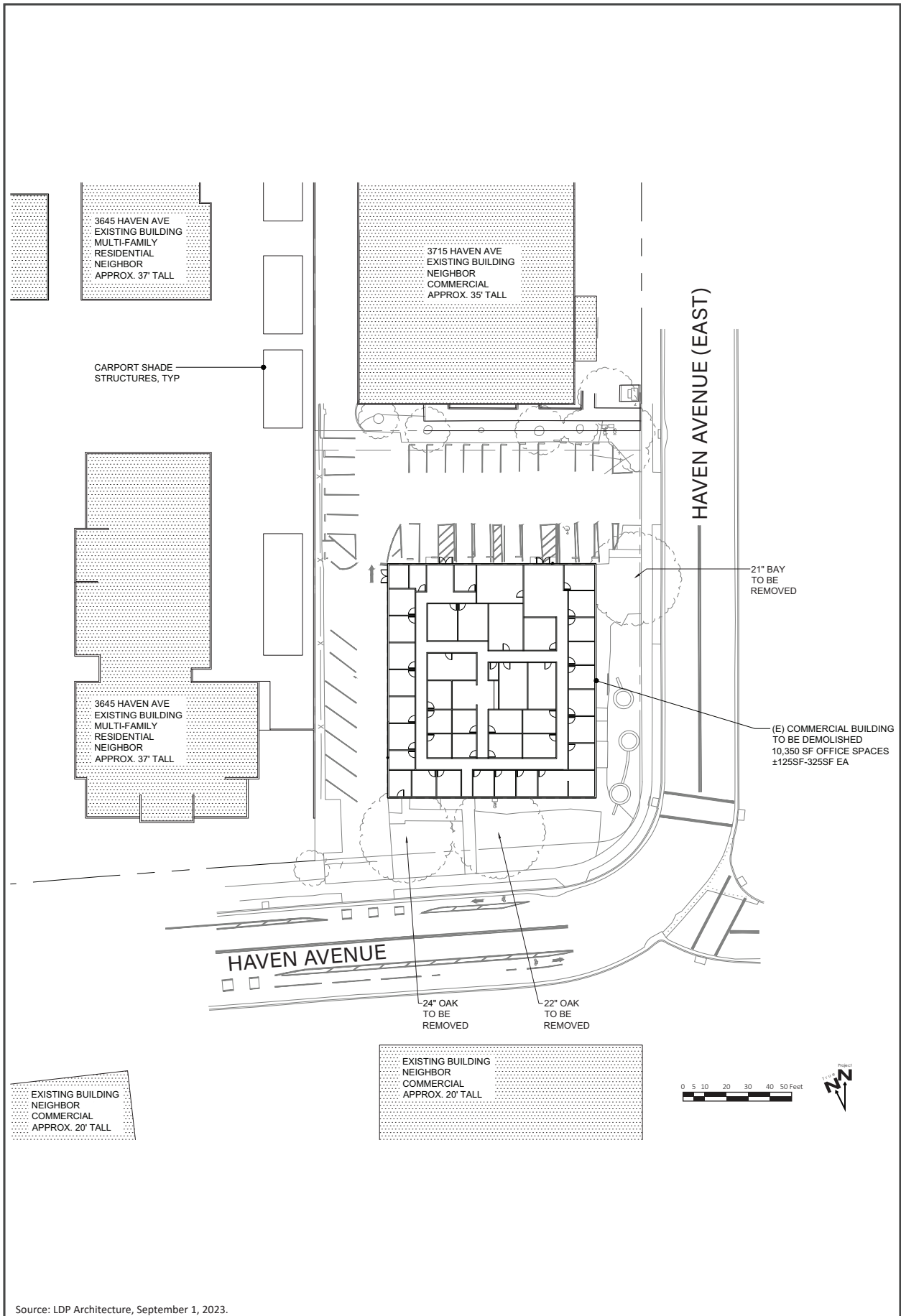
AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3



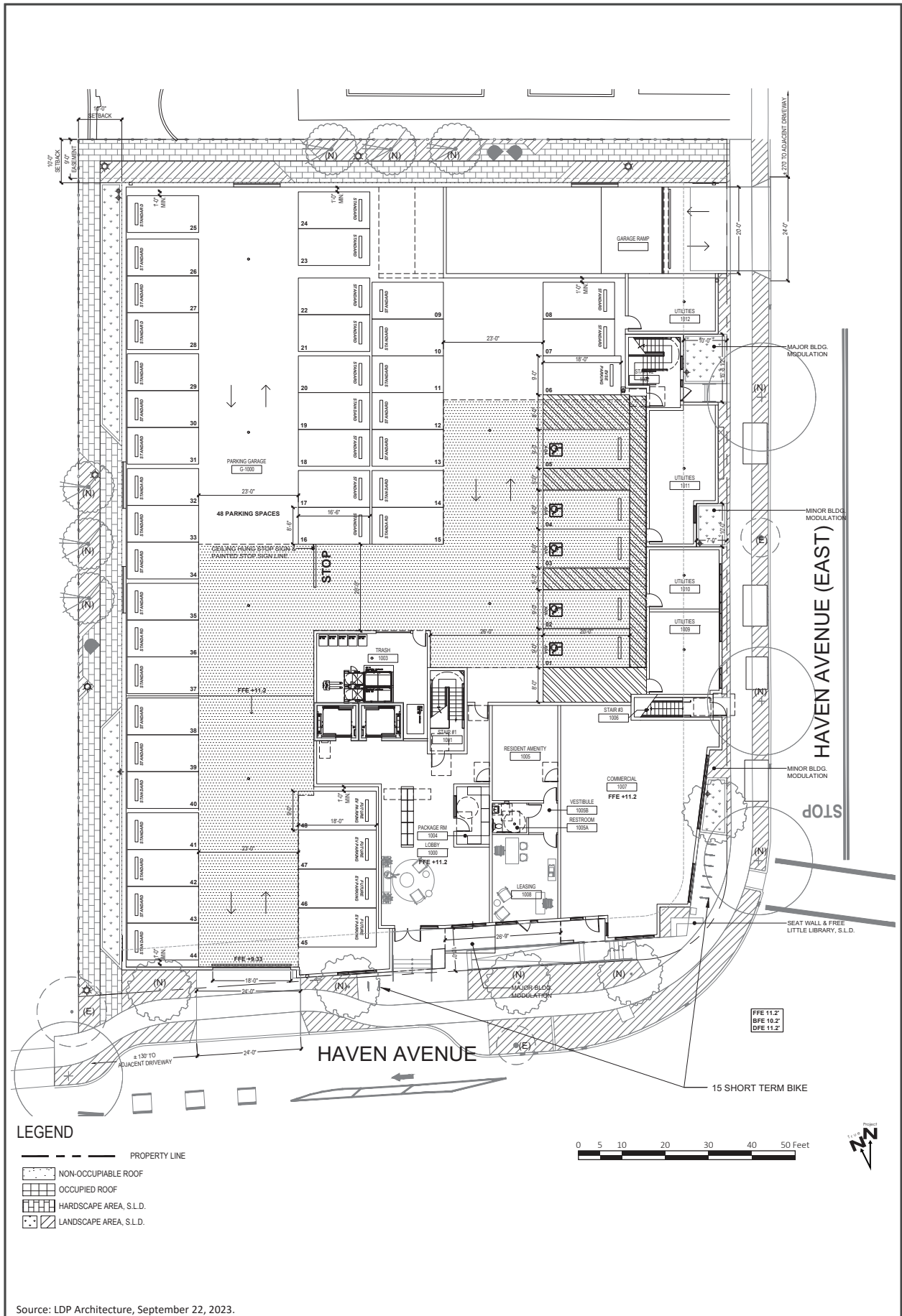
M-2 PLANNING AREA

FIGURE 4



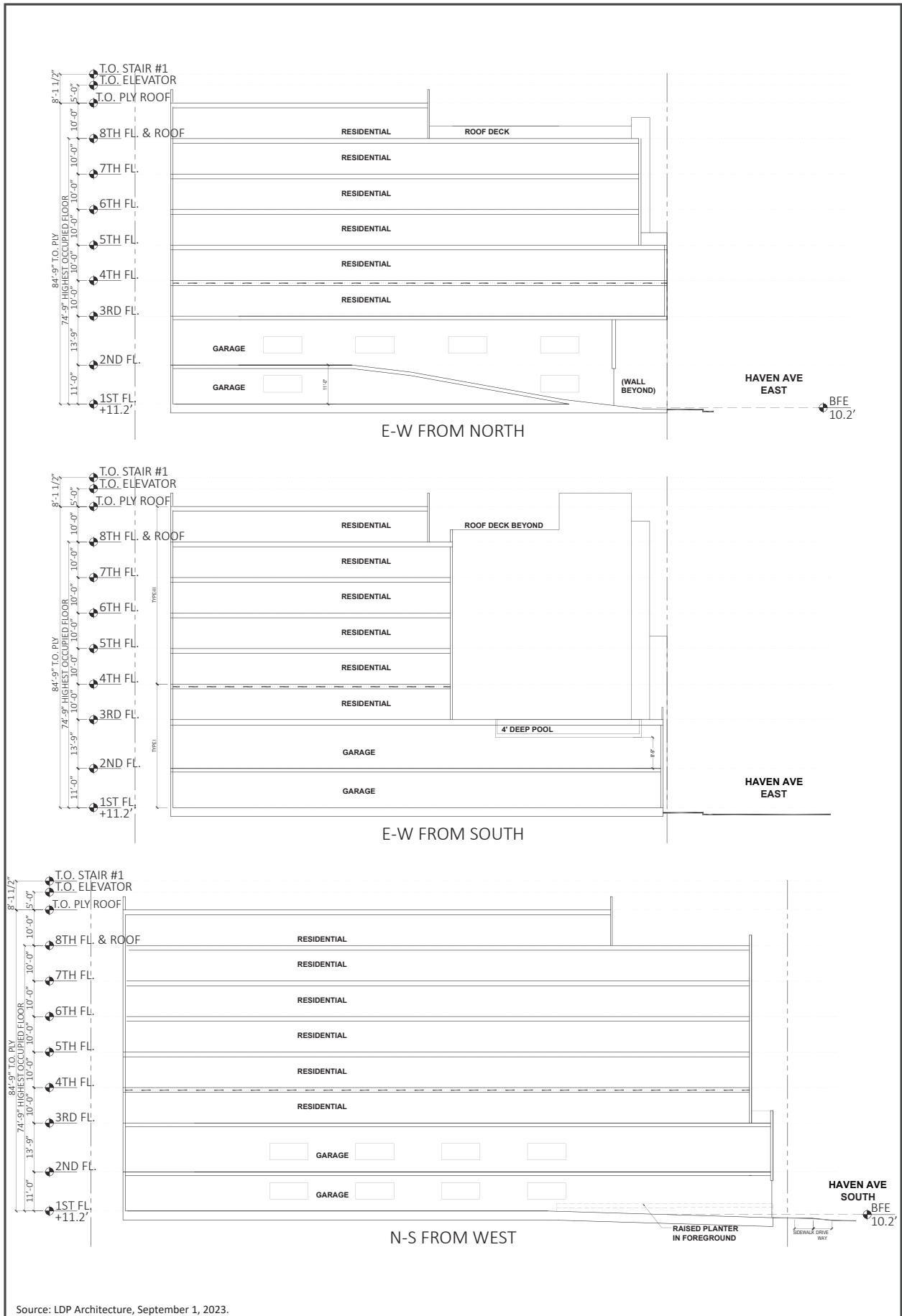
EXISTING SITE CONDITIONS

FIGURE 5



SITE PLAN - CONCEPTUAL GROUND FLOOR

FIGURE 6



Source: LDP Architecture, September 1, 2023.

CONCEPTUAL CROSS-SECTIONS

FIGURE 7