

PUBLIC HEARING NOTICE

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



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC HEARING FOR 1350 ADAMS COURT PROJECT

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

Governor Newsom's temporary suspension of the teleconferencing rules for meetings of a local agency legislative body expired as of September 30, 2021. Assembly Bill (AB) 361 was recently signed by the Governor and went into effect as an urgency measure to continue to allow use of the modified teleconferencing rules as of October 1, 2021. In light of the declared state of emergency the below items will be heard by the Planning Commission under hearing procedures conforming to Government Code section 54953(e). The agenda will be published on Thursday before a Planning Commission meeting and will provide a more detailed description of hearing procedures.

NOTICE IS HEREBY GIVEN that the City of Menlo Park (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared a focused Draft Environmental Impact Report (EIR) for the following application:

Use Permit, Architectural Control, Below Market Rate Housing Agreement, Heritage Tree Removal Permits, and Environmental Review/Tarlton Properties, LLC/1350 Adams Court:

Request for a use permit, architectural control, below market rate housing agreement, heritage tree removal permits, and environmental review to develop a five-story research and development (R&D) building with up to 260,400 square feet of gross floor area (GFA), as part of the 1350 Adams Court Project in the LS-B (Life Sciences, Bonus) zoning district. The project site consists of an existing two-story approximately 188,100-square-foot life sciences building, addressed 1305 O'Brien Drive, and an undeveloped northern portion of the site. The proposed R&D building would be located on the vacant site area and the existing building would remain. Parking for the proposed new R&D building would be located in a partially-below-grade podium level with three additional levels of parking provided above grade and integrated into the building. The total gross floor area at the project site with the proposed and existing buildings would be approximately 448,500 square feet, with a total proposed floor area ratio (FAR) of approximately 92 percent for the site. The proposal includes a request for an increase in height and FAR under the bonus level development allowance in exchange for community amenities. The applicant is proposing payment of a community amenities in-lieu fee. The project also includes upgrades of water lines beneath Adams Court, along the interior of the project site, and beneath O'Brien Drive from the southwest corner of the project site frontage to the intersection with Willow Road. The project also includes a hazardous materials use permit request to allow a diesel generator to operate the facilities in the event of a power outage or emergency.

A Draft EIR has been prepared and will be released on Monday, April 4, 2022. An Initial Study (IS) and Notice of Preparation (NOP) were released on December 10, 2018, and included a public review period from December 10, 2018 through January 24, 2019 to evaluate the potential environmental impacts of the proposed project and determine what level of additional environmental review would be appropriate. In accordance with Section 15168 of the CEQA Guidelines, the project-level IS was prepared to disclose the relevant impacts and mitigation measures addressed in the certified program-level ConnectMenlo EIR and discuss whether the project is within the parameters of the ConnectMenlo EIR or if additional analysis would be necessary. Based on the findings of the IS and consistent with the settlement agreement between the City of Menlo Park and the City of East Palo Alto, a Draft EIR was prepared to address potential physical environmental effects of the proposed project in the following areas: population and housing, transportation, air quality, greenhouse gas emissions, noise (operation – traffic noise, construction noise and vibration), and utilities and energy. The Draft EIR does not identify any significant and unavoidable environmental impacts from the proposed project.

The City is requesting comments on the content of this focused Draft EIR. The project location does not contain a toxic site pursuant to Section 6596.2 of the Government Code.

Copies of the Draft EIR and NOA will be available on the City's website at menlopark.org/1350AdamsCourt, starting Monday, April 4, 2022. A hard copy is available for review at the Main Library, 800 Alma Street, and the Belle Haven Branch Library, 413 Ivy Drive. Interested parties should inquire at the library information desk.

The 45-day comment period required by CEQA Guidelines Section 15105 for the Draft EIR has been set from Monday, April 4 through Thursday, May 19, 2022. Written comments should be submitted by email to Acting Principal Planner Tom Smith at tasmith@menlopark.org, or by letter to Tom Smith, Acting Principal Planner, Community Development, 701 Laurel St., Menlo Park, CA 94025, no later than 5:00 p.m., Thursday, May 19, 2022. Following the close of the public review period, the City will prepare a Final EIR, which will include responses to all substantive comments received on the Draft EIR.

NOTICE IS HEREBY FURTHER GIVEN that the Planning Commission will hold a public hearing on the focused draft EIR and a study session on this item via Zoom, on Monday, May 2, 2022, at 7 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(s) described in this notice, or in written correspondence delivered to the City of Menlo Park during the public review period for the Draft EIR or at, or before, the public hearing or hearings held before the City takes action on the Final EIR and the Project application itself.

Please contact Acting Principal Planner at tasmith@menlopark.org or 650-330-6730, if there are any questions or comments. 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 at menlopark.org/planningcommissionagenda for the Planning Commission meeting agenda and links to the public hearing staff report.

DATED: March 28, 2022
BY: Corinna Sandmeier, Acting Principal Planner

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