

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of:
Address:

From:

Public Agency: City of Menlo Park
Address: 701 Laurel Street
Menlo Park, CA 94025
Contact: Matthew Pruter
Phone: (650) 330-6702

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2020090058

Project Title: 201 El Camino Real and 612 Cambridge Avenue Mixed Use Project

Project Applicant: Hu-Hantwo, LLC

Project Location (include county): 201-211 El Camino Real/612 Cambridge Ave, Menlo Park, CA 94025

Project Description:

The project site consists of adjacent properties located at 201 El Camino Real, 612 Cambridge Avenue, and a portion of Alto Lane. The 201 El Camino Real property is located in the El Camino Real/Downtown Specific Plan area and is zoned within the Specific Plan as ECR SW. The 612 Cambridge Avenue property is located in the R-3 zoning district. The 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 building over two levels of subterranean parking on 201 El Camino Real and two detached, market-rate townhouses on 612 Cambridge Avenue. The mixed-use building would include 12 residential units, with two being below market rate units. The ground level of the mixed-use building would have 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 in the subterranean garage would satisfy the parking requirement for the City. 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 terminates at 239-251 El Camino Real. The parcels would be merged so improvements would not cross property lines.

This is to advise that the City of Menlo Park has approved the above (Lead Agency or Responsible Agency)

described project on October 27, 2020 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Menlo Park, 701 Laurel Street, Menlo Park, CA 94025

Signature (Public Agency): [Signature] Title: Assistant Community Development Director

Date: 10/29/2020 Date Received for filing at OPR: