

NOTICE OF AVAILABILITY INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

October 13, 2022



Subject: Notice of Availability for Initial Study and Mitigated Negative Declaration	
Lead Agency: City of Menlo Park	
Project Title: 3723 Haven Avenue Hotel Project	
Project Area: Bayfront Area, City of Menlo Park	
Description of Project	
<p>The proposed project request for a use permit, architectural control, and environmental review for demolition of an existing commercial building and construction of a new 163-room hotel at 3723 Haven Avenue in the O-B (Office - Bonus) zoning district. The building would contain three stories of podium parking, five levels of hotel rooms, a ground floor lobby space, and a coffee shop, which would be open to the public, and a fourth floor bar and restaurant area, which would include an outdoor rooftop garden and would also be publicly accessible (regardless of coffee shop and bar/lounge patronage) from 6 a.m. to 10 p.m. Hotels are a conditional use in the O-B zoning district, thus requiring a use permit. The proposed project also includes a use permit request to allow modifications to the Zoning Ordinance requirements for modulations and stepback design standards, which can be permitted through a use permit. For the coffee shop and bar and restaurant, the applicant is also requesting a use permit to allow outdoor seating.</p> <p>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 tribal cultural resources. The IS/MND identifies less-than-significant effects in the following categories: aesthetics, energy, hydrology and water quality, land use and planning, population and housing, public services, recreation, transportation and traffic, utilities and service systems, and wildfire. The IS/MND identifies no effects in the following categories: agricultural resources and mineral resources. The IS/MND does not identify any significant and unavoidable environmental impacts from the proposed project. The project location does not contain a toxic site pursuant to Section 65962.5 of the Government Code.</p>	
Public Review Period	
<p>The 30-day comment period for the IS/MND required by CEQA has been set from Thursday, October 13, 2022, through Monday, November 14, 2022.</p> <p>Copies of the IS/MND are available on the City's website at menlopark.org/HotelMoxy. Printed copies of the IS/MND are available for review at the Menlo Park Library at 800 Alma Street and the Belle Haven Branch Library at 413 Ivy Drive.</p>	

Public Hearing (Planning Commission)

The City of Menlo Park will hold a public hearing to make the final decision on the IS/MND and the proposed project, including the requests for a use permit and architectural control, via Zoom, on Monday, Nov. 14, 2022, during a regularly scheduled Planning Commission meeting, beginning at 7 p.m. or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon.

The meeting link would be available with the publication of the Planning Commission agenda and staff report on the City's website at menlopark.org/planningcommissionagenda, not less than 72 hours in advance of the meeting.

All interested parties are invited to attend the meeting and provide input on the document. Written comments should be provided as indicated below.

Submittal of Comments

Written comments should be submitted by email to Matt Pruter, Associate Planner or by letter no later than 5:30 p.m. on Monday, Nov. 14, 2022.

If you have any questions, please contact Matt Pruter at the contact information below.

Matt Pruter
Associate Planner
Community Development, City of Menlo Park
701 Laurel St.
Menlo Park, CA 94025
Email: mapruter@menlopark.org
Phone: 650-330-6703

Anyone interested in this matter is invited to comment on the document by written response or by attending the virtual public hearing meeting.

Matt Pruter, Associate Planner
City of Menlo Park

Oct. 13, 2022