

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 3723 Haven Avenue Hotel Project

Lead Agency: City of Menlo Park

Contact Name: Matt Pruter

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Project Location: Menlo Park	San Mateo
City	County

Project Description (Proposed actions, location, and/or consequences).

The proposed project would involve the demolition of an existing commercial building and construction of a new 163-room hotel at 3723 Haven Avenue. The property is located the O-B (Office - Bonus) zoning district. The eight-story 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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.

For Air Quality, mitigation measures include implementation of an operation-related air quality assessment, compliance with BAAQMD construction reduction, and compliance with CARB diesel emissions standards. For Biological Resources, mitigation measures include completion of a biological resource assessment and the mitigations it provides. For Cultural Resources and Tribal Cultural Resources, mitigation measures include hiring an on-site licensed archaeologist to assist with resource discovery and engagement with tribal leadership, appropriate training, and stopping work and assessing found archaeological artifacts or human remains. For Geology and Soils, mitigation measures include stopping work and assessing found fossils. For Greenhouse Gas Emissions, mitigation measures include implementation of an operation-related air quality assessment. For Hazards and Hazardous Materials, mitigation measures include preparation of an environmental site management plan, preparation of a vapor intrusion assessment, and implementation of the Phase I ESA and Risk Management Plan. For Noise, mitigation measures include completing an acoustical assessment, limiting construction activity noise, constructing a noise barrier, and preparing a noise and vibration analysis.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

Menlo Park Fire Protection District, West Bay Sanitary District, Recology, and Caltrans (District 4).