

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

County Clerk
County of: San Mateo
555 County Center
Redwood City, Ca 94063

(Address)

FILED ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK RECORDER
SAN MATEO COUNTY CALIF

APR 19 2024

Project Title: 1220 Hoover Street

Project Applicant: Farzad Ghafari

MARK CHURCH, County Clerk

By MARIAGALLARDO
Deputy Clerk

Project Location - Specific:
1220 Hoover Street, Menlo Park, CA 94025

Project Location - City: Menlo Park Project Location - County: San Mateo

Description of Nature, Purpose and Beneficiaries of Project:

Demolition of two existing detached residences and construction of a new eight-unit condominium project consisting of approximately 8,554 square feet of gross floor area and 13 parking spaces. The project would include six market rate units, one unit provided at below market rate, and one additional market rate unit in accordance with California State Density Bonus Law.

Name of Public Agency Approving Project: City of Menlo Park

Name of Person or Agency Carrying Out Project: Farzad Ghafari

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 15332 - Infill Development Project
Statutory Exemptions. State code number:

Reasons why project is exempt:

See attached

Lead Agency
Contact Person: Kyle Perata Area Code/Telephone/Extension: 650-330-6721

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 4/18/24 Title: Asst. Community Development Director

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

Reasons why project is exempt:

The project would be consistent with the Medium Density Residential General Plan land use designation and the applicable R-3 zoning standards and applicable waivers per State Density Bonus Law because the project would comply with the allowed density, FAR, landscaping requirements, height, and parking requirements in the R-3 district around downtown, with the exception of requested waivers. The project site is located within city limits and is 10,995 square feet in area. The project site is surrounded by other developed properties in the R-3 and SP-ECR-D zoning districts, which are developed with residential and commercial uses. The project site is developed with two existing residences and related improvements and has no value as habitat for endangered, rare, or threatened species. The project is exempt from the City's transportation impact analysis thresholds because it would create less than 100 vehicle trips per day and is located within one-half mile from an existing major transit stop, and therefore, the project would be unlikely to result in impacts to air quality and traffic. The project size and scale would result in typical construction methods limiting construction impacts relating to air quality. Project was reviewed by the Engineering Division for compliance with applicable requirements related to hydrology and water quality and found to be in compliance with applicable water quality standards. Noise would be limited through compliance with City standards and applicable ConnectMenlo and 6th Cycle Housing Element Update Subsequent EIR mitigation measures. Project operations would be required to comply with the noise ordinance requirements including for ground-mounted and roof-mounted mechanical equipment, such as HVAC and heat pump units. The project would be adequately served by all required utilities, including emergency vehicle access based on the project design including applicable waivers from development standards.