123 Independence Drive Draft Environmental Impact Report released

On Nov. 28, 2022, the City released the draft environmental impact report (Draft EIR) for the proposed 123 Independence Drive development project. The Draft EIR public comments period started Nov. 28, 2022, and ends Jan. 17, 2023. This email is meant to notify you of the notice of availability of the Draft EIR, as you or your agency might be interested in reviewing and commenting on the environmental documents. If you would like to submit comments, you are encouraged to do so before 5 p.m., Tuesday, Jan. 17, 2023.

As a reminder, all written comments may be submitted by emailing Contract Planner Paval Bhagat or by letter to:
Paval Bhagat
Community Development
701 Laurel St.
Menlo Park, CA 94025

The proposed project would redevelop the project site with a new 316-unit apartment building and 116 for-sale townhome condominium units. The five existing office and industrial buildings totaling approximately 103,000 square feet would be demolished. The project site is located in the R-MU-B (Residential Mixed Use-Bonus) zoning district. The total gross floor area of residential uses on the site would be approximately 476,962 square feet with a total floor area ratio of 134%. The proposal includes a request for an increase in floor are ratio and density under the bonus level development allowance in exchange for community amenities. The proposed project includes 48 rental apartment units and 18 for-sale townhome units (15% of the total units) affordable to low-income households pursuant to the City’s BMR Housing Program and Guidelines. The applicant is currently proposing to provide eight additional rental BMR units affordable to low-income households as the community amenity in exchange for bonus level development. The proposal also includes a request for a vesting tentative map for a major subdivision and a use permit for storage and use of hazardous materials (diesel fuel) for an emergency backup generator. The proposed project would remove 29 heritage trees.
The proposed 123 Independence Drive Project will be heard at the upcoming Planning Commission meeting, Monday, Dec. 12, 2022, in which the Planning Commission will review the Draft EIR and solicit public comments on the document, and conduct a study session to review the project design and requested entitlements. The meeting will start at 7 p.m. Comments for Planning Commission’s consideration can be submitted before 5:30 p.m., Dec. 12, 2022.

Visit the city website at menlopark.gov/agendas for the Planning Commission meeting agenda and links to the public hearing staff report. For more information, please visit the 123 Independence Drive project page.

The Planning Commission meeting will begin at 7 p.m., Monday, Dec. 12, 2022, and be available via Zoom and in person at the City Council Chambers, 751 Laurel St., Menlo Park, CA, 94025.

Oral comments on the Draft EIR, as well as other project components, can be provided at the meeting. Please contact Contract Principal Planner Payal Bhagat with any questions.