

PUBLIC HEARING NOTICE

Community Development – Planning Division
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JUL 08 2025



Notice of Planning Commission public hearing on requested land use entitlements and intent to certify an environmental impact report and notice of availability of final environmental impact report for proposed Parkline Master Plan Project

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Menlo Park, California, will hold a public hearing on the below item under hearing procedures conforming to Government Code §54953(e). The agenda will be published a minimum of 72 hours before the Planning Commission meeting and will provide a more detailed description of hearing procedures.

A PUBLIC HEARING has been scheduled before the City of Menlo Park Planning Commission to consider the proposed Parkline Master Plan Project and Project Variant and associated Final Environmental Impact Report.

PROJECT LOCATION: 201, 301 and 333 Ravenswood Ave. and 555 and 565 Middlefield Rd.

DATE: Monday, July 28, 2025

TIME: 7 pm or as soon as possible thereafter

PLACE: Hybrid in-person and teleconference meeting (virtual and in Menlo Park City Council Chambers located at 751 Laurel St., Menlo Park, California)

Project Description: The Parkline Master Plan Project, proposed by LPGS Menlo, LLC commonly referred to as "Lane Partners" would redevelop the SRI International Campus with a mix of uses consisting of primarily residential and office/research and development (R&D) uses, with small restaurant and potentially retail components, through either the Proposed Project or the Project Variant. The applicant is pursuing the Project Variant, which differs from the Proposed Project by incorporating the property at 201 Ravenswood Avenue into the Project Site, including up to 800 residential dwelling units instead of up to 550, and the addition of a potential below-grade emergency water storage reservoir, well and associated equipment. The Project Variant includes the following components:

- 646 residential dwelling units, inclusive of 97 below market rate units, (46 townhome-style units in two components and 600 apartments in two multifamily buildings);
- An approximately 1.6-acre portion of land, to be dedicated to an affordable housing developer for the future construction of a 100% affordable housing development project of up to 154 dwelling units;
- Retaining three existing buildings (approximately 286,730 square feet) for SRI's continued operation in Menlo Park;
- Demolition of two buildings at 201 Ravenswood Ave. and approximately 1.1 million square feet within 35 buildings on the SRI campus, to be replaced with five office/R&D/life science buildings, a new office amenity building, and three parking structures;
- No net increase of non-residential square footage beyond existing square footage;
- Decommissioning of the existing 6-megawatt natural gas power plant;
- Inclusion of community-serving space within the 100 percent affordable building; and
- A potential below-grade emergency water storage reservoir below the publicly accessible park space along Ravenswood Avenue, in addition to a well and associated above ground equipment, to be built and operated by the city of Menlo Park.

In total, the Project Variant would result in approximately 2,187,600 sf of mixed-use development, including approximately 1,091,600 sf of office/R&D uses and approximately 1,096,000 sf of residential uses. Approximately 29.9 acres of private and publicly accessible open space would be developed at the Variant Project Site, including a network of publicly accessible bicycle and pedestrian trails, open spaces, and

active/passive recreational areas. The Project Variant includes the removal of 246 heritage trees and 546 non-heritage trees, and the planting of 1,392 new trees.

The proposed conditional development permit includes modifications to the development regulations in the proposed C-1-S zoning district, and establishes project specific design standards, signage requirements, transportation demand management (TDM) requirements, regulations for hazardous materials, and the process for future architectural reviews for building and site design. The Project Variant also includes a request for the use and storage of hazardous materials (diesel fuel) for back-up emergency generators. A development agreement would be entered into between the City and the applicant for the provision of community benefits, development controls, and vested rights.

As part of the Proposed Project or Project Variant, certain off-site improvements would be constructed, including a new traffic signal at the intersection of Seminary Drive and Middlefield Road, bike lane enhancements within Laurel Street and Burgess Drive, improvements along the Project frontage on Ravenswood Avenue, curb changes on Ravenswood Avenue to accommodate left turn pockets, and realignment of West 4th Street (which is within the Project Site).

The Project Variant site is currently zoned "C-1(X)" (Administrative and Professional District, Restrictive), "P" (Parking) and R-1-S (Single Family Suburban Residential) and aside from 201 Ravenswood Avenue, is governed by a Conditional Development Permit (CDP) approved in 1975, and subsequently amended in 1978, 1997, and 2004.

The requested City actions and entitlements for the proposed Project include General Plan, Zoning Ordinance, and zoning map amendments, rezoning, conditional development permit, development agreement, vesting tentative map, below market rate (BMR) housing agreement, and environmental review.

During the meeting, the Planning Commission will consider the Proposed Project or Project Variant and whether to adopt a resolution recommending approval to the City Council of the following:

- Certification of the Final Environmental Impact Report, adoption of the CEQA findings and statement of overriding considerations for significant environmental effects, and approval of the mitigation monitoring and reporting program for the Project Variant;
- General Plan, Zoning Ordinance, and zoning map amendments to allow for the proposed land uses (intensity and density) and outline development regulations and standards for the Project Variant;
- Rezoning of the project site from C-1(X) (Administrative and Professional District, (Restrictive)), R-1-S (Residential Single Family, Suburban), and P (Parking) to the proposed C-1-S (Administrative, Professional and Research, Special District) and to include the "X" Conditional Development combining district overlay;
- A conditional development permit to establish allowed uses, development regulations, parking maximums, design standards, signage, and otherwise govern the development of the proposed Project Variant;
- A vesting tentative map to manage parcelization to implement the masterplan, abandon existing easements and future reserved rights-of-way, identify new public access and utility easements, and site infrastructure;
- A development agreement between the City and the Project applicant for vested rights in exchange for community benefits and assurances on the phasing of the proposed Project Variant;
- A below market rate housing agreement for the provision of approximately 97 on-site BMR units (inclusionary units) in accordance with the City's BMR Ordinance and to dedicate an approximately 1.6-acre parcel to a non-profit affordable housing developer to provide up to 154 BMR units in a 100% affordable component of the Project.

NOTICE OF AVAILABILITY

The City of Menlo Park (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Final Environmental Impact Report (EIR) for the Proposed Project and Project Variant. The Final EIR will be released on Monday, July 7, 2025. The Final EIR identifies significant and unavoidable impacts from the Proposed Project and Project Variant in the following topic areas: construction noise,

construction vibration, cumulative construction noise, and historical resources. The Proposed Project and the Project Variant would result in potentially significant impacts related to air quality, cultural resources, tribal cultural resources, biological resources, geology and soils, hydrology and water quality, and hazards and hazardous materials, but these impacts would be reduced to a less-than-significant level with implementation of identified mitigation measures. Impacts related to land use and planning, transportation, energy, greenhouse gas emissions, population and housing, public services and recreation, and utilities and service systems would be less than significant.

Previously, a Notice of Preparation (NOP) was released on Dec. 2, 2022 and included a public review period from Dec. 2, 2022 through Jan. 9, 2023 to solicit comments on the scope and content of the Draft EIR. The Draft EIR was circulated for a 45-day comment period from June 20, 2024, to Aug. 5, 2024 and the Planning Commission held a public hearing on the Draft EIR at its meeting on July 22, 2024. The Final EIR includes responses to all substantive comments received on the Draft EIR.

The Project Site contains a toxic release site, per §6596.2 ("Cortese List") of the California Government Code. The Cortese List is a compilation of several different lists of hazardous material release sites that meet the criteria specified in §65962.5 of the California Government Code. Two listings were identified within the State Water Resources Control Board's leaking underground storage tank (UST) database; a third listing was identified as a Department of Toxic Substances Control (DTSC) military evaluation site. All three listings meet the criteria specified in §65962.5 and were identified as being within the Project Site. Both USTs were granted case closure by the Regional Water Quality Control Boards (RWQCB) in 1995 and 1999, respectively. The third listing was granted "No Further Action" status as of December 2013.

Copies of the Final EIR will be available on the City's website at menlopark.gov/parkline, starting Monday, July 7, 2025. A hard copy will also be available for review at the Main Library, 800 Alma Street, and the Belle Haven Library, 100 Terminal Ave., starting on July 7, 2025. Interested parties should inquire at the library information desk.

ADDITIONAL INFORMATION

If you would like to submit written comments to the Planning Commission on the Project or the Final EIR, you are encouraged to do so prior to 5:30 p.m., Monday, July 28, 2025. Written comments should be submitted by email to Principal Planner Corinna Sandmeier at cdsandmeier@menlopark.gov, or by letter to Corinna Sandmeier, Community Development, 701 Laurel St., Menlo Park, CA 94025.

If you challenge the items contained in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the City of Menlo Park during the public review period for the Draft EIR or at, or before, the public hearing or hearings held before the City takes action on the Final EIR and the Project application itself.

Please contact Principal Planner Corinna Sandmeier at cdsandmeier@menlopark.gov or 650-330-6726, if there are any questions or comments. Written correspondence is typically considered a public record and may be attached to staff reports, which are posted on the City's web site.

Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.

Visit the City's website at menlopark.gov/agendas for the Planning Commission meeting agenda and links to the public hearing staff report.

DATED: June 27, 2025
BY: Corinna Sandmeier, Principal Planner
PUBLISHED: July 3, 2025, in The Examiner

Parkline Project Variant Proposed Zoning



- Legend**
- C-1-S(X)
 - C-1-S(X)
 - Existing Zoning
 - C-1(X)
 - R-1-S
 - P
 - Other Parcels
 - Other Parcels
 - City Limits
 - City Limits

REZONE:
R-1-S (Single Family Suburban Residential), P (Parking), and C-1(X) (Administrative and Professional District, Restrictive, Conditional Development combining district overlay) to C-1-S(X) (Administrative, Professional and Research, Special District, Conditional Development combining district overlay)

