123 Independence Drive Final Environmental Impact Report released

On August 4, 2023, the City released the [Final Environmental Impact Report (Final EIR)](link) for the proposed [123 Independence Drive development project](link) located at 113, 123-125, and 127 Independence Drive, and 1205 Chrysler Drive. The Final EIR includes a response to all substantive comments received on the Draft EIR and any edits to the text of the Draft EIR. The [Notice of Availability](link) for the Final EIR is attached. This email is meant to notify you of the Notice of Availability of the Final EIR for the proposed development project as you or your agency may be interested in reviewing and commenting on the environmental review of the proposed project. This email is not intended to confer responsible agency status to you or your agency. If you would like to submit comments on the Final EIR, you are encouraged to do so before 5:30 p.m., Monday, August 14, 2023.

All written comments may be submitted by emailing Contract Planner Payal Bhagat at [pbhagat@menlopark.gov](mailto:pbhagat@menlopark.gov) or by letter to:

Payal Bhagat  
Community Development Department  
701 Laurel St.  
Menlo Park, CA 94025

The applicant, The Sobrato Organization, proposes to demolish five existing office and industrial buildings totaling approximately 103,000 square feet and would redevelop the project site with
- A new multi-family residential apartment building with 316 units (including 48 below market rate (BMR) units);
- An approximately 2,000 square foot commercial space on the ground floor of the residential apartment building;
- 116 for-sale townhome condominium units in 22 buildings, including 18 BMR townhome units; and
- A total of approximately 475,171 square feet of residential gross floor area, with a total floor area ratio of 134 percent.

The project site is located in the R-MU-B (Residential Mixed Use-Bonus) zoning district. The proposal includes a request for an increase in floor area ratio (FAR), height, 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 percent of the total units) affordable to low-income households pursuant to the City’s BMR Housing Program and Guidelines. In addition, the applicant is proposing to provide eight additional rental BMR units affordable to low-income households as the community amenity in exchange for bonus level development, which would result in a total of 74 BMR units (56 rental units and 18 for-sale townhome units). The applicant is requesting concessions and waivers pursuant to the State Density Bonus Law to allow for the development of for-sale affordable housing units as proposed. Additionally, pursuant to Section 13 of the City’s BMR Housing Guidelines, the applicant is requesting modifications to several guidelines. The proposal also includes a vesting tentative map for a major subdivision for parcel management and to create the 316 for-sale townhome units. The project also includes a use permit for storage and use of hazardous materials (diesel fuel) for an emergency back-up generator. The City Arborist conditionally approved the removal of 29 heritage trees associated with the project.

The proposed project will be heard at the upcoming Planning Commission meeting on Monday, August 14, 2023. This meeting will be conducted as a hybrid meeting, virtually via Zoom and in the City Council Chambers, 751 Laurel Street, Menlo Park, CA 94025. The Zoom link will be available with publication of the Planning Commission agenda, on the city website at menlopark.gov/agendas, not less than 72 hours in advance of the meeting. Interested persons may appear and be heard.

The Planning Commission is the final decision-making body on the requested use permit and architectural control permit (including the requested concessions and waivers), and the certification of the EIR. The Planning Commission is a recommending body to the City Council on the major subdivision and BMR agreements. The Planning Commission’s decision on the other land use entitlements and certification of the Final EIR are final, unless the Planning Commission’s decisions are appealed to the City Council.

Please contact Contract Planner Payal Bhagat with any questions.