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Notice of Public Meeting

**San Carlos Planning Commission Study Session on:
Meridian 25 Office Project
887 Industrial Road- Corner of Bransten Road**

**Tuesday, May 31, 2016 at 7:00 p.m.
City Council Chambers, 600 Elm Street, San Carlos**

The Planning Commission will hold a study session to review the application submitted by Windy Hill Property Ventures to develop an office project on Industrial Road at the corner of Bransten Road. No formal action will take place at this meeting. The purpose is to review and discuss the proposed development.

The proposed project includes demolition of the existing industrial buildings and construction of two new office buildings, landscaping, outdoor amenity space, and an associated parking structure. The office buildings are proposed to be six stories and include a total of approximately 528,520 square feet of floor area. The parking structure is proposed with approximately 1,510 vehicle parking spaces over six levels; three levels would be underground, one at grade, and two above grade. The project would also include 151 short-term and 76 long-term bicycle parking spaces. The landscaping and amenity space is approximately 2 acres and includes 150 new trees. A Development Agreement is also proposed that would provide for off-site community benefits including pedestrian and bicycle improvements on Commercial Street and Old County Road.

The project will require public hearings before the Planning Commission and City Council, which are expected to take place in June and July 2016. All property owners and occupants within 500' of the project site will receive separate notice of those public hearings. The Planning Commission and City Council will consider the following entitlements:

1. Adoption of the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program.
2. Development Agreement, including provisions for off-site improvements as community benefits.
3. Zoning Map Amendment to change the site from GCI- General Commercial/Industrial Zoning to Planned Development Zoning.
4. Design review of two new office buildings, parking structure, and associated improvements.
5. Tentative Parcel Map to change the site from six legal lots to three legal lots.
6. Grading & Dirt Haul Certificate for the excavation necessary to construct underground parking.

7. Protected Tree Removal Permit to remove 37 Protected Trees and replant approximately 150 trees.
8. Transportation Demand Management Plan to help offset the number of vehicle trips associated with the project.

All interested persons are invited to attend the May 31, 2016 meeting and provide comments on the project or associated Mitigated Negative Declaration. The staff report will be available for viewing at www.epackets.net, the San Carlos Library, 610 Elm Street, San Carlos or the Planning Division, 600 Elm Street San Carlos beginning May 26, 2016 and all documents will be available for purchase at \$.25 per page up to the day of the meeting.

Additional information about the project, including the Mitigated Negative Declaration, is online at <http://www.cityofsancarlos.org/planning/projects/projects/windyhill.asp>

You are invited to submit written comments and recommendations. Written comments and recommendations may be directed to Laura Russell, Planning Division, City of San Carlos, 600 Elm Street, San Carlos, CA 94070 or email: LRussell@cityofsancarlos.org by specifying "Meridian 25 Office Project" in the subject line.