

CITY HALL
600 ELM STREET
SAN CARLOS CA 94070-3085



PLANNING DIVISION
TELEPHONE (650) 802-4263
FAX (650) 595-6763
<http://www.cityofsancarlos.org>

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the San Carlos Planning Commission will hold a special meeting to conduct a Public Hearing for the Meridian 25 Office Project on **Wednesday, June 15, 2016 at 7:00 p.m.**, in the City Council Chambers, 600 Elm Street, San Carlos for the purpose of hearing and considering all comments of all persons interested in or concerned with the application submitted by Windy Hill Property Ventures to develop an approximately 7.9 acre site located at the corner of Industrial Road and Bransten Road (addresses 853-887 Industrial Road and 831 Bransten Road and APNs 046-140-090 to 140).

The proposed development includes the demolition of the existing light industrial buildings and new construction of two office buildings with a total of 528,520 square feet of area, 1,510 parking spaces contained primarily within a parking structure, short-term and long-term bicycle parking, and associated landscaping on a 7.9 acre site.

The Planning Commission will consider the following entitlements:

1. Recommend the City Council adopt the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program.
2. Recommend the City Council Amend the Zoning Map to change the site from GCI-General Commercial/Industrial Zoning to Planned Development Zoning and approve the associated Planned Development Plan.
3. Conduct Design Review of two new office buildings, parking structure, and associated improvements.
4. Consider a Tentative Parcel Map to change the site from six legal lots to three legal lots.
5. Consider a Grading & Dirt Haul Certificate for the excavation necessary to construct underground parking.
6. Consider a Protected Tree Removal Permit to remove 37 Protected Trees and replant approximately 150 trees.
7. Consider a Transportation Demand Management Plan to help offset the number of vehicle trips associated with the project.

The Grading and Dirt Haul Permit proposes the following particulars:

Approximately 129,025 cubic yards of earth would be cut from the site and 5,139 cubic yards will be used to fill the site for a net export of 123,886 cubic yards. In total, approximately 6,195 truck trips are anticipated. The proposed haul route to the site is: Exit Highway 101 south via Brittan Avenue, turn right on Industrial Road, right onto Bransten Road, and enter the site. The proposed haul route from the site is: Exit the site onto Bransten Road, turn left at the street light onto Industrial Road, and turn left on Brittan Avenue to use the Brittan on-ramp to Highway 101.

A Mitigated Negative Declaration (MND) has been prepared in accordance with the California Environmental Quality Act ("CEQA") for the Meridian 25 Office Project. The MND is available for public review and comment from May 6, 2016 through June 6, 2016.

The project planner is Laura Russell: (650) 802-4256 or by e-mail at lrussell@cityofsancarlos.org. Staff reports 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 on Monday, June 13, 2016 and all documents will be available for purchase at \$.25 per page up to the day of the meeting.

The MND and additional information about the project are available online at:
<http://www.cityofsancarlos.org/planning/projects/projects/windyhill.asp>

All persons interested in the above are hereby invited to attend this public hearing and be heard. If you challenge this proposal in court, you may be limited to raising only those issues you or someone else raised at the public meeting and hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing.

Lisa Porras
Principal Planner

Mailing Date: June 3, 2016
Publication Date: June 5, 2016