



## REGULAR MEETING AGENDA

**Date:** 6/20/2016  
**Time:** 7:00 p.m.  
**City Council Chambers**  
**701 Laurel St., Menlo Park, CA 94025**

**A. Call To Order**

**B. Roll Call**

**C. Reports and Announcements**

Under “Reports and Announcements,” staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

**D. Public Comment**

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

**E. Consent Calendar**

E1. Approval of minutes from the May 23, 2016 Planning Commission meeting. ([Attachment](#))

**F. Public Hearing**

F1. Draft Environmental Impact Report (EIR) Public Hearing/Hibiscus Properties, LLC on behalf of Facebook/Facebook Campus Expansion Project (300-309 Constitution Drive): Public hearing to receive public comments on the Draft EIR for the Facebook Campus Expansion Project. The Draft EIR prepared for the project identifies less than significant effects in the following categories: Land Use, Geology and Soils, Population and Housing, Public Services, and Utilities and Service Systems. The Draft EIR identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following categories: Aesthetics, Air Quality, Noise, Cultural Resources, Biological Resources, Hydrology and Water Quality, and Hazards and Hazardous Materials. The Draft EIR identifies potentially significant environmental effects that are significant and unavoidable in the following categories: Transportation and Greenhouse Gas Emissions. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed hazardous waste sites are present at the location. The project location does not contain a hazardous waste site included in a list prepared under Section 65962.5 of the Government Code.

The Hazardous Materials section of the Draft EIR discusses this topic in more detail. Written comments may also be submitted to the Community Development Department (701 Laurel Street, Menlo Park) no later than 5:30 p.m., Monday, July 11, 2016. ([Staff Report #16-049-PC](#))

## **G. Study Session**

- G1. Study Session on Zoning Ordinance Text Amendment, Rezoning, Conditional Development Permit, Development Agreement, Lot Reconfiguration, Heritage Tree Removal Permits, and Below Market Rate Housing Agreement /Hibiscus Properties, LLC on behalf of Facebook, Inc./300-309 Constitution Drive. Study session to receive comments on the Facebook Campus Expansion Project to redevelop the approximately 58 acre site with approximately 962,400 square feet of offices in two new buildings and a 200 room hotel of approximately 174,800 square feet. Including the existing Building 23 (approximately 180,108 square feet), the maximum gross floor area for offices would be approximately 1.143 million square feet, which is within maximum 45 percent floor area ratio (FAR) for offices. With the hotel, the maximum gross floor area would be approximately 1.318 million square feet, or 52 percent FAR, which is consistent with the FAR maximum of up to 55 percent for all other uses. The proposal includes a conditional development permit to allow maximum building heights of up to 75 feet and allow building coverage to potentially exceed 50 percent of the site, as well as to define all other development standards. The CDP would also include the existing Building 20 (1 Facebook Way). The project includes a request to remove approximately 274 heritage trees. In addition, the project proposal includes a development agreement and below market rate (BMR) housing agreement. ([Staff Report #16-049-PC](#))

## **H. Public Hearing**

- H1. General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Environmental Review/City of Menlo Park: Public hearing to receive public comments on the Draft EIR for the General Plan Land Use and Circulation Elements and M-2 Area Zoning Update. The Draft EIR prepared for the project identifies less than significant effects in the following categories: Aesthetics, Geology, Soils and Seismicity, Hydrology and Water Quality, and Public Services and Recreation. The Draft EIR identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following categories: Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Land Use Planning, Noise, and Utilities and Service Systems. The Draft EIR identifies potentially significant environmental effects that are significant and unavoidable in the following categories: Air Quality, Greenhouse Gas Emissions, Population and Housing, and Transportation and Circulation. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed hazardous material sites are present at the location. The project area does contain a hazardous waste site included in a list prepared under Section 65962.5 of the Government Code. Written comments may also be submitted to the Community Development Department (701 Laurel Street, Menlo Park) no later than 5:00 p.m., Friday, July 15, 2016. ([Staff Report #16-050-PC](#))

## **I. Informational Items**

- I1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual

Commissioners may notify staff of planned absences.

- Regular Meeting: July 11, 2016
- Regular Meeting: July 25, 2016
- Regular Meeting: August 15, 2016

## **J. Adjournment**

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at [www.menlopark.org](http://www.menlopark.org) and can receive e-mail notification of agenda and staff report postings by subscribing to the "Notify Me" service at [menlopark.org/notifyme](http://menlopark.org/notifyme). Agendas and staff reports may also be obtained by contacting the Planning Division at (650) 330-6702. (Posted: 6/15/16)

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available for inspection at the City Clerk's Office, 701 Laurel St., Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.