



REGULAR MEETING AGENDA

Date: 9/26/2016
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 August 29, 2016 Planning Commission meeting. ([Attachment](#))

F. Regular Business

- F1. Review of Determination of Substantial Conformance/Janice Yuen/1010-1026 Alma Street: Review of the Determination of Substantial Conformance for exterior modifications to an approved architectural control application for a new three-story, non-medical office building with two underground parking levels at the Public Benefit Bonus level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. ([Attachment](#))

G Public Hearing

- G1. Zoning Ordinance Text Amendment, Rezoning, Conditional Development Permit, Development Agreement, Lot Reconfiguration, Heritage Tree Removal Permits, Below Market Rate Housing Agreement, and Environmental Review/Hibiscus Properties, LLC on behalf of Facebook, Inc./300-309 Constitution Drive and 1 Facebook Way:

- **Zoning Ordinance Text Amendment** to include hotels as conditional uses within the M-2 zoning district. The text amendment would be consistent with the Limited Industry Land Use Designation of the existing General Plan;
- **Rezone** entire site from M-2 (General Industrial) and M-2(X) (General Industrial, Conditional Development) to M-2(X) (General Industrial, Conditional Development) to allow for a Conditional Development Permit to establish the development regulations;
- **Amended and Restated Conditional Development Permit (CDP)** to redevelop an approximate 58-acre site (300-309 Constitution Drive) with approximately 962,400 square feet of office use, including ancillary employee amenities, and a 200-room hotel of approximately 174,800 square feet. With Building 23 (formerly 300 Constitution Drive), the maximum gross floor area would be approximately 1.318 million square feet. The CDP would permit maximum building heights of up to 75 feet, allow building coverage to potentially exceed 50 percent of the site, identify the expanded construction hours, establish the permitted uses at the site, establish the maximum allowed signage area, permit the use and storage of hazardous materials associated with general office uses, set the parking ratio for the site, as well as to define all other development standards and regulations;
- **Development Agreement** for the provision of overall benefits to the City and adequate regulations in exchange for vested rights for the Facebook Campus Expansion Project;
- **Heritage Tree Removal Permits** to permit the removal of approximately 274 heritage trees and establish a heritage tree replacement ratio associated with the proposed project;
- **Below Market Rate (BMR) Housing Agreement**, per the requirements of the City's Municipal Code, which would help increase the affordable housing supply by requiring the applicant to provide monies for the BMR fund or by procuring off-site BMR units;
- **Lot Reconfiguration** to modify the location of two legal lots or merge the legal lots that comprise the project site and the adjacent lot for Building 20; and
- **Environmental Impact Report, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program** that analyze the potential environmental impacts of the proposed project and include specific findings that the project includes substantial benefits that outweigh its significant, and adverse environmental impacts, and establishes responsibility and timing for implementation of all required mitigation measures.
([Staff Report #16-082-PC](#))

H. Informational Items

- H1. 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.
- Special Meeting: October 19, 2016 (Wednesday)
 - Regular Meeting: October 24, 2016
 - Regular Meeting: November 7, 2016
 - Regular Meeting: November 14, 2016

I. **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 and can receive e-mail notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting the Planning Division at (650) 330-6702. (Posted: 9/22/16)

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.