



REGULAR MEETING AGENDA

Date: 2/26/2018
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 February 5, 2018, Planning Commission meeting. ([Attachment](#))

F. Public Hearing

- F1. Use Permit/David Crouch/1049 Almanor Avenue:
Request for use permit to demolish an existing two-story, single-family residence and detached garage and construct a new two-story single-family residence and an attached garage on a substandard lot with regard to lot width in the R-1-U (Single-Family Urban) zoning district. As part of the proposed project, three heritage trees would be removed. ([Staff Report #18-017-PC](#))

G. Regular Business

- G1. Architectural Control and Below Market Rate Housing Agreement/Derek Hunter, Jr./
1540 El Camino Real:
Architectural control for the demolition of an existing commercial building and the construction of a new two-story non-medical office building and a three-story residential building with 27 residential units with a two level underground parking garage serving both buildings in the SP-ECR/D (EI

Camino Real Downtown/Specific Plan) zoning district. The proposal includes a Below Market Rate (BMR) housing agreement for compliance with the City's BMR program. As part of the proposed project, eight heritage trees would be removed. ([Staff Report #18-018-PC](#))

- G2. Housing Element Annual Report/City of Menlo Park:
Opportunity to consider and provide comments and/or a recommendation to the City Council on the 2017 Annual Report on the status and implementation of the City's Housing Element (2015-2023). ([Staff Report #18-019-PC](#))

H. Study Session

- H1. Conditional Development Permit, Development Agreement, Zoning Map Amendment, General Plan Amendment, Lot Reconfiguration, Heritage Tree Removal Permits, Below Market Rate Housing Agreement, and Environmental Review/Peninsula Innovation Partners, LLC/1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court:
Request for a study session for a proposal to comprehensively redevelop an approximately 59-acre former industrial, research and development (R&D), and warehousing campus with 1,500 housing units, approximately 126,000 square feet of retail uses, approximately 1,750,000 square feet of offices, a limited service hotel of approximately 200 rooms, a cultural/visitor center, and approximately 18 acres of open space. The proposal includes a request for an increase in height, floor area ratio (FAR), and density under the bonus level development allowance in exchange for community amenities, as outlined in the ConnectMenlo General Plan and Zoning Ordinance update. The existing site contains multiple buildings of approximately 1,000,000 square feet that would be demolished to allow for the redevelopment of the site. The project site encompasses multiple parcels zoned O-B (Office) and R-MU-B (Residential Mixed Use). ([Staff Report #18-020-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: March 12, 2018
 - Regular Meeting: March 26, 2018
 - Regular Meeting: April 9, 2018

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 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: 02/21/18)

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.