



REGULAR MEETING AGENDA

Date: 10/7/2019
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 September 23, 2019, Planning Commission meeting. ([Attachment](#))

F. Public Hearing

F1 and G1 are associated items with a single staff report

F1. Environmental Impact Report (EIR) Scoping Session/Peninsula Innovation Partners/1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court: Request for an Environmental Review, Conditional Development Permit, Development Agreement, Below Market Rate (BMR) Housing Agreement, Zoning Map Amendment, General Plan Amendments, Heritage Tree Removal Permits, Vesting Tentative Map, Fiscal Impact Analysis and an appraisal to identify the Community Amenity Value for a Master Plan to comprehensively redevelop an approximately 59-acre site located at 1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court. The proposed project would demolish approximately 1,000,000 square feet of existing office, industrial, research and development (R&D), and warehousing campus. The project site would be redeveloped with approximately 1,735 housing units (with a minimum of 15% affordable), up to 200,000 square feet of non-office/commercial retail

uses (including a grocery store and pharmacy), approximately 1,750,000 square feet of offices, a hotel with approximately 200-250 rooms, an approximately 10,000 square foot community center, and approximately 9.8 acres of publicly accessible open space (including an approximately 4-acre public park). 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 General Plan and Zoning Ordinance. The project site encompasses multiple parcels zoned O-B (Office) and R-MU-B (Residential Mixed Use). The project site contains a toxic release site, per Section 6596.2 of the California Government Code that would be remediated as part of the proposed project, in compliance with the applicable requirements of the California Department of Toxic Substance Control, the State Water Resources Control Board, and/or other responsible agencies. ([Staff Report #19-072-PC](#))

G. Scoping Session

- G1. Scoping Session/Peninsula Innovation Partners/1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court:
Request for an Environmental Review, Conditional Development Permit, Development Agreement, Below Market Rate (BMR) Housing Agreement, Zoning Map Amendment, General Plan Amendments, Heritage Tree Removal Permits, Vesting Tentative Map, Fiscal Impact Analysis and an appraisal to identify the Community Amenity Value for a Master Plan to comprehensively redevelop an approximately 59-acre site located at 1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court. The proposed project would demolish approximately 1,000,000 square feet of existing office, industrial, research and development (R&D), and warehousing campus. The project site would be redeveloped with approximately 1,735 housing units (with a minimum of 15% affordable), up to 200,000 square feet of non-office/commercial retail uses (including a grocery store and pharmacy), approximately 1,750,000 square feet of offices, a hotel with approximately 200-250 rooms, an approximately 10,000 square foot community center, and approximately 9.8 acres of publicly accessible open space (including an approximately 4-acre public park). 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 General Plan and Zoning Ordinance. The project site encompasses multiple parcels zoned O-B (Office) and R-MU-B (Residential Mixed Use). The project site contains a toxic release site, per Section 6596.2 of the California Government Code that would be remediated as part of the proposed project, in compliance with the applicable requirements of the California Department of Toxic Substance Control, the State Water Resources Control Board, and/or other responsible agencies. ([Staff Report #19-072-PC](#))

H. Study Session

- H1. Study Session/Chase Rapp/1162 El Camino Real:
Request for a study session to review a proposed three story, nine unit residential development with an at grade parking garage with nine parking spaces in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. Three of the units would be designated as Below Market Rate (BMR) units, with one unit providing a BMR unit for this project and two units providing BMR units for the combined projects at 506 Santa Cruz Avenue, 556 Santa Cruz Avenue, and 1125 Merrill Street. The Planning Commission held a previous study session on this proposal on March 11, 2019 and the project has been refined to address comments from the March 11, 2019 study session. No actions will take place at this meeting, but the study session will provide an opportunity for the Planning Commission and the public to become more familiar with the proposal

and to provide feedback. ([Staff Report #19-073-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: October 21, 2019
- Regular Meeting: November 7, 2019
- Regular Meeting: November 18, 2019

J. Adjournment

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.

For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

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.

Agendas are posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the City website at menlopark.org/agenda and can receive email 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 City Clerk at 650-330-6620. (Posted: 10/02/2019)