



SPECIAL MEETING AGENDA

Date: 11/22/2021

Time: 7:00 p.m.

Meeting Location: [Zoom.us/join](https://zoom.us/join) – ID# 831 6644 9012

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: In accordance with Government Code section 54953(e), and in light of the declared state of emergency, all members of the Planning Commission, city staff, applicants, and members of the public will be participating by teleconference.

How to participate in the meeting

- Submit a written comment online up to 1-hour before the meeting start time:
planningDept@menlopark.org*
Please include the agenda item number you are commenting on.
- Access the meeting real-time online at:
zoom.us/join – Meeting ID# 831 6644 9012
- Access the meeting real-time via telephone (listen only mode) at:
(669) 900-6833
Regular Meeting ID # 831 6644 9012
Press *9 to raise hand to speak

*Written and recorded public comments and call-back requests are accepted up to 1 hour before the meeting start time. Written and recorded messages are provided to the Planning Commission at the appropriate time in their meeting. Recorded messages may be transcribed using a voice-to-text tool.

- Watch the meeting
 - Online:
menlopark.org/streaming

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website www.menlopark.org. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Hearing

D1. Specific Plan Amendments, Architectural Control Revision, Use Permit Revision, Development Agreement Amendment, and Environmental Review under the California Environmental Quality Act (CEQA)/Cyrus Sanandaji/1300 El Camino Real (Springline). ([Staff Report #21-061-PC](#))

1. A recommendation to the City Council on Specific Plan Amendments to increase the maximum Public Benefit Bonus-level floor area ratio (FAR) from 1.50 to 1.55 in the ECR NE-R District under certain circumstances;
2. Architectural control revision for compliance with Specific Plan standards and guidelines, including determination of a Public Benefit Bonus to exceed the Base level FAR (Floor Area Ratio) standards, for a previously approved mixed-use development consisting of office, residential, and community-serving uses on a 6.4-acre site. The proposed revision includes modifications to the basement and second levels of each office building, which would increase the project's gross floor area (GFA) by up to approximately 9,000 square feet, reconfiguration of the primary residential entry at the intersection of Oak Grove Avenue and Garwood Way for improved accessibility, and modification of a portion of the previously-designated community-serving use space facing Oak Grove Avenue to a multi-function space. The increase in gross floor area would require payment of an in-lieu fee in compliance with the City's Below Market Rate Housing Program, as recommended by the Housing Commission and included in the conditions of approval;
3. Use permit revision for hazardous materials for a fuel tank supplying a diesel emergency back-up generator, expanded outdoor seating associated with full/limited service restaurants, and the on-site and off-site consumption of alcohol (beer, wine and spirits) and beverage sales establishments (inclusive of a mobile beer truck). In accordance with the requirements of the California State Department of Alcoholic Beverage Control (ABC), to approve the off-site sale of alcohol, the Planning Commission must make a finding that the off-sale of alcohol at this location serves a public convenience or necessity; and
4. A recommendation to the City Council on a Development Agreement (DA) Amendment for the project sponsor to secure vested rights, and for the City to secure a public benefit.

The City prepared an addendum to the certified Final Infill EIR, which considered the above requested entitlements.

E. Informational Items

- E1. 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: December 13, 2021
- Regular Meeting: December 20, 2021

F. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning 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 Planning 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 by request by emailing the city clerk at jaherren@menlopark.org. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

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 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: 11/19/2021)