



REGULAR MEETING AGENDA

Date: 01/11/2021
Time: 7:00 p.m.
GoToWebinar.com – ID #573-151-371

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: All members of the Planning Commission, city staff, applicants, and members of the public will be participating by teleconference. To promote social distancing while allowing essential governmental functions to continue, the Governor has temporarily waived portions of the open meetings act and rules pertaining to teleconference meetings. This meeting is conducted in compliance with the Governor's Executive Order N-25-20 issued March 12, 2020, and supplemental Executive Order N-29-20 issued March 17, 2020.

- How to participate in the meeting
 - Submit a written comment online:
menlopark.org/planningpubliccomment
Record a comment or request a call-back when an agenda topic is under consideration:
Dial 650-474-5702*
 - Access the meeting real-time online at:
joinwebinar.com – Meeting ID 573-151-371
 - Access the meeting real-time via telephone (listen only mode) at:
(562) 247-8422
Regular Meeting ID 168-896-654 (# – no audio pin)
*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 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

None

F. Public Hearing - 1

- F1. Use Permit/Thomas James Homes/30 Sharon Court:
Request for a use permit to demolish an existing one-story, single-family residence and accessory building, and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to minimum lot area and depth in the R-1-S (Single Family Suburban Residential) zoning district. ([Staff Report #21-001-PC](#))

F2 and G1 are associated items with a single staff report

- F2. Draft Environmental Impact Report (EIR) Public Hearing /SP Menlo LLC/111 Independence Drive:
Public hearing to receive public comments on the Draft EIR for the proposed multi-family development project consisting of 105 dwelling units and an approximately 746 square foot commercial space, in one building with an above grade multi-story parking garage integrated into the proposed eight-story building, located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. The Draft EIR identifies less than significant effects in the following topic areas: Population and Housing, Transportation, and Greenhouse Gas Emissions. The Draft EIR identifies less than significant effects with mitigation for the Air Quality and Noise (Operational traffic and stationary noise) topic areas. 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 City previously prepared an initial study for the proposed project that determined the following topic areas would have no impacts, less-than-significant impacts, or less-than-significant impacts with mitigation measures (including applicable mitigation measures from the ConnectMenlo EIR): Aesthetics, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise (construction-period, groundborne vibration, and

aircraft-related noise), Public Services, Recreation, Utilities and Service Systems, Tribal Cultural Resources, and Wildfire. Written comments on the Draft EIR may also be submitted to the Community Development Department (701 Laurel Street, Menlo Park) no later than 5:00 p.m. on February 2, 2021. ([Staff Report #21-002-PC](#))

G. Study Session - 1

- G1. Study Session for Use Permit, Architectural Control, Below Market Rate (BMR) Housing Agreement, and Environmental Review/SP Menlo LLC/111 Independence Drive:
Request for a use permit, architectural control, BMR housing agreement, environmental review and density bonus to redevelop the site with approximately 105 multi-family dwelling units and an approximately 746 square foot commercial space in one building with an above grade multi-story parking garage integrated into the proposed eight-story building, located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. The project site currently contains an approximately 15,000 square foot single-story office building that would be demolished. The proposed building would contain approximately 96,055 square feet of total gross floor area. The project would have a floor area ratio (FAR) of 237.4 percent for residential uses and two percent (2%) for commercial uses. The proposal includes a request for a use permit to modify certain R-MU design standards and a request for an increase in height, density, and FAR under the bonus level development allowance in exchange for community amenities. The proposed project would include a BMR housing agreement that requires a minimum of 15 percent (or 14 units of the 92 unit, permitted by the Zoning Ordinance) be affordable. The applicant is proposing to incorporate 13 additional market-rate units (which are included in the total 105 units), per the density bonus provisions in the BMR Housing Program (Chapter 16.96.040), which allows density and FAR bonuses, and exceptions to the City's Zoning Ordinance requirements when BMR units are incorporated into the project. ([Staff Report #21-002-PC](#)).

F3 and G2 are associated items with a single staff report

F. Public Hearing - 2

- F3. Draft Environmental Impact Report (EIR) Public Hearing/Andrew Morcos/141 Jefferson Drive and 180-186 Constitution Drive (Menlo Uptown):
Public hearing to receive public comments on the Draft EIR for the proposed Menlo Uptown project consisting of 483 multi-family dwelling units, comprised of 441 rental units and 42 for-sale townhome units, and approximately 2,940 square feet of office uses located on the ground floor of one of the proposed buildings. The project site is located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. The Draft EIR identifies less than significant effects in the following topic areas: Population and Housing, Transportation, and Greenhouse Gas Emissions. The Draft EIR identifies less than significant effects with mitigation for the Air Quality and Noise (operational traffic and stationary noise) topic areas. 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 City previously prepared an initial study for the proposed project that determined the following topic areas would have no impacts, less-than-significant impacts, or less-than-significant impacts with mitigation measures (including applicable mitigation measures from the ConnectMenlo EIR): Aesthetics, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise (construction-period, groundborne vibration, and aircraft-related noise), Public Services, Recreation, Utilities and Service Systems, Tribal Cultural Resources, and Wildfire. Written comments on the Draft EIR may also be submitted to the

Community Development Department (701 Laurel Street, Menlo Park) no later than 5:00 p.m. on February 2, 2021 ([Staff Report #21-003-PC](#))

G. Study Session - 2

- G2. Study Session for Use Permit, Architectural Control, Major Subdivision, Heritage Tree Removal Permits, Below Market Rate (BMR) Housing Agreement, and Environmental Review/Andrew Morcos/141 Jefferson Drive and 180-186 Constitution Drive (Menlo Uptown):
Request for a use permit, architectural control, major subdivision, heritage tree removal permits, BMR housing agreement, and environmental review to redevelop three parcels with 483 multi-family dwelling units, comprised of 441 rental units split between two seven-story apartment buildings with above-grade two-story parking garages integrated into the proposed buildings and approximately 2,940 square feet of office uses located on the ground floor of one of the proposed buildings, and 42 for-sale townhome-style condominium units, located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. The proposed project would have approximately 471,986 square feet of total gross floor area (GFA) and a floor area ratio (FAR) of approximately 224.4 percent. The proposal includes a request for an increase in height, density, and FAR under the bonus level development allowance in exchange for community amenities. The proposal also includes a use permit request for the storage and use of hazardous materials (diesel fuel) for emergency backup generators to be incorporated into the proposed project. The project site currently contains three single-story office and industrial buildings that would be demolished. ([Staff Report #21-003-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.
- Regular Meeting: January 25, 2021
 - Regular Meeting: February 8, 2021
 - Regular Meeting: February 22, 2021

I. 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: 01/06/2021)