

CITY OF MENLO PARK
PLANNING COMMISSION

ENVIRONMENTAL IMPACT REPORT)
SCOPING SESSION/TARLTON)
PROPERTIES LLC)
_____)

REGULAR MEETING
REPORTER'S TRANSCRIPT OF PROCEEDINGS
MONDAY, JANUARY 14, 2019
MENLO PARK CITY COUNCIL CHAMBERS

Reported by: MARK I. BRICKMAN, CSR, RPR
License No. 5527

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ATTENDEES

THE PLANNING COMMISSION:

- Susan Goodhue - Chairperson
- Andrew Barnes - Vice Chairperson
- Camille Kennedy
- John Onken
- Henry Riggs
- Katherine Strehl - not present
- Henry Riggs

THE CITY STAFF:

- Kyle Perata - Acting Principal Planner
- Tom Smith - Senior Planner

SUPPORT CONSULTANTS:

- Kirsten Chapman, ICF

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BE IT REMEMBERED that, pursuant to Notice of the Meeting, and on January 14, 2019, 7:48 PM at the Menlo Park City Council Chambers, 701 Laurel Street, Menlo Park, California, before me, MARK I. BRICKMAN, CSR No. 5527, State of California, there commenced a Planning Commission meeting under the provisions of the City of Menlo Park.

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1 JANUARY 14, 2019

7:48 PM

2 P R O C E E D I N G S

3 ---o0o---

4 CHAIRPERSON GOODHUE: We're moving on now to
5 Item F3 and then the companion to the Study Session, Item
6 G, Item G1. I have to recuse myself given my past
7 representation of Facebook. And I'm handing it over to
8 Commissioner Barnes.

9 COMMISSIONER BARNES: Thank you, Chairperson
10 Goodhue.

11 With that, we will progress to Items F3 and G1.
12 Question to Mr. Perata.

13 Do you want me to read both of these
14 concurrently?

15 MR. PERATA: No. So Tom will give an update
16 briefly. These do need to go given separately. I don't
17 want to steal Tom's thunder here.

18 G1 is a public EIR Study Session. You can read
19 one now and I think we can forgo reading this after we
20 close the public hearing on the EIR Scoping Session.

21 COMMISSIONER BARNES: To forgo reading the
22 verbiage to the G1 Study Session?

23 MR. PERATA: You got it.

24 COMMISSIONER BARNES: Environmental Impact
25 Report (EIR) Scoping Session. Public hearing for an EIR

1 scoping session for a request for a use permit,
2 architectural control, heritage tree removal permits,
3 below market rate removal permits, below market rate
4 housing agreement and environmental review to construct a
5 new approximately 260,400 square foot, five-story
6 research and development building with a portion of the
7 parking partially below grade and a multi-story parking
8 garage integrated into the building located at 1350 Adams
9 Court in the LS-B (Life Science, Bonus) zoning district.
10 The project site currently contains an existing
11 approximately 188,000 square foot R&D and warehousing
12 building (addressed 1305 O'Brien Drive) in the total
13 proposed gross floor area at the project site with the
14 proposed new building would be approximately 448,500
15 square feet with a total proposed floor area ratio of 92
16 percent for the project site. The proposal includes a
17 request for an increase in height and FAR under the bonus
18 level development allowance in exchange for community
19 amenities.

20 Thank you.

21 To -- so with that, I'll hand it over to you.

22 MR. SMITH: Thank you.

23 COMMISSIONER BARNES: Tom.

24 MR. SMITH: So as was just alluded to, there
25 is one public hearing for this evening and one Study

1 Session, and the first -- the public hearing was for the
2 Environmental Impact Report, EIR scoping session, and
3 that would be an opportunity for the public and for
4 Planning Commissioners to comment on topics that should
5 be covered through the EIR process.

6 The second component of the meeting is the
7 Study Session which would be to provide feedback on the
8 project plans as they are now and that would help to
9 address the issues that -- that the Commission sees for
10 future iterations of the plan set.

11 No actions will be taken tonight as part of
12 this meeting.

13 And so staff's recommended meeting format for
14 this evening would be first the EIR -- EIR scoping
15 session, which we are currently have open.

16 After my presentation, there will be a
17 presentation by our EIR consultant, ICF, and then we will
18 follow that immediately afterward with the presentation
19 by the applicant.

20 And then at that time we would recommend taking
21 public comment on the EIR scope as well as the
22 Commissioner questions and comments following that.

23 And we do have a court reporter here this
24 evening specifically for the EIR scoping session. So if
25 we could keep all of the comments related to the EIR as

1 part of this initial part of the meeting, that would be
2 great because we're going to switch over to the regular
3 minute-taking for the Study Session portion of the
4 meeting.

5 After closing the scoping session and public
6 hearing, then you need to open the Study Session, and as
7 would be traditionally done, take public comments, I
8 think Commissioner public comments and then closing that
9 Study Session.

10 And with that, I will turn it over to Kirsten
11 with ICF for presentation.

12 MS. CHAPMAN: Good. Thank you.

13 Good evening, Commissioners and members of the
14 public. Thank you for coming to the scoping session for
15 the 1350 Adams Court project EIR, Environmental Impact
16 Report.

17 My name is Kirsten Chapman and I work for the
18 environmental consulting firm ICF. I am the project
19 manager and we will be preparing the environmental review
20 component for this project.

21 Should you have any questions after the
22 presentation, I can respond to them accordingly regarding
23 the environmental review process.

24 So my presentation will cover the scoping
25 process and the environmental process. I will also

1 provide an overview of the proposed project, explain how
2 to submit comments on the scope of the EIR and also
3 describe the next step.

4 Our EIR team consists of the City of Menlo Park
5 as the lead agency, meaning that they have the principal
6 responsibility of carrying out the project.

7 ICF will be the lead EIR consultant and will
8 prepare all sections of the EIR with assistance from
9 Hexagon for the transportation analysis and Keyser
10 Marston Associates for the housing needs assessment.

11 So I will give a very, very brief project
12 overview since the applicant is here tonight and will
13 present the -- the components of the project.

14 But just briefly, the project site is located
15 north of US 101 within the Menlo Park Labs campus.
16 The project site includes 11.2 acres with 1305 O'Brien
17 Drive on the southern portion of the project site, and
18 lot three north on the northern portion.

19 And if you can see in this graphic, the yellow
20 denotes lot three north and the blue denotes 1305 O'Brien
21 Drive portion of the project site.

22 1305 O'Brien Drive includes an existing
23 research and development building, while lot three north
24 is currently undeveloped.

25 The entire project site is zoned as Life

1 Science.

2 So the project would be constructed on lot
3 three north on the vacant portion of the parcel. The
4 existing development at 1305 O'Brien would generally not
5 be affected by the project with some minor exceptions
6 such as some parking reconfiguration.

7 The project would develop an approximately
8 260,400 gross square foot building that would be designed
9 with the flexibility to accommodate a single life science
10 tenant or meet the needs of multiple tenants.

11 The building would be five levels with a
12 maximum height of 92 feet and parking for 711 vehicles
13 would be accommodated in a new parking garage and in
14 surface parking.

15 The project site is within the Connect Menlo
16 study area. So the Connect Menlo EIR was prepared as a
17 programmatic EIR which simplifies the EIR process for
18 future projects such as this one going forward by
19 incorporating by reference analysis and discussion from
20 the program EIR.

21 By hearing from Connect Menlo EIR for the
22 environmental analysis for 1305 O'Brien relies on the
23 Connect Menlo EIR for the following: General background
24 and setting, overall growth-related issues, issues that
25 were evaluated in the Connect Menlo EIR for which there

1 are no significant new information that would require
2 further analysis.

3 Assessment of cumulative impacts and mitigation
4 measures adopted and incorporated into the Connect Menlo
5 EIR that would also be applicable to our project.

6 So this project hears from Connect Menlo and
7 the initial study, which I'll talk about shortly, has a
8 prepared tiering from the Connect Menlo EIR.

9 However, due to the 2017 City of East Palo Alto
10 versus City of Menlo Park Settlement Agreement, certain
11 topics are required to be fully analyzed in the project
12 level EIR regardless of whether subsequent activities are
13 found to be within the program of the EIR scope.

14 So as a result the NOP along with the initial
15 study, which we will discuss next, was released last
16 month on December 10th.

17 The NOP comment period ends on January 24th,
18 and then because of the settlement agreement, we are
19 moving forward with a focused EIR following the close of
20 the -- the scoping period.

21 When the Draft EIR, the focused Draft EIR is
22 released for public review, a public hearing will be held
23 to solicit further comments on the topics that were
24 discussed in the focused EIR, and then we will prepare a
25 focused Final EIR that will address all the comments

1 received during the Draft EIR scoping period.

2 And a final -- a certification hearing on the
3 Final EIR will be held before Planning Commission and
4 City Council, and as shown on this slide, it's
5 anticipated that the CEQA process will be complete in
6 early 2020.

7 So an initial study has been prepared to
8 evaluate the potential environmental impact for the
9 project as to determine which project could be scoped out
10 from further environmental review.

11 The initial study was prepared to disclose
12 development impacts and mitigation measures covered in
13 the Connect Menlo EIR. The initial study also discussed
14 whether the project is within the parameters of the
15 Connect Menlo EIR, which it was determined that it is.

16 Based on the checklist, the following topics
17 will be scoped out for further review in the EIR:
18 Athletics, agriculture, biologics, cultural resources,
19 hydrology, land use, mineral resources, noise -- all
20 topics under noise except for transportation noise --
21 public services and utilities and all topics in utilities
22 except for water supply and water delivery.

23 These topics were found in the initial study to
24 have either no impact, a less than significant impact or
25 impact mitigated to less than significant with

1 implementation of mitigation measures from either the
2 Connect Menlo EIR or new project specific mitigation
3 measures.

4 Due to the 2017 settlement agreement with East
5 Palo Alto, the focus EIR will be prepared for this
6 project. The EIR is a tool for identification physical
7 impacts to the environment by using the analysis
8 conducted by our EIR team.

9 The EIR will also be used to inform the public
10 and the decision-makers about a project prior to project
11 approval, recommend ways to reduce impacts and consider
12 alternatives to less than identified physical means.

13 Issues that we expect to be studied in the
14 focus EIR include air quality, greenhouse gases, traffic
15 noise, transportation and traffic and water supplies and
16 water delivery.

17 In addition, we will analyze alternatives.
18 CEQA guidelines require the evaluation of a no project
19 alternative, and then in addition other alternatives will
20 be considered and will comply -- will comply with CEQA,
21 but those alternatives have not been determined yet.

22 So the purpose of this scoping session is to
23 gather public inputs on the scope of the environmental
24 document.

25 We are currently in the scoping phase, and this

1 is the initial phase -- stage of the EIR process. The
2 scoping phase also is meant to identify key environmental
3 issues and then also identify potential mitigation
4 measures for the topics that will be discussed in the
5 focus EIR, and then also to consider possible project
6 alternatives.

7 And then although my presentation did
8 include -- Tom mentioned this, but although my
9 presentation includes an overview of the project, I want
10 to note that the intent of this part of the scoping
11 meeting is not to focus on comments on the project itself
12 or its merits and instead comments during this part of
13 the hearing should be focused on the environmental
14 impacts of the project.

15 So you can submit your comments on the scope of
16 the EIR via e-mail or letter to Tom Smith. You can also
17 speak tonight and we will note your comments and consider
18 them during the preparation of our Draft EIR.

19 All comments must be received on this project
20 by January 24th.

21 Thank you again for coming tonight and we look
22 forward to hearing your comments.

23 MR. SMITH: So while the applicant is
24 preparing their presentation, I did forget to mention
25 that we received a couple of items of correspondence

1 following the publication of the staff report this
2 evening.

3 And so those items of correspondence, we have
4 one that indicates some questions regarding biological
5 resources, specifically light pollution and noise impacts
6 as they relate to biological resources, hydrology and
7 water quality and how the building with a large
8 underground parking garage may affect that, and the
9 change in impervious surfaces and storm water issues with
10 that, and additionally noise in general.

11 And then the second item of correspondence that
12 we received was from the applicant regarding publicly
13 accessible open space around the site and that the areas
14 that are included within the right-of-way have not been
15 counted as publicly accessible open space and therefore
16 it does not affect the project's compliance with the
17 City's requirements regarding publicly accessible open
18 space.

19 You should have received copies of those
20 hopefully at your stations.

21 MR. TARLTON: Chair, members of the Planning
22 Commission. Thank you for the opportunity to speak to
23 you tonight. I'm John Tarlton and we are excited to be
24 back with a revision to the material that we showed you
25 in April.

1 In April, we -- we heard from you that you
2 liked the architecture. We did, too, and thank you for
3 your -- your feedback on that.

4 We also heard that there were some question or
5 concern about how we can put together the various
6 components of what will be publicly accessible open space
7 and how that addresses the intent of Connect Menlo as
8 well as the need of the community for publicly accessible
9 open space, space that will inspire, will activate the --
10 the land and engage the community.

11 We hope that you will find that the changes
12 that we made address that. We have a number of different
13 ways that we're going to show you what we've done to
14 change it.

15 We've aggregated space into concentrated area
16 into a new public plaza. We've built off of an idea that
17 one of the commissioners, Mr. Riggs, proposed last
18 meeting, this idea of a lag.

19 We brought in a world renowned public art --
20 artist that will help us to engage the community in a new
21 and different way that we think is unique to the life
22 science district.

23 You'll be hearing -- you've just heard from me.
24 You'll be hearing from me a little bit more later, but
25 I'm going to turn it over to Susan Atwater that you know

1 well that will be going through the technical aspects of
2 the project and changes that will be made, and you'll
3 hear from the artist and you'll hear a little bit from me
4 and I'll ask Susan to come up.

5 MS. ESCHWEILER: Thank you, John.

6 So we just heard some ideas about kind of the
7 overall view of the project and we've been here before
8 back in April, so we'll kind of try to speed through
9 some -- some overview just to kind of remind you of where
10 we were with the architecture and then we wanted to talk
11 about was the public open space.

12 So just as a reminder of where the project is,
13 this -- okay. This is the Menlo Park Labs project, the
14 business park called Menlo Park Labs, formerly Menlo
15 Business Park and that's all of the Tarlton holdings.

16 They're colored there, and what this building
17 is really just an insert into this -- this site and it's
18 going to be connected to the rest of the park.

19 The character of the park, we're in the
20 redevelopment, a park that we did in 1980s and we're
21 giving it a new life.

22 We have the Pacific Bio Sciences headquarters
23 in the top left with the lobby down below, and on the
24 right side is a newly opened -- we just got TCO on the
25 remodel of 1440 O'Brien Drive which creates the amenities

1 for that park that we just showed you that is both a
2 business center and conference center and a new publicly
3 accessible restaurant called East at 1440.

4 So this is going to be a great addition to the
5 park and really a central draw to everyone in the
6 neighborhood, as well.

7 The site itself is an eleven acre site and this
8 other part is already developed with a specific
9 biosciences headquarters.

10 The northern part of the site is vacant. There
11 are existing heritage trees all the way around the site,
12 and because the project was built in the 1980s, sidewalks
13 were not a requirement at that time.

14 There are no public sidewalks, and that you'll
15 see as we develop or site plan here, we're going to be
16 adding those public sidewalks and bicycle lanes into the
17 streets.

18 The site itself is vacant. You can see the --
19 the lower -- the lower left is the vacant site, so that's
20 the specific Biosciences Building in the background, and
21 at the corner of Adams and Adams, the upper right picture
22 is -- are very mature trees.

23 The corner of Adams and Adams, all the way down
24 Adams Drive. Adams Court also has mature trees and we
25 will be keeping as many of those as possible as we

1 develop the new project.

2 The new project is a five-story building over
3 one level of parking with an additional above-grade
4 parking garage tucked in behind the project.

5 There is access from Adams Drive into the lower
6 underground parking and there's acc -- access from Adams
7 Court to the driveway which goes around the building to
8 underground parking at this driveway location and above-
9 ground parking at this location.

10 The --

11 COMMISSIONER RIGGS: I should let you know
12 that we on the Commission can't see your --

13 MS. ESCHWEILER: Dave Johnson just gave me
14 this just before I started. It's a new toy. So shall I
15 describe it a little more or you're good.

16 Okay. Thank you. I appreciate that.

17 The architecture himself, as John mentioned,
18 is -- has remained as we developed it before, but five-
19 story building with one level of patio space. You can
20 see at the front here.

21 The GFRC Building with aluminum storefronts and
22 slightly reflective glass, double-glazed with bird glass,
23 also.

24 And this is the view from -- looking from the
25 Adams Court cul-de-sac, and here on the right side you

1 can see the above-grade parking that is tucked behind
2 the -- at this end of the project.

3 So the -- the front -- this is the main lobby
4 and this is what you would see coming off of Adams Court.
5 We have a publicly accessible plaza. You can see
6 upstairs from the new public sidewalk, and this would be
7 entry to the building, five-story building, and it's as
8 Jeff mentioned, intended to be either a multiple tenant
9 building or a single tenant building.

10 The site -- the development of the site itself
11 gives you that publicly -- public entry plaza right off
12 of Adams Court and a curved driveway that gives it a very
13 formal entrance.

14 At the corner of Adams and Adams, we preserved
15 the heritage trees and we developed a new publicly
16 accessible plaza and landscaping area, seating area and
17 public arts.

18 There is a private patio that would come off of
19 a -- an internal cafeteria should the tenants develop
20 that, and to the rear, we have the surf area just behind
21 the Biosciences Building.

22 On the western side, we have half a paseo that
23 would be developed in concert with the Facebook that is
24 on the Facebook side of the property line.

25 Talking about that paseo situation, we have --

1 here's the building. If we look at a section on the
2 western property line, we have a -- the three-story
3 level -- three levels of parking over an underground
4 garage.

5 We have the driveway access, and then there is
6 a fifteen foot wide publicly accessible -- excuse me. A
7 fifteen foot public utility easement on the west side in
8 which we are looking to develop one half width of the
9 paseo, the public paseo that's a requirement on the
10 property line over that existing 48 inch storm drain and
11 ten inch water main.

12 So there would be a six foot wide path with
13 seating areas every one hundred feet that would be about
14 five by twenty. We would have the proper lighting and
15 that would be the half paseo that would go on the north/
16 south direction on this redeveloped north site.

17 When we were last here, most of the discussion
18 was about the public accessible open space and how did we
19 meet or not meet that.

20 And so there was a lot of good discussion and I
21 think there was some thought that we had shown publicly
22 all of our space, open space had been just at the
23 periphery of the project.

24 So taking your comments and really giving it a
25 lot of thought, we went back and looked through the

1 definition of publicly accessible open space as the
2 ordinance states it and really examined what the
3 possibilities were.

4 So it's really kind of that open feel and
5 visibility with a mixture of landscaping and hardscaping
6 that would provide seating or places to rest and places
7 to rest or places for gathering, passive and/or active
8 recreation, pedestrian circulation or other similar uses
9 as determined by the Planning Commission yourselves.

10 So we -- when we looked in detail at that, the
11 publicly accessible open space type would include paseo.
12 Yes, we've got half paseo. We've got our public entry
13 plaza. We have that for court and entryway and outdoor
14 dining areas.

15 So as we've developed it, we have that paseo on
16 the west edge and then we've developed all of the entry
17 plazas at the center of Adams Court, then the dining area
18 and pedestrian circulation on the western and northern
19 side.

20 The -- the publicly accessible space would also
21 contain site furnishings, art or landscaping, and this is
22 where it gets really exciting.

23 We already had what we provided to you paths
24 and site furnishing, but we didn't have public art, and
25 that's what we're presenting to you tonight is a new

1 program for public art, and it's called the Innovation
2 Science Artwork and it will be presented later by our
3 renowned artist, Gordon Huether, who has all the details.

4 The idea behind this is really to reach out to
5 the community and educate people about innovative
6 sciences that have made a difference in the -- in
7 particular to the life sciences area.

8 And so we've incorporated statues of those
9 innovative scientists on a publicly accessible pedestrian
10 path. We can get into more details on that.

11 At the -- the zoning ordinance also says that
12 the accessible public space will be at the ground level.
13 From the ground level, it will go up over a podium, over
14 our parking podium.

15 It would be at least visible -- partially
16 visible from public right-of-way, and I believe remotely,
17 almost all visible from the public right-of-way. We're
18 creating that public path that brings you into the site.

19 So we're visible from all three streets, Adams,
20 Adams and O'Brien and we would also be visible from the
21 paseo, as -- as well.

22 And lastly we would have a direct accessible
23 pedestrian to a public right-of-way or easement, and all
24 of our innovation art science path will be connected to
25 the new public sidewalk.

1 So there will be two paths -- to be clear,
2 there will be two paths. One is the new sidewalk built
3 into the street along with bicycle paths, and there will
4 be a separate pathway will be a meandering pathway up on
5 to Burns. So we're really bringing the public into the
6 site.

7 We would provide -- there's a minimum
8 requirement of providing twenty percent of our site as --
9 as open space, and we have 22 percent within our parcel
10 line, and then of course fifty percent of that would be
11 publicly accessible.

12 So what -- the changes that we've made are
13 really to focus -- before we had our public spaces just
14 around the edge, and what we've really done is focus a
15 great -- a lot of the green area and public area right at
16 the corner of Adams and Adams as well as think about how
17 this fits into the parts of the whole, because the new
18 campus amenity building to the south.

19 That's the one with the new restaurant East at
20 1440, and then we would have walkways, all the green are
21 the pedestrian circulations, around the site along
22 O'Brien Drive across O'Brien Drive down Adams, down Adams
23 Court, down the new paseo and connecting to the future
24 paseo that would be provided by -- by Facebook.

25 This is a detailed drawing. You don't

1 necessarily need to go into it too much. The dark green
2 shows the public -- the public open space, and you can
3 see that it's aggregated a lot at the -- the major
4 changes have this really large area of the corner of
5 Adams and Adams.

6 There is meandering path you can see all the
7 way from the corner of Adams and Adams, down Adams Drive
8 and then across the front of the path bio building along
9 O'Brien Drive.

10 And this is a rendered site plan. This would
11 be how the whole thing would fit together with a
12 gathering space at the corner, site furnishings all along
13 the public path, the art with the publicly accessible
14 Innovation Science Walk and then seating all along.

15 The difference -- looking at the technicalities
16 of it, what did we do? We shrank the crescent driveway
17 and moved it to the left.

18 We shrank the private open space and then we
19 really created an area where we could develop -- as you
20 can on the right side, the red dots -- the red circles
21 are areas for seating and the red dots are the statues
22 that we would bring in.

23 So our public space is in fact almost six times
24 larger than it was before. The one on the left is the
25 previous version that we had where it was just a fringe

1 of -- of public space along the edges of the street, and
2 now we've really created a place.

3 We've activated that corner rising to the
4 challenge of bringing as many people into this project as
5 we can along the public way.

6 The circles again are the -- are the seating
7 areas.

8 As we move forward here, this is a section of
9 that corner where we have Adams Drive. You can see the
10 Adams Drive right-of-way to the right and you can see the
11 street and you can make out the -- the new five foot
12 sidewalk, public sidewalk that would be in the street
13 with a new bike lane.

14 And so that's of the requirement of the City
15 for the redevelopment of the site.

16 And then as you go past the right-of-way line,
17 you're up on the berm with the existing heritage trees.
18 We've removed the ivy covered wall that was creating a
19 barrier to the public previously and now we're really
20 taking that down and letting people flow over the berm on
21 to a public open path that is parallel to the street
22 meandering between the street and the building, and then
23 that public area wraps up and over the top of the parking
24 podium next to the building and the private open space.

25 So at this point I would like to have Gordon

1 Huether come up and join me. Gordon is a renowned artist
2 from the Napa Valley and we are lucky enough to have him
3 be part of this project.

4 And Gordon, turn it over to you.

5 MR. HUETHER: Actually, I'm the one that's
6 lucky to be on the project.

7 Good evening, Commissioners. My name is Gordon
8 Huether. I live in a hamlet called Napa and I also serve
9 on our Planning Commission in the past fifteen years,
10 doing the gas station, two-story houses, the funny lots,
11 all of that.

12 I specialize in large scale site specific
13 permanent art installations across the United States and
14 different parts of the world. In hospitals, airports,
15 places of worship, pretty much anywhere an architectural
16 landscape where there's the -- the interest and the
17 means, I like to be there.

18 And as it's been said, a picture tells a
19 thousand words, so if I might, I'd like to leave this
20 with you. My compliments.

21 You'll be seeing a lot of me in the future is
22 what it's looking like. I joined the Tarlton team about
23 six, seven, eight months ago and have been down here all
24 the time.

25 I actually had a show at Art Ventures over

1 on -- is that Santa Cruz last summer, so when I pulled
2 in, I said, "Wait a minute. I've been here before."

3 So let's see. So we can maybe -- thank you.
4 So as with any project, I try to first identify what our
5 objectives are, what our installations might be.

6 Some of these will inform us -- I'm going to
7 share with you now and some of these are going to inform
8 that I'm going to share with you in the coming months and
9 years because we've -- John has some really big plans to
10 really enliven that place.

11 I love this whole transparent thing. It's
12 transparency, government. I tried to wear clean pants.

13 So the objectives are right there. To inspire,
14 to educate. We really think that this -- instead of just
15 being a corporate park, this life science park can
16 actually be a community destination. How cool would that
17 be? How innovative would that be.

18 I believe good public art creates conversation,
19 hopefully positive, and we want to make the invisible
20 visible.

21 Life sciences, innovation, discovery, what's
22 the source of all life. What are we, where do we come
23 from, microcosms. It's just incredible the nature,
24 mother nature what she does with forms and colors and
25 textures.

1 We're after whatever spatial context and scale
2 and of course relationship to architecture, massing and
3 landscape.

4 Thank you, Jessica.

5 So this diagram kind of shows you where -- at
6 the bottom of your screen. I won't use a pointer because
7 you can't see it.

8 So in front of the amenities building, this is
9 where we're starting. We're going to have these figures
10 starting there. We're going to cross the -- cross on
11 O'Brien. We're going to go all the way down Adams Drive
12 and hang a left and ending at the public plaza at -- at
13 Adams Court.

14 So I'd love to take credit as an artist, but I
15 think this is John's idea. I just took it and ran with
16 it.

17 We want to celebrate innovation. The
18 innovators of the past inspire the innovators of the
19 future. This is not our final lineup. John and I are
20 still working on the thirteen. We've come up with
21 thirteen innovators that we want to use.

22 We want to span a thousand years, 2,000 years,
23 innovations have been going on for a really long time
24 around the globe. It's going to be multi-cultural,
25 multi-generational.

1 Next, please.

2 So this is really early days. This is Johnson
3 hey, what do we do with these figures? Let's see. Where
4 would they go, and this is before any kind of
5 landscaping, a little bit more detail.

6 So I'm just doing this to kind of help you
7 understand how hard all of us have worked over these past
8 months and really hearing what the Commission and what
9 staff's concerns were, their suggestions were. It's
10 great to be able to collaborate in that way.

11 So then we start to say okay. What kind of
12 pathways. Go on now. Thank you.

13 So pardon the silly posts in some of these
14 pictures, but about a month ago, I came down. We started
15 over at the amenities building, which would be on the
16 left of your screen and we started trying to
17 experience -- feel the experience of what it would be to
18 travel to travel down starting at number 1 or starting at
19 number 9, whichever way you're traveling, and these are
20 not going to be like Robert E. Lee bronze statues on a
21 horse stoic and static.

22 The reason I'm having some of these groovy
23 poses is I'm trying to express that these figures will be
24 very expressive. They're to me very engaging. One might
25 be looking up into a tree. One might be sitting on the

1 back against the tree taking some notes.

2 Next, please.

3 So the figures as I share with you, they're
4 about -- they're good seven feet tall. So they're larger
5 than life metaphorically and for real. You can see. The
6 red T-shirt, there's about a three foot stainless steel
7 pole.

8 Each one of these clips is going to inform you
9 who you're looking at. There's an art code on there
10 that's going to direct you to websites so you can go in
11 deeper.

12 Is this a good time for you to maybe come up
13 and talk a little bit about the community engagement that
14 you sponsored and the conversation with you, say a few
15 words?

16 MR. TARLTON: So as I alluded to earlier,
17 we -- we tried to think about what was the right kind of
18 public accessible open space for this project, in
19 particular life sciences, and what we're trying to
20 accomplish here is to focus the open space for this
21 project on the children's development.

22 How can we provide them with visual cues and
23 building off of some feedback that we got from the
24 community, combine that with tours of tenant spaces like
25 Pac Bio's facility where they're making genome sequencing

1 equipment to inspire the children of Belle Haven to
2 engage more actively in their science classes and
3 possibly even pursue science careers.

4 And, you know, it turns out that just sort of
5 sort it all coalesced. We actually had a community
6 meeting with members of the Belle Haven community last
7 week and we got very positive feedback about this idea
8 and -- and they gave us some ideas that we can
9 incorporate, as well, like touring through the spaces.

10 There are going to be different kinds of
11 publicly accessible open spaces that you are going to see
12 as part of the projects you approve, and while a park
13 where kids are throwing a Frisbee around is entirely
14 appropriate in some locations, I hope you'll agree that
15 perhaps throwing a Frisbee around a tank of nitrogen may
16 not be maybe the best, you know, location.

17 So what can we do as publicly accessible open
18 space that has been or better that isn't tossing a
19 Frisbee around a nitrogen tank. So that -- that's how we
20 got there.

21 MR. HUETHER: So then we also went and put
22 together an animation that's a work in progress. You'll
23 be seeing this again. As this is a study session, so
24 there's no decisions this evening. Of course we would
25 appreciate your support.

1 We are going to continue to refine the next
2 phase for us, re -- refining these figures. Let's see if
3 it's going to go, Jessica. There we go. So this is just
4 kind of tracking where that path goes.

5 Susan mentioned that there was a -- a wall.
6 There's a lot of talk about walls these days. We chose
7 to take ours down. We're into bridges, not walls.

8 This is at the amenities -- amenities building
9 coming through the parking lot. You can see on the
10 right-hand side there's the first one. We're going to be
11 cobblestoning the crosswalks to make it safer.

12 We're not taking you through the entire --
13 we're speeding it up a little bit in the interest of
14 being respectful of -- of your time, but we're hoping
15 this gives you a good sense of what it feels like with
16 that wall being gone, what it feels like to save the
17 trees, what it feels like to add trees.

18 There you can see another -- there we go. So
19 now we're back out in front of the building.

20 So I think that I covered everything regarding
21 the public art on this project specifically. I'm happy
22 to answer any questions that you might have and maybe you
23 want to hear from Mr. Big again. I don't know.

24 MR. TARLTON: Do you have questions about art
25 before I wrap up?

1 COMMISSIONER BARNES: No. Are you finishing
2 up your entire --

3 MR. TARLTON: Yes.

4 MR. HUETHER: That was it.

5 MR. TARLTON: I'm about to wrap.

6 COMMISSIONER BARNES: Great. You'll wrap
7 first and then I'll take it back to see if there were any
8 questions.

9 MR. TARLTON: So again, appreciate the
10 opportunity to show you our progress. We think that the
11 design, you know, it's a killer design, engages the
12 public in a way that it's unique to the Life Science
13 District, and we hope that you can provide direction to
14 staff on the open space and we hope that you can support
15 our -- the bits and pieces that we put together for
16 publicly accessible open space.

17 COMMISSIONER BARNES: Great. Thank you.

18 We are going to hold questions until after
19 public comment, so with that, I will progress to public
20 comment.

21 If anyone would like to provide public comment,
22 please come forward, fill out a card. I currently do not
23 have any cards for public comment.

24 MR. SMITH: And through the Chair, if I may,
25 just a reminder that these comments should be related to

1 the scope of the EIR public comment.

2 COMMISSIONER BARNES: Thank you. We are still
3 in the scoping part of the meeting.

4 Seeing no one, I am going to close the public
5 comment. Bring it back up here for Commissioner
6 questions specifically related to the EIR scope.

7 Mr. Onken.

8 COMMISSIONER ONKEN: Can we turn the video
9 off?

10 Yes. I had -- there was a question raised --
11 there were questions about what the alternative project
12 would be or aspects are.

13 There are aspects of EIR that required an
14 alternative, and it has been suggested that as opposed to
15 just having piecemeal alternatives put forth, there are
16 specific items being looked at, that we should reasonably
17 expect there to be actual alternative projects of no
18 project versus a project.

19 And I can ask questions of how that would work.

20 MS. CHAPMAN: Yes. This is Kirsten Chapman
21 from ICF. So in CEQA, we always look at alternatives, as
22 we discussed. We always look at a no project alternative
23 and then with we look at other project alternatives.

24 Sometimes they are provided to us as the
25 applicant, a different building design, but sometimes and

1 often it's a reduced project alternative, and we worked
2 with the applicant to see what is feasible.

3 And on bigger projects we always look at --
4 it's pretty much transportation that drives the
5 alternatives, so we do a sensitivity analysis for
6 transportation and determine what reduction of the
7 project, so what reduction in square foot average and
8 then also the employees -- the employee reduction would
9 help with the transportation impacts.

10 For this project, just -- our preliminary kind
11 of research that we've done for transportation, we
12 haven't done much for transportation yet, but what we've
13 looked at so far, there probably won't be any -- not any,
14 but any significant transportation impacts with this
15 project because it's relatively small.

16 And so while we'll have mitigation measures,
17 they won't be significant unavoidable impacts.

18 So we will study alternatives, but the
19 alternative won't necessarily be needed to reduce any
20 impacts specifically and unspecifically and unavoidable.

21 We haven't done the study yet, so we're not
22 sure, but it's looking -- if it weren't for the 2017
23 settlement agreement, we most likely would not be doing
24 an EIR for this project.

25 COMMISSIONER ONKEN: Thank you.

1 COMMISSIONER BARNES: I will also go from
2 questions to comments, as well, and specific to the EIR.
3 We'll come back as Commissioners -- excuse me. Questions
4 and comments specifically to the project as far as
5 Commissioner comments to the EIR scope.

6 Commissioner Riggs.

7 COMMISSIONER RIGGS: All right. Thank you.

8 I have to maintain my image here and I speak
9 for a lot of people in not only the Willows and Menlo
10 Park, but increasingly other areas in Menlo Park that the
11 idea of traffic being relatively small and not
12 significant for a 200,000 square foot project really
13 doesn't fly. Not in 2019 in Menlo Park.

14 I think you're aware of the concept of the
15 straw that broke the camel's back, and I would not want
16 to think that you were addressing the EIR thinking that
17 given that there are several million square feet
18 authorized under our zoning ordinance that a mere 260,000
19 square foot office building is not worth looking at.

20 MS. CHAPMAN: Should I respond?

21 Let me reiterate. I may have jumped the gun
22 that there should is be any significant impacts. It
23 looks like there will be no significant unavoidable
24 impacts.

25 That does not mean no impact. But yes, we will

1 also look at cumulative impact which then could result in
2 further impact.

3

4 Yes, this will be fully studied. Just at this
5 point, we have not looked into it, and alternatives will
6 be based on the transportation study.

7 COMMISSIONER BARNES: Great. Thank you.

8 Seeing no other Commissioner questions or
9 comments, I will close this part of the public hearing.

10 Checking with staff, anything that you want to
11 add specific to the EIR scoping part of this?

12 MR. SMITH: Nothing from staff.

13 COMMISSIONER BARNES: Great. We'll move on
14 from there to the project proposal study session.

15 (This portion concluded at 8:38 PM).

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1 STATE OF CALIFORNIA)

2 COUNTY OF SAN FRANCISCO)

3
4 I, the undersigned, hereby certify that the
5 discussion in the foregoing meeting was taken at the
6 time and place therein stated; that the foregoing is a
7 full, true and complete record of said matter.

8 I further certify that I am not of counsel or
9 attorney for either or any of the parties in the
10 foregoing meeting and caption named, or in any way
11 interested in the outcome of the cause named in said
12 action.

13
14 IN WITNESS WHEREOF, I have
15 hereunto set my hand this
16 _____ day of _____,
17 2019.

18 _____
19 MARK I. BRICKMAN CSR 5527

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