



REGULAR MEETING AGENDA - ACTIONS

Date: 7/22/2019
Time: 6:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

6:00 P.M. Special Session

A. Call To Order

Present: Andrew Barnes (Vice Chair), Chris DeCardy, Michael Doran, Henry Riggs, Michele Tate and Katherine Strehl

Absent: Camille Kennedy

Staff: Kaitie Meador, Senior Planner; Kyle Perata, Principal Planner; Matthew Pruter, Associate Planner

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. Study Session Part 1

- D1. Study Session/Andrew Morcos/110 Constitution Drive, 104 Constitution Drive, and 115 Independence Drive:
request for a study session review for a future application for use permit, architectural control, environmental review, lot line adjustment, and lot merger to redevelop three sites with approximately 320 multi-family dwelling units, 33,100 square feet of office and 1,608 square feet of neighborhood benefit space split between two buildings with above grade two-story parking garages integrated into the proposed seven-story residential building and three-story commercial building, located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. The project sites currently contain three single-story office buildings that would be demolished. The proposed residential building would contain approximately 311,341 square feet of gross floor area with a floor area ratio of 223 percent. The proposed commercial building would contain approximately 34,708 square feet of gross floor area with a floor area ratio of 25 percent. The proposal includes a request for an increase in height, density, and floor area ratio (FAR) under the bonus level development allowance in exchange for community amenities. **Continued by the Planning Commission from the meeting of June 24, 2019.** (Staff Report #19-048-PC)

COMMISSION FEEDBACK:

- Support in general for the building massing, siting, and land uses on the site.
- Concern with the design of the parking garage screening. Additional information requested on the type of screening and recommendation to look at additional screening options.
- Recommendation to do additional outreach and work with the surrounding neighborhood on the proposed community amenity.
- Recommendation to consider providing more than 15% of the units as BMR units and include a range in income levels (extremely low to moderate), sizes, and bedroom counts on the site.
- Concern with the usability of the central plaza which would be used as the publically accessible open space. Consider ways that this space could be activated such as additional seating and live music.
- Consider how to create a sense of home at the pedestrian level. The residential building at the ground level should have some essence of residential units.
- Concern with the traffic impacts from the new office square footage and residential units.
- Consider a TDM plan that reduces the total trips for the development more than

7:00 P.M. Regular Meeting

E. 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.

F. Consent Calendar

- F1. Approval of minutes from the June 24, 2019, Planning Commission meeting. ([Attachment](#))

COMMISSION ACTION: M/S Riggs/Strehl to approve the minutes with the following modifications; 4-0-2 with DeCardy and Doran abstaining and Kennedy absent

- Page 4, penultimate paragraph, make the following change: City contracted with Recology and had applied rules for trash pickup for buildings on the Bohannon Drive ~~project~~ as it was located across the railroad tracks...
- Page 6, penultimate paragraph, change 15-foot wall to 13-foot wall.

G. Public Hearing

- G1. Architectural Control, Variance, Sign Review and Below Market Rate (BMR) In-Lieu Fee Agreement/Sagar Patel/1704 El Camino Real:
Request for architectural control approval to demolish an existing hotel and construct a new 70-room hotel consisting of three stories with below grade parking in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The project would incorporate an eight-foot tall fence along the majority of the site perimeter. The project includes a variance request to permit reduced floor-to-floor height on the first floor. In addition, the applicant is requesting sign review, including

review of a shared monument sign located on 1706 El Camino Real, and approval of a Below Market Rate (BMR) In-Lieu Fee Agreement. The proposal also includes a request for a Public Benefit Bonus, with the benefit consisting of Transient Occupancy Tax (TOT) revenue. As part of the proposed project, five heritage trees are proposed for removal and 20 heritage tree replacements would be planted, in addition to six replacement trees that have already been planted, to provide a two-to-one replacement ratio for the five heritage trees proposed for removal and the eight heritage trees previously removed. ***Continued by the Applicant***

H. Regular Business

- H1. Review of Determination of Substantial Conformance/Brian Nguen/445 Oak Court:
Request for a substantial conformance memo for modifications to a previously approved use permit for a new two-story residence on a substandard lot. The modifications include changes to window styles. ([Attachment](#))

COMMISSION ACTION: M/S Barnes/Strehl to find that the proposed changes are not in substantial conformance with the previous use permit approval and require a use permit revision; 5-1, with DeCardy against and Kennedy absent.

I. Study Session Part 2

- I1. Study Session/HuHan Two LLC/201 El Camino Real & 612 Cambridge Avenue:
Request for architectural control and environmental review for the demolition of an existing commercial building and multi-family residential building and the construction of a new three-story mixed use building with a below-ground parking lot. The building would consist of medical office, retail, and restaurant uses on the first floor and 12 residential units on the second and third floors in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district. The project also proposes two townhouses to be built in the property located in the R-3 (Apartment District) zoning district. A lot merger is proposed to combine the SP-ECR/D lots and abandon a portion of Alto Lane and a major subdivision to create residential condominium units, along with a Below Market Rate (BMR) housing agreement for compliance with the City's below market rate housing program. The proposal also includes a request for a Public Benefit Bonus, with the benefit consisting of rounding up a fractional BMR unit requirement to incorporate two onsite BMR units into the project. As part of the project, the applicant proposes to remove three heritage sized coast redwood trees. ([Staff Report #19-049-PC](#))

COMMISSION FEEDBACK:

- Support in general for the design style of the mixed-use building but some concerns about the timelessness of the architectural design.
- General support for overall project design/site layout and support for the transition from mixed-use building to residential neighborhood through the townhomes at the western edge of the site.
- Recommendation to consider adding a third Below Market Rate (BMR) housing unit; possibly as part of the public benefit for the project.
- Recommendation to look into relocating the restaurant space to another location, possibly closer to El Camino Real, or revising the restaurant entry points.
- Suggestion to make the staircase more visually appealing for occupant use.

- Recommendation to enhance the articulation between the second and third floors of the mixed-use building, particularly vis-à-vis the rooflines, to offer a more significant transition between the two floors.
- Suggestion to explore some design modifications on the roof forms (please see previous comment).
- Avoidance of faux mullions, and recommendation to provide simulated true divided light windows.

12. Study Session/Ernest Lee/Facebook West Campus Hotel:

Request for a conditional development permit amendment to increase the number of hotel rooms associated with the previously approved hotel land use. The proposed approximately 90,868 square foot, five-story hotel with a surface parking lot would consist of 240 hotel rooms, a restaurant, and hotel amenities. The modifications to the conditional development permit include a request to increase the approved number of hotel rooms from 200 to 240 rooms and decrease the number of onsite parking spaces from 245 to 120 parking spaces. The proposed conditional development permit amendment would also incorporate the architectural review of the design of the hotel. The project would also include environmental review to analyze the proposed hotel for consistency with the Facebook Campus Expansion Project Environmental Impact Report (EIR). (Staff Report #19-050-PC)

COMMISSION FEEDBACK:

- Support in general for a modular building design but some concerns with the implementation of this specific modular design.
- Recommendations by some Planning Commissioners to make the modules less obvious.
- Some commissions commented on the design of the building being compatible with the Facebook office buildings on-site.
- Support of the shared parking between the hotel and the Facebook parking garage but concern with the availability of parking in garage.
- Support of the large scale exterior artwork and recommendation to do additional outreach and work with the surrounding community on the type of artwork chosen for the building.
- Concerns with the proposed type of window screening. Consider exploring additional screening or sun shading options.
- Recommendation to prioritize hiring staff from the local community.

J. Informational Items

J1. 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: July 29, 2019
- Regular Meeting: August 12, 2019
- Regular Meeting: August 26, 2019

K. Adjournment

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