Meeting Purpose

- Review and make a recommendation to the City Council on the following items (Attachment C):
  - Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
  - Rezone the Project Site from M-2 to M-2(X);
  - Conditional Development Permit;
  - Development Agreement;
  - Below Market Rate Housing Agreement;
  - Lot Line Adjustment; and
  - Heritage Tree Removal Permits
Updates since September 2012

- 10/18 - Public Outreach Meeting
- 10/30 - City Council Meeting: Direction on DA Negotiating Parameters
- 1/22 - City Council Meeting: Review of DA Term Sheet
- 2/20 - Housing Commission Meeting: Review of BMR Agreement
First Floor Plan
Roof Plan

NOTE:
THE ROOF IS INTENDED AS A SOCIAL SPACE FOR WALKING AND ASSEMBLY FUNCTIONS. A TEMPORARY SPECIAL EVENT TENT (SEE DESCRIPTION BELOW) MAY BE ERECTED FOR SINGLE DAY EVENTS SUCH AS PRODUCT LAUNCHES, ALL-HANDS MEETINGS, AND COMPANY SOCIAL GATHERINGS THAT COULD OCCUR DURING BOTH DAY AND EVENING HOURS. VARIOUS PATHS, WITH ADJACENT AREAS OF FURNITURE FOR SEATING AND DINING, WILL BE PROVIDED WITH THE USE OF FOOD SERVICE CARTS AND PORTABLE GAS BARBECUES. AT THE FOOD SERVICE CART LOCATIONS, EITHER A FABRIC TENT AND/OR A CANOPY STRUCTURE WITH A SERVING COUNTER MAY BE PROVIDED TO AUGMENT THE FOOD SERVICE CARTS FOR SHADE AND INCLEMENT WEATHER PROTECTION.

THE HORIZONTAL DIMENSIONS OF THE TEMPORARY SPECIAL EVENT TENT WOULD BE APPROXIMATELY 50' X 150' WITH A MACROSCOPICAL PEAK HEIGHT APPROXIMATELY 20' ABOVE THE LAND LEVEL. A 'W' VII & VIII JB, THE MAXIMUM TENT PEAK HEIGHT WOULD BE LIMITED BY THE MAXIMUM BUILDING HEIGHT FOR THE ABILENE AVERAGE NATURAL GRADE. NOISE AND LIGHTING IMPACTS FROM THE SPECIAL EVENT SHALL BE WITHIN THE CURRENT APPLICABLE ZONING ORDINANCES.

SEE SHEET WA 2.0 PROPOSED SITE PLAN FOR ROOF PLAN & MINIMUM LIGHTING STANDARDS.
Rezoning and Conditional Development Permit (CDP)

Allows for flexibility in zoning requirements, specifically:

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Proposed CDP Standard</th>
<th>M-2 Zone Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback</td>
<td>40 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Side Setback</td>
<td>40 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>40 feet</td>
<td>0 feet</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>55 percent</td>
<td>50 percent</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>45 percent</td>
<td>45 percent</td>
</tr>
<tr>
<td>Height</td>
<td>73 feet</td>
<td>35 feet</td>
</tr>
<tr>
<td>Parking</td>
<td>1,466 to 1,499 spaces</td>
<td>1,446 spaces</td>
</tr>
</tbody>
</table>
West Campus Trip Cap

- Specifies the following requirements:
  - Maximum 1,100 AM Peak Period Trips
  - Maximum 1,100 PM Peak Period Trips
  - Maximum 6,350 Daily Trips

- West Campus Trip Cap Monitoring and Enforcement Policy – Attachment I
Undercrossing Improvements

BIO-RETENTION AREA/ENTRY GROVE

The Bio-retention area and entry landscape will be treated as green space, utilizing native species that are adapted to locally abundant and lower common water. A diversity of under-story plants will include both ornamental and native species. During the summer, rain season; water will be gradually pooled in the bio-retention area and gradually siphoned into the ground. The area will be designed as a filter and a habitat, and it will be treated as a small-scale ecosystem. The area will be maintained in accordance with the city's landscape and the maintenance required for the bio-retention functions will be incorporated into the construction management maintenance and operational plans required as part of the building permit.

WL.2.4: WETLAND PLANS & SECTIONS

facebook west campus
312 & 313 CONSTITUTION DR.
MENLO PARK, CALIFORNIA

FEBRUARY 1, 2013
Development Agreement

- Legally binding contract that delineates terms and conditions of a project
- Approved term sheet is the framework
- Draft DA – attachment K of staff report
- Public benefits summarized on pages 9 and 10 of staff report, which include:
  - Annual payment for 10 years totaling $1.5M;
  - $100,000 for Community Fund; and
  - $100,000 to fund improvements proximate to Project Site.
BMR Housing Agreement

- BMR Housing Agreement requires:
  - Pay BMR in lieu fee of approximately $4.5 Million;
  - Deliver off-site units, 15 would be required; or
  - Pay a portion of in lieu fee and deliver off-site units

- Draft BMR Agreement – Attachment M
Lot Line Adjustment

Parcel A - Main Parcel

Parcel B - Access Parcel
Heritage Tree Removal Permits

- 175 Heritage Trees requested to be removed
  - 41 - good health;
  - 121 - fair to poor health; and
  - 13 - dead

- Removal recommended for approval by City Arborist
  - 216 replacement trees required
Environmental Review

- **Certified EIR**: Prepared for Facebook Campus Project (inclusive of East and West Campuses) - Certified by City Council on May 29, 2012

- **East Campus Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program (MMRP)**: Adopted by City Council on May 29, 2012

- **Addendum for West Campus**: Completed in February 2013 – concluded that Revised Project would not cause any new Significant and Unavoidable or increased impacts
Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program

- Significant and Unavoidable Impacts – Three Specific to West Campus
  - Transportation
    - Marsh Road and Middlefield Road
    - University Avenue and Donohoe Street
  - Noise
    - Construction related vibration

- All other Significant and Unavoidable Impacts – Also associated with East Campus component

- Mitigation measures related to construction
Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program

- Statement of Overriding Considerations (SOC) and Mitigation Monitoring and Reporting Program (MMRP) required to grant land use entitlements
- SOC - Substantial project benefits that outweigh significant environmental impacts
- MMRP – responsibility and timing for mitigations
Next Steps

- **March 19th (possibly March 26th)**
  Council Meeting – Statement of Overriding Considerations and MMRP, Rezoning Ordinance introduction, CDP, DA Ordinance introduction, BMR Housing Agreement, Lot Line Adjustment, and Heritage Tree Removal Permits

- **April 2nd Council Meeting** – Second reading of Rezoning and DA Ordinances
Staff Recommendation

- Planning Commission recommend the City Council (Attachment C):
  - Adopt a resolution adopting the Statement of Overriding Considerations and MMRP;
  - Introduce an ordinance rezoning the property from M-2 to M-2(X);
  - Adopt a resolution approving the CDP;
  - Introduce an ordinance approving the DA;
  - Adopt a resolution approving the BMR Housing Agreement;
  - Adopt a resolution approving the LLA; and
  - Adopt a resolution approving heritage tree removal permits.