



REGULAR MEETING MINUTES

Date: 12/7/2021
Time: 6:00 p.m.
Location: Zoom

6:00 p.m. Closed Session

A. Call To Order

Mayor Combs called the meeting to order at 6:06 p.m.

B. Roll Call

Present: Combs, Mueller, Nash, Taylor, Wolosin
Absent: None
Staff: City Manager Starla Jerome-Robinson, City Attorney Nira Doherty, Assistant City Attorney Megan Burke, City Clerk Judi A. Herren

C. Agenda Review

City staff pulled item L1. and continued to a future meeting.

The City Council pulled items J3., J4., and J8. for discussion.

D. Closed Session

- D1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): (One case)
- D2. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9 of the Government Code: (Two potential cases)

E. Adjournment

Mayor Combs adjourned to the regular session at 7:20 p.m.

Regular Session

F. Call To Order

Mayor Combs called the meeting to order at 7:29 p.m.

G. Roll Call

Present: Combs, Mueller, Nash, Taylor, Wolosin
Absent: None
Staff: City Manager Starla Jerome-Robinson, City Attorney Nira Doherty, City Clerk Judi A. Herren

H. Report from Closed Session

None.

I. Public Comment

- Lynne Bramlett spoke in support of a Saturday study session in January 2022 to discuss disaster preparedness.

J. Consent Calendar

- J1. Adopt Resolution No. 6691 authorizing the city manager to submit a grant application with California Department of Education to offset operational costs at the Belle Haven Child Development Center in fiscal year 2022-23 (Staff Report #21-239-CC)
- J2. Adopt Resolution No. 6689 to continue conducting the City's Council and advisory body meetings remotely due to health and safety concerns for the public and to authorize the use of hybrid meetings (Staff Report #21-232-CC)
- J3. Adopt Resolution No. 6687 to approve the through and left-turn restrictions from southbound Garwood Way and northbound Merrill Street at Oak Grove Avenue (Staff Report #21-224-CC)

Web form public comment on item J3 (Attachment).

The City Council discussed the letter received from the Town of Atherton, concerns about traffic overflow, a request for a comprehensive look at managing traffic from the Springline project, a 120 to 180-day report back to City Council following substantial occupancy of the Springline project, and a request for a City-wide evaluation of bike and pedestrian safety.

The City Council received clarification on the Town of Atherton's concerns and identification of metrics.

ACTION: Motion and second (Wolosin / Combs), to adopt Resolution No. 6687 to approve the through and left-turn restrictions from southbound Garwood Way and northbound Merrill Street at Oak Grove Avenue to minimize anticipated safety concerns and direct staff to report back to City Council, passed 4-0 (Mueller abstaining).

- J4. Approve and appropriate \$10,000 for a grant to support the Menlo Park Sister Cities Association and ongoing sister cities program, and authorize the city manager to execute a grant agreement (Staff Report #21-179-CC)

The City Council received clarification on grants supporting associations and programs compared to the City's annual community grant program and no City oversight of Menlo Park Sister Cities Association.

The City Council discussed future requests going through the community grant program process.

ACTION: Motion and second (Nash/ Combs), to approve and appropriate \$10,000 for a grant to support the Menlo Park Sister Cities Association and ongoing sister cities program, and authorize the city manager to execute a grant agreement with the association and that the Menlo Park Sister Cities Association are not to represent itself on behalf of the City of Menlo Park, passed unanimously.

J5. Approve a modified design for the Sharon Road sidewalk project (Staff Report #21-233-CC)

- Tina Messerlian spoke in support of adding Sharon Road and Eastridge Avenue safety painting to the project.
- Allison spoke in support of enforcing construction hours and noise ordinances during this project.

The City Council discussed restriping of Sharon Road and Eastridge Avenue.

J6. Waive second reading and adopt Ordinance No. 1082 rezoning property at 1395 Chrysler Drive and 105-155 Constitution Drive for a City stormwater pump station project (Staff Report #21-234-CC)

J7. Adopt Resolution No. 6692 authorizing the city manager to submit a grant application from the California Department of Parks and Recreation for the Haven Avenue streetscape project (Staff Report #21-242-CC)

J8. Receive and file the general fund budget report as of October 31, 2021 (Staff Report #21-238-CC)

The City Council received clarification on the next budget report to City Council.

The City Council discussed availability of printed copies of the budget.

ACTION: Motion and second (Combs/ Wolosin), to receive and file the general fund budget report as of October 31, 2021, passed unanimously.

ACTION: Motion and second (Nash/ Wolosin), to approved the consent calendar excluding items J3., J4., and J8., passed unanimously.

K. Public Hearing

K1. Public hearing regarding the adoption of a resolution adopting required findings and authorizing City to execute an energy services contract pursuant to Government Code Section 4217 and authorizing the city manager to negotiate and execute a final agreement with ENGIE Services US Inc. to procure, install, operate, and maintain clean energy infrastructure for the Menlo Park Community Campus Project in an amount not to exceed \$5.72 million to procure and install clean energy infrastructure equipment; and Appropriate \$5.72 million from the unassigned funds in the general fund to procure and install clean energy infrastructure; and finding the action exempt from the California Environmental Quality Act guidelines (Staff Report #21-241-CC)

Sustainability Manager Rebecca Lucky made the presentation (Attachment).

Mayor Combs opened the public hearing.

- Lynne Bramlett had questions on community input, the name of the center, costs, and the necessity of electric vehicle (EV) charging stations.
- Pam Jones spoke on concerns about a lack of public engagement.

Mayor Combs closed the public hearing.

The City Council received clarification on proceeding with a sustainable building, impacts to the construction timeline, grants (e.g., Peninsula Clean Energy) for EV chargers, public noticing, language access, and maintenance costs.

The City Council discussed EV charging stations, costs, and the addition of including community outreach as a best practice.

ACTION: Motion and second (Taylor/ Nash), that the City Council make the following findings:

1. The key financial terms of the energy services agreement presented at this evening's meeting are in the best interest of the City because the anticipated costs to the City for electrical energy services provided by the Project will be less than the anticipated marginal cost to the City of electrical and other energy that would have been consumed by the City in the absence of the proposed Project; and
 2. The Menlo Park Community Campus project is exempt from the requirements of California Environmental Quality Act (CEQA) under Section 15302 as a CEQA Class 2 project because the Project consolidates the senior center, youth center, community center, and library facilities, which previously existed as separate buildings on or near the project site, into a single building, including construction of a new pool to replace the existing pool to serve substantially the same purpose, thereby exempting the Project from the provisions of CEQA pursuant to the State CEQA Guidelines and triggering no exceptions to such exemption; and
 3. Continue resolution No. 6693 to December 14, 2021 City Council meeting, passed unanimously.
- K2. Consider the Planning Commission's Recommendation to approve specific plan amendments and an amendment to the development agreement for a project at 1300 El Camino Real (Staff Report #21-237-CC) (Staff Presentation) (Applicant Presentation)

Acting Principle Planner Corinna Sandmeier made a presentation (Attachment).

Springline representative Cyrus Sanandaji made a presentation (Attachment).

Mayor Combs opened the public hearing.

- Brittani Baxter spoke in support of funding sidewalk and safety projects.
- Fran Dehn spoke in support of the Planning Commission recommendations.

Mayor Combs closed the public hearing.

The City Council received clarification on including a quiet zone in the Downtown amenities fund and public amenities fund, administrative costs related to creating capital improvement projects (CIP), the development agreement regulations to the access funds, and funding allocated to a CIP.

ACTION: Motion and second (Nash/ Combs), to waive first reading and introduce Ordinance No. 1083 amending the specific plan 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; and waive first reading and introduce Ordinance No. 1084 approving an amendment to the development agreement (DA) for the project sponsor to secure vested rights, and for the City to secure a public benefit, passed unanimously.

L. Regular Business

- L1. Adopt Resolution No. 6690 authorizing the city manager to execute a purchase and sale agreement for a portion of 700-800 El Camino Real to support implementation of the Middle Avenue pedestrian and bicycle rail crossing project (Staff Report #21-236-CC)

Item L1. was continued to a future meeting.

- L2. Introduce Ordinance No. 1081 repealing and replacing Sections 2.04.200, “Advisory Boards and Commissions,” 2.04.210 “District-Based Electoral System,” and 2.04.220 “Establishment of City Council Electoral Based System” of Chapter 2.04 within Title 2 of the Menlo Park Municipal Code; and adopting Resolution No. 6688 updating City’s Conflict of Interest Code to add the Independent Redistricting Commissioners and Alternate Commissioners (Staff Report #21-240-CC)

ACTION: Motion and second (Combs/ Muller), to waive the first reading and introduce Ordinance No. 1081 repealing and replacing Sections 2.04.200, “Advisory Boards and Commissions,” 2.04.210 “District-Based Electoral System,” and 2.04.220 “Establishment of City Council Electoral Based System” of Chapter 2.04 within Title 2 of the Menlo Park Municipal Code; and adopting Resolution No. 6688 updating City’s Conflict of Interest Code to add the Independent Redistricting Commissioners and Alternate Commissioners, passed unanimously.

M. Informational Items

- M1. City Council agenda topics: December 8, 2021 – January 2022 (Staff Report #21-235-CC)

N. City Manager's Report

City Manager Starla Jerome-Robinson reported out on the reopening of the 800 block of Santa Cruz Avenue and an update on Senate Bill 9.

O. City Councilmember Reports

Mayor Combs reported out on City Councilmember Taylor’s application to One Shoreline and supported drafting a letter in support.

City Councilmember Taylor reported out on the upcoming City/County Association of Governments of San Mateo County (C/CAG) meeting and San Mateo County Joint Powers Authority (JPA) board meeting.

City Councilmember Mueller reported out that Vice Mayor Nash will now be serving on the Downtown Street Closure Task Force and thanked City Councilmember Taylor for previously serving.

P. Adjournment

Mayor Combs adjourned the meeting at 10:24 p.m.

Judi A. Herren, City Clerk

These minutes were approved at the City Council meeting of January 11, 2022.

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

Consistent with Government Code section 54953(e), and in light of the declared state of emergency, the meeting will not be physically open to the public and all members will be teleconferencing into the meeting via a virtual platform. To maximize public safety while still maintaining transparency and public access, members of the public can listen to the meeting and participate using the following methods.

- How to participate in the meeting
 - Submit a written comment online up to 1-hour before the meeting start time:
jaherren@menlopark.org *
Please include the agenda item number you are commenting on.
 - Access the meeting real-time online at:
[Zoom.us/join](https://zoom.us/join) – Meeting ID 998 8073 4930
 - Access the meeting real-time via telephone at:
(669) 900-6833
Meeting ID 998 8073 4930
Press *9 to raise hand to speak

*Written public comments are accepted up to 1-hour before the meeting start time. Written messages are provided to the City Council at the appropriate time in their meeting.

- Watch meeting:
 - Cable television subscriber in Menlo Park, East Palo Alto, Atherton, and Palo Alto:
Channel 26
 - Online:
menlopark.org/streaming

Note: City Council closed sessions are not broadcast online or on television and public participation is limited to the beginning of closed session.

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).

According to City Council policy, all meetings of the City Council are to end by midnight unless there is a super majority vote taken by 11:00 p.m. to extend the meeting and identify the items to be considered after 11:00 p.m.

PUBLIC WORKS DEPARTMENT
TOWN OF ATHERTON
80 FAIR OAKS LANE
ATHERTON, CA 94027
TEL (650) 752-0570



December 3, 2021

City Council
City Of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

RE: Public Comment - Staff Report #21-224-CC
Proposed adoption of Resolution No. 6687 to approve the through and left-turn restrictions from southbound Garwood Way and northbound Merrill Street at Oak Grove Avenue

Dear Mayor and Council Members:

We were recently advised that the City of Menlo Park plans to adopt a resolution restricting all traffic on Garwood Avenue from making a left turn onto Oak Grove Avenue or proceeding through onto Merrill Street. This action will essentially divert all traffic seeking to commute east toward Highway 101 or Middlefield Road from the Springline Development Project (1300-1302 El Camino Real) onto Glenwood Avenue in Atherton rather than allowing for disbursed eastbound traffic. Glenwood Avenue was already going to be heavily impacted by the development, a comment that was previously raised by the Town during the Environmental Impact Report review for this Project. This change will further exacerbate Project impacts to Atherton and area residents and the Town does not consider this impact to be negligible or acceptable.

Traffic headed to Middlefield Road will be diverted away from the signalized intersection at Oak Grove Avenue and toward the unsignalized intersection at Glenwood Avenue. The already congested roadway volumes along Middlefield Road result in traffic and pedestrian challenges at the Glenwood Avenue intersection. Traffic from Glenwood Avenue has difficulty crossing or turning on to Middlefield Road. This change will only exacerbate this issue made worse with the opening of the Project. As noted in Table 2 in the staff report, the projected intersection Level of Service (LOS) for both the Glenwood Avenue/Laurel Street and Glenwood Avenue/Middlefield Road intersections are projected at LOS F in the morning peak with delays of 70.1 sec and >180 sec respectively, with the completion of the project. In the afternoon peak, the Glenwood Avenue/Middlefield Road intersection is also projected at LOS F. The proposed turn restrictions at Oak Grove Avenue will increase delays at these intersections which are already beyond capacity. Conversely, the levels of service at the Oak Grove Avenue/Laurel Street and Oak Grove Avenue/Middlefield Road intersections are at LOS C and are better able to handle the additional traffic generated by the development.

The Town is also deeply concerned about the impacts to bicycle, pedestrian, and school traffic that this change will bring. As you are likely aware, Glenwood Avenue, Laurel Street and Encinal Avenue are all key routes to and from Encinal Elementary School. These routes do not have sidewalks or safe pedestrian ways. Even this incremental increase in traffic on these streets is a significant safety concern for these vulnerable groups of active roadway users.

Public Comment - Staff Report #21-224-CC
December 3, 2021
Page 2 of 2

We urge you to consider the potential safety and traffic impacts of making this change and refrain from adopting the Resolution.

Sincerely,



Robert Ovadia, P.E.
Director of Public Works
Town of Atherton
80 Fair Oaks Lane
Atherton, CA 94027
(650) 752-0541 - Office
rovadia@ci.atherton.ca.us

cc: Atherton City Council

Agenda item J3 Mary Widmer

The staff report on Menlo Park Resolution No. 6687 shows that the Average Daily traffic on Glenwood may be lower, but the Glenwood Avenue intersections with Laurel Street and Middlefield Road have been determined to be at LOS F. Table 2 in the staff report indicates delays of over 3 minutes at the Glenwood/Middlefield intersection during peak periods. The Oak Grove intersections, on the other hand, have an LOS of C with delays ranging from 20-33 seconds and thus are better able to handle the traffic. There is a significant difference in the LOS between the two streets.

In addition, the report indicates that Oak Grove is a bike path. So is Glenwood. Oak Grove's bike paths are better protected both in the Menlo Park and Atherton parts, while Glenwood (from Laurel going East) is only a Class III (Sharrow), which is more dangerous. Moreover, there are many elementary school children riding bikes to and from both Encinal and Nativity schools as well as to and from MA. Glenwood is also a designated pedestrian way where people often walk along edge of the street. Auto traffic on Oak Grove results in a lower risk to foot and bike traffic than if the same traffic were on Glenwood.

Garwood intersects Glenwood between the railroad tracks and the stop here line. It appears it would be easy for traffic from Garwood to try to beat trains in an effort to get out of Garwood or even to miss reading the railroad signals with fatal results. I believe that the safest exit would be El Camino Real or Oak Grove. Garwood intersects Glenwood 5 feet from the train tracks, again making this a dangerous turn, both for the drivers as well as bicyclists. The Oak Grove exit from Garwood is 12-15 feet from the tracks making this a safer exit. ECR is designated as a highway (CA 82) and is an appropriate street to carry the traffic. A right turn only from the complex onto Oak Grove is another exit solution. Glenwood is a residential street and it not built to handle the traffic from Garwood. In addition one block later it intersects with Laurel which is a major conduit for children going to Encinal School, HJillview Middle School, Nativity School, Menlo School, Sacred Heart Schools, and Menlo Atherton High School. Laurel cannot support additional traffic generated by the complex trying to get back to ECR. The staff report does not really consider all the options.

The overall traffic flow planned for this was and remains poor. Entrances and exits should be via the State Highway with a dedicated lane going northbound into the garage and re-emerging with the exit. Traffic onto Glenwood and Oak Grove should be minimized. The projections for the number of cars coming into and out of this complex are very low. With 400 families living in the complex, I would guess that there would be at least 400 cars coming and going daily. Where did staff get their projections?

Menlo Park has allowed traffic restrictions in many areas to keep residential streets calm. Your City policy stated at the beginning of the staff report indicates "These policies seek to maintain a safe, efficient, attractive, user-friendly circulation system that promotes a healthy, safe and active community and quality of life throughout Menlo Park." This project does not do that for either Menlo Park residents living on Glenwood, Laurel or those who use Glenwood for school, work or recreation. Nor does this do so for your neighbor, Atherton.

This major commercial and housing project has been poorly designed and the traffic flow needs rework. Merely asking the few MP residents who live within 500 feet of the Oak Grove/Garwood exit was inappropriate and very self-serving.

I believe that this resolution should be defeated and staff instructed to work with the Town of Atherton to develop an acceptable plan. Traffic is a regional problem and pushing Menlo Park traffic through Atherton does not make it go away.

Mary Widmer



**PURCHASE OF CLEAN ENERGY INFRASTRUCTURE FOR
THE MENLO PARK COMMUNITY CAMPUS PROJECT**

Rebecca Lucky, Sustainability Manager





RECOMMENDATION TO ADOPT RESOLUTION AND APPROPRIATE FUNDS



- Authorize the city manager to negotiate and execute agreement with ENGIE Services Us. Inc. to design, construct, operate and maintain:
 - A solar photovoltaic plus battery storage microgrid
 - Solar thermal pool heating system
 - 27 electric vehicle (EV) charging spaces

- Total cost is \$5.2 million as projected in October
 - Includes an additional 10 percent contingency of \$0.52 million for total of \$5.72 million

- Find the project exempt from California Environmental Quality Act Guidelines (CEQA)

- Appropriate \$5.72 million from the general fund



GOVERNMENT CODE 4217.10 ET SEQ.

- Authorizes a public agency to utilize any procurement process to contract for energy services if its government body determines at a regularly scheduled public hearing that anticipated cost for energy services from the project will be less than the anticipated costs of energy in the absence of the energy contract.
- Provides flexibility to find the most qualified vendors, expedite the ability to find a vendor, etc.



PROCUREMENT PROCESS HIGHLIGHTS

- Optony Inc. was selected to manage the procurement process on behalf of the city in January:
 - Worked with staff, Meta, and the MPCC electrical engineering team to issue a request for proposals in the Spring
 - Assisted with negotiating key terms in the agreement and provide third party analysis on costs and anticipated savings

- ENGIE was selected after extensive review by staff, Optony, Facebook team, and the MPCC electrical design team

- Substantive key terms have been negotiated and are provided in Attachment C.
 - Remaining elements under review would not affect the price or the savings as currently provided



COSTS FOR THE PROJECT



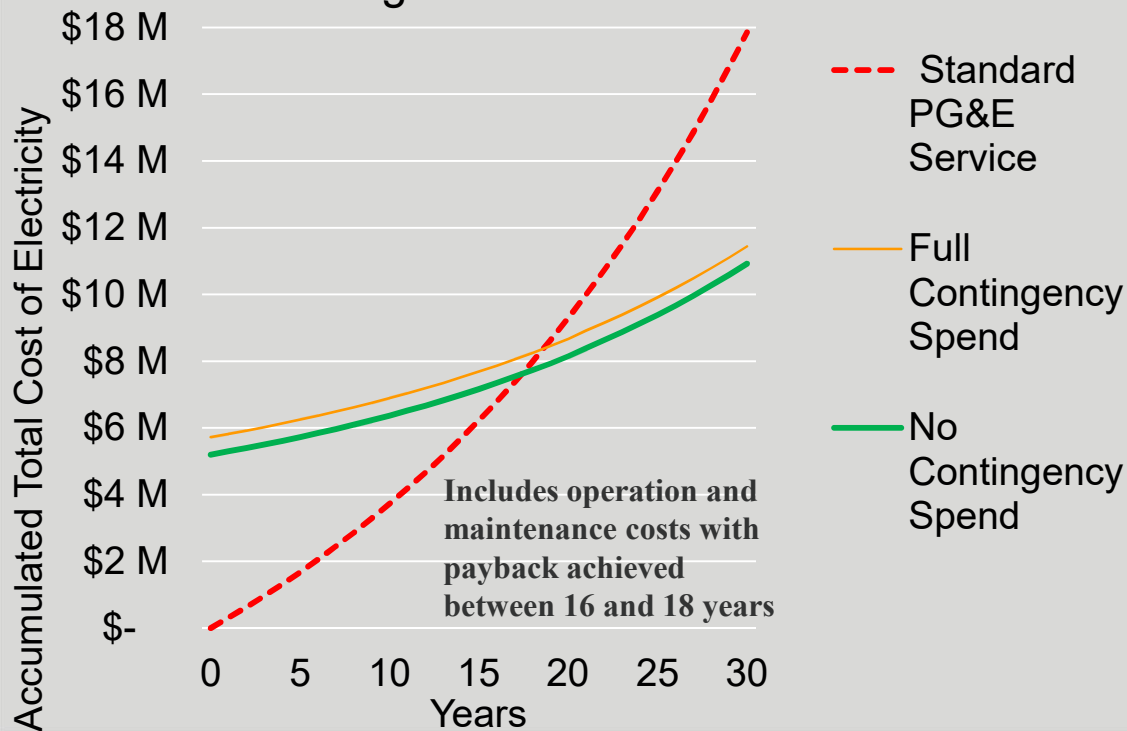
Clean Energy Infrastructure	Cost (Millions)
Solar plus battery storage microgrid	\$3.68M
Solar thermal pool heating	\$1.16M
EV Charging	\$0.35M
Total	\$5.2M
Contingency	\$0.52M
Total budget	\$5.72M

- Since October, the costs were reduced for solar thermal pool heating by 10% and over \$20% for EV charging stations
- Contingency funds may be used for remaining carport design elements and unforeseen circumstances that are approved by the city



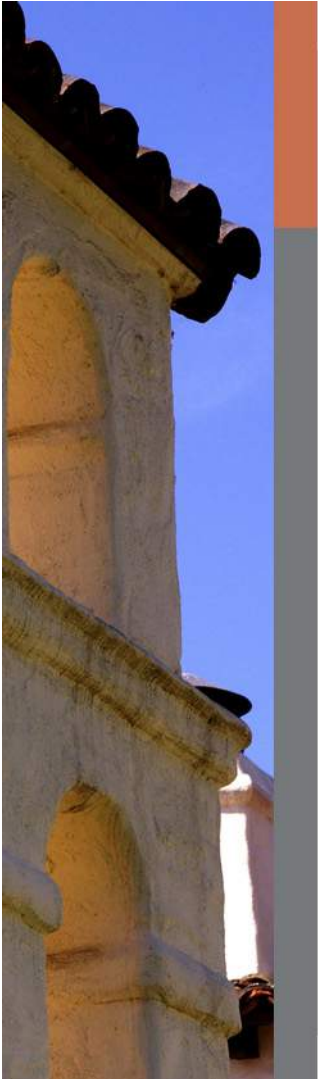
ANTICIPATED SAVINGS FINDING

Microgrid Cost Forecast: Direct Purchase



Year Savings	Using Contingency	No Contingency
20 year	\$0.63M	\$1.15M
25 year	\$3.19M	\$3.71M
30 year	\$6.32M	\$6.87M

Excludes savings associated with avoiding the use of a diesel generator



CEQA FINDING

- On January 12, the City Council found demolition and building of the MPCC project categorically exempt pursuant to the CEQA Guidelines Section 15302 Replacement of Existing Facilities.
- This includes any related elements to the project such as the renewable microgrid, solar thermal pool heating system, and EV charging



APPROPRIATION OF \$5.72M FROM GENERAL FUND



- For the design and construction of the microgrid
- Operating costs will be included as part of the annual operating budget approval
- Annual savings will be allocated to the General Fund
- City maintains a sufficient unassigned fund balance of \$6.99M
 - Remaining balance would be \$1.27M



RECOMMENDATION TO ADOPT RESOLUTION IN ATTACHMENT B



- Authorize the city manager to negotiate and execute agreement with ENGIE Services Us. Inc. to design, construct, operate and maintain:
 - A solar photovoltaic plus battery storage microgrid
 - Solar thermal pool heating system
 - 27 electric vehicle (EV) charging spaces

- Total cost is \$5.2 million as projected in October
 - Includes an additional 10 percent contingency of \$0.52 million for total of \$5.72 million

- Appropriate \$5.72 million from the general fund

- Finding the project exempt from California Environmental Quality Act Guidelines (CEQA).



TEAM LIAISONS FOR THE PROJECT

- Byron Pakter from Optony
- John Paul Jewell from ENGIE
- Joan Deirdre Cox supporting city attorney from BWS Law
- Justin Murphy, Deputy City Manager



THANK YOU



SPRINGLINE PROJECT

1300 El Camino Real

Staff Presentation to City Council, December 7, 2021





BACKGROUND

- Located on the east side of El Camino Real, between Oak Grove Avenue and Glenwood Avenue

- Previously called “Station 1300”

- Mixed-use development consisting of office, residential, and community-serving uses on a 6.4-acre site
 - Approved in 2017
 - Floor area ratio (FAR) of 1.5



BACKGROUND

- Use Permit Revision
 - Approved at 11/22 PC meeting
 - Hazardous materials for emergency back-up generator
 - Expanded outdoor seating
 - On-site and off-site consumption of alcohol (beer, wine and spirits)

- Architectural Control Revision
 - Conditionally approved at 11/22 PC meeting (requires Specific Plan amendment)
 - Increase the gross floor area up to approximately 9,000 square feet (1.53 FAR)
 - Reconfigure the primary residential entry (Oak Grove and Garwood)



PROJECT OVERVIEW

- **Specific Plan Amendment**
 - Increases the maximum Public Benefit Bonus-level FAR from 1.50 to 1.55 in the ECR NE-R District of the Specific Plan under certain circumstances
 - Applies to projects approved at the bonus-level that include residential and community servicing uses
 - Requires PC to find that additions during construction are necessary or desirable to address deficiencies identified after construction of the structure(s) is substantially complete
- **Development Agreement (DA) Amendment**
 - For applicant to secure vested rights
 - For the City to secure a public benefit (payment of \$300,000 to complete a quiet zone feasibility study and related projects, if funds are left over)



STAFF RECOMMENDATIONS

- Adopt an ordinance amending the Specific Plan
- Adopt an ordinance approving a Development Agreement (DA) Amendment



THANK YOU



PRESIDIO BAY
VENTURES

SPRINGLINE
MENLO PARK

MP CITY COUNCIL
DECEMBER 7TH, 2021

| 1160 BATTERY ST, SUITE 100
| SAN FRANCISCO, CA 94111

PLANNING COMMISSION ACTIONS

NOVEMBER 22ND, 2021

- 1. Recommended that City Council approve Specific Plan amendment to allow additional .05 Floor Area Ratio (FAR) in specified circumstances to correct project deficiencies.

- 2. Recommended that City Council approve Development Agreement amendment to incorporate project revisions and provide additional public benefit based on addition of floor area.

- 3. Approved architectural permit to allow additional area (mainly on garage levels), revise residential entry to improve access, and modify space near entry previously envisioned as CSU.

- 4. Approved use permit for hazardous materials for a fuel tank supplying a diesel emergency back-up generator.

- 5. Approved use permit to amend outdoor seating plan and approve on site and off site alcohol sales.

CITY COUNCIL ACTIONS NEEDED

- 1. Adopt Specific Plan Amendment for narrow categories of Additional Area.
- 2. Development Agreement Amendment – Public Benefit for Additional Area.



THE RESIDENCES



THE OFFICES & SHOPS

SPRINGLINE PROJECT MODIFICATIONS

REDESIGN FOR ADA ACCESS TO THE MAIN ENTRANCE OF THE RESIDENCES AND CSU MODIFICATION

Modification of the primary residential entry at the intersection of Oak Grove and Garwood to improve ADA accessibility, aesthetics, and functionality.

Modification to 1,150 SF at Oak Grove corner from CSU to Multi-Function Public Accessible Area subsidized by The Residences and open to all.

MINOR CHANGES TO THE BASEMENT (SUPPORT SPACE)

Minor changes to the basement levels for operational needs, such as secured lobbies to access the buildings from each level of the basement, mail rooms (*required by USPS to be in basement*), trash rooms, and storage to support Community Service Uses. Additionally, TDM focused amenities such as bike parking and locker rooms have been expanded to encourage greater bicycle ridership and minimize vehicular traffic. No new usable office or retail space added. No modifications to massing. Would result in a technical increase in Floor Area, while not impacting the massing or usable commercial space.

SECOND STORY OFFICE PASSAGE WAY FOR MULTI-TENANT

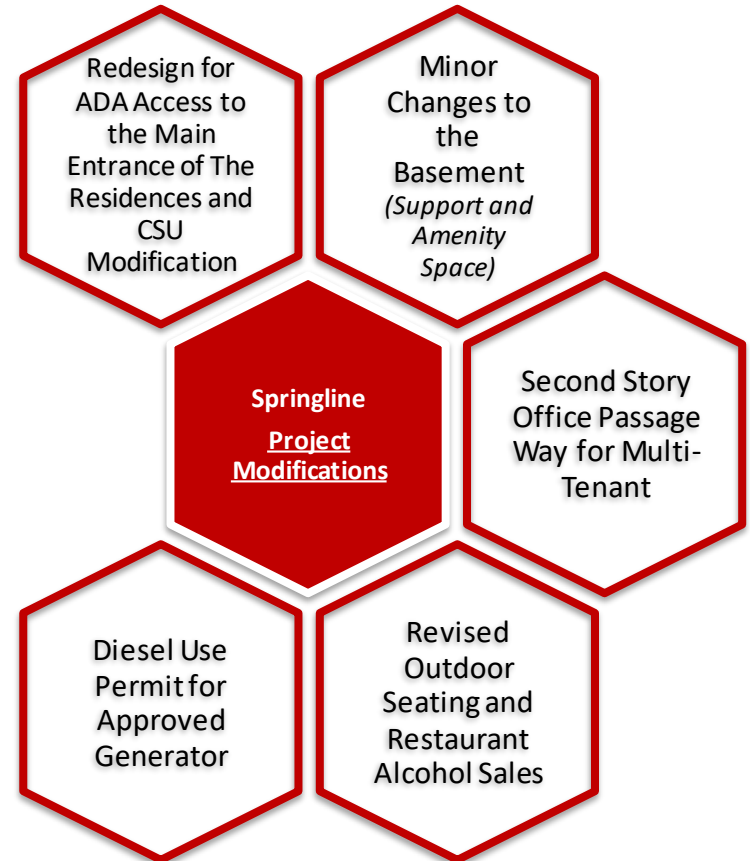
Minor changes to the second levels of each office building in order to create a passageway at the second level of the double-height entry lobbies.

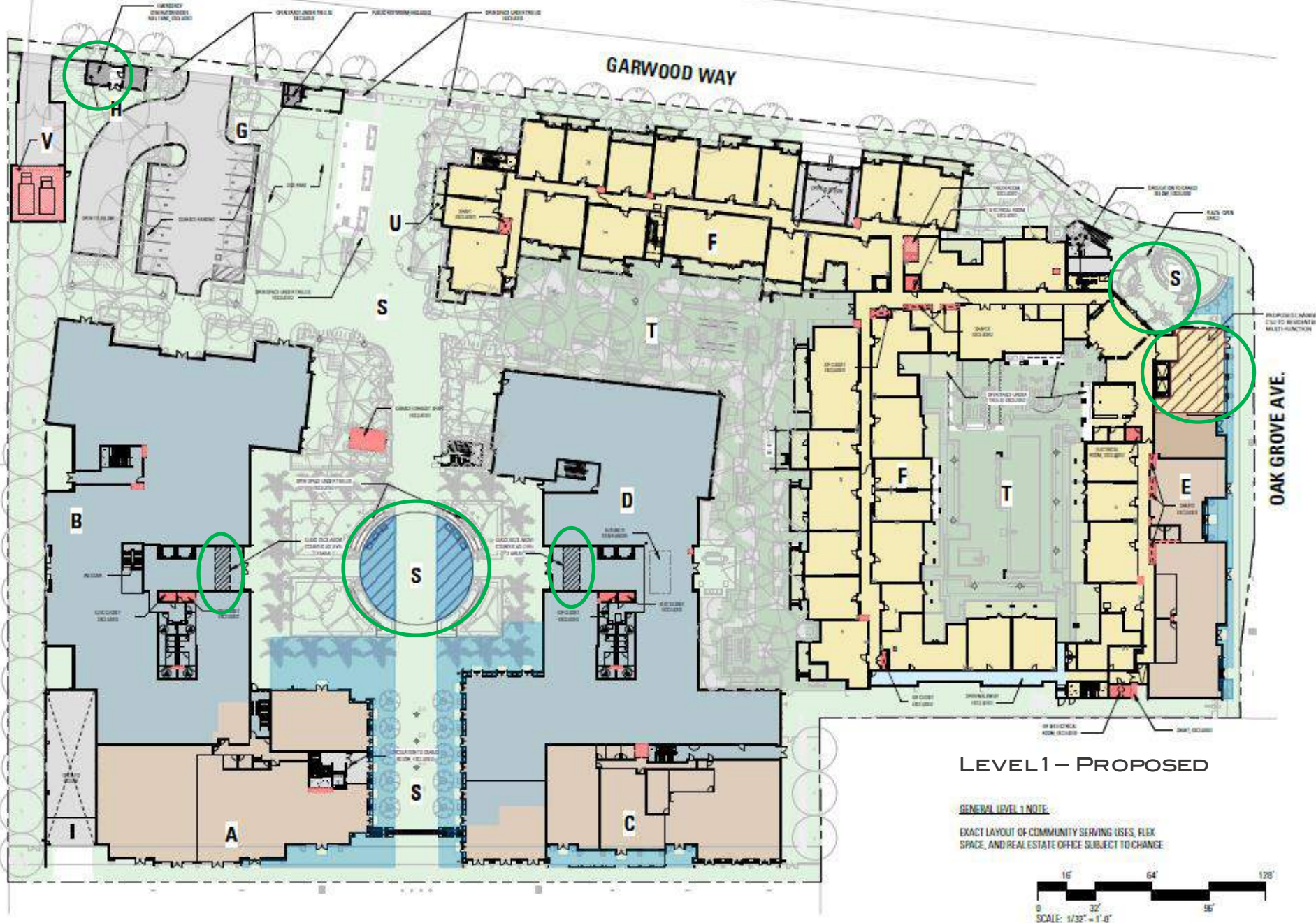
REVISED OUTDOOR SEATING AND RESTAURANT ALCOHOL SALES

Use Permit amendment to allow a minor expansion of the allowed outdoor seating area for food and beverage. Use Permit for restaurants selling alcoholic beverages. Use Permit for a taproom that will sell craft beer, wine and spirits (confined to the outdoor seating area), along with snacks. Use Permit for liquor sales for a specialty market that will also sell alcoholic beverages for on and offsite consumption.

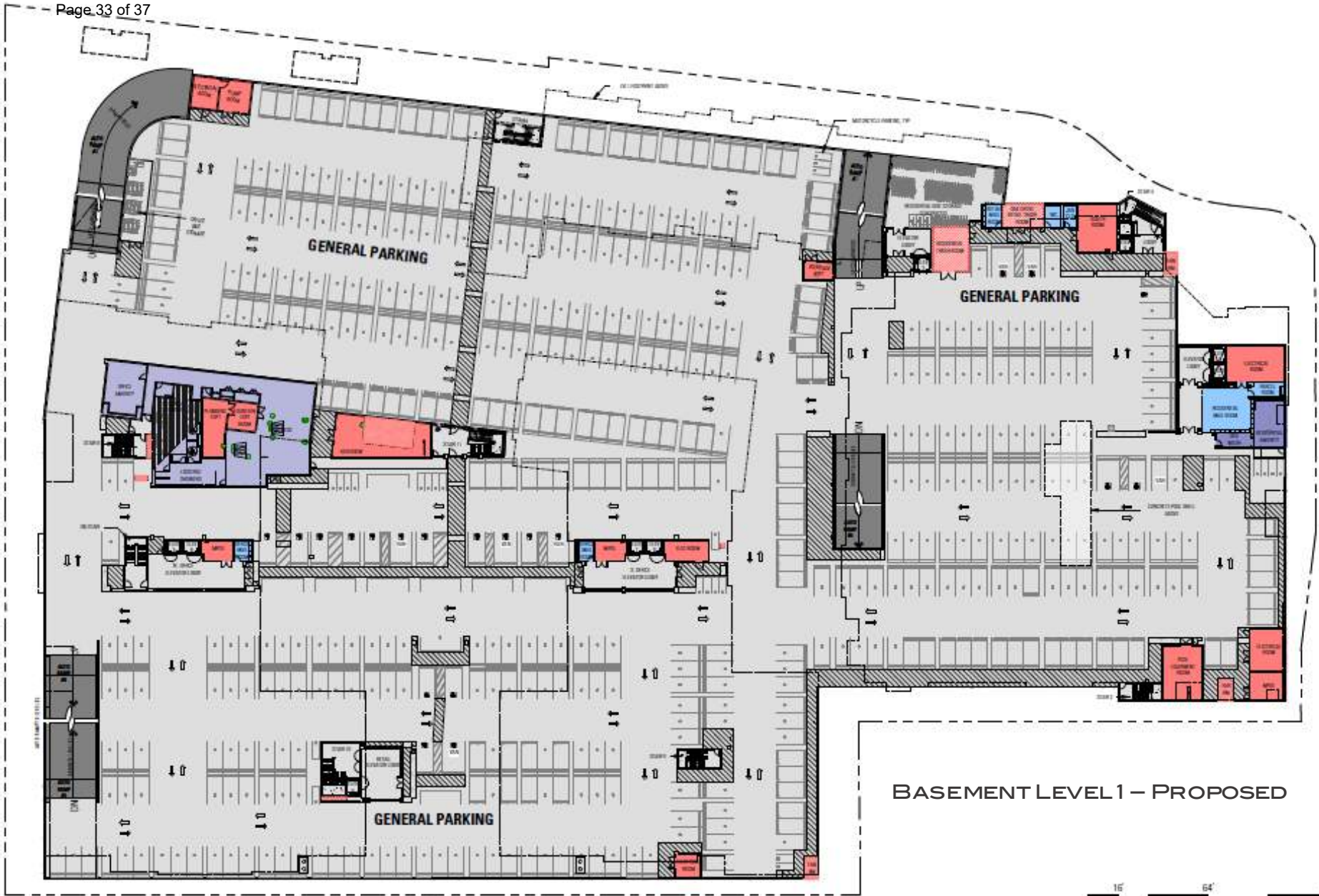
DIESEL USE PERMIT FOR APPROVED GENERATOR

Use Permit for hazardous materials with respect to a diesel fuel storage tank for the emergency generator as required by the City.









BASEMENT LEVEL 1 – PROPOSED



SPECIFIC PLAN AMENDMENT FOR ECR NE-R DISTRICT

- For this district, Specific Plan limits FAR to a maximum of 1.50 FAR. Project was approved very close to this maximum; proposed basement work and small circulation improvements above ground would exceed that limit.
- Proposed Specific Plan amendment is narrowly tailored to address this unexpected situation.
- Amendment allows a **maximum** of an additional 0.05 FAR; for this site, that would be a maximum of about 14,000 SF, although the project is only requesting approximately 9,000 SF.
- Additional floor area only available for deficiencies identified after substantial construction in projects that include residential and CSU uses.
- Any increased area is subject to strict limitations, including:
 - Any additional gross floor area (GFA) below ground must be within constructed subsurface footprint
 - Area above ground may only address circulation deficiencies and can't increase exterior dimensions
 - Planning Commission must review and find additions are necessary/desirable to address deficiencies; subject to architectural review

DEVELOPMENT AGREEMENT AMENDMENT – PUBLIC BENEFIT

- Proposed public benefit is in form of \$300,000 cash payment in exchange for approval of approximately 9,000 SF of bonus floor area.

- Payment is proportional to public benefits provided for original (2017) approval, which included about 112,000 SF of bonus area.

- Funds are to be used for various priorities:
 - Help fund City “Quiet Zone” study
 - Contribute to funding for “Quiet Zone” implementation
 - Any remaining funds to be used for Downtown amenities

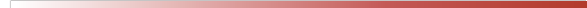
- In addition to public benefit payment, project will also contribute to BMR (\$63,000 in lieu fee), TIF, and other fees as per Menlo Park Master Fee Schedule.

REQUEST FOR APPROVAL

- 1. Request City Council approve Specific Plan amendment to allow additional .05 Floor Area Ratio (FAR) in specified circumstances to correct project deficiencies.

- 2. Request City Council approve Development Agreement amendment to incorporate project revisions and provide additional public benefit based on addition of floor area.





THANK YOU