



REGULAR MEETING MINUTES

Date: 12/07/2020
Time: 7:00 p.m.
GoToWebinar.com – ID #534-637-499

A. Call To Order

Chair Henry Riggs called the meeting to order at 7:03 p.m.

B. Roll Call

Present: Andrew Barnes, Chris DeCardy, Michael Doran (Vice Chair) (arrived around 7:15 p.m.), Larry Kahle, Camille Kennedy, Henry Riggs (Chair), Michele Tate

Staff: Payal Bhagat, Contract Principal Planner; Ori Paz, Associate Planner; Kyle Perata, Principal Planner; Corinna Sandmeier, Senior Planner; Leo Tapia, Planning Technician

C. Reports and Announcements

None

D. Public Comment

Pamela Jones, Menlo Park, asked if it was possible for staff to update the development project map so the Bayfront west side included the Menlo Flats and 111 Independence Drive projects. She said she thought it would be good if the Planning Commission had the information provided to the Housing Commission on November 11, 2019 regarding Regional Housing Needs Assessment Allocation (RHNA).

Chair Riggs noted the importance of understanding the housing assessment allocation and its impact to the City's zoning.

E. Consent Calendar

E1. Approval of minutes from the November 2, 2020, Planning Commission meeting. ([Attachment](#))

ACTION: Motion and second (Chris DeCardy/Larry Kahle) to approve the minutes from the November 2, 2020 Planning Commission meeting; passes 6-0 with Commissioner Michael Doran not yet in attendance.

F. Public Hearing

F1 and G1 are associated items with a single staff report

- F1. Environmental Impact Report (EIR) Scoping Session/Andrew Morcos for Greystar/165 Jefferson Drive (Menlo Flats):
Request for a use permit, architectural control, below market rate (BMR) housing agreement, heritage tree removal permits, and environmental review to redevelop the project site with approximately 158 multi-family dwelling units and approximately 15,000 square feet of commercial space on a 1.38-acre parcel. The proposed mixed-use building would be eight stories in height, including three levels of above grade podium parking. The commercial space would be located on the ground floor and second floor. The project site is located in the R-MU-B (Residential Mixed Use-Bonus) zoning district. The project site currently contains one single-story approximately 24,300 square foot office building that would be demolished. The proposed building would contain approximately 154,729 square feet of gross floor area of residential uses with a floor area ratio of 257.5 percent. The proposed commercial component would contain approximately 15,000 square feet of gross floor area with a floor area ratio of 24.9 percent. The proposed project would utilize bonus level gross floor area (GFA), density, and height in exchange for community amenities. The proposed project would include a below market rate housing agreement that requires a minimum of 15 percent (or 21 units) be affordable. The applicant is proposing to incorporate 20 additional market-rate units (which are included in the total 158 units), per the density bonus provisions in the BMR Housing Program (Chapter 16.96.040), which allows density and FAR bonuses, and exceptions to the City's Zoning Ordinance requirements when BMR units are incorporated into the project. The project also includes a hazardous materials use permit request to allow for a diesel generator to operate in the event of an emergency. ([Staff Report #20-051-PC](#))

The minutes for Item F1 were transcribed by a court reporter

G. Study Session

- G1. Study Session/Andrew Morcos for Greystar/165 Jefferson Drive (Menlo Flats):
Request for a use permit, architectural control, below market rate (BMR) housing agreement, heritage tree removal permits, and environmental review to redevelop the project site with approximately 158 multi-family dwelling units and approximately 15,000 square feet of commercial space on a 1.38-acre parcel. The proposed mixed-use building would be eight stories in height, including three levels of above grade podium parking. The commercial space would be located on the ground floor and second floor. The project site is located in the R-MU-B (Residential Mixed Use-Bonus) zoning district. The project site currently contains one single-story approximately 24,300 square foot office building that would be demolished. The proposed building would contain approximately 154,729 square feet of gross floor area of residential uses with a floor area ratio of 257.5 percent. The proposed commercial component would contain approximately 15,000 square feet of gross floor area with a floor area ratio of 24.9 percent. The proposed project would utilize bonus level gross floor area (GFA), density, and height in exchange for community amenities. The proposed project would include a below market rate housing agreement that requires a minimum of 15 percent (or 21 units) be affordable. The applicant is proposing to incorporate 20 additional market-rate units (which are included in the total 158 units), per the density bonus provisions in the BMR Housing Program (Chapter 16.96.040), which allows density and FAR bonuses, and exceptions to the City's Zoning Ordinance requirements when BMR units are incorporated into the project. The project also includes a hazardous materials use permit request to allow for a diesel generator to operate in the event of an emergency. ([Staff Report #20-051-PC](#)).

Chair Riggs opened public comment on the study session item and closed it as there were no speakers.

Commission Comment: Commissioner Kahle said the report indicated there were studio apartments and four-bedroom, four-bath apartments. He asked if there were any one or two bedroom units. Mr. Morcos said that they had studios and the four-bedroom, four-bath units in this layout. Commissioner Kahle asked what the reasoning was. Mr. Morcos said they had two projects in the same area with 441 rental units at Menlo Uptown next door that had a variety of unit types with studios, one, two, and three-bedroom units. He said Menlo Portal had 335 units that similarly were a mix of studios, one, two and three-bedroom units. He said with that they thought studios and four-bedroom, four-baths could attract a diverse tenant base whose needs were not met at the other projects.

Commissioner Kahle said the overall project was very nice and the changes made to it were great. He said he appreciated the corner at the paseo and the changes to it. He said the massing and color schemes were nice although it was a little on the gray side and some color in addition to the landscaping would be nice.

Mr. Morcos noted that Commissioner Kahle had asked about the publicly accessible open space. He referred to sheet A-017a that described the publicly accessible open space. He said it did include a little raised area adjacent to the neighborhood benefit anticipated to be an extension of the park at the southeast corner. He said he wanted to clarify that was not at grade but was a few steps up. Commissioner Kahle thanked Mr. Morcos and noted his concern was open space that would have been counted when added at a much higher level.

Commissioner DeCardy said in general he thought this looked like a really strong project. He said one question was why the bicycle parking was below what the City required. Mr. Morcos said the City requirement was 1.5 bicycle parking spaces per unit. He said that would assume that 50% of the units had more than one bicycle. He said with the 20 additional bonus market rate units they were allowed some waivers. He said they thought 232 bicycle parking spaces were sufficient for this project. Commissioner DeCardy said he would support less parking with a really strong TDM plan and support of alternative modes of transportation. He said he was a bit disappointed that the bicycle parking would be squeezed. He said he appreciated the housing units the developer was bringing to Menlo Park. He asked if extremely low income affordability could be done for some of the BMR units. Mr. Morcos said the BMR proposal currently was 21 units at low income as required by the BMR guidelines. He said they had anticipated providing a mixture of moderate, low, and very low income units until they found a conflict in the BMR guidelines. He said the BMR guidelines stipulated that at a maximum BMR rents could not be above 75% of market rate rent. He said disregarding current conditions with rents down 30% that would mean that none of the moderate income units would be able to achieve the stipulated rents as they would all be above 75% of market rate rent. He said that conflicted with another stipulation in the BMR guidelines stating that they had to provide an average of four low income units. He said that conflict prevented them from doing the moderate, low and very low income mix.

Replying to Commissioner DeCardy, Planner Perata said the conflict was the income limit in terms of the rental price for moderate income. He said that they could be higher than the 75% limitation of what market rate might be and when the units were ready for lease was when market rate was determined. He said the BMR guidelines required either low income or low income equivalent.

Commissioner DeCardy said he appreciated the 21 BMR units but he was concerned that very low income rate housing was not being provided for the City. He referred to the community amenities and the public speaker's comments. He said the outdated amenities list was really important and he wanted to reinforce hearing now, and when coming out of Covid, what the community would need.

Commissioner DeCardy said he appreciated the paseo revisions. He said he was not sure about the area of the dog run and it that would actually connect and not appear to be a dead end. He said that he hated diesel generators. He said he could not see how they were committed to clean energy in the City and then would allow the worst of the worst energy producers as the emergency backup system. He said at some point he would need to understand why the generator could not use propane/natural gas or battery storage backup. He said the area already had air quality concerns and cut through traffic and putting diesel generators there did not make sense.

Mr. Morcos said battery powered generators for the size of the proposed building was not feasible because of the size and the cost of a battery powered generator. He said he understood that a natural gas powered generator released more greenhouse gas emissions than diesel and its safety and efficiency were not as good as diesel. He said however that he was not an expert and he would investigate the matter more and follow up later with Commissioner DeCardy.

Chair Riggs asked what the diesel generator would support. Mr. Morcos said it was intended to support the facility's emergency uses such as the elevator and the garage fob systems and lights.

Chair Riggs said for Council's notice that facilities not having gas service were at the mercy of PG&E and how efficient and successful they were in avoiding the three significant impacts he mentioned earlier. He asked about other residential projects in the RMU area besides the Greystar ones. Ms. Bhagat said they had emailed the Commission a map showing all the residential development projects in the area earlier in the afternoon. She noted that the map was now shown on the screen. Planner Perata said the map showed residential, nonresidential and mixed use development. He described the various projects.

Chair Riggs asked where the delivery and Uber spaces were anticipated. Mr. Morcos said this was not on the plans. He said they did not want to stop traffic or block bicycles. He said they wanted to create niches for deliveries and Uber pickup and drop off. Mr. Manus said there was also a loading dock on the northwest portion.

Chair Riggs referred to community amenities. He said he saw 1,000 square feet roughly for a community room. He asked what else was being offered as a community amenity. Mr. Morcos said that was unknown yet. He said the needs of the community were changing quickly and they wanted to make the most informed decision when the decision was needed. He said an evaluation of the project by an appraiser had not been done. He said the idea was an onsite component and an offsite component, the latter which they understood should benefit the Belle Haven neighborhood.

Chair Riggs thanked the applicants for their responsiveness and tonight's presentation.

H. Regular Business

H1. Presentation on ADU Regulations.

Associate Planner Ori Paz made a presentation on the 2020 ADU regulations that were implemented. He said the state laws enacted in January 2020 led to the City adopting an Urgency Ordinance for City compliance with state law. He said the name was changed from secondary dwelling units in the City's regulations to accessory dwelling units or ADUs. He said a new term was a Junior Accessory Dwelling unit or JADU and was a new category of ADU. He said that future Zoning Ordinance clean up would be needed and that state law clean up was expected. He presented a table showing what changed from the prior regulations with the Urgency Ordinance including minimum lot size, number of units, maximum unit size, subdivision, setbacks, maximum

number of bedrooms and baths, floor area exceedance, lot coverage maximum exceedance, daylight plane, parking, aesthetic similarity to primary dwelling, owner occupancy, short term rental, and delayed enforcement. He provided a comparison table of the prior ordinance and Urgency Ordinance for a detached ADU. He presented requirements for the new classification of a Junior ADU. He presented an overview of ADU requirements for multi-family and mixed-use districts. He provided a list of reference materials regarding ADUs. He reviewed next steps regarding ADUs in the short term and longer term.

Commissioner Doran asked if there was a sunset attached to the Urgency Ordinance. Planner Paz said he thought so and he would ask the City Attorney and get back to Commissioner Doran. Commissioner Doran asked what impact fees would be for an 800 square foot ADU. Planner Paz said that Transportation Impact Fees for ADUs were waived. He said other fees were proportional to those required for the primary dwelling. He said he could get fee amount information from the Building Division for an 800 square foot ADU. Commissioner Doran said he was interested in those fees. He asked about nondiscretionary applications and 60 day requirements. Planner Paz said the City Attorney advised that the 60-day clock started with a complete application.

H2. Review of Draft 2021 Planning Commission Meeting Dates. ([Staff Report #20-052-PC](#))

No comments were made.

I. Informational Items

- I1. Future Planning Commission Meeting Schedule.
- Regular Meeting: December 14, 2020

Planner Sandmeier said the December 14 agenda would have the Menlo Park Community Center item for which the Planning Commission would make a recommendation to the City Council and two single-family residential development projects.

Commissioner DeCardy asked if the PowerPoint presentation to the Housing Commission in November could be forwarded to the Commission. Planner Sandmeier said she would get that to the Commission.

J. Adjournment

Chair Riggs adjourned the meeting at 9:35 p.m.

Staff Liaison: Corinna Sandmeier, Senior Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commissioner January 25, 2021

CITY OF MENLO PARK
PLANNING COMMISSION

In re)
165 JEFFERSON DRIVE,)
(MENLO FLATS))
_____)

PUBLIC HEARING
REPORTER'S TRANSCRIPT OF PROCEEDINGS
MONDAY, DECEMBER 7, 2020
MENLO PARK CITY COUNCIL CHAMBERS

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

1 ATTENDEES

2 THE PLANNING COMMISSION:

3 Henry Riggs - Chairperson
Michael C. Doran - Vice Chairperson
4 Camille Kennedy
Chris DeCardy
5 Michele Tate
Larry Kahle
6 Andrew Barnes

7 THE CITY STAFF:

8 Kyle Perata - Principal Planner
Payal Bhagat - Contract Planner

9

SUPPORT CONSULTANTS:

10

Matthew Wiswell, LSA
11 Theresa Wallace, LSA

12

13 PROJECT PRESENTERS:

14 Andrew Morcos

15

16 ---o0o---

17

18 BE IT REMEMBERED that, pursuant to Notice
19 of the Meeting, and on December 7, 2020, 7:12 PM at the
20 Menlo Park City Council Chambers, 701 Laurel Street,
21 Menlo Park, California, before me, MARK I. BRICKMAN, CSR
22 No. 5527, State of California, there commenced a Planning
23 Commission meeting under the provisions of the City of
24 Menlo Park.

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1 DECEMBER 7, 2020

7:12 PM

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

3 ---o0o---

4 CHAIRPERSON RIGGS: All right. Moving on to
5 the heart of the meeting tonight. We have item F1. This
6 is a public hearing. F1 and G1, the two major items on
7 the calendar tonight are associated with a single staff
8 report. They are both for 165 Jefferson Drive known as
9 Menlo Flats.

10 Item F1 will be heard first, and this is a
11 Scoping Session for the Environmental Impact Report that
12 is required of this project.

13 The project is a request for a Use Permit,
14 Architectural Control, Below Market Rate Housing
15 Agreement, Heritage Tree Removal Permits and
16 Environmental Review to redevelop the project site of
17 approx -- with approximately 158 multi-family dwelling
18 units and approximately 15,000 square feet of commercial
19 space on a 1.38 acre parcel.

20 The proposed mixed use building would eight
21 stories in height, including three levels of above-grade
22 podium parking. The commercial space would be located on
23 the ground floor and second floor.

24 The project site is located in the R-MUB, that
25 which is residential Mixed Use Bonus Zoning District.

1 The project site currently contains one single-story
2 approximately 24,300 square foot office building that
3 would be demolished.

4 The proposed building would contain
5 approximately 154,729 square feet of gross floor area of
6 residential uses with a floor area ratio -- I'm sorry. A
7 floor area ratio of 257.5 percent.

8 The proposed commercial component would contain
9 approximately 15,000 square feet of gross floor area with
10 a floor area ratio of 24.9 percent.

11 The proposed project would utilize bonus level
12 gross floor area density, GFA density, and -- I'm sorry.
13 GFA, density and height in exchange for community
14 amenities.

15 The proposed project would include a Below
16 Market Rate Housing Agreement that requires a minimum of
17 fifteen percent or twenty-one units in this case be
18 affordable.

19 The applicant is proposing to proposing to
20 incorporate twenty additional market rate units, which
21 are included in the total 158 units, per the density
22 bonus provisions in the BMR housing program, which allows
23 density and FAR bonuses and exceptions to the City zoning
24 ordinance requirements when BR -- BMR units are
25 incorporated into the project.

1 The project also includes the hazardous
2 materials use permit request to allow for a diesel
3 generator to operate in the event of an emergency.

4 And I didn't make a note of who our staff is on
5 this project. Who do we have in staff to speak to the --
6 speak to the project?

7 MR. PERATA: Chair Riggs and members of the
8 Commission, Principal Planner Kyle Perata here. We
9 actually have a contract planner Payal Bhagat, so I'm
10 going to turn it over to give the presentation from staff
11 and answer the questions of the Commission.

12 So with that, I'll look to Payal and Leo and
13 Vanh to get the presentation up for -- there she is.
14 Thanks.

15 CHAIRPERSON RIGGS: Good evening, Miss Bhagat.

16 MS. BHAGAT: Thank you, Chair, Kyle, members
17 of the Commission, members of the public. Good evening.

18 The project we're here for this evening is the
19 redevelopment of an existing site located at 165
20 Jefferson Drive.

21 The project site is located east of Marsh Road
22 on -- on the north side of Jefferson Drive. The project
23 consists of -- I think my mouse is not working.

24 MS. MALATHONG: Try again. You should have
25 control now.

1 MS. BHAGAT: Okay. Thank you. Sorry about
2 that.

3 I'm still not able to do the slide show. There
4 you go. Thank you.

5 So the project consists of demolition the
6 existing property of 24,000 square foot building on the
7 site and then redeveloping the site with 158 residential
8 units and approximately 15,000 square feet of commercial
9 space are housed in a eight-story building.

10 Of the commercial space proposed, approximately
11 a thousand and fifty square feet would be dedicated to
12 community amenities.

13 This evening Staff would like the Commission to
14 look at a couple items associated with the project. The
15 first item is the environmental impact. This is the
16 first step in creating the focused Environmental Impact
17 Report for the project.

18 Staff wishes that the Commission solicit
19 comments from the community and provide your comments on
20 the environmental impact scope.

21 And second items for this evening for this
22 project is the conduct a Study Session to look at the
23 various aspects of the project design.

24 Following my presentation, the applicant
25 Greystar will give a detailed presentation on the project

1 design following which the City's consultant, LSA will
2 review the several steps necessary to create a focused
3 Environmental Impact Report for the project.

4 In order to move through these items, Staff
5 recommends that we parse out the two items one after the
6 other. After this presentation, Staff recommends that
7 the Planning Commission ask questions on the
8 environmental impact scope, open up the public hearing
9 and solicit comments from the community on the -- on the
10 scope and then conclude the item with providing their own
11 comments.

12 After the environmental impact scope portion is
13 discussed, Staff recommends that the Planning Commission
14 solicit comments on the design of the project in a
15 similar manner.

16 Staff is not requesting that the Commission
17 take any action on any of the components of the project
18 being discussed today.

19 With that, I would like to conclude my
20 presentation and I thank you for your attention.

21 We did receive one comment from a community
22 member after conclusion of the Staff Report and that was
23 shared with the Commission via e-mail earlier today, and
24 it is also attached to the agenda on the City's website.

25 With this, I would -- I thank you for your

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1 attention and would like to conclude. I'm of course here
2 for any questions that you might have as you discuss the
3 relevant aspects of this project.

4 I would like to turn it over to Greystar led by
5 Andrew to discuss the various details of the project.

6 Thank you.

7 CHAIRPERSON RIGGS: Thank you, Miss Bhagat.

8 And welcome, Andrew.

9 MR. MORCOS: Thank you, Chair. It's good to
10 be here. Okay. I think I've got control. Let's just
11 make sure.

12 Through the chair.

13 CHAIRPERSON RIGGS: Please.

14 COMMISSIONER KAHLE: You might want to note
15 that Commissioner Doran has joined the evening.

16 CHAIRPERSON RIGGS: Thank you. With all these
17 little boxes, I might have missed that. Welcome,
18 Michael.

19 VICE-CHAIRMAN DORAN: Thank you.

20 MR. MORCOS: Okay. All right. And so good
21 evening, Chair Riggs and Planning Commissioners. Thank
22 you for having us. It's very good to be back to you. My
23 name is Andrew Morcos and I am the senior development
24 director for Greystar in Menlo Park.

25 I'm here to give you a brief update on Menlo

1 Flats located at 165 Jefferson in the Bayside area of
2 Menlo Park.

3 This is our fourth multi-family project in the
4 Bayside area of Menlo Park and we'll focus this
5 presentation overall on how we've incorporated your
6 comments from the April 2020 session on this project into
7 the project and highlight those aspects along with an
8 update.

9 First I thought it would be helpful on the
10 occasion of the project. I'm having trouble with the
11 mouse.

12 CHAIRPERSON RIGGS: We are also getting
13 sort -- sort of a dragging of your audio. I should just
14 let you know.

15 MR. MORCOS: Oh, sorry.

16 CHAIRPERSON RIGGS: We have had some go-to
17 webinar slow moments and we'll hope that they recover
18 once -- once images are loaded.

19 MR. MORCOS: Okay. So I thought we'd start
20 with an overall overview of Greystar in Menlo Park. Our
21 first project was Elan Menlo Park completed in 2017 with
22 146 units at 3645 Haven Avenue.

23 We now have three projects and entitlements.
24 Menlo Uptown and Menlo Portal are the furthest along, and
25 as you know, we're here discussing Menlo Flats.

1 Between these three projects -- between these
2 four projects, I should say, we've worked with the City
3 to provide over 1,100 total multi-family units to Menlo
4 Park.

5 Over 140 of the projects we have under
6 entitlements will be affordable BMR units.

7 To give you a point of comparison, Menlo Park
8 currently has 477 total BMR rental units. So these
9 projects alone would increase the number of BMRs in the
10 City to over -- by over twenty-eight percent.

11 The three projects pursuing entitlements will
12 also contribute to the RHNA cycle substantially. If
13 these projects are approved, they will makeup thirty-two
14 percent of Menlo Park's anticipated total RHNA
15 allocation.

16 Just a quick overview of the three projects.
17 Menlo Uptown is 441 units and forty-two townhomes.
18 Excuse me. 441 multi-family units and forty-two
19 townhomes.

20 An update on status is that the Draft EIR was
21 released for EIR and we will be back presenting that
22 project in early January.

23 Menlo Portal is following shortly behind it.
24 It's 335 multi-family rental units and about 35,000
25 square feet of non-residential space.

1 That Draft EIR is anticipated to be released in
2 January, so following shortly on the heels of Menlo
3 Uptown.

4 The project we're here to update you on tonight
5 is Menlo Flats, and again it's 158 units made up of small
6 studios, one and four bedrooms, four baths and about
7 15,000 square feet of non-residential space.

8 Just go to some of the project highlights.
9 This project will contribute twenty-one affordable BMR
10 units which will be located onsite and equitably
11 distributed throughout the project.

12 Over a thousand square feet of the 15,000
13 square feet of non-residential space is being allocated
14 to contribute to the project's community amenity
15 requirements, and the project is environmental goals of
16 Menlo Park, which are ambitious.

17 LEED gold design standards and a hundred
18 percent renewable energy. EV charging for a hundred
19 percent -- EV pre-wiring for a hundred percent of the
20 required parking and EV charges for fifteen percent, and
21 6,274 square feet of publicly accessible open space which
22 exceeds the City's requirement by sixty-seven percent.

23 This is up from forty-seven percent at our last
24 meeting, and it's a relatively small site, so we feel
25 this was an accomplishment and, you know, in response to

1 Planning Commissioners's comments.

2 Lastly, connectivity. The paseo that's on the
3 east side of the project, we've allocated most of the
4 open space to that area at the front and it will
5 eventually connect Jefferson to Constitution as a walking
6 and biking. 232 bicycle parking spaces, as well.

7 And then I wanted to comment. The -- the
8 comment that was submitted to Planning Commission and
9 Staff regarding deliveries.

10 We are working with the City to allocate street
11 frontage space to Ubers or rideshare for deliveries so
12 that traffic flow isn't interrupted by stopping of
13 delivery trucks or delivery cars.

14 And so we would love those to be near our
15 projects and we'll continue working with the City in that
16 vein.

17 With that, I'd like to introduce you to our
18 team. Clark Manus from Heller Manus is our lead
19 architect. Karen Lozano from PGA who is our landscape
20 architect, and with that I'll hand it over to Clark to
21 discuss the project.

22 MR. MANUS: Thank you, Andrew.

23 Good evening, Chair Riggs and fellow
24 Commissioners. I want to thank you for your
25 contributions. They're a great thing for your city.

1 Chair Riggs, can you hear me well?

2 CHAIRPERSON RIGGS: Yes. Thank you.

3 MR. MORCOS: Okay. Wonderful.

4 As introduction for this Notice of Preparation
5 and the Study Session to follow, I wanted to take this
6 opportunity to refresh your memory on this project
7 designed for Menlo Flats.

8 The comments were well received and we've
9 reflected many of these changes in the Staff Report and
10 the SB-330 resubmittal drawings that are in your package
11 tonight.

12 The changes reflect the street paseo plaza and
13 the frontage and we certainly will continue to refine the
14 design with Staff and the Commission's input. Next.

15 The massing of the project design is what I
16 would describe as an eroded U-form offering the
17 opportunity to create an exterior environment, and Karen
18 will talk more about that later which connects the public
19 street level plaza at the entry to the paseo, and the
20 paseo plaza is visually connected to the upper level open
21 space courtyard and the associated amenities that will be
22 activated by the residents.

23 The introduction of some bay windows along the
24 residential wing fronting the paseo facade evolves also
25 from some of the Commission's comments and need to

1 enhance the paseo.

2 The proposed neighborhood amenity space which
3 we touched on earlier that fronts the street and plaza
4 has an elevated terrace that's contiguous with the
5 elevated building increase and accommodating for sea
6 level rise.

7 Setbacks and the modulations that are on
8 Jefferson Street will provide the opportunity for
9 enhancement as well as the setback to provide the
10 opportunity for roof decks for some of these residential
11 units. Next.

12 This corner of the building is really designed
13 to emphasize the importance of the pedestrian, vehicular
14 and service access.

15 On the left side, the location of the lane is
16 designed to help provide vehicular access through the
17 block -- Andrew touched on earlier -- on to the adjacent
18 Uptown Project site. Next.

19 And a view looking from the adjacent Uptown
20 Project provides the opportunity to see down ahead for
21 the urban area that's for resident amenities as well as
22 connections for people walking around the building to the
23 paseo that's on the east side of the building. Next.

24 So on the plans, this being the ground floor
25 plan, this is one foot above the base foot elevation as

1 determined by the regulations.

2 The most commercial use that you see in blue
3 conceals parking along Jefferson Street frontage. Along
4 the west side frontage, which is the left vehicular and
5 service access, as I described earlier, is accommodated.

6 On the east side on the right, bicycle parking
7 and pedestrian access conceal parking along with paseo
8 frontage, and as you can see earlier -- and Karen will
9 talk about this more -- we have tried to enhance and
10 screen that as much as possible.

11 And also then along the Jefferson frontage, the
12 adjacent residential and commercial lobbies are visible
13 from the pink area. Next.

14 So this is the courtyard plan, and the
15 courtyard plan has a wraparound courtyard that
16 accommodates the open space for residents, a pool, and
17 any of the frontage associated with that.

18 And what you can see at the corner there is
19 what I described earlier is that sort of eroded form and
20 the basis for being able to provide connection to the
21 street level plaza below. Next.

22 And finally on the maps one that we tried to
23 do, based on that shoulder over there and this raised
24 view, we've provided this opportunity of basically just
25 doing an L-shape for the units at this level and the

1 amenities and its open space terrace which overlook the
2 pedestrian plaza and paseo plaza at the ground level.
3 It's a feature that I think will highly animate the
4 paseo.

5 Karen is going to describe the special exterior
6 environment that we think the project has created in
7 facilitating this.

8 I'll be available to answer questions at the
9 Study Session. We now turn it over to Karen.

10 Karen.

11 MS. LOZANO: Thank you, Clark.

12 Good evening, Commissioners. I'm Karen Lozano,
13 PGA Design -- with PGA Design, landscape architects of
14 the project.

15 My presentation is going to focus on the
16 changes to the landscape plans addressing previous
17 comments.

18 This first slide shows the revised street level
19 plans. Next slide.

20 This slide shows on the left the previous paseo
21 design from the April 2020 Study Session and on the right
22 it's the -- it's the revised paseo plan and front corner.

23 The design of the paseo has been revised to
24 integrate with the adjacent and future 175 Jefferson
25 Street project. We're showing a future design for that

1 adjacent paseo to ensure integration between the two
2 sites.

3 The -- the revised paseo provides a modulated
4 walking path with two types of paving with a place for
5 artwork and larger canopy trees.

6 The rear pathway features a connection to the
7 future 186 Constitution townhome site, and we have -- we
8 have a -- a dog play area there and -- as well as a
9 separate pathway for pedestrians connecting on to the
10 adjacent site.

11 The dog run area has been reimagined with
12 artificial turf and round seating elements, and the
13 project site as a whole, we are removing four heritage
14 trees, so eight replacement heritage trees are required.

15 We are exceeding this replacement and replacing
16 with over twenty-three new heritage trees. The -- the
17 heritage tree species will include belicova and Brisbane
18 box.

19 The biggest change is the plaza in the south-
20 eastern corner which is now including an exit from the
21 neighborhood benefit space on to a raised patio.

22 This patio will step down with a tiered wooden
23 seating creating an inviting and activated corner. The
24 seating will also connect to a plaza which anchors the
25 corner and entry to the paseo.

1 This provides act -- activation at that corner
2 and a welcoming connection of public and private space,
3 and next slide.

4 This slide shows the podium level courtyard
5 with pool and amenities. And then the next slide.

6 This slide shows the roof deck space with the
7 outdoor space connecting to the interior community room.

8 And with that, we would like to thank the
9 Commissioners for listening to our presentation today and
10 would like to solicit feedback from the Commissioners at
11 this time.

12 Thank you.

13 CHAIRPERSON RIGGS: Thank you very much, both
14 of you. At this time I think I'll ask the Commissioners
15 if they have any basic projects and then we'll move to
16 public comment before getting in deeper.

17 Our first role tonight is the EIR, so I suggest
18 that we focus on EIR questions and EIR subjects at this
19 time.

20 Mr. Decardy?

21 COMMISSIONER DECARDY: Yeah. This is related
22 to the EIR. Actually, I'll hold till public comment,
23 Chair Riggs. I'll wait.

24 CHAIRPERSON RIGGS: All right. Any other
25 Commission comments related to the EIR?

1 MR. PERATA: Through the Chair, if I could
2 jump in real quick.

3 We do have a presentation from the City's CEQA
4 consultant for this evening. That was just mentioned to
5 me and I just wanted to jump in really quickly and let
6 you know we do have one more presentation.

7 We can certainly answer any questions that you
8 have of the applicant for clarification first. Otherwise
9 we can move into LSA's presentation of the City's CEQA
10 consultant who prepared the initial study and Notice of
11 Preparation of the EIR.

12 CHAIRPERSON RIGGS: All right. Does anyone
13 have anything that they would like to insert now before
14 the presentation?

15 All right. Seeing none, we'll welcome Mr.
16 Wiswell.

17 MR. WISWELL: Good evening. I'm not sure that
18 I have control over the screen.

19 MS. MALATHONG: You do have control. You do
20 have control of the screen.

21 MR. WISWELL: Thank you.

22 My name is Matthew Wiswell. I am the City's
23 consultant from LSA and I did the environmental review
24 for the Menlo Flats project, and with me tonight is
25 Theresa Wallace.

1 I know most of you have heard a presentation
2 pretty similar to this a couple times before, but then
3 maybe some others of you haven't, so please -- please
4 bear with me.

5 Can I get the next slide?

6 MS. MALATHONG: Please try again.

7 MR. WISWELL: This first slide lists the
8 topics that I intend to go over tonight, including the
9 purpose of the Scoping Meeting, and the Connect Menlo and
10 the EIR and relationship to this project, the initial
11 study prepared for the project, the EIR that will be
12 prepared and an overview of the environmental review
13 process and schedule, and then we'll open it up for
14 questions and public comment.

15 So the California Environmental Quality Act, or
16 CEQA, requires lead agencies that approve projects
17 identifying environmental impacts associated with those
18 projects and then either avoid or mitigate those impacts.

19 The purpose of scoping tonight is to involve
20 the parties early on in the environmental review process
21 and get your thoughts on the topics that should be
22 considered in the environmental review of the project.

23 The -- it's important to note that the merits
24 of this project are not considered in the EIR or during
25 the environmental review process.

1 Your comments for this portion of the meeting
2 tonight should really just focus on the specifics as it
3 relates to impact on the environment.

4 We should range on -- on the environmental
5 topics that we should consider in the EIR as well as any
6 issues of concerns related to the environmental topics
7 that should be considered by the City and as EIR
8 consultants, the approach and methods used in the
9 analysis and potential mitigation measures or
10 alternatives that we think should be considered.

11 So in November 2016, as you know, the City
12 Council approved the City's Land Use and Circulation
13 Elements of the General Plan and related zoning changes
14 commonly referred to as Connect Menlo.

15 The Connect Menlo Final EIR provided a program
16 level analysis of the developmental potential of the
17 entire city, including the increased developments along
18 the Bayfront area where the project is located.

19 The City of East Palo Alto challenged the
20 City's certification of the Connect Menlo EIR and entered
21 litigation, and the parties entered into a settlement
22 agreement that allows for environmental review of
23 activity, such as this project, and that is consistent
24 with the program limited to the facts that were not
25 analyzed as significant in the prior EIR or are subject

1 to substantial reduction for subjects driven, but
2 requires certain projects, including those developments,
3 the focused EIR with regard to housing and
4 transportation.

5 The environmental review of the proposed
6 project we'll hear from the Connect Menlo EIR and will
7 also comply with the terms of the settlement.

8 So the initial steps in the environmental
9 review process. The initial study was prepared to
10 evaluate the potential environmental impacts of the
11 project and determine what levels of additional analysis
12 would be appropriate to the project EIR.

13 The initial study discloses relevant impacts
14 and mitigation measures covered in the Connect Menlo EIR
15 and discusses whether the project is within the
16 parameters of the Connect Menlo EIR.

17 Although we are working off of the Connect
18 Menlo in terms of the maximum development potential,
19 considered, we're also evaluating the project against the
20 baseline conditions of a site and also evaluate the
21 project against the currently visible threshold.

22 For example, the CEQA guidelines were updated
23 as a result of the Connect Menlo EIR and those changes
24 were considered and addressed in initial review and will
25 also be considered.

1 So based on the conclusions of the initial
2 study, the topics shown on this slide will not be further
3 evaluated because the project is not anticipated to
4 result in a significant effect related to this topic or
5 because the initial study found that the topic areas were
6 adequately addressed through the program level EIR
7 prepared for Connect Menlo.

8 So the topics looked at were cultural
9 resources, geology and soils, resources, hazards and
10 hazardous materials and were determined to have no
11 impact, but the principal mitigation measures from the
12 Connect Menlo EIR would ensure that those impacts would
13 be less than significant.

14 The -- the focused EIR that will be prepared
15 will analyze whether the project will result in a
16 significant impact to the five topics shown on the
17 slides.

18 The topics of air quality, the Connect Menlo
19 EIR identified mitigation measures that require a
20 technical assessment of the classic operation, a
21 construction period and air quality impacts.

22 The study also impacts several major roadways
23 which require the operation of a health risk assessment.

24 For greenhouse gas emissions, the project's
25 contribution to emissions will be studied based on the

1 transportation related impacts identified for the
2 project.

3 Similarly for noise. Although the Connect
4 Menlo EIR determined that impact to be less than
5 significant with mitigation measures, there is a
6 possibility that the transportation analysis conducted
7 for the project will identify new or more severe impacts
8 related to transportation and therefore transportation
9 related noise, as well, and -- and what was previously
10 analyzed, and that will be included in the EIR.

11 And then for population and housing, a housing
12 needs assessment will be prepared pursuant -- pursuant to
13 the terms of the settlement agreement with East Palo Alto
14 and will also be covered in the EIR.

15 And then lastly, the terms of the settlement
16 agreement also required -- required the preparation of a
17 project specific transportation impact assessment.

18 As you probably well know, these assessments
19 will also include an analysis of potential impacts of
20 twenty-nine different intersections and the
21 identification of specific mitigation measures.

22 For Baseline conditions for intersections,
23 intersection evaluation will be based on assessment.

24 And then finally this. The last topic on the
25 listed on the slide there is the EIR is required to

1 explore a reasonable range of alternatives.

2 These alternatives should attain most
3 reasonable project objectives and should avoid or lessen
4 any significant effects of the project.

5 So the alternative was developed after the
6 impacts are identified and was received during this
7 pending comment period.

8 One alternative always considered is the no
9 project alternative, which is required by CEQA, and then
10 from there we'll use the impacts that we identify as well
11 as comments to determine the rest of the alternatives.

12 This slide shows the overall schedule
13 anticipated for the environmental review process. So on
14 November 16th, the City issued a -- a Notice of
15 Preparation, or an NOP, notifying interested parties and
16 responsible agencies that an EIR will be prepared and the
17 initial study was included for review.

18 The comment period to provide public comments
19 on the scope of the content of the EIR ends on December
20 7th -- December 21st, so in about two weeks.

21 During this time, interested parties are
22 encouraged to submit comments on the scope of the EIR
23 writing and they can also provide comments tonight.

24 Over the next several months, we'll prepare the
25 EIR, which is expected to be published sometime in spring

1 2021.

2 After the EIR is published, there will be a
3 forty-five day comment period or longer, a minimum of
4 forty-five days. During that period, interested parties
5 will have an opportunity to review the EIR and submit
6 comments to the City.

7 The City will also hold a public hearing on the
8 Draft EIR during the forty-five day comment period and at
9 that time the public can also provide verbal or written
10 comments.

11 So just for reference, as Andrew mentioned
12 earlier, the Menlo Portal and the Menlo Uptown project
13 both have Draft EIRs within the public and are now within
14 that minimum of forty-five day public review period.

15 And then after the close of the comment period,
16 we will then prepare written responses to each
17 substantive comment received on the adequacy of the EIR
18 and the response to comments document.

19 The response to comments document will also
20 include any revisions to the Draft EIR that are
21 necessary.

22 Together the Draft EIR and the response to
23 comments document constitute the Final EIR which will be
24 published and available for review a minimum of ten days
25 before any hearing on certification of the EIR and

1 approval of the project.

2 Once the Final EIR is complete, the City will
3 consider certification and then approval of the project
4 as a separate action.

5 Of course the public may attend those hearings
6 and provide comments on the Final EIR itself. So that
7 meeting, the certification in that meeting are
8 anticipated for summer of 2021.

9 So again the purpose of this meeting tonight is
10 to engage the public early on in the environmental review
11 process and to get your thoughts on the topics that
12 should be evaluated in the EIR.

13 E -- even if you provide comments verbally in
14 tonight's meeting, I would encourage you to also submit
15 them again in writing, again prior to December 21st.

16 And with that, we're available for any
17 questions if there are any.

18 CHAIRPERSON RIGGS: All right. Thank you.

19 Any questions from the Commissioners tonight?
20 At this time?

21 All right. Seeing none, we'll go straight to
22 public comment and see what -- what concerns the public
23 may have.

24 As Mr. Tapia mentioned at the beginning of the
25 meet, if you would like to make a public comment, the

1 method is you look for the handy con that is on the right
2 of your screen.

3 I believe it's adjacent to the dropdown menu or
4 the go-to webinar menu. If you click on that hand icon,
5 Staff will know that someone wants to speak tonight.
6 They will announce your name and -- and call you to
7 speak.

8 So please take a look if that's what your
9 intent is tonight and let us know.

10 You can also, by the way, if the hand icon is a
11 difficulty which can be so with applications, at the
12 bottom of the go-to webinar menu is a chat session and
13 you can type in a message like "I would like to speak and
14 this is who I am" and we can help get you connected.

15 So with that we'll give half a minute or so to
16 see if anyone steps forward to speak.

17 MR. TAPIA: Chair Riggs, I think -- I think
18 someone is trying to connect, so I will go ahead and
19 activate the microphone for Pamela Jones.

20 Just a quick reminder. There is a three-minute
21 time limit for all the public commenters. So Pamela
22 Jones, you should be able to activate your microphone
23 now.

24 MS. JONES: Yes. Thank you. Pamela Jones
25 again, and I want to thank the Staff for sending me

1 firstly the notification on -- on this project.

2 I have -- I'm not sure where this belongs, but
3 I have a question on the calculations to the BMR that I
4 hadn't noticed on previous projects, and that is the
5 fifteen percent based on 138 units, and -- and then that
6 was added.

7 And then because they did the fifteen percent,
8 then it says that an additional twenty market rate units
9 can now be applied and it's 158 units. So I was a little
10 bit confused on that.

11 And then the second thing is the amenities list
12 is outdated. Out of the twenty-nine items on there, at
13 least thirteen of them have either been completed or are
14 already in another project.

15 So this really needs to be updated, and I'd
16 also like to request again that the amenities be decided
17 by the community, and with all of the projects -- I think
18 there's a total of four going on in the area -- a
19 community meeting be convened and residents have the
20 opportunity to decide what amenities that they want, we
21 want over here. It should not be a Staff decision.

22 So thank you.

23 CHAIRPERSON RIGGS: Miss Jones, you faded out,
24 but I think with a thank you, that was the end of your
25 comments.

1 Am I right?

2 MS. JONES: Yes. You are correct. I'm
3 confused here on -- yes. You're correct. I was done.

4 CHAIRPERSON RIGGS: All right. Thank you.

5 So with that, first I would like to ask Staff.
6 There is something a little bit tricky about how we
7 figure our fifteen percent.

8 I noticed that in the other two projects that I
9 was reviewing over the weekend, and while I can follow it
10 when I reread it, perhaps for the sake of the public, if
11 Ms. Bhagat could clarify or Ms. Sandmeier could clarify
12 how we -- under the ordinance, how we determine the
13 fifteen percent and then the bonus -- bonus units bag.

14 Miss Bhagat.

15 MS. BHAGAT: Can you hear me? I'm not sure.

16 CHAIRPERSON RIGGS: Yes.

17 MS. BHAGAT: Oh, excellent. Yes. So the --
18 for this project, the 138 units will include twenty-one,
19 that is fifteen percent below market rate units.

20 Under the density bonus guidelines we allow
21 additional units to be added on as an incent -- as an
22 incentive of providing affordable units.

23 So the calculation basically is that if your
24 project ends up providing twenty-one below market rate
25 units, which is fifteen percent of your project, you are

1 then entitled to add additional twenty-one units which
2 would be market rate units under the density bonus
3 guidelines for City of Menlo Park.

4 So the Menlo Flats Project is adding twenty
5 additional units which brings the total amount of units
6 to 158.

7 CHAIRPERSON RIGGS: And the additional twenty
8 units themselves are not subject to the BMR requirements?
9 They're just --

10 MS. BHAGAT: That is correct. They are --
11 they are -- they are being allowed as an incentive
12 because the project is providing affordable units.

13 CHAIRPERSON RIGGS: Right. So when the casual
14 observer sees 152 units and fifteen percent and does the
15 math, that's not the way it works.

16 There's twenty units in there that aren't
17 subject to BMR.

18 All right.

19 MS. BHAGAT: That is correct.

20 CHAIRPERSON RIGGS: And we've been through
21 that, but I can imagine that the -- the public are
22 thinking we're using new math.

23 All right. So Mr. Tapia, unless you see any
24 other hands raised, I will close public comment.

25 MR. TAPIA: I can confirm, Chair, there are no

1 other public comments at this time.

2 CHAIRPERSON RIGGS: Thank you.

3 So we'll close public comment at this time and
4 bring it back to the Commission members to address the
5 scoping of the EIR.

6 Mr. Decardy?

7 COMMISSIONER DECARDY: Yeah. First of all, I
8 want to thank the Staff and consultants for the scoping
9 of the EIR. The presentation was very clear. Really,
10 really appreciate it.

11 My question -- and I'm not sure who is best to
12 answer this -- is how the proposed diesel generator fits
13 both within the EIR and then also within Menlo Park
14 standards for use of green energy in the -- in the
15 building.

16 But -- so maybe first to Mr. Wiswell on the use
17 of the diesel generator and how that got in the EIR and
18 then to Staff how the diesel generator fits in with the
19 City standards.

20 MR. WISWELL: Sure. The -- as you mentioned,
21 the project does include a generator included in the
22 project descriptions of the initial study, and then when
23 we conduct the air quality analysis, we use the nation's
24 modeling software called Polymod and there's an input
25 there for typically four generators where we include a

1 certain number of hours that the -- the generator is run
2 on a yearly basis and then add that information based on
3 that.

4 COMMISSIONER DECARDY: How do you calculate --
5 if this is a backup diesel generator, presumably on one
6 level, it's never used so it's only used infrequently.
7 My understanding is it does need to be tested.

8 How do you incorporate the fact that this is a
9 back up into modeling the number of hours.

10 MR. WISWELL: So we are pretty conservative
11 with that. As -- as I understand it, the testing is half
12 an hour every month.

13 So the -- if you test every month, that would
14 be about six hours, and we assume up to fifty percent of
15 testing and then it's tested every year.

16 COMMISSIONER DECARDY: Okay. Thank you.

17 And then my broader question is also on the
18 topic for Staff.

19 How is the diesel generator thought about in
20 the context of the City's energy use, the energy
21 efficiency and alternative energy standard?

22 MR. PERATA: Sure. If I can take that
23 question.

24 So the City's zoning ordinance does allow for
25 emergency generators in the R-MU zoning district. And so

1 while the City does have, you know, robust, LEED codes
2 with regard to renewable energy and onsite energy
3 generation, we do allow emergency generators for the
4 purposes, you know, if there was to be a power outage and
5 there was need to be emergency power to the site.

6 So generators are proposed at a number of
7 multi-family projects that we're reviewing in the
8 Bayfront area as well as the commercial buildings, as
9 well. But it's something that can be considered through
10 the process.

11 It -- it generally is not meant to be an energy
12 source on a daily basis, but emergency -- for emergencies
13 and the routine testing, of course.

14 COMMISSIONER DECARDY: So is it reasonable
15 under the EIR or reasonable -- I guess this is for you,
16 Mr. Peralta -- to ask for an understanding about why it's
17 an emergency diesel generator selected as opposed to an
18 emergency generator utilizing natural gas as opposed to
19 emergency storage that would be utilized by battery and
20 understanding the different implications, cost
21 implications, operator implications and environmental
22 impacts given that we've got this standard as you noted,
23 a robust standard.

24 MR. PERATA: There certainly could be a policy
25 discussion for the Planning Commission to consider as

1 part of the overall project review.

2 I think from an environmental analysis
3 standpoint, the diesel generator will be studied and that
4 will be -- and in terms of environmental impacts, the
5 potential greatest impact.

6 So studying that in the EIR, you know, would be
7 the appropriate approach.

8 And in this case, it was studied in the initial
9 study and we actually have this scoped out. So it's
10 proposed to be scoped out in the EIR.

11 So it has been studied for compliance with --
12 with the zoning ordinance and with the standards that the
13 San Mateo County, the Fire District, the Bay Area Air
14 Quality Management District have with regard to air
15 quality, and then gas emissions.

16 So those will be looked out in the EIR, but the
17 hazards point -- part will be scoped out, especially I
18 want to make should clear.

19 In terms of policy implications, that's
20 certainly part of the Use Permit for the overall project.
21 The Planning Commission can consider and ask the
22 applicant for more information on the diesel fuel versus
23 other sources for emergency generator. That's certainly
24 appropriate.

25 But I would -- I would refer that to the Study

1 Session component later.

2 COMMISSIONER DECARDY: Very clear. Thank you
3 very much.

4 CHAIRPERSON RIGGS: Um. Interesting. Other
5 questions or comments regarding the scoping?

6 Mr. Kahle?

7 COMMISSIONER KAHLE: Maybe this is not the
8 right time, but I think it is. I had a question about
9 the open space and how it -- I'm not sure who the -- on
10 the application -- the applicant side can address this,
11 but how we increased our open space.

12 MR. MORCOS: I'll touch on that. So we
13 increased the open space when our landscape impact was
14 made to the southeast corner. It asked that we increase
15 the space there and that's where the majority of the
16 space was gained.

17 CHAIRPERSON RIGGS: I'm sorry, Larry. I just
18 wanted to point out we lost some of your audio.

19 So to confirm, that was at the southeast
20 corner?

21 MR. MORCOS: Yeah. I'm sorry about that. The
22 southeast corner of the site.

23 You know, in response to comments from
24 Commission we made this area more generous and it's been
25 added to the overall open space.

1 COMMISSIONER KAHLE: So just to confirm, this
2 is all -- the gain is all at grade level? We're not
3 counting terraces or anything above a higher level?

4 MR. MORCOS: All at grade level, yes.

5 COMMISSIONER KAHLE: Okay. Great. Thank you.

6 Thank you to Mr. Decardy for bringing up the
7 diesel generator. I was going to ask that. I apologize,
8 my camera's going to be on and off. Just having a
9 technical issue. So I'm still here, but I have to play
10 with this for a little bit.

11 Thank you.

12 CHAIRPERSON RIGGS: Thank you.

13 Other Commissioners to comment or question at
14 this moment?

15 I do have a follow-up regarding the -- or
16 perhaps I should say a related question regarding the
17 diesel generators.

18 It occurred to me that given the performance of
19 PG&E both in the summer in terms of heat issues and
20 occasionally we have rolling blackouts and also in the
21 summer we have recently had fire issues, although those
22 don't so far tend to involve the communities along the
23 bay, although they certainly have involved Berkeley and
24 Oakland in the past, and then there of course are the
25 winter storms which can take out whole zones.

1 So in our increased reliance on electrical as
2 we step away from fossil fuels and indeed require
3 buildings to be all electrical, including this project,
4 the -- the degree to which we count on the electrical
5 supply has -- has been ramped up.

6 I wondered if it wouldn't be appropriate that
7 the EIR make the assumption that a certain number of days
8 per year the diesel generators will run; not for testing,
9 but for actual backup power in order to back up PG&E.
10 So that's one suggestion.

11 And then secondly -- oh, I had another
12 electrical concern. It slipped my mind, so why don't I
13 let someone else ask questions.

14 All right. Seeing none, I will follow up,
15 then.

16 I'd like to confirm. As part of the burden and
17 how it's determined, the burden of a new building on the
18 existing infrastructure -- and it may be in the project
19 description and I went right past it, but what is the
20 solar capacity that is proposed for this building and --
21 and how does that compare to the roughly 500 kilowatt per
22 year load that this building is anticipated to put on the
23 system?

24 I guess that question would be addressed to
25 Mr. Morcos.

1 MR. MORCOS: The solar on the building has not
2 been designed yet. It's still very early in the design.
3 There will definitely be solar on the project, but we
4 haven't come to the point where we quantified it yet.

5 So I -- I hesitate to answer that question just
6 yet, but we can mark it down and get back to you when we
7 design that portion of the building.

8 CHAIRPERSON RIGGS: All right. So then I
9 guess I would ask Mr. Wiswell. Can you -- I guess your
10 EIR is going to have to assume that this is full
11 electrical load on the infrastructure.

12 MR. WISWELL: That's correct, yes.

13 CHAIRPERSON RIGGS: Okay. That makes sense.
14 And then -- and then I guess just for -- and
15 this would relate to our transportation section in the
16 EIR.

17 What is the proposal here for altern --
18 providing for alternative transit? Has that been
19 analyzed by the prospective group of residents that are
20 anticipated, which is all we can do at this time?

21 For example, how many will want to get to
22 Caltrain? How many will simply want to go directly down
23 to Mountain View?

24 As you've heard me note before, perhaps the
25 first person to sign up to get an apartment here will

1 work at Facebook, but his partner or her partner may --
2 may work at LinkedIn.

3 And also that person who works at Facebook
4 eighteen months from now may move to Google. So I guess
5 I should ask: What is the baseline assumption for how
6 many residents will be able to bicycle or take the
7 Facebook tram to work as opposed to how many will commute
8 con -- conventionally?

9 And then to what degree does the EIR reflect
10 transit alternative reductions that would be a paid part
11 of the project?

12 MR. WISWELL: Well, I can -- I'll address the
13 first part of your question and then maybe a follow-up on
14 the second part.

15 So for determining how many people take
16 alternative transit such as the bus or Caltrain or walk
17 or bike, it's based on tons of data that is selected for
18 the area as part of the American Community Survey, how
19 many people need to work.

20 So they take a -- a vehicle or walk or bike or
21 alternative transit. So that's for that analysis, and
22 then there's adjustments made for more global conditions,
23 as well.

24 On the second part of your question, are you --
25 are you getting that alternatives to the EIR? And I

1 guess could you expand on your question a little bit
2 further?

3 CHAIRPERSON RIGGS: Yes. For example, if the
4 project committed to providing a -- a transport vehicle
5 to the train station with impulse of every ten minutes
6 between the hours of 8:00 AM and 10:00 AM and then again
7 between the hours of 5:00 PM and 7:00 PM, that presumably
8 would affect your calculation on transportation impacts
9 and pollution.

10 So is that enumerated in the project and
11 therefore enabled you to count a reduction of -- of that
12 mode of transport?

13 MR. WISWELL: Yes. Absolutely. So that would
14 be a -- a Transportation Demand Management measure and
15 that would be included in a Transportation Demand
16 Management Plan.

17 And then the production are -- are quantified
18 by an org, which is -- I don't know the full acronym off
19 the top of my mind, but it's the Air Pollution Control
20 Officer's Association of California.

21 They have a report that quantifies how much
22 reduction Transportation Demand Management measures
23 provide and they qualify that based on where the project
24 is located.

25 So an urban project such as this one is clearly

1 going to be able to benefit much more from those types of
2 measures rather than a suburban project.

3 To answer your question, yes, we can apply
4 production measures.

5 CHAIRPERSON RIGGS: And partly because of the
6 audio, I didn't get that quite clearly.

7 Are the APCOC tables being used to predict
8 alternative transit or did you get in the project
9 description a proposed commitment to transit?

10 MR. WISWELL: So I may be not up to date, but
11 the applicant typically prepared a Transportation Demand
12 Management plan and that we would use the Air Pollution
13 Control report to quantify how much reduction those
14 measures would provide in terms of transit use or
15 automobile use as well as air quality and greenhouse gas
16 emissions.

17 CHAIRPERSON RIGGS: All right. That answers
18 my second question.

19 And then getting back to the first question,
20 you say you're basically referring to census data in
21 order to figure out how many of the potential tenants
22 will work adjacent as opposed to commute.

23 And two people in an apartment, what the
24 likelihood that both will in lockstep work at Facebook.

25 MR. WISWELL: We're not that quite fine. The

1 data really -- what we use the data for is to start our
2 projection on how many people that -- that would live
3 here would use either the bus or bike to get to their
4 place of work.

5 Not necessarily identifying where they will
6 work in -- in particular.

7 CHAIRPERSON RIGGS: Well, right, yes. That
8 makes sense.

9 All right. So it is a model-based prediction
10 rather than a specific analysis of the proximity of this
11 project to a major employer and the lesser proximity to
12 three or four other major employers?

13 MR. WISWELL: Yes. And we could adjust for
14 those factors, as well.

15 CHAIRPERSON RIGGS: Okay. Thanks.

16 And then I think this other question is not so
17 much related to the EIR, so I will save that for the
18 design period.

19 So any other questions or suggestions regarding
20 the scope for the EIR? Would Commissioners like to hear
21 what the project alternatives are?

22 All right. I'm not seeing that, but perhaps
23 for the sake of the public, could I ask Mr. Wiswell to
24 review what the -- I believe it was two project
25 alternatives we have.

1 MS. WISWELL: So I did note that right now we
2 don't have any project alternatives because we are still
3 doing the impact analysis.

4 So we'll develop those alternatives after the
5 impact analysis is done.

6 There's one alternative that's required to be
7 analyzed under CEQA and that's the no project
8 alternative, but that's a simple analysis.

9 But other than that, we -- we don't have any
10 other alternatives right now because we need those
11 impacts first.

12 CHAIRPERSON RIGGS: All right. I apologize.
13 I think you may have actually said that before, but once
14 it got on my list, it was stuck on my list.

15 All right. Well, Staff is here asking us for
16 scoping questions and any other input.

17 Does anyone have anything else that they would
18 like to suggest?

19 All right. It looks like that is the measure
20 of -- of the -- of the input from -- from this
21 Commission, and thank you for the presentation, and I
22 believe that concludes our review of the EIR and item F1

23 The record was closed at 8:16 PM).

24 ---o0o---

25

1 STATE OF CALIFORNIA)

2 COUNTY OF SAN FRANCISCO)

3

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

7

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

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IN WITNESS WHEREOF, I have hereunto set my hand this _____day of _____, 2020.

MARK I. BRICKMAN CSR 5527

From: no-reply@menlopark.org

To:

Subject: Online Form Submittal: December 7, 2020, Planning Commission Meeting Public Comments

Date: Saturday, December 5, 2020 11:12:45 AM

December 7, 2020, Planning Commission Meeting Public Comments

Thank you for your interest in the Planning Commission's upcoming discussions. Please use the form below to submit your comments no later than one (1) hour before the meeting. Comments received by that time will be forwarded to the Planning Commission and included as part of the public record for the meeting, just as if you had come to comment in person.

Agenda items on which to comment:

E1. Approval of minutes from the November 2, 2020

F1. Environmental Impact Report (EIR) Scoping Session/Andrew Morcos for Greystar/165 Jefferson Drive (Menlo Flats)

G1. Study Session/Andrew Morcos for Greystar/165 Jefferson Drive (Menlo Flats)

H2. Review of Draft 2021 Planning Commission Meeting Dates

Agenda item number	F1
Subject	Environmental Impact Report scoping session for Menlo Flats
Meeting date	<i>Field not completed.</i>
Public comment	Dear members of the planning commission, In setting the scope for the draft EIR for the proposed Menlo Flats project, I would ask that the report document the additional traffic and parking issues associated with deliveries to the future tenants. Although the developers say they have limited the number of Menlo Flats parking spaces in order to reduce car traffic, it doesn't take into account the full range of additional traffic the tenants will generate. In today's environment, residents don't rely solely on their personal vehicles. Rather, they are the recipients of package and meal deliveries, in addition to being passengers in ride-share vehicles. This is especially true of apartment dwellers in the 20-40 age range, which would likely be the majority of tenants in the Menlo Flats project. The apartment complex at 777 Hamilton Ave. is a prime example of the traffic difficulties posed by delivery and ride-share vehicles.

Parking and stopping aren't permitted on the side of Hamilton where the apartment complex is located, and yet numerous times each week the single lane of northbound traffic is blocked by a delivery truck, a DoorDash driver or an Uber vehicle dropping off a resident. The complex doesn't have a designated area for these vehicles.

Jefferson Street, where the Menlo Flats project is located, doesn't allow parking or stopping on either side of the road. Where will the delivery and ride-share vehicles stop? Does the project have a designated parking area for them?

Given the ubiquity of delivery and ride-share vehicles in this area, the environmental impacts of these vehicles should be documented in assessing the Menlo Flats project and all other large residential proposals. These vehicles will be a factor in the air quality, traffic noise and traffic congestion for Belle Haven and the M-2 zone.



Thank you for your consideration.

First name	Susan
Last name	Erhart
Email address	
What is your affiliation?	Resident
Other	<i>Field not completed.</i>
Address1	
Address2	<i>Field not completed.</i>
City	Menlo Park
State	CA
Zip	94025

Email not displaying correctly? [View it in your browser.](#)






MENLO FLATS PROJECT
 165 Jefferson Drive
 Environmental Impact Report Scoping Session and Study Session
 Staff Presentation to Planning Commission, December 7, 2020

PROJECT LOCATION

Proposed Menlo Flats Project

2

MEETING PURPOSE

- Two public hearings
 - Environmental Impact Report (EIR) scoping session
 - Opportunity to comment on EIR topics to be studied
 - Study session
 - Provide feedback on the project design, uses for the non-residential space, community amenities proposal, Below Market Rate (BMR) units mix
 - One previous study session was held in April 2020
- No actions will be taken

3




RECOMMENDED MEETING FORMAT

- EIR Scoping Session
 - Presentation by applicant
 - Presentation by EIR consultant
 - Commissioner questions
 - Public comments
 - Commissioner comments
 - Close scoping session public hearing
- Study Session
 - Commissioner questions
 - Public comments
 - Commissioner comments

4





MENLO FLATS

MULTI-FAMILY HOUSING PROJECT
165 JEFFERSON STREET,
MENLO PARK, CA
SUBMITTAL FOR SB 330 APPLICATION
JULY 23, 2020

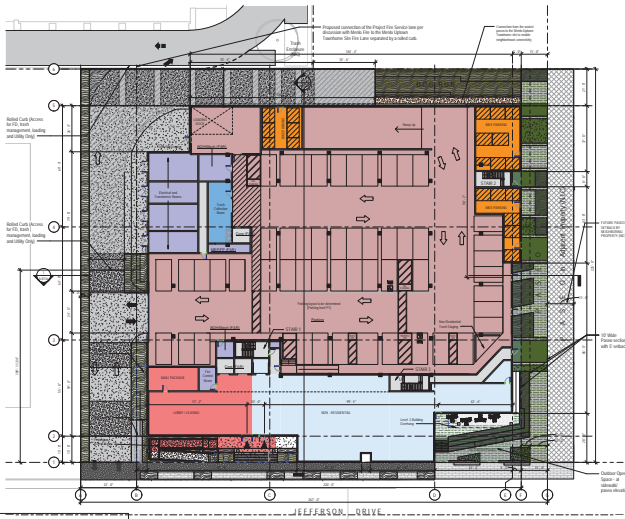
Greystar Projects in Menlo Park



Project highlights

- Affordability**
 - 21 units to be below market rate
 - BMR units located onsite, equitably distributed
- Neighborhood benefit**
 - ~1,050 SF of street-facing first-floor commercial space on the SE corner as potential neighborhood benefit space
- Environmental**
 - LEED Gold design standard and 100% renewable energy
 - EV pre-wiring for 100% required parking and EV chargers for 15% of required parking
- Open space**
 - ~6,274 SF publicly accessible open space (exceeds requirement of 3,755 SF minimum by ~67%)
- Connectivity**
 - Paseo open space designed to connect site to walking and biking routes
 - 232 bicycle parking spaces onsite



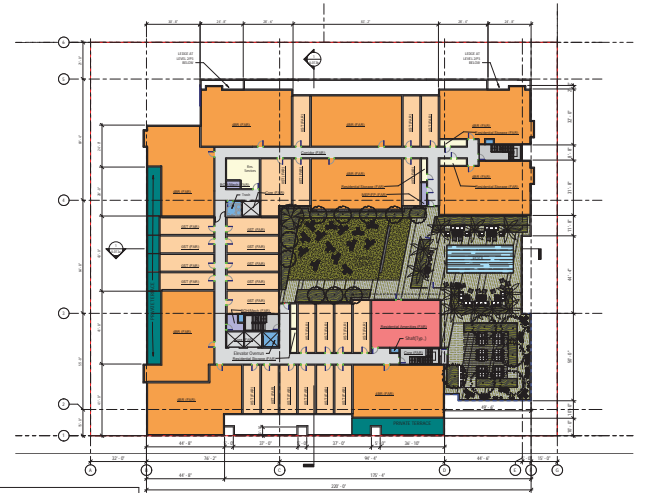


- PLAN NOTES:**
- SEESE APPROVAL A FOR EXISTING AND PROPOSED INFORMATION.
 - SEESE APPROVAL B FOR EXISTING AND PROPOSED INFORMATION.
 - SEESE APPROVAL C FOR EXISTING AND PROPOSED INFORMATION.
 - SEESE APPROVAL D FOR EXISTING AND PROPOSED INFORMATION.

AREA SUMMARY - LEVEL 0 AND PARKING LEVEL P	
AREA	LEVEL 0
EXISTING ASPHALT	11,511.27
EXISTING CONCRETE	1,014.21
EXISTING GRAVEL	1,014.21
EXISTING GRASS	1,014.21
EXISTING PAVEMENT	1,014.21
EXISTING ASPHALT	1,014.21
EXISTING CONCRETE	1,014.21
EXISTING GRAVEL	1,014.21
EXISTING GRASS	1,014.21
EXISTING PAVEMENT	1,014.21

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
07.23.2020

FLOOR PLAN - LEVEL 0 AND PARKING LEVEL P
0.8' = 16'
A-00



- PLAN NOTES:**
- SEESE APPROVAL A FOR EXISTING AND PROPOSED INFORMATION.
 - SEESE APPROVAL B FOR EXISTING AND PROPOSED INFORMATION.
 - SEESE APPROVAL C FOR EXISTING AND PROPOSED INFORMATION.
 - SEESE APPROVAL D FOR EXISTING AND PROPOSED INFORMATION.

AREA SUMMARY - LEVEL 0	
AREA	LEVEL 0
EXISTING ASPHALT	11,511.27
EXISTING CONCRETE	1,014.21
EXISTING GRAVEL	1,014.21
EXISTING GRASS	1,014.21
EXISTING PAVEMENT	1,014.21
EXISTING ASPHALT	1,014.21
EXISTING CONCRETE	1,014.21
EXISTING GRAVEL	1,014.21
EXISTING GRASS	1,014.21
EXISTING PAVEMENT	1,014.21

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
07.23.2020

FLOOR PLAN - LEVEL 0
0.8' = 16'
A-00

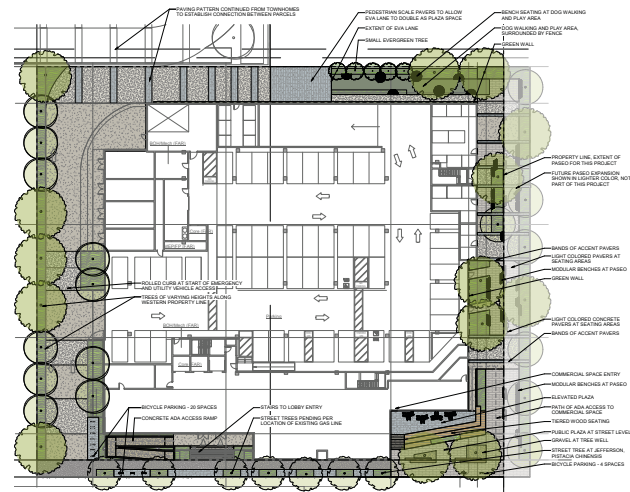


- PLAN NOTES:**
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 - SEESE APPROVAL D FOR EXISTING AND PROPOSED INFORMATION.

AREA SUMMARY - LEVEL 0	
AREA	LEVEL 0
EXISTING ASPHALT	11,511.27
EXISTING CONCRETE	1,014.21
EXISTING GRAVEL	1,014.21
EXISTING GRASS	1,014.21
EXISTING PAVEMENT	1,014.21
EXISTING ASPHALT	1,014.21
EXISTING CONCRETE	1,014.21
EXISTING GRAVEL	1,014.21
EXISTING GRASS	1,014.21
EXISTING PAVEMENT	1,014.21

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
07.23.2020

FLOOR PLAN - LEVEL 0 ROOF TERRACE
0.8' = 16'
A-00



- PLAN NOTES:**
- SEESE APPROVAL A FOR EXISTING AND PROPOSED INFORMATION.
 - SEESE APPROVAL B FOR EXISTING AND PROPOSED INFORMATION.
 - SEESE APPROVAL C FOR EXISTING AND PROPOSED INFORMATION.
 - SEESE APPROVAL D FOR EXISTING AND PROPOSED INFORMATION.

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
07.21.2020

LANDSCAPE PLAN - STREET LEVEL
0.8' = 16'
L2.1



April 2020 Study Session Submittal



July 2020 SB330 Submittal



Bench placement has been reconsidered throughout to create more pedestrian-friendly experience.

Paseo revised to remove harlequin pattern and include alternating colors & materials to enhance experience at the pedestrian level.

Landscaping revised to feature increased tree canopy.

Plaza revised to feature elevated outdoor patio adjacent to neighborhood amenity space with stepped wooden seating opening up to the paseo.



GREAT LAWN, MULTI-PURPOSE TURF AREA

MOVIE WALL/ BOULDERING WALL

POOL, 38' X 16'

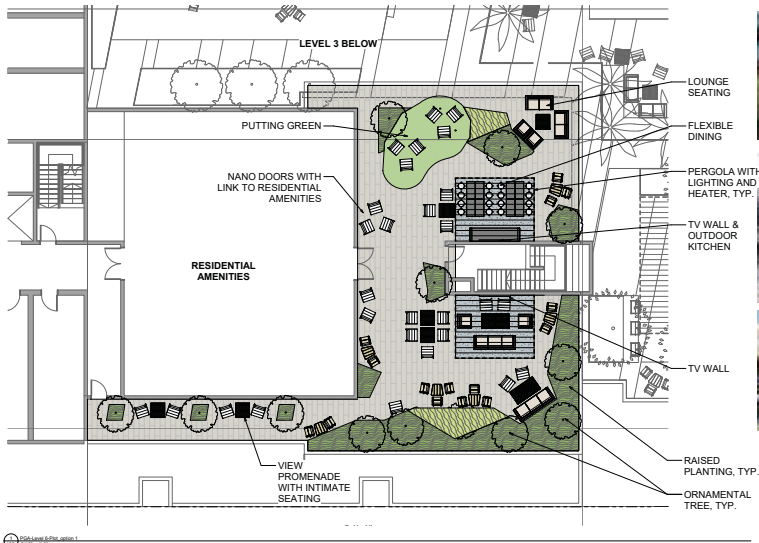
PALM TREES

LOUNGE SEATING

PERGOLA WITH LIGHTING AND HEATERS

THE BIERGARTEN

VIEW PROMENADE WITH OVERLOOK SEATING



LOUNGE SEATING

FLEXIBLE DINING

PERGOLA WITH LIGHTING AND HEATER, TYP.

TV WALL & OUTDOOR KITCHEN

TV WALL

RAISED PLANTING, TYP.

ORNAMENTAL TREE, TYP.



Appendix

OPEN SPACE AREA SUMMARY



LOAD AREAS

LOAD AREA	RESIDENTIAL FLOOR AREA	NON-RESIDENTIAL FLOOR AREA
MAX. ALLOWED RESIDENTIAL FLOOR AREA (25% OF SITE AREA: 40,075 X 0.25)	13,168.8 SF	
MAX. ALLOWED WITH BMR DENSITY & FAR BONUS (13,168.8 X 1.9)	25,020.7 SF	
MULTIFAMILY CSF PROVIDED	25,020.7 SF	
LOAD AREA	NON-RESIDENTIAL FLOOR AREA (25% OF SITE AREA: 40,075 X 0.25)	
MAX. ALLOWED NON-RESIDENTIAL FLOOR AREA	10,018.8 SF	
NON-RESIDENTIAL CSF PROVIDED	10,018.8 SF	

IMPEDIMENT AND FAR BONUS CALCULATION

AT 100 UNITS/ACRE:
 1.38 ACRES SITE = 138 UNITS
 DENSITY BONUS 15% BELOW MARKET RATE UNITS
 138 UNITS X 20.7 (i.e., 20 UNITS) = 28,966 UNITS
 THE DESIGN CURRENTLY PROVIDES 138 UNITS (138 / 20) AND HAS CORRESPONDING INCREASE IN FAR
 FAR MAX. SF FOR 138 RESIDENTIAL UNITS = 13,168.8 SF
 FAR MAX. SF PER RESIDENTIAL UNIT = 13,168.8 SF / 138 UNITS = 95.4 SF
 AT 97% SF PER UNIT, BONUS MAX. FAR FOR 20 UNITS ADDED IS 19,930 SF

UNIT SCHEDULE

Level	STUDIOS	4BR	UNITS
Level 07	18	8	26
Level 06 (Roof Terrace)	18	8	26
Level 05	26	10	36
Level 04	26	10	36
Level 03	25	9	34
Grand Total	113	45	158

Level	RESID. UNITS CSF (FAR)	RESID. AMOUNTS CSF (FAR)	RESID. SURVIVAL STORAGE CSF (FAR)	RESID. COMMON CSF (FAR)	RESID. UTILITIES CSF (FAR)	RESID. CSF (FAR)	NON-RESIDENTIAL TOTAL CSF (FAR)	MULTIFAMILY CSF (NOT INCL. IN FAR)	PARKING CSF (NOT INCL. IN FAR)	TOTAL FAR (RESID. & NON-RESID.)	TOTAL BLDG CSF
Level 08 (Roof)	0.0 SF	0.0 SF	0.0 SF	460.4 SF	0.0 SF	460.4 SF	0.0 SF	318.1 SF	0.0 SF	460.4 SF	778.5 SF
Level 07	10,292.3 SF	0.0 SF	740.0 SF	2,811.3 SF	357.0 SF	23,201.4 SF	0.0 SF	115.0 SF	0.0 SF	23,201.4 SF	23,216.4 SF
Level 06 (Roof Terrace)	10,413.3 SF	2,689.4 SF	404.4 SF	3,375.3 SF	238.3 SF	26,907.1 SF	0.0 SF	139.6 SF	0.0 SF	26,907.1 SF	26,224.3 SF
Level 05	26,189.9 SF	0.0 SF	472.5 SF	3,684.7 SF	136.5 SF	29,372.4 SF	0.0 SF	136.4 SF	0.0 SF	29,372.4 SF	29,503.3 SF
Level 04	26,189.9 SF	0.0 SF	472.5 SF	3,684.7 SF	136.5 SF	29,372.4 SF	0.0 SF	136.4 SF	0.0 SF	29,372.4 SF	29,503.3 SF
Level 03	23,202.9 SF	1,111.3 SF	643.2 SF	3,911.0 SF	182.2 SF	29,048.5 SF	0.0 SF	220.8 SF	0.0 SF	29,048.5 SF	29,269.3 SF
Level 02	0.0 SF	1,490.3 SF	1,902.3 SF	1,944.3 SF	2,147.5 SF	7,485.1 SF	9,172.3 SF	138.0 SF	25,663.4 SF	16,687.4 SF	42,391.4 SF
Level 01	0.0 SF	0.0 SF	1,992.0 SF	3,000.0 SF	406.0 SF	2,998.0 SF	0.0 SF	317.3 SF	28,274.4 SF	3,085.1 SF	31,966.4 SF
Level 00	0.0 SF	2,838.5 SF	0.0 SF	1,524.0 SF	2,404.4 SF	6,766.9 SF	5,826.3 SF	492.6 SF	27,645.4 SF	12,993.1 SF	40,731.5 SF
Grand Total	112,286.1 SF	8,099.4 SF	6,690.1 SF	21,965.4 SF	5,687.4 SF	154,729.0 SF	14,998.6 SF	1,966.1 SF	81,988.3 SF	149,727.3 SF	253,702.5 SF

NOTES:
 1. TOTAL BUILDING CSF INCLUDES ALL ENCLOSED BUILT AREAS INCLUDED IN FAR AND NOT INCLUDED IN FAR FOR RESIDENTIAL AND NON-RESIDENTIAL SPACES.
 2. TOTAL RESIDENTIAL CSF INCLUDES ALL RESIDENTIAL AREAS INCLUDED IN FAR.
 3. UTILITIES (NOT INCL. IN FAR) ARE SPACES THAT ARE ALLOCATED FOR TRASH ENCLOSURE AND SHM/T OPENINGS INCLUDING ELEVATOR OVERRUNS AND ELEVATOR SHM/T WITH NO STOP AT LEVEL.
 4. TOTAL FAR IS INCLUSIVE OF THE EXTERIOR WALLS.

AREA ELEMENTS

SITE AREA (Residential Housing Units and Non-residential)	Built Area (SF)	Height (Ft)	Area	Height (Ft)	Average Height (Ft)
A. Stair Elevator at Roof	778.5	95	73,960.4		
B. Building Roof at 04'-11" Level & (Roof)	25,005.1	84.92	2,122,423.9		
C. Roof at 12'-0" Level 7	439.7	73.00	32,099.4		
D. Roof Terrace at 02'-9" Level 6	3,279.3	62.35	205,800.5		
E. Podium at 31'-3" Level 3	13,066.3	21.25	408,070.0		
F. Lodge at 22'-2.75" Level 0P3	239.6	22.23	5,326.5		
TOTAL	42,799.0		2,848,630.9		66.8

PARKING AREAS

REQUIREMENTS & PROVISIONS	PROPOSED
VEHICULAR PARKING	1.5 Spaces/Unit Min. Parking 138 Vehicular spaces Ma. Parking 207 Vehicular Spaces
Bike Parking	1.5 Long Term Spaces/Unit Space/Unit Additional 10 Short Term Spaces
NON-RESIDENTIAL RETAIL PARKING	RE: ULRD 2.5 - 3.3 Spaces/1000 sf Min. Vehicular Parking 38 Ma. Vehicular Parking 50
Bike Parking	1 Space/1000 sf i.e., 3 Spaces Min. Bike Parking 50 Long Term (1 Space/300) 80 Short Term (2 Space/300)

REQUIREMENTS & PROVISIONS	PROPOSED
EV & ADA PARKING	RE: ULRD 100 (138) for future Non-Residential 15 (6) installed 25 (10) for future (Note: Future EV includes EV installed now %) 3 ADA spaces (Parking spaces assigned) 1 EV space with 8 side aisle Residential guest spaces are not re: ulrd by code. Non-Residential 2 ADA spaces 2 EV ADA space

OPEN SPACE AREAS

Level	RESID. UNITS CSF (FAR)	RESID. AMOUNTS CSF (FAR)	RESID. SURVIVAL STORAGE CSF (FAR)	RESID. COMMON CSF (FAR)	RESID. UTILITIES CSF (FAR)	RESID. CSF (FAR)	NON-RESIDENTIAL TOTAL CSF (FAR)	MULTIFAMILY CSF (NOT INCL. IN FAR)	PARKING CSF (NOT INCL. IN FAR)	TOTAL FAR (RESID. & NON-RESID.)	TOTAL BLDG CSF
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OPEN SPACE AREAS - PROJECT SITE (Refer sheet # 017a for Zoning Compliance - Open Space Diagrams and Calculations)

SITE AREA	OPEN SPACE	RE: ULRD (Min.)	RE: ULRD (CSF)	OPEN SPACE PROVIDED (SF)
25% of Site Area	15,018.8	20,929.3 SF (i.e., 34.8% of Site Area)		
PUBLIC OPEN SPACE	25% of Min. Open Space	3,754.7	5,027.7 SF (i.e., 33.5% of Min. Open Space re: ulrd)	
RESIDENTIAL PRIVATE OPEN SPACE	Residential Private Open Space Re: ulrd (Roof Unit)	12,440.0 SF		
	Residential Private Open Space Provided	1,301.1 SF		
	Residential Private Open Space Not Provided	11,257.9 SF		
TOTAL RES. UNITS 138	Residential Common Open Space for Private Open Space Not Provided	11,261.1 SF 1.25		
(Note: Not re: 20 BMR units)	Residential Private Open Space Provided	14,072.4 SF		
	Residential Common Open Space Provided	14,520.4 SF		
	Residential Common Open Space Not Provided	0.1 Dog Run 1.3 Common Terrace 1.6 Terrace is: re: ulrd 14,072.4 SF		

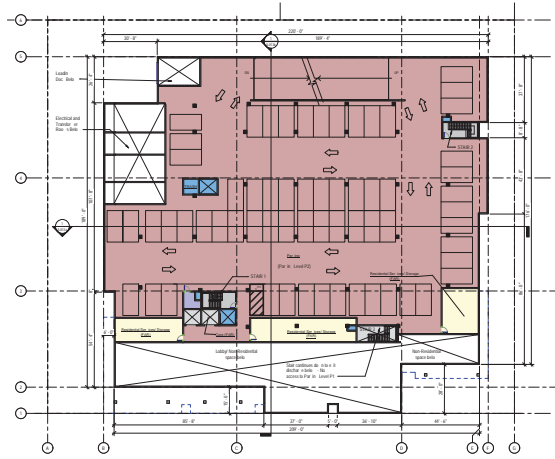
NOTES:
 1. OPEN SPACES ARE NOT INCLUDED IN THE FAR CALCULATIONS.
 2. TOTAL PROJECT OPEN SPACE INCLUDES BOTH RESIDENTIAL UNITS OPEN SPACES AND THE PUBLIC OPEN SPACE.
 3. REFER SHEET # 017a FOR OPEN SPACE COMPLIANCE DIAGRAMS.

GREYSTAR | HM | BKF100 | PG&A design | MENLO FLATS | 165 JEFFERSON DRIVE, MENLO PARK, CA | 07.23.2020 | LOCATION MAP AND PROJECT DATA | S. MMAR | A-00 a

GREYSTAR | HM | BKF100 | PG&A design | MENLO FLATS | 165 JEFFERSON DRIVE, MENLO PARK, CA | 07.23.2020 | PROJECT DATA S. MMAR | CONTIN. ED | A-00

GREYSTAR | HM | BKF100 | PG&A design | MENLO FLATS | 165 JEFFERSON DRIVE, MENLO PARK, CA | 07.23.2020 | PROJECT DATA S. MMAR | CONTIN. ED | A-00

GREYSTAR | HM | BKF100 | PG&A design | MENLO FLATS | 165 JEFFERSON DRIVE, MENLO PARK, CA | 07.23.2020 | RESIDENTIAL OPEN SPACE COMPLIANCE - | A-00 a



- PLAN NOTES:**
1. SEE APPENDIX A FOR EXISTING AND PROPOSED DIMENSIONS.
 2. SEE APPENDIX B FOR EXISTING AND PROPOSED FINISHES.
 3. SEE APPENDIX C FOR EXISTING AND PROPOSED UTIL INFORMATION.
 4. SEE APPENDIX D FOR FINISHES.

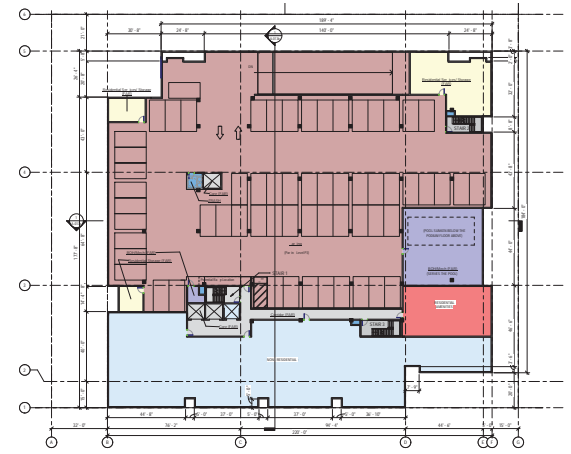
AREA SUMMARY - PARKING LEVEL P											
NO.	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
NO.	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
001	002	003	004	005	006	007	008	009	010	011	012
001	002	003	004	005	006	007	008	009	010	011	012



MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
07.23.2020

FLOOR PLAN - PAR IN LEVEL P

0.8" = 16'
A-00



- PLAN NOTES:**
1. SEE APPENDIX A FOR EXISTING AND PROPOSED DIMENSIONS.
 2. SEE APPENDIX B FOR EXISTING AND PROPOSED FINISHES.
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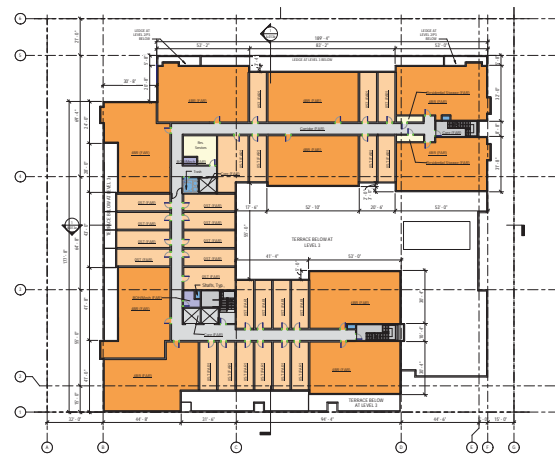
AREA SUMMARY - LEVEL D AND PARKING LEVEL P											
NO.	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
NO.	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
001	002	003	004	005	006	007	008	009	010	011	012
001	002	003	004	005	006	007	008	009	010	011	012



MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
07.23.2020

FLOOR PLAN - LEVEL D AND PAR IN LEVEL P

0.8" = 16'
A-00



- PLAN NOTES:**
1. SEE APPENDIX A FOR EXISTING AND PROPOSED DIMENSIONS.
 2. SEE APPENDIX B FOR EXISTING AND PROPOSED FINISHES.
 3. SEE APPENDIX C FOR EXISTING AND PROPOSED UTIL INFORMATION.
 4. SEE APPENDIX D FOR FINISHES.

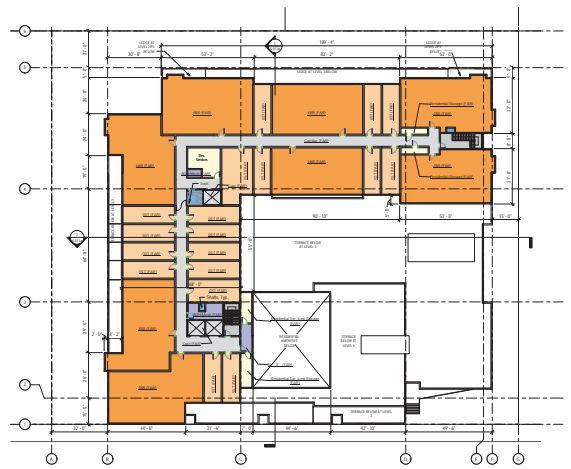
AREA SUMMARY - LEVEL D4											
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NO.	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
001	002	003	004	005	006	007	008	009	010	011	012
001	002	003	004	005	006	007	008	009	010	011	012



MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
07.23.2020

FLOOR PLAN - LEVEL D4 T P Q4 0

0.8" = 16'
A-00



- PLAN NOTES:**
1. SEE APPENDIX A FOR EXISTING AND PROPOSED DIMENSIONS.
 2. SEE APPENDIX B FOR EXISTING AND PROPOSED FINISHES.
 3. SEE APPENDIX C FOR EXISTING AND PROPOSED UTIL INFORMATION.
 4. SEE APPENDIX D FOR FINISHES.

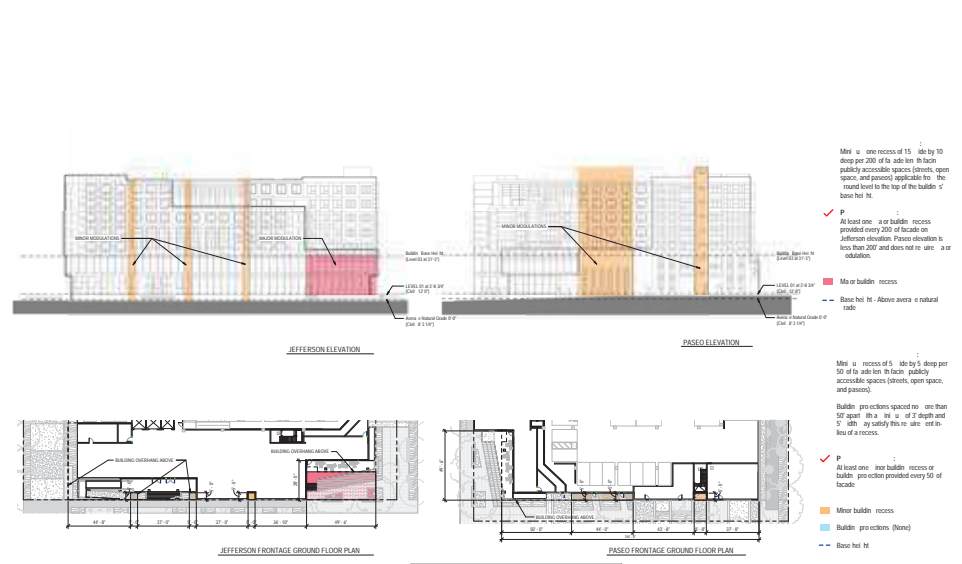
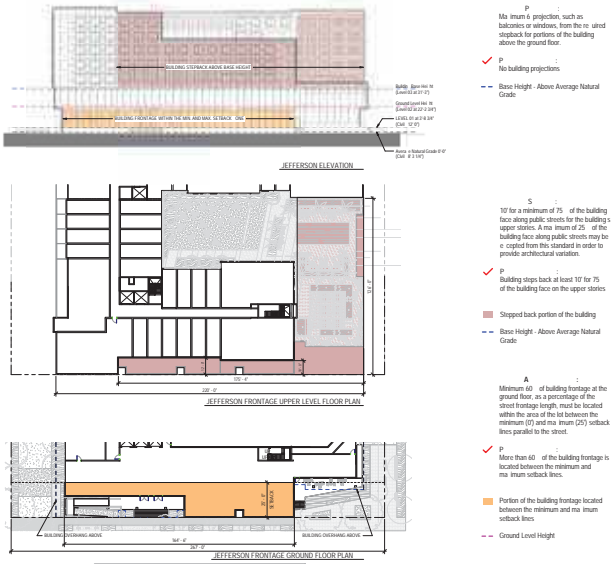
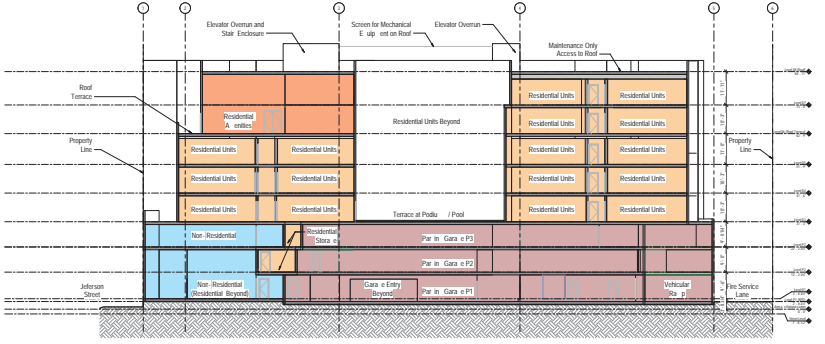
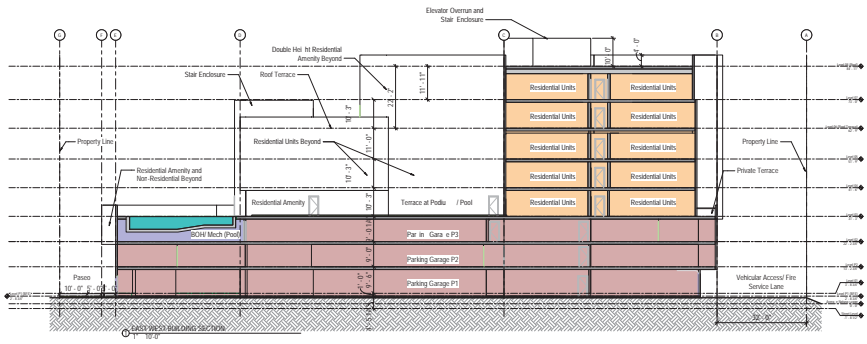
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NO.	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
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001	002	003	004	005	006	007	008	009	010	011	012

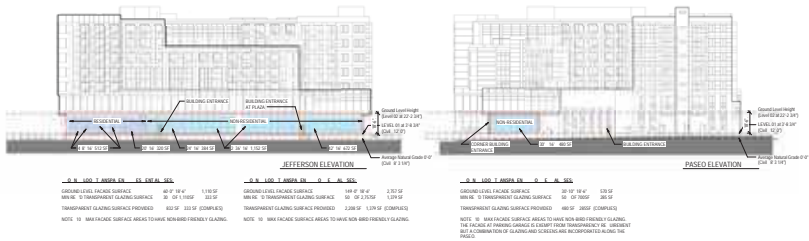


MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
07.23.2020

FLOOR PLAN - LEVEL D

0.8" = 16'
A-00





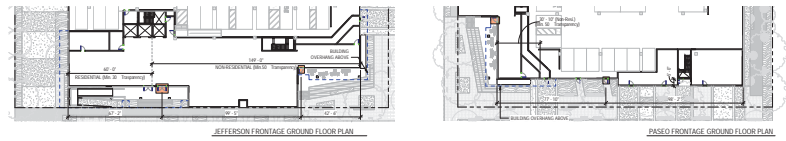
E
 At least one entrance per public street frontage. One entrance is required every 100 feet along a public street.

P
 At least one entrance per public street frontage is provided. One entrance is provided every 100 feet along a public street.

Building entrance

Minimum 30' for residential uses and 50' for commercial uses of the ground floor facade (finished floor to ceiling) that must provide visual transparency.

*Commercial facade defined as units enumerated in Zoning Chapter 16.45, a craft office and research and development.

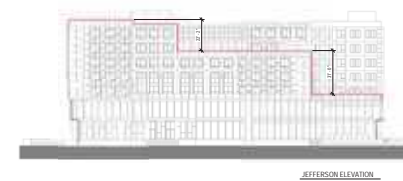


P
 Transparent glazing exceeds 30' for residential uses and 50' for commercial uses of the ground floor facade. 75' min facade surface areas to have non-bird friendly glazing.

Ground level transparent glazing surface
 Ground level transparency requirement
 Ground level height is 18' 4"

S
 Minimum height between the ground level finished floor to the second level finished floor along the street. 10 feet for residential uses 15 feet for commercial uses.

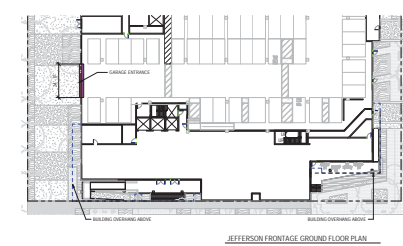
P
 The ground level height is 18' 4".



L
 Roof lines and eaves adjacent to street-front facades shall vary across a building, including a four-foot rise or fall to facilitate the break visual continuity and create a visually interesting profile to the public streets.

P
 Roof line varies across the building, including a four-foot rise or fall in elevation.

Roof line



A
 Max 10' 7" horizontal projection

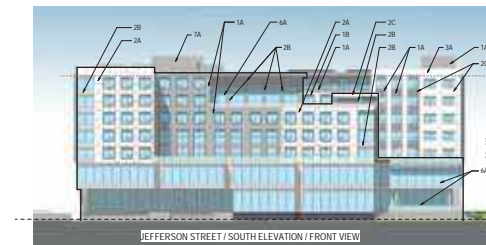
P
 No awnings or canopies

Protrusion awning and canopy

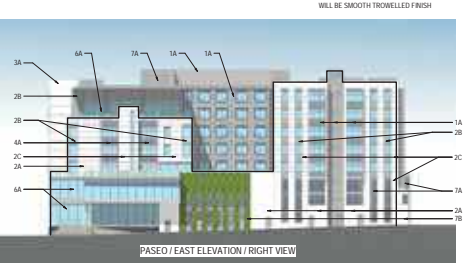
E
 Max 10' 24" opening for 10' or any entrance

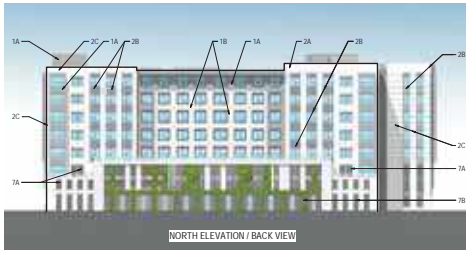
P
 A 24" opening for 10' or any outdoor entrance is provided for the drive-off of Jefferson Dr.

Car is opening



MATERIAL SCHEDULE	
1A	STAINLESS STEEL
2A	EMERALD PANEL
3A	EMERALD PANEL
4A	EMERALD PANEL
5A	EMERALD PANEL
6A	EMERALD PANEL
7A	EMERALD PANEL
8A	EMERALD PANEL
9A	EMERALD PANEL
10A	EMERALD PANEL
11A	EMERALD PANEL
12A	EMERALD PANEL
13A	EMERALD PANEL
14A	EMERALD PANEL
15A	EMERALD PANEL
16A	EMERALD PANEL
17A	EMERALD PANEL
18A	EMERALD PANEL
19A	EMERALD PANEL
20A	EMERALD PANEL
21A	EMERALD PANEL
22A	EMERALD PANEL
23A	EMERALD PANEL
24A	EMERALD PANEL
25A	EMERALD PANEL
26A	EMERALD PANEL
27A	EMERALD PANEL
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29A	EMERALD PANEL
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32A	EMERALD PANEL
33A	EMERALD PANEL
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35A	EMERALD PANEL
36A	EMERALD PANEL
37A	EMERALD PANEL
38A	EMERALD PANEL
39A	EMERALD PANEL
40A	EMERALD PANEL
41A	EMERALD PANEL
42A	EMERALD PANEL
43A	EMERALD PANEL
44A	EMERALD PANEL
45A	EMERALD PANEL
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48A	EMERALD PANEL
49A	EMERALD PANEL
50A	EMERALD PANEL

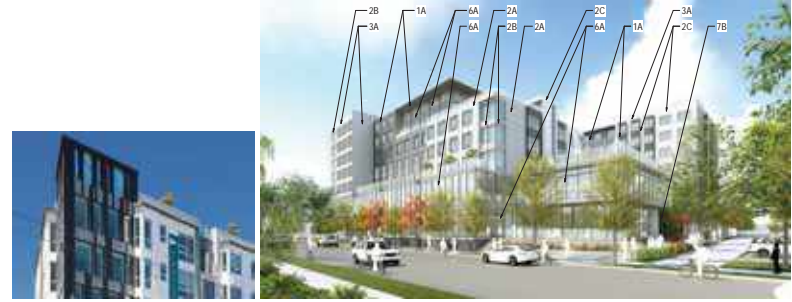




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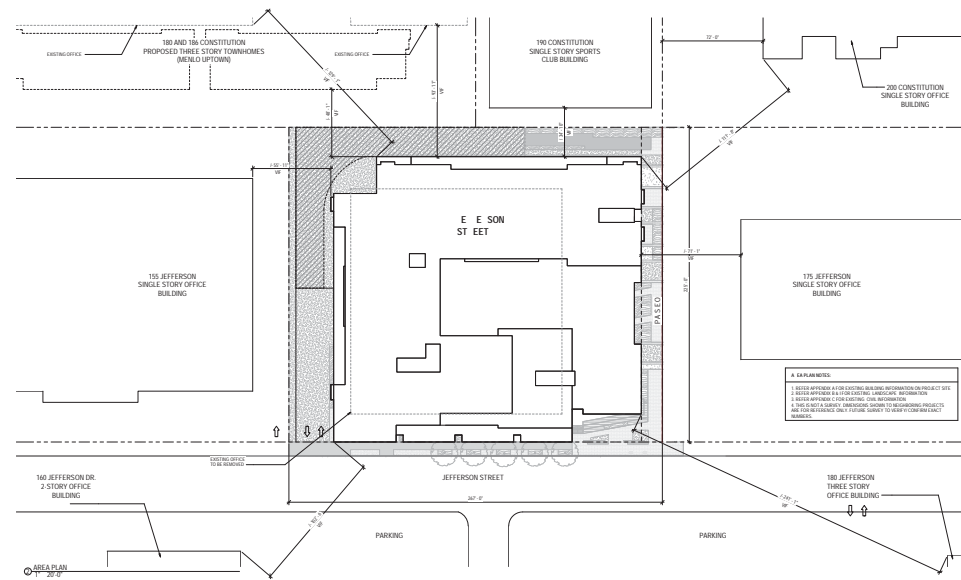
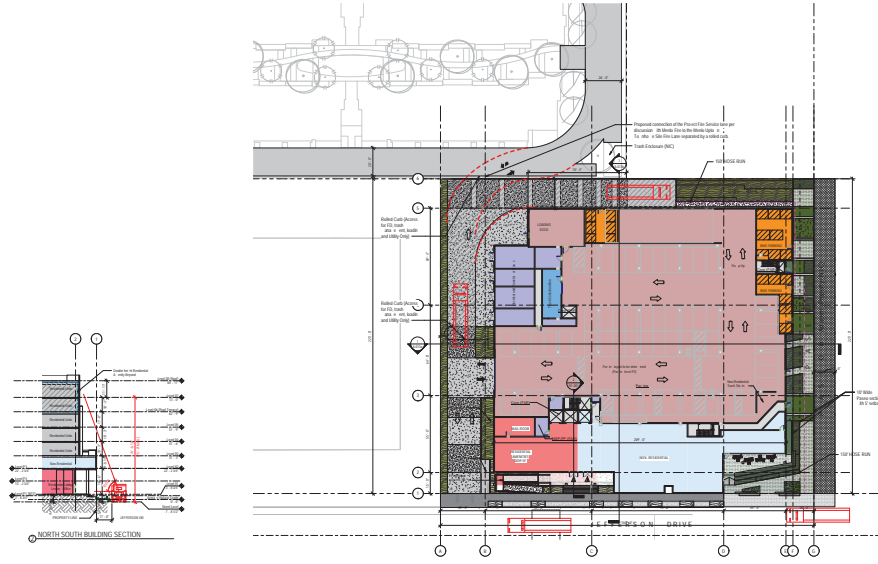
A	S	T	O	A	A
S	T	O	A	A	A
A	E	E	E	N	T
E	E	E	E	N	T
E	E	E	E	N	T
A	A	L	N	S	N
A	A	E	T	A	L
A	N	L	N	O	A
A	N	L	N	O	A
A	L	E	A	N	D
S	T	O	E	N	T
A	P	E	O	A	T
A	E	N	T	A	L

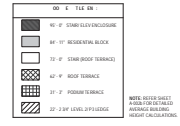
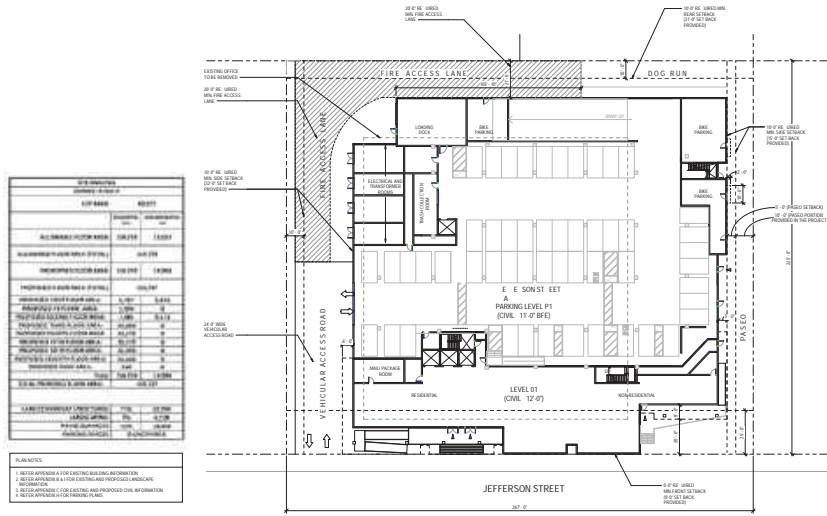
STUCCO PERCENTAGE WILL NOT EXCEED 50% AND WILL BE SMOOTH TROWELED FINISH



EX PROJECT USING HARDIE REVEAL 2 - (THE DUBOCC)

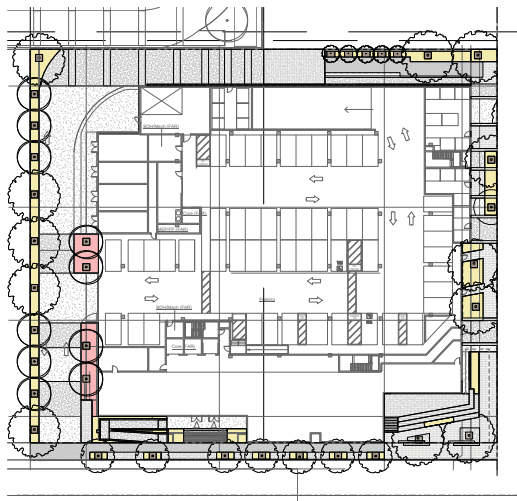
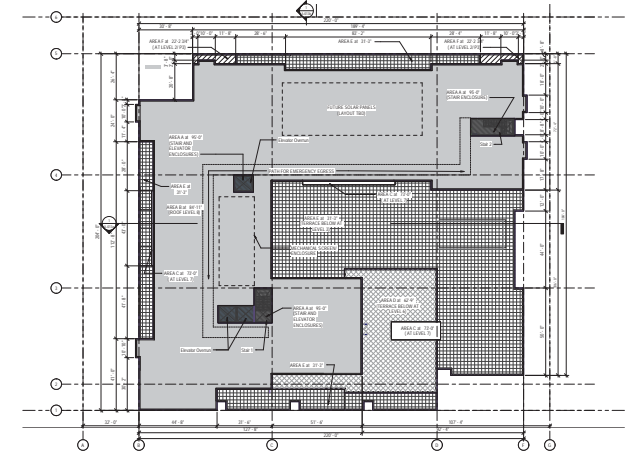
2A FIBER CEMENT PANEL - ACCENT WHITE (HARDIE REVEAL 2 OR E UAL)	2B FIBER CEMENT PANEL - DARK GRAY (HARDIE REVEAL 2 OR E UAL)	2C FIBER CEMENT PANEL - LIGHT GRAY (HARDIE REVEAL 2 OR E UAL)	6A CLEAR ANODIZED / DARK - ALUMINUM STOREFRONT SYSTEM	7A PERFORATED METAL SCREEN - WHITE	7B ACCENT SCREEN
1A STUCCO - DARK (SMOOTH TROWELED FINISH)	1B STUCCO - WHITE (SMOOTH TROWELED FINISH)	3A ALUMINUM SIDING - ACCENT	4A METAL PANEL - DARK GRAY	5A VINYL WINDOW - DARK GRAY	5B VINYL WINDOW - WHITE



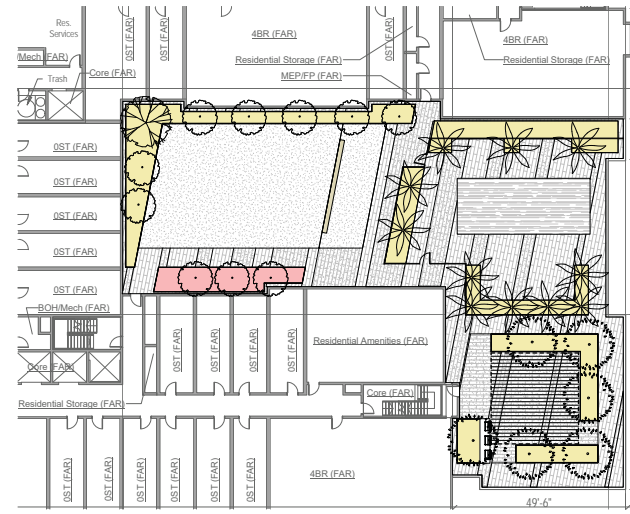


- REMARKS:**
1. SITE APPROVAL FOR EXISTING BUILDING RECONSTRUCTION.
 2. SITE APPROVAL FOR EXISTING BUILDING RECONSTRUCTION.
 3. SITE APPROVAL FOR EXISTING BUILDING RECONSTRUCTION.
 4. SITE APPROVAL FOR EXISTING BUILDING RECONSTRUCTION.

AREA	SUBAREA	LEVEL	AREA (SQ. FT.)	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
CONCRETE	CONCRETE	LEVEL 0	10,000	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
ASPHALT	ASPHALT	LEVEL 0	15,000	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%
GRAVEL	GRAVEL	LEVEL 0	5,000	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
PAVING	PAVING	LEVEL 0	10,000	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
LANDSCAPE	LANDSCAPE	LEVEL 0	20,000	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
SEWER	SEWER	LEVEL 0	10,000	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
WATER	WATER	LEVEL 0	10,000	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
ELECTRICAL	ELECTRICAL	LEVEL 0	10,000	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
MECHANICAL	MECHANICAL	LEVEL 0	10,000	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
PLUMBING	PLUMBING	LEVEL 0	10,000	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%



- IRRIGATION HYDROZONES**
- HYDROZONE A - LEVEL 1 - TREES: 527 SF
 - HYDROZONE B - LEVEL 1 - FULL SUN, LOW WATER USE PLANTING: 1,851 SF
 - HYDROZONE C - LEVEL 1 - PART SHADE, LOW WATER USE PLANTING: 724 SF
- TOTAL LANDSCAPE AREA FOR THIS PLAN VIEW: 4,132 sqft.
TOTAL IRRIGATED LANDSCAPE AREA FOR THIS PLAN VIEW: 4,132 sqft.



- IRRIGATION HYDROZONES**
- HYDROZONE A - LEVEL 3 - FULL SUN, LOW WATER USE PLANTING: 1,851 SF
 - HYDROZONE B - LEVEL 3 - PART SHADE, LOW WATER USE PLANTING: 364 SF
- TOTAL LANDSCAPE AREA FOR THIS PLAN VIEW: 2,070 sqft.
TOTAL IRRIGATED LANDSCAPE AREA FOR THIS PLAN VIEW: 2,070 sqft.



2020 ADU REGULATIONS

December 7, 2020



AGENDA

- Summary of New Terms
- Adopted Urgency Ordinance
- Differences between Old and New Menlo Park Regulations
- Reference Materials
- Next Steps
- Questions



DEFINITIONS

- Accessory Dwelling Unit (ADU)
 - Formerly called Secondary Dwelling Unit, sometimes called granny unit or in-law unit
 - Can be detached, attached to main house or “interior” to main house
- Junior Accessory Dwelling Unit (JADU)
 - New category of ADU
 - Must be located within the main house
 - Must have independent kitchen, but can have shared bathroom



VISUAL DEFINITIONS



Detached ADU

VISUAL DEFINITIONS



Attached ADU



Interior/Junior ADU

5

SUMMARY OF URGENCY ORDINANCE



- Number of ADUs
 - Authorizes up to two ADU's on all lots with single-family residences
 - Two detached and permitted conversions (up to 25% of units) for properties with existing multi-family buildings
- JADUs
 - Creates a new category of ADU's called JADU
 - Permitted for all properties with single-family homes
- Floor Area Limit (FAL) & lot coverage
 - Allows 800 sf ADU to exceed FAL; ADUs over 800 sf cannot exceed FAL and lot coverage
- Other changes to development standards
 - Eliminates minimum lot size
 - Eliminates subjective design requirements
 - Modifies standards for ADUs up to 800 sf

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SUMMARY OF URGENCY ORDINANCE (CONT.)



- Short term rentals
 - Prohibited for all new ADUs; allowed for current ADUs
- Owner occupancy
 - Eliminates owner occupancy requirement for new ADU's; current ADUs must have owner occupancy
- Increases number of bedrooms and size
 - 2 bedroom maximum
 - Up to 1,000 sf or 50 percent of the primary dwelling for attached/interior ADU
- No impact fees for ADUs <750sf
- Discretionary process
 - Removes all discretionary requirements for ADU's; maintains use permit option for modification of all development standards except number of bedrooms and subdivision

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URGENCY ORDINANCE FRAMING PRINCIPLES



- Why urgency?
 - New state laws went into effect on January 1, 2020
 - City had several pending applications
- Scope of ordinance:
 - Keep to spirit of State law
 - Carry forward less restrictive local requirements (e.g. use permit for larger units, 3 bedrooms, etc.)
- Why not implement other changes now?
 - State law changes very significant
 - Very little community outreach on current changes
 - Housing Commission/Planning Commission/community should have opportunity to weigh in
- More refinement needed
 - Future Zoning Ordinance clean up needed
 - State law clean up expected

8

ATTACHED ADU COMPARISON (SINGLE-FAMILY DEVELOPMENTS)



	Adopted Urgency Ordinance	Prior Regulations	Notes
Minimum Lot Size	None	6,000 sf	
Number of Units	2 ADUs (1 must be attached/interior ADU or a JADU, 2 nd detached)	1	A total of 3 including the primary dwelling
Maximum Unit Size	1,000 sf or 50 percent of the area of the primary dwelling	640 sf	Max size is 1,000 sf More than 1,000 sf would require use permit
Subdivision	Allowed in limited cases	Not permitted unless each lot meets minimum lot requirements	Must be nonprofit
Setbacks	Front - same as primary dwelling Side and Rear - 4 ft	Same as primary dwelling, except 10 ft for the rear (or 5 ft side and rear if neighbor approval)	

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ATTACHED ADU COMPARISON (SINGLE-FAMILY DEV.) – CONT.



	Adopted Urgency Ordinance	Prior Regulations	Notes
Max Number of Bedrooms/Baths	2/no limit	1/1	More than 2 bedrooms allowed with use permit request
Floor Area Limit Exceedance	ADUs up to 800sf	Not allowed	No ADU sf can exceed if ADU size is greater than 800 sf
Lot Coverage Max Exceedance	ADUs up to 800sf	Not allowed	No ADU sf can exceed if ADU size is greater than 800 sf
Daylight Plane	Same as primary dwelling	Same as primary dwelling	
Parking	1 space; parking exceptions allowed	1 space; parking exceptions allowed	No on-street parking permits allowed for ADUs

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ATTACHED ADU COMPARISON (SINGLE-FAMILY DEV.) – CONT.



	Adopted Urgency Ordinance	Prior Regulations	Notes
Aesthetic similarity to primary dwelling required	No	Yes	
Owner Occupancy Requirement	None for units issued a building permit after January 1, 2020	Yes	Non-tenancy registration process continues for existing ADUs and JADUs
Short Term Rental	Minimum 30-day lease required, for units issued a building permit after January 1, 2020	No restrictions	No restrictions for JADUs
Delayed enforcement	Yes, for five years	No	Must comply with all life-safety requirements to be eligible

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DETACHED ADU COMPARISON (SINGLE-FAMILY DEVELOPMENTS)



	Adopted Urgency Ordinance	Prior Regulations	Notes
Minimum Lot Size	None	6,000 sf	
Number of Units	2 ADUs (1 must be an interior ADU or a JADU, 2 nd detached)	1	A total of 3 including the primary dwelling
Maximum Unit Size	1,000 sf	640 sf	Max size is 1,000 sf More than 1,000 sf would require use permit
Subdivision	Allowed in limited cases	Not permitted unless each lot meets minimum lot requirements	Must be nonprofit
Setbacks	Front - same as primary dwelling Side and Rear - 4 ft (for ADU 800 sf and smaller)	Same as primary dwelling, except 10 ft for the rear (or 5 ft side and rear if neighbor approval)	Same as primary dwelling and 10 ft rear setbacks for units greater than 800 sf

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DETACHED ADU COMPARISON (SINGLE-FAMILY DEV.) – CONT.



	Adopted Urgency Ordinance	Prior Regulations	Notes
Max Number of Bedrooms/Baths	2/no limit	1/1	More than 2 allowed with use permit
Floor Area Limit Exceedance	ADUs up to 800 sf	Not allowed	No ADU sf can exceed if ADU size is greater than 800 sf
Lot Coverage Max Exceedance	ADUs up to 800 sf	Not allowed	No ADU sf can exceed if ADU size is greater than 800 sf
Daylight Plane	None for ADUs up to 800 sf	45-degree plane up 9 ft 6 in from point 3 ft from side lot line	Existing DLP for ADUs greater than 800 sf
Parking	1 space; parking exceptions allowed	1 space; parking exceptions allowed	No on-street parking permits allowed for ADUs

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DETACHED ADU COMPARISON (SINGLE-FAMILY DEV.) – CONT.



	Adopted Urgency Ordinance	Prior Regulations	Notes
Aesthetic similarity to primary dwelling required	No	Yes	
Owner Occupancy Requirement	None for units issued a building permit after January 1, 2020	Yes	Non-tenancy registration process continued for existing ADUs and JADUs
Short Term Rental	Minimum 30-day lease required, for units issued a building permit after January 1, 2020	No restrictions	
Conversion of accessory buildings	Yes	Yes	No replacement parking required if garage is converted
Delayed enforcement	Yes, for five years	No	Must comply with all life-safety requirements to be eligible

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JUNIOR ADU (JADU)



	Attached ADU	Interior ADU	JADU
Maximum Size	Greater of 800 sf or 50% existing home	Greater of 800 sf or 50% existing home	500 sf
Kitchen	Required	Required	Required, but small size permitted
Bathroom	Required	Required	Shared permitted
Separate entrance	Required	Required	Required
Parking	1 space generally	None required	None required
Owner occupancy	Not for new ADUs	Not for new ADUs	Required
Review process	60 days	60 days	60 days

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ADUS - MULTI-FAMILY/MIXED-USE DISTRICTS



	Proposed Urgency Ordinance	Notes
Number of Units	Interior: Up to 25% of the existing units; min 1 Detached: 2	Interior units allowed in addition to detached units; must be converted from non-living space
Maximum Size	1,000 sf (detached)	One 800 sf unit may exceed the maximum FAR for the site
Setbacks	Side and rear – 4 ft, detached units only	
Height	16 ft, detached units only	
Parking	1 space per detached ADU, none for interior	
Owner occupancy	Not required	
Short term rental	Not allowed	

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REFERENCE MATERIALS

- ADU webpages
 - SF & MF pages
 - Searchable FAQ module
- Municipal Code 16.79 (CodePublishing webpage updated)
- Handouts
 - Checklist
 - Nonconforming structures
 - Zoning summary sheet
- Additional Resources
 - Home for all San Mateo County (<https://homeforallsmc.org/toolkits/second-units/>)
 - 21 elements (<http://www.21elements.com/second-units>)

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NEXT STEPS

- Short term:
 - “Clean up” amendments (e.g. change ‘secondary dwelling unit’ to ‘accessory dwelling unit’ in Zoning Ordinance) - TBD
- Longer term:
 - Evaluate current regulations
 - Stay updated on new legislation
 - Consider modifications
 - Housing Element update – deadline December 2022
- SB 2 grant awarded
 - Create additional outreach materials and explore other tools to aid in ADU production
 - Consider additional ADU revisions

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QUESTIONS?