



REGULAR MEETING AGENDA

Date: 09/27/2021

Time: 7:00 p.m.

Meeting Location: [Zoom.us/join](https://zoom.us/join) – ID# 831 6644 9012

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: All members of the Planning Commission, city staff, applicants, and members of the public will be participating by teleconference. To promote social distancing while allowing essential governmental functions to continue, the Governor has temporarily waived portions of the open meetings act and rules pertaining to teleconference meetings. This meeting is conducted in compliance with the Governor's Executive Order N-25-20 issued March 12, 2020, and supplemental Executive Order N-29-20 issued March 17, 2020.

- How to participate in the meeting
 - Submit a written comment online up to 1-hour before the meeting start time: menlopark.org/planningpubliccomment *
 - Access the meeting real-time online at: zoom.us/join – Meeting ID# 831 6644 9012
 - Access the meeting real-time via telephone (listen only mode) at: (669) 900-6833
Regular Meeting ID # 831 6644 9012
Press *9 to raise hand to speak

*Written and recorded public comments and call-back requests are accepted up to 1 hour before the meeting start time. Written and recorded messages are provided to the Planning Commission at the appropriate time in their meeting. Recorded messages may be transcribed using a voice-to-text tool.

- Watch the meeting
 - Online: menlopark.org/streaming

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website www.menlopark.org. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

None

F. Public Hearing

- F1. Use Permit/Thomas James Homes/760 College Avenue:
Request for a use permit to demolish an existing one-story, single-family residence with an attached garage and an accessory building, and construct a new two-story residence with an attached garage on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district. ([Staff Report #21-044-PC](#))
- F2. Use Permit/Anke De Jong/153 Oak Court:
Request for a use permit to demolish an existing one-story, single-family residence with an attached garage, and construct a new two-story residence with an attached garage on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district. ([Staff Report #21-045-PC](#))
- F3 and G1 are associated items with a single staff report
- F3. Environmental Impact Report (EIR) Scoping Session/The Sobrato Organization/119-127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive:
Request for environmental review for a use permit, architectural control, vesting tentative map, below market rate housing agreement, and heritage tree removal permits for a proposed multi-family residential development in the R-MU-B (Residential Mixed Use Bonus) zoning district. The proposed project would consist of a major subdivision for construction of 116 for-sale town homes and a 316-unit rental apartment building, for a total of 432 dwelling units. The townhomes are proposed to be three stories tall with garage parking and the apartment building is proposed to be five stories tall with two levels below and at grade podium parking. The project site currently consists of five existing office and industrial buildings totaling 103,900 square feet that would be demolished. The proposed buildings would contain approximately 476,961 square feet of gross floor area of residential uses

with a floor area ratio of 134 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 66 units) be affordable and will be required to comply with the city's BMR program. The proposed project includes lot line adjustments and removal of 28 heritage trees. The proposal also includes a use permit request for the storage and use of hazardous materials (diesel fuel) for an emergency backup generator to be incorporated into the proposed project. A Notice of Preparation (NOP) for the proposed project was released on Friday, September 10, 2021. The NOP provides a description of the proposed project, the location of the proposed project and its probable environmental effects. The EIR will address potential physical environmental effects of the proposed project, as outlined in the California Environmental Quality Act (CEQA). An initial study was not completed as it is anticipated this will be a full EIR and no topic areas will be scoped out with the exception of agricultural and forestry resources, mineral resources, and wildfire that are topic areas that are not anticipated to require further analysis. The City is requesting comments on the scope and content of this EIR. The project location does not contain a toxic site pursuant to Section 6596.2 of the Government Code. Comments on the scope and content of the focused EIR are due by 5:00 p.m., Monday, October 11, 2021. ([Staff Report #21-046-PC](#))

G. Study Session

G1. Study Session/The Sobrato Organization/119-127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive:

Study session on a request for a use permit, architectural control, vesting tentative map, below market rate housing agreement, heritage tree removal permits, and environmental review for a proposed multi-family residential development in the R-MU-B (Residential Mixed Use Bonus) zoning district. The proposed project would consist of a major subdivision for construction of 116 for-sale town homes and a 316-unit rental apartment building, for a total of 432 dwelling units. The townhomes are proposed to be three stories tall with garage parking and the apartment building is proposed to be five stories tall with two levels below and at grade podium parking. The project site currently consists of five existing office and industrial buildings totaling 103,900 square feet that would be demolished. The proposed buildings would contain approximately 476,961 square feet of gross floor area of residential uses with a floor area ratio of 134 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 66 units) be affordable and will be required to comply with the city's BMR program. The proposed project includes lot line adjustments and removal of 28 heritage trees. The proposal also includes a use permit request for the storage and use of hazardous materials (diesel fuel) for an emergency backup generator to be incorporated into the proposed project. ([Staff Report #21-046-PC](#))

H. Informational Items

H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: October 4, 2021
- Regular Meeting: October 18, 2021

J. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

Any writing that is distributed to a majority of the Planning Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.org. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at menlopark.org/agenda and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 09/22/2021)