



REGULAR MEETING MINUTES

Date: 12/12/2022
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 871 4022 8110 and
Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Chris DeCardy called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Barnes, Chris DeCardy (Chair), Linh Dan Do, Cynthia Harris (Vice Chair), Jennifer Schindler, Henry Riggs, Michele Tate

Staff: Matt Pruter, Associate Planner; Corinna Sandmeier, Acting Principal Planner

C. Reports and Announcements

None

D. Public Comment

- Jenny Michele, Coleman Place Neighborhood Block, commented on the Housing Element analysis, disparities of housing densities, retail services and restaurants between District 1 and District 5, and continuing jobs to housing imbalance.

E. Consent Calendar

- E1. Approval of minutes from the October 3, 2022, Planning Commission meeting. (Attachment)

ACTION: Motion and second (Riggs/Harris) to approve as submitted; passes 6-0-1 with Commissioner Schindler abstaining.

F. Public Hearing 1

- F1. Consider and adopt a resolution to deny a variance to reduce the number of required off-street parking spaces from two compliant spaces to one compliant space and to approve a use permit to demolish an existing one-story, single-family residence and construct a new two story residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district, at 715 Laurel Avenue; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction of small structures. The project includes an attached ADU which is a permitted use. (Staff Report #22-071-PC)

Associate Planner Chris Turner reported on the item.

Jackson Lindsey, project manager, and Tyler Kobick, principal, Design Draw Build, spoke on behalf of the project.

Chair DeCardy opened the public hearing and closed it as no persons requested to speak.

The Commission discussed neighbor outreach and window placement, the second parking space required and request for variance from that standard as well as continuance to make findings to grant the variance or to redesign to accommodate the second parking space differently than the alternative presented.

Commissioner Riggs moved as recommended in the draft resolution; Commissioner Barnes seconded the motion.

Vineet Mehta, property owner, spoke on behalf of the project.

The Commission discussed broadening the added condition recommended by staff to include working with staff on a solution for the second parking space through a memo process to Commission.

Commissioners Riggs and Barnes as the maker of the motion and the second based on the discussion expanded the additional condition to solve for the second parking space working with staff and through conformance memo review by the Commission.

ACTION: Motion and second (Riggs/Barnes) to adopt a resolution to deny a variance to reduce the number of required off-street parking spaces from two compliant spaces to one compliant space and to approve a use permit to demolish an existing one-story, single-family residence and construct a new two story residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district, at 715 Laurel Avenue; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction of small structures with the following condition added; passes 7-0.

Add Condition 2a: Simultaneous with the submittal of a complete building permit application, the applicant shall submit a revised design to accommodate a second compliant parking space. The revised design may include minor modifications to the appearance of the residence, relocation of the footprint, or a combination of these modifications, provided they are required to accommodate the parking space. The revised site plan shall indicate the location of the second parking space. The revised plans shall be submitted to the Planning Division for review and approval, and the plans shall be sent to the Planning Commission accompanied by a memo detailing how the revisions comply with the condition.

F2 and G1 are associated items with a single staff report

- F2. Public hearing to receive comments on the Draft Environmental Impact Report (Draft EIR) for the proposed 123 Independence Drive Project that would redevelop the project site (119, 123-125, and 127 Independence Drive, 130 Constitution Drive, and 1205 Chrysler Drive) with a new apartment building with 316 units and 116 three story for-sale townhome condominium units. The five existing office and industrial buildings totaling approximately 103,000 square feet would be demolished. The project site is located in the R-MU-B (Residential Mixed Use-Bonus) zoning district. The total gross floor area of residential uses on the site would be approximately 476,962 square feet with a total floor area ratio of 134 percent. The proposal includes a request for an increase in floor area ratio (FAR) and density under the bonus level development allowance in exchange for community

amenities. The proposed project includes 48 rental apartment units and 18 for-sale townhome units (15 percent of the total units) affordable to low-income households pursuant to the City's BMR Housing Program and Guidelines. The applicant is currently proposing to provide eight additional rental BMR units affordable to low-income households as the community amenity in exchange for bonus level development. The proposal also includes a request for a vesting tentative map for a major subdivision and a use permit for storage and use of hazardous materials (diesel fuel) for emergency back-up generator. The proposed project would remove 29 heritage trees. (Staff Report #22-072-PC)

A court reporter transcribed this item.

G. Study Session 1

- G1. Request for a study session for a use permit, architectural control, below market rate housing agreement, and vesting tentative map for the 123 Independence Drive Project to redevelop the project site (119, 123-125, and 127 Independence Drive, 130 Constitution Drive, and 1205 Chrysler Drive) with a new apartment building with 316 units and 116 three story for-sale townhome condominium units. The five existing office and industrial buildings totaling approximately 103,000 square feet would be demolished. The project site is located in the R-MU-B (Residential Mixed Use-Bonus) zoning district. The total gross floor area of residential uses on the site would be approximately 476,962 square feet with a total floor area ratio of 134 percent. The proposal includes a request for an increase in floor area ratio (FAR) and density under the bonus level development allowance in exchange for community amenities. The proposed project includes 48 rental apartment units and 18 for-sale townhome units (15 percent of the total units) affordable to low-income households pursuant to the City's BMR Housing Program and Guidelines. The applicant is currently proposing to provide eight additional rental BMR units affordable to low-income households as the community amenity in exchange for bonus level development. The proposal also includes a request for a vesting tentative map for a major subdivision and a use permit for storage and use of hazardous materials (diesel fuel) for emergency back-up generator. The proposed project would remove 29 heritage trees. (Staff Report #22-072-PC)

Contract Planner Phayal Bhagata presented five topics for the Commission's consideration.

Chair DeCardy opened public comment.

Public Comment:

- Lauren Bigelow, Chair, Menlo Park Housing Commission, spoke only as an individual and expressed strong support for the project.

Chair DeCardy closed public comment.

Commission Comments:

- Support for BMR housing and partnership, separate BMR for purchase units and Habitat for Humanity's expertise
- Need to boost people's ability to own homes
- Support for the architecture but with suggestion to consider making apartment building more "coming home inviting"

- Support for intersection improvements related to this project while acknowledging traffic issue needs broader solutions such as improved public transportation
- Support for all residential development and mix of units
- Concern that not enough for sale homes for individuals and small families as opposed to larger families

Commissioner Barnes chose to recuse himself from the discussion due to potential conflict of interest.

- Support of requested waivers
- Consider advancing affordable housing sooner
- Support for the paseo and park features

Chair DeCardy recessed the meeting for five minutes to resume at 10:28 p.m.

Commissioner Barnes rejoined the meeting.

H. Public Hearing 2

H1 and I1 are associated items with a single staff report

- H1. Request for an Environmental Impact Report (EIR) Scoping Session for the Parkline Master Plan project to comprehensively redevelop an approximately 63.2-acre site located at 301 and 333 Ravenswood Avenue and 555 and 565 Middlefield Road. The proposed project would redevelop SRI International's research campus by creating a new office/research and development, transit-oriented campus with no net increase in commercial square footage, up to 550 new rental housing units (with a minimum of 15% of the units available for below market rate households), new bicycle and pedestrian connections, and approximately 25 acres of publicly accessible open space. The proposed project would demolish all existing buildings, excluding Buildings P, S, and T, which would remain on-site and operational by SRI and its tenants. The proposed project would organize land uses generally into two land use districts within the project site, including 1) an approximately 10-acre Residential District in the southwestern portion of the project site; and 2) an approximately 53-acre Office/R&D (research and development) District that would comprise the remainder of the project site. In total, the proposed project would result in a total of approximately 1,898,931 square feet, including approximately 1,380,332 square feet of office/R&D and approximately 518,599 square feet of residential uses (including up to 450 rental residential units). In addition, the proposed project would establish a separate parcel of land that is proposed to be leased to an affordable housing developer for the future construction of a 100 percent affordable housing or special needs project which would be separately rezoned as part of the proposed project for up to 100 residential units (in addition to the residential units proposed within the Residential District), and which is not included in residential square footage calculations as the square footage has not been determined. The EIR will study two potential project variants, one that includes an approximately 2 million gallon buried concrete water reservoir and associated facilities, and one that includes an additional 50 residential units for a total of up to 600 dwelling units, inclusive of the standalone affordable housing building. The project site is zoned "C-1(X)" (Administrative and Professional District, Restrictive) and governed by a Conditional Development Permit (CDP) approved in 1975, and subsequently amended in 1978, 1997, and 2004. The proposed project is anticipated to include the following entitlements: General Plan Amendment (Text and Map), Zoning Ordinance Amendment, Rezoning, Conditional Development Permit, Development Agreement, Architectural Control (for potential future

Design Review) Heritage Tree Removal Permits, Vesting Tentative Map, Below Market Rate (BMR) Housing Agreement and Environmental Review. A Notice of Preparation (NOP) for the proposed project was released on Friday, December 2, 2022. 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 project site is located within a “transit priority area”, as defined, and thus pursuant to Public Resources Code Section 21099, aesthetic and parking impacts are not considered significant impacts on the environment. Accordingly, the analysis in the EIR will reflect this statutory directive. Nevertheless, the City still retains authority to consider aesthetic impacts pursuant to its design review authority.) 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 EIR are due by 5:00 p.m., Monday, January 9, 2023. (Staff Report #22-073-PC)

Court reporter transcribed this item.

ACTION: Motion and second (Harris/Schindler) to continue Item I1 to a future meeting; passes 5-0-2 with Commissioners Riggs and Tate no longer in attendance.

I. **Study Session 2**

- I1. Study session for the Parkline Master Plan project to comprehensively redevelop an approximately 63.2-acre site located at 301 and 333 Ravenswood Avenue and 555 and 565 Middlefield Road. The proposed project would redevelop SRI International’s research campus by creating a new office/research and development, transit-oriented campus with no net increase in commercial square footage, up to 550 new rental housing units (with a minimum of 15% of the units available for below market rate households), new bicycle and pedestrian connections, and approximately 25 acres of publicly accessible open space. The proposed project would demolish all existing buildings, excluding Buildings P, S, and T, which would remain on-site and operational by SRI and its tenants. The proposed project would organize land uses generally into two land use districts within the Project site, including 1) an approximately 10-acre Residential District in the southwestern portion of the Project site; and 2) an approximately 53-acre Office/R&D (research and development) District that would comprise the remainder of the Project site. In total, the Proposed Project would result in a total of approximately 1,898,931 square feet, including approximately 1,380,332 square feet of office/R&D and approximately 518,599 square feet of residential uses (including up to 450 rental residential units). In addition, the proposed project would establish a separate parcel of land that is proposed to be leased to an affordable housing developer for the future construction of a 100 percent affordable housing or special needs project which would be separately rezoned as part of the proposed project for up to 100 residential units (in addition to the residential units proposed within the Residential District), and which is not included in residential square footage calculations as the square footage has not been determined. The EIR will study two potential project variants, one that includes an approximately 2 million gallon buried concrete water reservoir and associated facilities, and one that includes an additional 50 residential units for a total of up to 600 dwelling units, inclusive of the standalone affordable housing building. The project site is zoned “C-1(X)” (Administrative and Professional District, Restrictive) and governed by a Conditional Development Permit (CDP) approved in 1975, and subsequently amended in 1978, 1997, and 2004. The

proposed project is anticipated to include the following entitlements: General Plan Amendment (Text and Map), Zoning Ordinance Amendment, Rezoning, Conditional Development Permit, Development Agreement, Architectural Control (for potential future Design Review) Heritage Tree Removal Permits, Vesting Tentative Map, Below Market Rate (BMR) Housing Agreement and Environmental Review. (Staff Report #22-073-PC)

J. Informational Items

J1. Future Planning Commission Meeting Schedule

- Regular Meeting: January 9, 2023
- Special Meeting: January 12, 2023

K. Adjournment

Chair DeCardy adjourned the meeting at 11:43 p.m.

Staff Liaison: Corinna Sandmeier, Acting Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on April 10, 2023

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CITY OF MENLO PARK
Planning Commission

In re:
123 Independence Drive

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REPORTER'S TRANSCRIPT OF PROCEEDINGS
AGENDA ITEM F2
MONDAY, DECEMBER 12, 2022

Reported by AMBER ABREU-PEIXOTO
(Via ZOOM Videoconference)
Certified Shorthand Reporter No. 13546
State of California

1 ATTENDEES

2 The Planning Commission:

3 Chris DeCardy - Chairperson
4 Cynthia Harris - Vice Chairperson
5 Jennifer Schindler
6 Andrew Barnes
7 Michele Tate
8 Linh Dan Do
9 Henry Riggs

10 SUPPORT STAFF:

11 Corinna Sandmeier, Acting Principal Planner
12 Matt Pruter, Associate Planner
13 Payal Bhagat, Contract Principal Planner

14 PROJECT PRESENTERS:

15 Peter Tsai, Sobrato Organization
16 Chek Tang, Studio T-SQ
17 Maureen Sedonaen, Habitat for Humanity

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23 BE IT REMEMBERED that, pursuant to Notice of the
24 Meeting, and on December 12, 2022, via ZOOM
25 Videoconference, before me, AMBER ABREU-PEIXOTO, CSR
13546, State of California, there commenced a Planning
Commission meeting under the provisions of the City of
Menlo Park.

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1 DECEMBER 12, 2022

8:10 p.m.

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P R O C E E D I N G S

4

5 CHAIR DECARDY: We'll move -- we'll now move to
6 Item F2. F2 and G1 are associated items with a single
7 staff report.

8 I have a fair amount to read and, Ms. Sandmeier,
9 I'm going to read that now; is that correct?

10 MS. SANDMEIER: Yes. That's right.

11 CHAIR DECARDY: All right. This is Item F2.
12 This is a public hearing to receive comments on the Draft
13 Environmental Impact Report, the (Draft EIR), for the
14 proposed 123 Independence Drive Project that would
15 redevelop the project site. That's 119 and 123, through
16 125 and 127 Independence Drive, 130 Constitution Drive,
17 and 1205 Chrysler Drive, with a new apartment building
18 with 316 units and 116 three story for-sale townhome
19 condominium units. The five existing office and
20 industrial buildings, totaling approximately 103,000
21 square feet would be demolished. The project site is
22 located in the R-MU-B -- that's the Residential Mixed Use
23 Bonus zoning district.

24 The total gross floor area of residential uses on
25 the site would be approximately 476,962 square feet, with

1 a total floor area ratio of 134 percent.

2 The proposal includes a request for an increase
3 in floor area ratio -- that's the FAR -- and density under
4 the bonus level development allowance in exchange for
5 community amenities.

6 The proposed project includes 48 rental apartment
7 units and 18 for-sale townhome units. 15 percent of the
8 total units affordable to low income households, pursuant
9 to the City's BMR Housing Program Guidelines.

10 The Applicant is currently proposing to provide
11 eight additional rental BMR units affordable to low-income
12 households as a community amenity, in exchange for this
13 bonus level development.

14 The proposal also includes a request for a
15 vesting tentative map for a major subdivision, and a use
16 permit for storage and use of hazardous materials -- in
17 this case, diesel fuel for an emergency back-up generator.
18 The proposed project would remove 29 heritage trees.

19 And with that, I will turn it to -- and I
20 apologize. I don't know who I'm turning it to on staff.

21 Ms. Bhagat?

22 MS. BHAGAT: Yeah. Hi. Yes. You're turning it
23 to me. Thank you.

24 CHAIR DECARDY: Thank you.

25 MS. BHAGAT: I'm just waiting for my presentation

1 to come up. So thank you.

2 Good evening, Commissioners, members of the
3 community. It is my pleasure to provide a brief overview
4 of 123 Independence Drive project this evening.

5 The proposed project is the redevelopment of five
6 existing parcels, totaling 8.15 acres, with 432
7 residential units, and it's made up of 316 rental
8 apartments and 116 for-sale townhomes.

9 Vanh, can you go to the next slide, please.

10 The project -- thank you.

11 The project site is here in the red box and is
12 located south of the Bayfront Expressway, east of Marsh
13 Road. And Highway 101 is to the south of the project
14 site.

15 This slide also shows the other projects that are
16 either approved in the Bayfront area or are currently
17 under construction. As mentioned, this is a bonus-level
18 development, and the applicant is requesting a use permit
19 for the bonus-level development, as well as the use of
20 on-site emergency generator, an architectural control
21 permit for the proposed design, open space, and
22 concessions and waivers associated with the development of
23 the for-sale townhome BMR units; heritage tree removal
24 permit for the 29 heritage trees that will be removed as
25 part of the demolition and prep of the site to receive the

1 project, as well as a major subdivision map to reconfigure
2 the existing property lines to create parcels to receive
3 the apartment building, create an open space parcel. And
4 then the remaining three parcels would receive the
5 townhome buildings.

6 The applicant is proposing to provide 48
7 low-income BMR units that will be rental units and 18
8 for-sale units also affordable to low-income households.

9 Additionally, the project is proposing eight
10 rental units as part of the community amenity. And these
11 units would also be affordable to low-income households.

12 So for tonight's agenda, we're not asking for
13 approval of any entitlements, but we are asking to hold a
14 public hearing and solicit comments on the Draft
15 Environmental Impact Report that was circulated on
16 November 28.

17 Just to remind members of the public, the public
18 comment period ends on January 17, 2023. And the second
19 portion of this meeting is to do a study session on the --
20 the various design aspects of the project, as well as
21 entitlement issues.

22 Next slide, please.

23 So for conducting the two items associated with
24 this project, we have proposed a format. Following the
25 introduction, we request that the Chair invite the

1 applicant to provide a detailed overview of the project,
2 following which, the City's EIR consultant will go over
3 the findings of the Draft Environmental Impact Report, as
4 well as the next steps in the EIR process for the project.

5 After that, we request that the commission invite
6 the members of the community to provide comments on the
7 Draft EIR, following which, we would hear questions from
8 the commission and also take comments from you.

9 And the study session, a portion of this project
10 would also follow a similar format.

11 This concludes my brief presentation. I'm
12 available to answer any questions that you might have as
13 to the various aspects of this project.

14 Thank you.

15 CHAIR DECARDY: Thank you.

16 Any questions of staff before we turn to the
17 applicant presentation?

18 All right. Seeing none, we'll turn to the
19 applicant.

20 Welcome. The floor is yours. We're looking
21 forward to your presentation.

22 MR. TSAI: Thank you, Chair DeCardy. All right.
23 Can everyone hear me?

24 CHAIR DECARDY: Yes, we can.

25 MR. TSAI: Okay. Great. Thank you. Just

1 checking.

2 Good evening, Chair DeCardy, Vice Chair Harris,
3 planning commissioners, staff, as well as members of the
4 public. My name is Peter Tsai, with the Sobrato
5 Organization. I want to thank you for the opportunity to
6 present our all-residential project, 123 Independence
7 Drive. I'm joined by my colleagues, Chek Tang from Studio
8 T-SQ, our design architect; Linda Klein from Cox, Castle &
9 Nicholson, our land use attorney; and Maureen Sedonaen
10 from Habitat for Humanity Greater San Francisco, our
11 affordable housing partner.

12 This project was last before you in September of
13 2021, for our EIR scoping session. Though the project
14 proposal has not changed a great deal since then, there
15 are current commissioners who were not present at that
16 meeting. So we will provide a brief overview on the
17 project sponsor and the project.

18 So about the sponsor. Sobrato is a local
19 organization that has been part of the Bay Area since the
20 1950s. The ethos of the company is making the Bay Area a
21 place of opportunity for all. This is shown throughout
22 philanthropic ventures, as well as our approach towards
23 real estate development.

24 Now to the project. The project is located in
25 the Bayfront, Belle Haven neighborhood between Highway 101

1 and 84 and Marsh Road. The site is bound by Constitution
2 Drive, Chrysler Drive, and Independence Drive. The
3 surrounding area includes mid-rise commercial buildings,
4 parking structures, future multi-family housing, and an
5 11-story hotel.

6 Currently the site contains five old, one-story
7 commercial buildings that will be demolished for the
8 proposed project that you see here; an all-residential
9 project totaling 432 units, 316 apartment units, and 116
10 townhomes over five lots.

11 The project was not always residential. The
12 project zoning is residential mixed-use bonus. The
13 original project was planned to be a mixed-use project
14 with both residential and a 90,000-square-foot office
15 building.

16 After feedback received from our first planning
17 commission study session in January of 2021, and community
18 stakeholders throughout our engagement in 2020 and 2021,
19 Sobrato elected to redesign the project to be all
20 residential. We heard the consistent desire for more
21 housing and specifically more high quality, affordable
22 housing, both for rent and for sale.

23 As long-term holders of real estate, we felt it
24 was important to make this change and be responsive to our
25 community members. At the same time, Sobrato began

1 holding discussions with the Habitat for Humanity Greater
2 San Francisco organization, who we have since partnered
3 with to be the developer for the 18 for-sale affordable
4 townhome units. We will discuss Habitat's portion of the
5 project in more detail when we get into the overall BMR
6 proposal.

7 With that, I will hand it over to Chek Tang from
8 Studio T-SQ, who will walk through the site composition
9 and design.

10 Chek, over to you.

11 MR. TANG: Thank you, Peter. I hope everyone
12 hears me okay. If we can tee up the video walkthrough
13 real quick, please. We'll just briefly go through the
14 impression of the project through a video walkthrough.
15 Thank you.

16 So we can begin -- so just a quick tour of the
17 project, walking from the public paseo on Independence
18 Drive through the townhome districts through a mix -- rich
19 mix of architecture and urban character, arriving at the
20 public park shared by all other resident uses on-site with
21 outdoor and indoor amenities and activities, front porches
22 on the park.

23 Continuing onto the paseo toward Constitutional
24 Drive, the facade of the apartment project creates a
25 strong urban presence on Constitution Drive. And as we

1 come back along paseo, this unit runs onto the paseo,
2 giving security and also coming to the park with the
3 affordable project and the market rate project blended
4 together seamlessly with a whole series of connecting
5 walkways and open space, with varying architectural style.

6 The whole point of the overall massive plan and
7 architectural design is to achieve a thoughtful, balanced
8 and well-integrated neighborhood with an emerging
9 residential mixed-use district.

10 With that, if we can go back to the PowerPoint,
11 please.

12 Thank you. Next slide, please.

13 Happy to report also, since the last time we met
14 with the Planning Commission, we worked very tirelessly
15 with staff to be completely compliant with the R-M-U
16 design guidelines; you know, also the major and minor
17 articulations on the architecture. For the apartment
18 project, we're very focused on creating architecture that
19 is four-sided.

20 In the case of Constitutional frontage, we wanted
21 to have a strong presence that really work in concert with
22 the existing office building across the street. And the
23 four-sided architecture -- also along the proposed paseo
24 that we have architecture that is well articulated, maybe
25 a little bit finer grain to address the pedestrian kind of

1 a scale of the paseo, as well as kind of the internal park
2 that addresses all of the different residential uses that
3 we have, programs and activities that would also address
4 at the park, and also our articulated architecture as
5 well.

6 Next, please. Next slide, please.

7 For the townhomes, we've also heard the comments
8 from the commissions to create more residential scale.
9 This, obviously, is a lower scale residential component.
10 Our idea is to really create a lot of varieties of
11 architecture style with different roof form, with
12 different material and articulation in order to create a
13 finer-grain residential neighborhood.

14 As you can tell, there's a varying combination of
15 townhomes, different module types that would organize
16 around this park, central park.

17 Next, please.

18 And then, obviously, the BMR units with the zero
19 program variations from the townhomes, it also creates a
20 lot of interesting massing and form changes that is to
21 provide overall variations to the overall townhome
22 district, along with the finishes -- the brick, the
23 fiberboard, and also the plaster, coherent with the entire
24 townhome project. It also is complementary to the
25 apartment project as well.

1 Next, please.

2 One key item of the project, as mentioned, is the
3 central park, as well as the paseo. There's some
4 impression of what we are trying to do in terms of
5 programming this space with natural landscaping because
6 it's all in grade. We're planting green lawn space play
7 area, as well as, you know, other picnic areas, a play
8 area, as well as a bike parking area. So it's really an
9 outdoor family room for the entire project.

10 Next, please.

11 In terms of sustainability that -- we are
12 interested in creating a project that would achieve the
13 LEED gold certification. The project will be all
14 electric. It would have EV charging stations. It would
15 have ample bicycle parking and storage, as well as
16 efficient plumbing fixtures, dual plumbing for recycled
17 water use, as well as drought-tolerant landscaping for the
18 landscape and water conservation.

19 With that, I'll turn it back to Peter.

20 MR. TSAI: Thank you, Chek.

21 Even before our first scoping session in January
22 of 2021, we made a commitment to engage a diverse group of
23 Menlo Park and Belle Haven stakeholders to solicit
24 feedback on the project. During the pandemic, we mostly
25 held community meetings online, in small groups, as well

1 as the virtual one-on-ones. That has progressed now as,
2 you know, the pandemic has largely passed. And more
3 recently we held an in-person open house in November of
4 '22. We also held an online meeting forum to engage
5 additional community members on this project.

6 The resounding feedback that we've gotten
7 throughout our years of outreach has been the need for
8 more housing. This was also echoed by the Planning
9 Commission when we came in for a study session back in
10 January of '21, and also was well-received in our
11 September of 20 -- September of '21 study session as well.

12 Next slide.

13 We know the community amenity list is ongoing
14 further refinement, but there is one constant, and that's
15 affordable housing.

16 So in response, our community benefit, we are
17 proposing eight additional rental units. So in total,
18 there will be 74 BMR units, which includes 56 rental
19 apartments and 18 for-sale townhomes. And all will be
20 offered at low levels of AMI.

21 We've also decided to partner with Habitat on the
22 18 affordable townhomes. Sobrato will donate the land to
23 Habitat. And as many of you know, Habitat not only brings
24 a stellar record -- track record, but they also offer
25 residents zero down payment and zero interest rate

1 mortgages. Habitat also caps the homeowner's expenses at
2 30 percent of their income, and that includes property
3 taxes, insurance, and HOA fees.

4 With that, I'll pass it over to Maureen, CEO of
5 Habitat for Humanity Greater San Francisco. She will
6 expand on Habitat and its programs.

7 Maureen, please take it away.

8 MS. SEDONAEN: Thank you, Peter. I'm trying to
9 get my video on. So I don't know -- trying to do that.
10 If the host can ask me -- start my video. Great. Thank
11 you so much.

12 Good evening, everyone. Thank you so much.
13 Thank you to Peter and Sobrato Organization.

14 To the Chair and to all the commission members
15 and all the public tonight, I'm Maureen Sedonaen, CEO of
16 Habitat for Humanity Greater San Francisco. And it's my
17 great honor and pleasure to be with you tonight to talk
18 about our partnership.

19 I think one of the things I want to just kick off
20 and say is one of the incredible, sort of unifying factors
21 for us with Sobrato is they're a family organization,
22 centered in the community, committed to community. And I
23 think our synergy has been incredible since we started the
24 conversation, and I'm pretty proud of where we have it
25 today.

1 Next slide, please.

2 Our Habitat model -- as Peter stated -- does a
3 zero percent down mortgage. We're creating first-time
4 home ownership for community residents and are super proud
5 of our 30-plus year history, including in Menlo Park, for
6 doing this. We cap our homeowner's expenses at 30 percent
7 of their income. We serve people in the 50 to 120 percent
8 area median income. They have to have good credit scores
9 of 650 and above and be willing to also do their 500 hours
10 of sweat equity, with a willingness to partner with us as
11 we create and build these communities. And you see our
12 beautiful picture of some of our current homeowners right
13 now.

14 Next slide, please.

15 Here is our region. We serve Marin, San
16 Francisco, and San Mateo counties. We have 12 homes
17 already in Menlo Park. We look forward to bringing these
18 18 more homes on line here. You can see the rest of our
19 history here.

20 We also have a several-year history and great
21 experience working in the Belle Haven community and
22 partnering with long-time homeowners there to maintain
23 their home ownership through our Critical Repair Program,
24 which we're very proud of as well.

25 Next slide, please.

1 Here's the statistics about our outcomes; why it
2 matters: 96 percent of our Habitat homeowners felt
3 confident that their children are going to finish high
4 school. 95 percent see that their children are going to
5 go on to college. 73 percent have created financial
6 security for their families, and 69 percent are able to
7 save more for the future.

8 Another statistic I'm super proud of is where 21
9 percent of our Habitat homeowners went on to college; 65
10 percent of their children in one generation go on to
11 college. So this kind of transformative opportunity that
12 happens through partnerships with Habitat and the
13 community is really unprecedented.

14 Next slide, please.

15 So project details, we'll go back there. We
16 build a community within a community. I know some of the
17 questions are why do we ask Sobrato to dedicate a separate
18 site for us? This was really our requirement. We build a
19 community within the community where people can put their
20 hands on the clay, if you will, build the homes together
21 and create that kind of community.

22 Secondly, our BMR townhomes will be on an
23 independent timeline, but a timeline none the least. Our
24 townhomes are using a combination of donated materials,
25 volunteer labor; have separate materials in finished

1 packages. But all of this to create a very beautiful
2 experience for our homeowners.

3 Also, our designs are consistent with our other
4 homeowner Habitat homes across the region. We currently
5 are underway for over 140 units in our pipeline that are
6 similar in size, better in count, et cetera.

7 It's just to give you a few examples, for our 20
8 homes that we just completed in Redwood City, we had over
9 700 applicants from the region applying for those homes.
10 And in San Francisco, for our eight townhomes, we had over
11 500 applicants. So the need is there. The community is
12 showing up, and we really are serving the folks who really
13 want to be those first-time homeowners and really
14 transform the community.

15 We're also proud to say that over 85 percent of
16 our homeowners are people of color, and over 90 percent
17 come from within a two-mile radius of the project in which
18 we're building.

19 And, finally, our unique financial model, which
20 is that we have -- we are also the mortgage lender, in
21 addition to being the home builder. So we offer a zero
22 down, zero percent interest mortgage for our homeowners.
23 And we cap their expenses -- as Peter stated earlier -- at
24 30 percent of their income. Many of them right now report
25 between 60 and 70 percent of their income going to

1 housing. So this is a game-changer for them and for their
2 children.

3 Next slide, please.

4 And why do we do this? Because we build a legacy
5 within communities. We build family stability, and we
6 build equity within communities so that in our most
7 expensive region of the Bay Area, we can serve those
8 families who are serving us -- really, our teachers, our
9 first responders, our childcare workers, our folks who are
10 making sure that all our trains move on time; that our
11 families move on time that are served. And we're very
12 proud of this legacy.

13 Next slide, please.

14 I'm happy to also state we have incredible
15 endorsements for this project. From the Housing Action
16 Coalition and the Bay Area Council to the Chamber to the
17 SAMCEDA Group -- everything we do, and I think everything
18 Sobrato does, is done in community and for community. And
19 so together, we brought this incredible synergy across our
20 project.

21 Next slide, please.

22 And we're happy to open up and provide any
23 responses to any partnerships. But I do want to just
24 express our gratitude, express our humility in doing this
25 work. And I really appreciate the Menlo Park community

1 for being such incredible partners.

2 Thank you.

3 MR. TSAI: Thank you, Maureen. With that, that
4 completes the applicant presentation.

5 CHAIR DECARDY: Thank you. Thank you to the --
6 all three of you on the applicant team.

7 This is the hard part of the process we have
8 right now, which is, that's the applicant presentation.
9 We are now going to move first to the EIR portion of the
10 proceedings. So I'm going to hold on any questions for
11 the applicant. I'm going to hand it off to our EIR
12 consultant. We'll move through the EIR portion of the
13 evening with public comment. Commissioner comments will
14 close that. We'll come back then to the broader questions
15 around the project, which the presentation opens up --
16 opens up to.

17 So just as a -- keeping track of where we are,
18 I'm now going to turn to our EIR consultant for their
19 presentation.

20 Thank you.

21 MS. WAUGH: Thank you. Good evening, Planning
22 Commissioners and members of the public. My name is
23 Katherine Waugh. I'm a senior project manager with Dudek,
24 and we are the City's environmental consultant for the
25 project.

1 Also on the call tonight -- or on the meeting
2 tonight is our transportation lead consultant, Dennis
3 Pasquez. So he's available for any questions. But I'm
4 going to handle the presentation by myself, just to keep
5 things efficient.

6 So I don't know -- I'm not sure if I have control
7 of the slide show. So, Vanh, can you advance it to the
8 next slide for me?

9 Thank you.

10 So now, this is just a quick outline of the
11 presentation. And it will -- I'm going to go pretty quick
12 through the project description because you've already
13 heard that. I just wanted to highlight some of the key
14 facts that are relevant to the environmental analysis.

15 So, Vanh, can you go to the next slide?

16 And one more. Thank you.

17 Sorry. When I can do it myself, it's a little
18 bit quicker.

19 So, again, you just heard the project
20 description. So I don't want to go over this slide, but
21 these were the facts of the project proposal that are the
22 most relevant to the environmental analysis.

23 So basically it's a redevelopment project that
24 would demolish the existing structures on the site and
25 repurpose the site for the residential uses that are

1 proposed.

2 Next slide, please. Thank you.

3 And this is just a general site layout, a little
4 bit different from the ones that you've seen previously.
5 But, again, we can see that the apartment structure that
6 has two levels of parking and the 316 dwelling units would
7 be in the northern portion of the site. And the
8 townhouses would be spread throughout the southern portion
9 of the site, with the paseo and park use, you know, kind
10 of along that western edge of the northern portion and
11 then kind of somewhat centrally located through the
12 southern portion.

13 So, then, I have just a couple of quick slides on
14 the overview for the environmental review. For folks that
15 aren't familiar, CEQA refers to the California
16 Environmental Quality Act. And so there's a whole body of
17 state regulations and law under which the EIR,
18 Environmental Impact Report, is prepared.

19 For -- there's, you know, a lot of projects that
20 are going on in the Bayfront area of the city. And some
21 of them require a full EIR. Some of them require more of
22 what we call a focused EIR. And some of them can go under
23 lower levels of CEQA review.

24 For this project, when the project application
25 came in, you know, it's all tied into the General Plan

1 Update that the City recently processed. And for that, a
2 full scope EIR was prepared called the ConnectMenlo EIR.
3 That EIR assumed a certain number of dwelling units, sort
4 of a cap on -- not a cap, but a maximum number of dwelling
5 units that were evaluated within the context of that EIR.

6 And when this project application came through to
7 the City, there were already pending projects and approved
8 projects that added up, you know, and contributed to that
9 maximum number of level of dwelling units. And with this
10 project, with the number of dwelling units proposed, we
11 actually tip over that scale into a level that's beyond
12 what was evaluated in the ConnectMenlo EIR. And so that's
13 why the City staff determined that a full EIR was
14 necessary for this project.

15 In addition, this project proposes a bonus level
16 development. And under the settlement agreement that the
17 City of Menlo Park reached with the City of East Palo
18 Alto, any time that there's a bonus level development, you
19 need to look at the issues of transportation and housing
20 needs. And so those are incorporated within this Draft
21 EIR.

22 Next slide, please. Thank you.

23 This slide just gives you a quick outline of the
24 key steps in the EIR process where public participation,
25 you know, is invited and the mechanisms where that public

1 participation can be provided.

2 So when we first started out with this project,
3 there was a Notice of Preparation released to inform the
4 public and agencies that an EIR would be prepared. And
5 that was first released in January of 2021. And we had a
6 scoping session with the Planning Commission at that time.

7 Then, later in that year, the project applicant,
8 as Peter had reviewed for you, elected to modify the
9 project to eliminate the office -- the office component
10 and replace it with residential. And so we released a
11 revised Notice of Preparation and held a second comment --
12 or scoping meeting.

13 Within the Draft EIR that is out for public
14 review right now, all of the public comments and agency
15 comments that were received on both of the two NOPs,
16 Notices of Preparation, those are documented in Chapter 2
17 of the Draft EIR. Sorry. I had to check my notes. So we
18 have a comment summary there. And then all of the
19 comments, as they were received, are published in the
20 appendices to the Draft EIR.

21 So at this time, we're in the Draft EIR stage.
22 The Draft EIR was released for public review at the end of
23 November and will be out for public review until
24 mid-January. And so comments that public -- members of
25 the public or any public agencies have on the content of

1 the EIR can be received by the City until 5:00 p.m., on
2 January 17th of next year.

3 Once we have all of those comments in hand, we
4 will work through them and provide responses to those
5 comments. And this usually takes the form of direct
6 responses to each individual comment that's received, as
7 well as, we'll make any revisions or additions to the
8 Draft EIR that are necessary to address those comments in
9 full.

10 Next slide, please.

11 Thank you.

12 So this slide just outlines the basic contents
13 that are required in a Draft EIR, based on state law.

14 So the Executive Summary is in Chapter 1, and
15 that provides a very brief overview of the project, the
16 CEQA process that has been followed. And then there's a
17 table in there that documents each of the impacts that we
18 evaluated and whether or not any mitigation measures were
19 required. And if so, what -- you know, the specific
20 content of those mitigation measures. In Chapter 2, which
21 I didn't list on the slide, is just the basic introduction
22 to the EIR. And then the detailed project description
23 follows in Chapter 3.

24 The next several bullets are contained in the
25 individual sections within Chapter 4, which are the

1 environmental impact analysis sections. And so for each
2 topic that's required to be evaluated under CEQA, we go
3 through, you know, the next four bullets -- or, excuse
4 me -- three; the setting, the regulatory framework, what
5 our thresholds of significance are, in terms of how we
6 determine whether an impact is significant or less than
7 significant. We look at both project-specific impacts and
8 cumulative impacts in those sections.

9 And so a cumulative impact refers to when we look
10 at -- in the context of other development that has been
11 proposed within the city and specifically within the
12 Bayfront area. And we -- depending on the topic area, we
13 also might look outside of the city boundaries. We also
14 identify the mitigation measures that are necessary to
15 reduce any significant impacts to a less-than-significant
16 level.

17 And then, in the sort of concluding chapters of
18 the Draft EIR, we look -- we have a summary of the effects
19 that were found not to be significant. We look at topics
20 that are commonly referred to as other CEQA-mandated
21 sections. These kind of amplify some of the content
22 that's already in the Draft EIR.

23 And then we look at project alternatives, which
24 are different ways to design the project or maybe modify
25 the land uses to look to see whether we can avoid or

1 reduce any of the significant impacts that the project
2 would generate.

3 So then, in this section of my presentation, I'm
4 going to really briefly review the major findings of the
5 EIR. So I first have a table on the next slide, Vanh,
6 that -- this one outlines all of the topics that we
7 evaluated where we found that impacts would remain less
8 than significant, with no mitigation measures required.
9 And so we've listed on this table as well the technical
10 studies that were done, where necessary, to support those
11 conclusions.

12 And so I -- I want to keep my presentation brief.
13 I'm happy to answer questions on these, you know,
14 concluding the presentations and the public comment
15 portion of the meeting.

16 In the next, I believe it's three slides, we have
17 the impacts where a mitigation measure or more than one
18 are required to reduce impacts. For the air quality
19 topic, we found that the impacts were really concentrated
20 on the construction period of the project. And they're
21 quite typical for this type of a construction project.

22 And so the mitigation measures require what we
23 typically refer to as "best management practices," BMPs,
24 to make sure that those impacts remain as minimized as
25 possible. And similar is true for the -- for both the

1 biological and the cultural resources.

2 So with respect to biological resources, we found
3 that because of the existing buildings on the site and the
4 existing trees and vegetation, there are potential for a
5 few special status species to occur, but that those
6 impacts can be controlled through the pre-construction
7 surveying process and any additional control measures that
8 are needed, based on the results of those surveys.

9 In regard to cultural resources, there was a
10 cultural resources' analysis and inventory prepared for
11 the project site. But because the project has been -- the
12 property has been developed for quite a long time and no
13 prior subsurface evaluation was done, that phase one
14 archeological inventory report recommended an extended
15 phase one, which is where a little bit more intensive
16 digging is done to determine whether there might be any
17 deposits below the ground surface. And then, in the case
18 that those -- that any such thing were identified, there's
19 protocols identified to evaluate and properly manage any
20 such resources.

21 In terms of the geological resources, the main
22 concern here was that there may be a potential need for
23 de-watering as construction occurs because there would be
24 some excavation. And that -- the way that that system is
25 designed can help avoid any impacts to neighboring

1 properties. And so that's what the first mitigation
2 measure is about.

3 And then the second mitigation measure relates to
4 that as well, in terms of ensuring that -- that
5 construction scheduling is timed such that the geological
6 and soil conditions can settle in between different phases
7 of the construction project.

8 Again, similar in terms of hazards and hazardous
9 materials. Several very standard, best management
10 practice measures were recommended to make sure that both
11 during construction and long-term operation of the
12 project, individuals that are within the site are not
13 exposed to adverse hazardous conditions.

14 And then we have the last two topics here are
15 noise and tribal cultural resources. And these kind of
16 reiterate the same things that I've been saying.

17 Standard best management practices would be used
18 during construction to ensure that neighbors are not
19 exposed to excessive noise levels. And then, if any
20 archeological or tribal cultural resources are identified
21 or potentially encountered during construction, that there
22 are protocols in place to ensure that those resources are
23 managed appropriately.

24 And as I mentioned, at the back end of the
25 Environmental Impact Report, we have a couple of

1 additional sections. So this one, CEQA-mandated
2 sections -- or "Other CEQA Considerations," I think is the
3 title we actually gave it in the EIR, we reiterate some of
4 the discussions on energy conservation, and then we look
5 again at the population and housing analysis. And expand
6 it to whether or not the project could induce additional
7 growth that the City has not planned for. In both cases,
8 we found that the impacts would be less than significant.

9 And then I believe on the next slide, we will
10 look into the project alternatives. So we looked at three
11 different project alternatives. And this is one of -- one
12 of the more essential components of CEQA -- or I shouldn't
13 say "more essential," but one of the critical components
14 of the CEQA requirements to do this environmental analysis
15 is to look at ways that you might modify a project or even
16 change a project to avoid or reduce environmental effects.

17 In this case, it's important to understand that
18 we did not find any significant and unavoidable impacts.
19 So, in other words, that means that all of the
20 environmental effects that we found would result from the
21 project, there were feasible and effective ways to reduce
22 or avoid those effects and bring them to a level of less
23 than significance.

24 But, nonetheless, when you're preparing an EIR,
25 CEQA requires that you look at project alternatives. And

1 so in this case, we took the vein of looking at whether or
2 not any of these alternatives could reduce the need for
3 mitigation measures or just generally reduce the
4 environmental -- you know, comprehensive environmental
5 footprint of a project. And so these are the three
6 alternatives that we looked at:

7 One was just no -- no project, which is required
8 by CEQA. Just, you know, if we leave the project site
9 exactly as it is and continue the current operations.

10 Another was to go back to one of the original
11 project components. As Peter Tsai explained, the original
12 project design included office space. But we also, for
13 this alternatives' analysis, thought that it would be
14 meaningful to incorporate a component of retail uses and
15 see whether or not that kind of a mix of land uses could
16 better achieve any of the City's goals or otherwise reduce
17 environmental effects.

18 And then last we looked at, because this project
19 proposes a bonus level of development, which allows more
20 intensity and more density than what would be allowed
21 under the base zoning designation, is there any
22 environmental benefit to limiting the project to just the
23 base level of development? And so that, we found, would
24 reduce the number of dwelling units.

25 In all of those cases -- sorry, Vanh. I know I

1 paused so you thought I was going on to the next slide.

2 In all of those cases, we found that there would
3 be, you know, sort of a mixed bag. Some cases, we would
4 have fewer effects. In some cases, we might have greater
5 effects. But for the majority of them, we found that the
6 effects would be similar.

7 CEQA does require, though, that we identify which
8 alternative, among these three -- and plus the proposed
9 project -- of those options, which is the most
10 environmentally superior. And we did find that the
11 environmentally superior alternative was the base level
12 development because it would slightly reduce impacts in
13 some of those key impact areas, such as air quality.

14 The base level development wouldn't require a
15 below-grade parking level. It would only necessitate
16 at-grade parking level, so there would be less excavation
17 and less potential to disturb any resources that are below
18 ground. It, you know, reduced the amount of de-watering
19 that would be required.

20 But on the other hand, the City is allowed to
21 consider how that -- how those environmental effects
22 balance against the City's goals for land use development
23 and general, you know, community planning and city-wide
24 planning in the region. And so we found that there were
25 -- while there might be fewer environmental effects, that

1 alternative would be less effective at meeting the project
2 objectives.

3 And so, Vanh, you can go ahead and advance it to
4 the next slide.

5 So that pretty much concludes my comments. The
6 last slide that we have here, if you can go one more,
7 Vahn, is just that the -- as I mentioned, the
8 Environmental Impact Report -- excuse me -- is available
9 for public review until January 17th of next year. And so
10 anybody -- public agencies or public -- you know, members
11 of the public who would like to submit comments,
12 obviously, can make comments tonight during this hearing,
13 but can also submit written comments, whether by mail or
14 e-mail, and they can be addressed to Payal, at the address
15 and e-mail shown below. And they just need to be received
16 before 5:00 p.m., on January 17th.

17 And thank you again. That concludes my
18 presentation.

19 CHAIR DECARDY: Thank you, Ms. Waugh.

20 Any planning commissioner clarifying questions
21 before we open the EIR portion of this program for public
22 comment?

23 All right. Seeing none, Mr. Pruter, off to you
24 to run us through public comment. Again, this is on --
25 we're going to do two bites at this apple, for members of

1 the public. If you have comments around the EIR, which is
2 relevant to the presentation we just saw, this would be
3 the appropriate time.

4 If you have comments that are to the broader
5 project, which likely would be to the initial presentation
6 we saw, that will be coming next.

7 So use your judgment accordingly. And you are
8 more than welcome to speak both times. I'm not trying to
9 tell you not to.

10 Mr. Pruter, please go ahead.

11 MR. PRUTER: Thank you, Chair DeCardy. At this
12 time, members of the public can feel free to press the
13 hand icon on their Zoom interface or dial star nine, if
14 they would like to leave a public comment.

15 And at this time, I do not see any hands raised.
16 And I do not see any members of the public in the council
17 chambers.

18 If anyone is interested in person to come, please
19 feel free to step forward as well. We can wait for a
20 moment at this time. I still see no hands raised.

21 CHAIR DECARDY: Let's wait just a moment.

22 Still none?

23 MR. PRUTER: I still see no hands raised. Thank
24 you.

25 CHAIR DECARDY: All right. We will go ahead and

1 close public comment.

2 We'll come to commissioners now for either
3 clarifying questions or commissioners' comments on the
4 Draft EIR. Again, we are -- there is no motion. There is
5 nothing to vote on here for the commission. It is
6 entirely your feedback to the consultant, to staff.

7 Who would like to begin?

8 Commissioner Riggs.

9 COMMISSIONER RIGGS: Thank you. From Section
10 5.5, the availability of water is one of the items that is
11 considered an less than -- less-than-significant impact.
12 This was based on ConnectMenlo, which was written in I
13 believe, 2016.

14 Have we updated our concerns regarding water over
15 the last six years? And would that be reflected in this
16 EIR?

17 MS. WAUGH: Yes. Commissioner, thank you for the
18 question. The City's Municipal Water District has updated
19 their Urban Water Management Plan. So the last adopted
20 date of that document was 2020. And that is what we
21 relied upon for the analysis in this EIR.

22 We, you know, both reviewed the documentation and
23 contacted the Water District staff to verify our
24 understanding of those -- of that document and the
25 conclusions. And -- yeah.

1 I'm sorry. I'll leave it there.

2 CHAIR DECARDY: Other clarifying questions or
3 comments from commissioners?

4 Commissioner Do.

5 COMMISSIONER DO: Thank you, Chair. Actually, I
6 have a question.

7 I see before the alternatives that you presented
8 in this to the -- but before that, there's also
9 alternatives that were rejected. And so I just had a -- I
10 just get turned around on -- like, on the reduced parking
11 alternative, there's something saying -- let's see.
12 There's a -- the TDM would reduce the VMT by 20 percent.

13 And there's also, later on, a number about
14 reduced parking, reducing it 12 percent. And I just
15 wanted to understand, is that an either/or, or an "and"
16 situation?

17 Is it, like, 12 plus 20, or is it 12 or 20?

18 MS. WAUGH: To be honest, I would need to look
19 back in the text of that section. But from my -- from my
20 recollection, the reduced parking was looked at as sort of
21 an addition to the TDM, or is there an amount that we can
22 reduce parking, in combination with the TDM, that would
23 achieve a better result?

24 And the finding is that, you know, reductions in
25 parking work best in particular situations where there is

1 a, you know, robust amount of other transportation options
2 available in the area and that this project doesn't
3 necessarily meet some of those criteria, to the point
4 being that the reduction in parking -- if you reduce the
5 amount of parking on-site, you're not necessarily going to
6 see a reduction in the amount of trips generated, and more
7 importantly, the total miles of vehicle travel that occur
8 because there are other constraints outside of the project
9 site that limit the effectiveness of that option.

10 But I can -- I will definitely make a note of the
11 question so that we can provide a more-nuanced response.

12 COMMISSIONER DO: Thank you.

13 CHAIR DECARDY: I'm going to use the Chair's
14 discretion to ask a follow-up on that. So this is -- this
15 is familiar. We've seen this before. And the answer
16 about this significantly-reduced parking alternative.

17 So do you look at that based on today's
18 situation, or do you look at it over the lifetime of the
19 project? And how are you making the assessment about
20 alternative -- availability of alternative modes of
21 transportation when you reach that conclusion that you
22 just referenced?

23 MS. WAUGH: Sure. Yeah. I can understand the --
24 you know, the impetus for that question. And it is a
25 difficult spot, in terms of being able to balance what we

1 know today versus what we're -- what our aspirations are
2 for the future. And what we know is planned for the
3 future; right? I mean, sort of our middle ground there.
4 And so it is difficult for us.

5 In the CEQA context, we need to have, you know,
6 pretty solid evidence to allow for any sort of a discount
7 or any kind of a -- you know, an allowance that an impact
8 is less significant than what we expect. And so -- so
9 there is a challenge there in sort of marrying those three
10 different angles.

11 But we do, generally, in terms of CEQA, based on
12 case law and based on how the statute is written and the
13 CEQA guidelines, we typically defer to what is existing on
14 the ground currently. When we look to future conditions,
15 it has to be things that are fairly concretely in place.

16 And so we don't want to engage too -- too far
17 into the realm of supposition or anticipating what may be
18 coming down, if things are not fully funded, in terms of
19 other types of transportation improvements and things
20 along that nature.

21 I'm not sure -- well, I'm sure that doesn't 100
22 percent answer your question. But if you wanted to
23 clarify any further a response that you wanted me to try
24 and elaborate upon...

25 CHAIR DECARDY: No. That's helpful. That was

1 the narrow question I had. That was a good answer. Thank
2 you.

3 Other commissioner questions or ultimately
4 feedback or comments on the Draft EIR?

5 Well, I'm fine to present. This is all I really
6 have. Your presentation was very helpful. The Draft EIR
7 is thorough. The findings are not complicated.

8 I -- I have two comments. The first one is on
9 the parking question. I will say now, my reflection on
10 your answer is not on your answer but on the situation,
11 which is that we're boxed by current policy in the city,
12 which demands parking at a minimum. So there's no need
13 for you to look at parking that is essentially below that
14 minimum. And then we're boxed because we've got terrible
15 transportation policy in place and terrible alternatives,
16 especially in that region of our city. And so we don't
17 look at those.

18 And so the EIR gives us no opportunity,
19 ultimately, to achieve its purpose, which is to provide
20 insight and sunshine so a community can engage in the
21 future-built environment that they live in. And I find
22 that enormously frustrating. But there is nothing that I
23 have found we can do as a Planning Commission. This is on
24 the City Council.

25 And I believe the City Council has to do

1 something about transportation and all the building we're
2 doing. This comes up again and again and again. And if
3 they don't change the parameters, then we're going to keep
4 on getting the same answers. So that's my reflection one,
5 which is more a frustration.

6 My second one is about the alternatives. I think
7 -- as you pointed out, I think you're exactly right. The
8 alternatives are the -- a key element of an EIR. There's
9 something that a community member can easily see and
10 understand and be able to utilize the wealth of
11 information you put behind that that might be in service
12 of their comments about the future of their community.
13 And I -- frankly, I find these alternatives kind of not
14 helpful in that regard for a community member.

15 You have to look at the no-project alternative.
16 Ultimately, it make sense to look at a base level
17 development alternative. We see that all the time,
18 whenever we have bonus-level development. And in this
19 context, the mixed use isn't enormously helpful because
20 everybody in the community wants to have housing.

21 And when we have these three, we end up -- and
22 I've said this before -- we end up with this Goldilocks
23 kind of approach on here, which is, well, if you end up
24 overdeveloping, then that's terrible for the environment.
25 If you end up underdeveloping, then you don't meet the

1 needs of the city. And so you develop just right and
2 turns out, the oatmeal tastes fine because it's warm.

3 And I don't think that's particularly helpful for
4 us as a community in this. So I do have a frustration.
5 This is -- many times, we see EIRs come. Many times, we
6 see three alternatives. And many times they land in
7 exactly this same way. So I will come back to, which is a
8 massive change in a project, like a massively-reduced
9 parking scenario actually would be useful for a city and
10 residents to understand, especially when they've been so
11 frustrated by the impacts in the community of the traffic,
12 which continues to get worse. The only benefit came from
13 the pandemic was knocking that out for a while. But it
14 has come back and will be worse in the future.

15 So it's frustrating me that we can't look at that
16 alternative. But I will say that in future EIRs for these
17 type of projects, if we continue to come back with these
18 three alternatives that are always laid out this way, I'm
19 not sure how useful it is for the community.

20 This is, again, not a criticism of the work of
21 you and your team, Ms. Waugh, which I thought was
22 exemplary, but as a frustration with how we can best
23 utilize this extraordinary amount of expense and work for
24 the benefit of our community. And I just don't see that
25 happening in these instances very often.

1 Other commissioner questions or comments on the
2 Draft EIR this evening?

3 Ms. Bhagat, just to remind me. This is not a
4 command performance. Commissioners do not have to comment
5 before we close this section; is that correct?

6 MS. BHAGAT: Yes. That is absolutely correct.
7 They can always submit comments to me later, if they would
8 like to do so.

9 CHAIR DECARDY: All right. So I will give this
10 one last shot. Again, not a command performance, but any
11 commissioner that would like to offer feedback this
12 evening.

13 All right. I've -- Vice Chair Harris.

14 VICE CHAIR HARRIS: I just want to say that I
15 hear and agree with Chair DeCardy's frustration.

16 CHAIR DECARDY: Thank you for that.

17 All right. Going once, going twice.

18 All right. With that, I am now going to close
19 Item F -- where are we? -- F2, which is the public hearing
20 on the Draft EIR.

21 Thank you very much for the consultant team and
22 for the effort.

23 (WHEREUPON, Item F2 ended.)

24 --o0o--

25

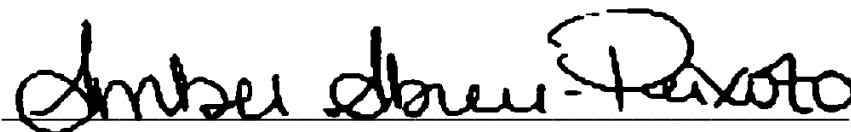
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CERTIFICATE OF REPORTER

I, AMBER ABREU-PEIXOTO, hereby certify that the foregoing proceedings were taken in shorthand by me, a Certified Shorthand Reporter of the State of California, and was thereafter transcribed into typewriting, and that the foregoing transcript constitutes a full, true, and correct report of the proceedings which took place;

That I am a disinterested person to the said action.

IN WITNESS WHEREOF, I have hereunto set my hand this 24th day of January, 2023.

A handwritten signature in black ink that reads "Amber Abreu-Peixoto". The signature is written in a cursive style and is positioned above a horizontal line.

AMBER ABREU-PEIXOTO, CSR No. 13546

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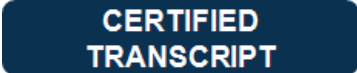
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CITY OF MENLO PARK
Planning Commission

In re:
Parkline Project



_____ /

REPORTER'S TRANSCRIPT OF PROCEEDINGS
AGENDA ITEM H1
MONDAY, DECEMBER 12, 2022

Reported by AMBER ABREU-PEIXOTO
(Via ZOOM Videoconference)
Certified Shorthand Reporter No. 13546
State of California

1 ATTENDEES

2 The Planning Commission:

3 Chris DeCardy - Chairperson
4 Cynthia Harris - Vice Chairperson
5 Jennifer Schindler
6 Andrew Barnes
7 Michele Tate
8 Linh Dan Do
9 Henry Riggs

10 SUPPORT STAFF:

11 Corinna Sandmeier, Acting Principal Planner
12 Matt Pruter, Associate Planner

13 PROJECT PRESENTERS:

14 Mark Murray, Lane Partners
15 Thomas Yee, STUDIOS Architecture
16 Jessica Viramontes, ICF

17 ---o0o---

18 BE IT REMEMBERED that, pursuant to Notice of the
19 Meeting, and on December 12, 2022, via ZOOM
20 Videoconference, before me, AMBER ABREU-PEIXOTO, CSR
21 13546, State of California, there commenced a Planning
22 Commission meeting under the provisions of the City of
23 Menlo Park.

24 ---o0o---

25

	MEETING AGENDA	
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3	Presentation by Chair DeCardy	4
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6	Project Presenters:	
7	Mark Murray, Lane Partners	10
8	Thomas Yee, STUDIOS Architecture	11
9	Jessica Viramontes, ICF	15
10		
11	Public Comment	
12	Peter Chow	20
13	Jenny Michelle	22
14	Sue Connelly	23
15	Brittani Baxter	25
16	Steve Pang	28
17	Gail Gorton	30
18	Phillip Bahr	33
19		
20	Commission Questions and Comments	35
21		
22		
23	--o0o--	
24		
25		

1 DECEMBER 12, 2022

10:28 p.m.

2

3

P R O C E E D I N G S

4

This is item H1 -- excuse me. H, Public Hearing

5

2. This is item H1. H1 and I1 are associated items with

6

a single staff report.

7

H1, request for an Environmental Impact Report,

8

an EIR, Scoping Session for the Parkline Master Plan

9

project to comprehensively redevelop an approximately

10

63.2-acre site located at 301 and 333 Ravenswood Avenue,

11

and 555 and 565 Middlefield Road. The proposed project

12

would redevelop SRI International's research campus by

13

creating a new office/research and development,

14

transit-oriented campus with no net increase in commercial

15

square footage, up to 550 new rental housing units (with a

16

minimum of 15 percent of the units available for below

17

market rate households), new bicycle and pedestrian

18

connections, and approximately 25 acres of

19

publicly-accessible open space. The proposed project

20

would demolish all existing buildings, excluding Buildings

21

P, S, and T, which remain onsite and operational by SRI

22

and its tenants.

23

The proposed project would organize land uses

24

generally in two land use districts within the project

25

site including, 1, an approximately 10-acre Residential

1 District in the southwestern portion of the project site;
2 and, 2, an approximately 53-acre Office/R&D -- that's
3 Research and Development District -- that would comprise
4 the remainder of the project site.

5 In total, the proposed project results in a total
6 of approximately 1,898,931 square feet, including
7 approximately 1,380,332 square feet of Office/R&D and
8 approximately 518,599 square feet of residential uses
9 (including up to 450 rental residential units).

10 In addition, the proposed project would establish
11 a separate parcel of land that is proposed to be leased to
12 an affordable housing developer for the future
13 construction of a 100 percent affordable housing or
14 special needs project, which would be separately rezoned
15 as part of the proposed project for up to 100 residential
16 units (in addition to the residential units proposed
17 within the Residential District), and which is not
18 included in the residential square footage calculations as
19 the square footage has not been determined.

20 The EIR will study two potential project
21 variants, one that includes an approximately 2-million
22 gallon buried concrete water reservoir and associated
23 facilities, and one that includes an additional 50
24 residential units for a total of up to 600 dwelling units,
25 inclusive of the standard -- excuse me -- standalone

1 affordable housing building.

2 The project site is zoned C-1(X) -- that's
3 Administrative and Professional District, Restrictive --
4 and governed by a Conditional Development Permit (CDP)
5 approved in 1975, subsequently amended in 1978, 1997, and
6 2004.

7 The proposed project is anticipated to include
8 the following entitlements: The General Plan Amendment
9 (Text and Map), Zoning Ordinance Amendment, Rezoning,
10 Conditional Development Permit, Development Agreement,
11 Architectural Control (for potential future Design Review)
12 Heritage Tree Removal Permits, Vesting Tentative Map,
13 Below Market Rate (BMR) Housing Agreement, and
14 Environmental Review.

15 A Notice of Preparation (NOP) for the proposed
16 project was released on Friday, December 2nd, 2022. The
17 NOP provides a description of the proposed project the
18 location of the proposed project and the probable
19 environmental effects. The EIR will address potential
20 physical environmental effects of the proposed project, as
21 outlined in the California Environmental Quality Act.
22 That's CEQA. An initial study was not completed as it is
23 anticipated this will be a full EIR and no topic areas
24 will be scoped out, with the exception of agriculture and
25 forestry resources, mineral resources, and wildfire.

1 Those topic areas are not anticipated to require further
2 analysis.

3 The project site is located within a "transit
4 priority area," as defined, and thus pursuant to the
5 Public Resources Code section 21099. Aesthetic and
6 parking impacts are not considered significant impacts on
7 the environment. Accordingly, the analysis in the EIR
8 will reflect this statutory directive. Nevertheless, the
9 City retains -- still retains authority to consider
10 aesthetic impacts pursuant to its design review authority.

11 The City is requesting comments on the scope and
12 content of this EIR. The project location does not
13 contain a toxic site pursuant to Section 6596.2 of the
14 Government Code. Comments on the scope and content of the
15 EIR are due by 5:00 p.m., Monday, January 9th, 2023.

16 And with that, I will turn it over to staff.

17 MS. SANDMEIER: Yes. Good evening again, Chair
18 DeCardy and Commissioners. So I have a small
19 presentation -- or try to keep it short.

20 Vanh, can you pull that up?

21 So this is for the Parkline project. And we'll
22 be focusing on the Environmental Impact Report Scoping
23 Session tonight. Next slide.

24 So I'll just kind of focus on the EIR scoping
25 session, since the -- sounds like the study session will

1 be continued.

2 So the purpose of the scoping session is for
3 input on the scope and content of the EIR. And no actions
4 will be taken tonight. And the public comment on the
5 Notice of Preparation ends on January 9th -- that should
6 be 2023. That's a mistake there.

7 So City Council will consider certification of
8 the Final EIR and most of the land use entitlements.

9 And next slide.

10 And this slide just shows the project location.
11 So it's the existing SRI campus. It shows the proximity
12 to downtown, the Caltrain Station, Burgess Park and El
13 Camino Real.

14 Next slide, please.

15 So the existing site is approximately 63 acres in
16 size. It contains 38 buildings. The existing land uses
17 are office, R&D, and supporting uses. And there are
18 approximately 1,100 employees there today.

19 So this is the most recent site plan for the
20 proposed project. 35 of the existing buildings would be
21 demolished. The proposal is for a mixed-use development.
22 The building shown in yellow would be a residential
23 district for approximately 450 residences, with 15 percent
24 below market rate units.

25 And the applicant is also proposing a separate

1 parcel to be dedicated to an affording housing developer.

2 And that would be up to 100 units.

3 And then the remainder of the site would be a
4 nonresidential, basically R&D and office district. And
5 the project includes 25 acres of publicly-accessible open
6 space.

7 So the recommended meeting format for the EIR
8 scoping session is staff overview of the proposed project,
9 presentation by the applicant, presentation by the City's
10 EIR consultant, public comments on the EIR scope,
11 commissioner questions on the scope, commissioner comments
12 on the scope, and then the close of the scoping session
13 public hearing.

14 Next slide, please.

15 And that concludes my presentation. And so next,
16 we'll go to the applicant

17 CHAIR DECARDY: Any questions of Ms. Sandmeier
18 from commissioners?

19 COMMISSIONER BARNES: I do.

20 CHAIR DECARDY: Commissioner Barnes.

21 COMMISSIONER BARNES: So I'm super appreciative
22 of the bifurcation on what we are going to do this
23 evening. Are we, in part two of this, going to hear a
24 redux of the presentation by the applicant? Because
25 depending on when this may come back, I may not be fresh

1 again. And I'd love to -- although it's going to be
2 repetitive, my mind only captures things for a certain
3 period of time. So I'd love to hear a redux of it. And I
4 wanted to check in on that.

5 MS. SANDMEIER: Yes. Through the Chair, that is
6 the plan. It will need to come back next year, 2023. So
7 there'll definitely be an overview again of the project.

8 CHAIR DECARDY: All right. Thank you,
9 Commissioner Barnes. Good question.

10 Any other questions?

11 All right. To the applicant. Thank you for
12 bearing with us this evening. Welcome. The floor is
13 yours.

14 MR. MURRAY: Good evening, Chair DeCardy and
15 members of the Commission, City staff, members of the
16 public. I'm the app -- I represent the applicant, Mark
17 Murray, with Lane Partners.

18 In the interest of time, I'm going to turn things
19 over to Tom Yee, from STUDIOS Architecture, to talk a
20 little bit more about the design, to try to move forward
21 with the scoping session.

22 But, again, we'll be back, probably in a couple
23 months to do the study session presentation, have a more
24 robust presentation there. But, again, here to answer
25 questions as well.

1 Thank you.

2 CHAIR DECARDY: Thanks very much. And appreciate
3 you adjusting on the fly this evening. Thank you.

4 MR. YEE: My name is Thomas Yee. I'm with -- the
5 Principal at STUDIOS Architecture. Thank you for having
6 us this evening, Commissioner DeCardy, Vice Chair Harris.

7 So I'd like to go through the presentation very
8 briefly. Corinna explained the project location and site.

9 Next slide, please.

10 These are some of the goals that we established
11 for the site at the very beginning, over a year-and-a-half
12 ago -- the residential sustainability issues, tree
13 preservation. There are about 1,375 existing trees on the
14 site. We're retaining over half of them through our site
15 planning open space. As we mentioned, 25-acres of
16 publicly-accessible open space because the current site is
17 a fenced-off property. 63 acres, which we're transforming
18 to publicly-accessible land and both programmed, active
19 and passive, open spaces.

20 Next slide, please.

21 And on the Master Plan, as Corinna mentioned, the
22 land uses here are fairly straightforward. A 63-acre
23 site. Ravenswood on the top, Laurel on the left,
24 Middlefield on the right. On the left, part of the site
25 in yellow are three to four buildings of residential

1 apartments in the R1, R2, and R3 buildings. This is all
2 explained in the packet that you received -- and then
3 townhouses to the south, just north of Burgess Park
4 neighborhood -- Burgess Classics neighborhood. Those are
5 two-story townhouses to, again, address the scale
6 transition between Burgess Classics at the residential
7 buildings that work up Laurel, up to Ravenswood.

8 SRI is retaining three existing buildings, as you
9 see in blue there. Building P, S, and T. S and T are at
10 the south portions of the site. Those will -- SRI is
11 consolidating their operations into those three buildings,
12 and -- for their operations in the future.

13 So the 35 remaining buildings to which will be
14 removed will be transformed to office, R&D, and lab/life
15 science uses. You can see, those are situated in the five
16 buildings in light blue.

17 There will be an amenities building for the
18 tenants to the left, above the parking garage No. 3, and a
19 community building on the upper right, next to the church.

20 The open space is accessible. It's being
21 programmed. We've got the active/passive uses. We're
22 proposing a recreational field on the upper right, near
23 Ravenswood and Middlefield.

24 And the other aspect of the property is
25 circulation. We are very -- we've added and included

1 major pedestrian pathways to the site -- north along
2 Ravenswood through the site -- north and south, and
3 diagonally across the site; improved access from the west
4 on Laurel through the site toward the middle.

5 We have Class 1 bike lanes crossing the site
6 along the loop road, which is a private road that you see
7 circulating through the site, as well a consideration of a
8 Class 4 bicycle lane along Laurel.

9 Through our outreach programs with the community,
10 bike safety was a very big concern along -- along Laurel.
11 So Class 4 is a separated bicycle pathway for --
12 especially for kids going up and down Laurel. And they
13 have the opportunity to criss-cross the site over to Menlo
14 Atherton.

15 Again, the idea is to make the open space
16 active/passive, a criss-cross with pedestrian bicycle
17 pathways to create better access through the site, create
18 better safety for bicycle paths and pathways, and folks
19 using those modes of transportation. Located near
20 Caltrain. So taking advantage of the
21 transportation-oriented design aspects.

22 And we're -- both Mark and I are open to any
23 questions. But in the interest of keeping this going this
24 evening, we can conclude here and address any questions
25 you might have.

1 Thank you.

2 CHAIR DECARDY: Thank you very much. And, again,
3 appreciate you adjusting for us on the fly this evening.

4 The next step will be, I believe, to our EIR
5 consultant. Is that right, Ms. Sandmeier? But are there
6 questions for the applicant, in advance of that, from any
7 commissioners?

8 Commissioner Barnes.

9 COMMISSIONER BARNES: So I do have a couple
10 questions on what they presented. But I want to be
11 respectful to the process and the sequencing of how we're
12 going to do this. I mean, I could ask some questions
13 about the site plan -- does it contemplate certain things,
14 and talk further about that.

15 But if we're going to come back to this, you tell
16 me, Chair -- or Chair through staff, how we should
17 progress this.

18 Should we not even go into it and go directly to
19 the EIR? Should we be touching on some of these issues
20 related to the project?

21 How do you want to do this?

22 CHAIR DECARDY: My suggestion, Commissioner
23 Barnes, would go to the EIR. If, after the EIR consultant
24 has spoken, that you've got comments germane to the EIR,
25 where you would like to ask questions of the applicant,

1 then perhaps they could -- you could come back to it at
2 that point.

3 But I think any other questions of the applicant
4 about the project is going to be under I -- what is
5 currently item 11, which we're going to vote to continue
6 until January. So, again, we'll get the full presentation
7 at that point. We'll have the opportunity for full public
8 comment, broad questioning of the applicant at that point.

9 COMMISSIONER BARNES: Okay. So I --

10 CHAIR DECARDY: Does that make sense?

11 COMMISSIONER BARNES: It does.

12 So in the context of clarifying questions, my
13 clarifying questions would be unrelated at this point to
14 the EIR because I haven't heard that yet. So by
15 definition, I won't have anything. But thank you for
16 that.

17 CHAIR DECARDY: All right. Ms. Sandmeier, so
18 we're going to the EIR consultant; is that correct?

19 MS. SANDMEIER: Yes. That's right.

20 CHAIR DECARDY: Thank you.

21 MS. VIRAMONTES: Good evening, Commissioners and
22 members of the public. Thank you for coming to the
23 scoping session for the Parkline Master Plan project. My
24 name is Jessica Viramontes, and I work for the
25 environmental consulting firm, ICF. We will be preparing

1 the environmental review component for the project, and
2 I'm the project manager.

3 Should you have any questions after the
4 presentation regarding the environmental review process, I
5 will respond to them accordingly.

6 Next slide, please.

7 My presentation will cover the scoping process
8 and the environmental review process. I will also explain
9 how to submit comments on the scope of the EIR and
10 describe the next steps.

11 Next slide, please.

12 The EIR team consists of the City of Menlo Park
13 as the lead agency -- meaning, they have principal
14 responsibility for carrying out the project. ICF will be
15 the lead EIR consultant and will prepare all sections of
16 the EIR, with assistance from Hexagon for the
17 transportation analysis, KMA for the housing needs
18 assessment, and West G. Yost for the water supply
19 assessment.

20 Next slide, please.

21 The EIR is a tool for identifying physical
22 environmental impacts by using the analysis conducted by
23 our EIR team. The EIR is also used to inform the public
24 and decisionmakers about a project prior to project
25 approval, recommend ways to reduce impacts, and consider

1 alternatives to lessen identified physical environmental
2 impacts.

3 Next slide.

4 The EIR will summarize the environmental setting
5 and regulatory setting, as well as evaluate potential
6 environmental impacts. With respect to the two scenarios
7 that will be evaluated in the EIR, which are the 100
8 percent office scenario, and the 100 percent R&D scenario,
9 each section in the EIR will evaluate the most intense
10 scenario for the issue being analyzed. This will ensure
11 that the EIR evaluates the proposed project's maximum
12 potential environmental impact and that any future tenant
13 mix is within the scope of the evaluation in the EIR.

14 Variants are variations of a project at the same
15 project site, with the same objectives, background and
16 development controls, but with additions and changes from
17 the project whose inclusion may or may not reduce
18 environmental impacts.

19 As mentioned previously, the EIR will evaluate
20 the variants, which are the emergency reservoir variant
21 and the increased residential variant in detail, equal to
22 that of the proposed project.

23 Next slide, please.

24 The EIR will analyze a proposed project -- will
25 analyze whether the proposed project would have a

1 significant environmental impact related to the issues
2 shown on this slide. With respect to aesthetics, this
3 issue will likely be exempt, but will also likely be
4 analyzed in some capacity for informational purposes.

5 The EIR will also include a section for impacts
6 found less -- found less -- found to be less than
7 significant, including the following issues: Agriculture
8 and forestry resources, mineral resources, and wildfire.

9 In addition, alternatives to the project will be
10 analyzed to potentially reduce identified impacts. CEQA
11 guidelines requires the evaluation of a no-project
12 alternative. Other alternatives will also be considered
13 and will comply with CEQA.

14 Next slide, please.

15 This slide shows the general steps involved with
16 the CEQA process for this project. As most of you know,
17 the NOP, which we'll discuss next, was released earlier
18 this month, on December 2nd. The NOP comment period,
19 which is the scoping period, ends on January 9th, 2023.

20 Following the close of the scoping period, we'll
21 begin preparing the Draft EIR. When the Draft EIR is
22 released for public review, a public hearing will be held
23 to solicit comments on the adequacy of the EIR. Then a
24 Final EIR will be prepared that will address all of the
25 comments received during the Draft EIR review period. A

1 certification hearing for the final EIR will be held
2 before the Planning Commission and City Council.

3 After the EIR is certified, the project can then
4 be approved. Following approval of the project, a Notice
5 of Determination is issued.

6 Next slide.

7 As discussed previously, we are currently in the
8 scoping phase of the project. This is the initial stage
9 of the EIR process. The purpose of the scoping phase is
10 to gather public input, identify key environmental issues,
11 identify possible mitigation measures, and consider
12 possible project alternatives.

13 I want to note that the intent of tonight's
14 meeting, as well as the scoping phase, is not focused on
15 comments on the project itself or its merits. Instead,
16 comments should be focused on the potential environmental
17 impacts of the project.

18 Next slide, please.

19 You can submit comments on the scope of the EIR
20 via e-mail or via letter to Corinna Sandmeier, Acting
21 Principal Planner with the City of Menlo Park. You can
22 also speak tonight, and we will note your comments and
23 consider them during the preparation of the Draft EIR.

24 All comments must be received by January 9th,
25 2023, at 5:00 p.m.

1 Thank you again for coming tonight, and we look
2 forward to receiving your comments.

3 CHAIR DECARDY: Thank you, Ms. Viramontes.

4 Any clarifying questions before we turn to public
5 comment? And then we'll have an opportunity to come back,
6 as commissioners for questions, comments, and input into
7 the EIR. But for right now, before we go to public
8 comment, any clarifying questions?

9 All right. Let's open public comment.
10 Mr. Turner.

11 MR. PRUTER: Thank you, Chair DeCardy. At this
12 time, I see a couple of hands raised. So I'm happy to go
13 through that, with your permission.

14 So we'll have -- looks like three commenters now
15 have raised their hands. Let's start with -- I have
16 someone by the name of Peter.

17 Peter, I'm going to let you un-mute yourself, and
18 we will begin the timer. You will have three minutes to
19 speak. If you could please provide your name and
20 jurisdiction at the start of your comment, that will be
21 greatly appreciated. You'll be able to speak at this
22 time.

23 Thank you.

24 PETER CHOW: Hi, Planning Commission. My name is
25 Peter Chow. I'm a resident here in Burgess community,

1 adjacent to the site.

2 What I wanted to do is just express my continued
3 concern for the number of housing units. The committee
4 here has been very vocal about maintaining the original
5 plan, which was 400 units. And we worked -- and, you
6 know, with Lane Partners and expressing our concern, but
7 now, this additional study is for an additional 50 units.
8 That was not originally contemplated. And so I will be
9 listening and paying attention closely to the impact
10 report, Environment Impact Report, as well as the
11 transportation demand management studies.

12 So want to continue to express my concerns and,
13 you know, for not only the well-being of the local
14 community here in the Burgess community, but all of Menlo
15 Park because we do understand that the rate -- you know,
16 along Ravenswood and Middlefield is a high impact traffic
17 zone area.

18 Thanks.

19 CHAIR DECARDY: Thank you.

20 MR. PRUTER: Thank you for your comment.

21 Our next commenter is the name Jenny Michelle.
22 I'm going to un-mute you. And, again, please provide your
23 name and jurisdiction at this time.

24 Thank you very much. You have three minutes to
25 speak.

1 JENNY MICHELLE: Good evening, Chair,
2 Commissioners, members of the public, neighbors, staff.
3 My name is Jenny Michelle, from the Commonplace
4 Neighborhood blog. And I am very excited about this
5 project.

6 But I want to -- actually, opposite of the
7 previous speaker, want to encourage the applicant to be
8 more aggressive with your housing and your specific
9 approach to meeting and exceeding our residential housing
10 obligations and needs for all residents of all income
11 brackets. Right?

12 But how is the applicant being tied to the Fair
13 Housing Development in this specific way? So I'm just
14 trying to have the applicant and the commissioners and the
15 public tie this together for all the residents who don't
16 understand our obligations here.

17 I'm also interested in pressing the housing -- or
18 I'm sorry. The parking mandates. I think we should
19 reduce the minimums to include loading and ADA parking
20 only.

21 We should encourage slow streets to address the
22 safety concerns that we have with high traffic, with
23 single-use vehicles.

24 And I think there should be robust public
25 outreach, specifically addressing this delta where our

1 population doesn't understand what is being required of
2 us; to develop fair housing in all of our districts and
3 neighborhoods, including the low density neighborhoods
4 that are almost specifically using this vehicle traffic to
5 get through to where the food is; right? So that's where
6 the 10-minute neighborhood comes in.

7 So thank you for allowing me to speak again, and
8 I appreciate your public service. Thank you.

9 CHAIR DECARDY: Thank you.

10 MR. PRUTER: Thank you for your comment.

11 Our next commenter's name is Sue Connelly. I'm
12 going to un-mute you at this time. If you could please
13 provide your name and jurisdiction. You'll have three
14 minutes. Thank you.

15 SUE CONNELLY: Thank you. My name is Sue
16 Connelly. And I, too, am a resident of Burgess Classics.
17 And I grew up in the area here too. So I love Menlo Park.

18 And I'm very much in support of intelligent
19 development, but I am genuinely concerned about the scope
20 of the SRI project. And, again, we here at Burgess
21 Classics, the 33 homes here, are actually a legacy of SRI
22 property that they sold back in '99 to develop in order to
23 raise funds.

24 So I want SRI to be successful. We really
25 appreciate them. Yet, my concern is that there are many,

1 many outside advocacy groups that are pushing very hard to
2 increase the amount of housing in this one lot. And this
3 is also prior to the Stanford project, Middle Plaza
4 opening up and the traffic and school impact, water,
5 infrastructure costs, plus what Springline will be also
6 adding to this very high concentrated area at 400, plus 50
7 to 100, affordable housing units over and above the BMR of
8 15 percent. It already is a monumental amount on an area
9 that's already getting stressed already.

10 My chief concern is also the traffic safety,
11 because Laurel Street is a primary artery, and it's a safe
12 streets, safe bike lanes path. And there are still
13 concerns about driveways for, you know, 450 units dumping
14 right onto Laurel Street, which is already gridlocked and
15 congested.

16 The other issues are that -- you know, the water.
17 I'm really glad that they're planning on building a water
18 reservoir, but just overall, and especially in view of the
19 123 Independent Drive -- Independence Drive earlier spoken
20 about, we have a major drought continuing and probably
21 prolonged for who knows how many decades further. And we
22 keep adding more and more people and such high density.

23 So I think that rather than conceding to all the
24 outside pressures for increasing the amount of housing, we
25 need to reuse and rethink the other areas that we have

1 available around Menlo Park and not make a completely
2 deadlocked and gridlocked Ravenswood and Laurel area
3 corridor.

4 Thank you very much, Planning Commissioners, for
5 staying so late. And thank you for hearing us.

6 CHAIR DECARDY: Thank you.

7 MR. PRUTER: Thank you.

8 Our next speaker is named Brittani Baxter. I'm
9 going to let you un-mute yourself. If you provide your
10 name and jurisdiction. You may now speak. Thank you.

11 BRITTANI BAXTER: Hi. Good evening. I'm
12 Brittani Baxter, District 3 resident. Try to be quick.

13 I think there are a lot of really great
14 structural elements in this project that I hope can be
15 studied in the EIR. So just wanted to ask about a couple
16 of those.

17 Overall, I'm really excited by the project's
18 potential to just kind of be a great example of kind of a
19 future beyond cars. It's so central to downtown. It's so
20 walkable. I think we all hate, you know, car traffic and
21 kind of being stuck in traffic. But I think, with the
22 walkable amenities around that location -- it's an area
23 that I walk to often -- I think it's a really cool
24 opportunity.

25 So having heard earlier in tonight's meeting

1 that, you know, those existing -- kind of existing
2 conditions factor heavily into the EIR. I know I'm
3 personally able to meet a lot of my daily needs by just
4 actually walking around the neighborhood, walking to
5 downtown. So just hoping we can study those existing
6 amenities to the fullest.

7 I also do like the idea of the increased
8 residential variant. To me, it's really appealing because
9 I think this is a once-in-a-multi-generational opportunity
10 for this parcel to turn over. It's been, you know, since,
11 I think, the '60's, when a lot of these buildings were
12 built. And so as I think to the future with more people
13 walking and biking and taking transit.

14 We're right by Caltrain. We're right by the
15 schools. That is really fantastic, too, just to be able
16 to locate those homes in a place that makes sense, again,
17 for people to have other options, other than vehicles.

18 I also wanted to ask if there's an opportunity to
19 study options that do have that reduced parking minimum,
20 again, to sort of create those right conditions for people
21 to ditch their cars, walk or bike around.

22 In terms of circulation impacts, I do really like
23 that the site plan for this location opens up a lot of
24 bike and ped routes that make it easier to kind of
25 criss-cross by Menlo Park, by a lot of our schools; get to

1 the train, get to downtown.

2 And so in terms of circulation benefits, I
3 actually feel that that could be an improvement,
4 especially as we think about, again, alternatives to cars.

5 And according to our housing element, I know that
6 right now, 96 percent of people who work here in Menlo
7 Park, who are already here every day, part of the
8 community, are commuting in to the city from somewhere
9 else. So, again, given that location next to the train,
10 given that there is no net increase in office space, but
11 that we are adding homes to the community, I do wonder if
12 there's any way to kind of study that as well, given that
13 we have people coming in to work, and at the end of the
14 day, you know, maybe driving to an area that doesn't have
15 great public transit. Just seeing if there's any way to
16 kind of map that circulation plan a little bit better.

17 Overall, really excited to have this project in
18 the neighborhood. Really appreciate the open dialogue and
19 just excited to see what transpires.

20 Thank you so much.

21 CHAIR DECARDY: Thank you.

22 MR. PRUTER: Thank you. We have two hands raised
23 that remain. The next is a person named Steve P. I'm
24 going to un-mute you at this time. Provide your name and
25 jurisdiction to start. You have three minutes.

1 Thank you.

2 STEVE PANG: Hi. Can you hear me?

3 CHAIR DECARDY: Yes.

4 MR. PRUTER: Yes.

5 STEVE PANG: Okay. Thanks.

6 Hi. My name is Steve Pang. I'm an owner of one
7 of the Burgess Classic communities since it opened up in
8 1999. And couple quick comments.

9 So with regards to the Parkline project, I've
10 been involved from the start and have attended most of the
11 feedback sessions. And I have to say that most of us are
12 sort of disappointed in Parkline -- that none of the real
13 significant points that we've provided have been adopted
14 and, basically, we feel neglected and ignored.
15 Particularly like the number of units that we're talking
16 about, the egress of the cars of all the units onto Laurel
17 Street, instead of Ravenswood; the bicycle path
18 connectivity behind Burgess Classic communities and the
19 potential gathering of, say, un-homed people behind --
20 which is really a problem right now.

21 So it's funny. We -- I, at least, don't feel
22 like any of our -- my comments have been addressed
23 successfully by Parkline.

24 A couple quick points before I finish. With
25 regards to reducing parking space, parking spaces in these

1 developments, that, to me, seems like a non-starter
2 because these units are rental properties, where people
3 live there maybe two, three years. And, honestly, as a
4 car owner, if I know I'm only going to live in a place
5 only for two, three years, I'm not going to ditch a car
6 and just have to -- just have to buy a new one back
7 several years later. So anyone reasonably renting these
8 place, to me, will seem like -- will hang on to their
9 cars. And so there is the issue of a lot of cars -- you
10 know, up to 600 new cars, maybe a thousand cars, in the
11 neighborhood. And that's a real problem.

12 My final comments are with regards to the
13 Environmental Impact Report. Exactly, there's potentially
14 a thousand more cars in the neighborhood. And, you know,
15 we'd like to know how that's going to be addressed. You
16 know, is that going to be examined? Where is this traffic
17 going to go to on Ravenswood and Laurel? And how is it
18 going to impact our neighborhood, as well as adjoining
19 neighbors?

20 And the last one -- my last comment was with
21 regards to the habit -- the dedication of a certain part
22 of land to a homeless organization or some other
23 organization. So I heard what was happening with
24 Independent Stride, Habitat for Humanity, with a nice
25 plan. And something more definitive needs to be set down,

1 before any approval comes into play. Thank you.

2 CHAIR DECARDY: Thank you.

3 MR. PRUTER: Thank you. And our last hand raised
4 is a person named Gail Gorton. I'm going to let you
5 un-mute yourself at this time. You'll have three minutes.
6 Please provide your name and jurisdiction. Thank you.

7 GAIL GORTON: Good evening. I'm Gail Gorton, a
8 Burgess Classic resident. Thank you for your time
9 tonight.

10 What has been the primary focus of this project
11 is the housing portion. People seem to have forgotten
12 that there will be thousands of employees coming and going
13 from the site five days a week. The additional congestion
14 that this development is going to create is not limited to
15 the housing portion.

16 Traffic light changes at the corner of Laurel and
17 Ravenswood have not helped currently, and there are going
18 to be track changes in the future, train track changes at
19 Alma and Ravenswood. And I'm wondering if these are being
20 taken into consideration in the EIR.

21 In terms of the EIR, it's my understanding it
22 doesn't include the Burgess Classic neighborhood's request
23 to study and include an alternative option of no vehicular
24 access on Laurel Street to the large apartment complex.
25 The fact this was not included, despite what was my

1 understanding from Lane Developers saying it would be
2 studied, is disconcerting.

3 The Parkline project has continued to increase in
4 size. Yet, last month, Stanford's Hoover Institute
5 released a new study, which I suspect you are aware of,
6 stating that in 2021, California lost 152 corporate
7 headquarters. More than double the totals for each of the
8 three years, from 2018 to 2020.

9 I encourage the Planning Commission and the City
10 Council to consider how their current decisions are
11 impacting the future of Menlo Park. I understand you are
12 trying to meet housing element numbers, but those numbers
13 are going to be changing as the business climate changes
14 here in California. With the USGS site opening up, there
15 will be further opportunity to meet the numbers required.

16 I'm asking the Planning Commission to keep the
17 original number of the apartment complex proposal at 400
18 units; not to increase it to 450. The increase in units
19 seems to be driven by a goal to get to 68 units designated
20 as low and moderate income households. 15 percent of 450
21 is 68. Parkline has agreed to this. However, if you
22 increase 15 percent by a mere two points, to 17, and do
23 the math, 17 percent of 400 also equals 68. Considering
24 all that Lane Partners has to gain in this endeavor, I
25 can't imagine they would say no.

1 I'm also asking the Planning Commission to
2 require all apartment parking be underground. This large,
3 three- to five-story apartment complex is not in any way
4 congruent to the neighborhood where all current residences
5 are one or two stories.

6 Lastly, I encourage the commission to emphasize
7 active land use, not just pretty paths for our children
8 and families. Burgess Park is already packed and cannot
9 accommodate our new neighbors. The many individuals and
10 families who will be living in this densely populated
11 development need usable outdoor space for their mental and
12 physical health.

13 Thank you for your consideration.

14 CHAIR DECARDY: Thank you.

15 MR. PRUTER: And, Chair DeCardy, through the
16 Chair, there are no other hands raised at this time. If
17 you'd like to feel free to close, or we could wait for
18 public comment.

19 CHAIR DECARDY: Just give it a second.

20 All right. Still none?

21 MR. PRUTER: That is correct.

22 I apologize. We did not give an opportunity for
23 the members of the public to come forward.

24 CHAIR DECARDY: By all means, please come
25 forward.

1 PHILLIP BAHR: Thank you for having me tonight,
2 Commissioners. And thank you for your presentation
3 tonight. I feel like we've had a great education tonight.

4 I love the 123 Independence, and what they went
5 over and how a housing project -- and how they brought the
6 community together and how detailed it was. That was
7 great.

8 And then we've been talking about this project
9 with Parkline. I appreciate the Classics neighborhood,
10 and I agree with most of the comments that have been made
11 about the size of the project. I'm still a little unclear
12 about the count. I think it's 450, plus 100, plus 50. So
13 a total of 600. But if somebody has a better answer, let
14 me know. But I just look at the documents, and that's
15 what it comes up to.

16 I've commented on some of this before, but I'll
17 just hit the highlights. And one is the traffic and the
18 safety. Yes, it's a big deal about all the traffic coming
19 out onto Laurel, but also onto Pine. Across from Pine
20 Street, that's a disaster right there. Right now, you
21 can't even turn right and turn left as it is. And so with
22 that many more cars, it's never going to work. So they
23 really need to just abort that entry.

24 And I don't have the answer for it. But maybe
25 with some further study and the minds, they can come up

1 with other suggestions because I don't want to say that
2 it's not a great project, and we need the housing. I'm
3 just saying the envisioning of it right now.

4 The second thing is the building setback. It
5 would be good that it's not so close to the road. And I
6 think, along with the building setback, it's the housing
7 height and the number of stories.

8 During the pre-meetings that we had with Lane
9 Partners and with the architect, we went over many things,
10 but one of them was the height of the building along
11 Ravenswood and Laurel and keeping with the neighborhood.
12 One to two stories would be great. And then set back.
13 And then, as you go -- so that you can have the
14 residential character because that side has been on Menlo
15 Park for 70 years. So that's about when those houses were
16 built.

17 And then the final -- so I'm saying that the
18 building height along those streets is just too tall. And
19 I can see it, as an architect, that that is, like, a
20 four-story building. Originally, it was one to two. Then
21 it's three. Now it's four. And it blocks off all the sun
22 in the morning coming onto that intersection at Laurel and
23 Ravenswood.

24 And then the final thing is the site master
25 planning and design of it. I think, get as much housing

1 as you can, but I think, get it in a way that doesn't
2 impact the neighborhood.

3 And also, in terms of a master plan for SRI, I
4 look at it -- and I've done hundreds of master plans for
5 large projects, like hospitals and research labs. And to
6 me, either having an iconic building or something that has
7 the labs with the spaces that are for collaboration. They
8 just have a great opportunity.

9 And right now, they've turned it into a
10 residential, and I'm not sure why. Maybe, if I understood
11 the program better, I could speak better to that.

12 Thank you very much. And my name is Phillip
13 Bahr, and I'm a resident of -- on Pine Street. Thank you.

14 CHAIR DECARDY: Thank you very much.

15 Any more public comment hands, Mr. Pruter?

16 MR. PRUTER: At this time, I see no more.

17 CHAIR DECARDY: All right. We'll go ahead and
18 close public comment.

19 That brings it back to the dias. Again, we're
20 not voting on anything. This is for commissioner feedback
21 or questions relevant to the EIR this evening.

22 Who would like to begin?

23 Commissioner Riggs.

24 COMMISSIONER RIGGS: Thank you. Recognizing the
25 time, I'll try to be brief.

1 I would like to know how we would phrase -- and I
2 guess this would be through the Chair to staff -- how we
3 will address the impacts relative to the current
4 situation.

5 Are we addressing the proposal and their
6 variance, compared with the square footage of SRI or of
7 the actual average occupancy over the last several years?
8 I ask this in the context, remembering that when we
9 studied projects for El Camino Real, going back ten years,
10 we realized we had to compare the impacts with recent
11 usage, not with the fully occupied usage, since the
12 projects had been very much underpopulated for many years.

13 CHAIR DECARDY: That's a question to staff?

14 COMMISSIONER RIGGS: That's a question to staff,
15 yes.

16 Are we comparing with theoretical occupancy or
17 actual occupancy over the last, say, three or four years?

18 MS. VIRAMONTES: Corinna, I can take this, if
19 you'd like.

20 MS. SANDMEIER: Yeah. That would be great.
21 Thank you.

22 MS. VIRAMONTES: Okay. Perfect.

23 So I just want to clarify. The project team, you
24 know, including the City staff, are currently confirming
25 the approach for the CEQA baseline, which will be, you

1 know, what we use to measure the project impacts against
2 -- or as well as the project variants. And so we're still
3 working through those kind of questions. It will likely
4 be the -- you know, the baseline of the timing that the
5 NOP was released.

6 And I just also wanted to clarify that we will be
7 studying an -- we will likely be studying an actual
8 existing conditions at the site.

9 COMMISSIONER RIGGS: I apologize. Our audio has
10 not been what it used to be. And the repetitiveness of your
11 speech, coupled with that, makes it a little bit hard to
12 follow, frankly, what you just said.

13 But I think you ended by saying the baseline
14 would be actual recent usage?

15 MS. VIRAMONTES: Correct.

16 COMMISSIONER RIGGS: All right. Thank you.

17 And then, in terms of the projected occupancy of
18 the -- either office or R&D buildings, am I correct we're
19 using, for office space, 250-square-foot per occupant?

20 MS. VIRAMONTES: I believe that we're still
21 working through those questions as well. But we'll be
22 sure that the generation rate for employees will be
23 conservative enough so that the impacts identified in the
24 EIR will capture the possible future tenant mix and
25 employees that we'll generate by the project.

1 COMMISSIONER RIGGS: I appreciate that because my
2 concern is, these are -- in a sense, these are spec office
3 buildings. And they could just as well be occupied by
4 startups and by other tech-oriented companies with
5 relatively high density use of desks, as they could be by
6 VCs, with very low use of desks.

7 And although we are hearing of companies that are
8 only asking their employees to come in a certain number of
9 days per week -- even, for example, my friend's company,
10 they gather once per week. But on that one day, they all
11 come in. So that would be relevant.

12 And then, of the -- for the project variant with
13 increased housing, I probably read and forgot how much
14 increased housing that would be. I mean, right now, we
15 have 550 as the outside.

16 Would the variant be the 550, or is the variant
17 going to be something like 700 to 800?

18 MS. VIRAMONTES: The variant would be 50 more
19 residential units under the project. So it would be a
20 total of 600 units.

21 COMMISSIONER RIGGS: All right. I would like to
22 suggest that since it's a variant, for the sake of an
23 environmental review, that the difference between the
24 proposed and the variant be significantly different. And
25 so I would suggest at least 150 additional units, if not

1 250, which, you know, to those listening, that does not in
2 any way imply that I think the project should be larger.
3 It does mean that we would like the information that would
4 result from seeing additional housing here.

5 We still don't fully know, until the EIR comes
6 out, whether having more housing here is actually a
7 benefit to transportation, for example. Because if the
8 vast majority of people who work here -- and the SRI
9 campus, until recent years, was a significant draw for
10 people. They've all been driving in.

11 If this changes to more transit-oriented
12 development, sometimes the new housing onsite will have a
13 back effect on those who commute in. And perhaps that's
14 wishful thinking, but the EIR, I think, is more likely to
15 tell us than my guessing or anyone else's.

16 And I'll leave it at that. Thank you.

17 CHAIR DECARDY: Other commissioners?

18 Vice Chair Harris?

19 VICE CHAIR HARRIS: Yes. Thank you so much for
20 that introduction.

21 I would agree with my colleague, Commissioner
22 Riggs, that to study just 50 more units is going to be
23 less -- going to give us less information than studying at
24 least 150 additional units. And I can't remember, but I
25 don't think that that's coupled with reduced office.

1 But I'm wondering if it would be possible to do a
2 variant where we are increasing the housing, coupled with
3 reducing the office, as we struggle with our housing
4 situation because as I was looking at the map, I was
5 thinking that existing building F -- if, after the rest
6 were done, they moved those folks to some of these newer
7 offices, that would provide a nice extra area, right over
8 in the residential zone, to build a lot more housing. So
9 that's a thought.

10 And then the other was to think about reducing
11 the parking. We talk about this about every time. But
12 reducing the parking significantly. So that would be
13 something else that I would want to see studied. Just
14 some thoughts.

15 CHAIR DECARDY: Commissioner Do.

16 COMMISSIONER DO: I agree with the previous
17 comments, and I want to add on to Vice Chair Harris'
18 comment about drastically reducing parking.

19 I think later on in the staff report, I think
20 some parking rates from the Bayfront area were cited. And
21 I just wanted to add, this is an area much closer to
22 transit than the Bayfront, with Caltrain and El Camino
23 Real bus route. So I think even within a half mile.

24 So I just want to echo what Vice Chair Harris
25 said.

1 CHAIR DECARDY: Commissioner Barnes.

2 COMMISSIONER BARNES: Question through the Chair
3 to staff, in particular to the folks who are doing the
4 legwork on the EIR. This is kind of a process question
5 because I don't really understand how this works. And to
6 the extent you can help me understand, it would be
7 fantastic. And what it's specific to is to the question
8 around parking. And more specifically to the extent to
9 which the EIR can illuminate the various discussions
10 around parking.

11 We -- to say more about that, we have a lot of
12 discussions about reducing the number of spaces, and we
13 have assumptions about reductions in greenhouse gases
14 associated with that written reductions, and congestion
15 associated with that.

16 And then we also make assumptions around
17 reductions being doable, feasible; actually, in practice,
18 working. And I don't have any background in this. I
19 think the suppositions around reducing parking are good.

20 What I'd like to know is, is the EIR the
21 mechanism that can illuminate, you know, a database
22 approach to, you know, what happens when you reduce
23 parking? What are the specific impacts of those? Has it,
24 you know, borne out in other jurisdictions? What's the
25 role of the EIR specific to parking and the discussions

1 around parking? I'd love to hear a little bit more about
2 that.

3 MS. VIRAMONTES: Sure. I can tackle that one,
4 and others can add on as needed.

5 I do want to clarify that an EIR is not the
6 mechanism for analyzing the impacts of reducing parking.
7 Specifically, parking is not a topic that is required as
8 an environmental issue that is required to be analyzed
9 under CEQA.

10 And also I want to note that it's been found that
11 generally, reductions of parking do not reduce
12 environmental effects. But I know that my colleague,
13 Kirsten Chapman on this call -- or at this meeting, might
14 have a little bit more to add.

15 Kirsten, is there anything else you want to chime
16 in on?

17 MS. CHAPMAN: Hi. I'm Kirsten Chapman. I'm with
18 ICF. I'm helping Jessica with this EIR.

19 And we actually recently completed the EIR for
20 the Willow Village project. And we did prepare a lengthy
21 master response in the Final EIR that discussed how
22 parking and environmental impacts are not actually
23 correlated. And we explained why this is not a reason
24 that we can use to reduce environmental impacts by
25 reducing parking.

1 So without getting into those details, that is
2 where we recently prepared the response. And, yeah. As
3 Jessica mentioned, it's not a CEQA topic. Parking is not
4 a CEQA topic. And so we generally do not discuss this.

5 But where we will have a robust discussion will
6 be in the alternatives section, and we can discuss why a
7 reduced parking alternative would not actually reduce the
8 environmental impacts.

9 COMMISSIONER BARNES: And if you would just take
10 a moment, define "environmental impacts" in the context
11 with which you're using it, when you say, would not reduce
12 environmental impacts. What's a practical or what's an
13 example of that?

14 MS. CHAPMAN: Well, so transportation impacts
15 like traffic impacts would result in greenhouse gas
16 impacts, air quality impacts, noise impacts. But reducing
17 the parking in and of itself would not reduce the amount
18 of trips to a project site. It would likely result in
19 people driving around neighborhoods, looking for parking.
20 They still need places to park.

21 What is better, rather -- or not better, but what
22 works generally more or what does work more than reducing
23 parking is to have a TDM plan, which is required in the
24 City of Menlo Park, to require the workers on the project
25 site and the residents to take more public transportation

1 or shuttles. That reduces trips.

2 But the reduction in parking generally does not
3 reduce trips, which then has an environmental effect of
4 putting out fewer greenhouse gases and fewer air quality
5 emissions and noise.

6 COMMISSIONER BARNES: Thank you for that.

7 And I assure my fellow commissioners, I wasn't
8 leading the witness on that. I didn't know how it was
9 going to get answered. But I don't know. I always want
10 to come back to testing our assumptions. And that was
11 informative for me, because I didn't -- I didn't know the
12 answer to that.

13 Okay. So I'll probably come back with another
14 one, but thank you for -- for answering that. Appreciate
15 that. And I'll come back with something else.

16 Back to you, Chair.

17 CHAIR DECARDY: Yeah. Sorry. That's red meat
18 for me.

19 So, Ms. Chapman, I don't know if you were there
20 for the Willow EIR, but that -- the answer then was
21 entirely unsatisfactory. The reason is because of a lot
22 of assumptions about leakage, that there's not alternative
23 transportation; and so, therefore, people drive around
24 neighborhoods. And we couldn't do a reduced parking
25 because we've got parking minimums in Menlo Park, which is

1 what we just talked about with the last EIR.

2 So I just -- I encourage you all when you do this
3 EIR, to be as careful as possible when you're explaining
4 why it doesn't have impacts because an answer without that
5 is actually misleading. So that's first point.

6 And then, secondly, for me is an encouragement to
7 find a way in the EIR that can actually tackle this
8 question because it is the one that comes up again and
9 again and again and again. And it just came up in
10 multiples of the public comments with the concerns of the
11 residents who live nearby right now.

12 So, again, I'm tired of EIRs that don't serve the
13 public interest of our community. And I appreciate you
14 all are doing your jobs, and I appreciate you're boxed in
15 by a whole set of stuff. But somebody in this mix has got
16 to do a better job for our community. This is a lot of
17 money, and a lot of time spent on these things.

18 So perhaps the alternative is a
19 massively-increased TDM plan. And I'm fine to do TDM over
20 parking. If the -- if we have a massive TDM plan that
21 says it has to be reduced by 40 or 50 or 60 percent, and
22 then that's a way to be able to look if there's an
23 environmental benefit.

24 And if they want to keep on building the parking
25 garages, when there's going to be no cars in them, that

1 would be a massive mistake. But that's fine, frankly, if
2 that's the answer on this.

3 So I'll just go back to my frustration with just
4 about every EIR I've seen in four years now. And this one
5 is, I'm concerned, headed in that same direction. So I
6 just -- I appreciate the presentation, and I appreciate
7 and understand how -- the way that we have a community
8 that does not have good alternative transportation and
9 because we have parking minimums puts parameters for what
10 you all can do on an EIR.

11 But I would really encourage you to find creative
12 ways around that to actually give a document that would be
13 useful to the community in understanding what those
14 impacts are, and what the benefits might be, if we change
15 those patterns and those behaviors. That would be a true
16 benefit to the discussion of this potentially-fabulous
17 project that is a once-in-a-lifetime opportunity -- that
18 never again are we going to get 62 acres within a block of
19 a train station. And we've got to begin looking at it
20 right with the EIR, if we're going to continue to look at
21 it right through the whole project.

22 So I appreciated Commissioner Barnes, your
23 question. And I assume you knew it was headed toward me
24 on that. But that is the one interest I had is when you
25 do alternatives on this project, and if there's a "no

1 project" alternative, again, I hope we don't come back
2 with three alternatives that ends up with the Goldilocks
3 porridge in the middle that's just warm enough because
4 that's just not useful for us.

5 And I hope you can find ways that can make it
6 useful for our community to use this information that
7 you're going to come up with and your expertise to our
8 benefit.

9 Other commissioner input on the EIR in this
10 scoping session?

11 COMMISSIONER RIGGS: Yes.

12 CHAIR DECARDY: Commissioner Riggs?

13 COMMISSIONER RIGGS: Thank you. I have to admit,
14 I had the same reaction as Chair DeCardy. I think anyone
15 who has worked in Manhattan or, frankly, even San
16 Francisco, yes, you can drive to your office at 6th and
17 Market and then cruise around and look for a surface spot.
18 But that gets really old. And, yes, 60 or 80 people might
19 manage to find street parking spaces until it gets posted
20 two-hour zones. But 600 are not going to. And I think
21 it's quite counter-intuitive for us to hear that reducing
22 -- eliminating places to park is not going to have an
23 effect with how many cars come in to work.

24 And I think we realize that only so many people
25 can take Caltrain because if you're coming in from

1 Hayward, Caltrain simply doesn't go there. And, frankly,
2 if you come in from the Belmont Hills, Caltrain doesn't go
3 there. But a whole lot of people come from San Francisco.
4 A whole lot of people come from San Jose. And if we don't
5 test the waters, as Mr. DeCardy has stressed, we won't
6 have information that we can use. I do not think if it's
7 true that we are not taking reduced parking seriously
8 because of existing codes -- that that should stand in the
9 way. And perhaps this body needs to clarify.

10 When a project comes before us, the result is a
11 change in codes. And the change in codes may be buildable
12 height, it may be density, it may be parking ratios
13 applying to that site. So all items are in flux. And if
14 we can benefit from further information, that would be
15 extremely important.

16 And it may indeed turn out that in real life, if
17 you take away all parking places and have 10,000 people
18 report to work, they'll still drive, then we've learned a
19 very surprising lesson. But I think we have to see it.
20 Thank you.

21 CHAIR DECARDY: Other commissioner comments on
22 any aspect of the scoping of the EIR for input at this
23 time?

24 Commissioner Barnes.

25 COMMISSIONER BARNES: And I must apologize. I'm

1 scrolling furiously back up and down in the staff report.
2 And I'm looking for the specific alternatives. And I
3 guess I don't see it laid out.

4 I'm going to ask this question in real time. Is
5 there a specific matrix that talks to the different
6 alternatives that are being discussed that will be
7 underwritten in the EIR? What am I missing?

8 And I'll ask this question through staff. Thank
9 you.

10 Excuse me. Through Chair.

11 MS. VIRAMONTES: Corinna, would you like me to go
12 first?

13 MS. SANDMEIER: Sure.

14 MS. VIRAMONTES: Okay. I just want to clarify,
15 we haven't yet determined the alternatives for this
16 project. The typical process is to evaluate the project's
17 impact and then develop alternatives that would reduce or
18 avoid any significant environmental issues.

19 So to back up a little bit, you kind of see what
20 the potential impacts of the project are. And then you
21 develop alternatives to kind of help the public understand
22 what alternatives to the project there would be that would
23 reduce the project's environmental impacts.

24 But also to back up again, there are project
25 variants under consideration; one being the emergency

1 reservoir variant, and the other being the increased
2 residential variant. And those will be analyzed
3 throughout the EIR, to similar level of detail as the
4 project. So there's variants, and then there's
5 alternatives.

6 COMMISSIONER BARNES: Got it.

7 So the baseline EIR is based on the project
8 applicant's project description, in terms of densities and
9 intensity; is that right?

10 MS. VIRAMONTES: Exactly. Yes.

11 COMMISSIONER BARNES: Got it. Okay.

12 And I -- this is a -- this is a unique location
13 in Menlo Park that brings together the live, work, play.
14 So thank you for that. This is a commentary. This is a
15 unique portion of Menlo Park that brings together the
16 live, work, play aspect of our city. And I -- I think the
17 commercial -- the office, the commercial pieces of this
18 are very appropriate. And I wouldn't be inclined to see a
19 reduction in that for the purposes just straight up from
20 what the applicant has proposed.

21 I think, from a master plan perspective, it's a
22 net neutral, in terms of space. And I think it's wholly
23 appropriate for this area, for the mix of the different
24 uses for this site and for what it brings to the city.
25 And I wouldn't be inclined to be supportive of a reduction

1 in that component of it. Thank you.

2 CHAIR DECARDY: Commissioner Riggs has left, for
3 those that couldn't see.

4 Other commissioner comments on this item, which
5 is H1, the scoping for the EIR?

6 To staff, have you received what you --

7 COMMISSIONER BARNES: I'm sorry. One more
8 question.

9 CHAIR DECARDY: -- were after this evening?
10 I'm sorry. Commissioner Barnes, please.

11 COMMISSIONER BARNES: Thank you.

12 As it relates to the project itself as being
13 contemplated in the EIR, when we saw the site plan
14 earlier, it had a recreational field at the corner of
15 Middlefield and Ravenswood, and then it seemed to carve
16 out around the church.

17 So my question is, is the project scope
18 contemplating the church site being part of the project or
19 not part of the project?

20 And that's kind of a two-part question. One is,
21 you've got that parking which abuts Ravenswood and
22 Middlefield and another is the actual physical structure
23 of the church itself and the parking that's behind it.

24 What's in the project scope?

25 CHAIR DECARDY: That is a question to the

1 applicant or staff --

2 Ms. Sandmeier?

3 MS. SANDMEIER: Yes. Through the Chair, the
4 church is not part of the project site. There is an
5 agreement between SRI and the church to provide some
6 surface parking to the church.

7 And I know that's -- I think that's influenced
8 the site plan a little bit, that requirement to continue
9 providing some parking there.

10 COMMISSIONER BARNES: Thank you for that.

11 So through the Chair, the -- so the project
12 contemplates a wrap-around, in effect, where you've got --
13 and if we could look at the actual site plan itself, that
14 might provide some quick clarity in this.

15 Can someone pull that up? I think it was on one
16 of the slides in the project introduction.

17 MS. SANDMEIER: Yeah. Vanh, it was slide 5 on my
18 presentation. If you can pull that up.

19 COMMISSIONER TATE: Excuse me. Chair DeCardy,
20 I'm leaving the meeting.

21 CHAIR DECARDY: All right. Thank you,
22 Commissioner Tate.

23 COMMISSIONER BARNES: Okay. So it -- so the
24 proposed project encircles the improvements that are the
25 church, in a sense.

1 MS. SANDMEIER: Yeah. That's right. The church
2 is its own parcel.

3 COMMISSIONER BARNES: And the parking behind the
4 church -- I'm sorry -- runs with the project or doesn't
5 run with the project?

6 MS. SANDMEIER: That parking is part of the
7 Parkline project. But there's an agreement where the SRI
8 -- or Parkline is required to provide parking to the
9 church. And maybe the applicant can speak to that a
10 little bit more.

11 MR. MURRAY: Please. Sure. Just to add a little
12 bit more detail.

13 So kind of that white carve-out on Ravenswood,
14 that's the church-owned property. So there are two
15 buildings there that are owned by the church, not part of
16 the project scope. However, the surface parking around it
17 is part of Parkline. It's owned by SRI.

18 But the church has an easement to 125 parking
19 stalls adjacent to the church. So we're maintaining that
20 in the -- in our project scope, as we're required.

21 COMMISSIONER BARNES: Got it. Thank you.

22 And thank you to our fellow commissioners here
23 for your forbearance with that question.

24 That's all. Thank you.

25 CHAIR DECARDY: Ms. Sandmeier, have you had

1 whatever you need from commissioners on scoping of the EIR
2 this evening?

3 MS. SANDMEIER: Yes. If there's no more comments
4 from commissioners, that's...

5 CHAIR DECARDY: All right. Any final comments or
6 initial comments from any commissioners at this time?

7 All right. I'm going to go ahead and close Item
8 H1 this evening. And thank you.

9 And thank you to the consultant for the
10 presentation, for clearly laying out what's going to
11 happen, and appreciate all the work you're going to be
12 doing.

13 (Whereupon, Agenda Item H1 ended.)

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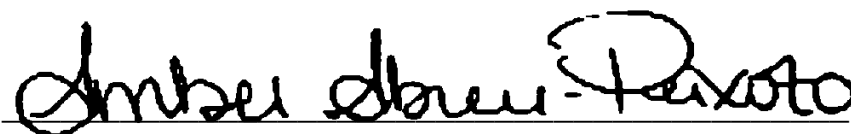
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CERTIFICATE OF REPORTER

I, AMBER ABREU-PEIXOTO, hereby certify that the foregoing proceedings were taken in shorthand by me, a Certified Shorthand Reporter of the State of California, and was thereafter transcribed into typewriting, and that the foregoing transcript constitutes a full, true, and correct report of the proceedings which took place;

That I am a disinterested person to the said action.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of January, 2023.

A handwritten signature in black ink that reads "Amber Abreu-Peixoto". The signature is written in a cursive style and is positioned above a horizontal line.

AMBER ABREU-PEIXOTO, CSR No. 13546

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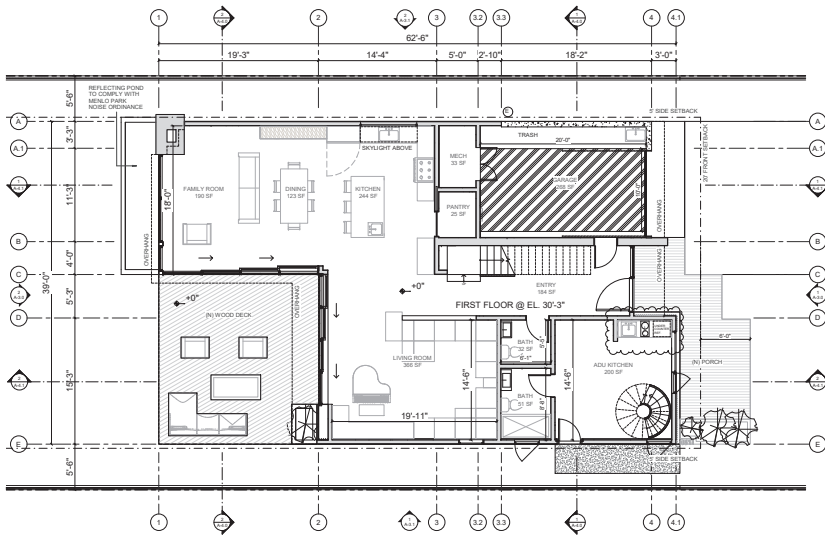
Zoning 6:9



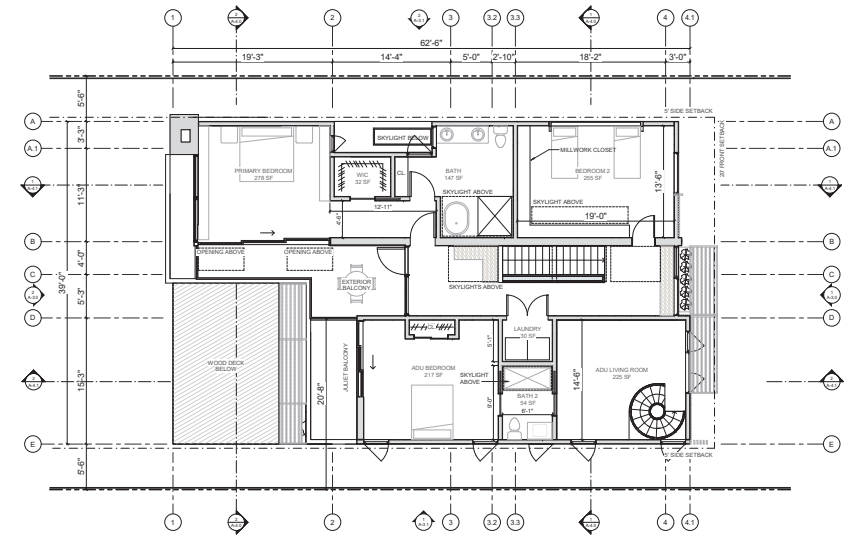
Front Elevation



Rear Elevation



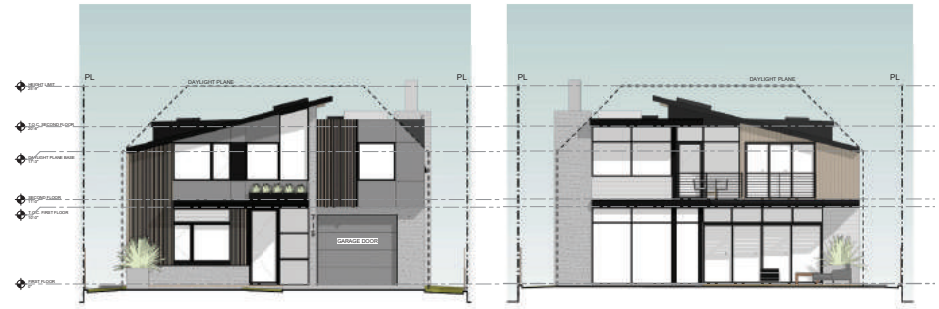
First Floor Plan



Second Floor Plan

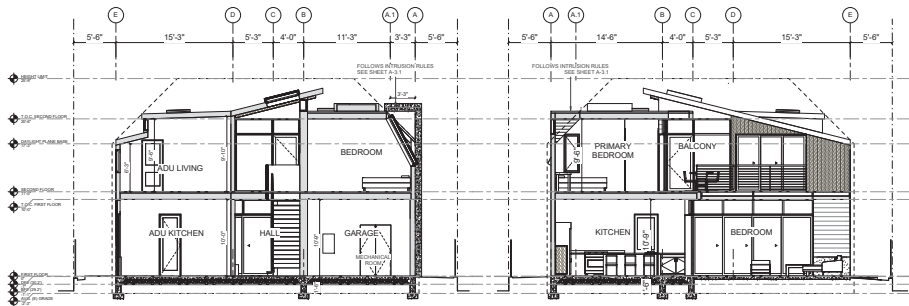


Existing + Proposed Site Plans



Front Elevation

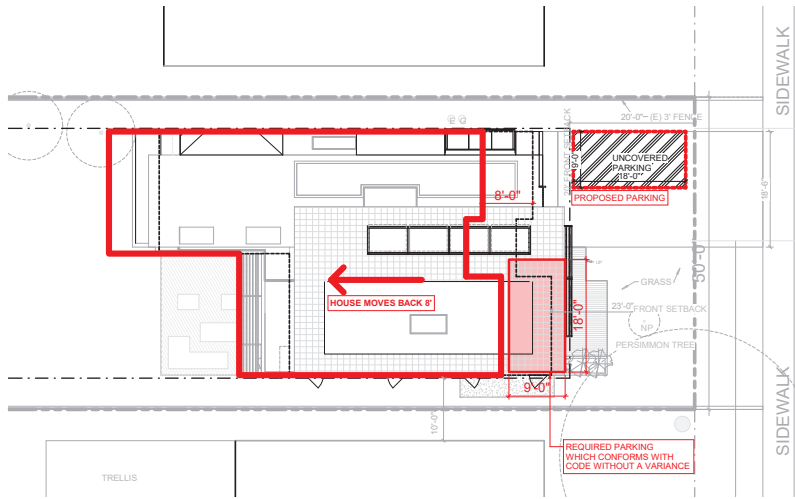
Rear Elevation



Cross Sections



Side Elevations



Variance Alternative



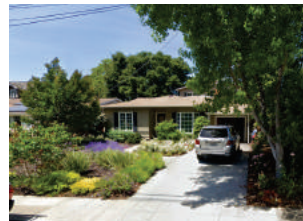
Surrounding Non-conforming Parking



711 Laurel Ave



715 Laurel Ave



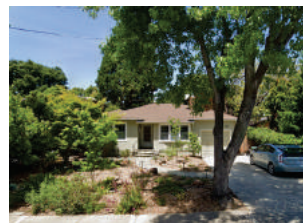
719 Laurel Ave



707 Laurel Ave



720 Laurel Ave



723 Laurel Ave





Figure 1: Aerial view of SRP campus and environs.

PARKLINE MASTER PLAN

PLANNING COMMISSION: DECEMBER 12, 2022

PARKLINE **LANE PARTNERS** SRP International

PARKLINE'S VISION FOR THE 63.2-ACRE SITE:

- 1. RESIDENTIAL**
 - 450 new rental housing units: affordable and market rate rental housing
- 2. SUSTAINABLE DESIGN**
 - High performance building design
 - Vast reduction in impervious surface
 - Reduce greenhouse gas emissions by 50%
- 3. TREE PRESERVATION**
 - Preserve heritage trees
 - 1,375 existing trees, 1,540 after redevelopment
- 4. OPEN SPACE & CONNECTIVITY**
 - Over 25 acres of landscaped, publicly accessible open space
 - A network of new bike and pedestrian pathways
- 5. REVITALIZATION**
 - Replacement of 1.1 million square feet of outdated research buildings

PROJECT VISION & OBJECTIVES



UPDATES:

- INCREASE HOUSING DENSITY FROM 400 TO 450 UNITS
- INCREASE VIEWS TO CENTRAL OPEN SPACE
- INCREASE VIEW CORRIDOR FROM LAUREL ST.
- RETAIN MORE HERITAGE TREES
- BICYCLE LANES: CLASS 4 ON LAUREL, CLASS 2 ON LOOP ROAD
- TOWNHOMES SITE - SHIFTED DRIVEWAY

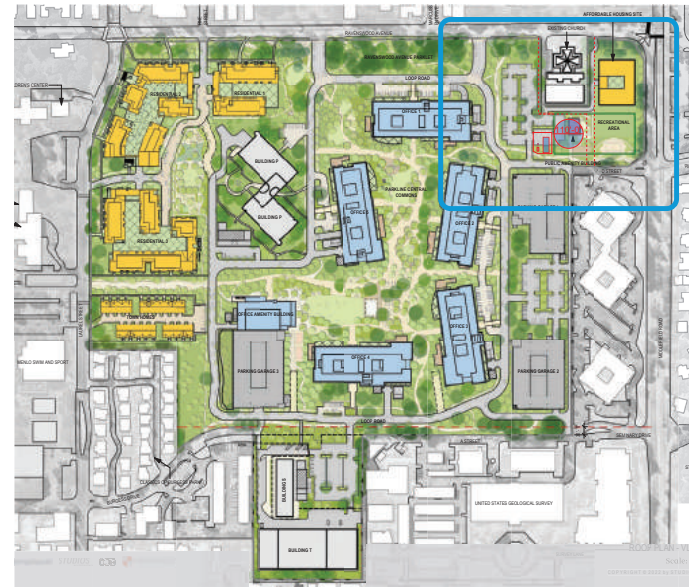
COMMUNITY BENEFITS:

- PERMEABLE SITE
- 25-ACRES OF ACCESSIBLE OPEN SPACE
 - RECREATIONAL PROGRAM
 - PUBLIC AMENITY BUILDING

UNDER STUDY:

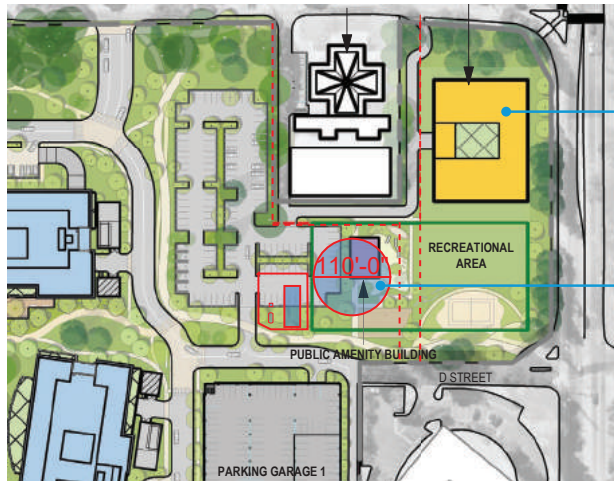
- 100% AFFORDABLE HOUSING SITE DESIGNATION
- EMERGENCY WATER RESERVOIR

PARKLINE MASTER PLAN



- 100% AFFORDABLE HOUSING SITE
- EMERGENCY WATER RESERVOIR

MASTER PLAN ELEMENTS UNDER STUDY



100% AFFORDABLE HOUSING
POTENTIAL SITE LOCATION

EMERGENCY WATER RESERVOIR
POTENTIAL LOCATION

MASTER PLAN ELEMENTS UNDER STUDY

05



RAVENSWOOD PARKLET



LAUREL STREET RESIDENTIAL







RAVENSWOOD ENTRANCE



PARKLINE CENTRAL COMMONS

PARKLINE WILL REDUCE CARBON SIGNIFICANTLY

-  **1. REDUCE GREENHOUSE GAS EMISSIONS BY 50%**
-  **2. ALL-ELECTRIC BUILDINGS**
-  **3. MEETING REACH CODES**
-  **4. USING RENEWABLE ENERGY**

SUSTAINABILITY & CARBON REDUCTION

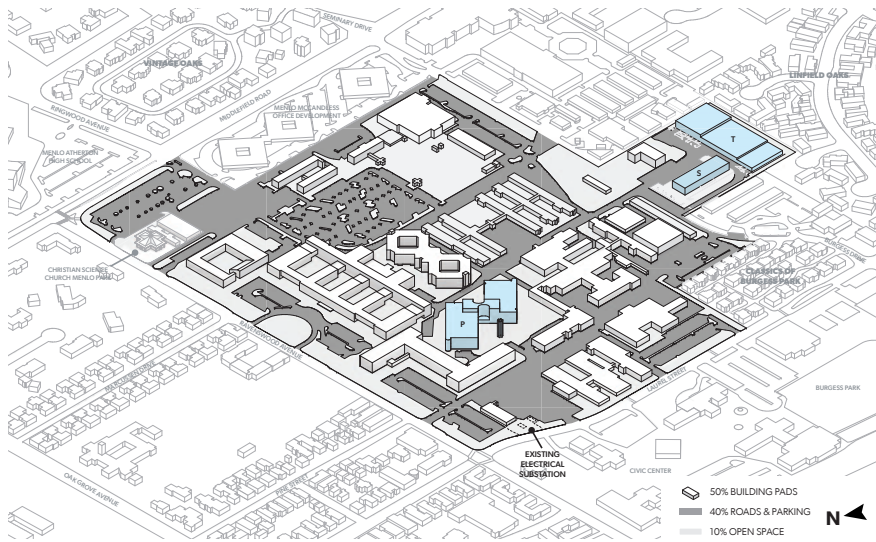
PARKLINE

SRI International

LANE PARTNERS

STUDIOS
architecture

APPENDIX



EXISTING SRI CAMPUS

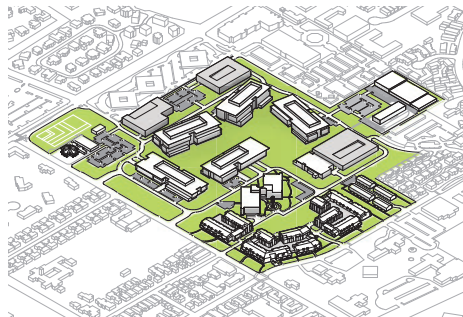
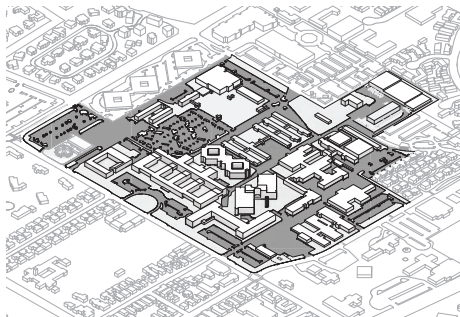


EXISTING TREES

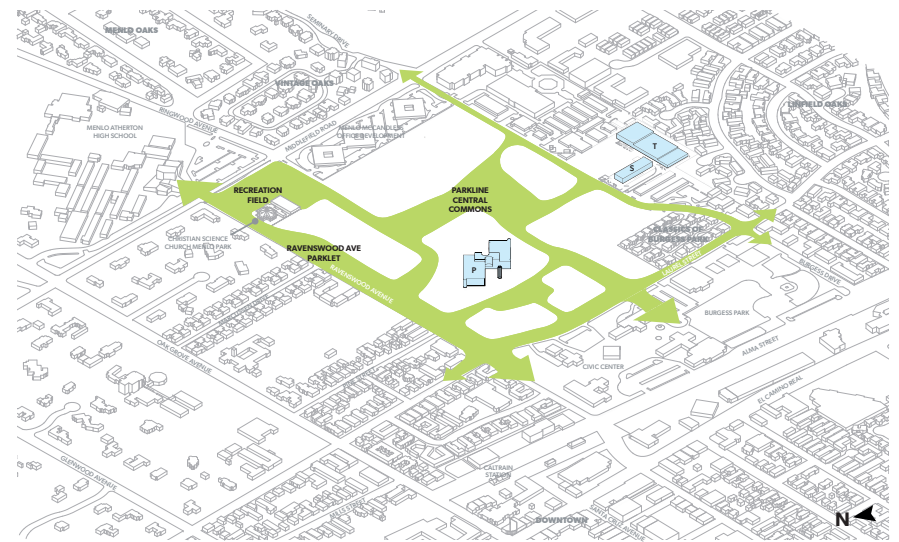
EXISTING:
PERVIOUS SURFACE IS **10%** OF SITE AREA



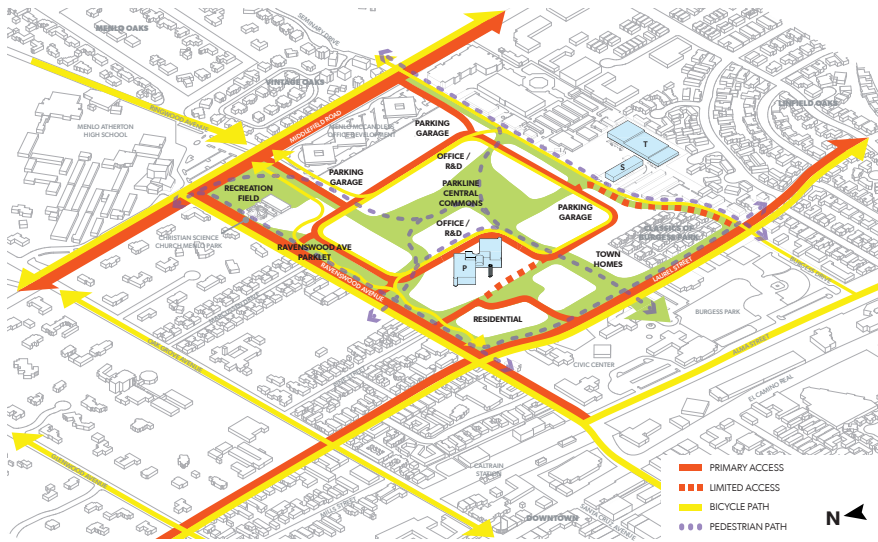
PROPOSED:
PERVIOUS SURFACE IS **48%** OF SITE AREA



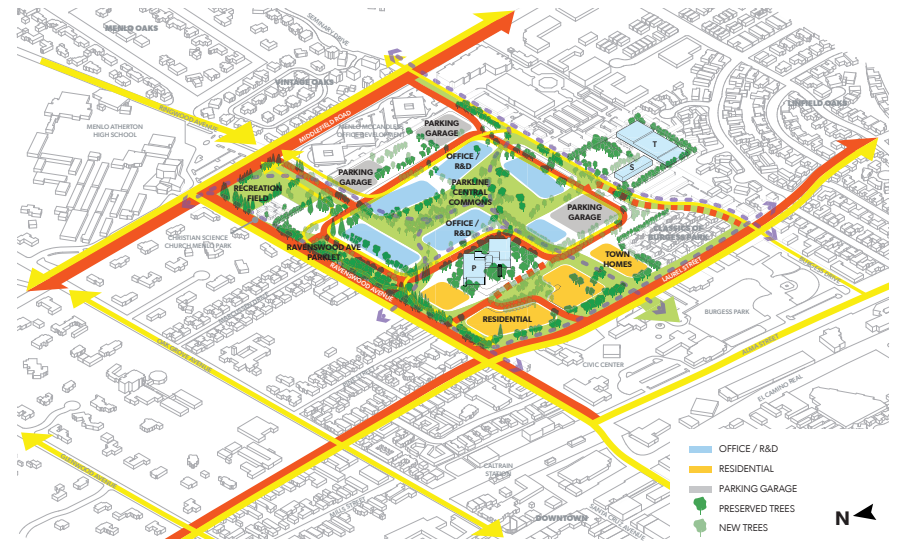
CONVERT IMPERVIOUS SURFACE TO PERVIOUS SURFACE



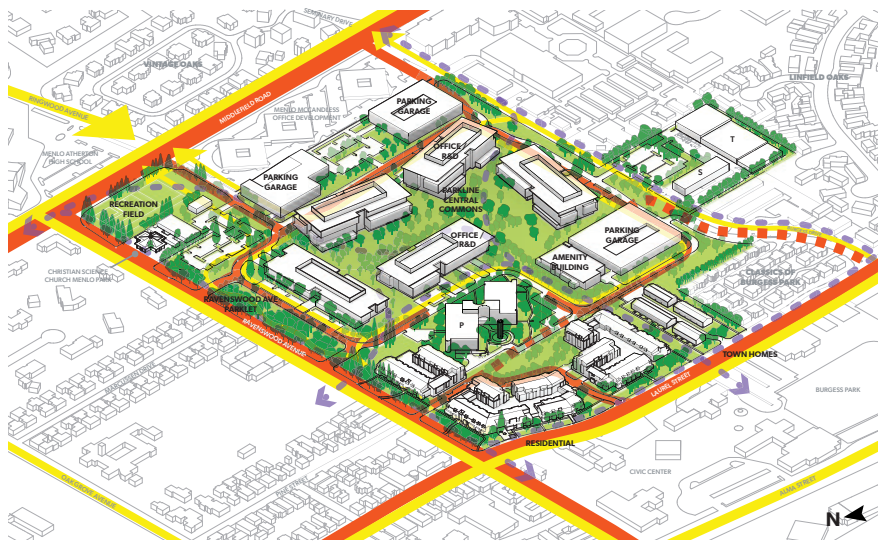
CREATE AN OPEN SPACE NETWORK



WEAVE CIRCULATION INTO SITE



BUILD IN AREAS THAT PRESERVE THE BEST TREES



PARKLINE MASTER PLAN



THE LAUREL STREET PEDESTRIAN CONNECTION WILL OFFER EAST-WEST ACCESS TO AND FROM THE PARKLINE CENTRAL COMMONS.



VIEW OF PARKLINE CENTRAL COMMONS WITH "OFFICE 5" BUILDING AT LEFT AND "OFFICE 2" BUILDING AT RIGHT.



VIEW OF PARKLINE CENTRAL COMMONS, LOOKING TOWARD THE NORTH.



VIEW OF PARKLINE RECREATIONAL AREA TOWARD THE NORTH.

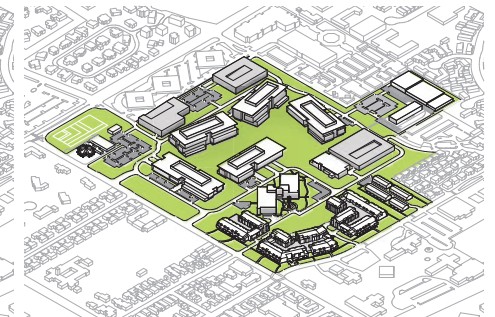
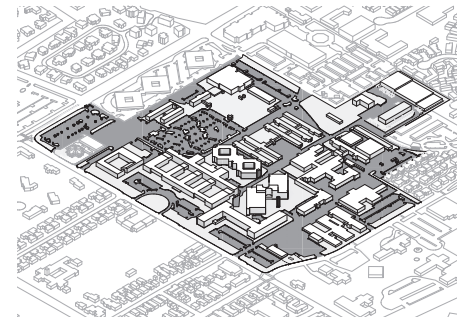
EXISTING:

PARKING IS **37%** OF SITE AREA



PROPOSED:

PARKING IS **14%** OF SITE AREA



- OPEN SPACE EXPANSION
- HERITAGE TREE PRESERVATION
- LOWER PARKING RATIO
- PARKING DISTRIBUTION

OFFSTREET PARKING APPROACH - CONVERSION TO OPEN SPACE 24

SITE INTENSIFICATION

	SRI (2019)	SRI (CDP ALLOWED)	PROPOSED (400 SF/PERSON)	PROPOSED (330 SF/PERSON)	PROPOSED (250 SF/PERSON)
SQUARE FEET (SF)					
EXISTING	1,380,000	1,380,000	284,000	284,000	284,000
PROPOSED			1,056,000	1,056,000	1,056,000
TOTAL SF	1,380,000	1,380,000	1,340,000	1,340,000	1,340,000
<small>EXCLUDES PROPOSED AMENITY BUILDING</small>			40,000	40,000	40,000
HEADCOUNT	1,500	3,300	3,340	3,900	4,924
INCREASE VS. CDP ALLOWED			40	600	1,624
INCREASE VS. 2019			1,840	2,400	3,424

HOUSING IMPACT

% LIVING IN MENLO PARK	2,400 NEW EMPLOYEES	3,424 NEW EMPLOYEES
	UNITS NEEDED	UNITS NEEDED
4%	96	137
7%	168	240
10%	240	342
15%	360	514

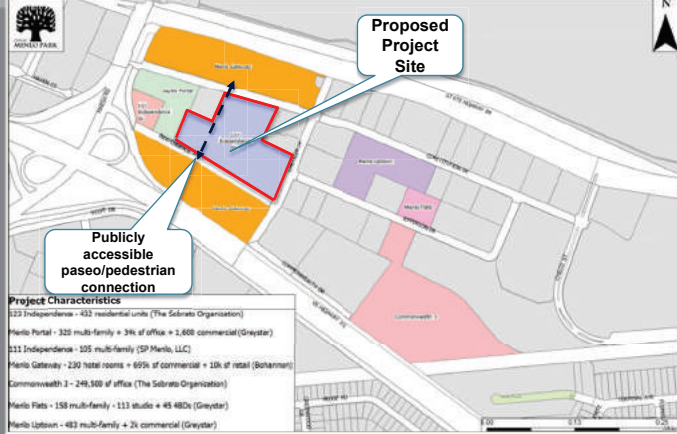
SITE INTENSIFICATION AND HOUSING IMPACT



123 INDEPENDENCE DRIVE PROJECT

119, 123-125, 127 Independence Dr., 130 Constitution Dr., 1205 Chrysler Dr.
Draft Environmental Impact Report Public Hearing
Staff Presentation to Planning Commission, December 12, 2022

PROJECT LOCATION



MEETING PURPOSE

- Two public meetings
 - Draft Environmental Impact Report (Draft EIR) public hearing
 - Opportunity to comment on Draft EIR
 - Study session
 - Provide feedback on the project design, Below Market Rate (BMR) housing proposal, and community amenities proposal
 - Previous study session was held on September 27, 2021
- No actions will be taken
 - Public comment period ends January 17, 2023, at 5 p.m.
 - Staff and consultant will review and respond to all substantive comments in the Final EIR
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RECOMMENDED MEETING FORMAT

- Draft EIR public hearing
 - Presentation by applicant
 - Presentation by City's EIR consultant
 - Public comments on the Draft EIR
 - Commissioner questions and comments on Draft EIR
 - Close Draft EIR public hearing
- Project Proposal Study Session
 - Staff introduction
 - Commissioner questions
 - Public comments
 - Commissioner comments





THANK YOU

DUDEK



123 Independence Drive Residential Project

Draft EIR Review

PRESENTED BY KATHERINE WAUGH

DECEMBER 12, 2022

Dudek © All Rights Reserved

Outline

- 01 Project Description
- 02 CEQA Overview
- 03 EIR Analysis and Conclusions
- 04 Draft EIR Comments and Next Steps

01

Project Description

123 Independence Drive Residential Project

Project Description

- Demolish five buildings and modify parcel boundaries
- Construct:
 - 116 townhomes and 316 rental apartments, including 66 BMR units (plus additional 8 BMR apartment units as community amenity),
 - 552 parking spaces,
 - publicly assessable paseo and park and landscaping totaling 114,189 square feet of open space
- Remove 85 trees and plant 353 new trees



Proposed Site Plan



02

CEQA Overview

California Environmental Quality Act

Requirement for an EIR

- Cumulatively exceed number of dwelling units evaluated in ConnectMenlo EIR
- Bonus-level development



Public Participation in the EIR Process

Milestone	Public Participation
Notice of Preparation and EIR Scoping Meeting	30-day public review – Submit comments regarding EIR scope Two NOPs circulated
Draft EIR	Public review period: November 28, 2022 to January 17, 2023 Submit comments regarding EIR adequacy
Final EIR	Minimum 10-day review – Submit comments regarding EIR adequacy

Contents of a Draft EIR

- Executive summary
- Detailed project description
- Setting, regulatory framework, thresholds of significance
- Project-specific and cumulative impacts to the physical environment
- Mitigation measures
- Effects found not to be significant
- Growth inducement
- Project alternatives



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03

EIR Analysis and Conclusions

Impacts and Mitigation

Less than Significant Impacts

Topic	Technical Study
Aesthetics	None
Energy and Greenhouse Gas Emissions	Air Quality, GHG, and Energy Modeling, Transportation Impact Analysis
Hydrology and Water Quality	Hydrology Report, Stormwater Management Plan
Land Use and Planning	None
Population and Housing	Housing Needs Assessment
Public Services and Recreation	None
Transportation	Transportation Impacts Analysis, Transportation Demand Management Plan
Utilities and Service Systems	Water Budget Report, Zero Waste Management Plans

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Impacts Reduced to Less than Significant with Mitigation

Topic	Technical Study	Mitigation
Air Quality	Air Quality, GHG, and Energy Modeling, Transportation Impact Analysis	MM 4.2a Fugitive dust reduction, MM 4.2b Equipment emissions reductions
Biological Resources	Biological Technical Report, Arborist Report	MMs 4.3a and 4.3b Pre-construction surveys for bat roosts and nesting birds
Cultural Resources	Phase I Archaeological Inventory, Historical Resources Technical Report	MM 4.4a Extended Phase I Investigation, MM 4.4b Unanticipated discovery protocols

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Impacts Reduced to Less than Significant with Mitigation

Topic	Technical Study	Mitigation
Geology, Soils, Seismicity, and Paleontological Resources	Geotechnical Investigation, Phase I Environmental Site Assessment	MM 4.6a dewatering system analysis, MM 4.6b construction schedule
Hazards and Hazardous Materials	Phase I Environmental Site Assessment	MM 4.8a Environmental Site Management Plan, MM 4.8b vapor intrusion assessment, MM 4.8c Hazardous Materials Health and Safety plan MM 4.2a Fugitive dust reduction

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Impacts Reduced to Less than Significant with Mitigation

Topic	Technical Study	Mitigation
Noise	Noise modeling	MM 4.11a construction noise BMPs, MM 4.11b Construction Noise Control Plan
Tribal Cultural Resources	Phase I Archaeological Inventory	MM 4.15a unanticipated discovery protocol



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CEQA-Mandated Sections

- **Issues:** Energy Conservation, Growth Inducement
- **Findings:** Less than Significant
- **Technical studies:** Air quality, Energy, and GHG Modeling
- **Mitigation measures:** None required



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Project Alternatives

- **No Project:**
No change to the project site
- **Mixed-Use:**
Include office and retail uses and increase the number of dwelling units
- **Base-level Development:**
Reduce the number of dwelling units



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04

Draft EIR Comments

Public and Agency Review

Submitting Comments

- Make verbal comments today
- Mail or email written comments
- Submit written comments today
- Submit by 5 PM, January 17, 2023

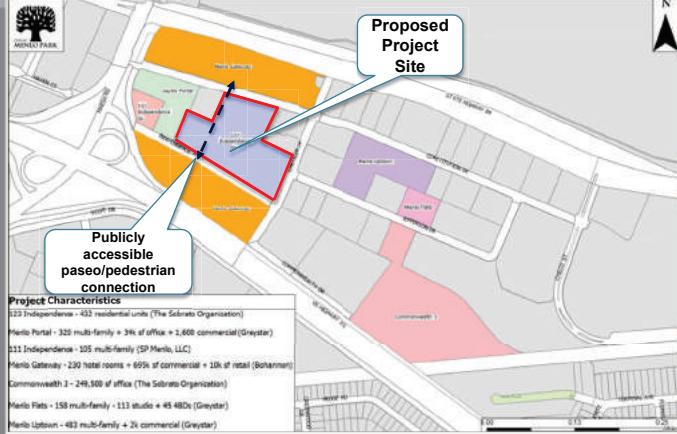
Send to: Payal Bhagat, Contract Principal Planner
City of Menlo Park
701 Laurel Park
Menlo Park, California 94025
Pbhagat@menlopark.org



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THANK YOU