



PLANNING COMMISSION MINUTES

May 16, 2011

7:00 p.m.

City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

Teleconference with participation by Commissioner Eiref from:
Hilton Orlando
6001 Destination Parkway
Orlando, FL 32819
(Posted May 12, 2011)

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bressler (Chair), Eiref, Ferrick (Vice Chair), Kadvany, O'Malley, Riggs, Yu

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Megan Fisher, Associate Planner; Justin Murphy, Development Services Manager

A. REPORTS AND ANNOUNCEMENTS

1. Update on Pending Planning Items

A. El Camino Real/Downtown Specific Plan

Planner Chow said the Draft Environmental Impact Report (EIR) for the El Camino Real/Downtown Specific Plan was in the review and comment period, which would be concluded on June 20, 2011. She said a special meeting of the Planning Commission has been scheduled for June 6, 2011 at which meeting the Commission would be asked for input on the Draft EIR.

B. Planning Commissioner Training – May 17, 2011

Planner Chow said the City Clerk and City Attorney would conduct this mandatory training.

B. PUBLIC COMMENTS

Mr. Ray Mueller, Menlo Park, said he was pleased about the Facebook and Specific Plan projects, but also wanted the Planning Commission to encourage the City Council to provide staff with direction and the resources to proceed with the Willows Area M-2 Plan. He said he had met with Mr. John Tarlton, Tarlton Properties, and visited some of the “incubator” research and development businesses in Menlo Business Park. He said when those businesses progress to the next level to manufacture that they were moving elsewhere because of the

difficulties associated with getting permits in the City of Menlo Park. He said the City of Menlo Park needed to take action to keep these revenue producing businesses within its jurisdiction.

C. CONSENT

1. Architectural Control/Monte Rosa Land Company, LLC/2770 Sand Hill Road:

Request for architectural control for modifications to the front entrance, including excavation for a new first floor entrance with a courtyard and accessibility improvements, to an existing building located in the C-1-C (Administrative, Professional and Research District, Restrictive). Interior remodeling would also be part of the scope of work and include a new elevator, balcony bridge on the second floor, and an additional internal staircase. The internal second floor bridge would add 291 square feet of gross floor area, but all the proposed modifications would be within the existing footprint of the building. As part of the proposal, three healthy heritage redwood trees would be removed. Two of the trees have co-dominant leaders, with trunk diameters measuring 28 inches and 28 inches and 26 inches and 20 inches. The third tree measures 26 inches in diameter.

Staff Comment: Planner Chow said the Commission had received at the dais a handout for a minor modification to condition 4.a related to the traffic impact fee. She said a project model, plans and materials and color boards were available for the Commission's reference.

Commissioner Riggs asked that the item be taken off of the consent calendar. He said on page 4 of the staff report under "Conclusion," it was stated that the work would have minimal impact on trees and confirmed that all understood the statement meant trees other than the three redwoods that would be removed. He said one method of construction and landscaping believed in planting a multitude of trees close to buildings and then removing some as they grew, which is what he believed had occurred when this project was originally built. Commissioner Ferrick said 15-gallon maples seemed inadequate as replacement trees. Commissioner Riggs said he supported the project as the site was well populated with large mature trees and the maples would provide diversity of height and color to the landscaping.

Recognized by the Chair, Mr. Gary Wimmer, Ford Land Company, said they took great pride in providing beautiful landscaping at the site.

Recognized by the Chair, Planner Chow said the proposed replacement trees were red maples and those were on the City's Heritage Tree Replacement List.

Commission Action: M/S Bressler/Ferrick to approve the architectural control as recommended in the staff report.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.
2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - a. The general appearance of the structure is in keeping with the character of the neighborhood.

- b. The development will not be detrimental to the harmonious and orderly growth of the City.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood.
 - d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
3. Approve the architectural control request subject to the following **standard** conditions of approval:
- a. Development of the project shall be substantially in conformance with the plans prepared by B.H. Bocook Architects, dated received May 10, 2011, consisting of 14 plan sheets and approved by the Planning Commission on May 16, 2011, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. The applicant shall comply with all West Bay Sanitary District, Menlo Park Fire Protection District, and utility companies regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. Landscaping shall properly screen all utility equipment that is installed outside of a building and that cannot be placed underground. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to issuance of a grading, demolition or building permit.
 - f. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance. Prior to the building permit issuance, the applicant shall implement the tree protection and preservation measures identified in the arborist report.

4. Approve the architectural control request subject to the following **project-specific** condition:
 - a. Prior to building permit issuance, the applicant shall pay a Traffic Impact Fee (TIF) at an office rate of \$3.94 per square foot of net new gross floor area (291 square feet), subject to the Municipal Code Section 13.26. The fee rate is subject to change annually on July 1 and the final calculation will be based upon the rate at the time of fee payment.

Motion passed 7-0 with Commissioner Eiref participating by teleconference.

Chair Bressler said he had received an email from Commissioner Kadvany who wanted the Commission to consider switching the order of the next two agenda items, both of which related to the Facebook project.

Commissioner Kadvany said the presentation on the Facebook project was in the middle of the agenda and thought it might be more useful up front. Planner Fisher said there would be two different presentations with one by the EIR consultant at the beginning, which would include a project overview. She said staff believed that the information in the staff report and presentation was enough to inform the Commission's EIR scoping session. She said this would be followed by the applicant's presentation and the opportunity to talk more about the proposed project. She said the two agenda items were distinct and the scoping session was a narrower focus than the project discussion, which would be broader. Commissioner Kadvany said his concern was that the project discussion might trigger awareness of an environmental issue, which would be all right if that discussion could then be folded back into the scoping session discussion. Planner Fisher said staff would record comments that referred back to the EIR scoping and Commissioners could send comments on the EIR until June 20, 2011.

D. ENVIRONMENTAL IMPACT REPORT SCOPING SESSION

1. Review and comment on the Notice of Preparation (NOP) to identify the content of the Environmental Impact Report (EIR) to be prepared for the following project:

**Conditional Development Permit Revision, Development Agreement,
Environmental Review/Facebook, Inc./1601 Willow Road (10-19 Network Circle):**

Request to revise the existing Conditional Development Permit, negotiate a new Development Agreement, and conduct environmental review. The environmental review will analyze replacing the existing 3,600 employee cap with a vehicle trip cap at the 1601 Willow Road site (East Campus), along with potential development of approximately 433,700 square feet at the property at 312-314 Constitution Drive (West Campus), which is bounded by the TE Connectivity campus (300-309 Constitution Drive), Bayfront Expressway, Willow Road, and the Dumbarton Rail tracks.

Staff Comment: Planner Fisher said staff had received one comment letter from Ms. Patti Fry, which had been distributed to the Commission. She introduced Ms. Erin Efner, Ms. Kirsten Chapman, and Mr. Rod Jeung, of Atkins, the consultants for the preparation of the EIR. She said copies of the presentation had been distributed to the Commissioners and there were copies on the table in the back of the room.

Ms. Efner, Atkins, said she would present the scoping process, CEQA process, how to submit comments on the EIR, an overview of the project, and what the next steps were. She said the EIR team included 1) the City of Menlo Park, the lead agency, which in the context of CEQA was the entity that has the principal responsibility for carrying out a project; 2) Atkins, the lead EIR consultant; 3) DKS Associates, which would prepare the transportation study; and 4) Environ, which would conduct green house gas and air quality analysis; and 5) Keyser Marston, which would prepare a housing needs analysis.

Ms. Efner said because the project involved a discretionary action by the City of Menlo Park, it fell under CEQA and because the project might have a significant impact on the environment, an EIR would be prepared. She said the scoping phase was the initial stage of the EIR process, the purpose of which was to gather public input on the environmental document, identify key environmental issues, and make early identification of mitigation measures and alternatives. She said she would present an overview of the project but this was not to solicit comments on the project or its merits but rather to identify the scope of the environmental document.

Ms. Efner said the project would accommodate Facebook's expanding workforce at two separate but connected campuses on Bayfront Expressway. She said the east campus was larger and bounded by tidal mudflats in the Bay to the north and the west. She said the west campus was south of Bayfront Expressway and north of the Dumbarton rail corridor. She said Facebook currently has 1,400 employees locally and with the proposed project would accommodate 6,600 employees at the east campus and 2,800 employees at the west campus. She said the east campus was about 57 acres and was formerly occupied by Sun Microsystems and Oracle. She said Facebook would occupy the existing buildings totaling about 1,000,000 square feet. She said Facebook would do tenant improvements but it was the increase in the overall number of employees at the site that required the City's discretionary action and triggered the CEQA analysis. She said the west campus was 22 acres and partially developed with office uses associated with the prior owner. She said the site was proposed to be rezoned from M2 to M2X to accommodate buildings proposed at 70 feet in height. She said Facebook was proposing to use the buildings on the west campus with some modifications to make the space more functional for their purposes by adapting some of the individual hard wall offices to a more open and shared environment. She said the existing Conditional Development Permit (CDP) allowed for a maximum 3,600 employees. She said an amendment to the CDP was needed for Facebook to have the number of employees proposed. She said where the existing CDP capped the number of employees at the site, Facebook was proposing to cap the number of peak period and average daily vehicle trips to and from the east campus. She said the trip cap would accommodate the increase of employees at the site and would also presume a Traffic Demand Management (TDM) Program. She said this program would be implemented to reduce the traffic impact associated with an increase in employees. She said the overall goal of the TDM Program was to reduce the number of vehicle trips to and from the site and included such features as van pool service, shuttle service, subsidized public transit passes and bicycle programs. She said the tenant improvements would not expand the exterior footprint of the buildings, would not require discretionary action by the City, and would not be analyzed in the EIR. She said the tenant improvements would improve energy performance and sustainability. She said Facebook intended to pursue LEED gold rating for the nine buildings on the east campus to include sustainability features such as energy efficient upgrades to building lighting, HVAC system controls, day lighting controls, water efficient plumbing fixtures, and construction waste recycling.

Ms. Efner said the concept plan for the west campus included demolition of existing buildings and other features, construction of five buildings two to four floors in height, totaling

approximately 433,000 square feet. She said the M2 zoning district allowed for 45 percent floor area ratio (FAR) for office and up to 55 percent FAR for other uses. She said the project sponsor planned to build to the maximum 45 percent FAR for office. She said that the project sponsor was looking at building additional non-office space for Facebook and the community, which might be up to 95,000 square feet but this was not a definite plan. She said a parking garage would be situated on the west campus and an existing tunnel under Bayshore would be rehabilitated to provide access between the two campuses. She said similar to the east campus the project sponsor would pursue LEED gold certification and sustainability features noted previously and others such as building orientation on the east/west axis, natural ventilation, energy efficient envelope design, and consideration of gray water for landscaping. She said development of the west campus would require rezoning from M2 general industrial to M2X general industrial conditional development to allow for the increase in the height of buildings from 35 to 70 feet. She said the Notice of Preparation (NOP) was released on April 21, 2011 for a 30-day scoping period. She said following the scoping period, a draft EIR would be prepared that would be considered and commented upon at a public hearing, and then the final EIR would be prepared and would include the responses to comments on the draft EIR, and a certification hearing before the Planning Commission and then the City Council. She said upon approval of the project, a notice of determination would be filed. She said the environmental analyses would look at Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning Policy, Noise, Population and Housing, Public Services and Utilities, Recreation, and Transportation. She said the proposed project was not anticipated to result in significant environmental effects in the areas of Agricultural or Forestry Resources or Mineral Resources.

Public Comment: Ms. Eileen McLaughlin, San Jose, said she was representing "Citizen's Committee to Complete the Refuge." She said the salt ponds behind the east campus were part of the salt pond restoration and the Don Edwards Wildlife Refuge. She suggested that conversations begin now with the group doing the restoration. She said that an important factor for this campus was whether there would be a Dumbarton rail and suggested that besides the no project and reduced project alternatives, there should be an alternative that did not include rail. She said she would send a letter with other comments.

Mr. John Bourgeois, Executive Project Manager for the South Bay Salt Pond Restoration project, noted that Mr. Eric Mrusz, the Refuge Manager for the Don Edwards San Francisco Bay National Wildlife Refuge was also present. Mr. Bourgeois said that the restoration project which surrounds the east campus was outside of the Everglades Restoration Project the largest restoration project in the country. He said staff and the consultants needed to understand the significant changes to the environment with this project.

Mr. Matt Henry, Menlo Park, said that a number of intersections were proposed for study in a transportation impact analysis but that did not included the Willow Road Exchange and Highway 10, which was one of the most dangerous intersections for pedestrians and bicyclists in Menlo Park. He noted that there were eight different places where cars and people had to compete for space. He said that he has advocated for years for a bicycle/pedestrian bridge at this location. He suggested the bridge should begin on the Belle Haven side of Highway 101 and that it should cross over Highway 101, parallel Willow Road into Bay Road, which would then tie into the Ringwood pedestrian bridge and thus to Pierce Road and Willow Road.

Mr. Andrew Boone, Silicon Valley Bicycle Association, said the challenge would be to get the volume of bicyclists to the new location of Facebook as the Palo Alto campus. He said that if

improvements were made to bicycle routes there would be a high population who would bike to Facebook.

Chair Bressler closed the public comment period.

Commission Comment: Commissioner O'Malley said that Mr. Henry had made good points, and asked why the Willow Road and Highway 101 exchange were not listed for study as well as other City intersections which he thought be impacted by the project. He noted that with thousands of employees there would be impacts to El Camino Real as well. Development Services Manager Murphy said 30 signalized intersections had been identified for study. He said that the Gateway Project had had 21 signalized intersections studied, but that the Commission could certainly identify other intersections to recommend for study.

Commissioner Kadvany asked how the analyses would address bicycle access and safety. Ms. Efner said that question could be better answered by the transportation consultant. She said where bicyclists will enter and exit had not been identified yet but the question of safety would be considered. Commissioner Kadvany said he agreed with Mr. Henry's assessment of the Willow Road and Highway 101 as being dangerous for bicyclists and pedestrians. He suggested getting expertise from bicyclists but noted he was not implying Facebook would have to make changes to that roadway to accommodate bicyclists.

Commissioner Yu asked about the evaluation of a trip cap as compared to an employee cap. She asked for examples of other cities that have used a trip cap to accommodate a larger number of employees. Development Services Manager Murphy said that the project applicant was committing to a trip cap and the City needed to see if that was enforceable, and there would be a difference between how Facebook would enforce and how the City would. He said as the site was isolated there was more control over the entry for Facebook whereas the City could revoke land use entitlements. Commissioner Yu said that the number of parking spaces could also be limited. Development Services Manager Murphy said the project would limit the number of parking spaces.

Mr. Rod Jeung, Atkins, said their firm had been conducting environmental impact review in the bay area for more than 30 years, and had seen numerous projects in which a trip cap concept was applied. He said a Traffic Demand Management (TDM) plan was a critical part of a trip cap program with provisions built in if caps were not met. Commissioner Yu asked whether all vehicles were counted as the same or if larger vehicles were counted with a larger multiplier. Mr. Jeung said that the detail was not so fine as to look at the type of vehicle, rather looking at how many trips whether a car or shuttle but taking into account buses, jitneys, and shuttles that could transport more employees and divert single car occupants to a transit system.

Commissioner Riggs said he agreed with Mr. Henry's comments, and asked whether the Willow Road and Highway 101 interchange should be considered. Mr. Jeung said that the meeting tonight was to get input on the issues from the citizens and the list developed was not specifically exclusive. Development Services Manager Murphy said staff was looking for this type of input from the commission. Commissioner Riggs asked if the study would consider increased bicycle use at key intersections and look at mitigation. Mr. Jeung said they would be looking at the campus and all types of transportation to and from it and if it seemed there would be increased bicycle use at certain intersections they would have to consider that. He said a new proviso of CEQA required that they also consider how a project would affect any adopted plans for transportation improvements. Commissioner Riggs said there has been discussion about revising the Willow Road interchange at Highway 101 and asked if DKS had information

about that. Development Services Manager Murphy said DKS, the traffic consultant, was not present. He said changes to the Willow Road interchange have been in discussion for 15 years and they would check into whether any plan was forthcoming as the draft EIR was being prepared.

Commissioner Riggs said he agreed with the point from Ms. Fry's email to assure that water and sewer impact would be based on employee count. He asked if the no project alternative would be based on multiple separate leases for office use. Planner Fisher said the no project alternative would take the existing conditional use permit allowance for 3,600 employees at the site with a general office use which could be multiple or a single tenant. Commissioner Riggs asked if any alternative use other than office was proposed for the east campus. Planner Fisher said staff was looking for input from the Commission on alternative projects for that site.

Commissioner O'Malley asked about the percentage of Facebook employees that used bikes as if it was a high percentage it was critical to study the impact of that level of bicycle use. Planner Fisher said the project sponsor could most likely address that question during the next item. Commissioner O'Malley asked if the analyses would be a cumulative study and include impacts from the Gateway Project. Planner Fisher said that was correct.

Commissioner Kadvany noted a brief comment related to discussions with the Department of Toxic Substance Control regarding remediation targets for the west campus. Development Services Manager Murphy said the site was considered clean to a certain standard; the project sponsor was willing to clean the site to an even higher standard, but there was no additional cleanup that needed to be done.

Commissioner Kadvany asked within the future development scenarios, how the Gateway Project would be addressed whether as partially built or fully built, Development Services Manager Murphy said that staff was working through those consideration. He said a key step would be the June 14 City Council meeting and targeting more detailed scoping information. He said generally the City considers impacts and tends to make the most conservative assumption about build out and timing, which was understandable by the public and defensible.

Commissioner Kadvany asked about possible concerns such as seismic, geologic, or structural, related to the tunnel. Development Services Manager Murphy said that was part of the research as this was the first time the same entity has land access up to the tunnel from both sides. He said this had been evaluated as part of the project and identified in the project description. He said they were introduced in getting Caltrans' comments on the project.

Commissioner Ferrick said she would encourage that the Willow Road and Highway 101 interchange be included in the transportation analysis and bicycle access and safety down Willow Road from the Caltrans station across the bridge to the campus. She said she supported the use of gray water for landscape purposes but had concerns about its proximity and impact to the salt ponds and bay. She said housing and population was another consideration. She said that there was little environmental impact on the east campus and the applicant would update the campus to qualify for LEED gold, which was good.

Commissioner Yu said that they should look at traffic with the possibility of the Willows Traffic Study moving forward and noted that the NOP included some sections of the Willows. She said the analysis should look at how the area was routed currently and how it would be if the study went forward.

Chair Bressler asked how the traffic load would be mitigated such that the TDM was fully effective and how that would be evaluated.

Mr. Jeung said the TDM program was tied to the employee trip cap and needed to be effective. He said they would have to closely review the assumptions of the TDM and look for examples of success, and if not discerned as successful, to suggest further mitigations. Chair Bressler said if the goal was not achieved but the EIR had been based on those trip levels that could create a problem. He said it was better to consider the full impact without any TDM. He said regarding bicycle safety and this campus and how things were done at the Palo Alto Facebook facility that it was up to this facility and user to make sure this site was safe. He said there were many details to consider regarding bike transportation and safety as the area was not bike friendly. He said also that housing allocation was a serious concern noting ABAG's standard for housing for Menlo Park and that this project's biggest impact could be the housing demand.

Commissioner Yu said there were four threads of concerns related to impacts on housing, schools, and traffic and also overlaid with school traffic. She said she suspected that there would also be a higher demand for other resources in addition to housing.

Commissioner Kadvany asked if housing was addressed in the environmental or fiscal analysis. Development Services Manager Murphy said that it was addressed in both analyses but in slightly different ways. He said a subsection of the EIR would analyze housing needs and the information in that analysis would be looked at in the financial analysis.

Commissioner Eiref participating by teleconference said he agreed with most comments. He asked if the EIR would assume as input the number of shared rides, use of bicycles or other forms of transportation or would it analyze whether those were realistic assumptions. He said the Facebook project would triple employee population along a long roadway corridor, which was not particularly great for bicyclists. He said that eventually the company's employee population would age and asked how that would impact assumptions being made about transportation and parking need. Development Services Manager Murphy said there was a two part component to the analysis of the TDM plan including an overall consideration of assumptions and experiences at Facebook's current location and a company that matures, and if realistic, the EIR would then focus on the proposed trip cap. He said the project proposal for the east campus did not propose any increase in parking. He said there was the potential for revoking land use entitlements but the City would also consider actual penalties should the trip caps be exceeded. He said any proposed enforcement would need to be part of the draft EIR to inform and get comment from the public. Commissioner Eiref said he would like demographic information such as whether employees at the Palo Alto campus live within a mile of that campus and how they presently travel to that campus.

Commissioner Kadvany asked how many existing parking spaces there were. Planner Fisher said the applicant was working to verify that number but it was thought there were 3,600 spaces.

Commissioner Yu said regarding some hard restraints to enforce the TDM that she would encourage the City to work with Facebook to look at the recruiting incentives. She said at one time there used to be a signup bonus for newly hired employees who could verify they lived within a mile or so of the campus.

No action was taken by the Commission.

Summary of Commission Comments

- Study Willow Road and Highway 101 interchange, particularly safety of bicyclists and pedestrians
- Safety and access of bicyclists
- Impact of increased bicycle traffic
- Mitigations, enforcement, and impact of employee aging related to trip cap
- Sewer and water usage based on number of employees
- Tunnel safety and City's liability
- Examine alternative transit incentives
- Proximity of project to salt ponds and bay and use of gray water for landscaping
- Housing and other City resource demands because of project
- Transportation study look at area in Willows as is and if Willows Traffic Plan is implemented

E. STUDY SESSION

1. Review and comment on the following project, which will include the preparation of a Fiscal Impact Analysis (FIA):

Conditional Development Permit Revision, Development Agreement, Environmental Review/Facebook, Inc./1601 Willow Road (10-19 Network Circle):

Request to revise the existing Conditional Development Permit, negotiate a new Development Agreement, and conduct environmental review. The environmental review will analyze replacing the existing 3,600 employee cap with a vehicle trip cap at the 1601 Willow Road site (East Campus), along with potential development of approximately 433,700 square feet at the property at 312-314 Constitution Drive (West Campus), which is bounded by the TE Connectivity campus (300-309 Constitution Drive), Bayfront Expressway, Willow Road, and the Dumbarton Rail tracks.

Public Comment: Mr. John Tenanes, Director of Real Estate, Facebook, said Facebook was about communication and making connections. He said rather than many hard wall offices, each about 275 square foot, there would more people in an open environment with about 150 square feet per desk. He said the site has about 3,750 parking spaces. He said they were proposing to amend the CDP to increase the employee density. He said amenities planned were two cafes, coffee shop, doctor's office, and store on the first floor. He said his team would move to the site in July 2011 and the rest of staff would move in January 2012. He said that if their growth continued they would hit the existing employee cap by the end of 2012 and reach 6,600 by the end of 2014. He said they would begin construction of the west campus in mid-2013 for occupancy in mid-2014. He said about 41 percent of Facebook employees participate in alternative transportation to the Palo Alto facility.

Mr. Lewis Knight, Facebook, Urban Planner, said with the west campus Facebook has the opportunity to build for the next generation. He said the site was constrained by the Bayfront Expressway, Willow Road and Dumbarton rail, but the tunnel had the capacity to knit Willow Road to the Bay Trail to the Ravenswood complex to the salt ponds and to the bike trail south of the Dumbarton rail bridge. He said the west campus was 300 feet deep and runs north south. He said the very end of that campus to the east campus could take 20 minutes to walk. He said they would move the existing curbcut and entrance a little to the west and were having conversations with Caltrans about that. He said the parking structure was proposed on the end

next to the Tyco property. He said the proposed plan was simple and their intent was to not have a lot of surface parking.

Commissioner Yu asked about hiring locally for service workers and if those workers would be contract or Facebook employees. Mr. Tenanes said that those type jobs were typically outsourced. He said there would be a website for local people to apply. Commissioner Yu asked if they would have first preference. Mr. Tenanes said that they had not developed the plan that far yet.

Commissioner Kadvany asked why they wanted to increase the height of the buildings to 70 feet. Mr. Knight said they wanted to move buildings above the 100-year flood level and with a high bay space to support sustainability features such as maximizing energy and ventilation. Commissioner Kadvany asked about the size of the parking garage. Mr. Knight said with they determined the likely occupancy, cut that by 50% and other allowances which indicated a need for 1,500 parking spaces. Commissioner Kadvany said that was an ambitious goal in parking reduction and asked how the trips were counted. Mr. Robert Eckols, Fair Pearce, said they took numbers for two hours in morning peak trips and two hours in afternoon peak trips and a daily total. Commissioner Kadvany asked if there would be additional parking on the west campus. Mr. Knight said that possibly 60-70 spaces could be placed in the lower levels of the southern buildings for preferred electrical vehicles and bicycles.

Mr. John Woodall, Menlo Park, said he was a bicyclist commuter, who works in the Silicon Valley. He said his company provides showers and towels for bicyclists and the ability to check cars if needed. He said it was preferable to have bicycle storage inside. He said he used to bike to Newark down Willow Road and the frontage road, which he found to be a very safe and beautiful ride.

Chair Bressler closed public comment.

Commission Comment: Commissioner O'Malley asked what percentage of Facebook employees use bicycles to get to work. Mr. Eckols said five percent of employees in spring/summer and three percent in winter. Commissioner O'Malley noted the 20 minute walk from one end to the other end of the campus and asked if there would be covered pathways to protect in inclement weather or whether some type of transportation would be provided. Mr. Knight said they were developing a pilot program for bicycle-share or some other type of intra-transit and of course walking. He said their goal was to get the walk down to 15 minutes through increased connectivity. Commissioner O'Malley asked the average occupancy of cars for employees who drive. Mr. Eckols said about 14 percent carpool, 59 percent drive, and 21 percent take the shuttle. Commissioner O'Malley said with the limited parking that there would need to be alternative ways of travel. Mr. Eckols said that the carpool policy was being expanded to include a program to match employees.

Commissioner Riggs asked about campus recreation and if there would be an interest in transit to Menlo Park facilities such as Kelly Park, Burgess Park, Bayfront Park and the Belle Haven pool. Mr. Tenanes said they would re-use the fitness center at the site and would have a robust shuttle program. Commissioner Riggs asked about the type of housing employees would seek. Mr. Tenanes said he was not sure yet what that demographic would be. Commissioner Riggs suggested finding out noting that the City has been looking at housing along El Camino Real along which Stanford owns a significant amount of property and with whom the City has had back and forth with no clarity as to what might be needed there. He suggested the applicant

give the City feedback on how best to connect them and the other neighbors. Mr. Tenanes said they would.

Commissioner Ferrick asked about encouraging employees to use alternative transportation. Mr. Tenanes said they use many different ways to incentivize employees to use alternative transit. Commissioner Ferrick asked if gift transit passes get used. Mr. Tenanes said they do. Commissioner Ferrick asked if employees work on campus or remotely. Mr. Tenanes said most of the work was done on campus.

Commissioner Kadvany asked about revenue stream for social network and other software businesses, noting that the area was becoming de-industrialized. Development Services Manager Murphy said as part of the negotiations for a development agreement that the City would look at options but nothing was identified as of yet. Commissioner Kadvany said he was supportive of the alternative transportation and parking models being proposed but noted there was no general development plan for this area. He said that this project and the Gateway Project would be a major urbanization of this area. He asked about the possibility of underground power lines.

Commissioner Yu suggested that Facebook have dedicated employment recruiters for East Palo Alto and Menlo Park. She said gifts of computer technology were welcomed by lower income schools. She said it would be great if Facebook could provide incentives for employees to go downtown and use local businesses. She suggested also that Facebook create a group to provide traffic and commute information.

Commissioner O'Malley asked if Facebook's revenue was from market ads. Mr. Tenanes said that was not his area of expertise and he would get back to the Commission.

Chair Bressler asked if people were working at home. Mr. Tenanes said employees get to work at 8 a.m. and work until 8 p.m. Chair Bressler noted that the life cycle of a company like Facebook begins with young employees but that eventually that group would age and what they would want would change. Mr. Tenanes said Facebook was just six years old and was just starting to think about that. Chair Bressler said it was important to the City that it could meet housing demands and it also would affect Facebook's happiness in this location.

Commissioner Eiref said that the aging of companies was important and also how realistic it was that the company can maintain high levels of ride sharing and bike riding as it ages.

Commissioner Ferrick said she liked the collaboration that seemed to be happening. She said it was exciting that Facebook chose Menlo Park for its home, and that they are open to working with neighbor groups such as the salt pond committee. She said it was great there would not be any huge parking structures on the east campus.

Commissioner Yu asked Mr. Tenanes to share with the Facebook CEO that topics of concern included housing and transportation and requests were to recruit employees locally, connect employees to the community, and share communication with the community.

The Commission took no action.

Summary of Commission Comments

- Enhance transportation alternatives
- Is the parking adequate as company matures
- Recruit employees locally
- Determine housing needs
- Communicate with the community
- Consider undergrounding utilities

F. REGULAR BUSINESS

1. Review of Updated City Council Policy 01-0004 and the Selection of the Planning Commission Chair and Vice Chair

Planner Chow said there was an update to City Council Policy 01-0004 and the selection of the Planning Commission Chair and Vice Chair related to the annual commissioner recruitment. She said the City Clerk has asked Commissions to consider how they would proceed with those guidelines and offered three options, including extend those positions through motion through May 2012; to elect new positions by motion through May 2012; and to retain positions for full 12 months through motion through January 2012 and in January 2012 by motion select new chair and vice chair with current positions eligible for reappointment through May 2012.

Commissioner Kadvany said with some of the options that the same people might serve for 17 months. He suggested modifying option so that the extension was two and a half months rather than five months. Chair Bressler said rather than having terms through January have them through March. Commissioner Yu said her preference was option 3 or option 1. Commissioner Riggs said he liked Commissioner Kadvany's suggestion to extend current terms from now until March and then next terms from March until May 2013.

Commission Action: M/S Riggs/Kadvany to extend current terms by 2 ½ months and then next terms by 2 ½ months to meet the council goal of May chair and vice chair selection.

Motion carried 6-0 with Commission Eiref no longer in attendance.

G. COMMISSION BUSINESS

There were none.

ADJOURNMENT

The meeting adjourned at 9:40 p.m.

Staff Liaison: Deanna Chow, Senior Planner

Recording Secretary: Brenda Bennett

Approved by Planning Commission on June 13, 2011