



REGULAR MEETING MINUTES

Date: 6/20/2016
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Acting Chair Henry Riggs called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Barnes, Andrew Combs (Vice Chair), Susan Goodhue, Larry Kahle, John Onken, Henry Riggs (Acting Chair)

Absent: Katherine Strehl, (Chair)

Staff: Deanna Chow, Principal Planner; Kyle Perata, Senior Planner

C. Reports and Announcements

Principal Planner Chow reported that the June 21 City Council meeting agenda included the budget, an update on the Facebook campus and upcoming development agreement process, and review and approval of a tree preservation access easement for the 1020 Alma Street project, which was a condition of the use permit approval by the Planning Commission.

D. Public Comment

- Patti Fry expressed her concern about the number of significant issues on the agenda. She said the volume of materials needing review for these items tonight was unfair to the Commission, the public and the issues. She said in particular the General Plan Update would have impacts and those needed to be carefully reviewed. She suggested scheduling additional meetings to consider the General Plan Update to keep it on schedule.
- Pam Jones wanted to know how much information the Commission receives from the City/County Association of Governments, which is the Congestion Management Agency for San Mateo County. She said the City had multiple EIRs on a variety of development projects but nothing comprehensive so it was known what the real impact of the two agendaized projects was.

E. Consent Calendar

- E1. Approval of minutes from the May 23, 2016 Planning Commission meeting. ([Attachment](#))

ACTION: Motion and second (Kahle/Goodhue) to approve the minutes with the following edits; passes 5-1-1 with Commissioner Combs abstaining and Chair Strehl absent.

- Page 1, E1, under Action: Replace the motion from “5-0” to “4-1-2
- Page 2, F1, under Action:, Replace “7-0” with “6-0-1”
- Page 4, 1st line: Replace “Commission Combs” with “Commissioner Combs”
- Page 7, 2nd bullet, 1st line: Replace “Menlo Sparks” with “MenloSpark”
- Page 7, 2nd bullet, 5th line: Replace “and” with “on”
- Page 8, 8th line from bottom of page: Replace “amenitias” with “amenities”
- Page 9, 1st bullet, 6th line: Remove extra period after the word “for”
- Page 10, 1st bullet, 15th and 18th line: Replace “M=2” with “M-2”
- Page 10, 1st bullet, 25th line: Replace “presidents” with “residents”
- Page 10, last bullet, 3rd line from bottom: Replace “city” with “City”
- Page 11, 1st bullet, 2nd to last sentence: Replace “AS state standards change applicable to base standards. She suggested that they not burden the plan or individual projects with elements that could not be achieved.” with “AS state standards change applicable to base standards, she suggested that they not burden the General Plan or individual projects with elements that could not be achieved.”
- Page 20, 1st line: Replace “He said not that would be exclusive but staff and consultant team would support those ideas.” with “He said that would not be exclusive but staff and consultant team would support those ideas.”
- Page 20, 5th paragraph, 4th line: Replace “bay” with “Bay”

Commissioner Barnes noted page 13 and the line “Commissioner Barnes might have a conflict as it relates to Lorelei Manor.” He said he did not.

Principal Planner Chow said Commissioners Riggs and Kahle live in close proximity to the M2 area. She said the General Plan affects everyone in the City. She said the City believes that Commissioner Riggs and Kahle are able to participate and only Commissioners Combs and Onken who would need to recuse themselves due to the potential for financial gain from rezoning the M2.

F. Public Hearing

- F1. Draft Environmental Impact Report (EIR) Public Hearing/Hibiscus Properties, LLC on behalf of Facebook/Facebook Campus Expansion Project (300-309 Constitution Drive): Public hearing to receive public comments on the Draft EIR for the Facebook Campus Expansion Project. The Draft EIR prepared for the project identifies less than significant effects in the following categories: Land Use, Geology and Soils, Population and Housing, Public Services, and Utilities and Service Systems. The Draft EIR identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following categories: Aesthetics, Air Quality, Noise, Cultural Resources, Biological Resources, Hydrology and Water Quality, and Hazards and Hazardous Materials. The Draft EIR identifies potentially significant environmental effects that are significant and unavoidable in the following categories: Transportation and Greenhouse Gas Emissions. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed hazardous waste sites are present at the location. The project location does not contain a hazardous waste site included in a list prepared under Section 65962.5 of the Government Code. The Hazardous Materials section of the Draft EIR discusses this topic in more detail. Written comments may also be submitted to the Community Development Department (701 Laurel Street,

Menlo Park) no later than 5:30 p.m., Monday, July 11, 2016. ([Staff Report #16-049-PC](#))

Transcript was prepared for this item.

G. Study Session

- G1. Study Session on Zoning Ordinance Text Amendment, Rezoning, Conditional Development Permit, Development Agreement, Lot Reconfiguration, Heritage Tree Removal Permits, and Below Market Rate Housing Agreement /Hibiscus Properties, LLC on behalf of Facebook, Inc./300-309 Constitution Drive. Study session to receive comments on the Facebook Campus Expansion Project to redevelop the approximately 58 acre site with approximately 962,400 square feet of offices in two new buildings and a 200 room hotel of approximately 174,800 square feet. Including the existing Building 23 (approximately 180,108 square feet), the maximum gross floor area for offices would be approximately 1.143 million square feet, which is within maximum 45 percent floor area ratio (FAR) for offices. With the hotel, the maximum gross floor area would be approximately 1.318 million square feet, or 52 percent FAR, which is consistent with the FAR maximum of up to 55 percent for all other uses. The proposal includes a conditional development permit to allow maximum building heights of up to 75 feet and allow building coverage to potentially exceed 50 percent of the site, as well as to define all other development standards. The CDP would also include the existing Building 20 (1 Facebook Way). The project includes a request to remove approximately 274 heritage trees. In addition, the project proposal includes a development agreement and below market rate (BMR) housing agreement. ([Staff Report #16-049-PC](#))

Staff Comment: Senior Planner Perata said the project applicant would make a presentation.

Applicant Presentation: Mr. John Tenanes, Real Estate Manager, Facebook, presented a brief history of Facebook's move to Menlo Park and the properties acquired. He said they would clean up the soil contamination left by the previous tenant at the TE (Raychem) site. He said they would build a 200-room hotel and connect Belle Haven to the Bay. He said they were prepared to add 120,000 square feet of new office space. He said managing traffic congestion was very important to Facebook and their Traffic Demand Management (TDM) program would be used to get more people out of their cars. He said they would partner with SamTrans and Caltrain to look at new transportation modes. He said they would make improvements at Willow Road and Hamilton Avenue and modify the trip cap to reduce traffic during peak hours. He said the buildings would be LEED Gold or better. He said they would continue to use bird safe glazing for the buildings and introduce a water recycle program that would be the first of its kind in Menlo Park. He said they were committed to adding community amenities such as a grocery store and pharmacy. He said they were hosting a Farmer's Market again.

Mr. Craig Webb, Gehry Partners, provided visuals of the current site and buildings and the prospective build out. He said this was a very large project and they wanted building diversity that was incorporated with the landscape. He said parking would be underground to allow for more landscaping. He said the design would include passage from Belle Haven to the Bay with a multi-use bridge across expressway and over to the park on the west side. He noted the potential too to create a bicycle and pedestrian path along the Dumbarton rail corridor. He said the central area of the community accessible park would be a paved area available for community events and the lawn area would be available for passive recreation. He said a portion of the passageway under the bridge would be a wetlands area for treatment of storm water. He said they were thinking

about relocating the Farmer's Market to this side; he said other ideas included food trucks for a community food festival and potentially nighttime movies.

Mr. Webb noted Facebook has participated in community initiatives such as the Chilco Street improvements, bicycle and pedestrian paths, potential connection to the Rail Trail, should that happen, Bay Trail improvements, wetland restoration, and utilizing the Dumbarton rail corridor to accommodate different modes of travel such as rail trail for bicyclists and pedestrians, heavy rail lines, and then another lane which might be a rapid bus transit.

Mr. Webb talked about Building 20 that was completed the previous year. He said all the buildings in that area were intended as great engineering space. He noted the extensive landscaping to the building on the ground and roof of the building. He said the first goal for Building 21 would be to create a different architecture and create diversity of form. He said the intent was to break the scale down to elements that related more to the houses in Belle Haven. He said Building 21 would have a different façade that would be large facing the expressway and breaking the scale down on the south side with a larger landscape buffer. He said Building 20 was white and they were looking at more color for accents on Building 21, which would be shades of gray and white. He said the rooftop of Building 20 was a fully landscaped simulation of nature. He said they learned that a strong wind from the Bay creates issues with the usability of the roof. He said the roof of Building 21 would have more architectural pieces to work to block the wind from the Bay. He said they were bringing cafeteria and conference room uses to this roof, and were dropping garden use to the main floor level. He said the goal for the landscaping on the roof and ground was to extend from the east end to the west end. He said large Redwoods would be planted in the courtyard of Building 21, and would create a phenomenal space.

Mr. Webb said Facebook has asked his firm to move toward net zero with the project design and said that was very challenging. He said Building 21 would have extensive photovoltaic panels on the roof and potentially over the parking. He said the ambition for Building 22 was even greater and the intent was to cover the majority of the roof with photovoltaic panels, and then to try to double those on the next building. He said they were also looking at how to bring more natural light into the building which reduces the amount of lighting consumed and also creates a more humane workspace. He said they were looking at water recycling strategy and Buildings 21 and 22 would share this water recycling system. He said they have discussed strategies to reduce single-occupancy car use trips to the site including the use of buses externally and internally, and bicycles.

Public Comment:

- Amy Wright, Life Moves, said her organization was dedicated to helping homeless families and individuals return to stable housing and long-term self-sufficiency. She said they were formerly known as Shelter Network and InnVision Way Home and were in 17 locations from Daly City to San Jose. She expressed support for Facebook's expansion noting Facebook has been and continues to be excellent community partners to organizations like Life Moves in providing volunteers for Haven House, donating technology, and introducing youth to the Facebook campus.
- Paul Coates said he was a long-time resident of the Redwood City and Menlo Park area. He said he was in favor of the Facebook project and was representing JobTrain, nonprofit providing job training to people in need.
- Annelinda Aguayo, Development Director at Rebuilding Together Peninsula (RTP,) said her

organization over the past year has partnered with Facebook in powerful ways including a Facebook-related contractor who helped rehabilitate a home in five weeks with labor and materials donated in-kind by the contractor effectively a \$300,000 project. She said Facebook recently contacted them to help on local projects and ultimately offered all the costs of the repairs for 17 homes.

- Nora Sobolov said she was the Director of JobTrain, which she described as a one-stop career service center in Menlo Park serving the Bay area. She said Facebook has been a great community partner and was helping them achieve their mission. She said this project meant more jobs for people in the community.
- Glen Rojas said he was a Menlo Park resident and former City manager. He said Facebook's commitment to the Menlo Park community was an important part of their process and noted as a Menlo Park Rotarian his firsthand experience of Facebook's commitment to the community. He said Facebook has taken a sensible approach to its growth in Menlo Park including sustainable buildings, significant green space, and the respect for the neighborhood in which they are located.
- Renu Nanda, Executive Director, Ravenswood Education Foundation (REF), said they were a nonprofit whose mission was to insure that Ravenswood schools have equitable and high quality opportunities for students by building on local strengths and engaging the entire community. She said Facebook since moving to Menlo Park is now their largest corporate supporter. She said they supported the project.
- Lucia Sota. Called by the Chair but did not speak. Senior Planner Perata said he believed she had left the meeting.
- Fran Dehn, Menlo Park Chamber of Commerce, said Facebook was a significant social and economic influence in the community. She said Facebook has met all of its contractual obligations including the terms of development agreements. She said Facebook's contributions to the community continue to accrue in terms of investment in schools, charities, a police substation, a community safety officer, Chilco Street improvements, bike paths, Bay trail and bay trail restoration, community garden, and Farmer's Market. She said Facebook has pioneered the path toward Council desired public/private partnerships including the \$1,000,000 contribution that funded the Dumbarton Rail Corridor study, which was a regional public agency obligation that was being accelerated by Facebook's funding to deliver benefits to Menlo Park. She said partners share in risks and rewards and asked the Commission to encourage this project opportunity.
- Lily Gray, Mid-pen Housing, said they were a nonprofit developer, owner and manager of affordable housing. She said earlier in the evening the Commission and public had heard people's concerns with affordable housing in the community. She said they appreciate Facebook's efforts to engage in housing issues and Mid-pen was proactively engaged in housing solutions. She said Facebook was a true community partner and they looked forward to collaborating with them on housing. She said the project would generate significant below market rate (BMR) housing in-lieu fees that were generated by the demand of the expansion project. She said the BMR fees Mid-pen had received from Menlo Park for their 90-unit Sequoia Belle Haven, a very low income senior housing development currently under construction, was critical to leveraging funding and moving forward on the project. She said it was important the BMR funds be used expediently to both create new housing opportunities and to prevent displacement through preservation.
- Maya Perkins, Belle Haven resident, said a number of people had spoken very eloquently about the wonderful things Facebook has done in the community, and noted she agreed and also was very grateful. She said she believed the negotiations were asking for a 15% requirement for BMR in-lieu fees and suggested it be significantly higher, closer to 40%. She

said she would like the hotel and amenities to be open to all residents. She said with the new jobs she would like a first-source agreement to hire community members. She asked Facebook and other large employers to work with the City to support hiring Belle Haven, Menlo Park, and East Palo Alto residents into jobs. She said that would help with traffic and to have affordable housing in the community, and for long-time residents of Belle Haven to have jobs at Facebook.

- Patti Fry said the financial Impact Analysis (FIA) seemed to show that the bulk of the financial benefit would come from the hotel but the hotel did not seem a definite part of the project. She said it would be helpful to understand what the plans really were for a hotel. She said there were estimates about the per employee spending based on some international shopping center, trends and other things that were questionable with people biking and riding shuttles to work. She said the benefits Facebook has provided to the community have been amply described and they were a wonderful community partner. She said the problems were with traffic and housing, and the disparity between supply and demand. She said she hoped Menlo Park could do its share of equalizing those rather than exacerbating the problem. She said this was a wonderful opportunity for community organizations and a partner like Facebook to tackle some of these issues.

Acting Chair Riggs closed the public comment period.

Commission Questions: Commissioner Barnes asked if the hotel was built whether it would be open to the public and if there would be different rates for Facebook employees and others. Mr. Tenanes said they had not yet determined the rates and the plan was for it to be open to the public. Replying to further questions from Commissioner Barnes, he said the hotel would not be managed by Facebook. He said at this point there had been no determination whether the hotel would sit on its own site, or not. Commissioner Barnes said the plans indicated the hotel would sit on its own, separate parcel. Mr. Tenanes said the lot line between Building 20 and Building 21 would need to be removed so the buildings could be attached. He said it was possible that the severed parcel could be relocated to the hotel or it all could be merged as one parcel.

Commissioner Barnes asked if the applicant had a preference for a merger or lot line adjustment. Senior Planner Perata said that would be the applicant's choice and that would be covered by the Conditional Development Permit.

Commissioner Onken said in the approval of the preceding Facebook project there had been discussion about it revitalizing local shops and activities happening up and down Willow Road. He said the inference, to use an example, was that people would drive from Facebook to Backyard Barbecue for lunch and then drive back to campus. He said it seemed with the trip cap that would never happen as it would jeopardize the TDM program agreement. Mr. Tenanes said people were leaving the campus but on bicycle and he knew they were going to Starbucks and Jack-in-the-Box. Commissioner Onken asked if he saw the trip cap as actively prohibiting people from leaving the campus and trying to use local facilities. Mr. Tenanes said he thought it did not as people walked and took bicycles to places.

Commissioner Goodhue asked why the hotel was heavily parked as she thought hotel users would be visitors and vendors to Facebook, and would take a shuttle or Uber from the airport. Senior Planner Perata asked if the Commissioner was referring to the City's requirement for hotel parking, parking adjustment guidelines, or the 245 spaces proposed by Facebook. Commissioner Goodhue said it was the applicant's proposal. Senior Planner Perata said the applicant's ratio was one space per hotel room and one space per hotel employee and that was slightly increased over the

City's recommended parking.

Fergus O'Shea, Facebook, said they would take a closer look at the parking. He said most people who came to the campus use Uber and they were looking at running a shuttle to the airport on different days. He said there might be need for more parking on the weekends but they would look at it.

Commissioner Goodhue said the parking by building 23 looked like the largest section of open air parking and asked about it has the architect had commented that parking for this project would be completely from the typical ground level parking used by every other Silicon Valley firm. She asked if there would be any photovoltaic panels there. Mr. O'Shea said there would not be.

Commissioner Kahle asked what predominant material would be seen from both the expressway façade and the Belle Haven façade. Mr. Webb said they were looking at using a metal panel system for Building 21 for both the speed of construction and a standing seam detail on the façade. He said it was a material that color could be placed upon to provide texture to the façade, noted the standing seam detail was watertight. Commissioner Kahle asked if the larger mass facing Bayfront was the same material. Mr. Webb said it was. Commissioner Kahle said it looked like a blank wall and asked if plantings would soften it or if some other type of detail would be used. Mr. Webb said the façade was the function of the big room inside and there would be considerable landscaping between that facade and the expressway. He said the scale of the façade facing the expressway was intentionally much bigger than the façade on the community side. Commissioner Kahle asked if they intended to express the large façade more and whether the mature landscaping would eventually screen more. Mr. Webb answered in the affirmative. Commissioner Kahle confirmed with the architect that the wall was 60-feet high. He asked if there was any discussion about undergrounding the power lines in the area. Mr. Webb said that was a discussion four years ago with the Building 20 project. He said it was an extremely expensive proposition to underground the power lines as they were very high voltage. He said they also discussed that those types of towers were evocative of the industrial history of the site. He said he had spoken with a Fire Chief earlier who was not in favor of undergrounding the power lines because of safety for emergency access.

Commissioner Kahle asked Chris Guillard, CMG Landscape Architecture, about the 274 heritage trees being removed, noting some were in the center but many were around the perimeter where there would not no building. Mr. Guillard said many of the trees along the edge of the site were in very poor condition and coupled with the adjacent grading and other work during construction would make it very difficult to preserve those trees. He said as an example with Building 20 when they came to the Commission they recommended removal of all of the trees as part of the EIR. He said they then worked to save a good number of them on that edge and were successful. He said their strategy here as recommended in the EIR was to remove them and replace them in very high quantities. He said they expected to add around 928 trees just at the site level between Building 21 and Building 22. Commissioner Kahle said there were a number of healthy heritage trees on the perimeter and asked why those would be removed. Mr. Guillard said many of those trees would be impacted by adjacent grading for either new infrastructure or the parking.

Acting Chair Riggs asked how many shade trees would be planted as opposed to more decorative

trees. Mr. Guillard said under the current plans about 90 to 95% of the trees were envisioned as large shade trees and there would be very few ornamental or under-storied trees in the plans. He said most of the species used were Coast live oak and other native oaks.

Commissioner Onken asked about the public space in the middle of the building and how many people were within 500 yards walking distance of it. He said he knew it was for the Belle Haven neighborhood but didn't have the same density as other similarly designed spaces they had done. Mr. Guillard said it was envisioned as a place for Facebook and community members to get together. He said it was looked at in terms of both the employee population that would be onsite as well as an opportunity for programming both by community members and Facebook. He said the space's biggest value was its connectivity in providing a safe connection from Belle Haven to the Bay Trail, to Bayfront Park, and access to open space regionally. Commissioner Onken said the Farmer's Market was clearly accessible by car now but it wasn't clear how it would be accessed from Belle Haven. Mr. Guillard said the details for the Farmer's Market program were not developed fully yet but the thought was it would be advertised for this location and adequate parking could be provided in certain visitor parking lots. Commissioner Onken asked whether the large patch of parking asphalt that Commissioner Goodhue commented upon was where people might park. Mr. Guillard said it was one of the visitor lots.

Commissioner Barnes asked when the zoning changed to M2-X on this site and concurrently the General Plan update was enacted designating three different zones, whether the M2-X zoning would continue alongside the three other zones for perpetuity. Senior Planner Perata said the ConnectMenlo Update would rezone the property. He said the X designation that includes the CDP would still stand. He said language was being developed for the ConnectMenlo Update to allow for the continuance of this zoning if approved. Commissioner Barnes said this would be subsumed into the newly created General Plan update land use zoning designations with grandfathering in of the exceptions associated with the particular characteristics of the M2-X. Senior Planner Perata said it would be rezoned with that designation but the entitlement elements would remain in effect. Commissioner Barnes said they had discussed buildings adding 10 feet to address hazard expected from sea level rise. He asked if this project was subject to the blanket 10-foot elevation requirement. Principal Planner Chow said this particular project would not be subject to the proposed zoning in the ConnectMenlo Update related to the 10-foot requirement. She said this project addressed sea level rise through its proposed design but not with the 10-foot elevation. Commissioner Barnes asked if the applicant was intending greater or less than 10 feet. Senior Planner Perata said the project would comply with the FEMA flood zone minimum elevation plus 16-inches with another eight inches of free board for the lobby level. He said that was about 24-inches above the FEMA flood zone minimum.

Commissioner Goodhue asked if other design iterations beside the industrial look were being considered for the pedestrian/bicycle bridge. Mr. Webb said they had looked at much iteration over the year they have worked on the bridge's design. He said they looked at a truss bridge that spans and at one point they were intending to span the entire expressway. He said they looked at several of the pedestrian bridges over Highway 101. He said Frank Gehry really liked the expression of the proposed design. He said they were also thinking about the bridge that would connect the two buildings. He said they were thinking about the two bridges as almost opposites

with the public bridge a big steel, muscular structure and lightness in structure for the bridge connecting the buildings.

Commission Comments: Commissioner Onken said they really appreciated the project. He said the public comment was pretty much not about the project itself but about Facebook. He said the concern with this project was how the scale would relate to the Belle Haven neighborhood. He said they have done big residential forms. He said although three times as large as Building 20 they would also be three times the distance from the residential area. He said there was playfulness about the design which he thought would be very successful. He said he welcomed the public space; it was a wonderful footbridge, and he was looking forward to the Farmer's Market and concerts. He said he hoped people would go to it.

Commissioner Barnes asked the reason behind needing to merge Building 20 with the other parcels as that had a net effect of exceeding building coverage 50%. Mr. Webb said in terms of building code that Building 21 would be connected to Building 20. He said it was essentially an addition to Building 20. He said a building was not allowed to straddle the property line so the property line either had to be moved or taken away. Commissioner Barnes asked the rationale behind one space for 348 square feet of gross floor area when the zoning ordinance standard was for one space per 300 square feet. Mr. Webb said there was discussion to reduce parking due to the mitigation of the trip cap as Facebook intended to improve upon alternate modes of transportation to the site.

Commissioner Onken said he had asked Planner Perata about the parking ratio. He said with the stringent trip cap they needed to look at reducing the parking.

Commissioner Kahle said he really liked Building 20, how the scale was broken down and Building 21 would be a great addition. He said he shared Commissioner Onken's concern that the public space might be underutilized but he supported the safe access to the Bay. He said his main concern was the large blank wall. He said he would like attention given to it such as a second material or something for interest.

Acting Chair Riggs said he was unsure how many charging stalls to require for a large building but had found in most public spaces that the number needed has been underestimated. He said Building 21 in particular was a very large building. He said he appreciated the sloping roof and standing seam material. He said that the full bulk of the building might be apparent at a distance from the other side of Hamilton Avenue. He said the FIA that was not discussed much this evening indicated positive revenue for the City, which in his breakdown would come from Transient Occupancy Tax associated with a hotel. He said otherwise the project was more or less neutral. He asked the architect if he had worked with the Fire District regarding the bridge joining the two buildings.

Mr. Webb said they were working with the Fire District on that. He said regarding the pedestrian bridge and the concern it would be underutilized that they had built a pedestrian bridge in Chicago's Millennium Park, which when built did not really have a destination. He said the bridge itself became the destination. He said he thought this project's bridge might have a similar effect.

Commissioner Goodhue said the number of bicycle parking spaces for the hotel seemed really small, and suggested if they wanted more residents to work at the hotel it seemed a good place for more bicycle parking. She suggested bicycle sharing as well. Mr. O'Shea said they would look into that.

Discussion ensued about the building height that was described as 75 feet, which was two feet higher than the prior Raychem building. It was noted that the height in some places was 83 feet and the building was situated on a slight slope. General opinion was the height needed to be more transparent in its discussion as the project moved toward permit application.

Acting Chair Riggs said the study session had not identified any significant concerns to list and noted the community's support of the proposed project.

Acting Chair Riggs thanked those who stayed for the General Plan item, but that would not be heard this evening, since the Commission had previously stated the intent to not go much past 11pm, and it was already around that time. Principal Planner Chow said the item would be continued to the July 11 meeting that would start at 6 p.m. She said the EIR project manager would not be able to attend and suggested the Commission might ask any questions they might have. Acting Chair Riggs said he did not want to continue the meeting and suggested that Commissioner and the public could email their questions. Principal Planner Chow asked that high level questions, if emailed, should be addressed to ConnectMenlo email.

H. Public Hearing

- H1. General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Environmental Review/City of Menlo Park: Public hearing to receive public comments on the Draft EIR for the General Plan Land Use and Circulation Elements and M-2 Area Zoning Update. The Draft EIR prepared for the project identifies less than significant effects in the following categories: Aesthetics, Geology, Soils and Seismicity, Hydrology and Water Quality, and Public Services and Recreation. The Draft EIR identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following categories: Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Land Use Planning, Noise, and Utilities and Service Systems. The Draft EIR identifies potentially significant environmental effects that are significant and unavoidable in the following categories: Air Quality, Greenhouse Gas Emissions, Population and Housing, and Transportation and Circulation. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed hazardous material sites are present at the location. The project area does contain a hazardous waste site included in a list prepared under Section 65962.5 of the Government Code. Written comments may also be submitted to the Community Development Department (701 Laurel Street, Menlo Park) no later than 5:00 p.m., Friday, July 15, 2016. ([Staff Report #16-050-PC](#))

Item continued to the July 11, 2016 Planning Commission meeting.

I. Informational Items

- I1. Future Planning Commission Meeting Schedule

- Regular Meeting: July 11, 2016
- Regular Meeting: July 25, 2016
- Regular Meeting: August 15, 2016

Principal Planner Chow reminded the Commission of a possible special meeting on August 31, two days after the August 29 regular meeting.

J. Adjournment

The meeting adjourned at 11:12 p.m.

Staff Liaison: Deanna Chow, Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on July 25, 2016