



REGULAR MEETING MINUTES

Date: 8/26/2019

Time: 7:00 p.m.

City Council Chambers

701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Andrew Barnes called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Barnes (Chair), Chris DeCardy, Michael Doran, Camille Kennedy, Henry Riggs (Vice Chair) (arrived 7:04 p.m.), Michele Tate

Staff: Kaitie Meador, Senior Planner, Kyle Perata, Principal Planner; Matt Pruter, Associate Planner; Tom Smith, Senior Planner; Chris Turner, Assistant Planner

C. Reports and Announcements

Principal Planner Kyle Perata said the City Council at its August 20, 2019 meeting had introduced for first reading the City's Cannabis Ordinance, approved the 115 El Camino Real project and the EIR contract for the Willow Village development project. He said the Council at its August 27, 2019 meeting would have the second reading of the Cannabis Ordinance, a first reading of a Building Code Ordinance update, and consideration of an EIR contract for the 115 Independence Drive development project.

D. Public Comment

None

E. Consent Calendar

- E1. Approval of minutes from the August 12, 2019, Planning Commission meeting. ([Attachment](#))

Chair Barnes noted that Commissioner Henry Riggs was seated at the dais at 7:04 p.m.

Public Comment:

- Peter Edmonds, District 3, Menlo Park, said he had emailed his comments on the proposed Heritage Tree Ordinance Update to the Commission prior to the August 12, 2019 meeting when the Commission considered the topic. He said staff had copied his email and provided as a handout at the meeting for the public. He said he would like his letter to be attached to the meeting minutes. He indicated that the summary of his oral comments in the meeting minutes seemed to infer he approved of the proposed update without any reservations and he had

raised nine points of concern. He said he was providing language he would prefer in the summary of his oral comments.

Replying to Chair Barnes, Principal Planner Perata said comment letters if received before agenda publication were included with staff reports and those received after the publication of the staff report were provided as handouts to the Planning Commission the evening of the meetings. He said all were kept and archived with the project files.

Commissioner Chris DeCardy said he would like the minutes for August 12, 2019 to include Mr. Edmond's suggested change for his oral comments and that would also remedy a typo, but he would not want written comments linked to meeting minutes.

ACTION: Motion and second (DeCardy/Michael Doran) to approve the minutes with the following modification; passes 4-0-2 with Commissioners Camille Kennedy and Michele Tate abstaining.

- Page 13, under *Public Comment*: Replace "He said he thought it was a strong deterrent to keep in the Ordinance. He said regarding the valuation of trees that the e proposed recommended Ordinance was desirable." with "He disagreed and said he thought it was a strong deterrent to keep the penalty in the Ordinance. He said regarding the valuation of trees that the proposed and recommended section of the Ordinance was desirable but insufficient, because it neglected valuation of intangible benefits."

F. Public Hearing

- F1. Use Permit Revision/Harbrinder Kang/202 Gilbert Avenue:
Request for a use permit revision for an extension to a use permit granted by the Planning Commission in 2017 and extended administratively in 2018 to construct a new two-story, single-family residence on a substandard lot with regard to lot width and area in the R-1-U (Single Family Urban Residential) zoning district. ([Staff Report #19-062-PC](#))

Staff Comment: Assistant Planner Chris Turner said staff had no additions to the written report.

Applicant Presentation: Harbrinder Kang, applicant, said a nonconforming four-plex was the existing structure on the site. He said the project was a two-story, single-family residence. He said they were requesting an extension to the approved use permit as he had been transitioning employment and missed the deadline to submit the project plans. He said those were being prepared currently.

Commissioner DeCardy asked the applicant if he had considered maintaining the housing density currently on the site. Mr. Kang said they had but he did not think it was legally possible given it was an R-1-U lot.

Chair Barnes opened the public hearing.

Public Comment:

- Steve Schmidt, 330 Central Avenue, Menlo Park, said he would like the Commission to deny the request and for the property to continue having four residential units as cities were facing

state pressure to densify single-family residential and other residential neighborhoods to provide more housing for the workforce. He said he would look to appeal this project if approved to start the conversation around the converging of multiple residential units into one residential unit.

Chair Barnes closed the public hearing.

Commission Comment: Commissioner Kennedy said the project had been approved and she understood how life could intervene and a deadline be missed. She moved to approve the request for a use permit revision. Commissioner Riggs said he concurred. He said he understood the speaker's points, but it was up to Council to consider rezoning and that should not be on this applicant's project for which he had already incurred considerable expense. He seconded the motion.

Commissioner Tate said she thought the Commission should stay consistent noting it had pushed back on other use permit revision requests for changes not made through required approval processes. She said the applicant missed the deadline to submit plans and that should not just be okayed.

Commissioner Doran said he supported approving the request. He said the lot was zoned R-1-U and the property owner made plans to redevelop based on that zoning.

Commissioner DeCardy said he generally agreed noting the project had been approved previously. He said deadlines were missed. He said it was perfectly permissible for the project to be appealed to the City Council and it could decide about the density.

ACTION: Motion and second (Kennedy/Riggs) to approve the item as recommended in Attachment A; passes 5-1 with Commissioner Tate voting against.

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Ana Williamson Architect, consisting of 18 plan sheets, dated received June 30, 2017, and approved by the Planning Commission on July 17, 2017, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

- b. Prior to building permit issuance, the applicants shall comply with all 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 applicants 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 by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. 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 plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
- f. 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 the issuance of grading, demolition or building permits.
- g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

4. Approve the use permit subject to the following **project specific** conditions:

- a. The use permit shall expire on July 17, 2020 unless a complete building permit application is submitted prior to the expiration date.

F2. Use Permit Revision/Brian Nguyen/445 Oak Court:

Request for a revision to a previously-approved use permit to demolish a single-story residence and detached garage and construct a new two-story residence including a basement, detached garage, and secondary dwelling unit on a substandard lot with regard to lot width, located in the R-1-U (Single-Family Urban Residential) zoning district. The proposed revision includes modifications to the windows and doors to change the proposed material to fiberglass from aluminum and wood-clad. ([Staff Report #19-063-PC](#))

Staff Comment: Senior Planner Kaitie Meador said staff had no additions to the written report.

Applicant Presentation: Brian Nguyen, applicant, said the materials change was based on a product with superior performance, more forgiving maintenance needs, and less cost. He said they were pleased with the aesthetic feel and operation of the revised product. He said since he was last before the Commission, he had conducted neighborhood outreach to share with his neighbors the revisions. He said they were all supportive of the decision for the window changes and resulting construction for the as-builts.

Commissioner Riggs confirmed with the applicant that the window revision had already occurred and that the applicant had verbal only approval of neighbors.

Chair Barnes opened the public hearing and closed it as there were no speakers.

Commission Comment: Chair Barnes said there was substantial public involvement with the original use permit approval. He said a number of subsequent use permit revisions occurred without going through the prescribed process. He said the Commission had concerns with the number of revisions that occurred as such for a project that originally had had strong public involvement regarding the proposed design, and that was why a public hearing was being conducted for this last revision request. He said he could support the revision to the use permit and moved to approve. Commissioner Kennedy seconded the motion.

Commissioner Riggs said revisions to projects with a use permit approval needed authorization first to make changes. He said this applicant knew about that process. He said his interest with this use permit revision and the previous ones was as an architect. He said the use permit approval occurred in a controversial setting with many Oak Court neighbors opposed to the proposal. He said that he had found and said he believed that the original project proposal was a nicely done historical piece with consistent details throughout the building design. He said the project had had recessed windows and roof details consistent with early 20th century design. He said the windows now were circa 1940s double hung and inconsistent with the architecture, which was a downgrade in materials. He said the change was disappointing and he felt that the approval process system was taken advantage of.

Commissioner Tate said she had seen this project twice since coming onto the Commission for revisions made without approval, which was a consistent disregard for the process. She said she did not want to hold the project hostage but felt the Commission should have been consistent in the handling of the prior use permit revision request on tonight's agenda with this one.

ACTION: Motion and second (Barnes/Kennedy) to approve the item as recommended in Attachment A; passes 4-2 with Commissioners Riggs and Tate against.

1. The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Metro Design Group, consisting of 23 plan sheets, stamped received on July 24, 2019, and

approved by the Planning Commission on August 26, 2019, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.

- b. Prior to building permit issuance, the applicants shall comply with all 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 applicants 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 by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. 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 plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
- f. 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 the issuance of grading, demolition or building permits.
- g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and project arborist reports.

F3. Use Permit/Ying-Min Li/1333 Laurel Street:

Request for a use permit to demolish an existing single-family residence with a detached garage and construct two two-story, single-family residences and a detached one-car garage on a substandard lot with respect to lot width in the R-3 (Apartment) zoning district. The proposal includes administrative review of a tentative parcel map to subdivide the project into two condominium units. ([Staff Report #19-064-PC](#))

Associate Planner Matt Pruter said a color and materials sheet was circulating at the dais for Commission review.

Questions of Staff: Commissioner Doran said he did not see the floor area ratio (FAR) and the lot coverage ratio in the staff report. Planner Pruter said the information was in the data table, Attachment C, but was not discussed in detail in the staff report. He said generally the proposed project would have a FAR of approximately 43.6%, which was below the maximum allowable FAR of 45%. He said the proposed project's building coverage was approximately 28%, which was below the maximum allowable building coverage threshold of 30%.

Chair Barnes asked about the composition of Hardy planks. Planner Pruter deferred response to the applicant.

Applicant Presentation: Rick Hartman, Hometec Architecture, said the property owner had done a similar project on an R-2 lot on Partridge Avenue. He said those all had Hardy planks, which were basically a cement board that looked like wood but did not dry out, split or crack like wood. He said to differentiate the two houses the siding would be different widths and different colors.

Chair Barnes opened the public hearing and closed it as there were no speakers.

Commission Comment: Commissioner Kennedy said both home designs seemed incredibly busy to her. She asked if the homes referred to on Partridge Avenue had vinyl or wood windows. Mr. Hartman said those were wood. Commissioner Kennedy said other than the style the homes seemed to fit well on the lots.

Commissioner Riggs said the use of the façade materials was fun. He said he appreciated the plan layout noting it made sense. He said staff had commented on the shingles where they wrap around the gable that aligned with the sidewall as the finish on the gable stopped mid-sentence and the sidewall took over with the Hardy plank siding. He said in architecture that material change was not made unless it was very determined and modern architecture. He asked what the applicant intended to do to resolve. Mr. Hartman said he tried to change a material on an element but here he was not hitting anything, and he did not want to stop the shingles at the outer corner.

Commissioner Riggs asked if the City's contract architect would be able to assist the applicant to resolve the shingles on the gable so they would not meet the horizontal siding in the same. Planner Perata said that typically the City's contract architect was used for larger projects and he did not know tonight what the cost implications would be for him to assist with this.

Chair Barnes said he thought the project was well sited, second story windowsill heights were well considered, and the layout worked well. He said he would have preferred the height to be less than 30 feet and at 28 feet. He asked about the windows as he did not see the windows material called out in the plans. Mr. Hartman said the windows were vinyl structure and finish.

Planner Pruter said the project description letter described wood cladding but that was clarified with the comment made now. Chair Barnes said it appeared to be vinyl clad.

Commissioner Kennedy moved to approve the project. Commissioner Riggs said he would second the motion with an amendment to allow the applicant to work with staff to resolve the shingles on the gables so they would not meet the horizontal siding in the same plane. Commissioner Kennedy accepted the amendment. Planner Pruter confirmed that the amendment was that the shingles on the gables on the second story would not meet the horizontal siding on the same plane.

Commissioner DeCardy asked about the impact on staff resources as to the conditioned design changes and if additional architecture time would incur cost. Planner Perata said for this type of architectural change with staff review that it could be handled by Planner Pruter and him with the applicant team. He said they do not need the consulting architect. Commissioner Riggs confirmed that was quite acceptable.

ACTION: Motion and second (Barnes/Kennedy) to approve the item with the following modification; passes 5-1 with Commissioner DeCardy against.

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, “New Construction or Conversion of Small Structures”) of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Hometec Architecture, Inc., consisting of 19 plan sheets, received August 18, 2019, and approved by the Planning Commission on August 26, 2019, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
 - b. Prior to building permit issuance; the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - c. Prior to building permit final inspection, all public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division.
 - d. Prior to commencing any work within the right-of-way or public easements, the Applicant shall obtain an encroachment permit from the appropriate reviewing jurisdiction.
 - e. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies’ regulations that are directly applicable to the project.
 - f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
 - g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans for: 1) construction safety fences around the periphery of the construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, 5) tree protection fencing, and 6) construction vehicle parking. The plans shall be subject to review and approval by the Building, Engineering, and Planning Divisions. The fences and erosion and sedimentation control measures shall be installed according to the approved plan prior to commencing construction.

- h. 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. Post-construction runoff into the storm drain shall not exceed pre- construction runoff levels. A Hydrology Report will be required to the satisfaction of the Engineering Division. Slopes for the first 10 feet perpendicular to the structure must be 5% minimum for pervious surfaces and 2% minimum for impervious surfaces, including roadways and parking areas, as required by CBC §1804.3.
- i. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44).
- j. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
- k. If construction is not complete by the start of the wet season (October 1st through April 30th), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation, subject to review and approval of the Engineering Division. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/ cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of mud onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for review and approval of the Engineering Division prior to beginning construction.
- l. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a heritage street tree preservation plan, detailing the location of and methods for all tree protection measures.
- m. Prior to building permit issuance, the applicant shall pay all Public Works fees. Please refer to City of Menlo Park Master Fee Schedule for fee information.
- n. Prior to final occupancy, the applicant shall retain a civil engineer to prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats to the Engineering Division.
- o. During the design phase of the construction drawings, all potential utility conflicts shall be potholed with actual depths recorded on the improvement plans submitted for City review and approval.

- p. Simultaneous with the submittal of a complete building permit application, the applicant shall submit engineered off-site improvement plans (including specifications & engineers cost estimates), for approval by the Engineering Division, showing the infrastructure necessary to serve the project. The improvement plans shall include, but are not limited to, all engineering calculations necessary to substantiate the design, proposed roadways, drainage improvements, utilities, traffic control devices, retaining walls, sanitary sewers, and storm drains, street lightings, common area landscaping and other project improvements. All public improvements shall be designed and constructed to the satisfaction of the Engineering Division.
 - q. All lateral connections to overhead electric, fiber optic, and communication lines shall be placed in a joint trench.
 - r. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans for construction parking management, construction staging, material storage, and traffic control handling plan, to be reviewed and approved by the City.
 - s. Prior to issuance of each building permit, the applicant shall pay the applicable Building Construction Street Impact Fee in effect at the time of payment, to the satisfaction of the Public Works Director. The current fee is calculated by multiplying the valuation of the construction by 0.0058.
 - t. Prior to building permit issuance, the applicant is required to pay the transportation impact fee (TIF) for the creation of one new single family residential unit. The TIF due is \$3,393.74. The original amount was calculated by multiplying the single-family unit fee of \$3,393.74 per unit by the one new dwelling unit that would be created.
 - u. All agreements shall run with the land and shall be recorded with the San Mateo County Recorder's Office prior to building permit final inspection.
 - v. Prior to final inspection, the Applicant shall submit a landscape audit report.
 - w. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Kielty Arborist Services LLC dated March 18, 2019.
4. **Approve the use permit subject to the following project-specific conditions:**
- a. **Simultaneous with the submittal of a complete building permit application, the applicant shall work with staff to redesign the façade materials such that the shingles on the second-story gables of each residence do not meet the horizontal siding on the same plane, subject to review and approval of the Planning Division.**

G. Study Session

- G1. Study Session/Jason Chang/1075 O'Brien Drive:
Request for a study session to review a proposal to demolish an existing single-story warehouse and office building at 1075 O'Brien Drive and portions of an existing R&D building at 20 Kelly

Court, and construct a new seven-story mixed-use building, approximately 100,000 square feet in size, with a restaurant and outdoor seating on the ground floor, six levels of office and R&D uses, and rooftop garden in the LS-B (Life Sciences, Bonus) zoning district. A six-level parking structure with a helipad would also be constructed adjacent to the portion of the building to remain at 20 Kelly Court. A pedestrian bridge, approximately 45 feet above grade, would connect the parking structure and proposed mixed-use building. The proposal also includes a request for a new chemical storage bunker on the east side of the existing building at 20 Kelly Court. The parcels at 20 Kelly Court and 1075 O'Brien Drive would be merged. The proposal also includes a request for bonus level height and floor area ratio in exchange for community amenities. ([Staff Report #19-065-PC](#))

Staff Comment: Senior Planner Tom Smith said since publication of the staff report that staff had received three pieces of correspondence. He said copies of those were at the dais. He said two of those mostly requested more green space and community amenities on the site including the San Francisco Public Utilities Commission (SFPUC) right of way at the rear of the property as part of the green space and amenities. He said there was a request to coordinate with neighboring property owners to provide access between East Palo Alto and the future Facebook Willow Village for pedestrians and bicyclists. He said there was a request to install new sidewalks, which were a project requirement. He said one of the items of correspondence mentioned the project at 1090 O'Brien Drive but was actually 1080 O'Brien Drive. He said the City was looking at comprehensive changes to the sidewalk, street trees, bicycle lanes and other frontage improvements in that area. He said the property owner at 1080 O'Brien Drive had paid for deferred frontage improvements as part of a Master Plan change to O'Brien Drive and that's why there were not sidewalks at that project at this time. He said one of the items of correspondence mentioned that they did not consider a helipad use an improvement compared to the proposal previously studied in 2017 by the Planning Commission. He said a third piece of correspondence had concerns about the building size, the potential traffic that would be created, the scale of development on the eastside of the City compared to the westside and not considering where workers for this new building would live.

Questions of Staff: Commissioner DeCardy referred to page 7 of the staff report regarding parking. He read: *However, the Planning Commission may wish to discuss whether the applicant should consider modifications that would reduce the overall amount of parking permitted for the site, which could influence the design and reduce the massing and height of the proposed parking structure.* He asked if staff had more clarification or guidance under that as to how much and for what reason. Planner Smith said a range of parking was permitted within this zoning district. He said with other proposals that had come forward from the Bayfront Area in the past the Planning Commission had requested property owners to look at a reduction toward the lower end of that parking ratio. He said this proposal was requesting parking just below the maximum allowed. He said staff was interested in whether the Planning Commission was comfortable with that request or would prefer the applicant explore reduced parking to the lower end of that ratio.

Commissioner Kennedy referred to a request to use the section of the Hetch-Hetchy right of way and asked if there was a better graphic showing where that right of way began most adjacent to where it appeared on the diagram. She said there were a number of restrictions related to use of that right of way and wondered if other projects in that area had received similar requests to use the right of way. Planner Smith referred to sheet C3 that showed the right of way. He said there were very strict limitations on what could be placed on that right of way. He said any proposal

would need to go through the SFPUC's design review. He said the initial proposal had sports field in the rear of the right of way. He said staff had cautioned that could not be a public amenity as SFPUC might need or want to do work there that would negate or put out of service for some time any public amenity situated in that area. He said in this most recent proposal the applicant was not proposing public amenity space in that area but to the front of the property and moving the restaurant amenity to the ground floor.

Applicant Presentation: Jason Chang, CEO, CS-Bio, said the company had been in Menlo Park since 2003 and grown. He said they had expanded into Milpitas, which would aid with the construction of the new buildings. He said the intention of the new building was for the company to stay in Menlo Park as it moved into the drug discovery business and to provide incubator space for biotech firms.

Commissioner DeCardy asked what determined whether employees were in Menlo Park or Milpitas. Mr. Chang said all of their R&D staff was transitioned to Milpitas. He said they anticipated transitioning all of their clinical staff and products to Milpitas in the next 18 months or so. He said they would then have all commercial manufacturing in one site in Menlo Park.

Commissioner DeCardy asked if they have tracked since 2003 where their staff lived and what their commute was. Mr. Chang said they had not tracked historically since 2003. He said 19 staff moved to Milpitas and had a short commute and one staff lived in Palo Alto and commuted to Milpitas. He said they gave staff options to stay in Menlo Park and one staff based in San Francisco asked to stay in Menlo Park and did.

Commissioner DeCardy referred to amenities such that staff might want to stay at the site for lunch and such. Mr. Chang said the restaurant was intended as a community amenity and that staff used delivery food services, but the company did not have a kitchen for staff.

Commissioner DeCardy asked if there was a chemical bunker onsite. Mr. Chang said they had multiple chemical bunkers and currently had one outdoor storage unit that held 96 200-liter drums. He said they have four H3 rooms based inside their buildings. Commissioner DeCardy asked about chemical types. Mr. Chang said that CS-Bio was the largest chemical waste generator in San Mateo County and their hazardous materials plan was reviewed and approved by the Fire District and County of San Mateo. Replying further to Commissioner DeCardy, he said they had tried to get a permit to treat some of their waste onsite but that was not allowed in California. He said their waste was hauled to either Clean Harbors in San Jose or to another firm in Azusa. Commissioner DeCardy asked about the helipad. Mr. Chang said that helicopter transit service was being launched and also drone programs would be widely used in the future. He noted that the Fire District used drones and Menlo Park Police would. He said it would not be used for employees to travel by helicopter between company sites.

Niall Malcolmson, Principal, DGA Architects, Mountain View, said they started on the project at the turn of the year and met with Planning staff. He said they looked at the comments about the mix of the parking garage under the plate of building, the small amount of open space and how it worked down the sides of the building as well as concerns with the restaurant amenity being on the roof. He said in the comments from the previous study session SFPUC had written its concern about projects relying on development standards or parking within their right of way as that could be revoked. He said they tried to address all of those concerns in the project revision.

Mr. Malcolmson said the project would consist of demolition of the existing 1075 O'Brien warehouse and the removal of a portion of the building at 20 Kelly Court to have room to build the six-level parking structure. He said they set the building back further off of O'Brien for more publicly accessible open space directly on O'Brien Drive and some down on Kelly Court. He said there were three heritage trees along O'Brien Drive that would be kept. He said there were nine trees toward the back of the site. He said three were located where the new loading dock would be behind the new building. He said there were several under the footprint of the garage. He said these were smaller trees.

Mr. Malcolmson provided a summary of the open space showing where the 20% requirement was exceeded and that the site for public open space was predominately between the building and O'Brien Drive and along the frontage on Kelly Court. He said the minimum parking required was 228 spaces and the maximum parking allowed was 353 space; they were at 334 spaces. He said the majority of the spaces would be within the garage with 13 spaces on the surface. He said they worked with staff to determine the average height of the building on site noting that it was a volumetric calculation breaking each element down into certain volumes of height. He said their proposal was below the 67.5 foot. He provided visuals of the building elevations.

Commissioner DeCardy asked about the bridge or walkway. Mr. Malcolmson said it would connect from the parking garage to the floors CS-Bio would occupy.

Commissioner Riggs asked about the office space. Mr. Chang said as part of their commercial approval they expected the FDA to inspect consistently about every two or three years. He said with commercial products they would plan to make dozens of batches of diabetes drug and other drugs per year so that required a lot more clinical, regulatory quality staff that would oversee the quality systems and police the projects. He said that was part of the reason they needed more office space. He said the manufacturing space they built had been heavily underutilized the last four to five years. He said the intent was to get a commercially approved project and then make a lot more product. Commissioner Riggs observed those would be conventional, cubicle-style density level spaces.

Commissioner Riggs asked about the aesthetic goals of the bridge. Mr. Malcolmson said they were looking for a simple and sleek connection as it was outdoors. He said the building would have a vestibule for climate control as people were entering the building. He agreed with Commissioner Riggs' comment that it was purely functional. Mr. Malcolmson said the seismic movement could be 15 to 18 inches so there was a large expansion joint at both ends.

Replying to Commissioner Riggs, Planner Smith said since the applicants moved the more public-facing commercial use to the ground floor that the transparency of the building there would be particularly important.

Chair Barnes asked what was happening to the 20 Kelly Court facility. Mr. Chang said currently at 20 Kelly Court they had R&D labs used for training new staff, facilities for their clinical and commercial staff and the hazardous bunkers. He said the idea was to demolish the old concrete tilt ups. He said the building was 100 feet by 100 feet and they would demolish 100 feet on the westside. He said the new building they constructed in 2014 would stay intact. He said they were requesting to build new chemical storage on the eastside of the P2 building so they could transition

all of their hazardous chemicals from the westside to the eastside before they demolished the building on the westside to build the parking garage.

Responding to Chair Barnes, Mr. Chang said the second floor would be built out for chemists with perhaps a meeting room or two but no office. He said the third floor would be built out with equipment 100% for biology-based work. He said the fourth and fifth floors would be typical Class A office space and the sixth and seventh floors would mimic the fourth and fifth floors.

Commissioner DeCardy asked about the parking and the decision to maximize it. Mr. Chang said they had reduced parking somewhat, but the top floor eventually would be converted into drone usage. He said it was hard to acquire properties in the area what with large property owners like Tarlton Properties and Facebook in the area. He said potentially they could offer parking to other property owners who needed parking. He said he knew that Tarlton Properties was interested in leasing parking. He said they did not think 33 spaces were enough for the food court.

Commissioner DeCardy asked about TDM. Mr. Chang said they had multiple TDM plans in place. He said as a contract manufacturer they operated seven days a week. He said they provided employees flexible work hours and financial incentives to anyone that carpools. He said they were part of Tarlton Properties' business park shuttle that provided service between Caltrain to their office. He said they planned to expand TDM programs.

Christian Moeller said he was an artist based in Los Angeles, California. He provided visual examples of work he has done and talked about some of the processes he used in developing his work. He highlighted his treatment of a large parking structure in Olympia, Washington.

Chair Barnes opened public comment and closed it as there were no speakers.

Commission Comment: Commissioner Doran said he had reservations about the heliport. He referred to the comments about more use of drones in the future, but he had concerns with the presence and noise of helicopters in the City.

Commissioner Kennedy asked if the City had an ordinance regarding heliports. Planner Smith said the only reference that staff was aware of was in the zoning ordinance where it was classified as a special use but did not really outline any further bounds or requirements as part of that. Commissioner Kennedy said she thought they needed to tread gracefully on how they began to approach comments or suggestions around new trends in transportation, noting that things were rapidly changing. She said she would want the Commission to be consistent in its approach.

Commissioner Tate said regarding the helipad she agreed that trends were changing but she agreed with Commissioner Doran that this was probably not the place for helicopters. She said for one reason people lived in this area. She said she did not know how much consideration had been given to their neighbors in East Palo Alto either.

Commissioner Kennedy said she lived about a half mile from Stanford Hospital and regularly heard helicopters going to the hospital. She said while challenging at times it was not so consistent that it happened every hour. She said moving forward she thought they would have to have an ordinance about helicopters.

Commissioner Riggs noted Mr. Moeller's beautiful work. He said however he did not think the parking garage started with good form as it was a basic cube. He said parking garages were a sensitive topic in the City noting that it had not caught the first parking garage developed with the Bohannon project that had an exterior ramp that was not architecturally designed well. He said from his viewpoint the garage of the Bohannon Phase 2 development was absolutely dynamic. He said he thought the food court was a fantastic idea and would be a contribution to the L-S district. He said he liked the panel material proposed, noting for the record that stucco 90 feet high would not work. He said the architecture suited the purpose of a science building. He said there were transportation issues on the east side and all development would increase the impact. He said he remained hopeful that all would work together to address transportation issues so there could be the desirable growth in the LS district. He said the restaurant location if it was open to the public had a level of community asset. He said it was perfectly fine that the community it would serve was the L-S community. He said the open space along O'Brien Drive looked large enough that it had potential. He said he agreed that the heliport use in terms of helicopters had to be taken up with City Council as to regulations. He said regarding bird-friendly design that he was not an expert but if it could gain enough support and acknowledgment from experts he would not disagree. He said regarding overall approach he thought the project had to meet the needs of CS-Bio, and he was sure it did that.

Commissioner Tate said she would like to hear more about the community amenities being proposed regarding undergrounding utilities and in the job training areas. Mr. Chang said utilities would be undergrounded onsite. Commissioner Tate said that was not a community amenity. Mr. Chang said CS-Bio teamed with JobTrain on a four-week paid internship program to teach people about using chemicals and safety requirements, proper counting, and how to run high pressure liquid chromatography instruments. He said the second class would start September 15 and had five spots reserved for Belle Haven residents. Commissioner Tate indicated support of the job training efforts.

Commissioner DeCardy said he would like to understand how a really robust integrated TDM plan would work for this project and that was his number one concern. He said his second related to the community benefit as he thought that amenity was slanted more toward staff. He said the training program just described was something he would like to see more of. He said he thought they had a great model with Mr. Moeller and how he had engaged with a community to develop a meaningful garage screen. He said related to the publicly accessible open space and pedestrian and bicycle paths that it was frustrating seeing projects come through piecemeal as each was responsible for its component piece but it was not clear what the individual ones would add up to so that those were actually inviting for the public to use. He said the restaurant for this project could go in either direction. He said Café Zoe was used as an example, but that restaurant was in an entirely different place in a heavily pedestrian community sitting right on the street and heavily inviting to community members to engage with. He said on the eastside there was potential for a pathway that would give access to residents to go through the Hetch-Hetchy divide to Willow 'Village. He said it looked narrow like a canyon now and was particularly uninviting. He said he hoped they would look at modifications to the site that would really open up that in an inviting way.

Chair Barnes said the project had three floors of office and the first floor was to be a not yet determined food and beverage facility. He said he understood why they wanted to stretch the number of office spaces but the parking ratios for this area were not intended to support office use. He said they needed to figure out how to balance the utilization of the building with parking ratios

that were lower around 2 spaces per 1,000 square feet. He said parking should be provisioned for what the project needed and not to potentially help other companies in the area. He said the restaurant was moved from the top to ground floor and that provided more access, but he saw the food and beverage facility as tenant amenity and not community amenity. He said 33 parking spaces were allocated for the food and beverage facility but if it was a community amenity, people would walk to it. He said the heliport requested did not track back to the company's core business and he was not amenable to it. He said the pedestrian bridge in concept was fine. He said overall the architecture and materials on the main building were fine. He said related to the garage that its massing would be reduced when the parking ratio was reduced but he was not sure what articulation or what the artist, Mr. Moeller, might do to make it work visually. He said the proposed open space was fine. He said related to a pedestrian pathway to Willow Village he thought Commissioner DeCardy's comments were useful.

Recognized by Chair Barnes, Mr. Chang said regarding office space in life sciences there had been quite a shift. He said the dynamics of life sciences were shifting where much of the work would be done through supercomputers and data and not necessarily chemistry. He said that was part of the reason for the office space as well.

Staff Summary of Commission Feedback:

- Architecture and design are generally appropriate for a life sciences building.
- Most Commissioners generally supported the proposed open space and publicly accessible open space proposed on the site, with more detail requested regarding furnishings and plantings.
- Restaurant access has improved since the original submittal by moving to ground floor, but some Commissioners felt that it was more of an employee benefit than a community amenity.
- Some Commissioners believed that an expansion of an existing job training program focused on Belle Haven residents could be a worthwhile community amenity that should be explored in greater detail.
- A number of Commissioners requested that a reduced parking ratio be explored, which should also reduce the size of the proposed garage. There was also concern about the design of the garage and a request to reconsider the proposed form and general design to provide more visual interest.
- Concerns voiced regarding the proposed heliport, which the Commission felt was not integral to the business model of CS Bio and would cause too much noise in the vicinity, especially for residents of East Palo Alto nearby.
- A couple of Commissioners requested that the applicant coordinate with Facebook and Tarlton Properties in making use of pedestrian and bicycle connections between the various project sites.
- One Commissioner stated concerns about the Hetch Hetchy right of way behind the site. Restrictions make it difficult to utilize the space. Use caution when planning any temporary open space or amenity uses for that area.

- G2. Study Session/Richard Mielbye/3723 Haven Avenue:
Request for a study session review for a future application for a use permit, architectural control, and possible environmental review of a new 167-room hotel in the O-B (Office - Bonus) zoning

district. ([Staff Report #19-066-PC](#))

Staff Comment: Planner Pruter said this parcel was zoned Office-Bonus (O-B) and not Office-Hotel (O-H) so it was a conditional use to have a hotel on the property. He said the project was not pursuing bonus development, so no community amenities were required for the property. He said the maximum FAR for the hotel was 175%.

Questions of Staff: Chair Barnes said in the area there were three sites zoned O-H. Planner Perata said one site was the Facebook West Campus site that was rezoned as part of the project and had a hotel project the Commission saw recently. He said there were two other parcels in the O-H zoning district. He said O-B zoning allowed hotel use as a conditional use permit or a conditional development permit. He said if a hotel was proposed on a parcel zoned O-H the hotel would be a permitted use and the Commission's purview would be architectural control.

Commissioner DeCardy said in the area there was an overall cap of hotel rooms. He asked if a property owner of a site zoned O-H would lose 57 rooms. Planner Perata said as mentioned in the staff report the ConnectMenlo General Plan Update included a 400-room cap on hotels in the rezoned properties in the Bayfront area. He said they had on file 457 hotel rooms that were being reviewed by staff. He said one project would need to reduce to 400 rooms or one project would need to apply for a general plan amendment to increase the cap and potentially conduct the associated environmental review. He said the City Council could choose to direct staff to start modification of ConnectMenlo General to modify the hotel room cap. He said the project would be reviewed and acted upon based on the cap in place at the time of the application. He said the O district permitted hotels either conditionally or as a permitted use and were reviewed based on the project on file. He said the H designation as part of the cap did not matter and it was simply the number of rooms that were being reviewed, acted upon and potentially approved by the Planning Commission and/or City Council. Commissioner DeCardy asked what if his land was zoned O-H but he could not develop a hotel that would work on the site. Planner Perata said the O designation was typically intended for office building. He said hotel was another use that could be pursued at the site whether zoned O or O-H.

Commissioner Doran confirmed that the City had applications for 457 hotel rooms now and that included this hotel project.

Applicant Presentation: Richard Mielbye, FPG Development Group, said they were the applicants to build a 167-room hotel at this site. He said this was a Marriott brand called Moxie that was a fairly new brand with smaller rooms and concentrated in the hotel amenities that was geared toward millennials. He said the Fire Marshall asked that they speak with Caltrans regarding fire truck access only to the right side of the building. He said Caltrans wanted them to speak to their adjacent neighbors who owned the storage facility as well as the dog kennel and training facility. He said both businesses were owned by the same people. He said they had met with them several times and had exchanged documentation. He said it looked like things were in order on that and he would share those agreements with the City when final as part of the public record and approval process. He said the site was contaminated extensively and caused by an adjacent landowner and a company Zuma that was no longer there. He said that group had taken responsibility. He said part of this proposal was to have that issue resolved and the contamination stopped. He said they were working on that now with the State Water Resource Board. He said the staff report indicated a heritage tree would be removed as that was where access point was for the firetruck. He said he

has asked the architect to redesign the curbing and extend the other side so they could keep the tree. He said related to traffic concerns their hotels had a shuttle that would serve guests and employees in a five-mile radius for drop off and pick up.

Ken Martin, project architect, Leo A Daly, provided visuals of the surrounding area and site plans. He said the hotel was 100% valet parked and would have parking lifts. He said they had a great deal of open public space and a coffee shop amenity on the ground floor. He noted the parking structure, bicycle parking and electric vehicle charging. He said the overall height of the project was less than the maximum allowable height. He said the coffee shop, bar and restaurant were open to the public noting ideas to provide pedestrian access from a nearby apartment complex. He noted a loggia and said clarification was desirable if that had to count in FAR or not. He closed the presentation with a visual of the rooftop deck.

Chair Barnes opened for public comment and closed public comment as there were no speakers.

Commission Comment: Commissioner Kennedy said it was a beautiful hotel, but she questioned whether another hotel was needed geared toward millennials. She said the hotel would have a need for service employees and questioned housing and transportation for those individuals. Recognized by the Chair, Mr. Mielbye said the demand for hotels was incredible in the area. He said their hotels had no problems in the area with staffing and used shuttle vans for transportation and other incentives to help staff transportation.

Commissioner Doran acknowledged a demand for hotel use in the area. He said one of the advantages of hotel use here was the high level of demand and those who stayed at a hotel there would not be adding to traffic. He said he liked what he had seen of the architecture. He said he stayed at a Moxie Hotel at the Milan Airport and he thought it was in tune with the workforce in the Bayfront and what they would be looking for. He said he thought the hotel use was appropriate. He said he did have an opinion on the open space. He said he would like to hear more about the loggia and the nature walk in particular. He said the overall approach was good.

Recognized by the Chair, Mr. Martin provided a visual of the area they were referring to as a nature walk and where also they were discussing a connection to the apartment complex. He confirmed for Commissioner Doran that the nature walk was not part of the apartment complex.

Chair Barnes questioned if the nature walk qualified as publicly accessible open space. He asked about the open space and loggia, related to the FAR, and what the applicant was asking and what staff was indicating. Mr. Martin said the loggia or covered patio space in the front of the coffee shop ran at the top of the public open space along Haven Avenue. He said it was a nice amenity, but they questioned it counting as FAR toward building area.

Commissioner DeCardy said the architectural design and materials looked great and the project was headed in the right direction. He said regarding appropriateness of hotel use he appreciated all the comments but given what the City was allowing in that area generally and a cap of 400 hotel rooms and the sequencing the use seemed fine to him. He said his big question was around the public open space considerations. He said it was a stretch to call the pathway a nature walk. He questioned whether a rooftop garden was public open space if a person needed to take an elevator from the lobby to get to it. He said rather than the concept of the loggia counting toward FAR his issue was how to open it up so it would seem engaging to the community. He said a huge amenity

was the nearby Bedwell Bayfront Park. He suggested they not just focus on connecting to Facebook, millennials, the airport, shuttle and new apartment complex but as a portal between Bedwell Bayfront Park users and the project.

Chair Barnes referred to the intense and extensive community process for the ConnectMenlo General Plan Update and his concern that zoning was designated for hotels for certain sites and this site was not one of those sites. He said for him to get comfortable with this use in this zoning district he needed to see an overwhelming reason to contravene the zoning plan that was put together. He said right now he could not support hotel use on the subject parcel in the context of the functioning plan the City had and noted concerns with violating public trust.

Commissioner Doran questioned the rooftop deck as publicly accessible and the proposed nature walk. He suggested the open space needed to be looked at more.

Commissioner Riggs said he thought the public open space should be looked at more as he concurred it did not quite fit together yet. He said the material on the second and third floor was referred to as metal screen. He said it was important what type of metal screen was used so it would lend some character to the building. He said regarding the roof garden he noted the prevailing wind in the area and suggested they do wind studies if they have not done so already. He said they now have applications for more than the cap of 400 hotel rooms. He said he was not concerned as it would be first-come, first-serve. He said the white building finish was stucco and that would not look good on large flat surfaces and suggested the applicant use a different material. He said he understood the Chair's concern about zoning. He said the architecture was attractive and appropriate for a hotel and the neighborhood it was in.

Planner Perata said staff received information from the applicant that would be made available to the Commission.

Staff Summary of Commission Feedback:

- Support in general for the design style of the hotel building, but concern with the appropriateness of the use of a hotel on this parcel, given the fact that the hotel use is conditional in the subject property's zoning district and the overall amount of hotel growth in the City.
- Recommendation to consider the possible connections the site could have to Bedwell Bayfront Park.
- Concerns with the proposed public open space provisions, specifically on the fourth-floor rooftop garden and along the proposed nature pathway connecting to the neighboring apartments located at 3645 Haven Avenue (Greystar).
- Recommendation to complete a wind study that assesses the potential wind impacts that could occur on the fourth-floor rooftop garden and adapt design features accordingly.
- Suggestion to change the choice of flat stucco material to enhance the aesthetic quality of the proposed hotel.

H. Informational Items

H1. Future Planning Commission Meeting Schedule

- Regular Meeting: September 9, 2019

Planner Perata said the agenda for the September 9 meeting would have architectural control in Sharon Heights for one of the CDP properties there and a single-family residential development use permit. He said he was looking at information or regular business items for Commission discussion. He said he was currently looking at the topic of the substantial conformance review memo process.

- Regular Meeting: September 23, 2019
- Regular Meeting: October 7, 2019

I. Adjournment

Chair Barnes adjourned the meeting at 10:39 p.m.

Staff Liaison: Kyle Perata, Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on September 9, 2019



445 Oak Court

Menlo Park Planning Commission Review
BLD2018-184 / 185 / 186
Nguyen | Do Construction
August 26th, 2019

1

Use Permit Revision

▷ Windows & Doors:

- Material Superiority (Fiberglass vs. Aluminum/Wood Clad)
- Brand Preference (Milgard vs. Marvin)
- Glass
- Aesthetic



2

Material Superiority

▷ Fiberglass vs. Aluminum/Wood Clad

- Strength (shatter resistant)
- Thermal (resistant to expansion/contraction caused by temp/climate)
- Energy Efficiency [performance & fabrication] (still abides to Title24)
- Value (superior performance for dollar spent)
- Durability (no corrosion, warping, wood-rot)
- Painted to meet any color preference
- Mold Resistant
- High Density Pressure (DP Rating 50)

3

Brand Preference

▷ Milgard vs. Marvin Brand

- Product Warranty (Lifetime warranty is unmatched compared to Marvin)
- Price Efficiency (Approximate cost savings of -60% per comp product)

3

Glass

▷ Glass Requirement

- Tempered (safety)
- Low-E (energy efficiency)
- Argon Filled (enhanced thermal performance)
- Same glass manufacturer (Cardinal Glass)
- Title24 Approved

Visual – Main House

Front Elevation

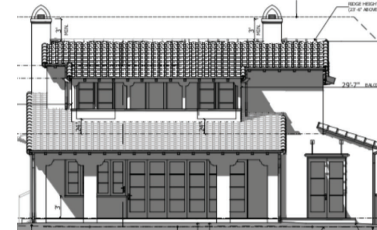


Use Permit

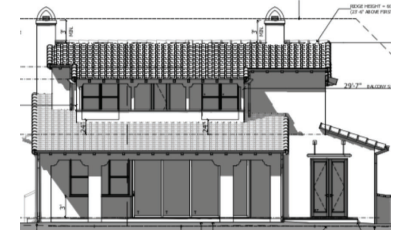


As-Built

Rear Elevation



Use Permit



As-Built

Visual – Main House

Right Side Elevation



Use Permit



As-Built

Left Side Elevation



Use Permit



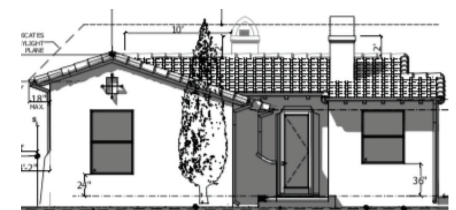
As-Built

Visual – SDU

Front Elevation

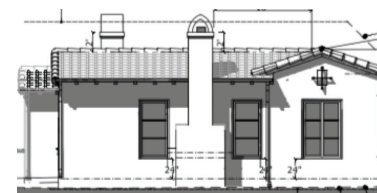


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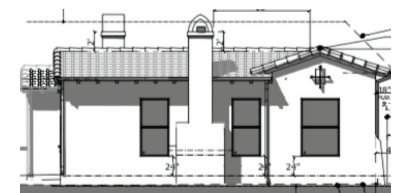


As-Built

Rear Elevation



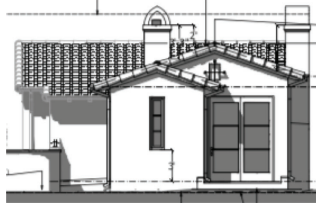
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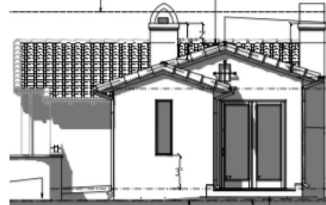
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Visual – SDU

Right Side Elevation

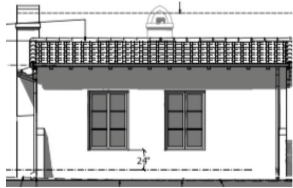


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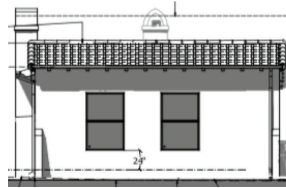


As-Built

Left Side Elevation



Use Permit

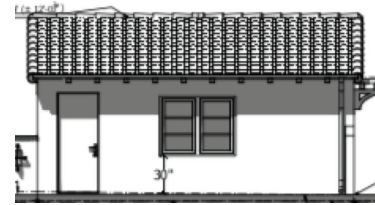


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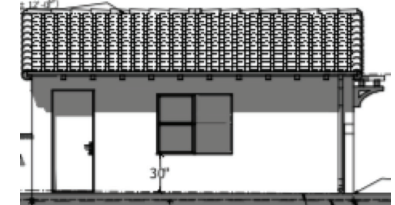
4

Visual – Garage

Left Side Elevation



Use Permit



As-Built

4

Neighborhood Outreach

- ▷ Explained as-built window & door schedule to direct neighbors via in-person communication
- ▷ Received positive responses with support; no opposition
- ▷ One comment included “...the house looks better in person than in the plans!”

Thank You

3

7

MENLO PARK, CA - HOTEL PROPOSAL
JULY 15, 2019

COVER SHEET

0.0



DRAWING INDEX

- 0.1 Area Map
- 0.2 Color Site Plan
- 0.3 Site Plan
- 0.3B Alternate Site Plan
- 1.0 Ground Floor Plan
- 1.1 East Side Blow-up Plans
- 2.0 Second Floor Plan
- 3.0 Third Floor Plan
- 4.0 Fourth Floor Plan
- 5.0 Fifth Floor Plan
- 6.0 Sixth Floor Plan
- 7.0 Building Coverage Diagram
- 8.0 Open Space Diagram
- 9.0 Building Outline
- 10.0 On & Off-site Diagram
- 11.0 Hardscape/Landscape Diagram
- 12.0 Front Elevation
- 13.0 South Elevation
- 14.0 West Elevation

CIVIL DRAWING INDEX**

- 15.0 North Elevation
- 15.1 Perspective Elevations
- 16.0 Building Section
- 17.0 Streetscape Section
- 17.1 Streetscape Sections
- 17.2 Streetscape Sections
- 17.3 Streetscape Elevation - Haven Ave
- 17.4 Blow-up Section at Loggia
- 18.0 Perspective Views - Aerial
- 18.1 Aerial Views of East & South
- 18.1B Alternate Views of Front Plaza
- 18.1B2 Alternate Views of Front Plaza
- 19.0 Perspective Views - 4 Sides
- 19.1 Ground Perspectives
- 19.2 Night Views
- 19.3 Night Views
- 19.4 Night Views
- 20.0 Perspective Views - Plaza
- 20.1 Perspective Views - Plaza
- 20.2 Various blowup views
- 20.3 Nature Trail Views
- 21.0 Amenity Deck Plan
- 21.1 Amenity Deck Views
- 21.2 Amenity Deck Views
- 21.3 Amenity Deck Views
- 22.0 Moxy Brand Images
- 22.1 Moxy Brand Room Design
- 22.2 Moxy Program
- 23.0 Material Board Images
- 23.1 Material Board Samples **
- 23.2 Material Board Samples **
- 24.0 Code Analysis
- 24.1 Code Analysis
- 24.2 Code Analysis
- 25.0 Closing Sheet

ZONING SUMMARY

3722 HAVEN AVENUE
MENLO PARK, CA
LAND USE: O-8 OFFICE-BUSINESS
HEIGHT LIMIT: 110 FEET (BY PERMITS)
MAX FLOOR: 17% FOR HOTELS
ALLOWABLE AREA: 18,386 SF

SETBACKS:

5 FT AT STREET, 25 FT MAX
20 FEET FROM ROW PER PRIVATE EASEMENT ON TITLE
FIRE LANE - 15 TO 30 FEET (20 FEET REQUESTED)
POWERLINE EASEMENT ZONE 40 FEET WIDE ALONG SOUTHWEST END OF SITE

SITE AREA = 31,192 SF
EASEMENT AREA 5,730 SF
FIRE LANE AREA 2,262 SF
BUILDABLE AREA 25,271 SF

PARKING REQUIREMENTS

MIN. 75 SPACES PER GUEST ROOM
MAX. 1 SPACES PER GUEST ROOM
147 GUEST ROOMS PROJECT MINIMUM
126 SPACES MINIMUM
126 PROVIDED

LANDSCAPE REQUIRED

80% ALONG HAVEN AVENUE FRONTAGE
80% FLOOR TO CEILING ALONG HAVEN AVENUE FRONTAGE
PENETRATION REQUIRED 50% FLOOR TO CEILING ALONG HAVEN AVENUE FRONTAGE

ARBORIST SUMMARY: 2 HERITAGE TREES IDENTIFIED AS MONTEREY PINE AND SIX MONTEREY PINE RECOMMENDED FOR REMOVAL DUE TO DISEASE. SEE 3.3 FOR LOCATION OF ARB. SEE ARBORIST MAP FOR OTHER TREES

CIVIL DRAWING INDEX**

SHEET 1 (26.0) TOPOGRAPHIC BOUNDARY SURVEY
SHEET C2 (27.0) HORIZONTAL CONTROL PLAN
SHEET S1 (28.0) GRADING PLAN
SHEET C4 (29.0) UTILITY PLAN
SHEET C5 (30.0) STORMWATER CONTROL PLAN
SHEET C6 (31.0) FIRE TRUCK EXHIBIT
SHEET 25 (32.0) Architectural Drawings
(**below 25.0)



Material Board Samples 21 and 23.2 not bound into drawing set, but provided as exhibit boards



PROJECT CONTACTS:
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Ken Martin, Managing Principal, Leo A Daly Architects, KMartin@leoadaly.com
Al Shaughh, Principal, AMS Associates, CEng, AlShaughh@amsa.com
Rick Mathey, Owner, PPG Development, RMathey@ppg.com



LOCATION

0.1

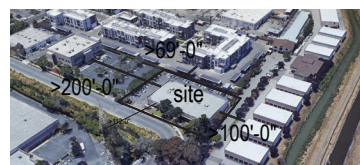


SITE MAP



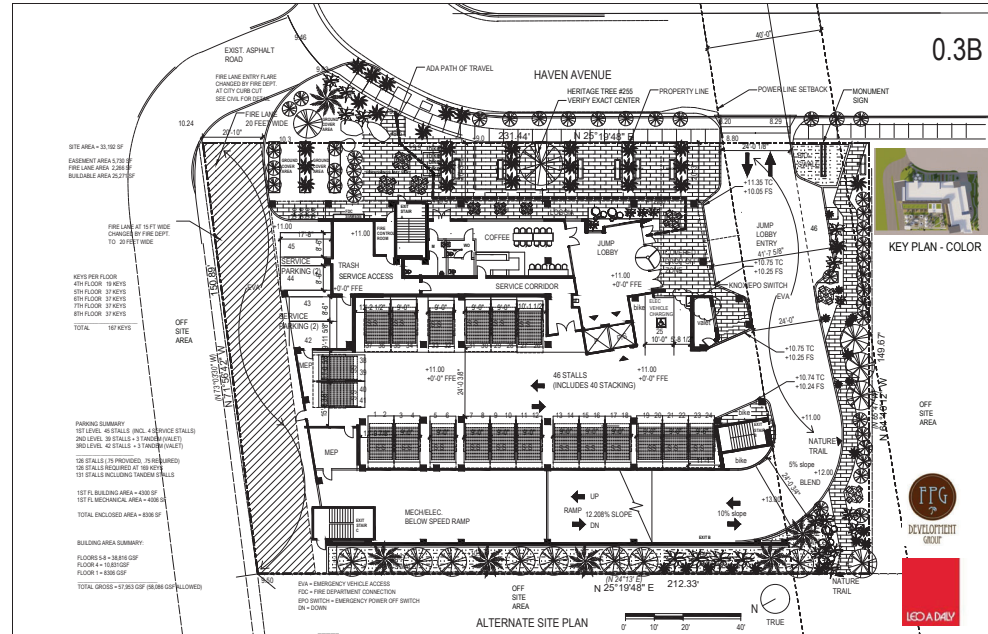
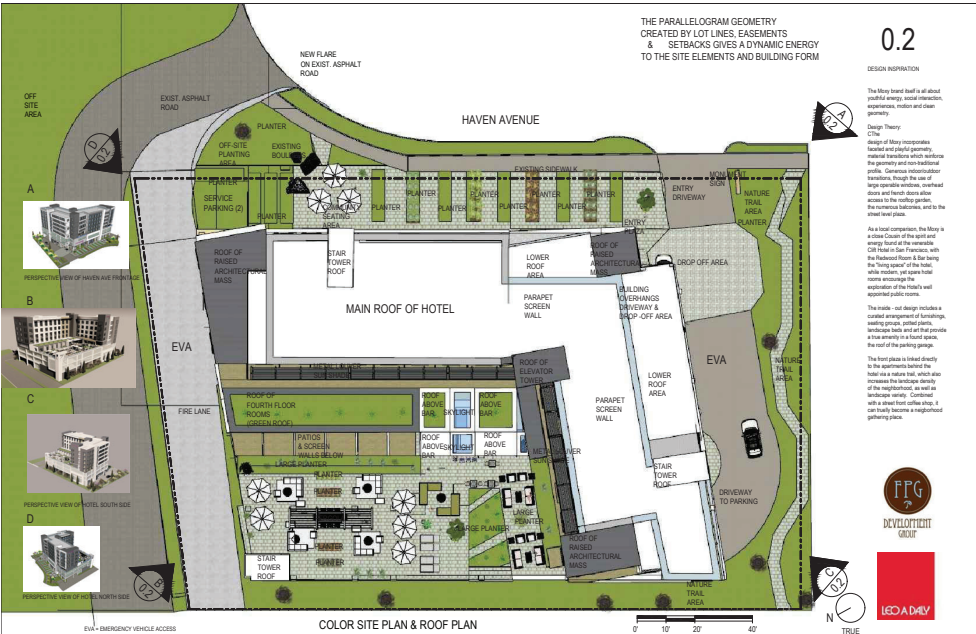
TOPO & MASS

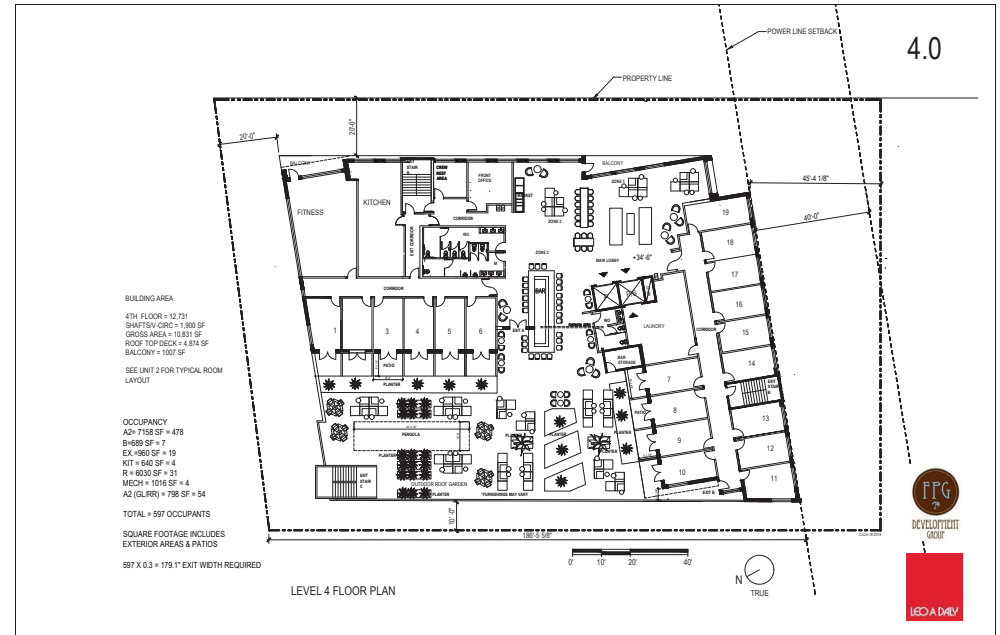
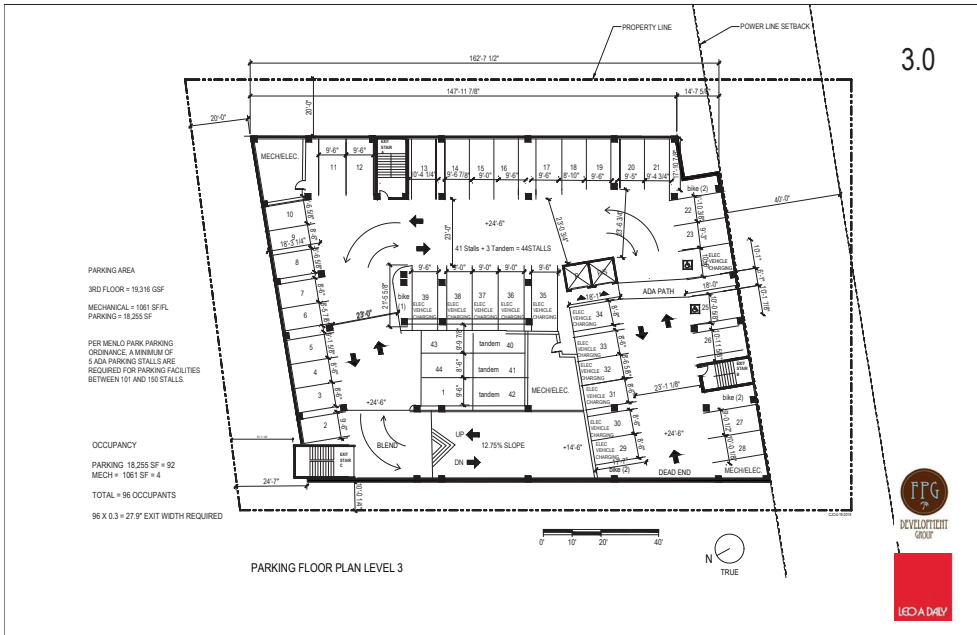
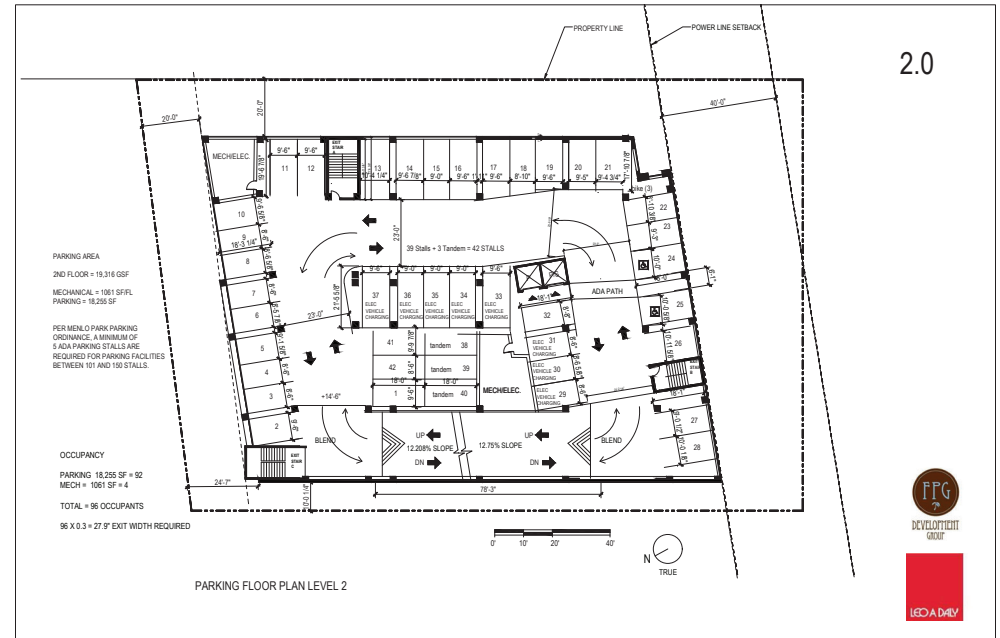
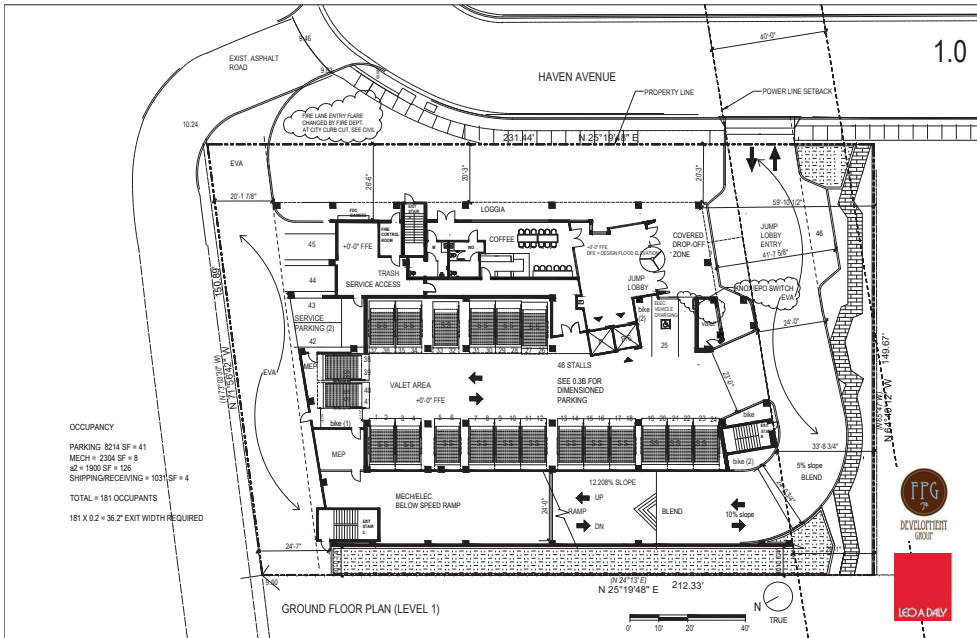
AREA MAP



EXISTING AERIAL PHOTO LOOKING WEST
SEE STREET SECTIONS ON SHEETS 17.0, 17.1, 17.2 FOR DISTANCES BETWEEN BUILDINGS AND PROPOSED HOTEL & ALSO 17.3 FOR STREET ELEVATION SHOWING ACTUAL GAPS BETWEEN BUILDINGS

ROAD MAP & BUSINESSES





5.0

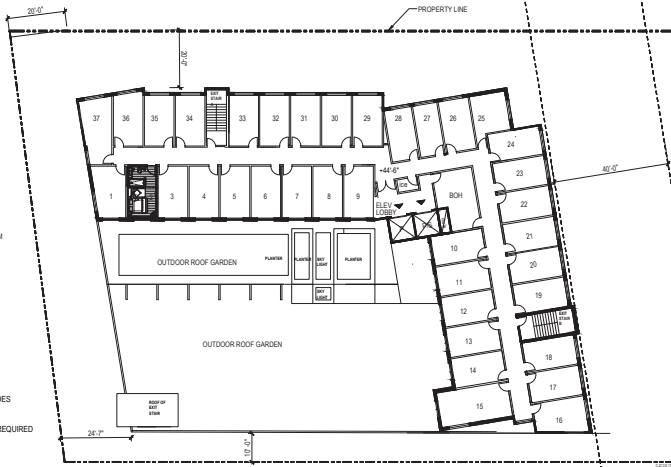
BUILDING AREA
9TH FLOOR = 9704 GSF

EXT. BALCONY AREA = 849 SF
SEE UNIT 2 FOR TYPICAL ROOM LAYOUT

OCCUPANCY
R = 11,165 SF = 56
MECH = 289 SF = 1
TOTAL = 57 OCCUPANTS

SQUARE FOOTAGE INCLUDES
EXTERIOR BALCONIES

57 X 0.3 = 17' EXIT WIDTH REQUIRED



LEVEL 5 FLOOR PLAN



6.0

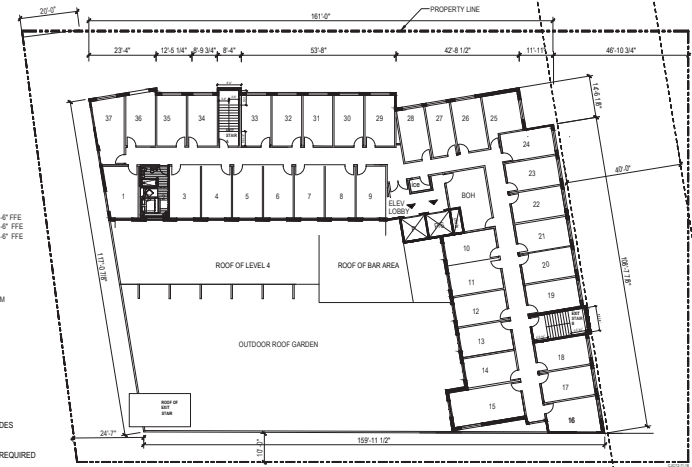
BUILDING AREA
6TH FLOOR = 9704 GSF +54.6' FFE
7TH FLOOR = 9704 GSF +64.6' FFE
8TH FLOOR = 9704 GSF +74.6' FFE

EXT. BALCONY AREA = 849 SF
SEE UNIT 2 FOR TYPICAL ROOM LAYOUT

OCCUPANCY
R = 11,165 SF = 56
MECH = 289 SF = 1
TOTAL = 57 OCCUPANTS

SQUARE FOOTAGE INCLUDES
EXTERIOR BALCONIES

57 X 0.3 = 17' EXIT WIDTH REQUIRED

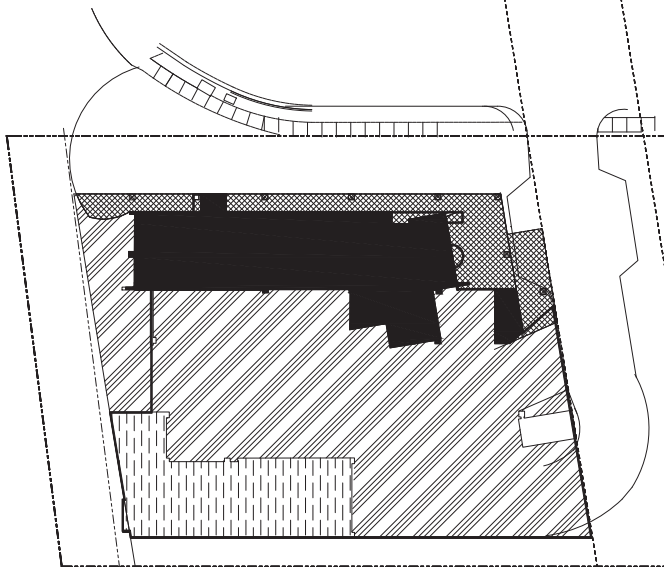


FLOOR PLAN FOR LEVELS 6, 7 & 8



7.0

- 1ST FLOOR INTERIOR
4300 SF
- 1ST FLOOR PARKING GARAGE
13,060 SF SF
- MECHANICAL
4006 SF
- 2ND FLOOR OVERHANG
13,060 SF SF



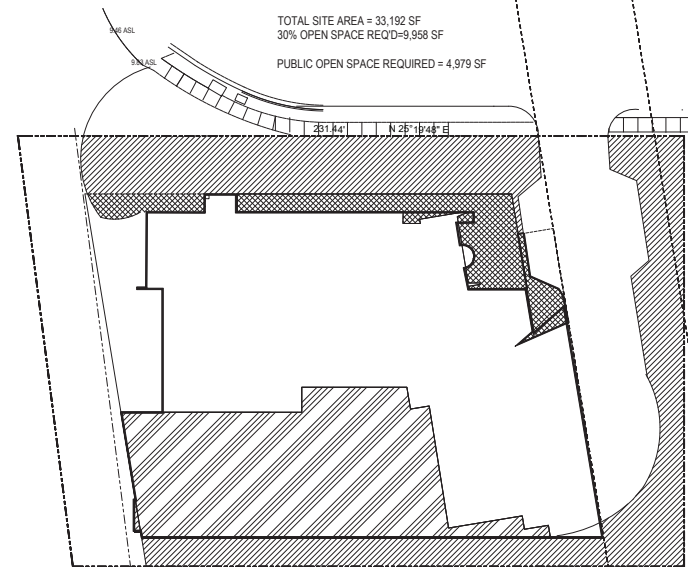
BUILDING COVERAGE DIAGRAM



8.0

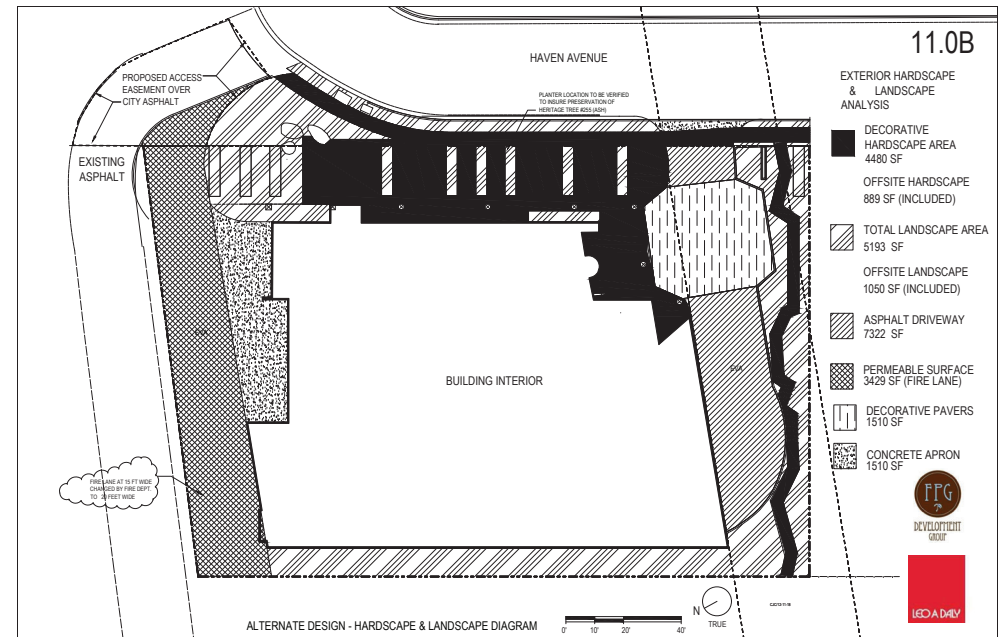
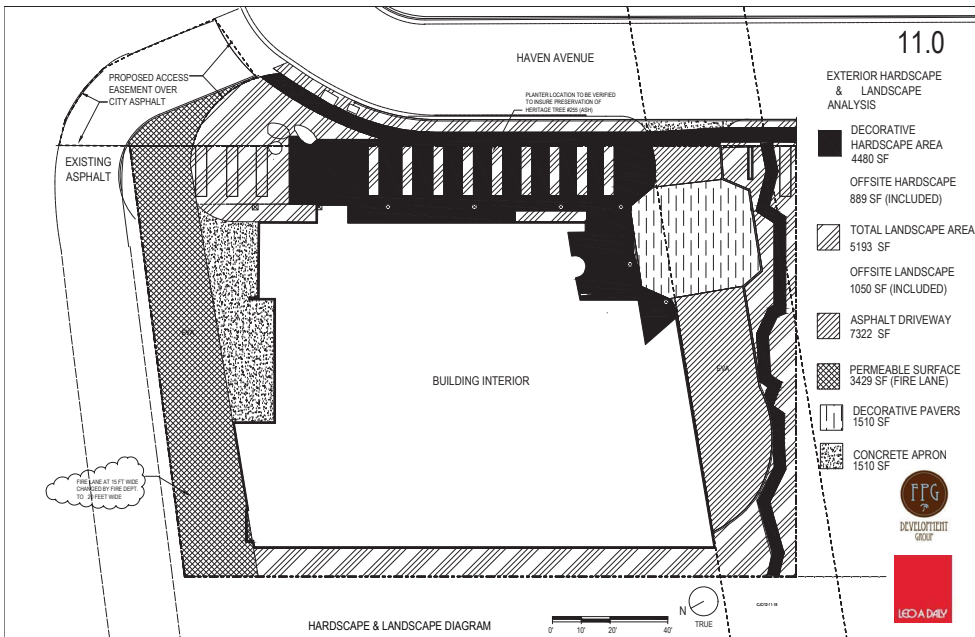
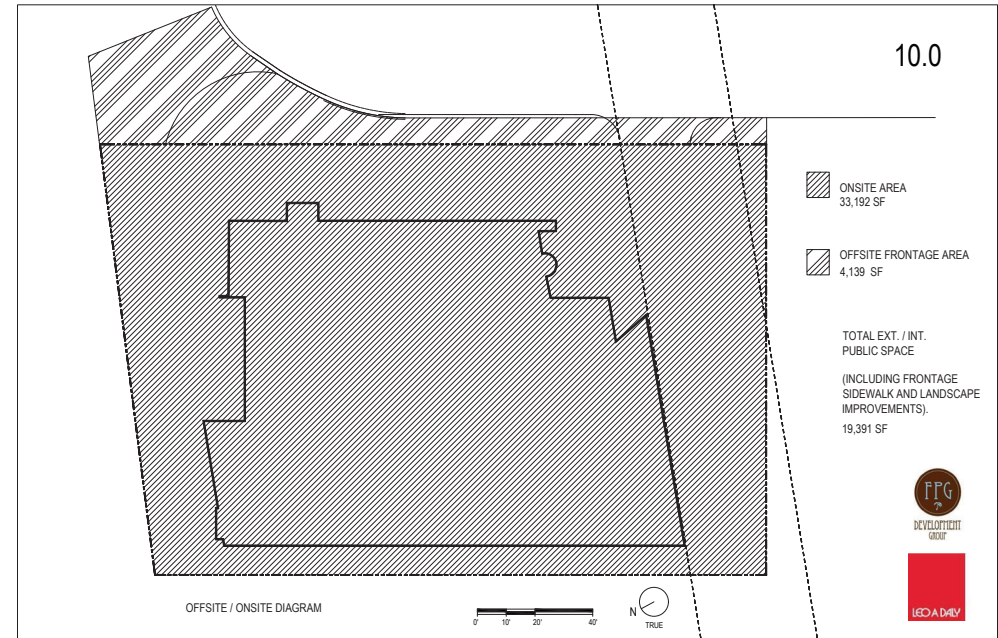
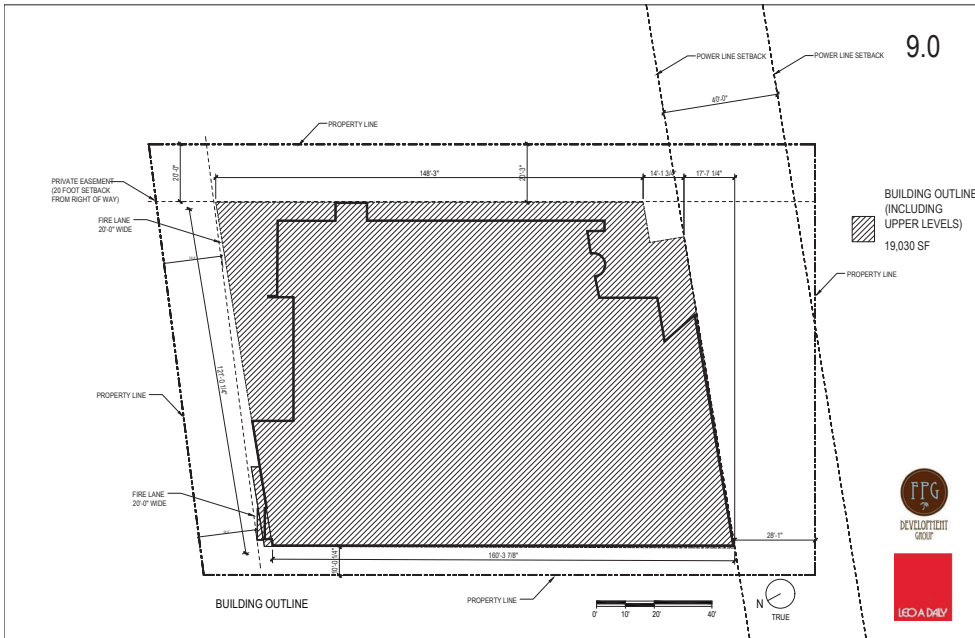
TOTAL SITE AREA = 33,192 SF
30% OPEN SPACE REQ'D = 9,958 SF
PUBLIC OPEN SPACE REQUIRED = 4,979 SF

- EXTERIOR OPEN SPACE (ON-SITE ANALYSIS)
- UNCOVERED OPEN SPACE
GROUND LEVEL 7322 SF
- PODIUM OPEN SPACE (4TH FLOOR)
5193 SF
- TOTAL EXT. OPEN SPACE
12,515 SF
- COVERED OPEN SPACE
1682 SF
- TOTAL OPEN SPACE W/ COVERED
SPACE INCLUDED
14,197 SF



OPEN SPACE DIAGRAM







12.0

EXPRESSIVE GEOMETRY, LARGE WINDOWS, SHIMMERING TRANSLUCENT SCREENING OF PARKING GARAGE, A WARM WOOD-LOOK ENTRY AND MODERN STOREFRONT GIVE MANY PLAYFUL FACETS TO THE FRONT ELEVATION.

THE BUILDING MASS OVERHANGS THE ENTRY DROP OFF ZONE TO CREATE A PROTECTED CANOPY EXPERIENCE IN AN UNCONVENTIONAL WAY. A LOGGIA EXTENDS THE LENGTH OF THE FACADE CREATING A SHADED PATIO.

FRONT (EAST) ELEVATION



PERSPECTIVE VIEW OF FRONT ELEVATION



- MATERIAL KEYNOTES
- A = WHITE STUCCO
 - B = CREATIVE MINES FAUX WOOD
 - C = CENTRIA METAL PANEL (HORIZONTAL)
 - D = CENTRIA METAL PANEL (VERTICAL)
 - E = TYPICAL BLACK METAL WINDOW FRAME
 - F = GLASS WINDOW
 - G = GLASS RAILING
 - H = CHAINMAIL SCREEN MATERIAL



13.0

HORIZONTAL AND VERTICAL ELEMENTS COMPOSE THE SOUTH FACADE WITH THE CORNER TOWER ANNOUNCING THE ENTRY. THE SHIMMERING METALLIC BASE AS AN ARTFUL YET TECHNICAL ENCLOSURE OF THE PARKING.

TO THE VERTICAL EXPRESSION OF THE WINDOW OPENINGS WITH HORIZONTAL MULLIONS TO GIVE A NEIGHBORHOOD RESIDENTIAL SCALE TO THE HOTEL. OPERABLE WINDOWS PROVIDE FOR AN ENVIRONMENTAL ALTERNATIVE TO A/C.

THE SOUTH ELEVATION IS THE BACKGROUND FOR THE NATURE TRAIL LANDSCAPE.

SOUTH ELEVATION



PERSPECTIVE VIEW OF SOUTH ELEVATION



- MATERIAL KEYNOTES
- A = WHITE STUCCO
 - B = CREATIVE MINES FAUX WOOD
 - C = CENTRIA METAL PANEL (HORIZONTAL)
 - D = CENTRIA METAL PANEL (VERTICAL)
 - E = TYPICAL BLACK METAL WINDOW FRAME
 - F = GLASS WINDOW
 - G = GLASS RAILING
 - H = CHAINMAIL SCREEN MATERIAL



14.0

THE REAR OR WEST ELEVATION IS THE MOST DIVERSIFIED INCORPORATING THE HOTEL FACADE, THE ROOF GARDEN FRAMED BY THE L-SHAPE BUILDING, A SHIMMERING BASE WITH LANDSCAPE BUFFER.

HORIZONTAL AND VERTICAL FORMS ARTFULLY DEPICT THE CHANGING FUNCTIONS WITHIN.

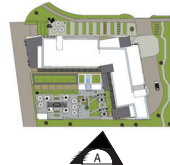
WINDOW SIZES, BALCONY DOORS, GLASS RAILINGS AND FURNISHINGS GIVE THE FACADE VARIETY AND SCALE TO RELATE TO THE APARTMENTS SCALE.

LOUVERED SUNSHADES PROVIDE A CORNICE TO THE BUILDING AND SHADOWS ACROSS THE FACADE. BALCONIES PROVIDE TEXTURE TOO.

REAR (WEST) ELEVATION



PERSPECTIVE VIEW OF REAR ELEVATION



- MATERIAL KEYNOTES
- A = WHITE STUCCO
 - B = CREATIVE MINES FAUX WOOD
 - C = CENTRIA METAL PANEL (HORIZONTAL)
 - D = CENTRIA METAL PANEL (VERTICAL)
 - E = TYPICAL BLACK METAL WINDOW FRAME
 - F = GLASS WINDOW
 - G = GLASS RAILING
 - H = CHAINMAIL SCREEN MATERIAL
 - J = METAL LOUVER SUNSCREEN
 - K = PAIR OF DOORS FOR BALCONY ACCESS, TYP.



15.0

THE NORTH SIDE OF THE HOTEL EXPRESSES THE FITNESS CENTER AS A LONG WINDOW OPENING, AND REVEALS THE BALCONY AND AMENITY ROOF GARDEN.

BELOW THE SHIMMERING GARAGE LEVELS, CONCEALED IN SHADOW ARE THE GARAGE SERVICE DOORS FOR DELIVERY AND TRASH PICK-UP, TUCKED OFF OF AN EXISTING ALLEY.

NORTH ELEVATION



PERSPECTIVE FROM GROUND



PERSPECTIVE VIEW OF NORTH ELEVATION



- MATERIAL KEYNOTES
- A = WHITE STUCCO
 - B = CREATIVE MINES FAUX WOOD
 - C = CENTRIA METAL PANEL (HORIZONTAL)
 - D = CENTRIA METAL PANEL (VERTICAL)
 - E = TYPICAL BLACK METAL WINDOW FRAME
 - F = GLASS WINDOW
 - G = GLASS RAILING
 - H = CHAINMAIL SCREEN MATERIAL
 - J = METAL LOUVER SUNSCREEN
 - K = PAIR OF DOORS FOR BALCONY ACCESS, TYP.



PERSPECTIVE ELEVATIONS 15.1



WEST ELEVATION VIEW



EAST ELEVATION VIEW



NORTH ELEVATION VIEW



SOUTH ELEVATION VIEW



17.3



MODEL VIEW FROM CORNER TO HOTEL



MODEL VIEW FROM WAREHOUSE TO HOTEL



OFFICE BUILDING ON CORNER OF BLOCK



ADJACENT OFFICE BUILDING ON SOUTH



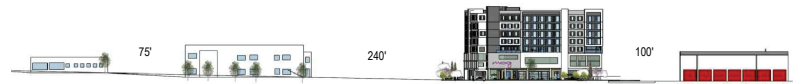
ADJACENT OFFICE BUILDING ON SOUTH



FULL LENGTH OF HAVEN AVE FRONTAGE



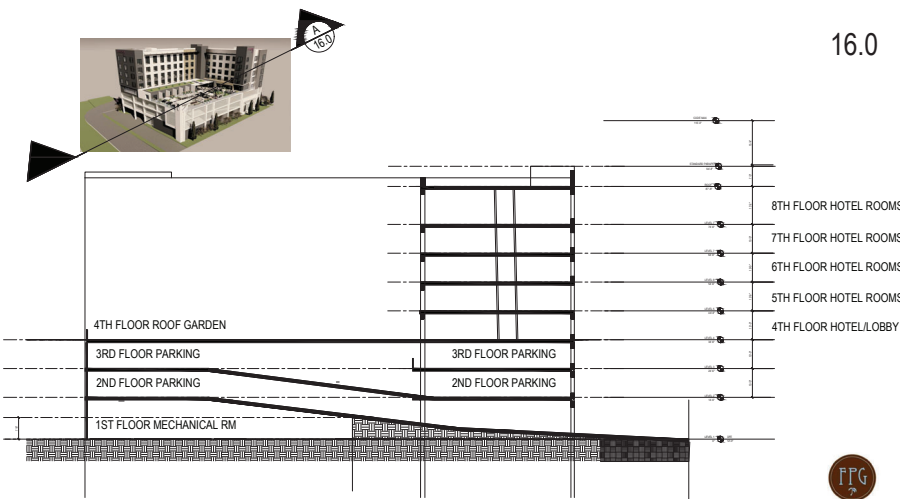
WAREHOUSE AT NORTH EDGE OF SITE



Streetscape Elevation Along Haven Avenue (no breaklines)



16.0

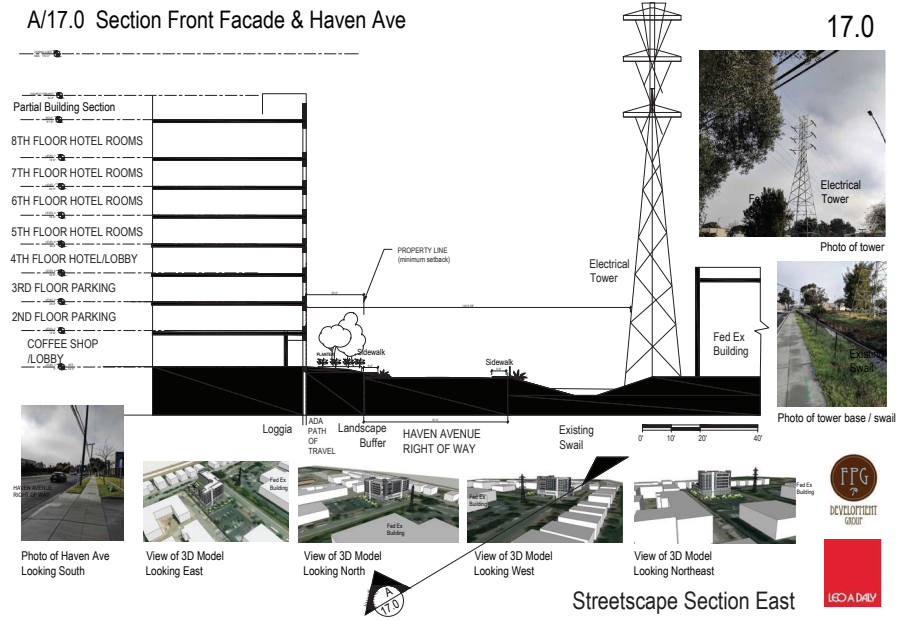


TRANSVERSE BUILDING SECTION



A/17.0 Section Front Facade & Haven Ave

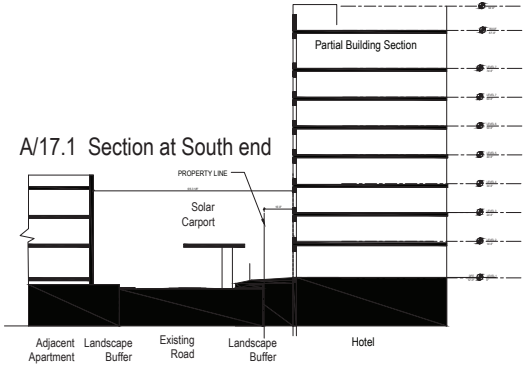
17.0



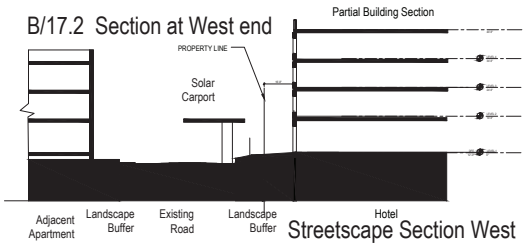
Streetscape Section East



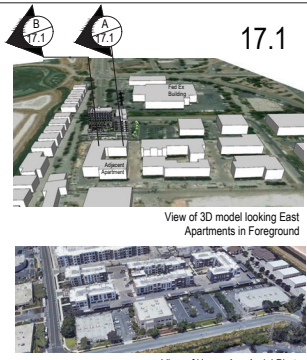
A/17.1 Section at South end



B/17.2 Section at West end



Streetscape Section West



17.1

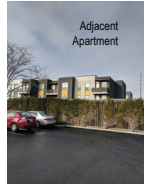
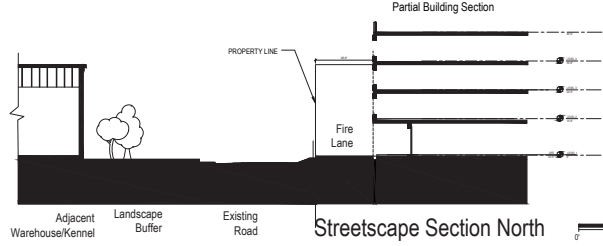
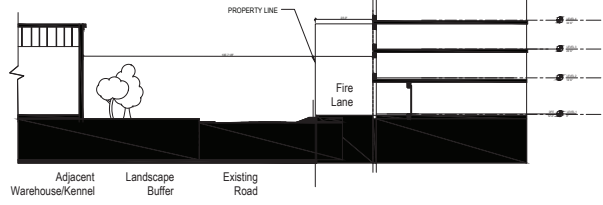


Photo of existing Apartments



Existing View of Haven Ave Aerial Photo Warehouses in foreground (right)

A/17.2 Section at East end



Streetscape Section North

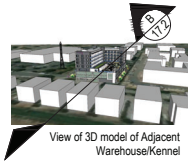


17.2

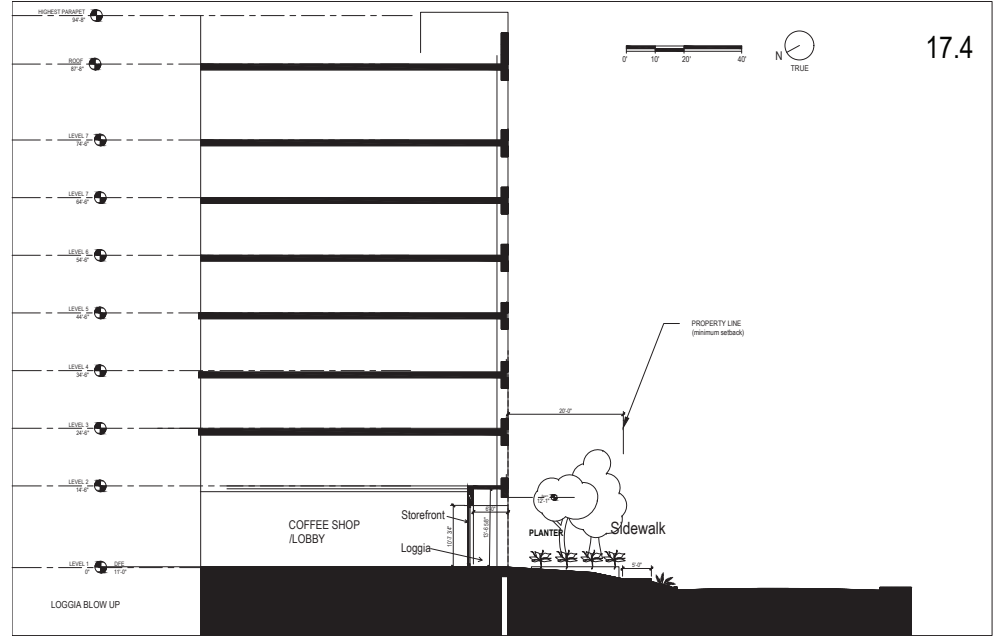
View of 3D model looking West Warehouses on right side



Photo of Warehouses Looking North from rear of existing building on-site



View of 3D model of Adjacent Warehouse/Kennel



17.4



AXONOMETRIC VIEW LOOKING EAST

AERIAL VIEWS OF WEST AND NORTH SIDE 18.0



AXONOMETRIC VIEW LOOKING SOUTH



VIEW OF ROOF GARDEN LOOKING SOUTHWEST



VIEW OF ROOF GARDEN LOOKING EAST





AXONOMETRIC VIEW LOOKING NORTHWEST

AERIAL VIEWS OF EAST & SOUTH SIDE 18.1



AERIAL PERSPECTIVE LOOKING NORTHWEST



AERIAL PERSPECTIVE LOOKING NORTH



AERIAL PERSPECTIVE LOOKING SOUTHWEST



ALTERNATE HAVEN AVENUE EVA - NORTH FACADE VIEW OF OFF-SITE LANDSCAPE AREA

AERIAL VIEWS OF EAST & SOUTH SIDE ALTERNATE FRONT PLAZA DESIGN 18.1B2



ALTERNATE VIEW OF LOGGIA



DROP - OFF AREA



SIDEWALK VIEW TO PLAZA



HAVEN FRONTAGE FROM ABOVE



ALTERNATE HAVEN AVENUE PLANTER SPACINGS



ALTERNATE HAVEN AVENUE LOOKING NORTH

AERIAL VIEWS OF EAST & SOUTH SIDE ALTERNATE FRONT PLAZA DESIGN 18.1B



ALTERNATE HAVEN AVENUE ENTRY VIEW



ALTERNATE HAVEN AVENUE LOOKING SOUTH



ALTERNATE VIEW OF PLAZA



ALTERNATE VIEW OF LOGGIA



ALTERNATE HAVEN AVENUE PLANTER SPACINGS



ALTERNATE HAVEN AVENUE FRONTAGE



ALTERNATE VIEW OF LOGGIA FROM DROP-OFF



ALTERNATE VIEW OF LOGGIA FROM DROP-OFF



NORTH FACADE , VIEW LOOKING SOUTH

VIEWS OF ALL SIDES OF HOTEL 19.0



FRONT FACADE , VIEW LOOKING SOUTHWEST



FRONT FACADE , VIEW LOOKING WEST



LOOKING NORTHEAST FROM NATURE TRAIL



VIEWS OF ALL SIDES OF HOTEL 19.1



GROUND PERSPECTIVE LOOKING SOUTHEAST



GROUND PERSPECTIVE LOOKING EAST



GROUND PERSPECTIVE LOOKING SOUTHWEST



GROUND PERSPECTIVE LOOKING SOUTH



HOTEL NIGHT STUDIES 19.3



VIEW OF SOUTH FACADE AT NIGHT



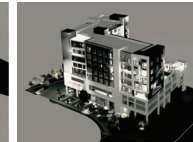
VIEW OF FRONT ENTRY FACADE AT NIGHT



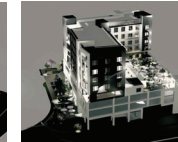
VIEW OF FRONT ENTRY AT NIGHT



SOUTHEAST CORNER



NORTHEAST CORNER



NORTH FACADE



NORTHWEST CORNER



HOTEL ENTRY & FRONT PLAZA 20.0



PERSPECTIVE VIEW LOOKING AT MAIN ENTRY & LOGGIA



PERSPECTIVE VIEW LOOKING AT MAIN ENTRY DRIVEWAY



CLOSE UP VIEW LOOKING AT ENTRY DROP - OFF AREA



CLOSE UP VIEW LOOKING LANDSCAPE ALONG HAVEN AVE



PERSPECTIVE VIEW LOOKING PUBLIC SPACE / COMMUNITY PLANTING BEDS ON HAVEN AVE FRONTAGE



CLOSE UP VIEW LOOKING AT ENTRY DROP-OFF



HOTEL ENTRY & FRONT PLAZA 20.1



STREETSIDE VIEW LOOKING NORTH



ENTRY AREA WINDOWS & LOGGIA



ENTRY DRIVE AND DROP - OFF ZONE / VALET



LOOKING AT LOGGIA AND PERPENDICULAR PLANTINGS



MONUMENT SIGNAGE AT ENTRY DRIVE



SHADED SEATING AT COFFEE SHOP



LOOKING AT TOWARD ENTRY BENEATH LOGGIA



COVERED ENTRY ON LEFT WITH VALET BOOTH - PLANTERS ON RIGHT



FRONT ENTRY PUBLIC GARDEN, WINDOWS TO COFFEE SHOP & APPROX. LOCATION OF EXISTING HERITAGE TREE (ASH)



PLAZA DESIGN THEORY
PLANTINGS ARE PERPENDICULAR TO THE STREET TO ALLOW FOR PUBLIC ACCESS TO LOGGIA AND TO DIFFERENTIATE EACH PLANTING BED AS A UNIQUE COMMUNITY OUTREACH GESTURE
PLANTING BEDS ARE THEIR UNIQUE AND NOT REPETITIVE LANDSCAPE ELEMENTS. SOME POTTED PLANTS ARE POSITIONED TO RELATE TO THE ROOF PLANTINGS
OFF-SITE PLANTINGS SCREEN THE FIRE LANE SERVICE DRIVE AND CREATE A NICE EDGE TO THE PROJECT, INCORPORATING SOME EXISTING BOLLARDS



HOTEL ENTRY & FRONT PLAZA 20.2

LOOKING DOWN AT OFF-SITE PLANTINGS



SIDEWALK VIEW TOWARD ENTRY



AERIAL VIEW OF BOULDER AREA SEATING



VIEW OF FRONT GARDEN SEATING



VIEW OF VESTIBULE ENTRY

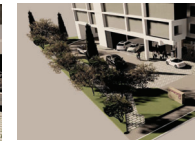


EXISTING BOULDERS PROVIDE EDGE AT NEW SEATING AREA

THE LARGE OFF-SITE PLANTING AREA PROVIDES A SIGNIFICANT BUFFER TO THE SERVICE ZONE BEYOND, AND A BACKDROP OF DENSE PLANTINGS AT THE END OF THE PUBLIC GARDENS.



VIEW FROM MONUMENT TO REAR



VIEW ALONG SIDE OF TRAIL FROM FRONT

NATURE TRAIL CONNECTION 20.3

A NATURE TRAIL IS PROVIDED AS A PHYSICAL CONNECTION BETWEEN THE ADJACENT APARTMENTS AND THE HOTEL ENTRANCE & GARDENS. THE ANGULAR GEOMETRY IS REFLECTIVE OF THE BUILDING AS WELL AS THE OVERALL "INDUSTRIAL CHIQUE" STYLE. PART OF THE NATURE AREA IS A BIO-SWALE FOR STORM WATER FILTRATION.



VIEW FROM MIDPOINT TO FRONT



VIEW FROM PATH TO HOTEL ENTRY



VIEW FROM PATH TO HOTEL ENTRY



AERIAL VIEW FROM APARTMENTS



HOTEL ROOF GARDEN 21.0

4TH FLOOR ROOF GARDEN
A CURATED COLLECTION OF FURNITURE GROUPS, FIRE PITS, POTTED PLANTS, PLANTING BEDS ORGANIZED AROUND A CENTRAL PERGOLA SHADE STRUCTURE, A CENTRAL LANDSCAPE FEATURE AND PERIMETER PLANTINGS.

THIS OPENS TO THE PUBLIC AMENITY, IS SERVICED BY BAR AND FOOD SERVICE AS AN OPTIONAL, BUT PROVIDES PRIVATE SEATING AREAS FOR CONVERSATION OR CONTEMPLATIVE IN A RICH GARDEN ATMOSPHERE, ADORNED WITH ART, POTTED TOPIARY AND WITH VIEWS TO THE BAY.

THIS WOULD BE A GREAT PLACE TO RELAX, MEET WITH FRIENDS OR UNWIND AFTER A DAY'S WORK. CERTAINLY A CENTER POINT FOR THE HOTEL, BUT ALSO A BEAUTIFUL AMENITY FOR THE NEIGHBORHOOD, WHICH IS CURRENTLY LACKING IN GARDEN AREAS.

PERSPECTIVE VIEW LOOKING AT ROOFTOP GARDEN



PERSPECTIVE VIEW LOOKING THROUGH PERGOLA



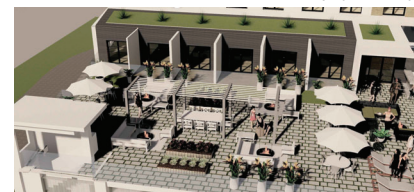
PERSPECTIVE VIEW LOOKING TOWARD BAR



PERSPECTIVE VIEW LOOKING THROUGH PERGOLA



PERSPECTIVE VIEW LOOKING AT ROOF EDGE



PERSPECTIVE VIEW LOOKING AT FIRE PIT AREAS AROUND PERGOLA



PERSPECTIVE VIEW LOOKING AT BAR AND GARDEN AREA



PERSPECTIVE VIEW LOOKING THROUGH UMBRELLA AREA TO BAR



EYE LEVEL AT ROOF DECK GARDEN AREA



HOTEL ROOF GARDEN 21.2



PERSPECTIVE VIEW LOOKING NORTH TOWARD PERGOLA



PERSPECTIVE VIEW LOOKING SOUTH OVER PERGOLA TO BAR CORNER



POTS AND PLANTERS



PERGOLA

A CENTRAL PERGOLA ORGANIZES 5 DISTINCT SEATING GROUPS AND PROVIDES SHADE TO THE ROOFTOP GARDEN

UMBRELLA TABLES CONTRIBUTE SHADE TO THE OTHER AREAS.



Smith, Tom A

From: Catie Heller <cheller22@outlook.com>
Sent: Monday, August 26, 2019 2:48 PM
To: _CCIN; _Planning Commission
Subject: Compliant - CS Bio on O'Brien Drive

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Commission,

I am emailing regarding CS Bio's proposed seven story office building on O'Brien Drive. According to the Daily Post, "the city's zoning plan for the east side is all but maxed out on office space". This shows that the Menlo Park government is taking advantage of its eastside residents who aren't able to speak up and defend their neighborhood. An office building of this size would never be approved in west Menlo Park. Senate Bill 50 proposes the state take control of local housing requirements. This is due to government councils approving new office buildings without taking into consideration where these new employees will live. I am appalled that the Planning Commission members are even considering this development. There is already more than enough traffic on Willow and Dumbarton. How much will the City of Menlo Park make in tax revenue from this development? I ask because that is all this city's government has on its mind; increasing its revenue while forgetting about the health and wellbeing of its residents. Please do not allow this mega office building to take advantage of our city's lower-income residents.

Thank you,

Catie Heller
Menlo Park resident

Smith, Tom A

From: Luis J. Guzmán <ljguzman68@yahoo.com>
Sent: Thursday, August 22, 2019 9:27 PM
To: _Planning Commission; Smith, Tom A
Subject: G1. Study Session/Jason Chang/1075 O'Brien Drive - Project Feedback 26 Aug 2019 planning commission

Follow Up Flag: Follow up
Flag Status: Completed

1075 O'Brien Drive, Menlo Park Project Feedback:

Dear commissioners, city officials and developer,

Thanks a lot for the opportunity to provide some feedback on the new 1075 O'Brien Drive/Kelly Court development proposal and new design: <https://www.menlopark.org/DocumentCenter/View/22672/G1---1075-O'Brien-Dr?bidId=>

Below are a few comments on the project:

- We would like to have as much local greenery and as many new community park amenities as possible. Therefore, we would like the current developer of this project to re-purpose the back of 20 Kelly Court on top of the Hetch Hetchy right of way. The current open parking spaces (which will no longer be needed with the parking garage structure) should be transformed into community amenities. The owner should work with the Facebook Willow Campus developer and other nearby owners (10 Kelly Court, 1 Casey Court, 1215 O'Brien, etc...) and relevant parties such as the city and the SFPUC to increase park/playground options and amenities on that section of Hetch Hetchy and include tennis/basketball/football/soccer/bocce ball courts, secured children/toddlers areas, etc... to serve both employees and local residents.

- We would like to encourage the developer to work with the FaceBook developer on their current design and 1105/1125 O'Brien Drive and 1 Casey Court to allow the possibility of new connections with the new Willow campus street and paseos grid proposal (for example on the current drainage channel between 1075/1105 O'Brien Drive and between 20 Kelly Court and 960/1350 Hamilton).

- We very much like the idea to have as much mixed business-retails space as possible to increase and diversify the commercial options to residents and employees: a locally owned/operated coffee shop like Cafe Zoe and restaurant/bar with opportunities for local community events (music, arts, meetings, etc...) will be a great addition. We would like the parking garage levels to be open to the public to serve also the businesses and patrons. Increasing the height of the building in a non residential business area in order to maximize the public/retail/park areas is a good compromise.

- ADA compliant sidewalk/crossing on O'Brien/Kelly should be included in the design (as a continuation and similarly to what has been done at 1035 O'Brien Drive). These sidewalks/pedestrian crossings should be also implemented all along and on both sides of O'Brien Drive (and in the business park in general) to make it ADA compliant and pedestrian/bicyclist friendly.

Overall, we are very excited about these new mixed used projects with public access and amenities east of US101 such as this one and the future planned FaceBook Willow open multi-use campus. Nearby residents are looking forward to some constructive feedback with the developers and wishing them success. We are also looking forward for the city of Menlo Park and the planning commission to encouraging more of such live/work/play developments in the near future that will transform these business parks in more lively community districts integrated in the surrounding city neighborhoods.

Thank you for your time and consideration.
Respectfully,

Luis Guzman
7 Clarence Court

East Palo Alto resident for over 40 yr

Smith, Tom A

From: Romain Tanière <rtaniere@yahoo.com>
Sent: Saturday, August 24, 2019 5:00 PM
To: _Planning Commission; Smith, Tom A
Cc: _CCIN; Katie Behroozi; Adina Levin; Chen, Kevin
Subject: 26 Aug 2019 planning commission - G1. Study Session/Jason Chang/1075 O'Brien Drive
Attachments: Sidewalks1035O'BrienDrive.jpg; 1090O'Brien2.jpg; 1090O'Brien1.jpg
Follow Up Flag: Follow up
Flag Status: Completed

Project Feedback regarding the new 1075 O'Brien Drive/Kelly Court development proposal and new design: <https://www.menlopark.org/DocumentCenter/View/22672/G1---1075-OBrien-Dr?bidId=>

Dear commissioners and city officials,

Below are a few comments on the project which, like current on-going/proposed/future projects in the area, needs to be looked at within the grand scheme of re-developing O'Brien Drive and the Willow FaceBook campus, not as a piece meal approach:

1. The whole area needs to include ADA compliant sidewalks/crossings (including here on O'Brien/Kelly and each side of O'Brien Drive) similarly to has been done at 1035 O'Brien Drive (ref. attached).

The project at 1090 O'Brien drive is almost finished (ref. attached). How was it approved WITHOUT including new sidewalks?!?!?!?

2. The owners/developers of 1075 O'Brien Drive + 1320 Willow Road +10 Kelly Court + 1 Casey Court + 1215 O'Brien Drive + Hamilton FaceBook Willow Campus need to work together with SFPUC to redevelop this Hetch Hetchy Right Of Way section and provide community amenities such as parks/playgrounds.

3. The owners/developers of 1075 O'Brien Drive + 1105 O'Brien Drive +10 Kelly Court + 1 Casey Court + 1215 O'Brien Drive + Hamilton FaceBook Willow Campus need to work together to propose a coherent/improved new streets/paseos layout for vehicles/bicycles/pedestrians between O'Brien Drive and the new FaceBook Willow Campus.

4. The heliport on top of the new 1075 building design is not an improvement compared to the previous proposed bar/restaurant rooftop community accessible area.

Thank you very much.
Romain Taniere