



REGULAR MEETING AGENDA

Date: 10/7/2019
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

B. Roll Call

C. Reports and Announcements

Under “Reports and Announcements,” staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

D. Public Comment

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

E. Consent Calendar

E1. Approval of minutes from the September 23, 2019, Planning Commission meeting. ([Attachment](#))

F. Public Hearing

F1 and G1 are associated items with a single staff report

F1. Environmental Impact Report (EIR) Scoping Session/Peninsula Innovation Partners/1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court: Request for an Environmental Review, Conditional Development Permit, Development Agreement, Below Market Rate (BMR) Housing Agreement, Zoning Map Amendment, General Plan Amendments, Heritage Tree Removal Permits, Vesting Tentative Map, Fiscal Impact Analysis and an appraisal to identify the Community Amenity Value for a Master Plan to comprehensively redevelop an approximately 59-acre site located at 1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court. The proposed project would demolish approximately 1,000,000 square feet of existing office, industrial, research and development (R&D), and warehousing campus. The project site would be redeveloped with approximately 1,735 housing units (with a minimum of 15% affordable), up to 200,000 square feet of non-office/commercial retail

uses (including a grocery store and pharmacy), approximately 1,750,000 square feet of offices, a hotel with approximately 200-250 rooms, an approximately 10,000 square foot community center, and approximately 9.8 acres of publicly accessible open space (including an approximately 4-acre public park). The proposal includes a request for an increase in height, floor area ratio (FAR), and density under the bonus level development allowance in exchange for community amenities, as outlined in the General Plan and Zoning Ordinance. The project site encompasses multiple parcels zoned O-B (Office) and R-MU-B (Residential Mixed Use). The project site contains a toxic release site, per Section 6596.2 of the California Government Code that would be remediated as part of the proposed project, in compliance with the applicable requirements of the California Department of Toxic Substance Control, the State Water Resources Control Board, and/or other responsible agencies. ([Staff Report #19-072-PC](#))

G. Scoping Session

- G1. Scoping Session/Peninsula Innovation Partners/1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court:
Request for an Environmental Review, Conditional Development Permit, Development Agreement, Below Market Rate (BMR) Housing Agreement, Zoning Map Amendment, General Plan Amendments, Heritage Tree Removal Permits, Vesting Tentative Map, Fiscal Impact Analysis and an appraisal to identify the Community Amenity Value for a Master Plan to comprehensively redevelop an approximately 59-acre site located at 1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court. The proposed project would demolish approximately 1,000,000 square feet of existing office, industrial, research and development (R&D), and warehousing campus. The project site would be redeveloped with approximately 1,735 housing units (with a minimum of 15% affordable), up to 200,000 square feet of non-office/commercial retail uses (including a grocery store and pharmacy), approximately 1,750,000 square feet of offices, a hotel with approximately 200-250 rooms, an approximately 10,000 square foot community center, and approximately 9.8 acres of publicly accessible open space (including an approximately 4-acre public park). The proposal includes a request for an increase in height, floor area ratio (FAR), and density under the bonus level development allowance in exchange for community amenities, as outlined in the General Plan and Zoning Ordinance. The project site encompasses multiple parcels zoned O-B (Office) and R-MU-B (Residential Mixed Use). The project site contains a toxic release site, per Section 6596.2 of the California Government Code that would be remediated as part of the proposed project, in compliance with the applicable requirements of the California Department of Toxic Substance Control, the State Water Resources Control Board, and/or other responsible agencies. ([Staff Report #19-072-PC](#))

H. Study Session

- H1. Study Session/Chase Rapp/1162 El Camino Real:
Request for a study session to review a proposed three story, nine unit residential development with an at grade parking garage with nine parking spaces in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. Three of the units would be designated as Below Market Rate (BMR) units, with one unit providing a BMR unit for this project and two units providing BMR units for the combined projects at 506 Santa Cruz Avenue, 556 Santa Cruz Avenue, and 1125 Merrill Street. The Planning Commission held a previous study session on this proposal on March 11, 2019 and the project has been refined to address comments from the March 11, 2019 study session. No actions will take place at this meeting, but the study session will provide an opportunity for the Planning Commission and the public to become more familiar with the proposal

and to provide feedback. ([Staff Report #19-073-PC](#))

I. Informational Items

I1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: October 21, 2019
- Regular Meeting: November 7, 2019
- Regular Meeting: November 18, 2019

J. Adjournment

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

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

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available for inspection at the City Clerk's Office, 701 Laurel St., Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.

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REGULAR MEETING MINUTES – DRAFT

Date: 9/23/2019

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, Camille Kennedy, Henry Riggs (Vice Chair), Michele Tate

Absent: Michael Doran

Staff: Kyle Perata, Principal Planner; Corinna Sandmeier, Senior Planner; Chris Turner, Assistant Planner

C. Reports and Announcements

Principal Planner Kyle Perata said the Notice of Preparation for an Environmental Impact Report (EIR) for the Willow Village project was released on September 18, 2019. He said the comment period would close at 5:00 p.m. on Friday, October 18, 2019 and the Planning Commission would hold an EIR scoping session and project study session for the project at its October 7, 2019 meeting.

Planner Perata said the City Council at its September 24, 2019 meeting would interview Planning Commission candidates to fill the vacant seat on the Commission with appointment anticipated at the Council's second meeting in October. He said also at the September 24 meeting, the Council would conduct the second reading of the ordinance for the REACH codes.

D. Public Comment

There was none.

E. Consent Calendar

- E1. Approval of minutes from the September 9, 2019, Planning Commission meeting. ([Attachment](#))

Public Comment:

Peter Edmonds, Menlo Park, District 3, said he had provided staff and the Commissioners a copy of the script that he had been reading from at the September 9, 2019 Planning Commission meeting, but in four instances the minutes for that meeting had not conformed with that script. He

indicated his desired changes and provided those in writing to staff.

Commissioner Henry Riggs referred to page 2, last paragraph, where he had commented on the number of sheet plans submitted that were in his estimate 20 hours of work. He said adding “per sheet” after “20 hours of work” would reflect his comment more accurately. He said he had Mr. Edmonds’ handout and he agreed with the modifications expressed by Mr. Edmonds. He moved to approve with Mr. Edmonds’ modifications on pages 11, 24, 25, 29-30 and his own modification on page 2. Commissioner Chris DeCardy seconded the motion.

ACTION: Motion and second (Riggs/DeCardy to approve the minutes with the following modifications; passes 5-0-1 with Commission Michael Doran absent.

- On page 2, last paragraph change “which in his estimate was 20 hours of work” to “which in his estimate was 20 hours of work ***per sheet.***”

Incorporate the following edits to Mr. Peter Edmonds’ Public Comment on pages 1 and 2.

- Line 11: Change “nor was ending the moratorium satisfactorily addressed” to “Only the moratorium was addressed satisfactorily.”
- Line 24: Change “the Public Works Director the City Arborist’s reports” to “the Public Works Director, to whom the City Arborist reports.”
- Line 25: Change “He quoted: Adopt in this context means the designee can also amend” to “He asked: Does this mean the designee can also ‘amend’?”
- Lines 29-30: Correct the omission of the conclusion by changing “He noted his full set of comments had been provided to the Commission” to “Having run out of time, he noted his full set of comments, including his strong disagreement with the percentages, had been provided to the Commission.”

- E2. Architectural Control/Kevin Levingston/485 Waverley Street:
Request for architectural control for exterior modifications to an existing three-unit development on a parcel in the R-3 (Apartment) zoning district. The modifications include updates to the siding materials and windows. ([Staff Report #19-070-PC](#))

Commissioner DeCardy moved to approve consent item E2. Commissioner Camille Kennedy seconded the motion.

Recognized by the Chair, Commissioner Riggs indicated he wanted to pull the item. He said the proposed revision was a change to finishes. He said the existing brick was proposed to be covered with a lace pattern brown stucco, which concerned him as being a 1970s look. He said he had asked Assistant Planner Chris Turner for a sample of the proposed stucco finish. Planner Turner said he had reached out to the applicant but there was not enough time to get a physical sample. He said he was able to find a photo of this sample stucco on his phone and could show that. Commissioner Riggs said he would like to see the image – all Commissioners viewed the image. Commissioner Riggs said that finish was not what he anticipated as lace stucco and asked if there was confirmation from the applicant that this image met what was being proposed.

Applicant Comment: Kevin Levingston, applicant, said the project was to update and remedy a three-unit structure. He said the proposed stucco over the existing brick was mainly because the brick had not been well maintained over the years. He said they had no intent of making the building look older but to have it fit with what was existing in the area and for a more updated look by adding the lap siding and windows. He said the light lace stucco was a fine-grained stucco and not the broad grained, very rough surfaced stucco that was the older look referenced by Commissioner Riggs.

Commissioner Riggs confirmed with the applicant that what was proposed was more of a stipple finish and not the very rough finish with gaps troweled over that caused dirt to collect in crevices. Mr. Levingston said the stucco finish they would use was smooth and would have no large voids or standouts of stucco.

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

Commission Comment: Commissioner Riggs said that he would not suggest this finish to his clients for his projects, but he could support the request. He moved to approve. Commissioner Kennedy seconded the motion.

ACTION: Motion and second (Riggs/Kennedy) to approve the item as recommended in the staff report; passes 5-0-1 with Commission Doran absent.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - a. The general appearance of the structure is in keeping with the character of the neighborhood.
 - b. The development will not be detrimental to the harmonious and orderly growth of the City.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood.
 - d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
 - e. The property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.
3. Approve the architectural control subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Edwin Bruce Associates, consisting of 6 plan sheets, dated received September 18, 2019, and approved by the Planning Commission on September 23, 2019, 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. 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.
- e. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

F. Public Hearing

- F1. Use Permit Revision/Sepi Agah/1655 Magnolia Court:
Request for a use permit revision to modify a previously-approved new two-story residence on a substandard lot in the R-1-S (Single Family Suburban Residential) district. The requested modifications include changing the approved siding from a combination of stucco and wood siding to all wood siding, and removing a second-story window. ([Staff Report #19-071-PC](#))

Staff Comment: Planner Turner said he had no changes to the staff report.

Applicant Presentation: Sepi Agah, property owner, said in designing the home with the architect they were going for a modern farmhouse look. She said they had thought a combination of stucco and siding would look nice. She said as they have moved further with the project and in looking at the trees on the property around the project and the view of the home, they decided that combination would not look as good for the neighbors as they had originally thought. She said they were proposing horizontal wood siding on the first story and vertical wood siding on the second story. She said the small window in bedroom #1 was proposed to be removed. She said that bedroom was small and had a large window. She said their neighbors were planning to build and their new master bathroom would face that small window so they decided it would be better to remove it.

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

Commission Comment: Commissioner Kennedy moved to approve, and Commissioner Michele Tate seconded the motion.

Chair Barnes said he recalled the project from when it was originally before the Planning Commission, and that the applicant had worked well with the neighbors and staff. He said he supported the proposed use permit revision.

ACTION: Motion and second (Kennedy/Tate) to approve the item as recommended in the staff report; passes 5-0-1 with Commissioner Doran absent.

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 Jack McCarthy Designer, Inc., consisting of 17 plan sheets, stamped received on September 17, 2019, and approved by the Planning Commission on September 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 the arborist report prepared by Advanced Tree Care dated April 7, 2018.

F2. Use Permit Extension/Tim Hudson, Off the Grid/1100 Merrill Street:

Request for an extension of a use permit for a recurring special event (weekly food truck market) on a portion of the Caltrain parking lot, at the corner of Merrill Street and Ravenswood Avenue in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The event would continue to occur on Wednesday evenings between 5:00 p.m. and 9:00 p.m., with setup starting at 3:30 p.m. and cleanup concluding at 10:00 p.m. The event would continue to include amplified live music (typically consisting of one to two musicians playing predominantly acoustic instruments) and generator use, which may exceed Noise Ordinance limits. The use permit term would be extended from its current expiration date of February 19, 2020, to February 19, 2025. ([Staff Report #19-072-PC](#))

Staff Comment: Senior Planner Corinna Sandmeier said she did not have any updates to the written report.

Applicant Presentation: Tim Hudson, Operations Manager for Off the Grid, said they were requesting a use permit extension for their Menlo Park Off the Grid food truck at the Menlo Park Caltrain station. He said they currently operated every Wednesday between 5 to 9 p.m. with up to nine food trucks invited that offered diverse food menus and a variety of entertainment programming. He said they provided ample seating, nice tables, and good lighting to create a safe and family-friendly environment for all.

Commissioner DeCardy asked why they invited only nine food trucks as the use permit allowed up to 12 food trucks. Mr. Hudson said that the site for the event had previously been located on a different side of the Caltrain Station. He said when the event was relocated to another side of the Station, they realized the capacity size would only allow up to nine food trucks.

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

Commission Comment: Commissioner Kennedy said she and her children went to the event every other Wednesday and loved it. She said often they encountered neighbors and friends from the children's schools. She said it was a great addition for Menlo Park. She moved to approve the request for the use permit extension.

Commissioner Tate asked whether it had ever been considered to host Off the Grid in the Belle Haven neighborhood once a quarter or something like that. Planner Sandmeier said she did not think there had been any proposals to do that. She said the applicant might better address whether they would want to pursue permitting for another location in Menlo Park.

Mr. Hudson said he would have to check with the Director of Operations to find out if the location was viable, noting they were open to new opportunities within cities as long as they could be permitted and zoned properly. Commissioner Tate said her question was whether Off the Grid once a quarter could be held in Belle Haven rather than at the Caltrain Station. Planner Sandmeier said the use permit was for the specific location at the Caltrain Station so Off the Grid would have to apply for a different use permit to operate in Belle Haven or a different location in the City. Commissioner Tate said she would like to see an Off the Grid event pursued in the Belle Haven neighborhood as she and she suspected the majority of her neighbors were not attending this event due to traffic congestion to get to the other side of the City after battling rush hour traffic to get home from work.

Commissioner DeCardy seconded the motion to approve made by Commissioner Kennedy.

Chair Barnes said at one point it was anticipated that Off the Grid would have to relocate and the parking lot for the Arrillaga Recreation Center had been proposed as an alternate location. Replying to Chair Barnes, Mr. Hudson said that had been before his time with Off the Grid. Chair Barnes said for the record at that time it was unclear that Off the Grid was going to be able to remain at the Caltrain Station parking lots. He said fortunately Off the Grid was able to stay at the Caltrain Station, which was a much better location for the event than the proposed relocation site.

ACTION: Motion and second (Kennedy/DeCardy) to approve the item as recommended in the staff report; passes 5-0-1 with Commissioner Doran absent.

1. The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") 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 project description letter and attached site plan, provided by the applicant and included in Attachment C of the staff report and approved by the Planning Commission on September 23, 2019 except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
4. Approve the use permit subject to the following **project-specific** conditions:
 - a. The market operations shall be limited to Wednesday between 5:00 P.M. and 9:00 P.M. Setup may start at 3:30 P.M., and cleanup shall be concluded by 10:00 P.M.
 - b. Alcohol sales and/or consumption is prohibited.
 - c. The applicant and all vendors shall comply with all applicable permitting requirements, including but not limited to: City Business License, Board of Equalization Seller's Permit, San Mateo County Mobile Food Facility Permit, liability insurance, and vehicle insurance.
 - d. The applicant shall regularly monitor trash while the market is operating, and shall fully clean the market and immediately surrounding areas at the conclusion of each event.
 - e. Amplified live music is permitted between 6:00 P.M. and 8:00 P.M., and shall typically consist of one to two musicians playing predominantly acoustic instruments.
 - f. The applicant shall implement the parking signage plan.
 - g. Every week, the portable restroom shall be delivered to the site on the day of the event, and removed the following day.

- h. The use permit shall expire on February 19, 2025, unless the applicant obtains approval of an extension of the use permit.
- i. A bicycle corral may be permitted during the market operations, subject to review and approval of the location, size and operation by the Planning and Transportation Divisions.

G. Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: October 7, 2019

Planner Perata said as he previously reported the Planning Commission at its October 7, 2019 meeting would hold an EIR scoping session and study session for the Willow Village project located at the former Prologis Science and Technology Park. He said also a second study session for 1162 El Camino Real was scheduled.

- Regular Meeting: October 21, 2019
- Regular Meeting: November 7, 2019

H. Adjournment

Chair Barnes adjourned the meeting at 7:34 p.m.

Staff Liaison: Kyle Perata, Principal Planner

Recording Secretary: Brenda Bennett



STAFF REPORT

Planning Commission

Meeting Date: 10/7/2019
Staff Report Number: 19-072-PC

Public Hearing and Study Session:

Public hearing for the environmental impact report (EIR) scoping session and study session for the proposed Willow Village mixed-use master plan development proposed by Peninsula Innovation Partners and Signature Development Group located at 1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court

Recommendation

Staff recommends that the Planning Commission conduct the following items for the proposed Willow Village master plan development project, generally located on the eastern side of Willow Road at the intersection of Hamilton Avenue and Willow Road:

1. EIR scoping session to receive public testimony and provide comments on the scope and content of the EIR for the project; and
2. Study session to receive public comments and provide feedback on the proposed master plan project, which includes the applicant's project refinements since the previous City Council study session in May 2019.

The October 7th meeting will not include any project actions. The proposed project would ultimately require Planning Commission review and a recommendation to the City Council, who would be the final decision-making body on the proposed project. Staff recommends the following meeting procedure to effectively and efficiently move through the two items, allowing the public and the Planning Commission to focus comments on the specific project components.

Project Introduction

- Introduction by Staff
- Presentation by Applicant on Project Proposal

EIR Scoping Session

- Presentation by City's EIR Consultant
- Commissioner Questions on EIR scope
- Public Comments on EIR scope
- Commissioner Comments on EIR scope
- Close of Public Hearing

Project Proposal Study Session

- Commissioner Questions on Project
- Public Comments on Project
- Commissioner Comments on Project

While applicants typically present on their project proposal during the study session portion of the meeting, staff believes that it would be beneficial for the Planning Commission and members of the public to receive the applicant's presentation at the outset of the meeting. Accordingly, staff recommends that the Planning Commission allow the applicant to present the overall project, followed by a presentation from the City's EIR consultant (ICF) outlining the California Environmental Quality Act (CEQA) requirements and the EIR process for the proposed project.

Public comments during the EIR scoping session should focus on the content and scope of the EIR and comments on the project more generally should be made during the study session. However, general comments on the project can still be made by the public during the EIR scoping session and would be considered as part of the City's overall review of the proposed project. General comments would not be responded to in the environmental impact report; but are relevant to the overall evaluation and decision making process for the proposed project.

Policy Issues

The applicant is proposing to redevelop the site through the master plan process, as provided for in the Zoning Ordinance, by utilizing a conditional development permit (CDP) and entering into a development agreement (DA) with the City. The proposed project would require the Planning Commission and the City Council to consider the merits of the proposed master plan, and the project's consistency with the City's General Plan, Zoning Ordinance and other adopted policies and programs of the City such as the Below Market Rate (BMR) housing program. Additional City Commissions, such as the Housing Commission, Environmental Quality Commission, and Complete Streets Commission, would review specific aspects of the project and provide their recommendations for the City Council's consideration.

The scoping session takes place after the Notice of Preparation is issued by the City which indicates an intent to prepare an EIR for the project. The scoping period provides an opportunity for Planning Commissioners and the public to comment on specific topics that they believe should be addressed in the environmental analysis. These comments can be made in writing or verbally at an EIR scoping session. The environmental consultant will begin to prepare the EIR at the close of the scoping period and will, in its preparation of the draft EIR, consider those comments received on the scope. The EIR will analyze the proposed project and identify potential environmental impacts and appropriate mitigation measures. The analysis may identify potentially significant impacts that cannot be mitigated, which would require the adoption of a statement of overriding considerations by the City Council, which would be a policy decision of the City Council.

At its June 11, 2019 meeting, the City Council discussed the possibility of directing the City Attorney to prepare an ordinance putting a moratorium on commercial development city-wide and all residential developments over 100 units in size in the Bayfront Area. The Council decided to not direct the City Attorney to prepare an ordinance placing a moratorium on development in the City. Instead, the City Council created two subcommittees (District 1 and Districts 2, 3, 4 and 5) to discuss whether the ConnectMenlo General Plan and Zoning Ordinance Update and the El Camino Real/Downtown Specific Plan reflect current

community values, conditions and needs. While the City Council and its subcommittees discuss the City's current land use planning to identify potential modifications, which may include but are not limited to, the allowed land uses, densities and intensities, and overall development caps, the City is obligated to continue to process development applications under the current adopted Zoning Ordinance, General Plan, and Specific Plan. If as a result of the subcommittee work the City Council adopts changes to the City's land use planning documents while this project is still in the pipeline, the proposed project could be required to make modifications to comply with those changes.

Background

Site location

The approximately 59-acre site is generally located along Willow Road between Hamilton Avenue and Ivy Drive, and was previously referred to as the ProLogis Menlo Science and Technology Park. For purposes of this staff report, Willow Road is considered to run in a north to south direction at the subject site. Facebook Building 20 is located to the northwest and multifamily and neighborhood commercial uses are to the west, across Willow Road. The subject site is generally bordered by the San Francisco Public Utilities Commission (SFPUC) Hetch Hetchy right-of-way and Mid-Peninsula High School to the south, the currently inactive Dumbarton Rail Corridor to the north, and properties within the Menlo Business Park to the east. North of the currently inactive Dumbarton Rail Corridor, across State Route (SR) 84, are tidal mudflats and marshes along San Francisco Bay, the Don Edwards San Francisco Bay National Wildlife Refuge, and Ravenswood Slough. Facebook's Classic ("East") Campus is located north of the project site, at the intersection of Willow Road and Bayfront Expressway.

The project site currently contains 20 buildings with a mix of office, research and development (R&D), and warehousing uses at the following addresses: 1350–1390 Willow Road, 925–1098 Hamilton Avenue, and 1005–1275 Hamilton Court. The existing site contains approximately 1 million square feet of gross floor area within the buildings. Currently, Facebook occupies a number of the buildings for a variety of uses, including office space, employee amenities, research and development, and an employee health clinic. Other tenants occupy buildings pursuant to short-term leases. In total, approximately 3,500 people are currently employed at the project site. A location map is included as Attachment A.

Project history

As part of the ConnectMenlo General Plan and Zoning Ordinance Update, the existing project site was rezoned in December 2016 from M-2 (general industrial) to O-B (office, bonus) and R-MU-B (residential mixed use, bonus). On July 6, 2017, the City received an application from Peninsula Innovation Partners to commence the formal review process for the redevelopment of the project site. That initial proposal was reviewed by the Planning Commission and City Council as a study session item in February and March 2018, respectively.

Following the study session in the spring of 2018, the applicant team further evaluated the proposed project and in February 2019 submitted a revised project that modified the site layout (including land uses, circulation network, and open space), the proposed square footages by land use, and the project phasing. That revised project continued to include 1,500 dwelling units and maintained the proposed 1,750,000 square feet of office uses, but increased the retail/non-office commercial square footage to a maximum of up to 200,000 square feet, increased the proposed hotel rooms to a maximum of 250 rooms, redesigned the site plan including site circulation, aggregated more of the open space (including a 4-acre public park), and further integrated the office campus (for Facebook) into the mixed use and residential portions of the project

site. The revised project was reviewed by the City Council at a study session on May 7, 2019.

Following the study session, the applicant team considered feedback from the City Council and members of the public and submitted an updated project in June 2019. The applicant's project description letter and most recent project plans (Dated October 1, 2019) are included as Attachments B and C. The resubmitted project increased the number of housing units from 1,500 units to 1,735 units (with a minimum of 15 percent BMR units), but maintained the office, hotel, and retail/non-office commercial land use maximums along with the general site layout, circulation, and project phasing.

This staff report summarizes and analyzes the components of the most recent project submittal.

Planning Commission considerations

This report highlights a variety of topic areas and discussion items for consideration at the study session. As the Planning Commission reviews the report, staff recommends that the Commission consider the following topics and use them as a guide to provide feedback:

- Site access and circulation
- Publicly accessible open space
- Mix of land uses
- Project phasing
- Community amenities

Project overview

The proposed project would demolish existing onsite buildings and landscaping and construct new buildings within three sub districts in the project site. The proposed project would result in a net increase of approximately 1 million square feet of nonresidential uses (office space and non-office commercial/retail), for a total of approximately 2 million sf of nonresidential uses at the project site. In addition, the proposed project would include multi-family housing units, a hotel, indoor space dedicated for community facilities/uses, park building/improvements, and open space, including an approximately 4-acre public park.

Proposed site plan

The proposed site plan, includes a secure office area for Facebook, and a mixed-use residential and commercial neighborhood. The two main components of the project site are separated by a proposed Main Street that would run from the northwest portion of the site to the southeast corner. The road would provide a link between O'Brien Drive and Willow Road through the site. The Willow Village development is organized into three main districts, which are identified as the following:

- Town Square District,
- Residential/Shopping District, and
- Campus District.

The three districts are tied together with the proposed street network, parks and open space, and the design and layout of the buildings. The following list identifies some key components of the proposed site plan.

- The 1.75 million square foot office campus would be generally located in the eastern portion of the site and the location of the proposed Main Street would be designed to increase integration between the office campus and the mixed-use neighborhood components;

- The Main Street and Town Square areas would be designed to promote walkability, biking and social gathering with an emphasis on bicycle and pedestrian connectivity from O'Brien Drive to Willow Road diagonally through the site;
- Development of a paseo with ancillary bicycle and pedestrian connections along the eastern and northern edges of the site adjacent to a perimeter roadway, the two office parking garages, and generally the rear entrances to multiple office buildings;
- The project includes a grade separated crossing for bicycle, pedestrians, and trams between the West Campus and the Willow Village sites (underpass or overpass with Willow Road);
- A full-service grocery store and pharmacy, would be located proximate to Willow Road;
- Publicly accessible open space would be generally aggregated in the 4-acre community park along Willow Road, with ancillary open spaces distributed throughout the proposed site (including the town square and dog park);
- A proposed indoor space dedicated for community facilities/uses adjacent to the community park (approximately 10,000 square feet) to be programmed through the review process;
- Office parking would be accommodated in two garage structures with guest parking in a third structure shared with the retail uses;
- An up to 250 room hotel; and
- Approximately 200,000 square feet of neighborhood serving retail/non-office commercial uses.

Town Square District

The Town Square District would be a commercial hub located in the north-western portion of the site. The Town Square District would be anchored around a public plaza with approximately 25,000 square feet of retail uses, a hotel, and residential lobbies. The Town Square District would be accessed from Willow Road via Hamilton Avenue and from the southeast by the proposed Main Street through the project site. To the northwest of the public plaza, along Willow Road, would be an approximately 200-250 room hotel, with potential retail, restaurant/bar, and conference rooms. The campus visitor parking structure would be located north of the hotel along the Dumbarton Corridor. The parking structure would be intended to accommodate patrons of the retail businesses as well as visitors to the Campus District (Facebook offices). Staff will be evaluating the proposed parking structure location and its possible impact on future activation of the Dumbarton Corridor further throughout the review process.

Residential and Shopping District

The Residential and Shopping District would be located along the western and southern edges of the site and would contain residential and mixed-use buildings. It is anticipated that the housing unit type would include a mix of rental units in the studio, one-, two-, to three-bedroom range. The exact mix of units is being further refined; however, the unit mix would be determined prior to beginning the environmental analysis for the EIR. This district would include the proposed grocery store, pharmacy, and approximately 85,000 square feet of retail and dining uses, along with all of the 1,735 proposed residential dwelling units. This district would also include an approximately four acre publicly-accessible park with a 10,000 square foot community-serving building at the southwestern corner of the site. Additional open space within the District would include a dog park along the southern edge of the site and a neighborhood plaza at the intersection of Center and Main Streets. Both of these are expected to be open for public use.

Campus District

The interior and northeastern portion of the Willow Village would contain a secure office campus for Facebook, composed of nine buildings. The western edge of the Campus District, generally fronting on

Main Street would include publicly accessible landscaped areas to provide a transition between the Campus District and the Residential and Shopping and Town Square Districts; however, the Campus District would not be accessible to the public. The office buildings would be designed around a linear north-to-south courtyard. The ground floor of the office buildings fronting Main Street would include active commercial retail, restaurants, and services to activate the experience along Main Street and soften the edge between the secure office campus and the mixed-use portion of the project site. The office buildings would include employee amenities, similar to Facebook's current building amenities on the Classic and West Campuses. Two parking garages would be located within the secure Office Campus: one located at the north-eastern corner and one at the south-eastern corner, separated by two office buildings. The parking garages would include ground level transit centers for Facebook's shuttles and trams. The two structures would contain approximately 3,100 parking spaces (a ratio of one space per 565 square feet of gross floor area). The parking structures would be oriented parallel to the service road along the edge of the site. The two office buildings between the parking structures would provide variation along the eastern edge of the site. Across the service road, along the eastern edge of the site, would be a required paseo (per the adopted Zoning Map) designed as a multi-purpose bicycle and pedestrian path that would require coordination between the applicant and neighboring property owners.

Analysis

Land use and zoning

The Willow Village project includes parcels zoned O-B (Office, Bonus) and R-MU-B (Residential Mixed Use, Bonus). The zoning ordinance allows for the implementation of a master planned project to provide flexibility for creative design, more orderly development, and optimal use of open space. Master planned projects are applicable to sites with the same zoning designation (O, LS, or R-MU) in close proximity or for contiguous sites that have a mix of zoning designations (O or R-MU) that exceed fifteen (15) acres in size and that are held in common ownership and are proposed for development as a single project or single phased development project. Project sites with mixed zoning that seek to utilize a master plan, such as the Willow Village, are required to obtain a CDP and enter into a DA with the City. In a master planned project, the residential density, floor area ratio (FAR), and open space requirements at both the base and bonus level of development, may be calculated in the aggregate across the site provided the overall project proposal does not exceed what would be permitted if the site were developed in accordance with the zoning designation applicable to each portion of the site, and the proposed project complies with all other design standards identified for the applicable zoning districts.

The proposed master plan project would comprehensively redevelop the project site and would be developed under the bonus levels for density (dwelling units per acre), intensity (FAR), and height in exchange for community benefits, as defined through the ConnectMenlo process. The following table compares the current project components, the project reviewed by the City Council in May 2019, the initial project reviewed by the Planning Commission and City Council in February and March 2018, and the Zoning Ordinance. The table also identifies the net change in project components between March 2018 and the current submittal. The previous versions of the project proposal are included for the Planning Commission's reference and this staff report focuses its analysis on the current project.

Table 1: Proposed Development Components

Project Component Land Use	Initial Proposal (March 2018)	Revised Proposal** (May 2019)	Current Proposal (October 2019)	Net Change (March 2018 – October 2019)	Zoning Ordinance Maximum Development Potential*
Dwelling Units	1,500 units (225 BMR units)	1,500 units (225 BMR units)	1735 units (261 BMR units)	+235 units (+36 BMR units)	1,860 units (279 BMR units)
Residential GFA	1,703,025 s.f.	1,462,713 s.f.	1,462,713 s.f.	-240,312 s.f.	1,823,560 s.f.
Commercial Retail GFA (Non-Office square footage)	126,500 s.f.	200,000 s.f.	200,000 s.f.	+73,500 s.f.	395,296 s.f.
Community Center/ Visitor Center (previous)	40,000 s.f.	10,000 s.f.	10,000 s.f.	-30,000 s.f.	Included in non-office GFA
Office GFA	1,750,000 s.f.	1,750,000 s.f.	1,750,000 s.f.	No change	1,783,800 s.f.
Hotel Rooms	200 rooms	200- 250 rooms	200- 250 rooms	+50 rooms	n/a
Hotel GFA	130,000 s.f.	140,000 s.f.- 175,000 s.f.	140,000 s.f.- 175,000 s.f.	+45,000	369,552 s.f.

* The Zoning Ordinance maximum development potential is based on preliminary site area information and the updated right-of-way (ROW) dedication square footage provided by the applicant and may be updated through staff's verification of the required amount of ROW dedication.

**The proposed land uses may change based on the updated maximum development potential calculations.

The proposed number of hotel rooms at the project site (up to 250 rooms) and other proposed hotel projects in the Bayfront Area (if all approved) would exceed the development cap of 400 hotel rooms by 57 rooms. The increase in hotel rooms above 400 would require environmental review, which the project level EIR would incorporate. Additionally, for the proposed number of hotel rooms in the Bayfront Area to exceed 400 rooms, a General Plan Amendment would need to be adopted by the City Council. The applicant is proposing such a General Plan Amendment as part of the project. The decision to amend the General Plan would be a policy decision for the City Council that would require review and a recommendation by the Planning Commission.

The table below outlines the development standards for density, intensity, and height at the base level, bonus level, and the proposed project. The following paragraphs explain in more detail how the measurements have been preliminarily calculated. Please note: the calculation of "height" is the weighted average height of all buildings, and "maximum height" is the absolute maximum height for any one building, or portion thereof.

Table 2: Development Standards			
Development Standard	Base Level*	Bonus Level*	Proposed project (June 2019)
Height			
R-MU	height: 45 ft.; maximum height: 50 ft.	height: 62.5 ft.; maximum height: 80 ft.	height: 52.5 ft.; maximum height: 80 ft.
O	height: 45 ft.; maximum height: 45 ft.; hotels: 120 ft.	height: 77.5 ft.; maximum height: 120 ft. hotels: 120 ft.	height: 67.5 ft.; Maximum height: 80 ft. Max height hotel: 94 ft.
Intensity (FAR)			
R-MU	60% to 90% 15% max nonresidential	>90% to 225% 25% max nonresidential	180.5% Residential; 21% Office (nonresidential)
O	45% (plus 10% commercial); 175% if hotel allowed	100% (plus 25% commercial) 175% if hotel allowed	100% Office; 12.6% commercial (non-office) 11% for hotel
Density (du/acre)			
R-MU	20 du/acre to 30 du/acre	>30 du/acre to 100 du/acre	93.25 du/acre
O	n/a	n/a	n/a

*The Zoning Ordinance allows for an up to 10 feet increase in height and maximum height for properties in the flood zone, which is incorporated into the table.

To develop the proposed project, the grade of the site would generally be raised between four and eight feet and the proposed buildings would be constructed on a podium. The site would be raised at or above the minimum requirements for hazard mitigation and sea level rise resiliency required by the Zoning Ordinance. The applicant is proposing to utilize the up to 10-foot increase in height allowed for buildings to accommodate the flood zone and sea level rise. The raised site would also allow for the parking for the mixed use buildings to be located partially below the proposed finished grade (below the base flood elevation), which is permitted in the flood zone.

The proposed height of the residential mixed use buildings would be an average of approximately 52.5 feet in height, below the maximum height limit of 62.5 (inclusive of the 10 foot increase for sea level rise). The maximum height, however, would be 80 feet. The hotel height is estimated at 94 feet in height. The office buildings would be generally uniformed in height at 80 feet for eight of the nine proposed buildings. The applicant states that the average height for the proposed office buildings would be 67.5 feet. City staff is still reviewing the height calculation to ensure compliance with the weighted average height of the buildings and project updates may be required throughout the review process.

The proposed project includes up to 200,000 square feet of non-office commercial/retail square footage within the site and an up to 250 room hotel. The hotel gross floor area would be approximately 140,000 to 175,000 square feet depending on the number of proposed rooms. The FAR associated with the hotel is separate from the FAR for the non-office commercial/retail land uses. The square footage associated with the 1,735 dwelling units would be 1,462,713 square feet or an FAR of 180.5 percent.

The site currently includes 19.11 acres zoned R-MU-B and 37.3 acres zoned O-B, exclusive of the public right-of-way. Through ConnectMenlo, new public street connections were identified and adopted on the Zoning Map (link in Attachment D). The applicant proposes to deviate from the adopted location of the public streets and is proposing alternate roadways, which would include both dedicated public streets and private roads with a public access easement. The total land proposed to be dedicated as a public street is currently greater than the public streets shown on the approved zoning map. Because land dedicated as a public street is deducted from the total lot area to determine the site's FAR and permitted residential density, City staff is currently evaluating the applicant's proposal for both public and private streets to determine the impact on the master plan and to ensure that the overall development proposed does not exceed what would be permitted if the site were developed in accordance with each zoning district as an individual project. Therefore, the gross floor area, floor area ratio, and density in Table 2 are preliminary and may be updated based on further refinements to the site area associated with the R-MU-B and O-B zoning districts after dedication of the necessary ROW.

The proposed project would include approximately 1,735 housing units, where the site could accommodate up to 1,860 dwelling units (based on preliminary calculations) at 100 dwelling units per acre. The R-MU-B zoning district allows between 90 percent and 225 percent FAR for residential development based on density, calculated on a sliding scale. The currently proposed density would be 93.25 dwelling units per acre and the maximum FAR for the residential component would be 212 percent. The applicant is still refining the gross floor area associated with the mixed-use and residential buildings, and depending on the final density of the project the FAR may need to be adjusted accordingly to comply with the FAR for the associated density. A higher number of housing units will be considered as a project variant in the environmental analysis.

A minimum of 15 percent of the proposed housing units would be designated as below market rate (BMR) units, per the City's inclusionary housing requirement of the Zoning Ordinance and BMR Guidelines. In addition, the proposed commercial development component (retail, hotel, and office uses) would be required to pay a commercial linkage fee or provide additional units on site. Staff is working with the applicant to identify the required commercial linkage fee and evaluate the potential for the inclusion of the equivalent BMR units on site. Staff will be evaluating the BMR component further through the review of the proposed project. In addition, staff is working with the applicant to determine if the project site can accommodate the 20 BMR units for the Facebook West Campus Expansion Project. The BMR Agreement for that project included an option for payment of the BMR commercial linkage fee or delivery of off-site units for all or a portion of the equivalent BMR units. The applicant has also raised the possibility of providing a portion of the required BMR units for the project in a standalone building for seniors.

California Environmental Quality Act (CEQA) analysis

An EIR is an informational document that the City must consider before it approves or disapproves the proposed project. The purpose of an EIR is to provide decision makers and the public with detailed information about the effect that the proposed project is likely to have on the environment, list ways in which the significant effects of the proposed project might be minimized and identify alternatives to the proposed project. The main substantive components of an EIR are as follows:

- The project description, which discloses the activity that is proposed for approval;
- Discussion and analysis of significant environmental effects of the proposed project, including cumulative impacts and growth-inducing impacts;
- Discussion of ways to mitigate or avoid the proposed project's significant environmental impacts; and
- Discussion of alternatives to the project as proposed.

The EIR process begins with the City's decision to prepare an EIR. The City determined that an EIR was required for the proposed project and issued Notice of Preparation (NOP). The City released the NOP (link in Attachment E) on September 18, 2019.

The next step in the environmental review process is agency and early public consultation, which is referred to as "scoping." The scoping process is designed to enable the City to determine the scope and contents of the EIR at an early stage, including identifying the range of actions, significant environmental effects, alternatives and mitigation measures to be analyzed in the EIR and eliminating unimportant issues. The scoping period last for 30 days following the release of the NOP, or until October 18, 2019. The October 7, 2019 Planning Commission meeting falls within that 30-day window, and serves as a scoping session for the EIR for the proposed project.

The scoping session serves as an opportunity for the Planning Commission and public to provide comments on the content in the EIR. Comments can be made on the scope, content, and focus of the analyses in any of the CEQA topic areas (outlined below). Examples of topics for consideration are inclusion of specific study intersections, suggested mitigation measures, variations or alternatives (e.g. increase or decrease in housing units, office square footage, etc.), and cumulative impacts. These topics are only examples to help provide context to the Commission and members of the public on the types of comments that could be provided on the EIR scope and are not intended to limit the scope of comments.

Verbal comments received during the scoping session and written comments received during the NOP comment period on the scope and content of the environmental review will be considered while preparing the draft EIR. NOP comments will not be responded to individually; however, all written comments on the NOP will be included in an appendix of the draft EIR, and a summary of all comments received (both written and verbal) on the NOP will be included in the body of the draft EIR.

The draft EIR will be prepared and processed in accordance with CEQA and the State CEQA Guidelines in effect at the time of the release of this NOP. Where appropriate the EIR for the proposed project will incorporate by reference analyses, discussions and mitigation measures from the program EIR certified on November 29, 2016 by the City Council for the ConnectMenlo General Plan Update.

CEQA topic areas included in EIR

The EIR will analyze whether the proposed project would have significant environmental effects in the following topic areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Utilities
- Transportation and Traffic

To help prepare several of these sections and analyze the impacts, a transportation impact analysis will be prepared. The transportation study will focus on intersections, residential and non-residential roadway

segments, and routes of regional significance. The EIR will use vehicle miles traveled (VMT) as the CEQA threshold of significance for transportation and traffic. In addition, a housing needs assessment (HNA) will be prepared to inform the population and housing analysis.

CEQA topic areas not requiring further analysis

In addition, the proposed project is not anticipated to result in significant environmental effects in the following topic areas:

- Agricultural or Forestry Resources
- Mineral Resources
- Wildfire

The project site is fully developed in an urbanized area and located near SR 84 and US 101. As such, agricultural and mineral resources do not exist on the site and wildfires are not considered a concern. A detailed analysis of these topics will not be included in the EIR.

Project variants

The proposed project could include additional and/or alternative access to/from the proposed project site, along with other onsite features than currently proposed, these are referred to as “variants.” All potential variants to the proposed project will be analyzed in the EIR. Variants that are currently anticipated to be analyzed include: realignment of Hamilton Avenue and relocation of the existing gas station; a grade-separated crossing over or under the currently inactive Dumbarton Rail Corridor/Willow Road for bicycles, pedestrians, and Facebook trams; an onsite emergency water storage tank; and a recycled water system for either public use or onsite use only. In addition, the EIR would analyze two housing variants: an increase in housing units up to a maximum of 2,000 housing units and a decrease in housing units to a minimum of 1,500 housing units. The ConnectMenlo program EIR analyzed up to 2,000 residential units at the project site; however, with the anticipated right-of-way dedication, the maximum number of residential units would be approximately 1,860 units, but the applicant could increase the units above the maximum density if the project takes advantage of the City or State density bonus allowances for on-site BMR units. The analysis would also consider a variant to the programming of the proposed onsite park. The proposed 4-acre park is currently identified as being programmed with playing fields and a playground but could be programmed differently than currently proposed with potentially passive recreational uses instead of active uses. Potential environmental impacts associated with the selected project variants will be disclosed in the EIR.

Project alternatives

Based on the significance conclusions determined in the EIR, alternatives to the proposed project will be analyzed to reduce identified impacts. Section 15126.6(e) of the State CEQA Guidelines requires the evaluation of a No Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the State CEQA Guidelines, which call for a “range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.” The EIR will analyze a Reduced Intensity Alternative, the No Project Alternative, along with any other feasible alternatives that are proposed during the scoping process. The City’s EIR consultant has budgeted for up to two additional alternatives beyond the required Reduced Intensity Alternative and the No Project Alternative.

Next steps

Following the close of the comment period on the scope and content of the EIR, City staff and its consultant will consider all comments in the development of the draft EIR. Following the close of the comment period,

the Planning Division intends to bring a summary list of the comments and scope of the EIR to the City Council. The preparation of the draft EIR for public release is expected to take approximately one year and is tentatively planned to be released in the fall of 2020 with a minimum 45 day public review and comment period. During that 45-day comment period, the Planning Commission would hold a public hearing to discuss the draft EIR. Once the draft EIR is completed, the environmental consultant will review and respond to all comments received in what is referred to as a “Response to Comments” document or final EIR.

Study Session review

In addition to providing comments on the scope and content of the EIR, staff is requesting the Planning Commission review and provide individual Commissioner feedback on the proposed project to the applicant and staff. The report identifies topic areas for the Planning Commission's consideration, which include the following:

- Mix of land uses
- Project phasing
- Community amenities
- Publicly assessable open space

City Council study session

As stated previously, in May 2019, the City Council held a study session on the project. A link to the minutes from the May 7, 2019 meeting are available in Attachment F. A number of residents from the community spoke at the meeting and the City Council generally discussed the impacts of new development on the community and the impacts to the job/housing imbalance. There was also discussion regarding the number of housing units, possibility of incorporating shared public transportation, and prioritizing the construction of the community amenities, including the timing of the grocery, pharmacy, and open space.

Since the previous study session, the applicant has made modifications to the proposal, particularly as outlined below:

3. Increased the number of housing unit from 1,500 units to 1,735 units;
4. Increased the number of hotel rooms from up to a maximum of 200 to a maximum of 250 rooms; and
5. Modified the proposed ROW dedication to accommodate the increase in housing units.

Planning Commission discussion topics

Staff suggests that the Planning Commission use the list of questions and prompts below to help guide its discussion and potential feedback on the proposed project as part of the study session item. The Planning Commission should consider the prompts below as it reviews the following study session analysis.

Mix of land uses and master plan development process

- Is the site layout and mix of land uses conducive to the vision of ConnectMenlo to foster a live/work/play environment in the Bayfront Area?
- Is the site density and intensity, including the number of dwelling units, office floor area ratio (FAR), and retail FAR appropriate for the site? Does the Planning Commission have any direction on potential modifications to the mix of land uses that should be evaluated by the applicant?

- The applicant is proposing to use the commercial FAR from the R-MU zoned portion of the site as office FAR (21 percent of the 25 percent FAR available). Does the Planning commission believe that using the nonresidential commercial square footage in the R-MU district for additional office square footage is appropriate? For reference, a portion of the non-office commercial square footage from the O zoned portion of the site would be used for non-office commercial/retail square footage (12.6 percent of the 25 percent FAR available).
- The planning division has received applications for up to 457 hotel rooms in the Bayfront area, which exceeds the hotel room cap of 400 net new rooms identified in the General Plan. A proposed hotel at the site would require a General Plan Amendment to allow for the possibility for a hotel with up to 250 rooms (an increase in 57 rooms above the cap). Does the Planning Commission believe that a hotel is an appropriate use at the site that would complement the mix of uses at the site?
- As part of the project, a 10,000 square foot community serving space (adjacent to the public park) is proposed. Does the Planning Commission have any input on how this space should be programmed?
- Would a stand-alone BMR building for seniors be appropriate for a portion of the required BMR units for the proposed project, or does the Commission believe that all of the BMR units should be distributed throughout the site? The potential stand-alone senior BMR building would be completed within Phase 1 and would be adjacent to the publicly accessible park.

Project phasing

- The Planning Commission should review the proposed phasing plan and provide any comments and guidance to staff on the breakdown of the phases by land uses, including housing, commercial retail (e.g., grocery store, pharmacy, etc.), parks, and open space in relation to the office development.

Community Amenities

- The grocery store and pharmacy are proposed as community amenities. Are the grocery store and pharmacy appropriate community amenities for the proposed project?
- Does the Planning Commission have any guidance on other potential community amenities for the applicant and staff to explore (based on the currently adopted list)?

Publicly accessible open space

- Is the aggregated publicly accessible open space such as the public park appropriate for the overall proposed site layout?
- Provide direction to staff on the proposed pedestrian and bicycle access through the site, including how the pathways relate to the paseo requirements of the Zoning Ordinance and Zoning Map.
- Provide guidance to staff on the eastern paseo design, location, orientation/layout of adjacent buildings, and the adjacent land uses.

Study session project analysis

Proposed site circulation

Primary access to the project site is currently through Hamilton Avenue at the intersection of Willow Road. In addition, multiple buildings are accessed through driveways along Willow Road. Once inside the current campus, Hamilton Avenue diverges into Hamilton Avenue (to the south) and Hamilton Court (to the east). Both streets end in cul-de-sacs, and therefore, no streets currently provide access across the site. There is access; however, to an eastern parking lot from Adams Court to the Menlo Business Park east of the

project site. The proposed master plan would create a new internal site circulation network for vehicles, bicycles, and pedestrians, along with new public connections to Willow Road, O'Brien Drive, and Adams Court.

Through ConnectMenlo, the City adopted a new zoning map that identifies a new public street connection from Hamilton Avenue to Adams Court (via Hamilton Court), across the Willow Village project site. The Zoning Map also identifies new public street connections from Willow Road that connect to Hamilton Avenue within the project site and multiple paseos through the site, including a paseo along the eastern edge of the site, a paseo from Willow Road into the site, a north-to-south paseo from the Dumbarton Corridor to the middle of the site, and a paseo along the southern edge of the site that would link to O'Brien Drive.

The applicant team is proposing to shift the location of the main public right-of-way through the site. The proposed street would run diagonally from Hamilton Avenue in the northwestern portion of the site to O'Brien Drive in the southwestern portion of the site. A southern access across the site (proposed Park Street) would be provided from Willow Road to Main Street, near the intersection with O'Brien Drive. The proposed ROW would define the mixed-use and retail components of the site and the Office Campus.

The site circulation would be designed to connect the Residential and Shopping District and Town Square District with O'Brien Drive. The internal circulation for the Town Square and Residential and Shopping Districts would be generally oriented in a north-to-south and east-to-west grid (parallel or perpendicular to Willow Road), with Main Street bisecting the overall project site diagonally. The applicant's proposal would add a new signalized intersection on Willow Road between Ivy Drive and Hamilton Avenue. This new connection would shift the cross-site access south and connect with O'Brien Drive instead of Adams Court (and subsequently Adams Drive to University Avenue). The proposed project would maintain the envisioned connection with Adams Court; however, due to the location of the secure Campus District portion of the site, the new connection would end in a "T" intersection at the proposed eastern perimeter road instead of continuing through the site. Since ConnectMenlo did not contemplate vehicle access from O'Brien Drive to the project site, the proposed alternate street location requires an amendment to the zoning map, and the EIR for the project would analyze the potential impacts from the proposed O'Brien Drive connection to study intersections and the trip distribution associated with the project. The applicant has provided preliminary cross sections of the street typologies and staff will be reviewing the proposed street designs to ensure consistency with the General Plan classification system.

Hamilton Avenue would be the main access to the Town Square District (and the northern portion of the project site). The applicant team has also been evaluating the possibility of a realignment of the Hamilton Avenue intersection, which is shown on Sheet 41 of the plan set. The potential realignment of Hamilton Avenue would shift the intersection south along Willow Road and realign the approach to the intersection from the Belle Haven neighborhood. This would require coordination between the City, Caltrans, the Project Sponsor, the owner of the Chevron station property, and Chevron. The preliminary option would demolish and relocate the Chevron station to the northern side of the Hamilton Avenue realignment. The Hamilton Avenue realignment will be a variant in the project analysis evaluated in the EIR.

Paseos and bicycle and pedestrian facilities

Willow Village would also include a new internal network of pedestrian and bicycle facilities. The adopted zoning map identifies the locations of new paseos, including a paseo connecting O'Brien Drive to the Dumbarton Corridor along the eastern edge of the site, and a paseo connecting the middle of the site to the Dumbarton Corridor. Paseos are pedestrian and bicycle paths that provide a member of the public access

through one or more parcels and to public streets and/or other paseos. There are also two east-to-west paseos identified on the zoning map including one paseo from Willow Road to the internal portion of Hamilton Avenue and another paseo along the southern edge of the site (adjacent to the SFPUC right-of-way). The proposed site plan would deviate from the adopted Zoning Map with regard to the paseo locations and not all of the proposed bicycle and pedestrian facilities appear to meet the City's Zoning Ordinance requirements for the paseos. Staff will continue to evaluate the proposed paseos within the project site for compliance with the Zoning Ordinance and the following paragraphs outline some of the potential issues for the current implementation of the paseo requirement.

The proposed project includes a network of roadways and plazas that provide pedestrian and bicycle connectivity throughout the site. These pathways would bring pedestrians into the site from Willow Road and O'Brien Drive and link bicycles and pedestrians with the Town Square District and potentially improved facilities on the Dumbarton Corridor.

A new Class-1 (multi-use) bike path along the eastern and northern edges of the site is intended to implement the paseo requirement along the eastern edge of the site. The north-to-south paseo along the eastern edge of the site would be bordered by a perimeter access road on the west and an existing parking lot for the majority of the paseo on the adjacent property to the east. The proposed perimeter roadway would provide access to the parking garages. The two parking garages would be located to the west of the perimeter road for the majority of the length of the paseo; however, entrances to two of the office buildings would also be located along the perimeter roadway. Staff will be requesting additional information on the design of the Class 1 pathway to determine if it could be considered to meet the paseo requirements of the Zoning Ordinance; however, the Zoning Ordinance identifies requirements for building entrances and setbacks from the paseo and specific standards for the paseo design such as width, furnishing zones, lighting, and trees/landscaping. The adjacent land uses to the paseo on the subject site include the two office building parking structures, a perimeter roadway, and general the back-of-house/rear of the office buildings.

In addition, on the adopted Zoning Map the eastern paseo is partially located on the Facebook Willow Village site and partially on the neighboring properties, one of which is owned by Tarlton Properties, within Menlo Business Park (1350 Adams Court project site). The current proposal for Willow Village could accommodate the paseo completely within the Willow Village project, which may allow for a shorter timeline to construct the paseo. However, the Planning Division has been reviewing an application for a new approximately 260,400 square foot R&D building at 1350 Adams Court, directly to the east of the Willow Village project and will be evaluating both projects to identify opportunities to ensure the required paseo provides the maximum benefit to the community. During a study session in early 2019, the Planning Commission generally thought the construction of a portion of the paseo on the property at 1350 Adams Court would be appropriate, with a future extension on that site, pending redevelopment of the existing building at 1315 O'Brien Drive. However, staff's preference would be a comprehensively executed paseo to ensure implementation of the ConnectMenlo vision.

The Zoning Ordinance allows for some flexibility in the location of the paseos; however, while the applicant's comprehensive street and paseo proposal continues to appear less linear in some respects, it would not be fundamentally different in terms of access options. In addition to the vehicular circulation, the proposed modifications to the locations of the paseos would also require a Zoning Map Amendment. In addition to the modifications to the location of the streets and paseos, the general layout of the buildings and landscaping adjacent to the paseos, specifically the eastern paseo, may not be consistent with the Zoning Ordinance requirements (as stated in the previous paragraph). The applicant and staff will continue

to refine the specific designs to ensure the circulation network would meet relevant safety standards.

Open space

The proposed project includes multiple parks, plazas, landscaping, and open space pathways throughout the project site. The previous proposal included multiple public open spaces intended to link public spaces for pedestrians and users through the site. The revised proposal aggregates the publicly accessible open space into a publicly accessible park, a town square plaza, and a dog park.

In addition to the publicly accessible open space, the site plan includes a substantial amount of open space and landscaping within the mixed use and residential buildings for use by the residents and a series of landscaped areas, courtyards, and plazas within the Campus District for use by the employees. The private open space for the residents would include both common and private open space, consistent with the Zoning Ordinance requirements. Table 2 below identifies the minimum open space requirement for each district and the proposed open space for the project. For reference, the previously proposed project is included in the table below but the analysis focuses on the proposed project.

Zoning District	Base Level	Bonus Level	Min Req. Acres*	Previously proposed project	Proposed Project (Current Project)
R-MU-B	25%	25%	4.7		
O-B	30%	30%	10.9		
Total	-	-	15.6	18	24.9

*Due to modifications in the land area proposed to be dedicated, the minimum required acres have changed throughout the project; however, the proposed project would exceed the minimum required amount of open space on site.

Approximately 9.4 acres of the 24.9 acres of open space would be publicly accessible, which exceeds the approximately 6.6 acres of open space required to be publicly accessible (based on the aggregate of each zoning district standard). The design of the publicly accessible open spaces have not yet been determined; however the project would include a publicly accessible park, a dog park, a town square, and an additional public plaza. Some of the publicly accessible open space appears to be located within Main Street (as pedestrian and bicycle infrastructure) and would need to be removed from the calculation of open space (both publicly accessible and general open space). Staff has informed the applicant of this potential correction and will be further evaluating this component of the project for compliance with the Zoning Ordinance standards.

In addition, due to the preliminary nature of the project, the heritage tree removals have not been reviewed in detail by the City Arborist. However, the applicant is proposing that all of the existing heritage trees would be removed and the applicant recently submitted preliminary heritage tree removal plans to the City. Staff will be evaluating more detailed information on the existing heritage trees and the proposed heritage tree removals, and the proposed landscaping plan as the project review continues.

Green and sustainable building

The O-B and R-MU-B zoning districts include detailed requirements for green and sustainable buildings. The proposed project would be required to adhere to the standards set forth by the Zoning Ordinance. The current Zoning Ordinance requirements are summarized in the bulleted list below:

- The proposed development shall be designed to meet LEED Gold BD+C
- Comply with the City’s electrical vehicle (EV) charger requirement;
- Enroll in the EPA Energy Star Building Portfolio Manager program;
- The project will meet one hundred percent (100%) of energy demand (electricity and natural gas) through any combination of the following measures:
 - On-site energy generation;
 - Purchase of one hundred percent renewable electricity;
 - Purchase and install local renewable energy generation in Menlo Park; and
 - Purchase of certified renewable energy credits and/or certified renewable energy off-sets.

Landscaping would also be required to meet the requirements of the City’s water efficient landscaping ordinance (WELO) and the project would need to utilize recycled water or conservation reductions equivalent to all approved non-potable applications. In addition, the project would need to comply with the City’s zero waste requirements.

The project would also be required to be designed to comply with the necessary bird-friendly design features, as outlined in the Zoning Ordinance. As project review continues staff will be evaluating the project for compliance with the green and sustainable building requirements.

Phasing schedule

The proposed project is anticipated to be constructed in three phases. Each phase would include the construction of the necessary circulation and utility infrastructure to serve that phase. Construction phases may overlap. The table below identifies the proposed construction by phase for the updated project.

Phase	Office (s.f.)	Retail/non-office commercial (s.f.)	Hotel (s.f.) (200-250 rooms)	Residential Dwelling Units
Phase 1	600,000 s.f.	10,000 s.f.	-	767 du
Phase 2	630,000 s.f.	40,000 s.f.	-	633 du
Phase 3	520,300 s.f.	150,000 s.f.	140,000 s.f - 175,000 s.f	335 du
Total	1,750,000 s.f.	200,000 s.f.	140,000 s.f - 175,000 s.f.	1,735 du

The proposed phasing schedule would shift the focus of the initial phases of the project to developing housing units and office square footage. The proposed schedule would result in non-office commercial/retail square footage being phased in during the second and third phase. The phasing plan currently identifies the grocery store being constructed in the third phase, along with the hotel.

The precise architectural style and design of the proposed buildings has not been determined. During the entitlement and environmental review, the detailed design of the buildings to be constructed in the first phase will be developed and submitted for the Planning Commission and City Council’s review with the overall land use entitlements. Additional design review by the Planning Commission for the remaining buildings would be expected to occur for the future phases of development as the architectural design of those buildings is not expected to be complete prior to action on the entitlements. Staff will evaluate the proposed buildings for compliance with the Zoning Ordinance design standards and provide an analysis for

the Planning Commission and City Council as part of their review and recommendation and/or action on the project.

Community amenities

As part of the ConnectMenlo process, a list of community amenities was generated based on public input and adopted through a resolution of the City Council. Community amenities are intended to address identified community needs that result from the effect of the increased development intensity on the surrounding community. Project requirements (such as the publicly-accessible open space, and street improvements determined by the Public Works Director) do not count as community amenities.

An applicant requesting bonus level development must provide the City with a proposal indicating the specific amount of bonus development sought and the value of the amenity. The value of the amenity to be provided must equal 50 percent of the fair market value of the additional GFA of the bonus level development. The applicant must provide an appraisal performed by a licensed appraisal firm that sets a fair market value of the GFA of the bonus level of development. Staff and the applicant will continue to work together through the appraisal process as the project plans are refined. The applicant's proposal for community amenities will be subject to review by the Planning Commission through a later study session, or in conjunction with the other project entitlements.

The proposal is still in the early stages of review and a full list of community amenities has not been developed, nor has the appraisal been evaluated to determine the required amount of community amenities. At this time, the Planning Commission should provide guidance on the preliminary community amenities. The proposal includes a grocery store, which would meet the criteria for a community amenity. In addition, the ConnectMenlo community amenities list was discussed as part of the City Council March 27, study session on the 2-year check in for ConnectMenlo. At this time, staff will continue to use the adopted community amenities list to evaluate the potential community amenities proposed as part of the project until directed otherwise by the City Council. The current list is included as a link in Attachment G.

Correspondence

As of writing the staff report, staff has received 9 comment letters on the scope and content of the EIR, including a letter from the State of California Native American Heritage Commission. The other eight comment letters are from individuals and generally relay comments regarding transportation/traffic, possible on-site housing, air quality analysis, open space, and cumulative impacts of projects.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project. The project sponsor is also required to fully cover the cost of work by consultants performing environmental review and additional analyses to evaluate potential impacts of the project.

Environmental Review

A project level EIR will be prepared for the proposed project. On August 20, 2019, the City Council authorized the City Manager to enter into a contract with ICF International to complete the environmental review and prepare a project level EIR for the proposed project. The Planning Commission would provide a recommendation to the City Council on the project entitlements, including the certification of the EIR, after

the completion of the environmental review.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 1,320-foot radius of the subject property.

Attachments

- A. Location Map
- B. Description Letter
- C. Project Plans
- D. Adopted Zoning Map:
<https://www.menlopark.org/DocumentCenter/View/12610/Approved-M-2-zoning-map?bidId=>
- E. Notice of Preparation and Initial Study:
<https://www.menlopark.org/ArchiveCenter/ViewFile/Item/9745>
- F. May 7, 2019 City Council Meeting Minutes:
https://www.menlopark.org/AgendaCenter/ViewFile/Minutes/_05072019-3273
- G. Community Amenities List:
<https://www.menlopark.org/DocumentCenter/View/15009/6360---Community-Amenities?bidId>
- H. Correspondence

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

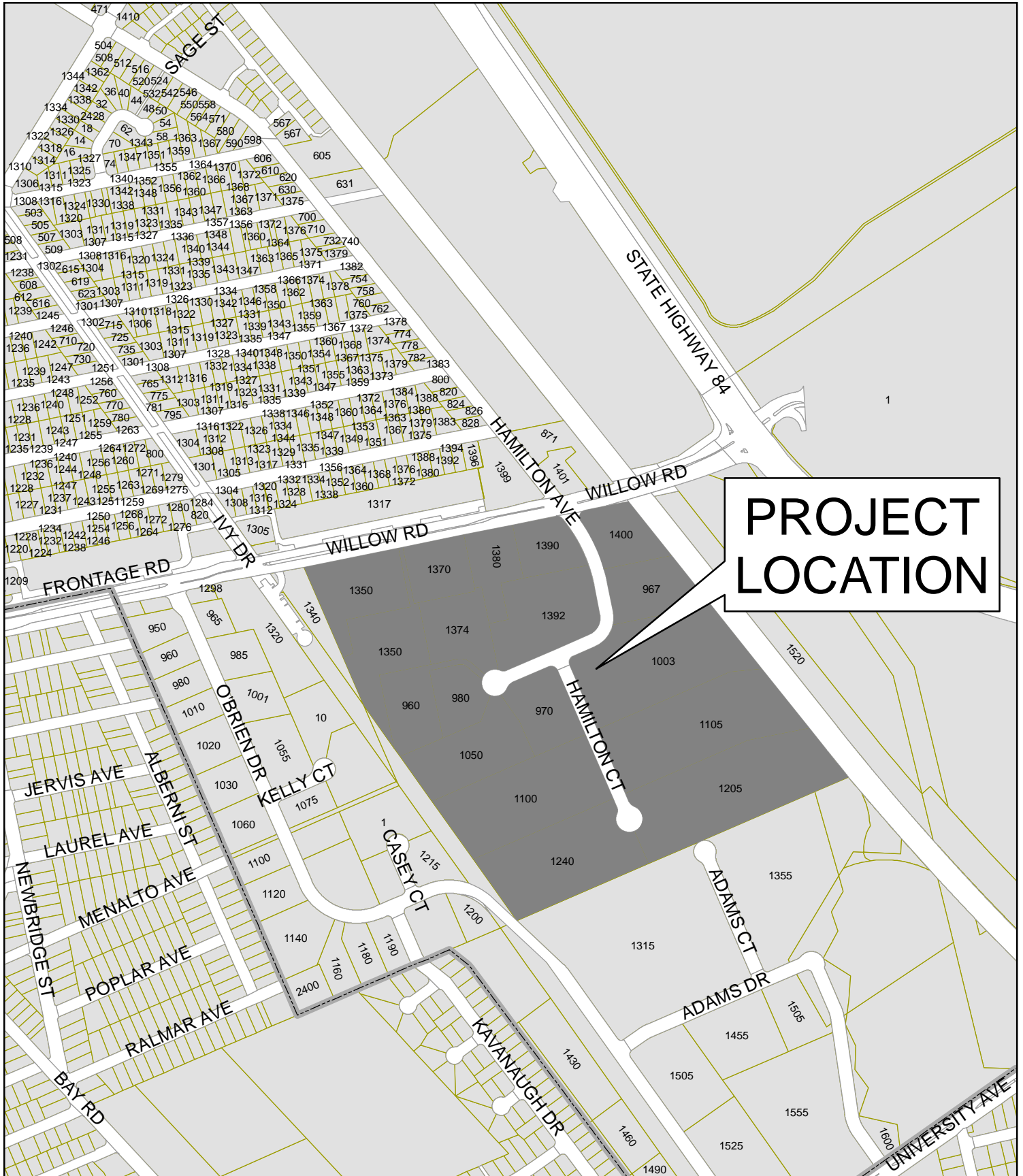
Exhibits to Be Provided at Meeting

None

Report prepared by:
Kyle Perata, Principal Planner

Report reviewed by:
Deanna Chow, Interim Community Development Director

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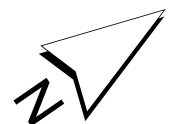
**PROJECT
LOCATION**



CITY OF MENLO PARK

LOCATION MAP FACEBOOK WILLOW VILLAGE PROJECT

DRAWN: KTP CHECKED: KTP DATE: 2/21/18 SCALE: 1" = 300' SHEET: 1



Project Description for Environmental Review

1 Introduction

Willow Village will replace approximately one million square feet of outdated industrial, office, and warehouse buildings in the Menlo Science and Technology Park with a vibrant, walkable, mixed-use village. Willow Village will be a highly sustainable, transit-friendly environment that supports local community needs and provides new housing, community-serving retail, and office space. The public realm will include a collection of varied public spaces, creating a sense of connectivity to the surrounding neighborhoods, while also delivering much-needed services to neighboring areas of Menlo Park and East Palo Alto, including a grocery store, pharmacy, restaurants, public gathering spaces, and other amenities.

The approximately 59-acre Willow Village site is located in Menlo Park's Bayfront Area. The site is bounded by Willow Road to the west, the Joint Powers Board (JPB) rail corridor to the north, the Hetch Hetchy right of way and Mid-Peninsula High School to the south, and an existing life science complex to the east. To the west, across Willow Road, are existing commercial and multi-family uses and Menlo Park's Belle Haven neighborhood. (See *Exhibit 2, Vicinity Map*.)

The Willow Village Master Plan envisions a high-quality public realm with a network of streets, parks, and open spaces that engage surrounding areas and create new places where neighbors, residents, and workers can live, work, and recreate. The Willow Village Master Plan refines the previously proposed design concept by connecting and blending several land uses into a vibrant live, work, play environment. Arranged around a new landscaped public Town Square, the Willow Village Master Plan offers:

- Traditional community-serving retail, including a full-service grocery store, pharmacy, exciting restaurants, entertainment venues, and other shops and services;
- A new large public park with sports and recreation fields, children's play areas, and community space for public gatherings;
- New housing, both market rate and below market rate (including senior housing);
- A hotel with 193 rooms;
- Job opportunities; and
- New bicycle and pedestrian facilities, along with other transportation improvements.

The guiding principle for the Willow Village Master Plan is to build a robust community through a new, cohesive, master planned, mixed-use development that integrates into and complements the adjacent Belle Haven neighborhood, nearby neighborhoods in East Palo Alto, and greater Menlo Park as a whole.

The central Town Square sets a welcoming tone, with a size and location that can accommodate farmers' markets, festival events, and casual community gatherings of all kinds. A pedestrian- and bike-friendly "Main Street" offers a series of inviting front doors to the proposed retail, housing, office, and public park improvements of the new mixed-use community. The

entire Willow Village will be anchored by a new four-acre public park along its southern boundary, designed to accommodate softball, baseball, soccer, and children's play areas.

Two carefully placed gateways invite residents and visitors to enter the new neighborhood at Hamilton Avenue to the west and O'Brien Avenue to the south. These gateways will feature distinctive public art, wayfinding signage, and other monumentation that promotes entry and connectivity to community amenities. The Hamilton Avenue intersection will include upgraded signal crossings to ensure safe pedestrian and bike access from Belle Haven directly to the Town Square, grocery store, pharmacy, hotel, and retail center. Convenient public parking will be located near all the new retail businesses and Town Square, whether entering from O'Brien Drive or Willow Road.

The Willow Village Master Plan is designed to implement the guiding principles and policies of the *ConnectMenlo* General Plan. The Master Plan closely aligns with *ConnectMenlo's* zoning and development standards, including density and height limits for bonus development, and is an outgrowth of the years of planning that went into the *ConnectMenlo* General Plan process.

The Willow Village Master Plan also has been designed to address input from the community, and the revised plan has been updated in response to feedback that was given to the initial project application. Updates to the plan include:

- Activated Main Street and Town Square designed for walkability, bikes, and social gathering;
- Relocated full-service grocery store and pharmacy next to the Belle Haven neighborhood;
- Larger community park, children's play areas, and recreation fields along Willow Road;
- 10,000 square feet of space dedicated to community use;
- Better integration of the office campus into the mixed-use neighborhood; and
- Grade separated crossing of Willow Road

Willow Village will transform an outdated one million square foot industrial, office, and warehouse complex that is effectively inaccessible from neighboring communities into a vibrant mixed-use neighborhood that welcomes and complements the surrounding areas of Menlo Park and East Palo Alto.

1.1 Existing Site Characteristics and Access

The approximately 59-acre Willow Village site includes 20 existing industrial, office, and warehouse buildings totaling approximately 1,000,000 square feet. The site consists of 18 San Mateo County Assessor's Parcels. The site historically has supported industrial and manufacturing uses; however, approximately 400,000 square feet of office uses currently exist within the site. (See *Exhibit 4, Existing Land Use Map*)

Primary access to the majority of the site is afforded by Hamilton Drive, Hamilton Court, and driveways fronting on Willow Road.

The Willow Village site has General Plan Land Use Designations of Office and Mixed-Use Residential. The site is zoned Office-Bonus (O-B) and Residential Mixed Use-Bonus (R-MU-B) under the Menlo Park Zoning Ordinance (see *Exhibit 3, Zoning Map*).

1.2 Willow Village Project Objectives

Willow Village seeks to achieve the following project objectives:

- Create a unique master-planned, mixed-use neighborhood with up to 1,735 housing units, a full-service grocery store and pharmacy, neighborhood-serving retail/dining, office space, co-working space, a hotel, new bicycle and pedestrian connections, and open space.
- Redevelop an underutilized property with a contemporary master-planned, mixed-use neighborhood in furtherance of the goals for the Bayfront Area set forth in the City of Menlo Park's *ConnectMenlo* General Plan.
- Promote the City's General Plan goals of providing office, research and development, residential, and commercial uses and hotels, all in close proximity or integrated with one another.
- Reduce vehicle miles traveled by locating residential, commercial, and office uses in close proximity to each other.
- Provide multiple transportation options and a robust transportation demand management (TDM) program to reduce traffic congestion, air quality impacts, and greenhouse gas emissions.
- Create a pedestrian and bicycle-friendly environment that enhances connectivity between the project site and surrounding areas.
- Provide much-needed market rate and below market rate housing in the City.
- Develop an integrated, highly connected mixed-use campus that provides flexible workspace at a density that will support future transit.
- Use highly sustainable design techniques to promote energy and water efficiency.
- Respect the surrounding community through appropriate building siting, massing, density, and height, consistent with the standards prescribed for bonus level development under the City's General Plan and zoning policies.
- Provide new green spaces and landscaped areas with native, drought-tolerant plant species.
- Provide for development that may be phased to be responsive to market demands.
- Provide a mix of uses and at densities that achieve a financially feasible project.
- Generate revenue for the City, school districts, and other public entities.
- Ensure a secure, safe, and private work environment.

1.3 Willow Village Master Plan Framework and Community Amenities

The *ConnectMenlo* General Plan, the Menlo Park Zoning Ordinance, and the Willow Village Master Plan establish the development standards and guidelines that will guide future development of Willow Village.

The Zoning Ordinance authorizes master planned projects in order “to provide flexibility for more creative design, more orderly development, and optimal use of open space, while maintaining and achieving the general plan vision for the Bayfront Area.” Master planned projects may have a mix of zoning designations and must exceed 15 acres, be in common ownership, and be proposed for development as a single project or single phased project. For master planned projects, residential density, floor area ratio (FAR), and open space requirements (including for bonus level development) may be calculated in the aggregate across the site, provided that the project complies with the design standards for the applicable zoning district. Bonus level development may authorize an increase in FAR and/or height when providing community amenities consistent with the City's adopted list of community amenities identified through the *ConnectMenlo* process (as it may be amended).

The Willow Village Master Plan proposes the phased development of the approximately 59-acre Willow Village site, which is owned by Peninsula Innovation Partners (a subsidiary of Facebook, Inc.). Consistent with the Zoning Ordinance, the Willow Village Master Plan proposes bonus level development and that residential density, FAR, and open space be calculated in the aggregate across the site, and offers a substantial community amenities package, including:

- A full-service grocery, pharmacy, food/dining uses, and personal service uses;
- A turnkey approximately 4.0-acre public neighborhood park with public restrooms (see *Exhibit 11, Conceptual Public Park*);
- An indoor community center adjacent to the neighborhood park (see *Exhibit 11, Conceptual Public Park*);
- An approximately 0.5-acre Town Square (see *Exhibit 10, Conceptual Town Square*);
- An approximately 0.3 acre dog park (see *Exhibit 6, Conceptual Master Plan*);
- Improvements accommodating safe pedestrian and bicycle travel and linkages to regional trails, including a grade-separated crossing of Willow Road (See *Exhibit 29, Existing and Proposed Bike Routes*); and
- A site that could accommodate up to a 2.5 MG underground emergency-water reservoir underneath the public park.

In accordance with the Zoning Ordinance, the timing of community amenities will be specified in a Development Agreement with the City, and security will be posted to secure completion of the community amenities as required.

The Willow Village Master Plan will establish “Standards” and “Guidelines” for development of Willow Village. The Willow Village Standards will be established rules for objective measures to which development must substantially conform. The Willow Village Guidelines will be recommended practices with which the development should be consistent, but that allow some discretion in their interpretation, implementation, or use. The Willow Village Master Plan also provides “Conceptual Plans” to depict the vision of the Willow Village Maser Plan. These Conceptual Plans show one possible Willow Village configuration that would substantially conform to the Willow Village Standards and be consistent with the Willow Village Guidelines. The Willow Village Master Plan also includes “Illustrative” renderings intended to convey the vision of the Master Plan. The Conceptual Plans and Illustrative renderings are not determinative of the ultimate configuration, building orientation, massing, minor street alignments, etc. Through its design review process, the City will review each project phase to ensure substantial conformance with the Willow Village Standards and consistency with the Willow Village Guidelines.

End of Section 1

2 Willow Village Project Characteristics

Overall Development Program - Summary

Willow Village proposes to replace more than one million square feet of existing industrial, office, and warehouse space in the Menlo Science and Technology Park with a new mixed-use village that includes up to 1,735 residential units, 125,000 to 200,000 square feet of retail uses, a 193-room hotel and accessory uses, and a 1,750,000 square foot office campus and accessory uses. To allow for the transformation of the site into a vibrant mixed-use community, the plan will require demolition of all existing site improvements consisting of buildings, streets, and utilities. Proposed improvements include site grading to elevate the property above the FEMA base flood elevation and to create buildable pads, construction of new circulation improvements to accommodate vehicles, bicycles, and pedestrians, utilities, park and open space improvements, residential mixed-use buildings, a hotel, and office campus improvements. Additional improvements will be completed at key connection points at O'Brien Street, Park Street, and Hamilton Avenue.

2.1 Willow Village Development Program

A. Retail and Residential Uses consisting of the following:

- Up to 1,735 dwelling units located on approximately 13.4 acres;
- The below market rate (“BMR”) housing will be consistent with the Menlo Park Municipal Code;
- Approximately 125,000 to up to 200,000 square feet of community-serving retail, consisting of a full-service grocery, a pharmacy, food/dining uses, and other shops and personal service uses;
- Parking for the residential component will be provided one space per unit. The proposed senior housing will provide parking at a rate of 0.3 spaces per unit. Parking for the retail uses will be provided at up to 3.3 spaces per 1,000 square feet;
- Residential private open space will be provided consistent with City of Menlo Park's Municipal Code; and
- Mixed-use buildings will range in height from 55 to 80 feet, which includes the Code-permissible increase of an additional 10 feet when within a flood hazard zone.

B. Hotel with 193 rooms and accessory uses including amenities and parking in an on-site garage at a ratio of up to 1.1 spaces per room.

C. Office Uses with up to 1.75 million square feet of office and amenity space in multiple buildings up to a maximum height of 110 feet and including:

- Two free-standing parking garages accommodating up to 3,080 parking spaces and approximately a 420-space visitor garage that is intended to provide retail overflow parking during evening hours and weekends;
- Accessory uses, potentially inducing the following employee-serving uses:
 - Food Service;
 - Health & Wellness Center of up to 30,000 square feet;
 - Child Care Center of up to 25,000 square feet;

- Employee Amenities; and
- Open Space; and
- Central Plant to distribute chilled water to efficiently address office cooling demands.

D. Park and Open Space including:

- A turnkey approximately 4.0-acre public neighborhood park with public restrooms;
- An approximately 0.5-acre Town Square;
- An approximately 0.3-acre dog park; and
- Improvements accommodating safe pedestrian and bicycle travel and linkages to regional trails.

Landscape Concept

The landscape celebrates nature with a purposeful connection to the outdoor environment and mild climate (see *Exhibit 20, Conceptual Landscape Plan*).

With the site located in Northern California’s Bay Area, Sunset Zone 17, this mild climate, with long growing seasons, offers a wide plant palette to incorporate throughout the site. The landscape envisions a combination of native, drought-tolerant, and adapted species from around the world (see *Exhibit 21a and 21b, Conceptual Plant List* and *Exhibit 22a and 22b, Conceptual Plant Palette*). This approach provides residents, visitors, and employees with diversity on a personal, district, and community scale. This diversity enhances the fauna and pollinators that will use this habitat for food and shelter – a critical component given the site’s proximity to the bay marshes and regional open spaces. The landscape will comply with Menlo Park’s Water-Efficient Landscaping ordinance. The Conceptual Landscape Plan calls for approximately 800 new trees to be planted.

Per the arborist’s report, the site currently contains 793 trees, which are mostly planted in parkways and pavement cutouts adjacent to buildings, parking lots, and streets. All of the existing trees will have to be removed for the construction of Willow Village and the raising of the site above the flood plain elevation. Two-hundred sixty-three (263) specimens qualify as “Heritage Trees” under City ordinance. Two-hundred sixty-one have DBHs (diameter measured at 54 inches above grade) of 15” or greater; two Coast Live Oaks (*Quercus agrifolia*) measuring 10” or greater also qualify as Heritage.

Site Lighting Concept

The site lighting for Willow Village will comply with Title 24 and Menlo Park’s lighting guidelines for both the Mixed-use and Office zoning districts. All fixtures will be energy-efficient, reduce glare and unnecessary light spillage, while providing safe routes of travel for vehicles and pedestrians (see *Exhibit 23, Conceptual Lighting Plan* and *Exhibit 24, Conceptual Lighting Palette*).

E. Backbone Infrastructure Improvements including:

- Backbone streets at the locations shown in the Conceptual Master Plan (see *Exhibit 6, Conceptual Master Plan*);
- Public and private streets are designed with a minimum 26-foot clear width for aerial fire truck access. Roadways will include minimum 11-foot wide vehicular lanes with a 5-foot landscaping strip for biotreatment areas (BTAs) and 5-foot minimum width sidewalks on either side of the roadway (see *Exhibits 36a and 36b, Conceptual Street Sections*);
- Public streets will be designed to applicable requirements of the City of Menlo Park's Public Works Department. Private streets may include paving materials that vary from the City design standards such as permeable pavers, stamped asphalt, or decorative pavement;

- Proposed new or modified signalized intersections (see *Exhibits 34a* and *34b Conceptual Primary Vehicle Route*) at:
 - Willow Road and future Park Street;
 - O'Brien Avenue and future Main Street;
 - Willow Road at Hamilton Avenue;
 - Potential realigned Willow Road at Hamilton Avenue intersection as an alternative that realigns a western segment of Hamilton to create a safer four-way intersection at Willow Road through alignment of intersecting streets at right angles and providing additional stacking distance for left-turns from Willow Road onto Hamilton Avenue.
 - Future Park Street and future Main Street
- New regional and local pedestrian and bicycle pathways throughout the site;
- A Paseo accommodating pedestrian and bicycles along the eastern and northern property lines, as depicted on Figure 2: Street Classifications within the *ConnectMenlo* Circulation Element, ;
- A “Main Street”;
- Bicycle parking (long-term and short-term);
- A Transportation Demand Management Program;
- Backbone utility upgrades as required to serve Willow Village.

2.2 Willow Village Standards and Guidelines

Willow Village Standards and Guidelines will be approved as part of the Conditional Development Permit for the Willow Village Master Plan. The City will review each development phase to ensure substantial conformance with the Willow Village Standards and consistency with the Willow Village Guidelines, as part of the design review process.

2.3 Willow Village Conceptual Plans

Following is a description of the Conceptual Plans for Willow Village (see *Exhibits 6* and *10* through *12*). As described under the Master Plan Framework above, the Conceptual Plans illustrate a possible configuration of Willow Village that substantially conforms to the Willow Village Standards.

Main Street forms the centerpiece of the Willow Village Master Plan (see *Exhibit 6, Conceptual Master Plan*), acting as the “seam” that connects the Campus District and the Town Square and Residential/Shopping Districts (described below). Designed in a diagonal alignment across the plan area, Main Street links O'Brien Drive and nearby areas in East Palo Alto to the project's Town Square (see *Exhibit 29, Existing and Proposed Bike Routes*). Main Street links the northern areas of the Master Plan to the southern end by knitting the project's grid of streets and paths together. To facilitate multi-modal transportation, separate improvements are provided for pedestrians, bicyclists, and vehicles across a shared, plaza-like environment. Retail, residential stoops, office entrances, and other active ground floor uses further enhance Main Street as a safe, welcoming mobility corridor. At the northern terminus of Main Street, a proposed grade-separated crossing of Willow Road would continue the “Main Street” corridor for pedestrians and cyclists with direct access to the Bayfront, Classic Campuses and the Bayfront Trail. (See *Exhibit 15, Illustrative Main Street*.)

Willow Village’s interconnected pattern of streets, short block dimensions, activated building frontages (retail, residential stoops, etc.), and broad, shaded sidewalks promote walkability. Willow Village is designed to enable residents and employees to satisfy the majority of their daily needs – grocery, dining, convenience retail, recreation, transit, and employment - via generously sized sidewalks within the mixed-use village streets to facilitate pedestrian access throughout the village. A key organizing feature places the storm water treatment facilities between vehicular travel ways and sidewalks to further safeguard pedestrians from vehicles. The storm water treatment improvements are bioretention basins sited between the street curb and sidewalk proposed with a minimum width of 5 feet. These stormwater treatment improvements provide a functional setback placing a landscaped “zone” between the sidewalk a vehicular traffic and parking lanes.

The Town Square District

Located in the north-western portion of the site, the Town Square District forms the heart of the Willow Village neighborhood (see *Exhibit 7, Conceptual District Plan* and *Exhibit 6, Conceptual Master Plan*). A vibrant mix of uses are organized around a generous Town Square, with approximately 25,000 square feet of food and retail uses, a hotel, residential lobbies, enhanced public sidewalks, and bike lanes all converging on this central organizing feature of the community. Hamilton Avenue, Main Street, and other Town Square pathways will feature building frontages, resulting in pedestrian activation and interaction and creating a vibrant center (see *Exhibit 10, Conceptual Town Square*, and *Exhibit 13, Illustrative Town Square*).

Residential and hotel buildings are proposed to have ground floor retail and restaurant uses that spill out into the sidewalks and square with café seating. A grid of shade canopy trees and limited softscape areas provide shade and color for the square, envisioned as a flexible space that would allow for a wide range of activities, from passive recreation to seasonal markets and festivals (see *Exhibit 10, Conceptual Town Square* and *Exhibit 13, Illustrative Town Square*).

The Town Square District will feature a 193-room hotel located north of the Town Square. Hotel amenities may include uses such as:

- On-site restaurant and bar;
- Roof deck pool along with food and beverage;
- Fitness room and spa; and
- Meeting and conference rooms.

In the area between the hotel and grocer (in the Residential/Shopping District), approximately 60,000 square feet of additional retail and entertainment uses are planned. In addition, a limited amount of employee-serving amenity uses serving the Office Campus may be located in the Town Square District (see Campus District Uses, below).

At the intersection of Main Street and Hamilton Avenue, at the edge of the Town Square and Campus Districts, a 0.5-acre plaza is set aside as for passive recreation (see *Exhibit 10, Conceptual Town Square*).

Public parking will be provided adjacent to the pharmacy and adjacent to the Town Square core. In addition, parking for visitors to the Campus District will be accommodated in the Campus Visitor Parking Garage adjacent to the Town Square (see *Exhibit 6, Conceptual Master Plan*). Parking for the hotel will be accommodated in an on-site garage, with any overflow parking needed for hotel events being accommodated in the Campus Visitor Parking Garage. The Campus Visitor Parking Garage also will be available for retail parking outside of the regular business hours of the office campus. In the Conceptual Master

Plan, parking spaces for the retail and hotel uses are distributed conveniently around the Town Square District in residential/shopping building garages.

The Residential/Shopping District

Located in the south-western portion of the site, the Residential/Shopping District forms the live/play component of the Willow Village neighborhood (see *Exhibit 7, Conceptual District Plan* and *Exhibit 6, Conceptual Master Plan*). Willow Village proposes up to 1,735 multifamily rental residences in the Residential/Shopping District. The residential units will be a mix of studio, one, two, and three-bedroom apartment units with active ground floor uses. Throughout the area will be below market rate (BMR) units to satisfy the City's municipal code for new office and new residential development... Residential parking will be provided in each building, and visitor parking will be located on selected streets within the Residential/Shopping District.

Approximately 85,000 square feet of retail uses are located in the Residential/Shopping District and will include the grocery and pharmacy, as well as other retail, service, and dining uses (see *Exhibit 6, Conceptual Master Plan*).

In both the Town Square District and the Residential/Shopping District, ground floor activation continues south on Main Street to enhance the mixed-use character of the development. Activation of the residential ground floors to enhance and enliven the pedestrian realm will be achieved by street-level entrances with stoops, and through locating active uses and landscaping along key pedestrian pathways. Careful consideration has been given to locating back-of-house services such as structured parking entrances/exits away from these main pedestrian areas.

At the southwest corner of the Residential/Shopping District, an approximately 4.0-acre park with public restrooms (see *Exhibit 11, Conceptual Public Park* and *Exhibit 17, Illustrative Public Park*) will provide ample space and amenities for passive and active recreation, in a location easily accessible to Willow Village residents, along with surrounding Menlo Park and East Palo Alto neighbors. The park's playing surface is large enough to accommodate two youth baseball diamonds, a full-sized soccer field, or two-youth soccer fields. The park also includes neighborhood-centric casual play structures, public parking, and open field areas for warm-ups or casual play. Age-appropriate play equipment and climbing structures are located directly adjacent to the fields and a new indoor community center. Along the east edge of the park, areas for passive recreation and a playground are envisioned, gently buffered from the ball field by a series of low planted berms. Public off-street parking spaces are provided along the park's north edge, accessed from Park Street. In addition, an approximately 10,000 square foot indoor community center is envisioned adjacent to the public park.

An open space area south of the Park Street/Main Street intersection, also in the Residential/Shopping District, is envisioned for passive recreation and would accommodate a dog park (see *Exhibit 6, Conceptual Master Plan*). In addition, a neighborhood plaza is envisioned at the intersection of Center and Main Streets (see *Exhibit 12, Conceptual Neighborhood Plaza*).

The Campus District

Anchoring the western edge of Main Street, the Campus District (see *Exhibit 7, Conceptual District Plan* and *Exhibit 6, Conceptual Master Plan*) consists of approximately 36 acres and will accommodate up to 1.75 million square feet of office and employee-serving amenity space (not including the publicly accessible retail and amenity space along Main Street discussed below). The office buildings will be organized around a secure central pedestrian promenade, creating multiple opportunities for enhanced connectivity and interactions among office employees. This organizational framework not only optimizes the campus's solar

orientation, but also limits the number of large, unarticulated facades along Main Street and the East Loop Road. The office buildings will target LEED Gold equivalency, at the minimum.

Along Main Street and the Town Square, approximately 25,000 to 30,000 square feet of ground-floor retail, generously landscaped sidewalks, outdoor seating, and a series of urban gardens combine to create a pleasant and integrated edge between the Campus District and the other parts of the neighborhood. This approach creates a seamless transition between the Campus District and the adjacent Town Square and Residential/Shopping Districts. (This square footage is part of the up to 200,000 square feet or Willow Village retail square footage.) (see *Exhibit 16, Illustrative Campus District.*)

Proposed Campus District Building Massing and Height

The proposed office building massing in the Campus District is designed to create a distinctive architectural experience when viewed from different vantage points throughout the Town Square and Residential/Shopping Districts. Maximum office building heights are capped at 110 feet and would comply with the average heights as established by the Menlo Park zoning standards (see *Exhibit 26, Conceptual Building Height Plan*). To foster an intimate and human-scale along Main Street and the Town Square, the design features a mix of medium-height buildings – from three to five stories – with a number of smaller, single-story volumes projecting to engage the street level.

Campus District Uses

The Campus District consists of up to 1,750,000 square feet of office and employee-serving amenity uses, not including the public retail and amenity space distributed along Main Street (which constitutes part of the Willow Village retail square footage).

Office accessory uses may include meeting facilities, food service, personal services, an ATM, a Health and Wellness Center and/or a childcare center.

Campus District Open Space and Landscape

Within the Campus District, a chain of publicly accessible urban spaces and gardens along Main Street will offer a friendly and welcoming edge for residents and visitors alike. These open spaces contribute to the greater network of open space within Willow Village, further enhancing the diverse mix of pedestrian experiences. At the south end of the site, a generously landscaped area will welcome arrivals from O'Brien Street while providing the added benefit of visually screening portions of the parking structure. (See *Exhibit 18, Conceptual Publicly Accessible Open Space* and *Exhibit 19, Conceptual Open Space Plan*.)

The Campus District's secure, interior open spaces are defined by a range of scales and experiences. Between the buildings, smaller, more intimate-scaled open spaces and pathways connect to the primary pedestrian thoroughfare that links the north and south ends of the campus. At the north end of the campus, a large private open space provides a verdant expanse that can accommodate large office gatherings, recreation, and a variety of outdoor experiences (see *Exhibit 6, Conceptual Master Plan*). This open space also provides for the respectful treatment of an identified Native American cultural resources site, which will be the subject of consultation with Native American tribes.

Campus District Parking and Transit

Along the eastern edge of the Campus District, shielded from view by users of the Town Square and Residential/Shopping District, employee parking will be provided in the north and south parking structures, offering a combined total of approximately 3,080 parking spaces (see *Exhibit 6, Conceptual Master Plan* and *Exhibit 28, Conceptual Parking Plan*). Both structures will include a ground-level Transit center that will include a seven-bay transit hub for commuter shuttles and campus trams. Access to the transit stops will be via the Loop Road and Park Street. The transit stops are sited to allow the employee shuttles to approach the site from Willow Road, O'Brien Drive, or University Avenue via Adams Court. Within the Campus District, shuttles primarily will operate on Park Street and Loop Road with additional access on Hamilton Avenue and Main Street. Office visitor parking will be accommodated in the parking structure adjacent to Town Square in the Town Square District. Additionally, the planning for the Office District anticipates connectivity to potential future regional transit improvements.

Circulation and Access

Willow Village proposes a new circulation network consisting of approximately 4.45 acres of public rights of way and approximately 3.23 acres of private streets, generally aligned in an east to west and north to south grid (see *Exhibit 6, Conceptual Master Plan, Exhibit 29, Existing and Proposed Bike Routes, and Exhibit 30, Conceptual Primary Pedestrian and Bike Route*). The circulation network will accommodate vehicles, bicycles, and pedestrians. Primary site access from Willow Road will be provided via two signalized intersections: existing Hamilton Avenue and proposed Park Street. Main Street will provide primary access from the south via a new signalized intersection at O'Brien Drive, accommodating direct access to the Campus District and the Residential/Shopping and Town Square Districts. Both Hamilton Avenue and Park Street intersect with Main Street to facilitate ingress and egress throughout the community. To accommodate vehicular circulation to and through the Campus District, a Loop Road configured on the perimeter of the District and that intersects with proposed Main Street, Adams Court, and a proposed O'Brien Drive intersection will accommodate multi-modal transportation options, including office employee private vehicle access and employee shuttles and trams. Appropriately scaled residential streets will provide access within the Residential/Shopping and Town Square Districts and accommodate on-street parking.

Transportation Demand Management ("TDM")

As a mixture of office, residential, hospitality and retail uses, the mixed-use Willow Village will have an inherent reduction in vehicle trips during the morning and evening peak periods and throughout the day. These trip reductions are due to the synergy between the various uses that eliminate the need to travel long distances to jobs and services. Locating housing adjacent to office allows local employees the opportunity to live close to their jobs, making it possible to walk or bike to work. To ensure a reduction in vehicular trip below standard generation rates a comprehensive TDM program will provide strategies to reduce vehicular trips generated from the future planned land uses within Willow Village.

Recent surveys in the Bay Area indicate that when housing is located near jobs as many as 30 to 45 percent of the peak hour residential trips will be associated to the adjacent offices. In addition to the linkage between housing and office uses, the proposed retail uses are intended to capture local trips from within the Town Square, Residential/Shopping, and Campus Districts.

Because the proposed retail uses include a grocery store and pharmacy, many local trips from Belle Haven and surrounding portions of East Palo Alto will be diverted from retail districts that are further away and converted to other modes (e.g., bicycling and walking), thereby reducing vehicle trips and vehicle miles traveled.

Willow Village incorporates design features that promote walking and biking, including sidewalks and gathering areas for pedestrians as well as on- and off-street bike facilities. In addition, convenient bicycle storage areas located at key destinations will promote bicycle use.

Other forms of TDM being considered include community shuttles between the Willow Village Town Square and nearby Menlo Park and East Palo Alto neighborhoods and first and last-mile shuttles to the Caltrain Station in downtown Menlo Park. The feasibility of these local transit operations will be explored as the site develops and travel patterns are established.

The Campus District will be designed and operated with a commitment to reduce vehicle trips to and from the site. The Campus District proposes employee parking at the minimum ratios in order to deemphasize auto travel. In addition, the Campus District includes two transit centers, one in each employee parking structure, to serve the employee commuter shuttles and intra-campus trams. Each transit center will include seven bus bays and provide direct access into the core of the campus.

It is currently anticipated that the Campus District will be occupied primarily by Facebook. To allow for the efficient movement of Facebook employees between Willow Village and Facebook's other properties, Willow Village incorporates strong bicycle and pedestrian connections to Facebook's Bayfront and Classic Campuses. These bicycle and pedestrian facilities provide a healthy alternative means of intra-campus travel, particularly for short trips between buildings. The bicycle and pedestrian facilities also link to public facilities like the Bay Trail and City-provided bike lanes, sidewalks, and trails and will be useful infrastructure regardless of who occupies the Campus District.

The low parking ratio in the Campus District means that users of the office space will need to employ an aggressive TDM program similar to Facebook's existing TDM plan. Facebook's TDM programs provide employees direct access to alternative commute travel modes such as employee shuttles, carpools, and vanpools. Additionally, Facebook's TDM program provides other incentives to motivate employees to use available transit systems to commute to work such as transit passes. Facebook currently provides a high level of mobility services to eliminate the need for employees to bring vehicles to work to run errands. The transportation services provided include intra-campus tram service, car-sharing for individual employee use for off-site travel, and a broad range of on-site amenities that customarily would require employees to travel off-site to address. Furthermore, Willow Village's amenities such as food services, health services, grocery, pharmacy, and general retail will reinforce and support employees who do not drive to work.

Site and Infrastructure Improvements

Grading

The existing Willow Village site is relatively flat, with elevations ranging from approximately 8.2 feet to 12.8 feet (NAVD88), and with an approximately 0.5 percent slope south-north across the site. Approximately 90 percent of the existing site is located within FEMA Flood Hazard 'Zone AE,' which is subject to inundation by the 1 in 100-year storm and has a base flood

elevation (BFE) of 11 feet. The west side of the site has an overland stormwater release path to Willow Road and the east side has an overland stormwater release to Adams Court and to the open space to the northeast.

The proposed site will conform to existing elevations at Willow Road (existing elevations ranging from 7 feet to 9 feet) to the west, the Joint Powers Board (JPB) rail corridor (existing elevations ranging from 5 feet to 9 feet) to the north, the neighboring properties (existing elevations ranging from 7 feet to 9 feet) to the east, and the Hetch Hetchy right of way and O'Brien Drive (existing elevations ranging from 10 feet to 16 feet) to the south. All proposed occupiable buildings will have minimum finished floor elevations at 13 feet, which is consistent with the Menlo Park requirement of 2 feet above the BFE. Garage entrances will be graded to be above the 11 feet BFE. Localized high and low points provide overland release during rain events that exceed the design for the storm drain system. Site earthwork will consist of the reused existing site soils and basement excavation spoils to be used as on-site fill. Although there are localized areas of undocumented fill, it is anticipated that all soils can be reused on-site based on recommendations of the geotechnical engineer. Earthwork operations will be phased to optimize the excavation, fill relocation, and construction processes. Additionally, it is anticipated that existing concrete and asphaltic concrete will be crushed and recycled for use on-site. (See *Exhibit 37, Preliminary Site Grading*.)

Utility Layout

Public domestic water, storm drain, sewer, recycled water, communications, and PG&E electrical and gas mains will be routed in all public roadways and within public utility easements within private streets and will provide service to each parcel. The office parcel(s) will include looped domestic, fire water, recycled water, and communications systems. Each utility system will connect to existing mains in Willow Road. The existing on-site water system provides flow to properties east of the site through two connections to the southeast and the proposed improvements will maintain these water connections. Storm drain and sanitary sewer will flow towards Willow Road. Gas and electrical services are provided by PG&E. At the northeast corner of the site, an existing PG&E transmission tower will be maintained, and the existing overhead distribution power lines onsite will be undergrounded to maintain service to adjacent properties. All pressurized water, electrical, and communication mains will be looped to maintain system redundancy. (See *Exhibit 38, Preliminary Site Utilities*.)

Tree Removal

Due to the extensive amount of demolition and grading activities necessary to raise the site out of the existing flood hazard zone, all the existing vegetation will be removed, resulting in the removal of 793 trees, of which 263 are heritage trees. Tree removal and replacement will comply with Menlo Park's tree replacement ordinance requirements, and a greater number of trees will be planted than removed. (See *Exhibit 20 Preliminary Landscape Concept*)

Off-site Improvements

Safe crossing design improvements will be incorporated in the northwest corner of the site to provide safe pedestrian, bicycle, and vehicular movements at Hamilton Avenue and between the two adjoining office campuses. Improvements along Willow Road will include widening of the right-of-way to accommodate additional left turn pockets, installation of new traffic signals, utility points of connections, sidewalk improvements, and landscape improvements. At the southeast corner of the site, in the Residential/Shopping District, a new intersection is proposed at O'Brien Drive, requiring new traffic signals and roadway layout alterations.

Along the southern property line, an existing open channel directs storm water flows to an existing storm drain main along the east property line. To accommodate site improvements, the drainage flows within this channel will be undergrounded and the channel filled.

Additional infrastructure upgrades to gas and electrical distribution improvements, and sewer conveyance facilities are required and will be coordinated with the corresponding utility providers. Anticipated improvements to the existing Belle Haven PG&E Substation include upgrading distribution capacity (providing greater reliability for the community already served by the substation) and constructing new electrical distribution feeders to serve the Willow Village site

End of Section 2

3 Willow Village Phasing

3.1 Construction and Project Phasing

It is currently anticipated that Willow Village will be constructed in three primary phases, each constituting approximately one third of the Willow Village site. Construction will commence on the southern portion of the site and move northward. Each construction phase will include the grading of that phase and construction of the circulation (including transit, auto, bicycle, and pedestrian) and utility infrastructure necessary to serve that phase. There may be some overlap in construction phases.

The south to north construction phasing plan is guided by several factors, including:

- Primary access points located at the southern portion of the site;
- Site topography allowing gravity flow of utilities from south to north;
- Ensuring there is sufficient on-site residential density to support Town Square retail when it comes on line;
- Avoiding disruptive later-phase construction impacts to the Town Square retail area; and
- Allowing preservation of existing building 49, which houses Facebook’s exiting health and wellness facility, until the new facility can be constructed.

The Willow Village Conceptual Phasing Plan is illustrated in *Exhibit 35, Conceptual Occupancy and Phasing Plan* and described below. Phasing may vary from the Conceptual Phasing Plan, provided that community amenities are provided in accordance with the timing required by the Development Agreement.

Phase 1

Phase 1 will consist of the southernmost portion of the site and is anticipated to include:

- In the Residential/Shopping District: approximately 600 residential units, including at least 15 percent below market rate units (including senior housing), the 4.0-acre public park and indoor community space, and up to 10,000 square feet of retail.
- In the Campus District: approximately 600,000 square feet of office and office accessory uses, which may include the following:
 - Employee-serving Health and Wellness Center (alternatively, the employee-serving Health and Wellness Center could be included in the Town Square District),
 - Publicly accessible Main Street retail and amenity space.
 - The south garage is anticipated to include approximately 1,280 spaces (not including valet) also would be constructed in this phase.

Phase 2

Phase 2 will consist of the central portion of the site and is anticipated to include:

- In the Town Square District: approximately 50 on-street parking spaces, and up to 20,000 square feet of retail, including restaurants.

- In the Residential/Shopping District: approximately 600 residential units, including approximately 15 percent below market rate units; and up to 30,000 square feet of retail/commercial space, including the pharmacy, financial/ATM, and other services.
- In the Campus District: approximately 630,000 square feet of office and office accessory uses and approximately 15,000 square feet of publicly accessible Main Street retail and amenity space.
- The north garage, anticipated to include approximately 1,800 spaces (not including valet), also would be constructed in this phase.
- The grade separated crossing of Willow Road that can accommodate bicycles, pedestrians, and Facebook trams.

Phase 3

Phase 3 will consist of the northernmost portion of the site and is anticipated to include:

- In the Town Square District: the hotel of 193 rooms with associated amenities, an approximately 420-space visitor parking garage and up to 70,000 square feet of retail uses.
- In the Residential/Shopping District: approximately 300 residential units, including approximately 15 percent below market rate units, and up to 40,000 square feet of retail, including the grocery; and
- In the Campus District: approximately 520,000 square feet of office and office accessory uses.

3.2 Tentative Subdivision Map

The proposed phased Vesting Tentative Subdivision Map proposes to merge eighteen existing parcels, vacating the existing Hamilton Avenue and Hamilton Court rights of way, to create a new subdivision consisting of parcels for the residential, retail, hotel, and office development, public rights of way for street purposes, parcels for private street purposes, and park and open space parcels. Multiple final maps are anticipated to match project phasing, and phases may be further parcelized for subphasing, financing, or other development purposes. (See *Exhibit 9, Conceptual Parcel Plan.*)

End of Section 3

4 Willow Village Land Use Summary

Development Statistics

O - Office District	
Site Area	36.30 acres
Maximum Office Bonus FAR	1,581,182 square feet
Maximum Commercial FAR	395,296 square feet
R-MU - Residential Mixed-Use District	
Site Area	18.61 acres
Maximum Residential Mixed-Use Bonus FAR	1,823,560 square feet
Maximum Commercial FAR	202,618 square feet
Public Right of Way	
Total Area	4.45 acres
Consolidated FAR's under Master Planned CDP	
Maximum Office Bonus FAR	1,783,800 square feet
Maximum Residential Mixed-Use Bonus FAR	1,823,560 square feet
Maximum Retail/Commercial FAR	395,296 square feet

Willow Village Proposed Land Use Summary

O - Office District Proposed Uses	
Office Campus	1,750,000 square feet
Retail	30,000 square feet
Hotel	193 rooms
R-MU - Residential Mixed-Use District Proposed Uses	
Residential	1,735 units
Retail	170,000 square feet
Publicly Accessible Open Space	
Open Space	10.09 acres*
Circulation	
Public Streets	4.45 acres
Private Streets	3.23 acres

* Area included within R-MU and O district acreage calculation.

End of Section 4

5 Willow Village Permits and Approvals

A number of permits and approvals would be required before development of Willow Village could proceed. As Lead Agency for the project, the City of Menlo Park is responsible for the majority of approvals required for development.

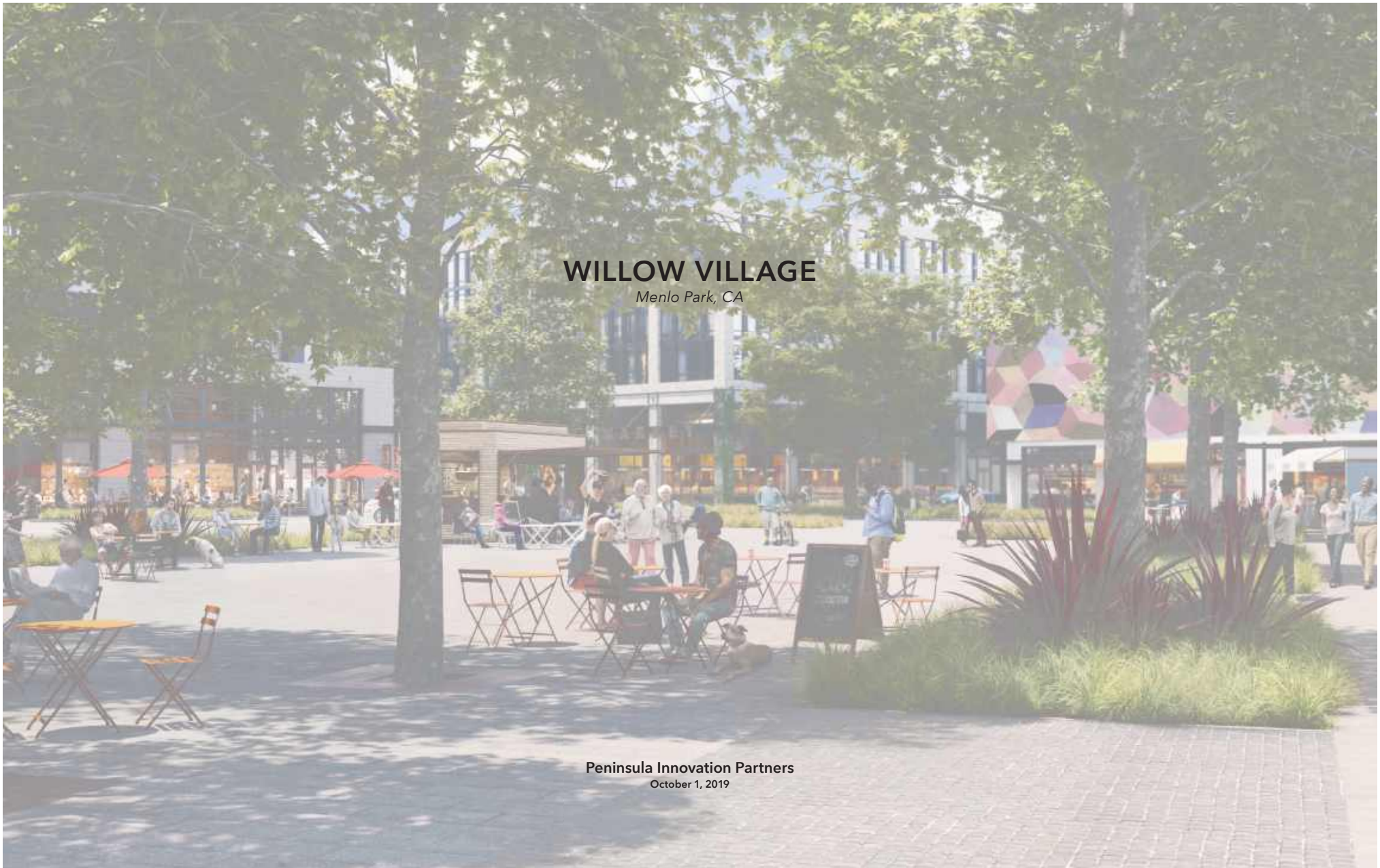
A list of the currently anticipated City and other agency permits and approvals that may be required is provided in the Table below.

	Agency	Permit / Approval	Notes
1	City of Menlo Park	Major Conditional Development Permit	Master planned development on mixed-zoned site; Bonus level development; Development on a site of more than 1 acre to permit the following: Master planned development; Office and accessory uses > 250,000 SF GFA in O-B; Office use > 20,000 SF GFA in R-MU-B; Retail sales establishment > 20,000 SF GFA in R-MU-B; Bonus level development; Hotel, alcohol sales, etc.
2	City of Menlo Park	Vesting Tentative Map	
3	City of Menlo Park	Development Agreement	
4	City of Menlo Park	Tree Preservation and Removal Permit	
6	City of Menlo Park	Architectural Design Review	
7	City of Menlo Park	General Plan Amendment	Amend Circulation Diagram

8	City of Menlo Park	Zoning Map Amendment (if required)	Add "X" overlay and revise public street alignment
9	City of Menlo Park	BMR Housing Agreement	
10	City of Menlo Park	Building, grading, and related construction permits	
11	City of Menlo Park and Caltrans	Encroachment Permits	
12	San Mateo Transit Authority and CPUC	Rail Crossing approvals	Pedestrian and bicycle bridge or tunnel
13	San Francisco Bay Regional Water Quality Control Board		
14	San Mateo Countywide Storm Water Pollution Prevention Program		
15	West Bay Sanitary District		
16	Bay Area Air Quality Management District		
17	City and County Association of		Referral to Airport Land Use Commission

	Governments of San Mateo County		
18	Department of Toxic Substances Control		
19	San Mateo County Environmental Health Division		
20	Native American Heritage Commission		Consultation regarding Native American cultural resources site

End of Project Description for Environmental Review



WILLOW VILLAGE
Menlo Park, CA

Peninsula Innovation Partners
October 1, 2019

Location Map



Assessor's Parcel Numbers



General Plan Land Use Map



General Plan

Office. This designation provides for office and R&D uses, business-oriented community education and training facilities, supportive sales and personal services, corporate housing, and hotel uses. The designation also accommodates existing and new light-industrial uses that are not in conflict with existing or planned commercial or residential uses in the vicinity. Hotels are allowed as options in several locations. The maximum base FAR shall be 45 percent and the maximum bonus FAR with community amenities shall be 100 percent. Maximum FAR for corporate housing shall be 60 percent, for retail and service uses shall be 25 percent, and for hotels shall be 175 percent.

Mixed Use Residential. This designation provides for higher density housing to meet the needs of all income levels. It also allows mixed use developments with integrated or stand-alone supportive sales and service uses, and uses that are consistent with the Office Designation. Sales uses can range from small-scale businesses that serve nearby employment to a large-format grocery to serve adjacent neighborhoods. This designation is intended to promote live/work/play environments oriented toward pedestrians, transit, and bicycle use, especially for commuting to nearby jobs. The maximum base residential density shall not exceed 30 units per acre, and the maximum bonus FAR is 100 units per acre. Maximum base FAR for residential uses shall be 90 percent, and a maximum of 225 percent for bonus FAR. Non-residential uses shall have a maximum base FAR of 15 percent and bonus FAR of 25 percent.

General Plan Land Use Designations

- Residential
- Baylands
- Life Sciences
- Office
- Mixed-Use Residential
- Light Industrial
- Commercial Business Park



WILLOW VILLAGE

Menlo Park, CA



WILLOW VILLAGE

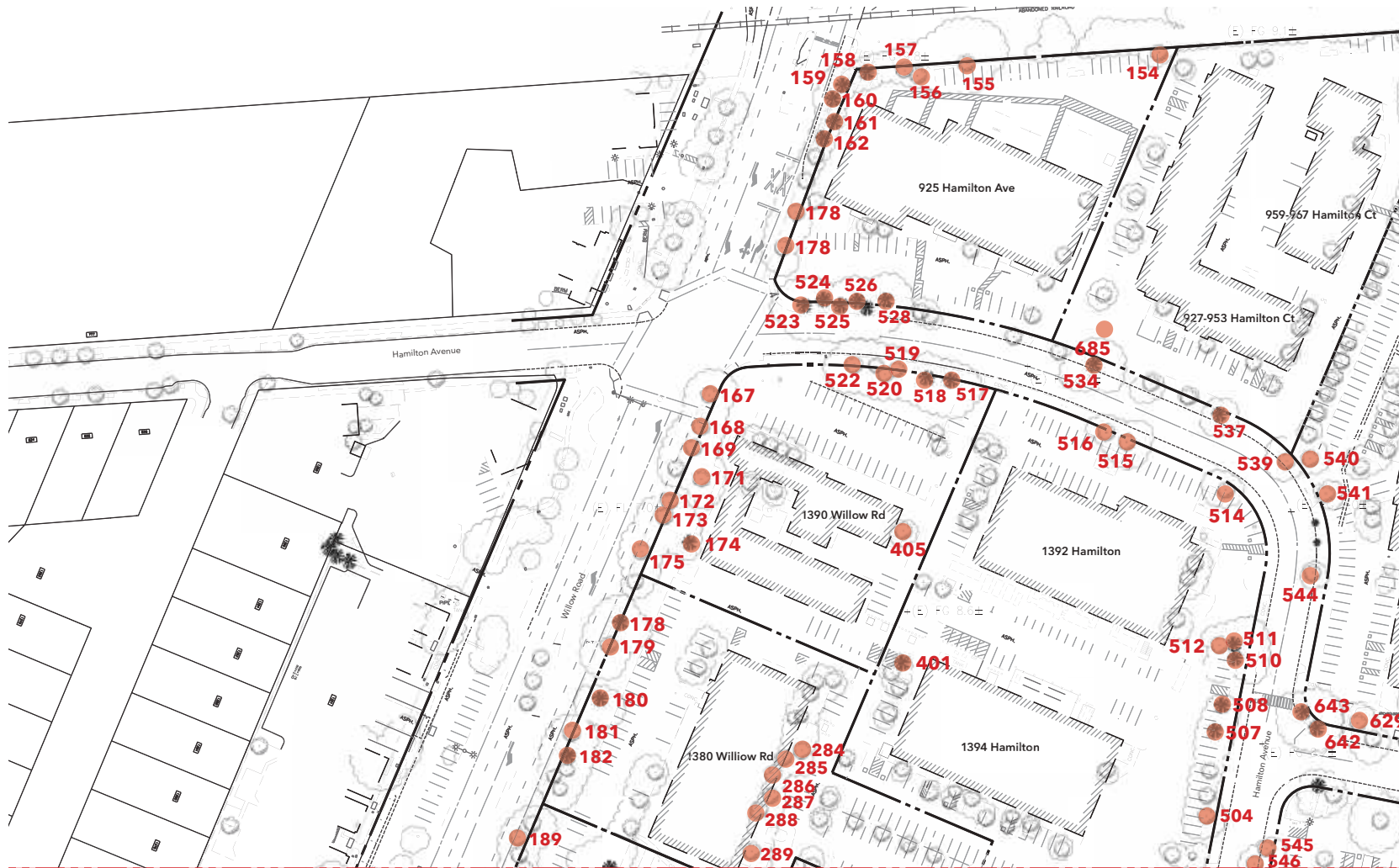
Menlo Park, CA



LEGEND		
- - - Site Boundary		
Existing Land Use	Bldg#	Area (GSF)
Office	MPK 47	10,344
	MPK 50	12,902
Subtotal		23,246
Office & Lab	MPK 40	45,600
	MPK 43	33,600
	MPK 46	54,586
	MPK 48	20,636
	MPK 49	24,000
	MPK 51	29,371
	MPK 52	33,972
	MPK 53	22,267
	MPK 57	49,920
	MPK 58	50,311
MPK 59	26,400	
Subtotal		390,663
Warehouse	MPK 42	109,124
	MPK 44	144,800
	MPK 45	120,159
	MPK 55	49,000
	MPK 56	23,400
Subtotal		446,483
Warehouse & Office	MPK 41	110,066
	MPK 54	27,753
Subtotal		137,819
Total		998,211

WILLOW VILLAGE

Menlo Park, CA



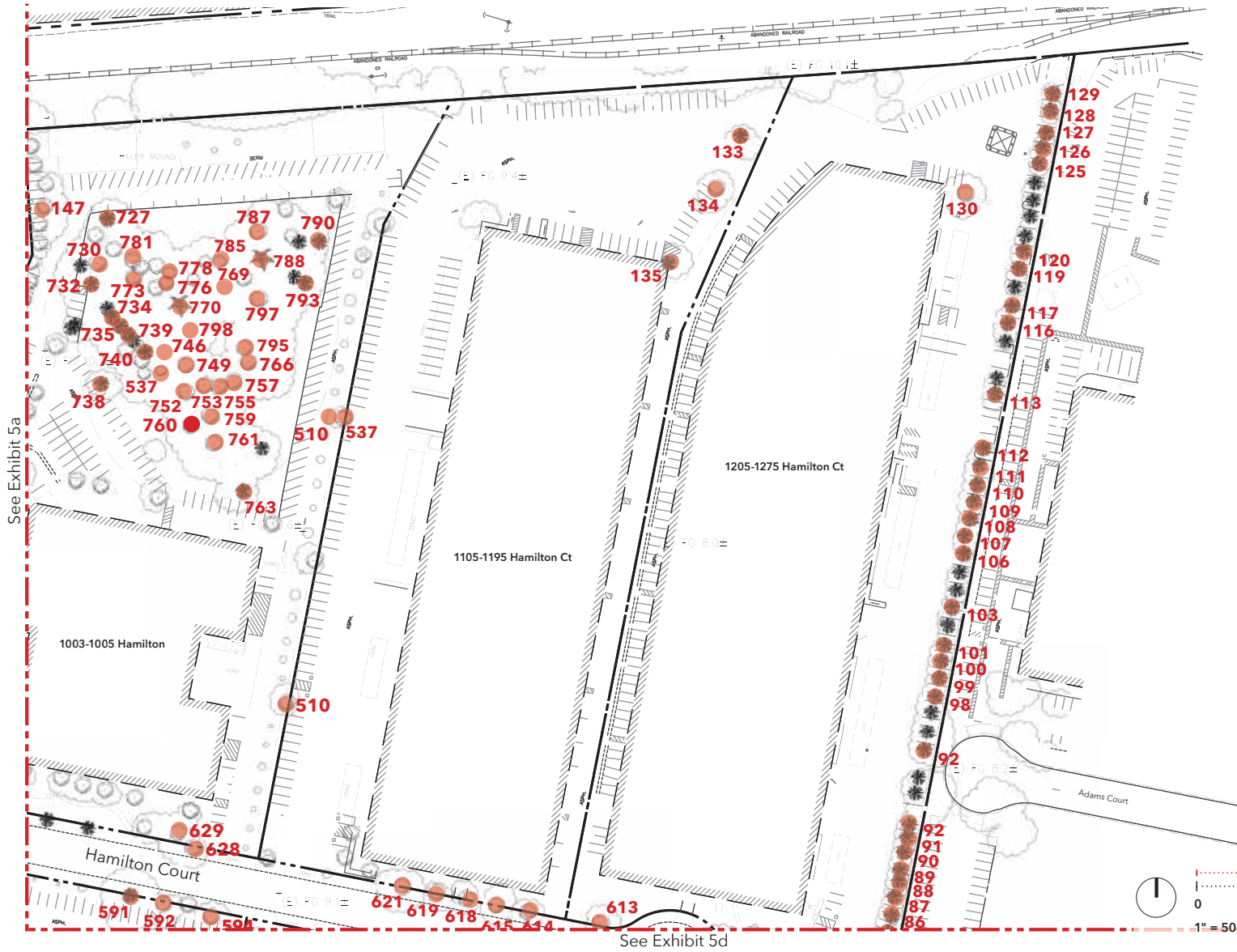
Heritage Tree Replacement	
Total Trees	793
To-Be Removed	263
Heritage Trees	263
To-Be Removed	263
Heritage Tree Replacements	526*
To-Be Planted	526*

*All tree replacements will be planted at 15 gallon minimum size at a 2 to 1 basis.

See Exhibit 5c

See Exhibit 5b



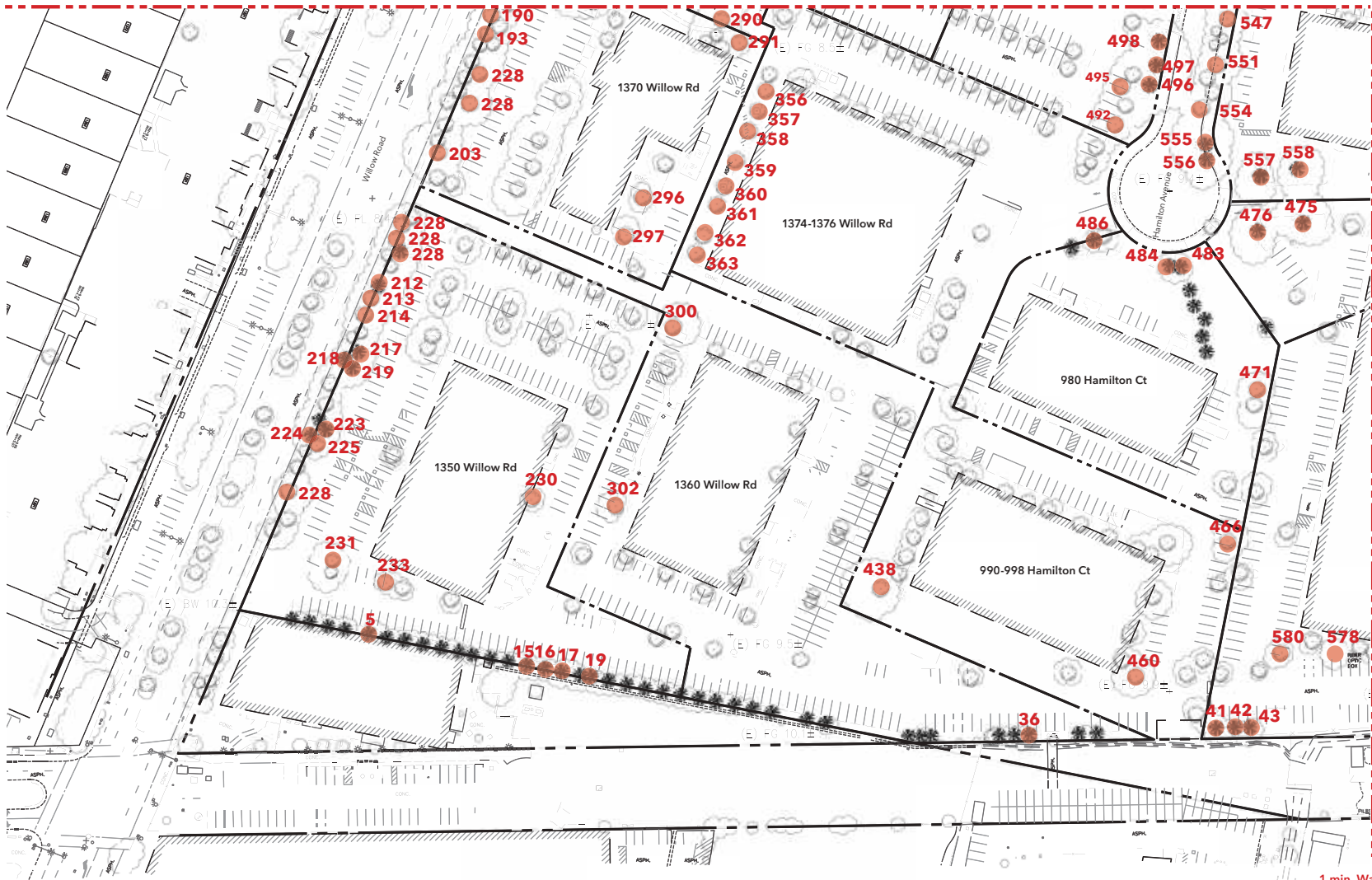


Heritage Tree Replacement	
Total Trees	793
To-Be Removed	263
To-Be Planted	526*
*All tree replacements will be planted at 15 gallon minimum size at a 2 to 1 basis.	

See Exhibit 5a

See Exhibit 5d

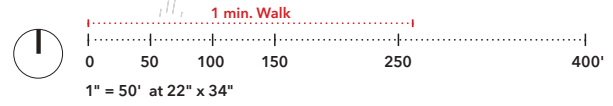
See Exhibit 5a



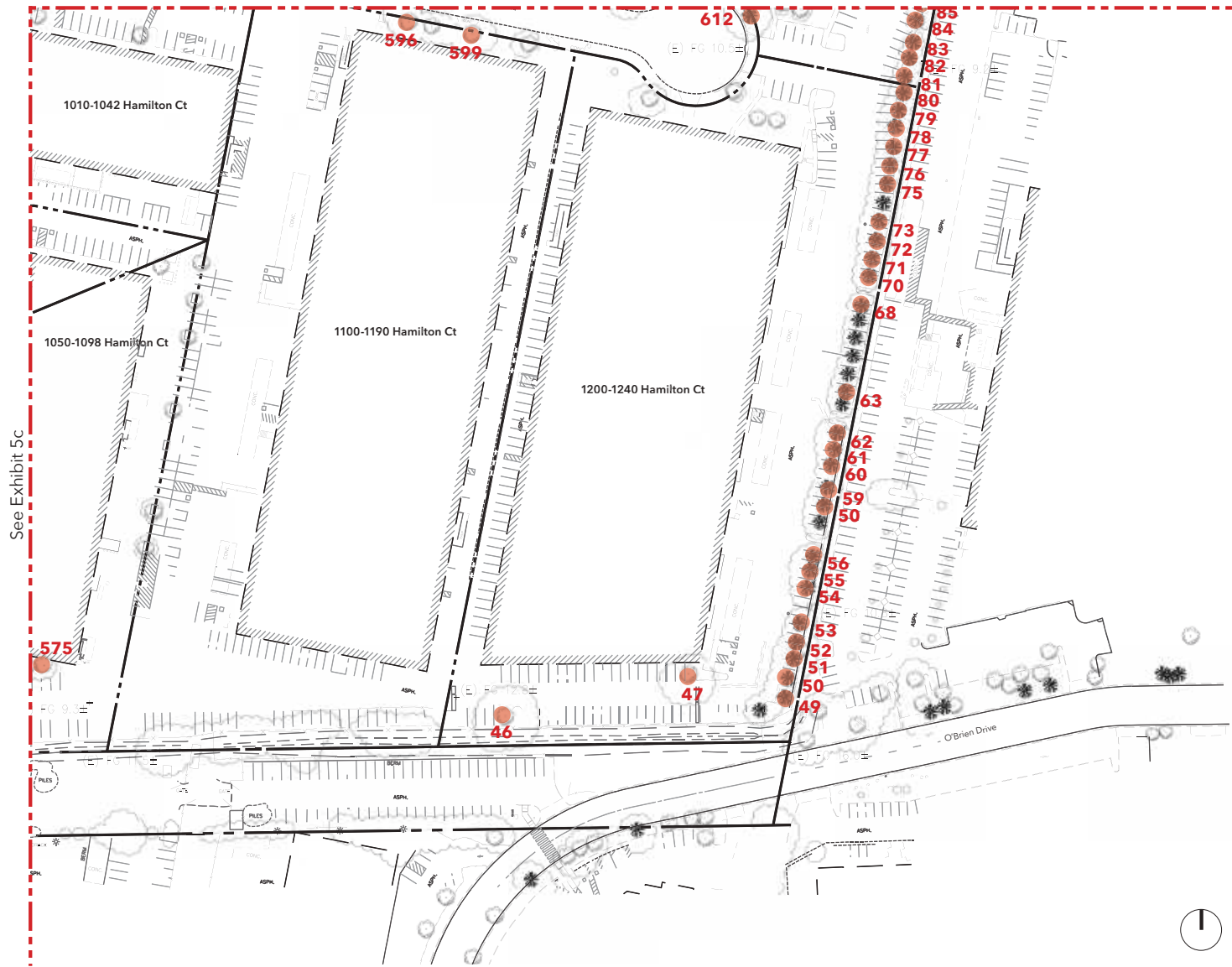
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*All tree replacements will be planted at 15 gallon minimum size at a 2 to 1 basis.

See Exhibit 5d

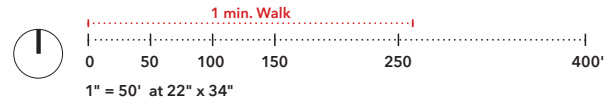


See Exhibit 5b



Heritage Tree Replacement	
Total Trees	793
To-Be Removed	263
Heritage Trees	263
To-Be Removed	263
Heritage Tree Replacements	526*
To-Be Planted	526*

*All tree replacements will be planted at 15 gallon minimum size at a 2 to 1 basis.





LEGEND	
1	Town Square
2	Grocery Store on Ground Level
3	Pharmacy on Ground Level
4	Public Park
5	Dog Park
6	Grade Separated Willow Road Crossing
7	Campus Visitor Parking Garage
8	Hotel
9	Mixed-Use Block
10	Residential Block
11	Office Campus
12	Parking Garage with Transit Center on Ground Level
13	Community Space on Ground Level
14	Proposed Paseo

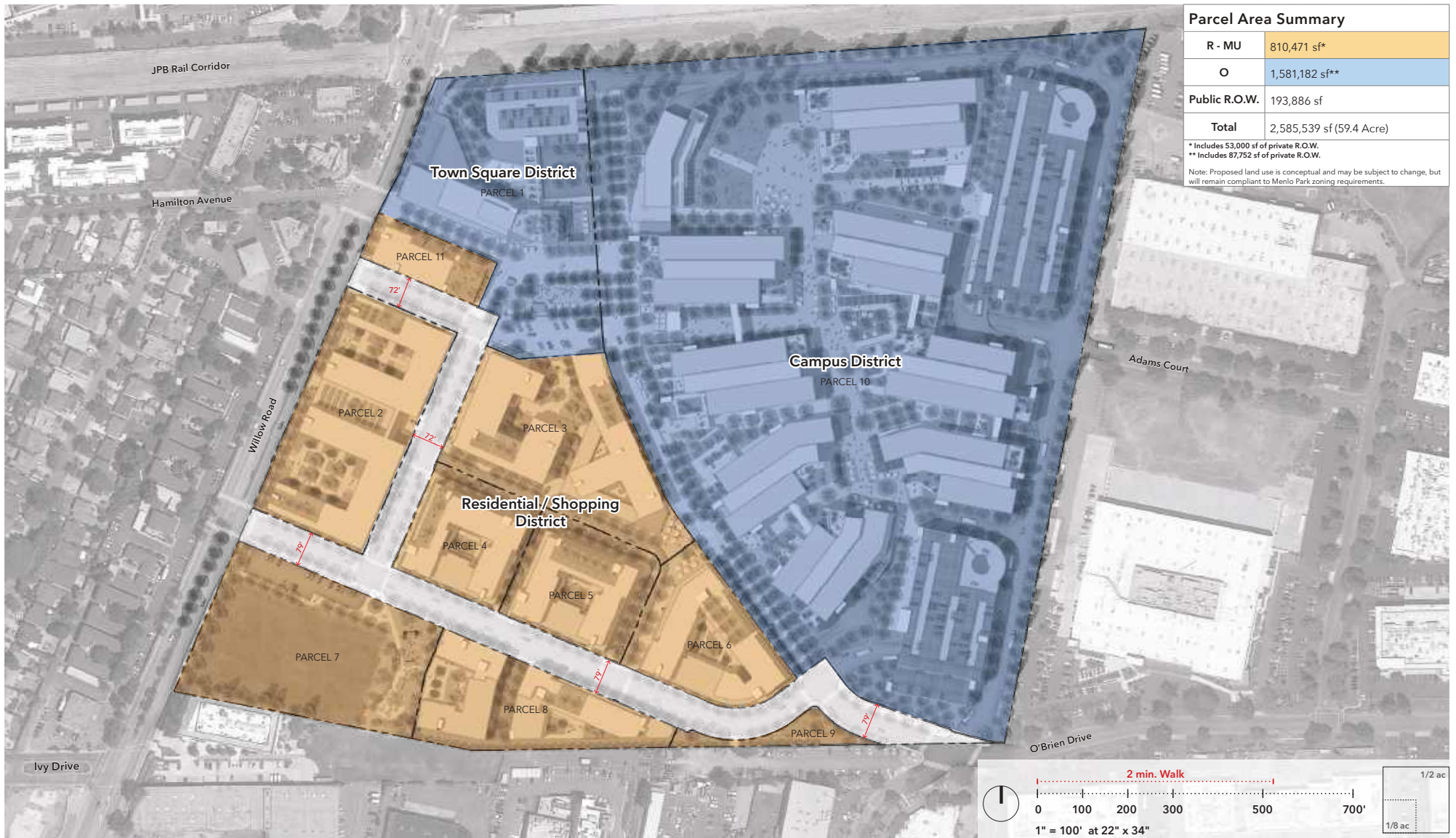
WILLOW VILLAGE

Menlo Park, CA



WILLOW VILLAGE

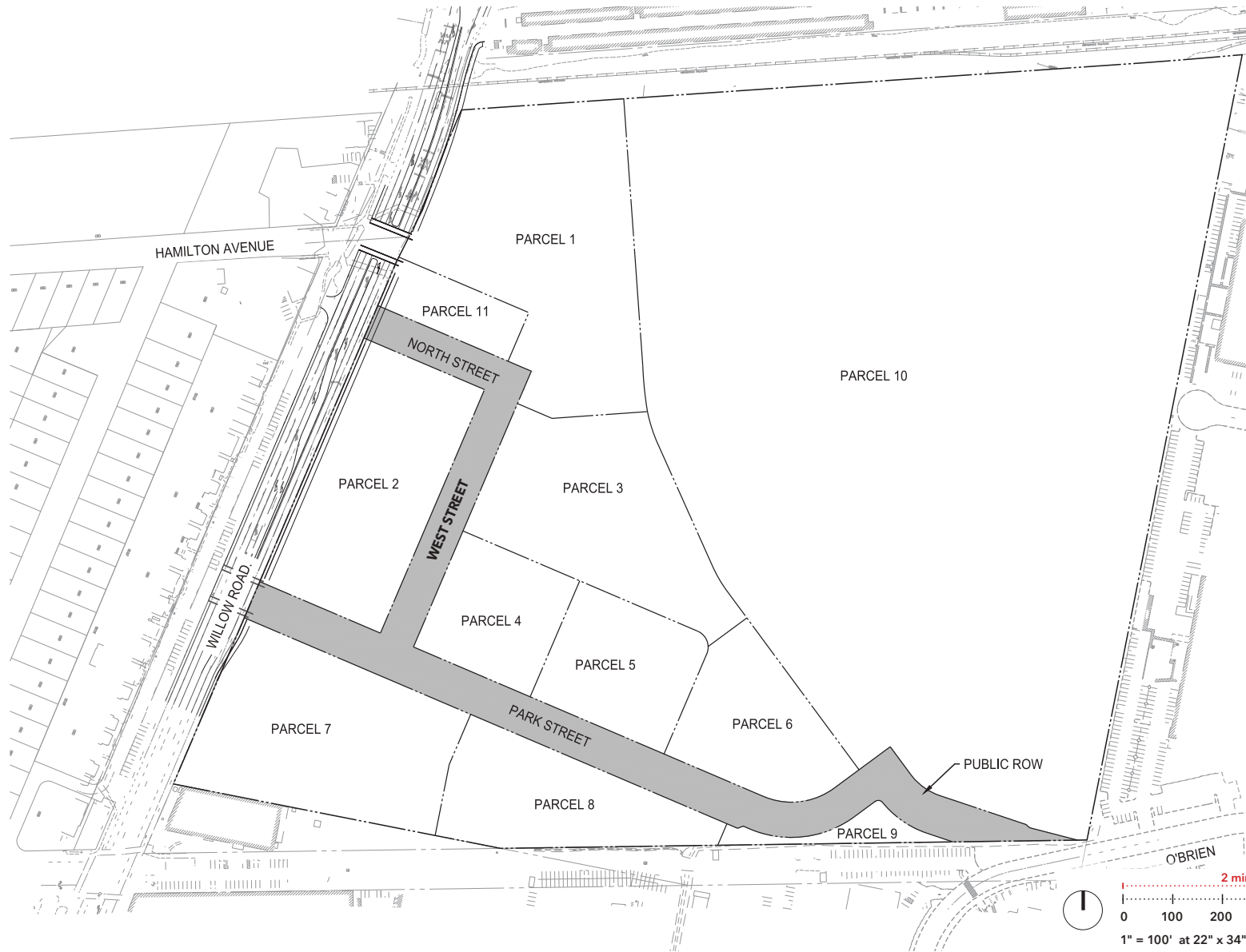
Menlo Park, CA



Parcel Area Summary	
R - MU	810,471 sf*
O	1,581,182 sf**
Public R.O.W.	193,886 sf
Total	2,585,539 sf (59.4 Acre)
* Includes 53,000 sf of private R.O.W.	
** Includes 87,752 sf of private R.O.W.	
Note: Proposed land use is conceptual and may be subject to change, but will remain compliant to Menlo Park zoning requirements.	

WILLOW VILLAGE

Menlo Park, CA



Public R.O.W. Analysis	
Aggregate Site Area (ASA)	2,585,539 sf
Public R.O.W.	193,886 sf
ASA minus new ROW	2,391,653 sf

Zoning District (ZD) Maximum Buildable Summary	
ZD Compliant Total Office	1,783,800 sf*
ZD Compliant Total Commercial	395,296 sf
ZD Compliant Residential (max)	1,823,560 sf
ZD Compliant Residential (max)	1,861 units**

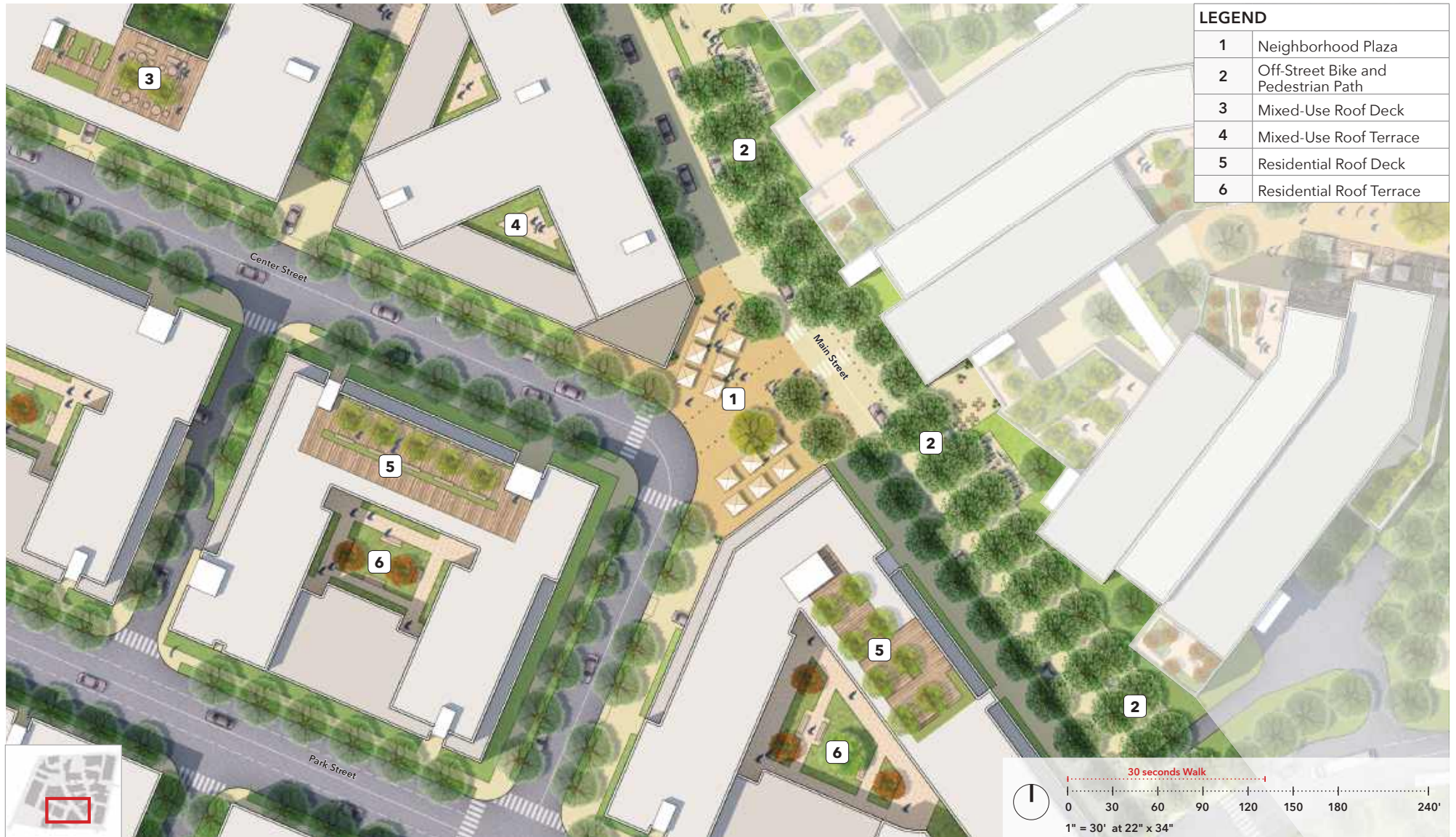
* Includes the "non-residential" GFA permitted under the R-MU zoning which allows for office uses.
 ** Residential FAR is variable, ranging from 30 developable units per acre (FAR 0.9) to 100 developable units per acre (FAR 2.25).
 Note: Parcels may be further subdivided for subphasing, financing, or other development purposes.





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Peninsula Innovation Partners

WILLOW VILLAGE

Menlo Park, CA

Exhibit 16
Illustrative Campus District
October 1, 2019



Peninsula Innovation Partners

WILLOW VILLAGE

Menlo Park, CA

Exhibit 17
Illustrative Public Park
October 1, 2019



LEGEND	
1	Hotel Plaza
2	Town Square
3	Public Park
4	Neighborhood Plaza
5	Off-Street Bike and Pedestrian Path
6	Proposed Paseo
7	Dog Park

WILLOW VILLAGE

Menlo Park, CA



LEGEND

- Open Space (Publicly Accessible)
- Open Space (No Public Access)
- Roof Top Open Space (No Public Access)

Parcel Area Summary

R - MU	810,471 sf*
O	1,581,182 sf**
Public R.O.W.	193,886 sf
Total	2,585,539 sf (59.4 Acre)

* Includes 53,000 sf of private R.O.W.
** Includes 87,752 sf of private R.O.W.

Open Space Requirement

Land Use	Open Space	Publicly Accessible
R - MU	202,618 sf (25%)	50,655 sf (25%)
O	474,355 sf (30%)	237,178 sf (50%)
Total	676,973 sf	287,833 sf

Proposed Open Space***

Land Use	Open Space	Publicly Accessible
R - MU	310,827 sf	169,685 sf
O	774,430 sf	238,282 sf
Total	1,085,257 sf	407,967 sf

*** Complies with Zoning Ordinance Chapter 16.43 and Chapter 16.45.
Note: Proposed open spaces are conceptual and may be subject to change, but will remain compliant to Menlo Park zoning requirements.
Excerpt from the Menlo Park Municipal Code: The purpose of a master planned project is to provide flexibility for creative design, more orderly development, and optimal use of open space, while maintaining and achieving the general plan vision for the Bayfront Area. Master planned projects for sites with the same zoning designations (O, LS, or R-MU) in close proximity or for contiguous sites that have a mix of zoning designations (O or R-MU) that exceed fifteen (15) acres in size and that are held in common ownership (or held by wholly owned affiliated entities) and are proposed for development as a single project or single phased development project are permitted as a conditional use; provided, that sites with mixed zoning are required to obtain a conditional development permit and enter into a development agreement. For master planned projects meeting these criteria, residential density, FAR and open space requirements and residential density, FAR, and open space requirements at the lot level, if applicable, may be calculated in the aggregate across the site provided, the overall development proposed does not exceed what would be permitted if the site were developed in accordance with the zoning designation applicable to each portion of the site, and the proposed project complies with all other design standards identified for the applicable zoning districts.

0 100 200 300 500 700'
1" = 100' at 22" x 34"

1/2 ac
1/8 ac

WILLOW VILLAGE

Menlo Park, CA



WILLOW VILLAGE

Menlo Park, CA

TREES & PALMS										
Botanical Name	Common Name	Mature Height	Use Areas						Special Features	
			Parks & Plazas	Courtyards	Streetscapes	Roof Gardens	Buffer	Bio-Retention	California Native	Drought Tolerant
<i>Acer palmatum</i> cultivars	Japanese maple	S		*		*			*	*
<i>Aesculus californica</i>	California buckeye	S	*					*	*	*
<i>Agonis flexuosa</i>	Peppermint tree	M	*	*			*		*	
<i>Arbutus</i> 'Marina'	Marina arbutus	M	*	*		*		*	*	*
<i>Cedrus atlantica</i>	Atlas Cedar	L	*				*		*	
<i>Cedrus deodara</i>	Deodar Cedar	L	*				*		*	*
<i>Celtis occidentalis</i>	Common hackberry	L	*	*			*		*	
<i>Cercis canadensis</i>	Eastern redbud	S	*	*		*		*	*	*
<i>Cercis occidentalis</i>	Western redbud	S	*	*		*		*	*	*
<i>Chamaerops humilis</i>	Mediterranean fan palm	L	*	*		*		*	*	*
<i>Eriobotrya deflexa</i>	Bronze loquat	S	*	*	*			*	*	*
<i>Gingko biloba</i> cultivars	Gingko	L	*	*	*			*	*	*
<i>Jacaranda mimosifolia</i>	Jacaranda	L	*	*	*			*	*	*
<i>Koelreuteria</i> species	Flame tree	M	*	*	*			*	*	*
<i>Lagerstroemia indica</i> cultivars	Crape myrtle	M	*	*	*			*	*	*
<i>Liriodendron tulipifera</i>	Tulip tree	L	*	*	*			*	*	*
<i>Lophostemon confertus</i>	Brisbane box	L	*	*	*		*	*	*	*
<i>Magnolia grandiflora</i>	Southern magnolia	M	*	*	*			*	*	*
<i>Magnolia soulangeana</i>	Saucer magnolia	M	*	*	*			*	*	*
<i>Melaleuca nesophila</i>	Pink melaleuca	S	*	*	*			*	*	*
<i>Melaleuca quinquenervia</i>	Cajeput tree	M	*	*	*		*	*	*	*
<i>Olea europaea</i>	Olive	M	*	*	*	*	*	*	*	*
<i>Pinus canariensis</i>	Canary island pine	L	*	*	*		*	*	*	*
<i>Pinus halepensis</i>	Allepo pine	L	*	*	*		*	*	*	*
<i>Pinus pinea</i>	Italian stone pine	L	*	*	*		*	*	*	*
<i>Pistacia chinensis</i>	Chinese pistache	M	*	*	*			*	*	*
<i>Platanus x acenifolia</i> 'Columbia'	London plane tree	L	*	*	*		*	*	*	*
<i>Podocarpus henkelii</i>	Long-leafed yellowwood	M	*	*	*		*	*	*	*
<i>Prunus cerasifera</i> 'Krauter Vesuvius'	Flowering plum	S	*	*	*			*	*	*
<i>Prunus ilicifolia</i>	Hollyleaf cherry	S	*	*	*		*	*	*	*
<i>Prunus ilicifolia</i> ssp. Lyonii	Catalina cherry	M	*	*	*		*	*	*	*
<i>Prunus serrulata</i> cultivars	Flowering cherry	S	*	*	*		*	*	*	*
<i>Quercus agrifolia</i>	Coast live oak	L	*	*	*		*	*	*	*
<i>Quercus ilex</i>	Holly oak	M	*	*	*		*	*	*	*
<i>Quercus lobata</i>	Valley oak	L	*	*	*		*	*	*	*
<i>Quercus suber</i>	Cork oak	L	*	*	*		*	*	*	*
<i>Robinia x ambigua</i> 'Idahoensis'	Idaho locust	M	*	*	*		*	*	*	*
<i>Sequoia sempervirens</i>	Coast redwood	L	*	*	*		*	*	*	*
<i>Trachycarpus fortunei</i>	Windmill palm	M	*	*	*		*	*	*	*
<i>Ulmus parvifolia</i> cultivars	Chinese evergreen elm	L	*	*	*		*	*	*	*
<i>Washingtonia filifera</i>	California fan palm	L	*	*	*		*	*	*	*
<i>Zelkova serrata</i> cultivars	Zelkova	L	*	*	*		*	*	*	*
Height Definitions										
S = ≤ 20'										
M = 20'-40'										
L = ≥ 40'										

SHRUBS										
Botanical Name	Common Name	Mature Height	Use Areas						Special Features	
			Parks & Plazas	Courtyards	Streetscapes	Roof Gardens	Buffer	Bio-Retention	California Native	Drought Tolerant
<i>Arctostaphylos</i> cultivars	Manzanita		*	*		*	*	*	*	*
<i>Buddleja davidii</i> cultivars	Butterfly bush		*	*		*	*	*	*	*
<i>Ceanothus</i> spp	California wild lilac		*	*		*	*	*	*	*
<i>Coprosma x kirkii</i>	Coprosma		*	*		*	*	*	*	*
<i>Cordylone australis</i>	Cabbage palm		*	*		*	*	*	*	*
<i>Correa</i> spp	Australian fuschia		*	*		*	*	*	*	*
<i>Cotoneaster dammeri</i>	Bearberry cotoneaster		*	*	*		*	*	*	*
<i>Cyrtomium falcatum</i>	Japanese holly fern		*	*		*	*	*	*	*
<i>Fremontodendron</i> spp and cultivars	Fremontodendron		*	*		*	*	*	*	*
<i>Grevillea</i> 'Noelii'	Grevillea		*	*		*	*	*	*	*
<i>Juniperus</i> spp.	Juniper		*	*	*		*	*	*	*
<i>Lantana</i> cultivars	Lantana		*	*	*		*	*	*	*
<i>Lavandula</i> spp.	Lavender		*	*	*		*	*	*	*
<i>Lavatera maritima</i>	Sea mallow		*	*	*	*	*	*	*	*
<i>Leucadendron</i> cultivars	Leucadendron		*	*	*		*	*	*	*
<i>Mahonia aquifolium</i>	Oregon grape		*	*	*	*	*	*	*	*
<i>Nephrolepis cordifolia</i>	Southern sword fern		*	*	*		*	*	*	*
<i>Olea europaea</i> 'Little Ollie'	Dwarf Olive		*	*	*		*	*	*	*
<i>Opuntia ficus-indica</i>	Prickly Pear		*	*	*		*	*	*	*
<i>Phormium</i> cultivars	New Zealand flax		*	*	*		*	*	*	*
<i>Photinia x fraseri</i>	Fraser photinia		*	*	*		*	*	*	*
<i>Pittosporum eugenioides</i>	Pittosporum		*	*	*		*	*	*	*
<i>Pittosporum tenuifolium</i>	Kohuhu		*	*	*		*	*	*	*
<i>Polystichum californicum</i>	California sword fern		*	*	*		*	*	*	*
<i>Rhamnus alaternus</i>	Italian buckthorn		*	*	*		*	*	*	*
<i>Rhamnus californica</i>	California coffeeberry		*	*	*		*	*	*	*
<i>Rhaphiolepis indica</i> cultivars	India hawthorn		*	*	*	*	*	*	*	*
<i>Ribes</i> spp.	Gooseberry		*	*	*		*	*	*	*
<i>Rosa rugosa</i> cultivars	Rugosa rose		*	*	*		*	*	*	*
<i>Rosmarinus officinalis</i> cultivars	Rosemary		*	*	*		*	*	*	*
<i>Salvia</i> spp. and cultivars	Sage		*	*	*		*	*	*	*
<i>Strelitzia reginae</i>	Bird of Paradise		*	*	*		*	*	*	*
<i>Teucrium fruticans</i>	Bush germander		*	*	*		*	*	*	*

*Plants listed in the Conceptual Plant List are able to be irrigated with recycled water and comply with the City's Water Efficient Landscape Ordinance.
 **Suggested tree placements for heritage trees. All tree replacements will be planted at 15 gallon minimum size at a 2 to 1 basis.

GROUND COVERS, GRASSES AND PERENNIALS										
Botanical Name	Common Name	Use Areas						Special Features		
		Parks & Plazas	Courtyards	Streetscapes	Roof Gardens	Buffer	Bio-Retention	California Native	Drought Tolerant	Pollinator-friendly
<i>Achillea</i> spp. and cultivars	Yarrow	•			•		•	•	•	•
<i>Anigozanthos</i> cultivars	Kangaroo paw	•	•		•					
<i>Asparagus densiflorus</i> 'Myers'	Myers asparagus	•	•		•					
<i>Calamagrotis x acutiflora</i> cultivars	Feather reed grass	•	•		•					
<i>Carex divulsa</i>	Berkeley sedge	•	•	•	•	•	•	•		
<i>Carex praegracilis</i>	Western meadow sedge	•					•	•		
<i>Chondropetalum tectorum</i>	Small cape rush	•	•		•		•			
<i>Deschampsia cespitosa</i>	Tufted hair grass	•	•		•		•	•	•	•
<i>Dianella revoluta</i>	Black anther flax lily	•	•		•					
<i>Dietes</i> spp and cultivars	Dietes	•	•		•		•		•	
<i>Epilobium canum</i>	California fuschia	•	•		•			•	•	•
<i>Festuca californica</i>	California fescue	•	•		•			•	•	•
<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue fescue	•	•		•					
<i>Festuca mairei</i>	Atlas fescue	•	•	•	•					
<i>Festuca rubra</i> 'Molate Blue'	Molate Blue creeping fescue	•	•	•	•		•	•	•	
<i>Helictotrichon sempervirens</i>	Blue oat grass	•	•	•	•					
<i>Iris douglasiana</i>	Douglas iris		•					•		
<i>Juncus patens</i>	Common rush		•		•		•	•	•	
<i>Kniphofia uvaria</i>	Red-hot poker	•	•		•					
<i>Lantana montevidensis</i>	Trailing Lantana	•	•		•				•	
<i>Leymus condensatus</i> 'Canyon Prince'	Canyon Prince wild rye		•			•	•			
<i>Libertia peregrinans</i>	Libertia	•	•		•					
<i>Limonium perreii</i>	Sea lavender	•	•		•					
<i>Liriope muscari</i> cultivars	Lily turf	•	•	•	•					
<i>Mulenbergia capillaris</i>	Pink muhly	•	•		•	•			•	
<i>Mulenbergia rigens</i>	Deer grass	•	•		•	•	•	•	•	•
<i>Ophiopogon japonicus</i>	Mondo grass	•	•		•					
<i>Sesleria autumnalis</i>	Autumn moor grass	•	•		•					
<i>Sisyrinchium bellum</i>	Blue-eyed grass		•				•	•	•	

AGAVES AND SUCCULENTS										
Botanical Name	Common Name	Use Areas						Special Features		
		Parks & Plazas	Courtyards	Streetscapes	Roof Gardens	Buffer	Bio-Retention	California Native	Drought Tolerant	Pollinator-friendly
<i>Aeonium</i> spp.	Aeonium	•	•		•					•
<i>Agave</i> spp.	Agave	•	•		•					•
<i>Aloe</i> spp.	Aloe	•	•	•	•					•
<i>Dudleya brittonii</i>	Britton's chalk dudleya	•	•		•					•
<i>Dudleya pulverulenta</i>	Chalk dudleya	•	•		•					•
<i>Euphorbia</i> spp.	Spurge	•	•		•					•
<i>Sedum</i> spp.	Sedum	•	•	•	•					•
<i>Yucca elephantipes</i>	Spineless yucca	•	•							•

VINES										
Botanical Name	Common Name	Use Areas						Special Features		
		Parks & Plazas	Courtyards	Streetscapes	Roof Gardens	Buffer	Bio-Retention	California Native	Drought Tolerant	Pollinator-friendly
<i>Bougainvillea</i> spp.	Bougainvillea	•	•							
<i>Campsis radicans</i>	Common trumpet creeper	•	•							
<i>Ipomoea indica</i>	Morning Glory	•	•							
<i>Macfadyena unguis-cati</i>	Cat's claw vine	•	•							
<i>Passiflora</i> cultivars	Passion vine	•	•							•

*Plants listed in the Conceptual Plant List are able to be irrigated with recycled water and comply with the City's Water Efficient Landscape Ordinance.



California Buckeye
Aesculus californica



Western Redbud
Cercis occidentalis



Ginkgo*
Ginkgo biloba cv.



Crape Myrtle
Lagerstroemia indica cv.



Pink Melaleuca
Melaleuca nesophila



Chinese Pistache
Pistacia chinensis



Coast Live Oak*
Quercus agrifolia



Coast Redwood
Sequoia sempervirens



Marina Arbutus
Arbutus 'Marina'



Mediterranean Fan Palm
Chamaerops humilis



Jacaranda
Jacaranda mimosifolia



Brisbane Box*
Lophostemon confertus



Olive
Olea europea



London Plane Tree*
Platanus x acerifolia



Valley Oak*
Quercus lobata



Chinese Evergreen Elm
Ulmus parvifolia cv.



Deodar Cedar*
Cedrus deodara



Bronze Loquat
Eriobotrya deflexa



Peppermint Tree
Agonis flexuosa



Southern Magnolia
Magnolia grandiflora



Canary Island Pine*
Pinus canariensis



Hollyleaf Cherry
Prunus ilicifolia



Cork Oak*
Quercus suber



Zelkova*
Zelkova serrata cv.

*Suggested tree placements for heritage trees. All tree replacements will be planted at 15 gallon minimum size at a 2 to 1 basis.



Aeonium
Aeonium spp.



Kangaroo Paw
Anigozanthos cv.



California Wild Lilac
Ceanothus spp.



Black Anther Flax Lily
Dianella revoluta



Spurge
Euphorbia spp.



Lantana
Lantana cv.



Lily Turf
Liriope muscari cv.



California Sword Fern
Polystichum californicum



Agave
Agave spp.



Myers Asparagus
Asparagus densiflorus
'Myers'



Small Cape Rush
Chondropetalum
tectorum



Dietses
Dietses spp.



Grevillea
Grevillea 'Noelii'



Lavender
Lavandula spp.



Deer Grass
Mulenburgia rigens



Rosemary
Rosmarinus officinalis cv.



Aloe
Aloe spp.



Berkeley Sedge
Carex divulsa



Cabbage Palm
Cordylina australis



California Fuchsia
Epilobium canum



Red-hot Poker
Kniphofia uvaria



Sea Lavender
Limonium perezii



New Zealand Flax
Phormium cv.



Sage
Salvia spp.



WILLOW VILLAGE

Menlo Park, CA

STREET LIGHTING



PEDESTRIAN LIGHTING



ALLEY LIGHTING





Bldg#	Footprint (sf)	Total
RS1	116,700	Residential/ Shopping 454,990 sf
RS2	106,500	
RS3	44,730	
RS4	44,730	
RS5	56,220	
RS6	32,080	
RS7	34,030	
RS8	20,000	
O1	42,840	Office 685,360 sf
O2	47,870	
O3	52,320	
O4	54,810	
O5	67,970	
O6	44,320	
O7	59,800	
O8	46,670	
O9	29,390	
NG	93,460	
SG	69,900	
VG	31,690	
TS1	43,140	
TS2	700	
TS3	300	

Note: Proposed building coverage is conceptual and may be subject to change, but will remain compliant to Menlo Park zoning requirements.

WILLOW VILLAGE

Menlo Park, CA



Zone	Bldg#	Permitted Ht. (ft)		Proposed Ht. (ft)	
		Max.	Avg.	Max.	Avg.
R-MU	RS1	70*	52.5*	62	56
	RS2			80	71
	RS3			79	67
	RS4			79	67
	RS5			79	65
	RS6			57	43
	RS7			68	58
	RS8			72	72
O	O1	110*	67.5*, except hotels	80	72
	O2			80	72
	O3			80	73
	O4			80	75
	O5			80	64
	O6			80	77
	O7			80	67
	O8			80	74
	O9			55	44
	NG			65	66
	SG			75	75
	VG			51	48
	TS1			94	63
TS2	21	21			
TS3	21	21			

* Properties within the flood zone or subject to flooding and sea level rise area allowed a 10 ft increase in height and maximum height.
 Note: Proposed building heights are conceptual and may be subject to change, but will remain compliant to Menlo Park zoning requirements.



WILLOW VILLAGE

Menlo Park, CA



Parcel Area Summary	
R - MU	810,471 sf*
O	1,581,182 sf**
Public R.O.W.	193,886 sf
Total	2,585,539 sf (59.4 Acre)

* Includes 53,000 sf of private R.O.W.
 ** Includes 87,752 sf of private R.O.W.

Office	
O (FAR 100%)	1,581,182 sf
R - MU (FAR 25%)	202,618 sf
Total Permitted	1,783,800 sf***
Proposed	1,750,000 sf

*** Includes the "non-residential" GFA permitted under the R-MU zoning which allows for office uses.

Retail	
Permitted O (FAR 25%)	395,296 sf
Proposed	Up to 200,000 sf

Residential	
Permitted R - MU (FAR 225%)	1,823,560 sf
Proposed	1,462,713 sf

Hotel	
Permitted O (FAR 175% of Parcel 1)	369,552 sf
Proposed	175,000 sf****

**** Includes an estimate of 175,000 sf hotel (250 keys @700gsf each).
 Note: Proposed FAR is conceptual and may be subject to change, but will remain compliant to Menlo Park zoning requirements.



LEGEND

- Parking Structure
- Off-street Residential/Shopping & Town Square Districts Parking
- Park Parking
- On-Street Parking
- Passenger Loading / Drop-off

	Parking Ratio
Retail	2.0 - 3.3 / 1,000 sf
Residential	Family housing: 1.0 / unit Senior housing: 0.3 / unit
Park	10.0 / acre
Hotel	0.75 - 1.1 / key
Office	2.0 / 1,000 sf
On-Street	175

District	Location	Count	Total
Retail / Shopping	RS1-7	2,065	2,220*
	Park	40	
	On-Street	115	
Town Square	On-Street	40	185
	TS1	145	
Campus	NG	1,800	3,515
	SG	1,280	
	VG	420	
	Loading	15	

*The Visitor garage is anticipated to function as a shared parking facility in providing parking supply for Facebook Visitors/Vendors and the hotel during normal business hours and transitioning to retail overflow parking during evening and weekend time periods generally consistent with peak retail parking demand.

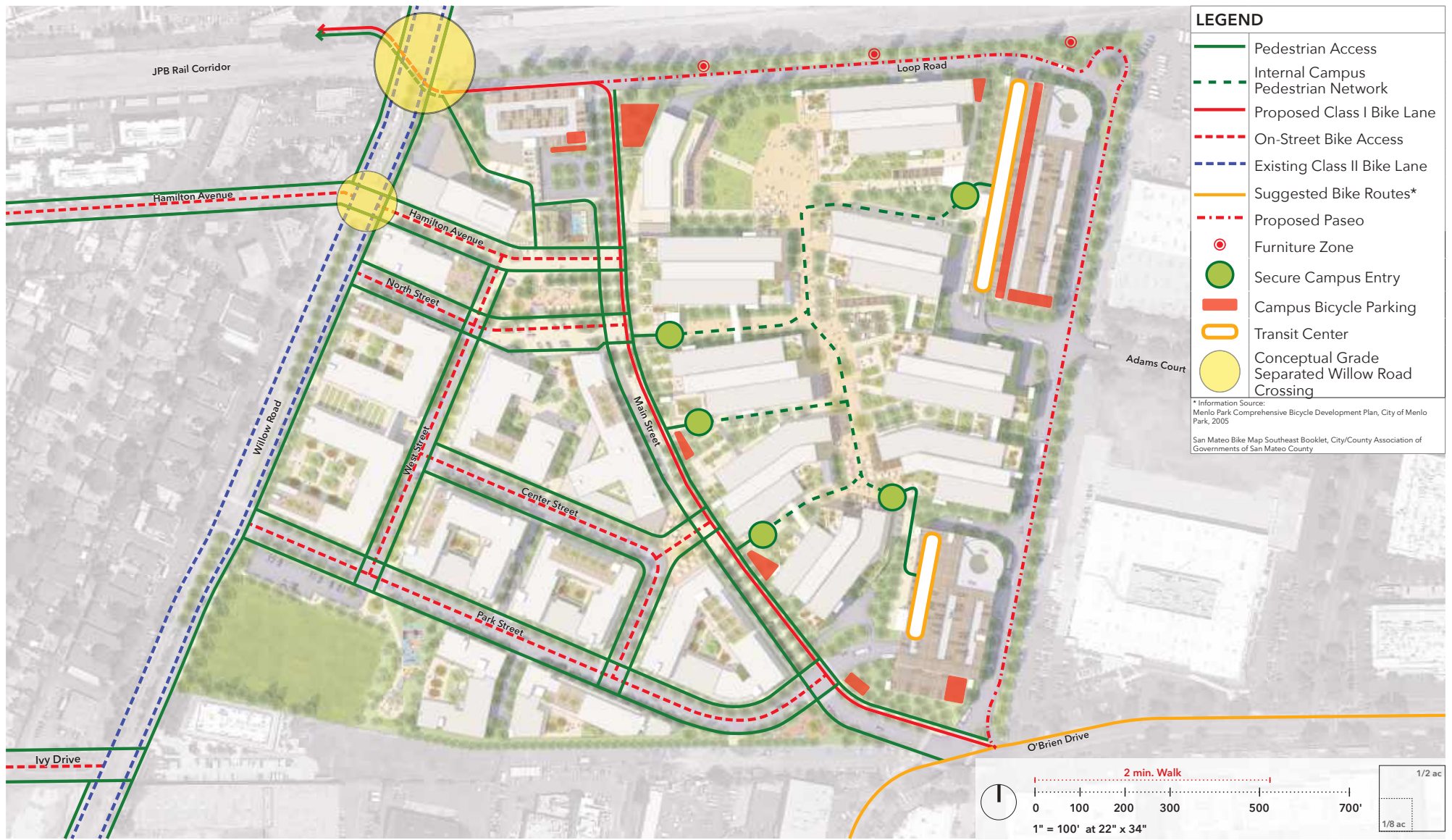
Note: Proposed parking is conceptual and may be subject to change, but will remain compliant to Menlo Park zoning requirements.





WILLOW VILLAGE

Menlo Park, CA



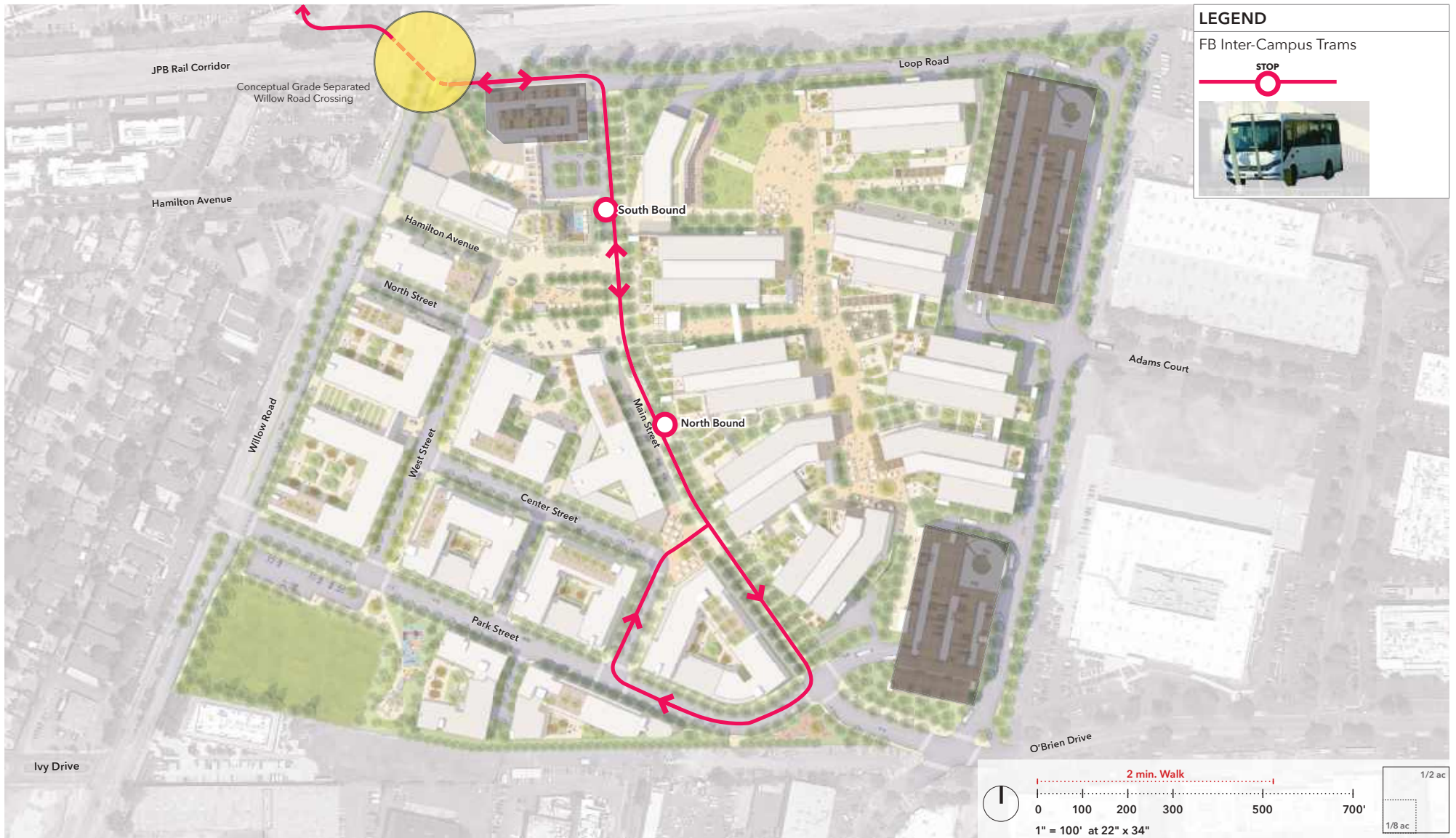
WILLOW VILLAGE

Menlo Park, CA



WILLOW VILLAGE

Menlo Park, CA



WILLOW VILLAGE

Menlo Park, CA



WILLOW VILLAGE

Menlo Park, CA



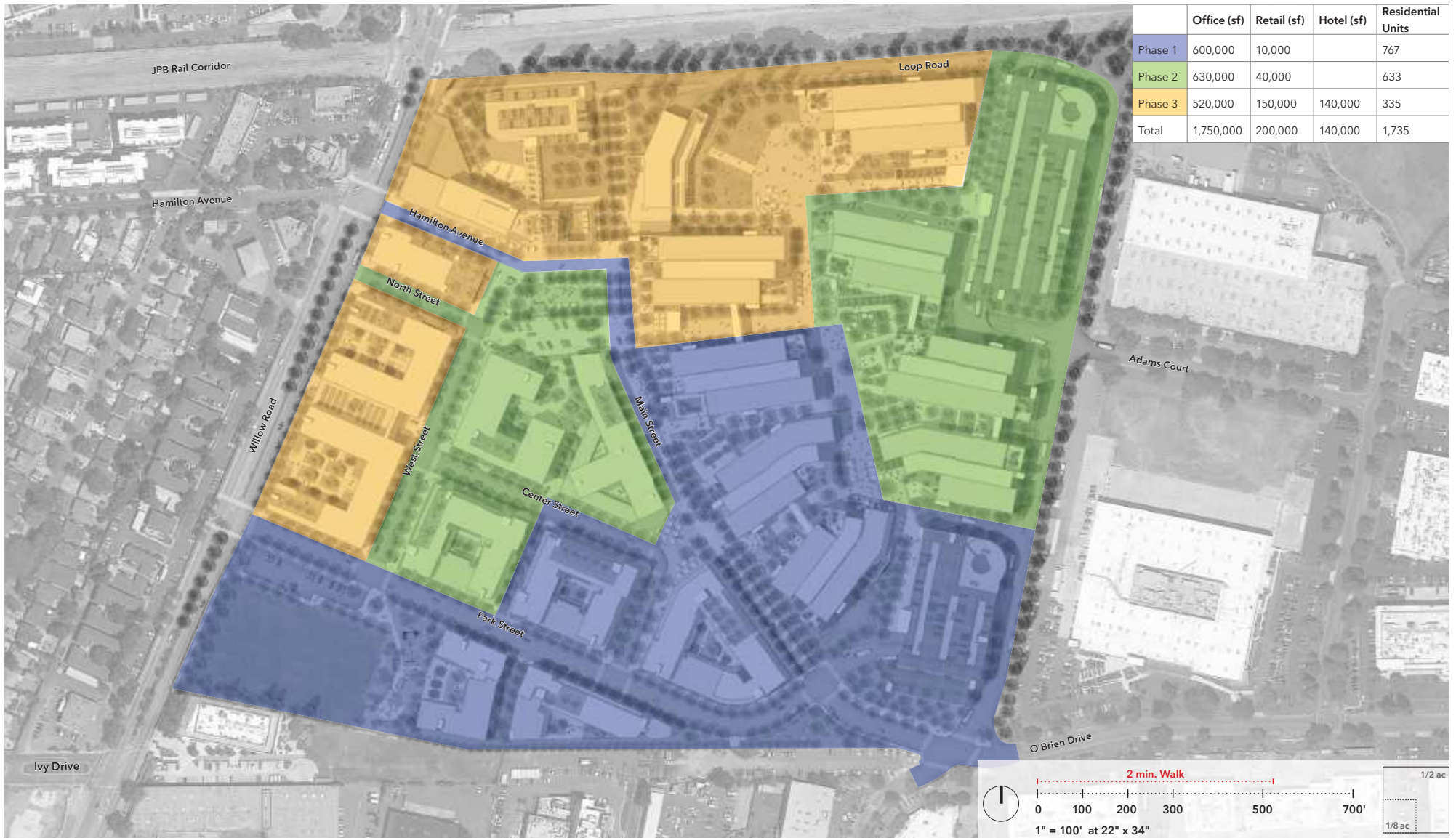
WILLOW VILLAGE

Menlo Park, CA



WILLOW VILLAGE

Menlo Park, CA

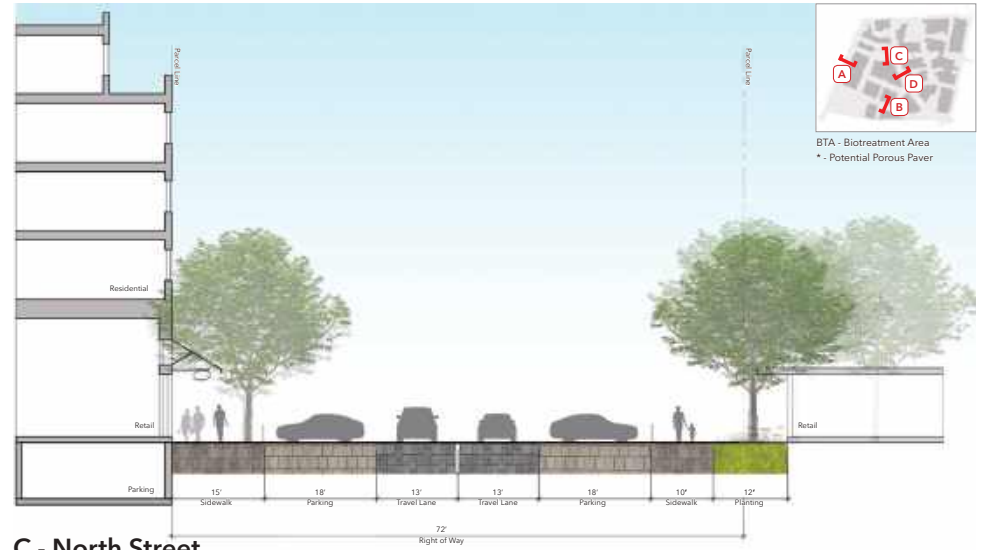


WILLOW VILLAGE

Menlo Park, CA



A - Willow Road



C - North Street

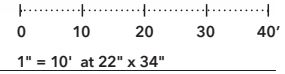


B - Park Street

* Potential for flex parking lane. Subject to City approval.



D - Main Street





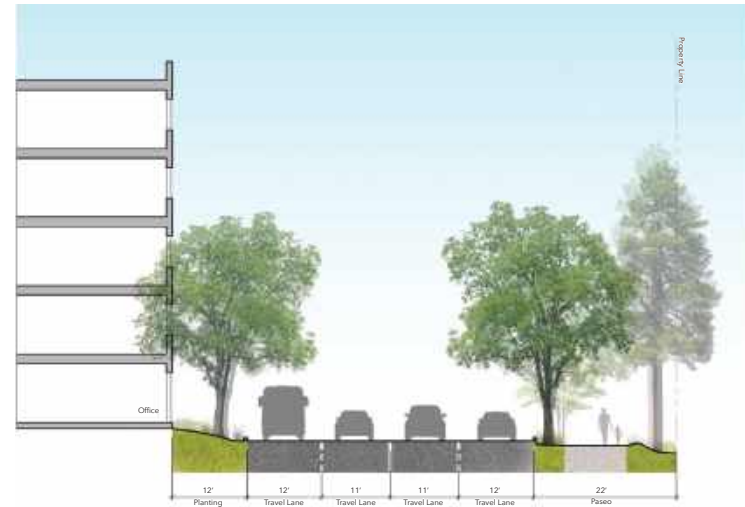
E - West Street



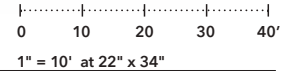
G - Loop Road - North Section



F - Center Street



H - Loop Road - East Section





J - Neighborhood Plaza

0 10 20 30 40'
1" = 10' at 22" x 34"



G - Loop Road - North Section (Enlargement)

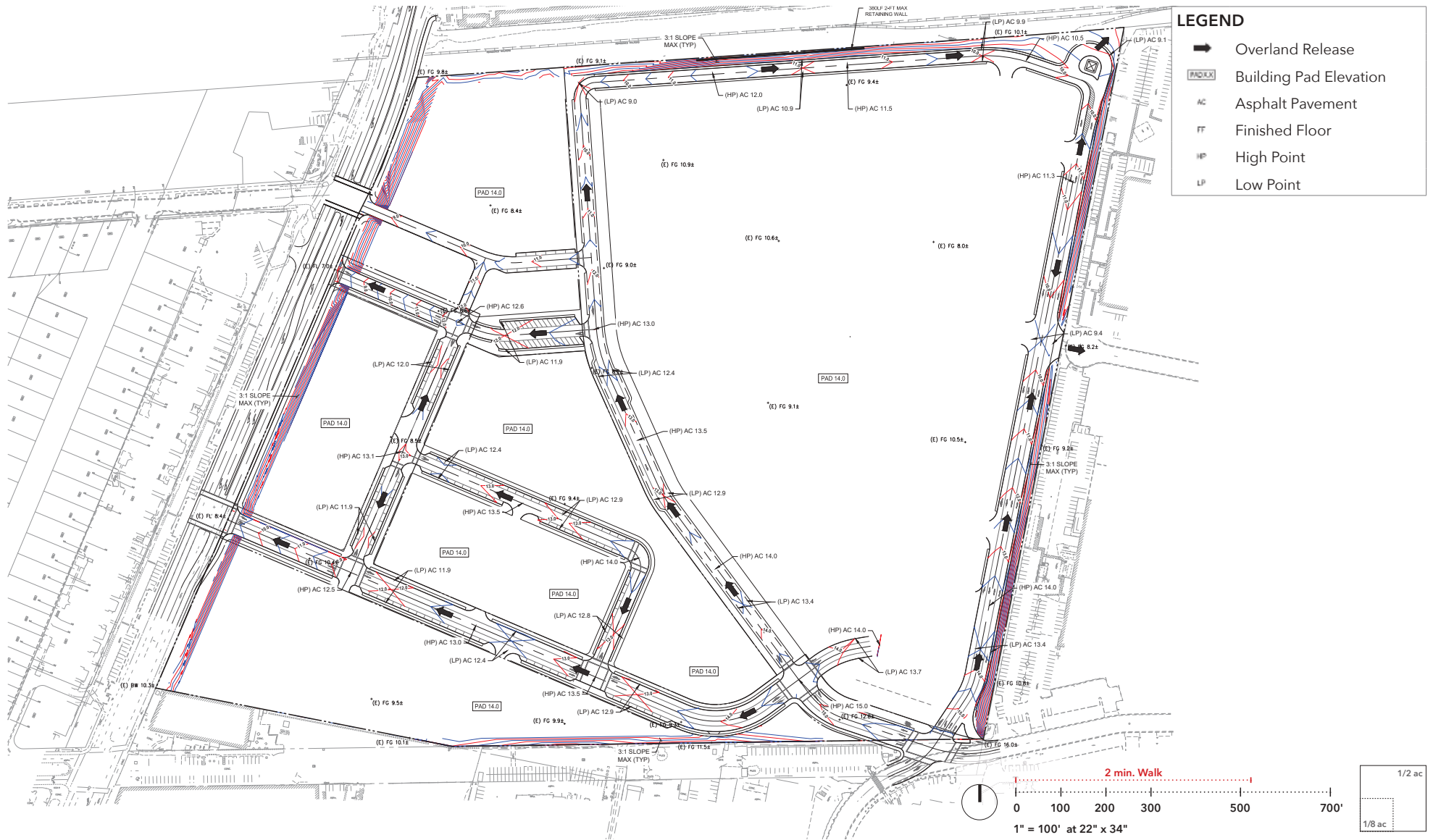


D - Main Street (Enlargement)



H - Loop Road - East Section (Enlargement)

0 2 4 8 12'
1/4" = 1'-0" at 22" x 34"



WILLOW VILLAGE

Menlo Park, CA



WILLOW VILLAGE

Menlo Park, CA

Perata, Kyle T

From: Lloyd Leanse <lloyd@leanse.com>
Sent: Thursday, September 26, 2019 9:02 AM
To: Perata, Kyle T
Subject: Willow Village comment

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Kyle -

Please require Facebook to build enough housing on the site to accommodate all or most of the incremental employees who will work in the expanded office space.

The jobs-housing imbalance should not be made worse by the Willow Village project.

Thank you.

Lloyd Leanse
1057 Menlo Oaks Dr, Menlo Park, Ca 94025

Perata, Kyle T

From: Perata, Kyle T
Sent: Friday, September 27, 2019 12:25 PM
To: Perata, Kyle T
Subject: FW: ENVIRONMENTAL IMPACT REPORT SCOPING SESSION AND STUDY SESSION FOR THE FACEBOOK WILLOW VILLAGE : TRAFFIC!!!

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Thank you Kyle.

Just FYI – I tried to click on your email link to communicate to you directly in the planning document and it would not work.

The soot/pollution that comes down near our home since they cut down all the trees at Willow and 101 and all the noise has increased significantly. This impacts air quality and kid health.

The time to get off 101S onto Willow West in the evening has increased by 15 minutes on almost every night. For those going East I bet it is 25 minutes. Multiply this by a few thousand people and you have an enormous cost to society and decrease in quality of life.

All my best,

Peter



Kyle T. Perata
Principal Planner
City Hall - 1st Floor
701 Laurel St.
tel 650-330-6721
menlopark.org

Perata, Kyle T

From: David Gildea <drgildea@gmail.com>
Sent: Thursday, September 26, 2019 10:07 AM
To: _Planning Commission
Subject: Facebook Village

Follow Up Flag: Follow up
Flag Status: Flagged

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Planning Commission,

Basically I like and respect Facebook. But we need to review the unwanted side effects of their employee growth as far as traffic. I believe we should require that Facebook plans for their increased local employees, their Facebook village and other mitigations should not be allowed to increase traffic beyond the terrible traffic we have now. Do we have a traffic review from Facebook that shows this? If not we need to get one before any new Facebook construction is permitted or allowed to begin.

Dave Gildea
435 Hermosa Way
Menlo Park

Perata, Kyle T

From: Peter Altman <paltman@biocardia.com>
Sent: Wednesday, September 25, 2019 5:46 PM
To: _Planning Commission
Subject: ENVIRONMENTAL IMPACT REPORT SCOPING SESSION AND STUDY SESSION FOR THE FACEBOOK WILLOW VILLAGE : TRAFFIC!!!

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Planning Commission,

I just read through "NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARING FOR THE ENVIRONMENTAL IMPACT REPORT SCOPING SESSION AND STUDY SESSION FOR THE FACEBOOK WILLOW VILLAGE MASTER PLAN PROJECT CITY OF MENLO PARK PLANNING COMMISSION MEETING OF OCTOBER 7, 2019"

I noted mention of the creation of 3600 new parking spaces, and the word "traffic" does not appear in the report. Traffic creating costly congestion, air pollution, and noise pollution are why the Willows is a less attractive neighborhood on the whole than it was ten years ago.

Please do a traffic assessment before you approve any plans. Please work to reduce traffic and the spread of the noise/air pollution it causes any way you can.

Thank you.

Peter

Peter Altman
2056 Menalto Avenue
Menlo Park, California 94025
650-255-4532 cell

Perata, Kyle T

From: Rodgers, Jeff <JRodgers@ngkf.com>
Sent: Wednesday, September 25, 2019 2:25 PM
To: _Planning Commission
Subject: Facebook Willow Village

Follow Up Flag: Follow up
Flag Status: Flagged

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I suggest that Facebook must submit a traffic plan with a timeline for executing the plan that offsets any new traffic caused by Willow Village. And it must further commit to executing it before any construction on the new project begins.

I urge the PC to incorporate the concept of *offsetting the environmental traffic impacts of the project* into the Willow Village EIR. As a resident of Menlo Park for over 35 years I have seen the traffic become intolerable at the Marsh and Willow Intersections as well as Bayfront Expressway.

Best,

Jeffrey A. Rodgers
Executive Managing Director
CA RE License #00942763

Newmark Knight Frank
3055 Olin Avenue, Suite 2200
San Jose, CA 95128



D 408.987.4143 F 408.988.6340
jrodgers@ngkf.com [Profile](#)
RE License #00942763



♻ Save a Tree - Think Before You Print. Sustainably Newmark Cornish & Carey.

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Perata, Kyle T

From: Nancy Barnby <nancy.barnby@gmail.com>
Sent: Wednesday, September 25, 2019 3:10 PM
To: _Planning Commission
Subject: Willow Village

Follow Up Flag: Follow up
Flag Status: Flagged

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comments on the newest Facebook project:

While all of the Facebook projects have looked lovely on paper, and always dangle the promise of providing wonderful benefits for Menlo Park, the city has ignored some inevitable downsides of having FB in our city. I feel that as the EIR for this new project, Willow Village, is being put together, the city must require Facebook to submit a viable plan to mitigate traffic woes in the area. Further, the city should insist that FB submit such a plan before any new construction begins.

I do not live in Belle Haven, but have attended weekly classes in Spanish at the MP Senior Center for the past 15 years, so am well aware of increasing traffic problems in the area, problems which increase with every year. Please hold Facebook to outling for the city the manner in which they will mitigate any traffic problems which the ymay cause.

nancy barnby
spruce avenue, menlo park

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NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691 Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>



RECEIVED

SEP 30 2019

CITY OF MENLO PARK
BUILDING DIVISION

September 24, 2019

Kyle Perata
Menlo Park, City of
701 Laurel Street
Menlo Park, CA 94025

RE: SCH# 2019090428, Willow Village Master Plan Project, San Mateo County

Dear Mr. Perata:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Staff Services Analyst

cc: State Clearinghouse

Perata, Kyle T

From: Lynne Bramlett <lynne.e.bramlett@gmail.com>
Sent: Sunday, September 22, 2019 11:35 AM
To: _Planning Commission
Cc: Lynne Bramlett
Subject: Proposed Willows Village Master Plan Project EIR
Attachments: WV_EIR_Scoping_V2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission,

Attached is a PDF of my input regarding the Willows Village EIR. Unfortunately, I will be traveling and so unable to attend your October 7th meeting. I refer to a few Resolutions in my email, so I will link directly to them below:

- ConnectMenlo Program-level EIR or [Resolution No. 6356](#). I believe that it is time to review the broader program-level EIR.
- [Resolution No. 6493](#) -- Global Climate Change -- Passed on Earth Day 2019.

Thank you for all your work.

Lynne

Dear Planning Commission,

Re: Environmental Impact Report for Willows Village

I will be traveling and so unable to attend your scoping session on October 7, 2019. Thus, I'm sending in my input as to what topics should be studied in the EIR. I will put background information at the end.

EIR Scoping Questions

In the Willows Village EIR, I would like it scoped so that it provides answers to the following questions. The relatively new Senate Bill 1000, Planning for Healthy Communities, act requires Cities such as Menlo Park to incorporate environmental justice into its General Plan when concurrently updating two or more elements. The idea of environmental justice is also included in Council's Resolution No. 6493, passed on Earth Day (April 22) 2019. I hope the Planning Commission will consider Council Resolution No. 6493 when considering topics to include in the Willows Village EIR as I did not have the time to do so before my trip.

ConnectMenlo Program-Level EIR (Resolution 6356) Related Questions

- 1) For the Resolution 6356 environmental impacts that could be (at least partially) mitigated, what is the current status of each? Who monitors and measures these, and how are they reported?
- 2) The program-level EIR based its 2040 build-out assumptions partly on the Plan Bay Area 2040 Regional Transportation/Sustainable Community Strategy assumptions. The latter plan's assumptions were not correct. What now needs revising in the ConnectMenlo Program-level EIR?
- 3) ConnectMenlo Resolution No. 6356 detailed multiple significant environmental impacts for the "Project" with the project being the zoning changes that led to the development in District 1. However, the Resolution asserted that overriding economic, environmental, and social benefits justified the impact. For each benefit listed on pages 57-59 of Resolution No. 6356, what is the status of each? If not met, what are the City's plans to achieve the benefit and by when?
- 4) What are the City's plans to revise the ConnectMenlo ordinances in light of Council's recent discussion of a development moratorium? What measures will the City institute so that development requires tangible transportation improvements before approving more development?
- 5) What will be the price tag for road infrastructure improvements needed to mitigate the increased traffic coming from regional and local development? Of the amount needed, what has Facebook funded? What will taxpayers need to pay? What does Facebook consider its responsibilities to mitigate traffic caused directly by its employees and construction projects?

Other Relevant Questions

- 1) What does Facebook plan to do should the U.S. Justice Department break up the company into smaller companies? (This could be an outcome of the Justice Department's investigation into tech monopolies.) Should this happen, how will the breakup impact Willows Village? Menlo Park?
- 2) What is the City's plan for emergency services in District 1, especially during commute hours?
- 3) What is the City's plan for disaster preparation for a major disaster, such as a major earthquake that also causes fire and flooding in District 1?
- 4) What is the status of Facebook's required mitigations for its other projects? What is the total of these and how are they tracked, measured and reported? What assurances do the public have that Facebook is honoring its agreements, and held accountable as necessary?
- 5) What is the sum total of Facebook's annual financial contributions to the City's annual revenue? That would include property taxes and annual amounts coming in via development agreements.

Willows Village EIR Specific Questions

1. What new and more stringent requirements exist for measuring the impacts of traffic, such as including reverse commutes and average daily traffic? How will these be reflected in the Willows Village EIR?
2. The number of birds in the air has also drastically declined as noted in a recent article in *Science* and also local newspapers. I've heard from avid birdwatchers that there are fewer total birds and types of birds in Menlo Park's Bedwell Bayfront Park than the amount seen in the nearby Palo Alto Baylands. What is the impact of development on birdlife in Menlo Park's Bayfront? What will help to increase birdlife in the Menlo Park's Bayfront? How specifically will Willows Village impact birdlife?
3. Fewer birds will also impact beneficial insects, flower pollination and other aspects of nature. What is the overall impact of development in District 1 on broader aspects of nature that also impact aesthetics?
4. What will be the impact to the current occupants of the buildings that Facebook proposes to demolish? Where will these businesses re-locate to? What will be the impact to their clientele? Where will these non-profits and local governmental services go?
5. What will be the impact of Willows Village to Menlo Park's goals of combatting global Climate Change as detailed in Council Resolution No. 6493?
6. What is the decision-making process currently being used for deciding the public amenities such as the proposed Community Facility and Public Park? How is the process consistent, or not, with the ConnectMenlo Program-level EIR promised benefit of delivering environmental justice to District 1?
7. What retail is being planned for the area? Specifically, what grocery store is being considered? What impact will a new grocery store have on the two existing grocery stores in

District 1? What restaurants are being considered? What will be the impact of these restaurants on the existing restaurants in District 1?

8. What retail is being proposed, if any? How will Facebook help to ensure that this retail is successful?
9. What is the dollar value put on the proposed 10,000 community space? What is currently being discussed between Facebook and City Staff for this particular property? Please include all possibilities. Please also include anything that has been explicitly ruled out.
10. For the community space, instead of setting aside land in Willows Village for this purpose, could more housing be added and instead the dollar amount set aside for District 1 residents to decide how and where it will be spent? If not, why not? If yes, what will be the process to ensure that the District 1 community makes the decisions?
11. Where will trees be planted in District 1 to help provide a tree canopy to mitigate the overall impacts of development, and the additional impacts of Willows Village?
12. Into which landfills will the parts from the demolished buildings go? What will be the impact to these landfills? What efforts will be made to reuse parts of the demolished buildings?
13. Willows Village is proposed for a flood zone expected to be “under water” in perhaps as soon as 2060 due to global climate change. What are the justifications for building this project in a known flood zone? If built, when the flood occurs, what will be the plans to protect life and property?
14. The draft Willows Village master plan includes the evaluation of constructing an underground water reservoir beneath the proposed park/sports field on Willow Road. How will this water reservoir be protected should a major flood occur?
15. If the zoning map is changed, to accommodate Willows Village proposed site connections to the surrounding roadway network, what additional development might this trigger by property owners nearby? In other words, will adjacent property owners also be allowed to develop their properties into office complexes?

Question Pertaining to Regional, cumulative impacts

- 1) What is the current overall jobs/housing imbalance in Menlo Park, and in Santa Clara and San Mateo Counties? If all currently proposed regional development gets approved, how will this worsen the jobs/housing imbalance? What are the plans to increase housing, especially affordable housing?
- 2) What regional efforts exist, if any, to halt office development projects that
- 3) What is the cumulative environmental impact of the region’s current and likely jobs/housing imbalance? This would include: noise, pollution, species decline, including birds.

Additional comments – Regional Impact

Willows Village, if ultimately approved, will be the largest development project ever in Menlo Park. The proposal also joins two other proposed large development projects nearby:

- 1) Stanford’s proposal for a 3.5 million square feet expansion and
- 2) Los Angeles developer Lowe Enterprises which the *Daily News* reported “wants to build 1.6 million square feet of office space, 175,000 square feet of retail space and 440 apartments across three parcels... the jobs-to-housing ratio for the entire project is 12 jobs to one home” (9/22/19).

These three projects alone will significantly worsen the area’s jobs-to-housing imbalance.

The cumulative impacts of regional development should be considered in the Willows Village EIR. Tech companies continue to expand in cities from Burlingame to San Jose. For example, Facebook recently opened a new office complex in Sunnyvale with “enough space for potentially 5,300 employees” (Mercury News, Sep 20, 2019). The same article pointed out that Amazon and Google have also leased space nearby. Google has bought properties in San Jose for the purposes of expansion.

Using Descriptive Names

A village is traditionally defined as “a settlement usually larger than a hamlet and smaller than a town.” The name Willows Village suggests a small settlement of mostly housing. However, Willows Village is mostly office with a little housing, retail and public spaces.

It’s important that the public be aware of just what is being proposed. Can the Planning Commission request that the City use more descriptive names when describing projects such as Willows Village. For this one, I suggest adding a descriptive tag line such as “Willows Village Office Park” when publishing EIR-related notice.

Below is a verbatim post to NextDoor by a resident in Vintage Oaks. He was alerting residents to what he considered a misleading Facebook sponsored poll designed to get answers that would help Facebook to demonstrate public support for Willows Village. I have no reason to doubt the veracity of the post. The general ethics of push-pull or misleading polls is very troubling to me and I think they should have no place in our City, or used by developers who want to build in our City. Would the Planning Commission consider adopting a general development code of ethics that would prohibit misleading or deceptive business practices such as described below?

Lynne Bramlett

NextDoor Post – Facebook Poll (from a Resident in Vintage Oaks)

Facebook and Signature Development Company are trying to get a huge development project built in Menlo Park, and it will impact public schools. It's estimated that the 1700+ housing units (and most certainly the 6000 jobs created, presumably mostly for Facebook), could increase the student body at Menlo Atherton High School alone by at least 300 students. This concern was raised by former Sequoia Union High School District Superintendent Mary Streshly In 2018 (see Almanac articles and references).

I'm posting, because I just got off the phone with a marketing company. They were obviously paid to do this 'neutral' questionnaire on behalf of the Willow Village (aka Facebook). It was a very vague, very biased, and very shady questionnaire. They'll probably be calling you on your mobile phone too!

I never talk to telemarketers, solicitors, etc., but I'm glad that I did tonight because now I smell something rotten growing off of Willow Road.

Does anybody else have information on this project? I haven't followed it, but noticed that this Willow Village Master Plan project is entering the environmental review phase this Wednesday, September 18, 2019. The City will release the notice of preparation (NOP) for the environmental impact report (EIR) for the approximately 59-acre mixed use Willow Village Master Plan project <https://menlopark.org/CivicSend/ViewMessage/message/94238>

They have a very convincing pitch focusing on the housing crisis, pulling obvious heart strings and alarms etc., but they offer no details, no real numbers, solid research or statistics on how they're going to impact Menlo Park schools, traffic, housing, or anything else for that matter. They do have some mighty pretty mockups though! Facebook is spending a lot of money to get this built!! <https://www.willowvillage.com>, do your homework, and please share what you learn!

#

Perata, Kyle T

From: Mike Murillo <mike.murillo@gmail.com>
Sent: Sunday, September 22, 2019 10:29 PM
To: Perata, Kyle T
Cc: Taylor, Cecilia
Subject: Regarding the Facebook Willow Village

Dear Kyle Perata,

I recently received the Notice of Preparation... regarding the Facebook Willow Village. I wanted to provide some comments as solicited.

I moved to the Bellehaven neighborhood around December of 2010. We bought our first home in neighborhood at that time and we used just about every penny in our accounts to do so. We consider ourselves very fortunate to have been able to do so and we may among the last to be able to buy here strictly on their savings, like folks used to do decades ago in the Bay Area.

About a year or two after we moved in, we received word that Facebook might be taking over the old Sun buildings that were now abandoned and we welcomed that as a future part of our neighborhood. It seemed like they could provide a tremendous amount of benefit to our neighborhood as they might catalyze a number of beautification projects, security improvements, and neighborhood services.

At around this time we had our first child and we spent a lot of time with him at the shoreline path around the future campus. We watched as they moved into their first building at the end of Willow and then as they build their second, more modern campus addition across the street. We saw some key improvements to the area along the way and we welcomed the improvements.

But that was just 1-2 years into the development. Seven years in now and I no longer welcome it.

At this point we are fatigued by the constant building of new offices and structures throughout the perimeter of our neighborhood, the impacts those projects have on traffic and our ability to leave to work and come home in the evening, the nearly constant noise of construction equipment and labor, and the amount of dust and construction related air pollution. I can take my finger to the sills of my windows every evening and notice the grey dust collected on its tip from just that days work.

I have two children who suffer from minor asthma and who have had airway sensitivities, sometimes needing to be hospitalized from airway inflammation. I often worry about how this constant construction has affected their developing lungs or exacerbated their asthma in a permanent way.

In addition, it's a strange and demeaning feeling to have dozens of air conditioned and wifi enabled buses descend on my area filled with people who's faces I will never see, who I will never know, whose travel and work is barely impacted and who come to use the locale in which my neighbors and I call home but never engage or participate in it. It's like having another city spring up 5 days out of the week only to leave it a ghost town by the weekend but whose impact is felt strongly. Meanwhile I struggle to get in and out of my own neighborhood and I sit in traffic, able to go only 3 miles in anywhere between 20-50 minutes without the luxury of getting work done on the way like the shuttles that tower around me.

I don't know what ability or chance there is to mitigate Facebook's growth at this point. If I had my choice I would love to see the following:

- Any future growth has to reduce traffic (not just maintain parity). It's a creative challenge that I am sure they can mobilize the resources to figure out.
- I would like to see the increase in affordable housing go from a minimum of 15% to 30% affordable housing to offset the loss of tenants in the neighborhood due to gentrification and traffic issues
- I would like to see more rigorous mitigations for air pollution created by demolition and construction activities, one means being the addition of more trees and plants as sound walls and traps for air particulate before and during construction
- I would like to have the new building space be more space efficient so that the acreage of open space and public park be increased by 50% from the proposed amount. I would also like this open space to connect with the Baylands more directly so that we can celebrate the incredible environmental heritage of this area and neighborhood. This would help with beautifying the neighborhood and reducing the feeling of claustrophobia as these massive projects enclose the community around its perimeter.

Please consider the needs of Bellehaven. The stuff that is happening here would really never be allowed in any other community in Menlo Park. Swing the pendulum a bit back in our favor.

Thank you for your time and consideration of my comments.

Mike Murillo
mike.murillo@gmail.com



STAFF REPORT

Planning Commission

Meeting Date: 10/7/2019

Staff Report Number: 19-073-PC

Study Session: Study Session/Chase Rapp/1162 El Camino Real

Recommendation

Staff recommends that the Planning Commission use the study session to consider a presentation from the applicant, receive public comment, and provide individual feedback on the proposal to redevelop 1162 - 1170 El Camino Real with a three-story, nine-unit residential development. The proposal will be subject to additional review at a future Planning Commission meeting.

Policy Issues

Study sessions provide an opportunity for Planning Commissioners and the public to provide feedback on the overall project. Study sessions should be considered on a case-by-case basis, with comments used to inform future consideration of the project. The proposal will require architectural control review at a future meeting. Each architectural control request is considered individually. The Planning Commission will ultimately consider whether the required architectural control findings can be made for the proposal. For the study session, Planning Commissioners should provide feedback on the design and other aspects of the proposed building. No action will be taken at the study session.

Background

Site location

The project site consists of one parcel totaling approximately 8,374 square feet, located at 1162-1170 El Camino Real. Using El Camino Real in a north to south orientation, the subject parcel is located on the east side of El Camino Real, between Oak Grove Avenue and Santa Cruz Avenue, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The surrounding properties are also located in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district.

The subject property is bounded by zero lot line, retail service buildings to each side along El Camino Real. These include a fairly large one-story building to the north, which extends to the Oak Grove Avenue intersection and is occupied by a FedEx Office Print and Ship Center, and a small, two-story commercial building consisting of office and personal service uses to the south. The building to the north has a raised platform with street facing glazing but does not have traditional shop-like storefronts that open to the street on the El Camino Real side. The building to the south, which is adjacent to the McDonald's restaurant at the intersection of El Camino Real and Santa Cruz Avenue, has more traditional glazed storefronts consistent with small shops that embrace a pedestrian sidewalk experience along with office space with small windows facing the street on the second floor. These buildings are set one to two feet back from their front lot lines, but pursuant to setback and sidewalk widening requirements of the Specific Plan a new structure at the subject property would be required to be set back at least five feet from the front lot line. The sidewalk width and primary façade plane, therefore, would not be continuous along the street. The property to the east is

developed with a residential condominium and commercial mixed-use development known as Menlo Square. The residential buildings in Menlo Square are two-to-three stories in height.

The subject parcel is located in the Station Area East (SA E) sub-district of the Specific Plan, which provides for higher densities with a focus on residential development given its location at the train station area and downtown. The SA E sub-district allows 50 residential units per acre at the base level and 60 residential units per acre at the public benefit bonus level. The subject property is approximately 8,374 square feet in size, meaning nine residential units would be allowed at the base density level and 11 units would be allowed if the applicant provides a public benefit that is accepted by the Planning Commission as sufficient to permit additional units. The City's Below Market Rate (BMR) Housing Ordinance also allows a developer one additional market-rate unit for each BMR unit provided.

Existing development

The project site is currently developed with a two-story structure, occupied by a bookstore, and two one-story buildings used for commercial office uses. Two of the existing structures on the subject parcel have previously been determined to be potentially eligible for listing as historic resources, and this status was called out in the El Camino Real/Downtown Specific Plan EIR (Environmental Impact Report). Specifically, the 1162 El Camino Real building was constructed circa 1910 and used for many years as Doughty's Meat Market, and the 1170 El Camino Real building was constructed circa 1904 and occupied by Martin J. McCarthy Groceries. The applicant submitted a historic resources evaluation, per the requirements of the Specific Plan and the California Environmental Quality Act (CEQA), for the subject property indicating the buildings are not historic resources. Since the property was identified in the 1990 San Mateo County Historical Association survey, staff had the submitted historic resources evaluation peer reviewed by the City's consultant. The peer review concluded that the property, while not eligible for listing at the state or federal levels, would be eligible for listing at a local level; however, Menlo Park does not maintain a local register of historic resources, which would include specific criteria for listing potential historic resources. Additionally, since the San Mateo County Historical Association survey occurred more than five years ago, the buildings' inclusion in the survey does not deem them historic resources as defined by the CEQA.

Previous Planning Commission review

On March 11, 2019, the Planning Commission held a study session on a proposal to demolish all existing structures and redevelop the site, at the base density level, with a three-story building consisting of nine pre-fabricated modular apartment units on two stories set over a one-story, ground-level, parking garage with a building entry/lobby facing El Camino Real. The proposal included a seating area at the lobby and a bike storage room as well as trash facilities in the garage. The residential units were proposed to be two studio units, three one-bedroom units, and four two-bedroom units. The proposed architectural character was modern and reflected the 15-foot modules with a void-solid-void repetition on the facade. The proposal included the use of corner balconies and deep roof overhangs at the upper floors over the balconies as well as height offsets to obscure the boxy character of the modules. Floor to ceiling glazing was proposed at the lobby. The staff report and minutes are available via hyperlink at Attachments D and E. Planning Commissioners provided feedback on the proposal including possible reconsideration of the architecture to better fit the urban, pedestrian character of the Downtown and El Camino Real location as envisioned by the Specific Plan, and to move away from a design that expressed the modular nature of the construction. Commissioners also commented on privacy, street facing balconies, and proposed materials. In addition, Commissioners expressed interest in the possible incorporation of the Feldman's bookstore with a new building.

Analysis

Project description

Like the proposal reviewed at the March 11, 2019 Planning Commission study session, the current proposal includes the demolition of all existing structures to redevelop the site, at the base density level, with a three-story building consisting of nine pre-fabricated modular apartment units on two stories set over a one-story, ground-level, parking garage with a building entry/lobby facing El Camino Real. Since the first study session, the applicant has revised the project with the following major changes to better comply with Specific Plan standards and guidelines, and to address Planning Commission comments.

- The façade modulation along El Camino Real has been revised to not appear like 15-foot modules, and to create more vertically proportioned facades reflecting traditional downtown building proportions suggested within the Specific Plan, including the proportions of the abutting building at 1150 El Camino Real.
- The wider middle façade segment anchors the building by being set forward of the other facades and extending through three floors with the brick base material, whereas the previous design treated all façade segments more or less equally. This revised façade segment would also bring the project into compliance with the Specific Plan's minor modulation standard and minor modulations design treatment guideline.
- The design has been revised to better differentiate between the housing units and the ground level garage/lobby, with varying materials and window treatments.
- Balconies have been removed from the street facing units.
- Windows are treated with more vertically proportioned openings and grid-style divisions to reflect the more traditional architectural precedents. There is variation across the façade, but relatedness in the window character.
- Awnings, roof overhangs, parapet heights, siding materials, and colors vary across the façade with each façade segment as opposed to the initial design that treated materials and detailing similarly across the entire facade.
- Lap siding with two different height variations (and two colors), red brick tiles, and limited use of white stucco create a warmer and more textured façade than the limestone tile, white stucco and extensive glass shown on initial design.
- Lap siding on the upper levels has been wrapped around and onto the visible interior side walls of the building to limit the impact of blank side building walls.
- Solar arrays have been pulled back from the building sides and are more screened by parapet walls than the initial design. The penthouse has also been clarified in its material treatment with lap siding shown in the darker grey/green color.
- Balconies along the rear of the building have been reduced in size, width and depth.
- The rear yard common open space has been redesigned to be a quieter space with more landscaping, less paving, reduced sitting areas, and the removal of the previously proposed outdoor fireplace and barbeque.
- The tall, existing Ailanthus trees along the rear lot line are shown to remain, and 36-inch box size Podocarpus trees would be added along the rear lot line to enhance privacy.

Site layout

The subject parcel is located in the SA E sub-district, which allows a minimum five-foot and maximum eight-

foot front setback along El Camino Real, and requires a 12-foot wide sidewalk with a minimum 8-foot wide clear walking zone and minimum 4-foot wide furnishings zone. The minimum and maximum interior side setback in the SA E sub-district is zero feet along El Camino Real. No rear setback is required for properties along El Camino Real and no maximum is set. As proposed, the project would meet these requirements.

The proposal includes a rear yard common open space for residents at the ground level about 20 feet by 75 feet in size with patio areas, landscape and other amenities, as well as a planter along the back of the second level. Access to the rear yard would be through either the north stair, garage, or covered walkway along the north side lot line, which would also provide access to the bike parking within the garage. Balconies would be provided along the rear of the building to provide additional open space for tenants.

Land uses

The SA E sub-district is characterized by a mix of retail and services uses, in addition to a focus on residential development given its location at the train station area and downtown. The merits of retail on the ground floor along El Camino Real are worthy of discussion, but without public bonus gross floor area and potentially using parking stackers or underground parking, the addition of ground floor retail at the subject parcel would likely require a reduction in residential units. At the previous Planning Commission study session, the Commission did not recommend further exploration of ground floor retail uses, with the exception of potentially integrating the existing bookstore into the proposed project.

Below Market Rate (BMR) housing

On May 14, 2018, the Planning Commission approved entitlements for three linked, mixed-use projects at 506-540 Santa Cruz Avenue (referred to in this report as 506 Santa Cruz Avenue), 556-558 Santa Cruz Avenue (referred to in this report as 556 Santa Cruz Avenue) and at 1125 Merrill Street as well as a comprehensive Below Market Rate (BMR) housing agreement for all three proposals. During the review process for these applications, the applicant stated that there are financial feasibility and operational challenges associated with providing an on-site BMR unit within the 506 Santa Cruz Avenue/556 Santa Cruz Avenue/1125 Merrill Street project and so he proposed providing two BMR units at the 1162-1170 El Camino Real property, once it is redeveloped, to satisfy the 0.9 unit residential unit obligation of the 506 Santa Cruz Avenue/556 Santa Cruz Avenue/1125 Merrill Street project. Two units would be provided instead of one due to the extended timeline for the provision of the off-site units versus the timing of a potential on-site unit. The BMR Housing Agreement also requires the payment of the in-lieu fee for the commercial component of the project, as well as the future BMR requirements for the 1162-1170 El Camino Real project, in addition to the two off-site BMR units.

To ensure there aren't significant delays in the fulfillment of the residential BMR obligation for the 506 Santa Cruz Avenue/556 Santa Cruz Avenue/1125 Merrill Street project, the BMR Housing Agreement requires the two BMR units at 1162-1170 El Camino Real to be ready for occupancy by BMR households within two years of receipt of a certificate of occupancy or final inspection for the market rate residential units at the 506 Santa Cruz Avenue/556 Santa Cruz Avenue/1125 Merrill Street project, or the applicant would be required to pay a residential BMR in-lieu fee equal to the cost of providing two BMR units. Building permits have been issued for all three parcels that comprise the 506 Santa Cruz Avenue/556 Santa Cruz Avenue/1125 Merrill Street project and construction is underway.

Design and materials

The nine housing units and upper level hallways would be constructed with prefabricated modules 15 feet wide by up to 44 feet deep. The project would require 20 modules in total. The modules would be ten feet, 6 inches tall, which would allow for nine-foot ceilings. The upper floors would be accessible by both elevator and stairs from the lobby. Unit entries would be from an interior corridor, which would be daylighted on the

south end at the light well. There would be a light well at the north side of the building that would also let light into the north stair. A few units would have windows at the north or south light well. Rear facing units would also have private balconies six feet deep by 13 to 20 feet wide.

The building would have a flat roof structure with an elevator penthouse, a few skylights, and solar arrays. Solar arrays would be mounted on stands but would be set back at least eight feet from the side walls of the structure and mostly behind parapet walls at the front of the structure. There would be a mix of overhangs and parapets at roof edges. The building would be 33 feet, 10 inches tall at the roof and up to 38 feet, four inches at the tallest front façade parapet. The elevator penthouse, which would be set well back from building facades appears to be about seven feet tall as shown on the plans.

Architectural character

The proposed design gives the impression of narrow and tall facades/buildings along the street frontage for vertical modulation, and architecturally the upper facades are carefully composed to create wall surfaces and window patterns inspired by traditional architecture. The lap siding and brick materials along with the use of awnings, roof edge canopies, and parapet height variation would highlight and differentiate façade segments. In addition, the windows and window openings would create an ordered pattern on each facade.

Landscaping along the front building wall, extensive windows into the lobby/seating area, and the horizontal canopy extending across the façade at about eight feet above the sidewalk, would help soften the pedestrian experience.

Building sides and positioning of roof elements have also been addressed in the proposed revised design. The side walls would be at least partially visible, but the proposed siding on the front walls near building corners would also appear on the side walls to avoid an otherwise harsh appearance of blank stucco side walls.

Materials and Detailing

Proposed materials include artisan fiber cement lap siding in two colors and two height exposures. The artisan siding typically has a thicker siding product more like traditional wood siding that gives an enhanced shadow line over thin non-artisan fiber cement siding. The siding is proposed as grey or greyish green and tan, as shown on the renderings. As shown on the exterior materials exhibit, the siding material would have a smooth surface.

The proposed stucco would be an off-white, integral color. The proposed brick shown would be reddish glazed (fireclay tile or similar). Windows and storefronts would be black aluminum and painted metal would be black or dark grey for planter boxes, metal roof canopies, awnings and gates. Soffits at window shades/canopies would be stained wood.

Overall, the plans show detailing that looks clean with elements and surfaces articulated. Some characteristics of the proposed detailing include slight recesses at double-hung windows and simple rectangular lines of the aluminum window frames at the window sashes.

Proposed materials and the detailing shown in the renderings give the design a polished, modern overlay to the traditional façade composition or window patterns and parts (i.e. windows, planters, canopies, etc.). The proposed black color for windows and other metals and the proposed windows' uniformity (double-hung with similar window division patterns and some on two or three window groupings) help give some unity to the overall design.

Trees and Landscaping

Proposed at the rear yard would be a common open space for residents at the ground level approximately 20 feet by 75 feet in size. The proposed open space would be heavily landscaped and have two small patio areas with limited seating. Access to the rear yard would be through either the north stair, garage, or covered walkway along the north side lot line. Existing trees along the rear lot line would remain and new landscape along the rear lot line would include Podocarpus trees aligned to make a tall screening hedge.

The rear wall of the one-story concrete parking garage would directly face the common open space. Above the parking garage the residential units would be set 15 to 20 feet back from the end wall of the garage, increasing the depth of the setback to the rear lot line from the upper floors. Unused roof area of the parking garage would be used for shrubs and other low plants as well as roof decks for specific units.

Parking and circulation

For projects in the Specific Plan area, off-street parking should be provided at the rates specified in Table F2. The subject parcel is located within the Station Area, as shown on Figure 5 of the Specific Plan. Residential units within the Station Area have a minimum parking rate of one parking space per unit and a maximum parking rate of 1.5 parking spaces per unit. The applicant is proposing nine parking spaces for the proposed nine residential units, meeting the requirement of the Station Area.

Transportation and Planning staff have indicated to the applicant that the gate at the garage should be at least 20 feet from the sidewalk so cars waiting for the gate to open do not impede pedestrian access. In response, the applicant has updated the design and moved the proposed gate further away from the sidewalk although it appears the gate is still proposed to be slightly less than 20 feet from sidewalk. Staff will work with the applicant to address this issue once a full application is submitted.

The SA E sub-district requires a 12-foot wide sidewalk with a minimum 8-foot wide clear walking zone and minimum 4-foot wide furnishings zone along El Camino Real, which would be provided adjacent to the subject parcel. The proposal currently includes long-term bicycle parking within the garage, which is required at a rate of one space per residential unit. An additional one space for every ten units is required as short term bicycle parking for visitors. The short-term bicycle parking must be located in a publicly accessible area and could be added along the sidewalk furnishings zone in front of the parcel.

Planning Commission considerations

The study session format allows for a wide range of discussion/direction on the proposed development. In particular, staff recommends that Planning Commissioners consider and provide clear direction on the following key items discussed in the previous sections of the report:

- The proposed redevelopment of the site with nine residential units, at the base density level;
- The revisions to the proposed architectural design since the last study session; and
- The proposed revisions to the open space behind the building.

Correspondence

Since the previous study session, staff has received 12 emails expressing a desire to keep Feldman's bookstore (the current tenant of one of the existing buildings on site), as well as one email from Jack Feldman indicating the building housing the bookstore may have been built in 1888. As previously noted, the historic resources evaluation submitted by the applicant indicates this building was constructed circa 1904. All emails are included as Attachment F.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project. The project sponsor is also required to bear the cost of the associated environmental review.

Environmental Review

As a study session item, the Planning Commission will not be taking an action, and thus no environmental review is required at this time. The overall project will be evaluated in relation to the Environmental Impact Report (EIR) prepared for the Specific Plan, and will be required to apply the relevant mitigation measures.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Attachments

- A. Location map
- B. Project Description Letter
- C. Project Plans
- D. Hyperlink: Planning Commission staff report, March 11, 2009 - <https://www.menlopark.org/DocumentCenter/View/20821/G2-1162-ECR?bidId=>
- E. Hyperlink: Planning Commission minutes, March 11, 2019 – https://www.menlopark.org/AgendaCenter/ViewFile/Minutes/_03112019-3249
- F. Correspondence

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

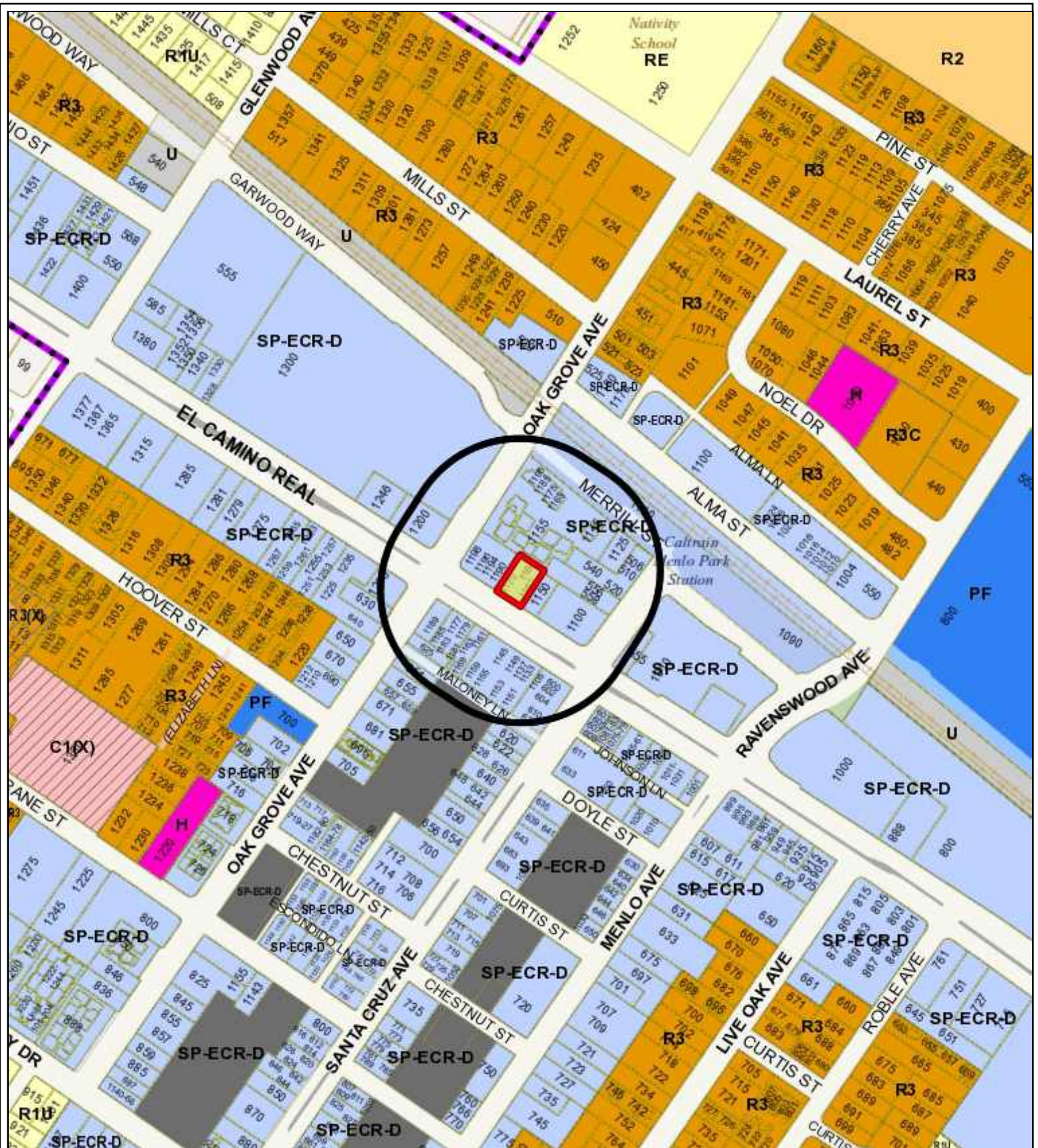
Exhibits to Be Provided at Meeting

None

Report prepared by:
Corinna Sandmeier, Senior Planner

Report reviewed by:
Kyle Perata, Principal Planner

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City of Menlo Park
 Location Map
 1162 El Camino Real





Sept. 16, 2019

Corinna Sandmeier
City of Menlo Park - Planning Division
701 Laurel Street
Menlo Park, CA 94025

RE: 1162 El Camino Real Study Session – Project Description

To Planning and DRT Staff:

This project description has been drafted to accompany the Project Design Concepts package for the Study Session review. This material has been prepared on behalf of the Prince Street Partners development team. It includes the project site diagrams, floor plans, elevation and landscape concepts, describing the potential design for a multifamily development project on this site.

EXISTING CONDITIONS

The site is located on the north side of El Camino Real, and north of the intersection with Santa Cruz Avenue. The lot is 8,374 sqft and measures 75.0' wide by 111.65' deep. There is an existing two-story wood building on the north side of the property, currently being used a book store, and two existing one-story buildings on the site, which are serving as commercial/office uses. There are 10 existing parking spaces in between the structures. Several large trees are located at the rear of the lot. The site is surrounded by commercial/office uses to the west and east, and there is a multifamily structure to the north.

PROPOSED PROJECT

The proposed project consists of removing the existing structures on the site, and building a new 9-unit apartment building, which will be 3 stories tall. The first floor will include an entry lobby, services, access/egress and the parking for the project. We are proposing 9 parking spaces, a ratio of 1:1. The second and third floors will be the residential units, consisting of 2 studios, 3 one bedroom units, and 4 two bedroom units. Three of the units will be BMR units, including the carry-over BMR units from the projects located at 506 and 556 Santa Cruz Avenue.

The project has been designed as a prefabricated modular building, which will provide significant advantages to the construction stage. By increasing the predictability of the construction, and providing for a 30% reduction in time needed to build the project, modular building limits the impacts and disruption to the community caused by most projects, and accelerates the time-to-market for the new housing units. By utilizing prefabricated building methods, we also gain environmental and sustainable construction advantages over tradition methods.

The design of the structure speaks to the scale and character of the existing and adjacent buildings. We propose a clean and modern interpretation of traditional neighborhood shops with apartments above, characterized by stepped bays and shading canopies. The light-colored stucco and lap siding surfaces at apartment level are complimented by darker glazed brick with transparent storefront glazing at the pedestrian level, and a soft wood soffit surface on the underside of the roofs. Plantings and screens additionally provide fine-grain detail for a walkable street character. The high-quality materials and sophisticated design and construction strategies will be a wonderful addition to the El Camino corridor and will provide much-needed housing for the downtown area.

We look forward to the Study Session meeting on March 11th, and to hearing the feedback from the City. We embrace our partnerships with local communities, and are excited about developing a beautiful project guided by the comments and direction we hope to begin next week.

Thank you for your time and your help with this exciting project.

A handwritten signature in blue ink, appearing to read 'Toby Long', is centered on the page.

Toby Long, AIA
Principal



cleverhomes by toby long design architects, inc.
6114 la salle ave #552 oakland ca 94611 www.cleverhomes.net

1162 el camino real, menlo park, ca
a new prefab 9 unit apartment project



Prince Street Partners
265 Lytton Avenue Suite 303
Palo Alto, CA 94301

study session package

10.07.19

REFERENCED TITLE INSURANCE POLICY

TITLE COMPANY: OLD REPUBLIC TITLE COMPANY
381 LITTON AVENUE
PALM ALTO, CA 94401
ORDER NO.: 08B0282147-6
PRELIMINARY REPORT DATE: NOVEMBER 4, 2018 7:30 A.M.
TITLE OFFICER: JACQUELINE OFFITW
TITLE TESTED IN: DELAUNES PROPERTIES, L.P. A CALIFORNIA LIMITED PARTNERSHIP
NATURE OF TITLE: A FEE
PROPERTY ADDRESS: 1182 EL CAMINO REAL
MENLO PARK, CA 94025
ASSESSOR'S PARCEL NO.: 061-441-100
FLOOD ZONE DESIGNATION: ZONE V
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) NO. 08031 (CITY OF MENLO PARK) PANEL 0308, SURVEY E, EFFECTIVE DATE OCTOBER 16, 2012 FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
LAND AREA: 0.374 SQUARE FEET
PARKING COUNT: 10 SPACES

PROPERTY DESCRIPTION

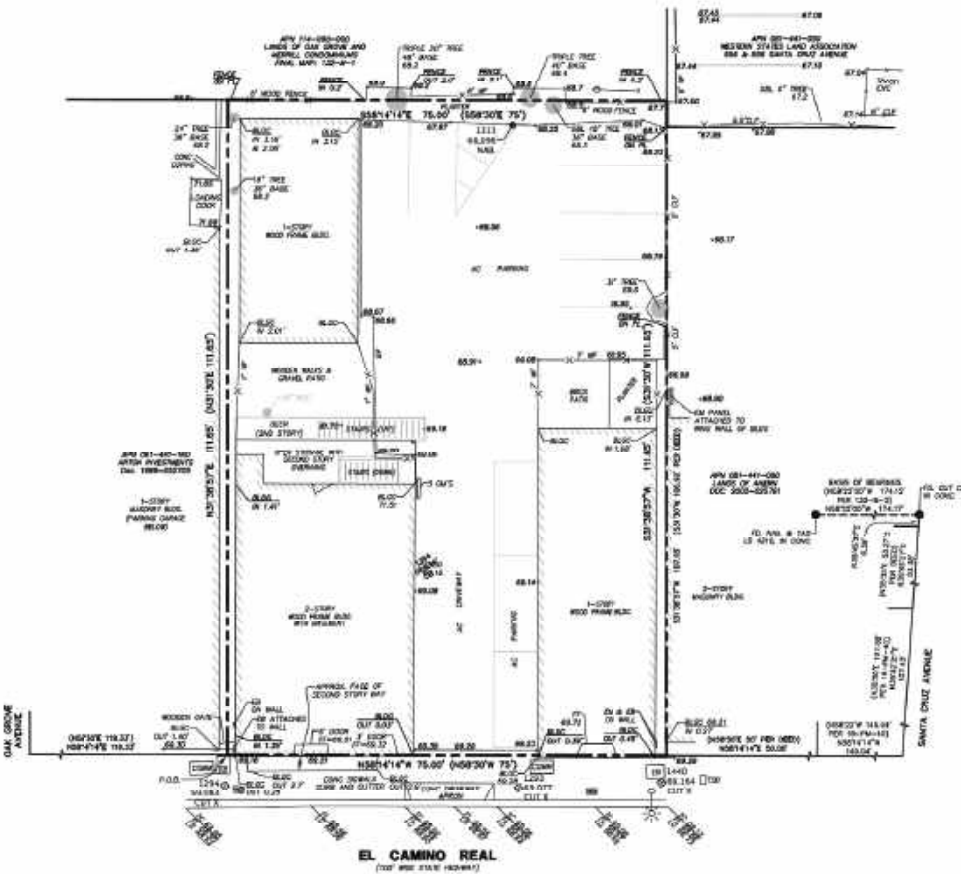
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SAN MATEO, CITY OF MENLO PARK, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PORTION OF LOT 101, AS SHOWN ON THAT CERTAIN MAP ENTITLED "PLAN OF THE LANDS OF THE MENLO PARK HILLS ASSOCIATION (SOUTHERN PORTION OF PULGAS RAMONA, SAN MATEO COUNTY, CALIFORNIA)", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON SEPTEMBER 14, 1965, IN BOOK C OF MAPS, AT PAGE 6 AND COPIED INTO BOOK 2 OF MAPS, AT PAGE 40, DESCRIBED AS:
BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF THE COUNTY ROAD LEADING FROM SAN FRANCISCO TO SAN JOSE 710 FEET S WADJON ON THE LINE OF SAID COUNTY ROAD, SOUTHEASTERLY FROM THE JUNCTION OF SAID ROAD WITH THE SOUTHEASTERLY LINE OF GAY GROVE AVENUE, THENCE PARALLEL WITH GAY GROVE AVENUE NORTH 31-1/2° EAST 111 FEET 7-8/10 INCHES; THENCE SOUTH 58-1/2° EAST 75 FEET; THENCE SOUTH 31-1/2° WEST 111 FEET 7-8/10 INCHES TO THE NORTHEASTERLY SIDE OF SAID COUNTY ROAD; THENCE NORTH 58-1/2° WEST ALONG SAID NORTHEASTERLY SIDE 75 FEET TO THE POINT OF BEGINNING.
ALSO BEING KNOWN AS PORTION OF LOT 1 OF THE UNRECORDED GOLDREYS SUBDIVISION.
APN: 061-441-100

LEGEND

Table with 2 columns: Symbol and Description. Includes items like AC ASPHALT CONCRETE, BLDG BUILDING CORNER, BLDG BUILDING LINE, BLDG WALLS, CB CATCH BASIN, CLP CLAY LINE FENCE, CMP CORRUGATED METAL PIPE, CSAM COMMUNICATION BOX, CONC CONCRETE, DBL DOUBLE, DRP DRAINWAY, HNTS HOLLOW METAL, EP EDGE OF PAVEMENT, SLEBS SLEIGHT BUILT, RP FRESH FLOOR, SCLB SCHEDULE, FLORM FLOORING, GM GAS METERS, PLY GATE, HC HANDCAP RAMP, POY POY, ITM AT INTER. INSIDE SUBJECT PLACE, ITM AT INTER. OUTSIDE SUBJECT PLACE, LG LIP OF GUTTER, MWD MASONRY WALL, MFL METAL FENCE, OUT ITEM AT INTER. OUTSIDE SUBJECT PLACE, P.O.B. POINT OF BEGINNING, PLSR PLASTER, PLY PRELIMINARY FILE REFLECT

EXCEPTIONS FROM COVERAGE:

- 1. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2018 - 2017, AS FOLLOWS:
ASSESSOR'S PARCEL NO: 061-441-100
CODE NO: 008-001
1ST INSTALLMENT: \$10,283.63 NOT MARKED PAID
2ND INSTALLMENT: \$10,283.63 NOT MARKED PAID
LAND VALUE: \$1,244,948.00
IMP. VALUE: \$424,442.00
NOTE: DUE TO THE VOLUME OF PAYMENTS RECEIVED BY THE COUNTY TAX COLLECTOR AT THIS TIME, THE NAMES MAY HAVE BEEN PAID, BUT DO NOT SHOW AS PAID ON THE TAX ROLL.
NOT A SURVEY ITEM.
2. SAID PROPERTY HAVING BEEN DECLARED TAX DELINQUENT FOR NON-PAYMENT OF DELINQUENT TAXES FOR THE FISCAL YEAR 2007 - 2008, AND SUBSEQUENT DELINQUENCIES AMOUNT TO RECEIVED BY DECEMBER 31, 2016, FOR THE ABOVE STATED YEAR (AND SUBSEQUENT YEARS, IF ANY) IS \$134,568.79 AND BY JANUARY 31, 2017, IS \$134,568.99 AND BY FEBRUARY 28, 2017, IS \$136,207.20.
ASSESSOR'S PARCEL NO.: 061-441-100-79.
NOT A SURVEY ITEM.
3. THE LBN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 75, ET SEQ., OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
NOT A SURVEY ITEM.
4. DEED OF TRUST TO SECURE AN INTERESTNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF.
AMOUNT: \$70,000.00
INVESTOR/BORROWER: ANGELE M. DELAUNE, A WIDOW AND ANDRE G. DELAUNE, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY/LENDER RECORDED: JOSEPHINE WALSH, A WIDOW DECEMBER 11, 1975 DECEMBER 15, 1975 IN BOOK 7094 OF OFFICIAL RECORDS, PAGE 607 UNDER RECORDEE'S SERIAL NUMBER 21087-AJ
THE RECORD BENEFICIAL INTEREST UNDER SAID DEED OF TRUST AS A RESULT OF THE LAST RECORDED ASSIGNMENT THEREOF IS, VESTED IN BY ASSIGNMENT FROM: HELEN M. MUGGER JOSEPHINE WALSH JANUARY 7, 1981 IN OFFICIAL RECORDS UNDER RECORDEE'S SERIAL NUMBER 15274C 179 DREXELHARD DRIVE, 4 DREXELTON, CA 94025
RETURNED TO ADDRESS: 179 DREXELHARD DRIVE, 4 DREXELTON, CA 94025
NOT A SURVEY ITEM.
5. ANY UNRECORDED AND SUBSISTING LEASE.
NOT A SURVEY ITEM.
6. THE REQUIREMENT THAT THERE BE FILED IN THE OFFICE OF THE SECRETARY OF STATE A CERTIFICATE OF LIMITED PARTNERSHIP - FORM LP-1 - FOR DELAUNE PROPERTIES, L.P. IN COMPLIANCE WITH THE PROVISIONS OF THE CALIFORNIA LIMITED PARTNERSHIP ACT, SECTION 15001, ET SEQ., COMMENCING 2006, AND A CERTIFIED COPY OF SAME BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER.
NOT A SURVEY ITEM.
7. THE REQUIREMENT THAT THIS COMPANY BE PROVIDED WITH A SUSTAINABLE OWNERS DECLARATION (FORM CRT 274). THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF THE OWNER'S DECLARATION.
NOT A SURVEY ITEM.
8. ANY ENDOUSEMENT, ENCUMBRANCE, VIOLATION, OR DEFENSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS SHOWN BY THE PUBLIC RECORDS.
VISIBLE ENCUMBRANCES SHOWN ON SURVEY AT RIGHT.
BOLD TEXT INDICATES SURVEYOR'S COMMENTS



LINE/TYPE LEGEND

- SUBJECT PARCEL PROPERTY LINE
--- ADJACENT PARCEL PROPERTY LINE
--- FENCE LINE (TYPE/SIZE AS SHOWN)

BASED ON READING

THE BEARING OF A 34°22'30" IN BETWEEN THE MONUMENTS FOUND AS SHOWN ON THAT CERTAIN FINAL MAP RECORDED IN BOOK 132 OF MAPS, AT PAGE 3-7, IS SAN MATEO COUNTY RECORD, AND AS GIVEN HEREON.

ELEVATION DATUM

MENLO PARK BENCHMARK No. 10110, A U.S.G.C. BRASS BOLT LOCATED IN THE TOP OF THE GRANITE FOUNDATION OF THE ELLIOT BUILDING (MOUNTAIN VIEW), IS THE ONLY BENCHMARK IN THE EASTERN CORNER OF THE INTERSECTION OF EL CAMINO REAL AND SANTA CRUZ AVENUE. ELEVATION = 71.13 FEET (DAMD 20 DATUM).

NOTES

- 1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. TREE DIMENSIONS ARE DIMENSIONS MEASURED AT CHEST HEIGHT.
3. ONLY SURFACE UTILITIES ARE SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND UTILITIES. SURVEYOR IS NOT RESPONSIBLE FOR ACTUAL LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATE

TO: 1182 EL CAMINO REAL, LLC, AND OLD REPUBLIC TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DEGREE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 15, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 25, 2017.

David Darling, P.L.S. 7635
February 3, 2017



1182 EL CAMINO REAL
MENLO PARK, CA 94025
APN 061-441-100

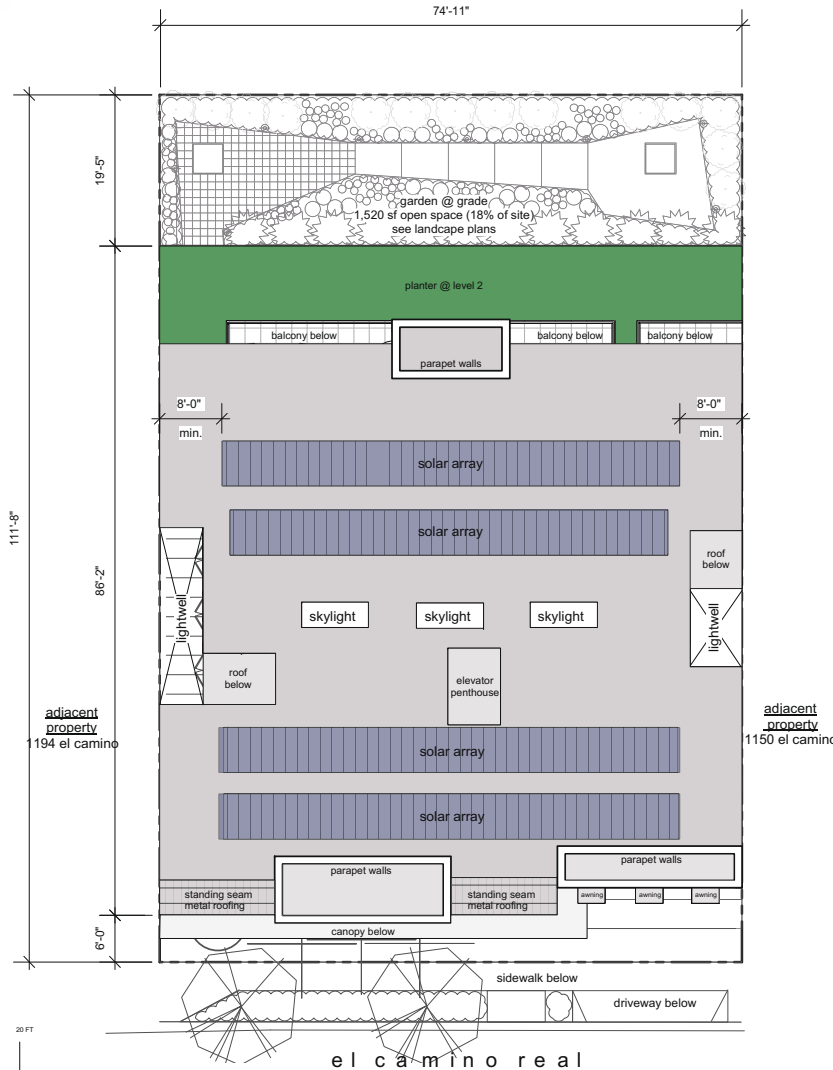


ALTA/NSPS LAND TITLE SURVEY
1182 EL CAMINO REAL
APN 061-441-100
SAN MATEO COUNTY
CALIFORNIA

Table with 2 columns: Field and Value. Includes fields like Date, Scale, and Drawing Number.

Drawing Number: 166164
Date: 1 of 1

project concept summary



proposed multi-unit residential project

lot area:

8,374 sf

building area:

16,007 sf

menlo park specific plan area zoning:

ecr/d/sa e/mixed used-retail

el camino downtown

station area east

building type:

prefabricated modular type V-A

type I podium-level construction for fire separation

occupancy R2 / S1

density

density - 50 DU/acre, (60 w/public benefit bonus)

9 rental units - studios: 2, 1 bed: 3, 2 bed: 4

3 BMR unit (confirm-carry over from previous project approvals)

BMR to be equal mix

floor area ratio

1.35 base (1.75 with bonus)

total allowable area: 11,305 sf (@1.35)

proposed FAR sf: 11,079 sf

parking:

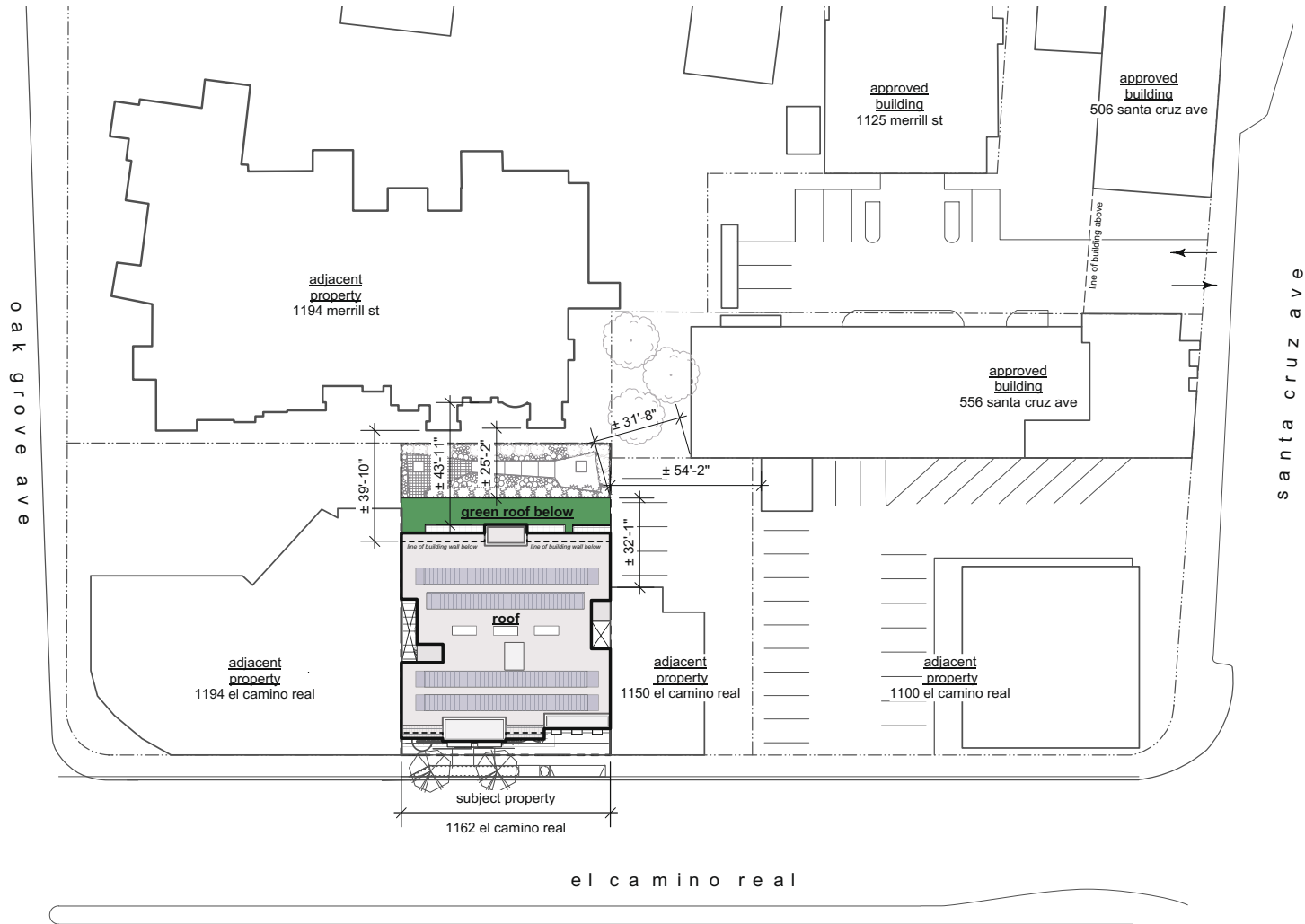
car spaces: 1 min required per unit - 9 provided

short term bike space: 1

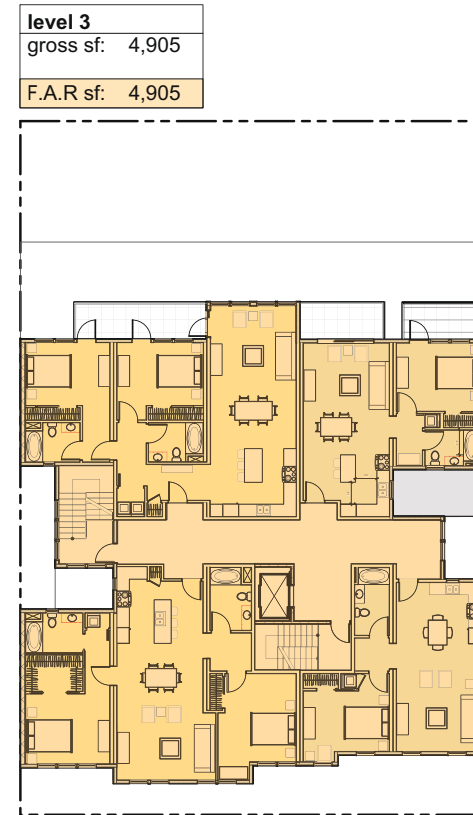
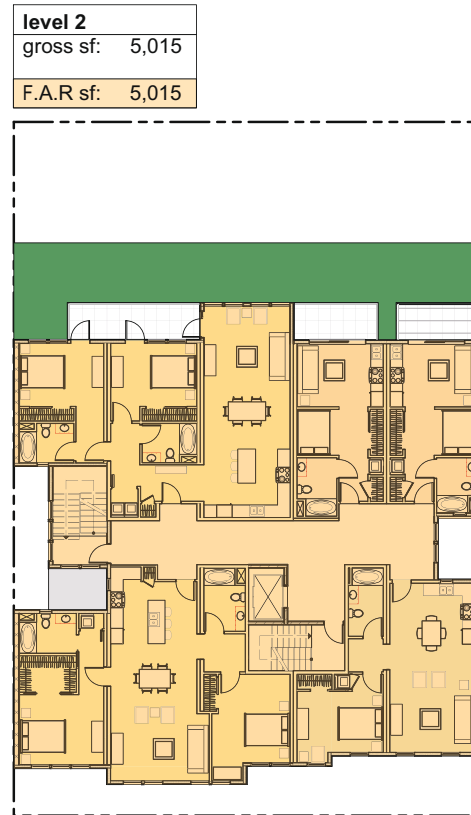
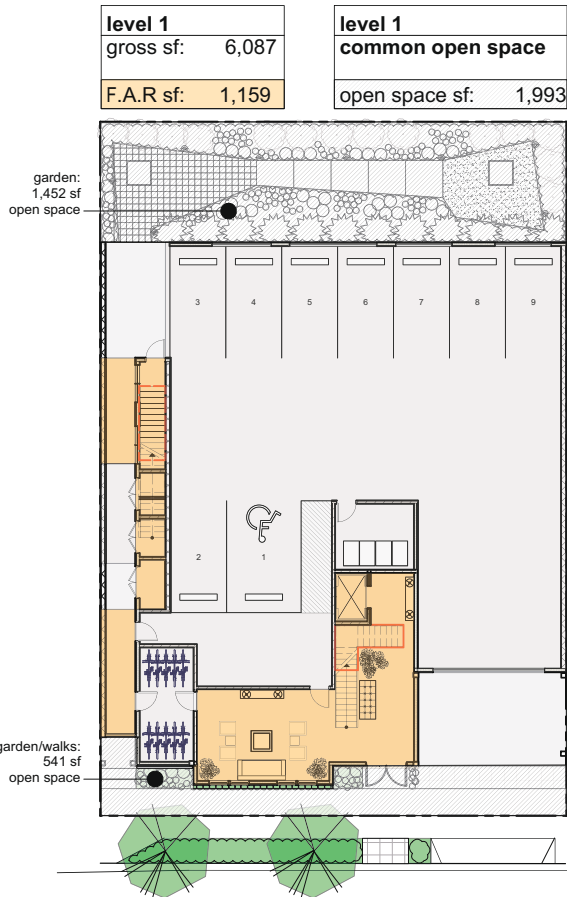
long term bike space: 1 per unit

height:

38'-4"



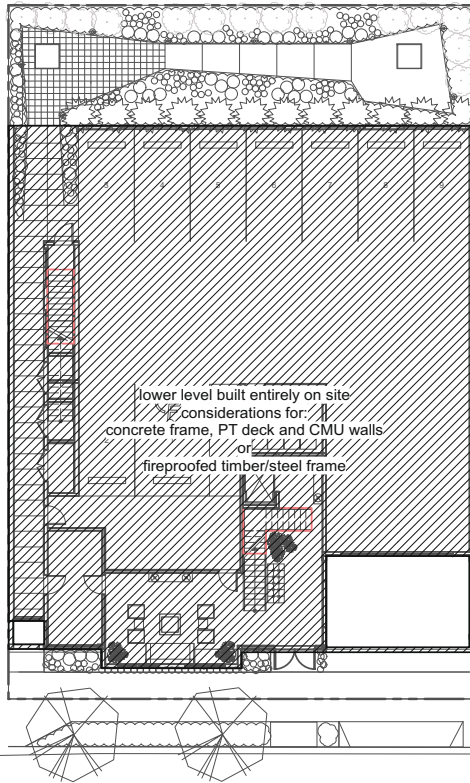
floor area ratio & open space



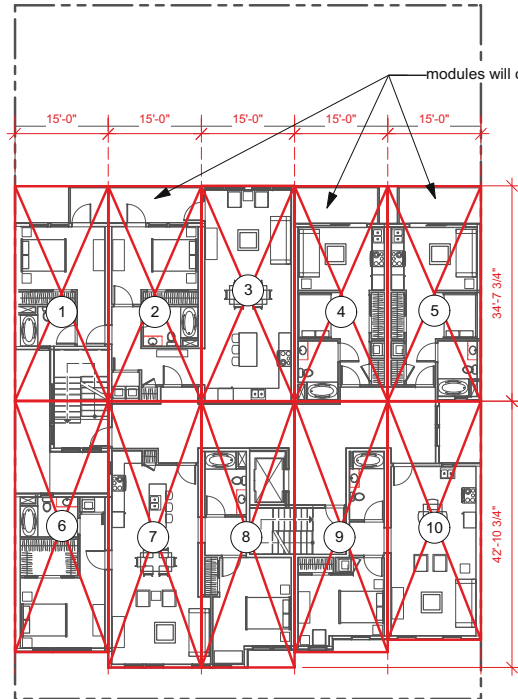
totals
open space 1,993 sf
lot area: 8,374 sf <i>(20% of lot area = 1,675 sf required)</i>

totals
total area: 16,007 sf
F.A.R area: 11,079 sf <i>(11,305 allowable)</i>

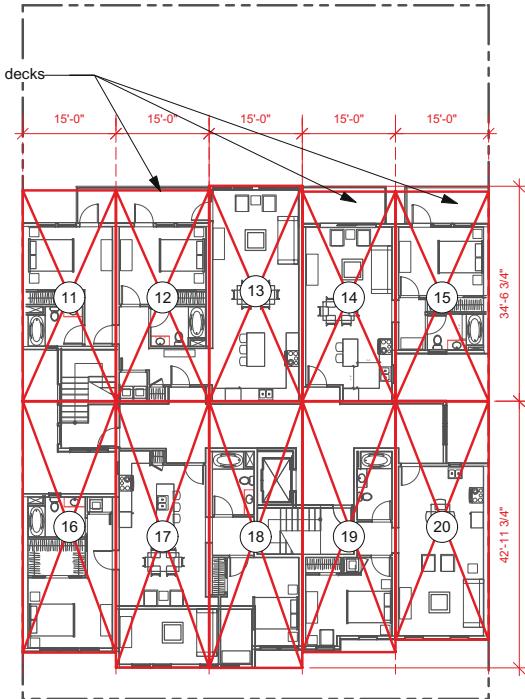
level 1

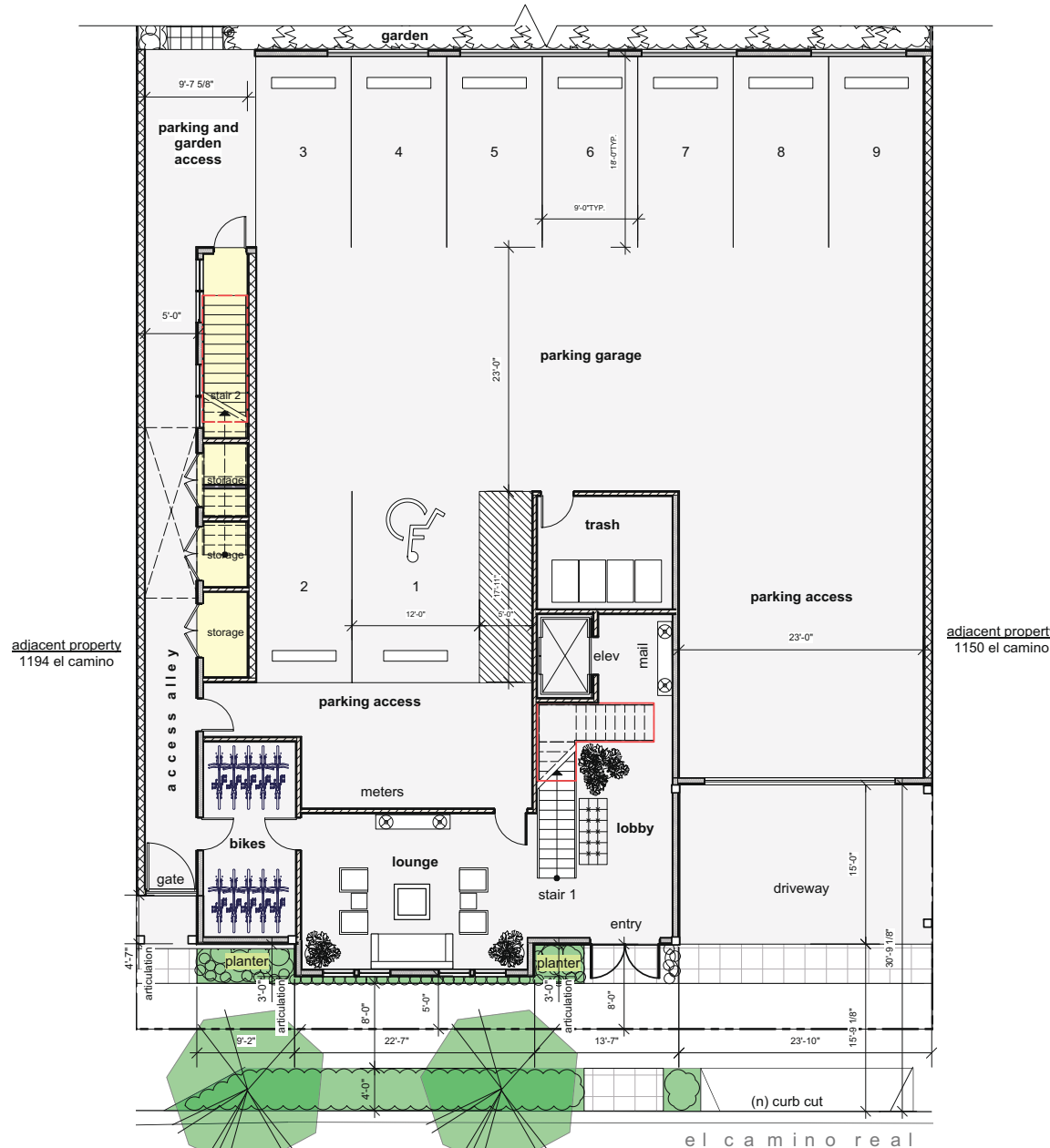


level 2



level 3

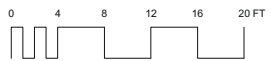




level 1 totals	
footprint	6,087 sf
FAR area	1,159 sf
parking	9 spaces



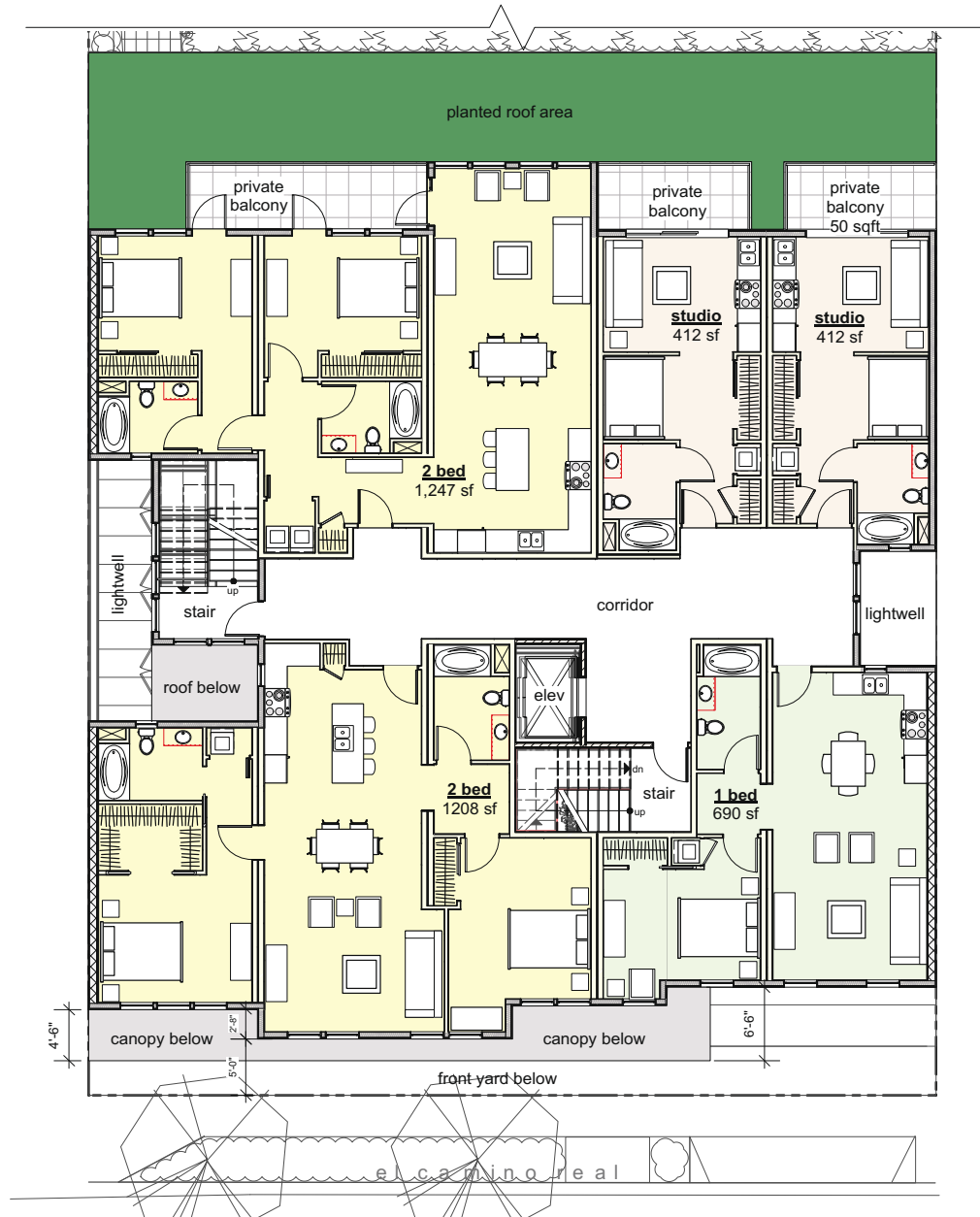
scale: 3/32"=1'0"





06

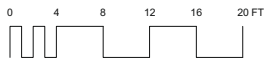
level 2 plan



level 2 totals	
footprint	5,015 sf
FAR area	5,015 sf
unit count	5
studio	2
1 bedroom	1
2 bedroom	2



scale: 3/32"=1'0"



Prince Street Partners
 265 Lytton Avenue Suite 303
 Palo Alto, CA 94301

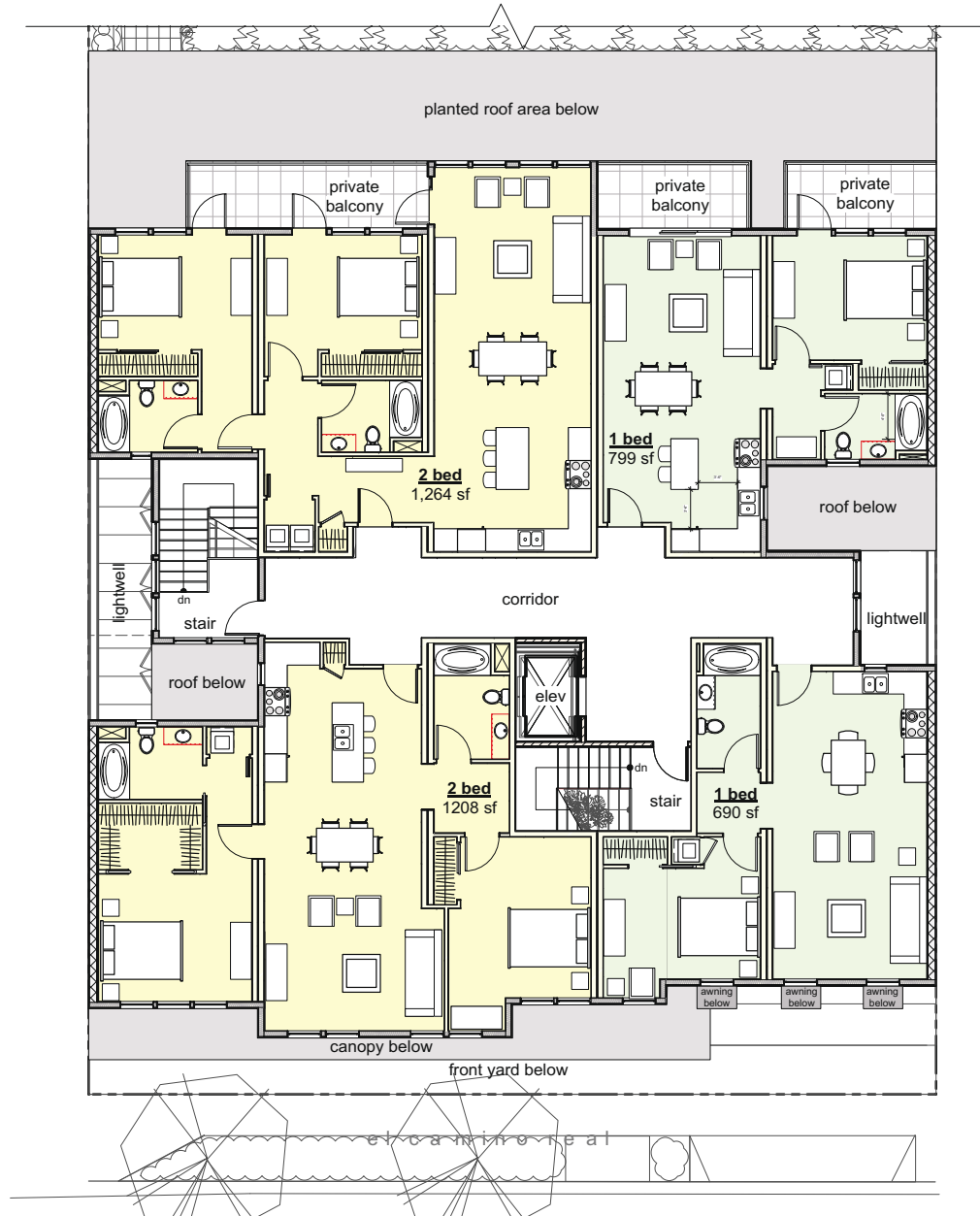
1162 el camino real

menlo park, ca



07

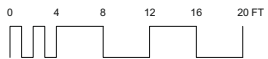
level 3 plan



level 3 totals	
footprint	4,905 sf
FAR area	4,905 sf
unit count	4
studio	0
1 bedroom	2
2 bedroom	2



scale: 3/32"=1'0"



Prince Street Partners
 265 Lytton Avenue Suite 303
 Palo Alto, CA 94301

1162 el camino real

menlo park, ca

south west (front) elevation



n o r t h e a s t (r e a r) e l e v a t i o n







front view



rear view





The Guzzardo Partnership, Inc.
 TGP
 Landscape Architects | Land Planners
 151 Greenwich Street
 San Francisco, CA 94111
 415.433.8072 | www.tgp-inc.com

L-1

schematic landscape design



Sculptural Water Feature

Sculptural concrete sphere water feature in decorative cobble bed, typ.
 Accent paving, typ.



Light Bollards

Pedestrian scale bollard lights, typ.

(2) London Plane Street Trees



Pedestrian scale bollard lights, typ.

Podocarpus screen trees along property perimeter, typ.

Accent shade tolerant planting, typ.

Existing tree canopy - to remain

Concrete walkway

Screen fencing along property line, typ.

Sculptural concrete sphere water feature in decorative cobble bed

Decomposed granite paving

Decorative perforated metal screen at garage wall opening, typ.

Bamboo planting screening along garage facade, typ.



Bamboo Screen Planting

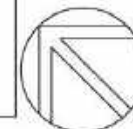
Planting area along building frontage, typ.



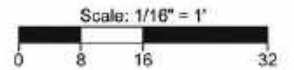
Podocarpus Screen Planting



Shade Tolerant Planting



North



Prince Street Partners
 265 Lytton Avenue Suite 303
 Palo Alto, CA 94301

1162 el camino real
 menlo park, ca



1194 el camino
adjacent property

1162 el camino
subject property

1150 el camino
adjacent property

glazed brick (fireclay tile or similar)
 street level walls



cement board siding (James Hardie artisan lap or similar)
 upper level walls



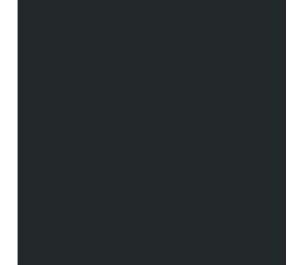
integral color stucco
 bay walls



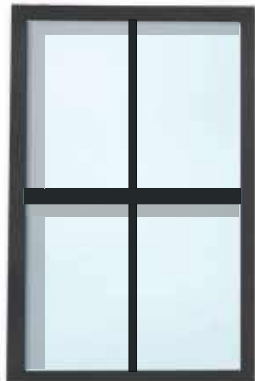
stained wood
 balcony soffits



painted metal
 frames/railings/fascia



storefront system
dark metal
 lobby



aluminum windows
dark metal
 units



dark metal screen
 garage door and pedestrian gate

front facade - street view



front facade - view of lobby



rear facade - garden view



front facade - streetscape



From: [Peter Shearstone](#)
To: [Planning Commission](#)
Cc: [Jack Feldman](#); feldman@sbooks@hotmail.com
Subject: Save Feldman's Books!
Date: Tuesday, October 1, 2019 7:19:43 PM

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

To Whom It May Concern,

I am writing to you today to express my support for Feldman's Books and having them remain in their location in Menlo Park, CA.

History in our country is being replaced by bigger, fancier and ostentatious things. Gone are the simple things that life offers - a quiet place to read, browse and buy a used book for example. As a customer of Feldman's I visit whenever I am in the Bay Area. I make a point to stop in and see what new inventory they have.

A historical building relevant to Menlo Park's past is vital to retain and enhance, not tear down and turn into another generic building with no personality. Please give careful consideration to alternate plans to keep Feldman's in place. They are a treasure to be appreciated and supported. They are also a local business with strong ties to the community. To deny them their existence is to turn your back on history and quieter, more relaxed times.

As Theodore Roosevelt once said "No person needs sympathy because they have to work...far and away the best prize that life offers is the chance to work hard at work worth doing". Feldman's Books is all about the prize that life offers. Don't give in to those who want to do easy work that isn't worth doing.

Respectfully yours,

Peter Shearstone
Patron of Feldman's Books
Lake Forest, IL 60045

From: [Catherine Craig Baker](#)
To: [Planning Commission](#)
Subject: Feldman's Books and the fate of 1170 ECR
Date: Tuesday, October 1, 2019 10:41:56 AM

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Menlo Park Planning Commission,

I am writing in opposition to the demolition of the building at 1170 El Camino Real. I would like this e-mail to be included in the public record.

First, a bit of background: I lived in Menlo Park from May 2004 until February 2017 (as a tenant of the anti-development but fair-rent-charging Don Brawner). Once the apartment building changed hands in the fall of 2016, I got priced out of Menlo Park and decamped to San Carlos, but I remain fond of Menlo Park's quirky charms. As a (probably chronic) renter and someone who now commutes to work by train every day, I fully appreciate the value of having abundant housing stock adjacent to public transportation. That said, I believe there are some times when the historical and cultural merit of the existing structure/business should be weighed against development.

I have been an avid and regular customer of Feldman's Books since I moved to the area in 2004, and even though I now live in San Carlos, I still visit Feldman's about once every 2-3 weeks. I would rank them in a tie for best used bookstore on the peninsula (with B Street Books in San Mateo). The Feldman brothers are very selective about the books they buy and accept in trade, and as a result the stock in the store is fantastic -- science, history, fiction, foreign languages, art books, mythology, etc. Feldman's occupies a complementary and crucial niche opposite Kepler's Books, and the two stores feed each other customers. If you want a more quantitative perspective, think of how much culture, knowledge, and escapist rainy-day entertainment is packed into every square foot of Feldman's.

My preference is that the building be preserved as a home for Feldman's and as a link to the very early years of Menlo Park; if that is not possible, I would ask that the city make some kind of accommodation for Feldman's to move to a location with affordable rent.

For years I bristled when friends from San Francisco described the Palo Alto / Menlo Park area as "suburban," and I would bring up what I considered the region's non-suburban-ish highlights: Feldman's, Kepler's, the Guild (as of Sept. 26, no longer a movie theater), the Aquarius, Antonio's Nut House, the Rose and Crown, the Oasis (RIP), Applewood Pizza (also RIP). I really do not want to see Menlo Park turn into a cookie-cutter, generic town. Feldman's Books is a long-standing presence in this city, and its abundant personality is Menlo Park's best remaining defense against conventionality.

best,

Catherine Baker

From: [Adam Brosamer](#)
To: [Planning Commission](#)
Subject: Preserve Feldman's Books
Date: Tuesday, March 26, 2019 10:26:30 AM

Please **do not** tear down Feldman's Books. It is an important part of the heart and soul of Menlo Park. Just like the Guild theater, Little House senior center, and other "anchor businesses" the Feldman's Books location provides a reason for residents and visitors to actually get out of their cars and walk around the downtown.

Losing Feldman's will make Menlo Park **less interesting** and **less attractive** as a destination. Trust me, I grew up in Fremont which has (essentially) no downtown and very little cultural activity. We do not want to turn our downtown into solid blocks of expensive townhomes and condos.

Build housing **WITHOUT** destroying important cultural landmarks. Please.

Adam Brosamer
Menlo Park resident since 2001

From: [Katie CHRISTMAN](#)
To: [Planning Commission](#)
Subject: Please Save Feldman's!
Date: Sunday, September 29, 2019 1:35:35 PM

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Folks at the Planning Commission,

There are not many bookstores left in town...

Second-hand bookstores in particular fill an important niche.

I have purchased gifts, research materials, DIY books, pieces for my collection, and countless paperbacks at Feldman's.

Please help us Renatad n a civilized and educated city by fostering businesses that help keep us connected... with our town, with our past... and with each other.

Thank you.

Katharin Christman

From: [Lizzy Craze](#)
To: [Planning Commission](#); [CCIN](#)
Subject: re: Feldman's books
Date: Monday, March 25, 2019 2:18:41 PM

Hello -

I saw that the owner of Feldman's Books wants to demolish the historic building to build a three-story apartment complex. While I understand the need for more housing, I also believe we need historic places like Feldman's to keep the city balanced. Feldman's is a wonderful resource to the community - please don't let it close.

//Lizzy Craze

From: jeff@semcoop.com
To: [Planning Commission](#)
Cc: ["Jack Feldman"](#)
Subject: Save Feldman's Books
Date: Tuesday, October 1, 2019 10:37:45 AM

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

To Whom it May Concern,

I would like this email to be a part of the public record in regard to the Menlo Park Planning Commission meeting scheduled for October 7th at 7 pm at the City Council Chambers.

I am writing to humbly request the preservation of the current building located at 1170 El Camino Real, as it houses one of the finest treasures on the Peninsula: Feldman's Books. As a Bay Area resident for fifteen years, an enthusiastic customer, and a former Peninsula bookseller, I would like to add my voice to the chorus of supporters for the current Feldman's Books location. The diversity of businesses and cultural institutions in San Mateo County is what makes it one of the most coveted counties in the country. Feldman's is both a business and a cultural institution – one that has survived against all odds of the marketplace – and this unnecessary and undoubtedly fatal eviction will cause more harm than anyone on this commission intends. Please be cognizant of the tremendous meaning Feldman's Books provides the citizens of San Mateo County, the tourists who pass through, and the future citizens who are considering relocation.

Thank you for hearing my plea of support. Please don't hesitate to contact me.

Sincerely,

Jeff Deutsch
Director, Seminary Co-op Bookstores
5751 S. Woodlawn Ave.
Chicago, IL 60637
773-752-4381
Listen with us: [Open Stacks Podcast](#)
[Support](#) the Co-op beyond the page

From: [Jack Feldman](#)
To: [Planning Commission](#)
Subject: Feldman's Books
Date: Thursday, March 28, 2019 12:53:40 PM

Hello Planning Commission,

I am Jack Feldman, owner of Feldman's Books. I would like to discuss a question that came up in the previous meeting a few weeks ago. What is the age of the building where we are located at 1170/1166 El Camino Real?

In the brochure: "Historic Tour of Menlo Park", #5 shows a picture of this building, as built in 1905. Also, in the Arcadia publication of Menlo Park, there is a picture of this building, which mentions the 1905 date.

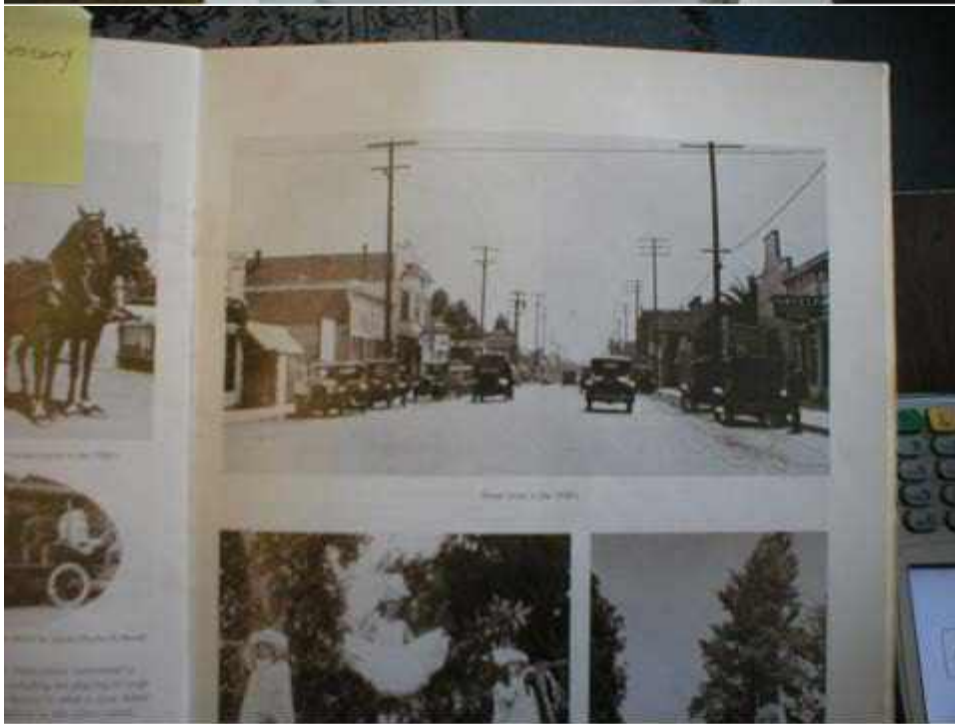
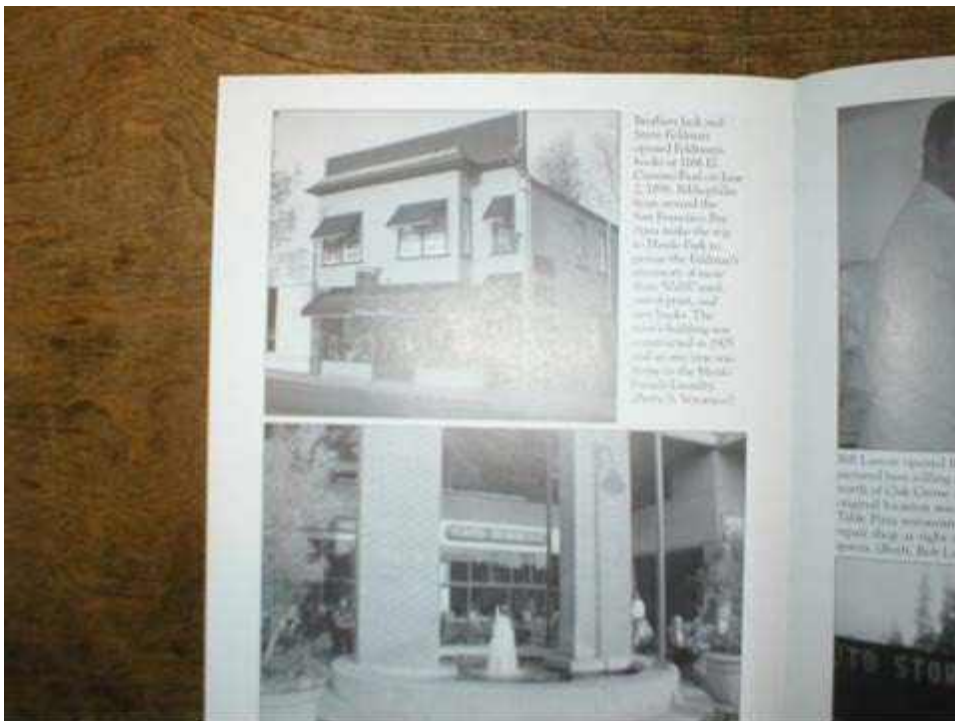
My previous landlord, Andre Delagnes, always said that this was built in 1888, and we have found evidence on Sanborn maps that there was a building erected here in 1888.

I include a few pictures for your inspection.

Thank you,



Jack Feldman



Sent from Mail for Windows 10

From: [Julia Beth Goolsby](#)
To: [Planning Commission](#)
Subject: Note about Feldman's Books
Date: Monday, September 30, 2019 8:39:21 PM

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To Whom It May Concern,

I would like to submit a comment to the public record, in support of Feldman's Books on El Camino. They are in danger of closing because the building's owner wants to demolish the building. Feldman's Books is an important establishment for me, with low-priced used books that are hard to find elsewhere. It's an irreplaceable piece of the culture and history of Menlo Park, and I would hate to see it gone. Thank you for your time and for your consideration of my comment.

Sincerely,
Julia Goolsby

--

Julia Goolsby
Earth Systems BS '18

From: [Peter L. Greenberg](#)
To: [Planning Commission](#)
Cc: savefeldmans@gmail.com; [Peter L. Greenberg](#)
Subject: Fwd: Building at 1170 El Camino Real, Feldman's Books
Date: Monday, September 30, 2019 7:30:04 PM

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To: Menlo Park's Planning Commission

From: Peter Greenberg

Date: September 30, 2019

Feldman's Books is a vital resource for the community. In an era when a multitude of books are difficult to obtain and retail stores are being put out of business by online media and chains, Feldman's is a local oasis for finding gems of the past and present in a homey arena filled with treasures. These Used books are a special link to our Shared Pasts, often critical to one's own growth—and that of so many others. Rummaging through the aisles one nearly always finds special works either known or newly discovered--and at affordable prices.

As a concerned citizen of the community I believe it extremely important for Feldman's to be preserved, either in its present site or locally. Your consideration of this important issue will be greatly appreciated.

Please make this part of the public record regarding the building at 1170 El Camino Real. Thank you.

Peter Greenberg

120 Ware Road

Woodside, CA 94062

From: [Dagmar Logie](#)
To: [Planning Commission](#)
Subject: Feldman's Books
Date: Sunday, September 29, 2019 1:04:16 PM

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

I hope the Commission will find a way to protect this treasure of Menlo Park—Feldman's Books. In addition, I hope the Commission will devise a plan to preserve buildings of historical interest. Otherwise Menlo Park will lose its unique heritage and landmarks.

Very shortsighted to give in to the pressure of big developers and destroy small businesses.

You may add my email to the public record.

Dagmar Logie

From: [Jody McGeen](#)
To: [Planning Commission](#)
Subject: Feldman's Books
Date: Tuesday, July 16, 2019 6:09:32 PM

Dear Planning Commission,

I hope my viewpoint reaches you before you decide to seal the fate of Feldman's Books.

As a former resident of Menlo Park and now a frequent visitor I must tell you how disturbing some of the changes are to me. How are people to live a rounded life when all around them are dwellings. We need shops, places to dine out, hardware, shoe repair, locksmiths, copy shops, and bookstores.

When I moved from NYC to Palo Alto in the early 1980's the number of used book/record stores between Palo Alto and Menlo Park was astounding and, thrilling. Always a lover of books, my library grew and grew. eBooks are not satisfying to me so I am still purchasing real books.

One by one the book shops all closed with only Kepler's and Feldman's hanging on. When I am in town (once every month or so) my \$\$ are spent at these two fine shops (along with the hardware store, Village Stationers, and Cafe B). Close any one of them and you loose money from my purchases.

The building housing Feldman's is a blast from the past and shows some of the history of Menlo Park. Please keep that history intact. Find a way to give the landlord an incentive to let the building remain as it is and those businesses it houses to remain as fixtures in Menlo Park.

It would be a tragedy to loose even one more bookstore to a landlord's greed.

Sincerely,

Jody McGeen

From: [Payton, Paul](#)
To: [Planning Commission](#); [CCIN](#)
Subject: Feldman's Books
Date: Monday, March 25, 2019 3:39:38 PM
Attachments: [image001.png](#)

To Whom It May Concern:

I have been a regular (weekly) patron of Feldman's for almost as long as I've been professionally employed. It has recently come to my attention that there are plans in the works to plow the building, eliminating what I consider a Menlo Park cultural mainstay, an icon of your city. I think this is foolishly short-sighted and self-defeating for reasons that will soon become apparent:

1. While much of Menlo Park's property values are due to its prime location to the north of Silicon Valley, a substantial portion of what makes Menlo Park appealing is its fascinating diversity of stores and products. Eliminating Feldman's eliminates a touchstone location, part of what gives Menlo Park its natural 'cultural flavor'. It is no less a gem than Kepler's. The alarming amount of terra-forming being done along El Camino Real is a harbinger of a hastened homogenization into modern 'warehousing-for-people' that is taking place along the Peninsula. Yes, it is important to allocate sufficient living space for the population. Still, this must be counterbalanced by preserving and encouraging those features of the Peninsula that make it an appealing locale. You are throwing the baby out with the bathwater. Feldman's, a long-time store, is part of Peninsula history and deserves to endure as a fixture in the city.
2. Feldman's offers a rare commodity in the Peninsula: a used bookstore. We have lost Know Knew Books (Palo Alto) and BookBuyers (Mountain View). Bell's Books (Palo Alto) does not compare to Feldman's in terms of quality and quantity of technical and scientific materials. Aside from Recycle Books, Feldman's is one of the few remaining purveyors of 'universal used books', a trove of materials that cut across all disciplines of study. Just as Berkeley has Moe's Books, so should Stanford have Feldman's; a good used bookstore is the hallmark of an educated environment surrounding a world-class university. Feldman's offers an enduring service that is in dwindling supply; its importance extends up and down the Peninsula and is treasured by patrons coming from within and without the county. I have been a keen and loyal patron for over twenty years, as a resident of Burlingame, Foster City, and now San Carlos. I meet people at Feldman's that come from respectable distances because of the expansive collection of materials available at Feldman's. One glance at Yelp confirms how widely acclaimed and treasured Feldman's is.
3. A personal reason, but one widely-held amongst the educated and discerning reader: I view used books as the conduit of knowledge from the accomplishments of yesteryear to the promise of tomorrow. We must, as proud citizens who are custodians of this legacy of wisdom, encourage and protect purveyors. Feldman's provides an arena for exchange and dissemination of rapidly diminishing skills and techniques. Used and out-of-print books contain depth and breadth of information that contemporary books do not; our 'watered-down' materials edge out such gems of discovery. We must not permit places like Feldman's to be similarly edged out of existence. I have found materials in Feldman's that provided essential knowledge that led to patents and publications. One needs fecund intellectual soil

to foster such growth.

4. Lastly, as an engineer, I have learned the wisdom of not making decisions that are irrevocable. Feldman's did not arrive into existence just yesterday. I remember Ed Feldman, the original proprietor of the store. I know Ed's sons, who have inherited the establishment. Feldman's is a generational institution; it possesses an intangible and invaluable bond to the city. It should not be demolished without a thought. It should be evaluated as a key aspect of a city seeking to balance modern-day conveniences with tradition. With Feldman's gone, where is the seeker of knowledge to go? Who and what will replace the heritage so thoughtlessly discarded? Yes, the residency of Menlo Park increases, but at what cost? Shouldn't quantity of life be balanced by quality as well?

I urge you to consider these arguments and lean heavily on the side of tradition, history, and service to the community. Some things in life cannot be replaced or ordered on Amazon. One does not gain the experience of walking amongst ideas and ideals that one has walking through the aisles of Feldman's. I have savored and luxuriated in that sensation for several decades and I do not wish others to be deprived of that. It is part of and befitting of a community like Menlo Park.

Please, do not discard the living history of your city. Menlo Park is a hybrid of the modern and the classic. Equal value must be accorded both. Do not rush headlong into the future, discarding the jewels of the past.

Thank you for your attention,

Paul Max Payton

Paul Max Payton | Chief Systems Engineer
O: 650-432-8262 | M: 650-576-2399 | E: ppayton@visa.com



From: [Anthony Powell](#)
To: [_CCIN; Planning Commission](#)
Subject: Feldman's Books
Date: Friday, March 22, 2019 11:45:09 PM

Regarding Feldman's Books and the proposed demolition thereof...

Dear Council members, and Planning Commission,

This bookshop is a quietly phenomenal icon of culture and local history. There is nothing that could replace it in its worth to the Bay Area community. I very much believe in free enterprise, but the value of some things goes well beyond monetary. May Feldman's Books long continue to serve and ennoble its community.

Tony Powell
www.faerydoor.net

Sent from my iPad