



REGULAR MEETING MINUTES

Date: 09/13/2021

Time: 7:00 p.m.

Meeting Location: Zoom.us/join – ID# 831 6644 9012

A. Call To Order

Chair Michael Doran called the meeting to order at 7:00 p.m. He said Commissioner Andrew Barnes would be absent and Commissioner Michele Tate might possibly join the meeting later. He noted they had a quorum.

B. Roll Call

Present: Chris DeCardy (Vice Chair), Michael Doran (Chair) Cynthia Harris, Camille Gonzalez Kennedy, Henry Riggs

Absent: Andrew Barnes, Michele Tate

Staff: Ori Paz, Associate Planner; Kyle Perata, Principal Planner; Corinna Sandmeier, Senior Planner; Leo Tapia, Planning Technician; Chris Turner, Assistant Planner

C. Reports and Announcements

Senior Planner Corinna Sandmeier reported that the City Council at its September 14, 2021 meeting would consider two appeals of the Menlo Uptown project and the Planning Commission's recommendation to approve the vesting tentative map for that project. She said an appeal of the Menlo Portal project was on the same agenda and the Council's consideration of the Planning Commission's recommendation to approve a public utilities easement abandonment for that project.

D. Public Comment

There was none.

E. Consent Calendar

- E1. Approval of minutes from the August 9, 2021, Planning Commission meeting. (Attachment)

ACTION: M/S (Camille Kennedy/Chris DeCardy) to approve the Consent Calendar consisting of the August 9, 2021 Planning Commission meeting minutes; passes 4-0-1-2 with Commissioner Doran abstaining, and Commissioners Barnes and Tate absent.

F. Public Hearing

- F1. Use Permit/Rebecca & Kevin Loewke/248 Oakhurst Place:
Request for a use permit to construct a second-floor addition and perform interior and exterior modifications to an existing nonconforming, single-story, single-family residence in the R-1-U (Single

Family Urban Residential) zoning district. The value of the proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period and therefore requires a use permit. (Staff Report #21-042-PC)

Staff Comment: Planning Technician Leo Tapia said staff had no additions to the written report.

Questions of Staff: Chair Doran referred to the staff report and the comment about the Commission adding conditions about optional window upgrades in the future and asked how that worked as a condition. Mr. Tapia said if the applicants could upgrade the first-floor windows and siding in the future to match the proposed materials for the second story addition then the condition would allow that without requiring discretionary review.

Applicant Presentation: Meching Mai, project designer, said the existing home was a single-story, ranch-style house with an attached two-car garage. She said the lot was triangular with a large, open yard that the property owners loved. She said the existing home was nonconforming as portions of it encroached into the required rear and side setbacks. She said also a 10-foot public utility easement ran through the house and they were in process to vacate that with Menlo Park's Public Works Department. She said the proposal was to add a second story with two bedrooms and a bathroom and a small remodel on the first floor to accommodate the new stairs. She said the property owners reached out to neighbors with their proposed plans and had neighbor support from those who shared property lines with the subject property as well as from the neighbors directly across the street.

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

Commission Comment: Replying to Commissioner DeCardy, staff explained the threshold triggering discretionary review of the project. Replying to Commissioner Kennedy, Mr. Tapia indicated the applicants could have proposed an addition that was under the threshold triggering discretionary review and Planner Sandmeier indicated that staff had not done a study to determine the number of such lots with nonconforming structures or in what areas of the City.

Commissioner Kennedy challenged the imposition of fees and processes on residents for project remodels and modest additions. She suggested that might discourage residents from doing such projects and open up properties to development by developers with greater financial resources.

Chair Doran said he supported Commissioner Kennedy's goals of keeping families in their houses. He said not tearing down and rebuilding was the best environmentally way to develop. He said substandard lots were citywide and not limited to any one neighborhood.

Commissioner Riggs said the addition as proposed was acceptable and noted staff's suggested condition that would allow the applicants in the future to make material and window upgrades on the first floor to match the second-floor addition without discretionary review. He said his only concern with the project was the stairwell window that started at the landing and its potential privacy impact. He suggested raising the window sill up, no more than two feet above the second-floor line, or to use obscure glass. He moved to approve with the condition that the stair well be obscure glass, or the sill raised two feet above the second story line and with staff's suggested condition to allow an upgrade of the first-floor siding and windows at a future date to match the proposed second-floor siding and windows.

Commissioner Cynthia Harris asked about the determination of the rear setback. Mr. Tapia said this lot had only three sides. He said every lot needed a front and rear property line. He said the determination of the rear setback in this instance was based on the historical subdivision of the neighborhood. He said the project's rear property line matched the rear property line of the adjacent parcel.

Chair Doran asked about the rationale for prescribing a rear side. Mr. Tapia said side setbacks were to provide open space around houses and the 20-foot setback requirement for front and rear yards basically prescribed the open space a house would need.

Commissioner DeCardy said he supported the second part of Commissioner Riggs' motion to allow for upgrading windows and siding on the first floor in the future to match the second story, but he was unclear on the need for the stairwell condition. He said they did not have a plan view showing a privacy impact on neighbors and the neighbor facing that window had supported the project.

Commissioner Riggs said the section that was not shown but which he was referring to would go through the stairwell to an adjacent neighbor or house. He said it appeared to him that the stairwell window was in a place that challenged privacy.

Replying to Chair Doran, Ms. Mai said they had considered stairs at the front and bedrooms in the back. She said with bedrooms having larger windows that would have posed a privacy impact. She said they located the bedrooms at the front where they were substantially beyond neighbors' view, which meant locating the stairs at the back. She said window treatment was intended as it was a transition point from public space to the family's private bedroom. She said however it was important for the mother to have a view to the yard to ensure children were safe there when working in the home. She said they strongly believed it was not a good idea to raise the sill as the parents would not have that desired view.

Chair Doran asked about obscure glass in the lower portion of the window and clear glass two feet or more above the second story floor level. Commissioner Riggs said this was a commonly occurring issue. He said if a homeowner wanted to see the backyard from the second floor that would also have a view of the neighbor's backyard unless there was specific and dedicated screening. He said obscure glass in the lower portion would obscure view of the homeowner's own yard and to a lesser degree obscure a view to the neighbors.

Recognized by Chair Doran, Ms. Rebecca Loewke, homeowner, said the lot was triangular and neighbors had massive trees on each side so there did not seem to be any views to their yards. She said she would defer to Ms. Mai and what she thought would be most pleasing aesthetically. She said she wanted the window as proposed, but she understood the concern.

Ms. Mai said she would like to look further at the elevations as she did not want to make a hasty decision about obscure glass and raising the sill height. She asked if she could work through the remedy with staff.

Chair Doran said he did not see an issue with clear glass in this instance as both side neighbors supported the project.

Replying to Chair Doran, Commissioner Riggs said he would not iterate why stairwell windows provided views to neighbors' yards. He said there were trees on each side neighbors' lots but there was also a 20-foot gap between the stairwell window and those trees that would provide view.

Chair Doran asked if there was a second to the motion on the floor. The motion died for lack of a second.

Chair Doran moved to approve as recommended in the staff report with staff's recommended added condition. Commissioner DeCardy seconded the motion.

ACTION: M/S (Doran/DeCardy) to approve with the following modification; passes 4-1-2 with Commissioners DeCardy, Doran, Harris, and Kennedy supporting, Commissioner Riggs opposing and Commissioners Barnes and Tate 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. 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. The applicant shall be required to apply for a building permit within one year from the date of approval (by September 13, 2022) for the use permit to remain in effect.
 - b. Development of the project shall be substantially in conformance with the plans prepared by Morgan Smith Architect consisting of 15 plan sheets, dated received August 26, 2021 and approved by the Planning Commission on September 13, 2021, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - c. 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.
 - d. 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.
 - e. 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.
 - f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

- g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit 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.
- h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

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

- a. **The applicant shall have the option to update the first-floor siding and windows at a future date to match the proposed second-floor siding and windows in order to create a more cohesive appearance, subject to review and approval of the Planning Division.**

F2 and G1 are associated items with a single staff report,

- F2. Environmental Impact Report (EIR) Scoping Session/Jason Chang/1075 O'Brien Drive and 20 Kelly Court (Referred to as the CSBio Phase 3 Project):
Request for environmental review for an amended and restated conditional development permit (CDP) and Below Market Rate (BMR) Housing Agreement for the construction of a new seven-story research and development (R&D) and office building, approximately 100,000 square feet of gross floor area in size, with a ground-floor restaurant/food court commercial space on a two-parcel site in the LS-B (Life Sciences, Bonus) zoning district. A new five-level parking structure would be constructed on 20 Kelly Court. The existing one-story warehouse building on 1075 O'Brien Drive and the two-story portion of the R&D building at 20 Kelly Court would be demolished. The three-story portion of the R&D building at 20 Kelly Court is proposed to remain and a new hazardous materials and utility yard attached to the building would be constructed. The proposed project includes a request for the storage and use of hazardous materials for an emergency backup generator and for the use of hazardous materials for future research and development processes. The proposed project would include a BMR agreement per the City's Ordinance and Guidelines. The proposal includes a request for an increase in height and floor area ratio (FAR) under the bonus level development allowance in exchange for community amenities. The proposed project also includes a lot merger to merge the two existing parcels. Both parcels would be governed by the amended and restated CDP. An Initial Study has been prepared and is included with the Notice of Preparation (NOP) for the proposed project. The NOP and Initial Study were released on Friday, August 27, 2021. The Initial Study scopes out the following environmental topics from further review: aesthetics, agricultural and forestry resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, public services, recreation, and utilities and service systems. The focused EIR will address potential physical environmental effects of the proposed project that have not been scoped out, as outlined in the California Environmental Quality Act (CEQA), in the following areas: air quality, biological resources, cultural and tribal resources, greenhouse gas emissions, noise, population/housing, and transportation. The City is requesting comments on the scope and content of this focused EIR. The project location does not contain a toxic site pursuant to Section 6596.2 of the Government Code. Comments on the scope and content of the focused EIR are due by 5:30 p.m. on Monday, September 27, 2021 (Staff Report #21-043-PC)

The Planning Commission heard presentations from staff, the applicant and the City's environmental review consultant, took public comment, asked questions, and provided feedback.

A transcript of this item will be available along with the meeting minutes. The NOP comments will be considered by staff and the consultant and will be summarized in the Draft EIR.

G. Study Session

- G1. Study Session/ Jason Chang\1075 O'Brien Drive and 20 Kelly Court (CSBio Phase 3 Project): Study session on a request for an amended and restated Conditional Development Permit, BMR Housing Agreement and environmental review for the construction of a new seven-story research and development (R&D)/office building, approximately 100,000 square feet of gross floor area in size with a ground-floor restaurant/food court commercial space on a two-parcel site in the LS-B (Life Sciences, Bonus) zoning district. A new five-level parking structure would be constructed on 20 Kelly Court. The existing one-story warehouse building at 1075 O'Brien Drive and the two-story portion of the R&D building at 20 Kelly Court would be demolished. The three-story portion of the building at 20 Kelly Court is proposed to remain and a new hazardous materials and utility yard attached to the building would be constructed. The proposed project includes a request for the storage and use of hazardous materials for an emergency backup generator and for the use of hazardous materials for future research and development processes. The proposed project would include a BMR agreement per the City's Ordinance and Guidelines. The proposal includes a request for an increase in height and floor area ratio (FAR) under the bonus level development allowance in exchange for community amenities. The proposed project also includes a lot merger to merge the two existing parcels. Both parcels would be governed by the amended and restated CDP (Staff Report #21-043-PC)

(Commissioner Kennedy was no longer in attendance.)

Chair Doran asked if Commissioners had any clarifying questions. There being none, he opened the study session for public comment. He closed public comment as there were no speakers.

Commission Comment: Chair Doran noted neighborhood apprehension about hazardous materials stored onsite and asked what type of materials had been stored in the past and what was expected to be stored in the future and precautions that would be taken with a focus on biohazards.

Mr. Chang said the two primary chemicals they had onsite were DMF, Dimethylformamide, and Acidametral. He said regarding hazardous profiles the greatest concern was flammability and not biohazards. He said they used a single step manufacturing process so all the solvents they used were for washing. He said their washing vessels were about the size of a washing machine. He said the amount of chemicals they would have onsite at any time would be in the 5,000-to-10,000-gallon range, which was similar to a gas tanker truck. He said the Fire District and building code required the property to handle at a minimum a one-hour fire and some of their facilities were able to handle up to a four-hour fire. He said they were increasing the capacity that would allow them to reinforce their walls and have chemicals stored in an outside bunker rather than inside the existing building. He said it provided greater safety in relocating and increasing capacity.

Planner Paz referred to required regulatory process and approval for the continued and expanded use of the hazardous materials. He said in the L-S zone there was an administrative permit process for the use and storage of hazardous materials and as part of that process the application materials were sent to the Building Division, the Fire Protection District, San Mateo County Environmental Health, and West Bay Sanitary District for review and comment. He said if additional conditions were found those were done before operation could begin. He said with the amended and restated conditional development permit (CDP) there would be a process for hazardous materials review.

Mr. Chang said the new building at 1075 O'Brien Drive would not have the same materials use as 20 Kelly Court. He said they were increasing storage capacity at 20 Kelly Court for commercial manufacturing of different drugs. He said 1075 O'Brien Drive was purposed as a research and development facility for new drug discovery so chemicals there would be similar to those used at an academic laboratory. Replying to Chair Doran, Mr. Chang said that facility would have a broader range of chemicals but not biohazards so the quantities would be significantly less. He said they were looking at drug discovery and not biological materials.

Commissioner DeCardy noted the staff report's description of the project area including a school on one side, a gathering place for school and children on the other side, housing in East Palo Alto and the potential for Willow Village and asked how staff was looking at creating connectivity in this part of the City and what the process for that looked like.

Planner Paz said the potential for connectivity existed with the three sites including the subject property of 1075 O'Brien Drive and 20 Kelly Court, an adjacent parcel at 1125 O'Brien Drive and the Willow Village proposed to the north. He said staff had prompted the property owners of those parcels and had had discussions with Mr. Chang about potentially creating a pedestrian pathway on the east side of the project site. He said Mr. Chang was amenable and staff needed to get the other property owners onboard to develop those discussions.

Commissioner DeCardy said looking at the site and surrounding area that a pathway through would be thin. He said it would feel like a canyon, which would not be welcoming for someone seeking to walk through. He suggested it could be made very inviting, wider and visually to be able to see through. He said the space had incredible opportunity for connectivity noting the Hetch Hetchy right of way in one direction and the potential to connect to Willow Village. He said he appreciated staff's efforts to create connectivity and encouraged a result that was welcoming to the community rather than just meeting the base of providing a path that people could walk on. He referred to the letter from Mr. Guzman, a neighbor, who expressed what was wanted for the area.

Commissioner DeCardy said he appreciated the role CSBio played in the community and wanted the project to work for them and for their continued prosperity in Menlo Park, suggesting that better integration into the community would support that. He said he strongly encouraged broad community outreach to define the community amenity. He said the restaurant space proposed was up high on a podium with a lot of screening between it and the street, which suggested it was intended only for the employees in the building. He referred to plan pages B40 and B42 and suggested the space could be turned inside out so it was a more public serving space. He said regarding public open space the way the project was oriented it looked like a suburb. He suggested that while it should serve the company's needs it should also connect to the community. He said as the applicants continued to look at the layout and access that the building while interesting was imposing and would be a wall next to where the walkway would be. He said he thought all those things could be softened and resituated to better engage with the community while preserving what the applicants wanted. He said reducing the parking garage one story was moving in the right direction and at reducing traffic. He said it was a great project located at a critical juncture in the community and through collaboration with a couple of other developers something extraordinary could be done there that the community would be proud of for many years.

Chair Doran referred to page 10 of the staff report regarding greenhouse emissions and the potential use of natural gas to heat the life science building and the for-profit restaurant and asked about the rationale for an exemption from standards for a for-profit restaurant. Planner Paz said the REACH

codes applied to the whole City not just the L-S zoning district. He said when meeting with the stakeholders from the life sciences community during the public process to adopt REACH they shared there were processes that needed a finite temperature range. He said if there was variability within that temperature range it could hurt the experiments and the overall ability for the life science use to function so the exception to apply for space heating for life science was included by the City Council. He said regarding the for-profit restaurant requesting an exemption that it would allow for open flame cooking. He said any restaurants in the space would need to apply individually for the exception.

Commissioner Riggs said overall the building was well formed using handsome materials. He said he understood that the mesh of the parking garage had yet to be finalized so he would assume that the lower two floors of the building also would benefit from some more specifics. He asked the project designer to address whether the modulation requirement worked for the project. Niall Malcolmson, DGA Architects, said he thought the modulation worked on the building. He said the setback on the long façade fronting Kelly Court defined the entry point for the main lobby. He said the setback on the façade facing O'Brien Drive was worked into the massing, so it did not impact the space plan. He said the modulations were very workable. Commissioner Riggs asked if they were comfortable with the aesthetics of the front face of the main building or whether they wanted some leeway with the design requirement as he did not think that was the best presented element of the project. Mr. Malcolmson said he thought it worked. Commissioner Riggs referred to the overall perspective and noted a prominent enclosure on the right and asked if that was stucco or metal panel. Mr. Malcolmson said he believed it was metal panel to differentiate from the stucco used elsewhere on the building.

Commissioner Riggs said he had no other comments and the proposed R&D building presented itself well.

Chair Doran said he had no problems with the proposed design and materials. He said it was a very handsome set of buildings. He said regarding site access and layout he thought Commissioner DeCardy expressed well the importance of pedestrian access and the opportunities here for access to Willow Village. He said he did not see a problem with vehicular access. He said he shared Commissioner DeCardy's concern that the public open space actually be accessible to the public. He said the amount of public open space proposed was sufficient so as long as it felt accessible to the public then it was appropriate. He said the community amenity as a food court was fine as long as it was accessible to the public. He said he preferred amenities that were onsite and were brick and mortar.

Commissioner Harris said she agreed with Commissioner DeCardy about the entrance to the restaurant not seeming inviting to the community. She said she would prefer a food court to a restaurant as she thought a number of options was a better community amenity. She said she would like it to be more inviting to the community that lived very close to it. She suggested if there was a way to incorporate more community such as a minority owned restaurant or a community member restaurant as one of the stalls, she thought the community would feel more invited into the building. She said that applicant was providing training and internships already and she would like to see an extension of that. She suggested related to the bonus level development sought that program would be above and beyond what the applicant was already doing. She said it would need to be well defined noting Chair Doran's concern for a brick-and-mortar amenity versus something that might not continue.

Commissioner Harris asked how they determined to reduce 83 parking spaces and what more could potentially be considered, noting previous Commission discussion and the possibility of leasing parking to other companies.

Mr. Chang said he would be happy to reduce parking more. He said when they first laid out the plan there was a request from other neighbors to absorb some of their parking constraints onto the subject property. He said based on guidance at the last Planning Commission's study session on the project, they removed a floor from the parking garage. He said if the Planning Commission would allow them to go below the minimum required parking ratio, he would be happy to reduce parking more.

Commissioner DeCardy asked why they would not need the minimum parking required. Mr. Chang said their lab and the new ones they were doing incorporated more automation. He said employees generally needed to come onsite for their physical experiments but not necessarily for their computerized experiments. He said for their manufacturing site they operated seven days a week. He said they consistently had more parking available than what was used.

Recognized by the Chair, Mr. Chang said they were proposing a food hall similar to San Pedro in San Jose with 15-plus food stalls. He said its purpose was 100% to support the community and provide food options north of Highway 101. He said they definitely wanted the community to utilize it so they would look at making the access more inviting. He said regarding vocational programs they hired workers from the food industry during the Covid environment and trained them to work as lab technicians. He said those individuals generally were not aware of opportunities to work in life science industry. He said they would have a more established vocational program to offer at the next Commission session. He said they were also working with JobTrain, and colleges offering courses to provide training and learn technical skills.

Replying to Chair Doran, Planner Paz said staff had adequate comments from the Commission. He asked if there were suggestions on how to make the entry to the food court more inviting and if Commissioner Riggs had specific design changes in mind.

Commissioner DeCardy said the layout needed to work for the developer but looking at B40 and B42 it seemed the food hall space was situated in a protected and elevated space and asked how it could be made more open and inviting.

Replying to Chair Doran, Planner Paz said the project was in a flood zone and construction at 24-inches above base flood elevation was the requirement.

Replying to Chair Doran, Commissioner Riggs said he would not want to prescribe anything to the architect as that was the flip side of the modulation design requirement. He said he would encourage a liberal interpretation of the modulation and its intent to prevent an impenetrable monolithic block building. He said that if the architect knew there was more flexibility regarding the modulation requirement and if staff could work with the applicant, that a more distinctive entry was possible. He said to be fair they had not at this stage been presented with an entry perspective.

Planner Paz said with the request for an amended and restated CDP that the zoning standards could be modified through the CDP if desired by the applicant.

Staff summary of the Study Session: The Planning Commission asked questions of the applicant and staff and made comments to inform future review of the project. Key direction included:

1. Continue to pursue discussions between the 1075 O'Brien Drive and 1125 O'Brien Drive and Willow Village property owners to explore options for a connection between O'Brien Drive and the Willow Village site;
2. Engage in broad outreach to the community;
3. Modify the publically accessible open space and entrance to the restaurant/food court to be more inviting;
4. Reduce parking to the maximum extent feasible;
5. Continue with the described food court space with multiple (~15) stalls and incorporate a community restaurant or local hiring;
6. Provide additional information to clarify how the job training program community amenity would work if that will be proposed as the amenity; and
7. Multiple Commissioners indicated support to move forward with the restaurant/food court as a built community amenity.

H. Informational Items

H1. Future Planning Commission Meeting Schedule

- Regular Meeting: September 27, 2021

Planner Sandmeier said the September 27 agenda would have the 123 Independence Drive project for EIR scoping and study session and two single-family home development projects.

- Regular Meeting: October 4, 2021

J. Adjournment

Chair Doran adjourned the meeting at 9:58 p.m.

Staff Liaison: Corinna Sandmeier, Senior Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on October 1, 2021




CITY OF MENLO PARK

CSBIO PHASE 3 PROJECT

1075 O'Brien Drive and 20 Kelly Court

Environmental Impact Report Scoping Session and Study Session
Staff Presentation to Planning Commission, September 13, 2021




CITY OF MENLO PARK

PROJECT LOCATION

Proposed Project

2




CITY OF MENLO PARK

ZONING MAP CONTEXT

Proposed Project

3



CITY OF MENLO PARK

MEETING PURPOSE

- Two public hearings
 - Environmental Impact Report (EIR) scoping session
 - Opportunity to comment on EIR topics to be studied
 - Study session
 - Provide feedback on the proposed project including architectural design, site access and layout, public open space, and community amenity.
- No actions will be taken

4

RECOMMENDED MEETING FORMAT

- EIR Scoping Session
 - Presentation by applicant
 - Presentation by EIR consultant
 - Public comments
 - Commissioner questions
 - Commissioner comments
 - Close scoping session public hearing
- Study Session
 - Public comments
 - Commissioner questions
 - Commissioner comments

5

THANK YOU

KEY TOPICS FOR CONSIDERATION

- Architectural Design and Materials
 - Appropriate for an office/R&D building and for the overall vision of the Bayfront Area?
 - Relation to the existing building to remain?
 - Revisions address earlier Planning Commission concerns?
 - Appropriate mix of colors, materials, and textures for the proposed development?
- Site Access and Layout
 - Acceptable site circulation proposed?
 - Concerns with passenger access in/out and deliveries/waste pickup exiting through the northern drive?
- Public Open Space
 - Suitable publicly accessible open space at the O'Brien Drive frontage?
 - Is this an amenity for the restaurant/food court or accessible to the general public?
 - Does the proposed design meet the intent of publicly accessible open space?
 - Would the proposed site furnishings be adequate, or should additional features be considered?
- Community Amenity
 - Would the proposed restaurant/food court be a satisfactory community amenity?
 - Could the job training program or other community amenities be better incorporated into the proposed project?

7

AREA PLAN - EXISTING & PROPOSED | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



EXISTING SITE



PROPOSED SITE

LEGEND
 - - - PROPERTY LINE
 ■ BUILDING FOOTPRINT

LEGEND
 - - - PROPERTY LINE
 ■ BUILDING FOOTPRINT



CSBio Expansion



DGA planning | architecture | interiors

1075 O'Brien Drive and 20 Kelly Court, Menlo Park, CA 94025
 STUDY SESSION - 13 SEPTEMBER 2021

VICINITY MAP



SITE PLAN - PARKING CALCULATION | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK

16.44.080 - Parking Standards
 Development in the Life Sciences District shall meet the following Parking Requirements:

Land Use	Minimum Spaces Per 1,000 SF	Maximum Spaces Per 1,000 SF	Building GFA SF	Minimum	Provided	Maximum
20 Kelly Ct. R&D	1.5	2.5	25,394	39	48	64
1075 O'Brien Dr. Office	2.0	3.0	36,956	74	82	111
1075 O'Brien Dr. R&D	1.5	2.5	52,235	79	96	131
1075 O'Brien Dr. Restaurant	2.5	3.3	9,869	25	25	33
TOTALS			126,291	217	251	339

Bicycle Parking

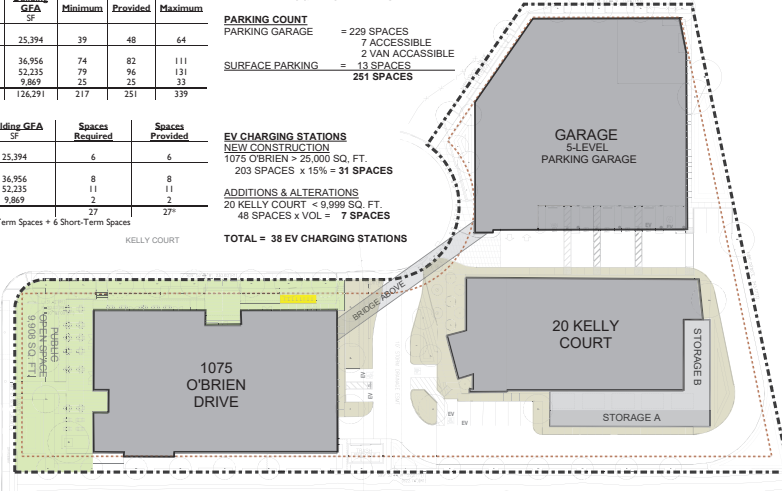
Land Use	Spaces Required Per 5,000 SF	Building GFA SF	Spaces Required	Spaces Provided
20 Kelly Ct. R&D	1	25,394	6	6
1075 O'Brien Dr. Office	1	36,956	8	8
1075 O'Brien Dr. R&D	1	52,235	11	11
1075 O'Brien Dr. Restaurant	1	9,869	2	2
TOTALS			27	27

* 27 Spaces = 21 Long-Term Spaces + 6 Short-Term Spaces

SEE SHEETS 13 & 14 FOR PARKING PLANS

PARKING COUNT
 PARKING GARAGE = 229 SPACES
 7 ACCESSIBLE
 2 VAN ACCESSIBLE
 SURFACE PARKING = 13 SPACES
251 SPACES

EV CHARGING STATIONS
 NEW CONSTRUCTION
 1075 O'Brien > 25,000 SQ. FT.
 203 SPACES x 15% = 31 SPACES
 ADDITIONS & ALTERATIONS
 20 KELLY COURT < 9,999 SQ. FT.
 48 SPACES x VOL = 7 SPACES
TOTAL = 38 EV CHARGING STATIONS



SITE PLAN - PARKING CALCULATION

LEGEND:
 ■ BUILDING
 ■ SUPPORT BUILDING
 ■ PUBLICLY ACCESSIBLE OPEN SPACE
 ■ ADDITIONAL OPEN SPACE
 ■ BICYCLE RACK
 - - - PROPERTY LINE
 - - - SETBACK LINE

PROJECT DATA | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK

CSBio owns two properties at 1075 O'Brien Drive and 20 Kelly Court in Menlo Park, CA. They are seeking Entitlements which would allow the construction of a new Class A Building for Office, Research & Development and/or Technology and a Parking Structure. In order to do so, the existing Two-Story Building at 20 Kelly Court will be demolished to allow space for the proposed Parking Structure.

Existing Buildings

Address	Parcel	APN	Parcel Area (Sq. Ft.)	Building GFA (Sq. Ft.)	Building Type
20 Kelly Court	1	055-433-340	35,911	12,192	Two-Story Lab/Office
20 Kelly Court	1	055-433-340	32,321	25,394	Three-Story Lab/Office
1075 O'Brien	2	055-433-250	30,464	14,523	Two-Story Warehouse/Office
TOTAL EXISTING AREAS			98,696	52,109	

Proposed Project
 CSBio wishes to develop a Seven-Story Building with an approximate area of 100,000 Sq. Ft. The high-quality design of the Building and Site will contribute to the redevelopment occurring along O'Brien Drive. CSBio also proposes to provide a Five level Parking Structure at the end of the cul-de-sac on Kelly Drive, and a Pedestrian Walkway (Bridge) to connect the Parking Structure to the new 1075 O'Brien Building.

Project Data

Building	GFA (Sq. Ft.)	Footprint (Sq. Ft.)
1075 O'Brien Dr. (Lab/Office Use)	89,191	16,548
1075 O'Brien Dr. (Commercial Use)	9,869	
20 Kelly Ct.	25,394	11,285
Utility Yard (Enclosed)	1,750	1,750
Hazardous Material Storage (Enclosed)	1,926	19,166
Parking Garage	129,880	50,499
Base Floor Area Ratio	1.216	1.250 Max.
Bonus Floor Area Ratio	0.100	0.100 Max.
	1.316	1.350 Max.
Site Coverage	50,499 / 98,696 =	0.5117 = 51.17%
Open Space	20,232 / 98,696 =	0.2046 = 20.50%
Publicly Accessible Open Space	9,938 / 98,696 =	0.1004 = 10.04%

Approvals Requested

	Allowed	Proposed
Floor Area Ratio - Lab/Office Use	1.250	1.216
Floor Area Ratio - Commercial Use	0.100	0.100
Allowable Height	120 Feet	117 Feet

Concurrent Approvals
 1. Lot Merger of existing two (2) Parcels

16.44.050 - Development Regulations

Minimum Lot Area	Bonus Level	Proposed
25,000 Sq. Ft.	25,000 Sq. Ft.	98,696 Sq. Ft.
Minimum Lot Dimensions	Width 100 Ft.	130 Ft.
	Depth 100 Ft.	185 Ft.
Minimum Setback @ Street	5 Feet	5 Ft.
Minimum Interior Side & Rear Setbacks	10 Feet	10 Ft.
Maximum Floor Area Ratio (FAR)	125% + 10%	1.315
Height	Avg. 57.5 Ft.	67-68 Ft.
Minimum Open Space Requirement	20%	20%
Minimum Public Open Space Requirement	10%	10%

16.44.070 Community Amenities Required for Bonus Development

Bonus level development allows a project to develop at a greater level of intensity with an increased floor area ratio and/or increased height. There is a reasonable relationship between the increased intensity of development and the increased effects on the surrounding community. The required community amenities are intended to address identified community needs that result from the effect of the increased development intensity on the surrounding community. To be eligible for bonus level development, an applicant shall provide one (1) or more community amenities. Construction of the amenity is preferable to the payment of a fee.

Proposed Community Amenity:
 Project will consider one, or more, of the following Amenities, depending on the required value of the Amenities to be determined through a future Appraisal.

- Community Service Retail**
 Restaurant
Job and Training
 Job opportunities for residents
 Education and enrichment programs for young adults
Job Training & Education Center
 Paid internships and scholarships for young adults
Social Science Investments
 Education improvements in Belle Haven
Energy, Technology and Utilities Infrastructure
 Underground power lines

16.44.120 Design Standards

(4) Open Space:
 A minimum of 20% of the lot area will be provided as "Open Space", with 50% of that space "Publicly Accessible" with a mixture of landscaping and hardscape with seating.

16.44.130 - Green and Sustainable Building
 With a Building Area of 100,000 Sq. Ft. or less, the 1075 Building will be designed to:

- Meet LEED Silver BD+C
- Provide EV Charging Stations in accordance with Section 16.72.010
- Enroll in EPA Energy Star Building Portfolio Manager
- Water Use Efficiency and Recycled Water
- Hazard Mitigation and Sea Level Rise Resiliency
- Waste Management
- Bird-Friendly Design



1075 O'BRIEN DRIVE - FLOOR PLANS AND ELEVATIONS (EXISTING) | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



BUILDING AREA SUMMARY (EXISTING & PROPOSED) | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK

20 Kelly Court (Two-Story) - to be Demolished						
Level	Gross Area	Max. 3% Unconditioned No Windows	Max. 1% Noise Generating Equipment	Vent Shafts	GFA	USE
1st	10,000	-	-	-	10,000	R&D 100.00%
2nd	2,192	-	-	-	2,192	R&D 100.00%
	12,192	-	-	-	12,192	R&D 100.00%

20 Kelly Court (Three-Story) - to Remain						
Level	Gross Area	Max. 3% Unconditioned No Windows	Max. 1% Noise Generating Equipment	Vent Shafts	GFA	USE
1st	11,586	301 2.6%	-	-	11,285	R&D 97.40%
2nd	11,208	338 3.0%	-	227 2.0%	10,703	R&D 94.99%
3rd	3,437	-	-	31 0.9%	3,436	R&D 99.10%
	26,231	639	-	258 1.0%	25,394	R&D 96.55%

20 Kelly Court - Proposed HaasMat Storage						
Exterior	Gross Area	Max. 3% Unconditioned No Windows	Max. 1% Noise Generating Equipment	Vent Shafts	GFA	USE
Service Yard @ Grade	1,750	-	-	-	1,750	R&D 100.00%
Utility Yard	1,750	0.0%	-	-	1,750	R&D 100.00%
HaasMat Storage*	3,500	-	-	-	3,500	R&D 100.00%

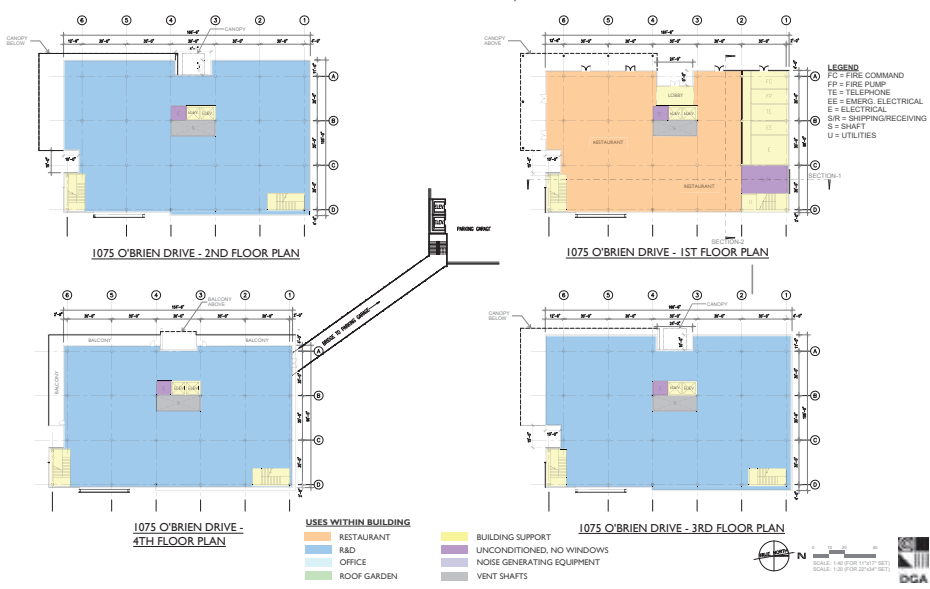
* Prefabricated HaasMat Storage Buildings

1075 O'Brien Drive - to be Demolished						
Level	Gross Area	Max. 3% Unconditioned No Windows	Max. 1% Noise Generating Equipment	Vent Shafts	GFA	USE
1st	14,523	-	-	-	14,523	Warehouse 100.00%
	14,523	-	-	-	14,523	Warehouse 100.00%

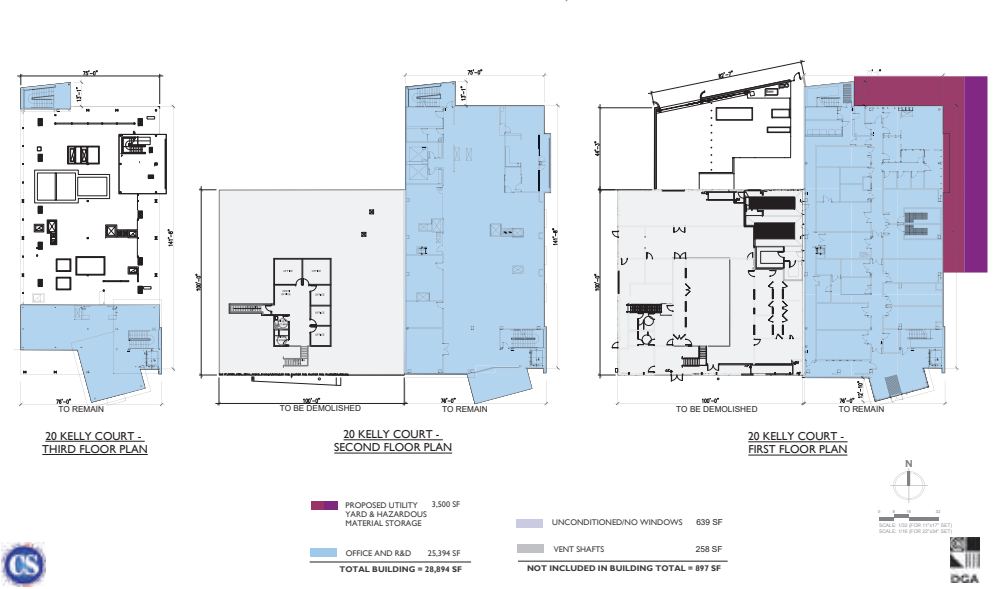
1075 O'Brien Drive - Proposed New Building						
Level	Gross Area (Sq. Ft.)	Max. 3% Unconditioned (Sq. Ft.)	Max. 1% Noise Generating Equipment	Vent Shafts (Sq. Ft.)	GFA (Sq. Ft.)	USE (Sq. Ft.)
1st	15,004	600 4.0%	-	-	14,404	Restaurant 9,896 4.54% Bldg. Support 4,498 4.54%
2nd	16,948	100 0.6%	-	300 1.8%	16,548	
3rd	16,948	100 0.6%	-	300 1.8%	16,548	R&D
4th	15,004	100 0.7%	-	300 2.0%	14,604	47,700 48.15%
5th	15,004	100 0.7%	-	300 2.0%	14,604	
6th	15,004	100 0.7%	-	300 2.0%	14,604	Office
7th	8,148	100 1.2%	-	300 3.7%	7,748	36,956 97.31%
	102,060	1,200 1.2%	-	1,800 1.8%	99,060	99,060 100.00%

CS DGA

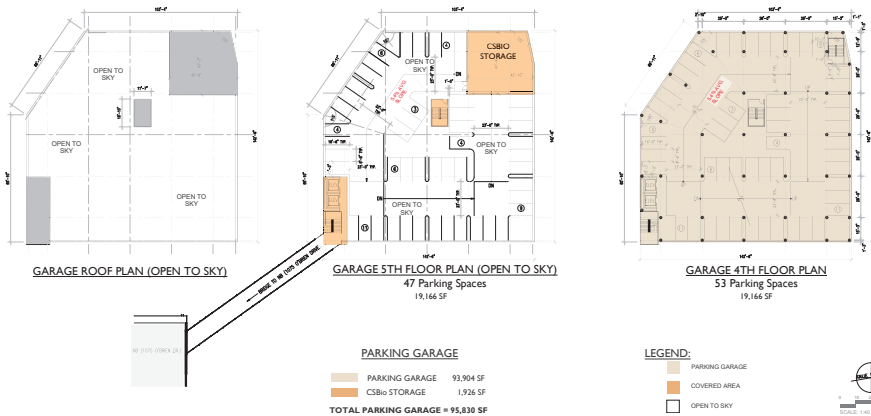
1075 O'BRIEN DRIVE - FLOOR PLANS (PROPOSED) | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



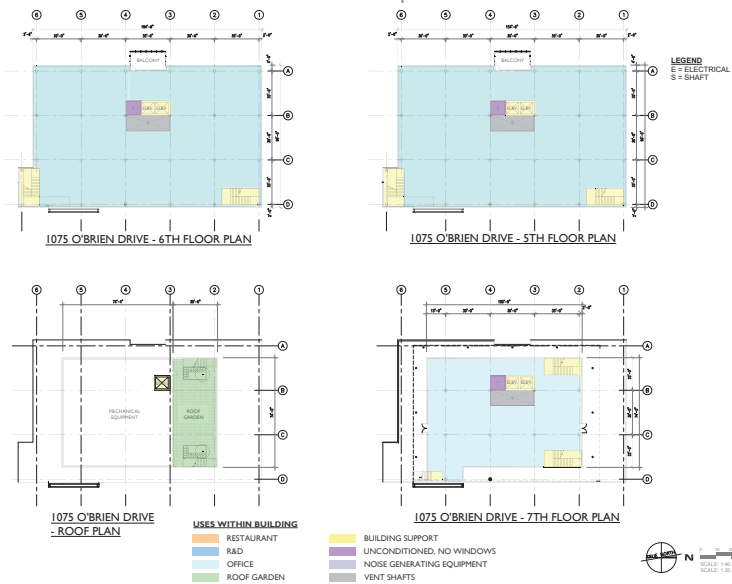
20 KELLY COURT - FLOOR PLANS (EXISTING) | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



PARKING GARAGE FLOOR PLANS | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



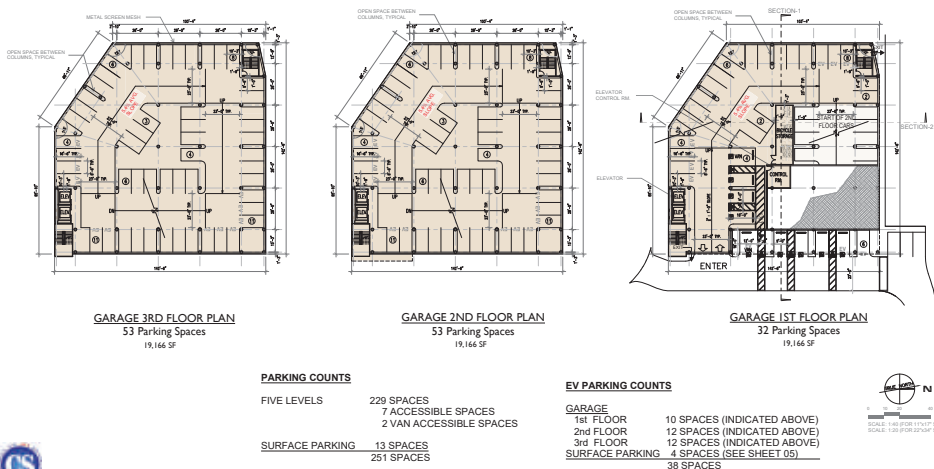
1075 O'BRIEN DRIVE - FLOOR PLANS (PROPOSED) | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



AREA PERSPECTIVE | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



PARKING GARAGE FLOOR PLANS | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



1075 O' BRIEN DRIVE, 20 KELLY COURT & GARAGE - MASSING VIEW OF SOUTHWEST | 1075 O' BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



1075 O' BRIEN DRIVE, 20 KELLY COURT & GARAGE
MASSING VIEW OF SOUTHWEST

AREA PERSPECTIVE | 1075 O' BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



1075 O' BRIEN DRIVE & 20 KELLY COURT - MASSING VIEW OF EAST | 1075 O' BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



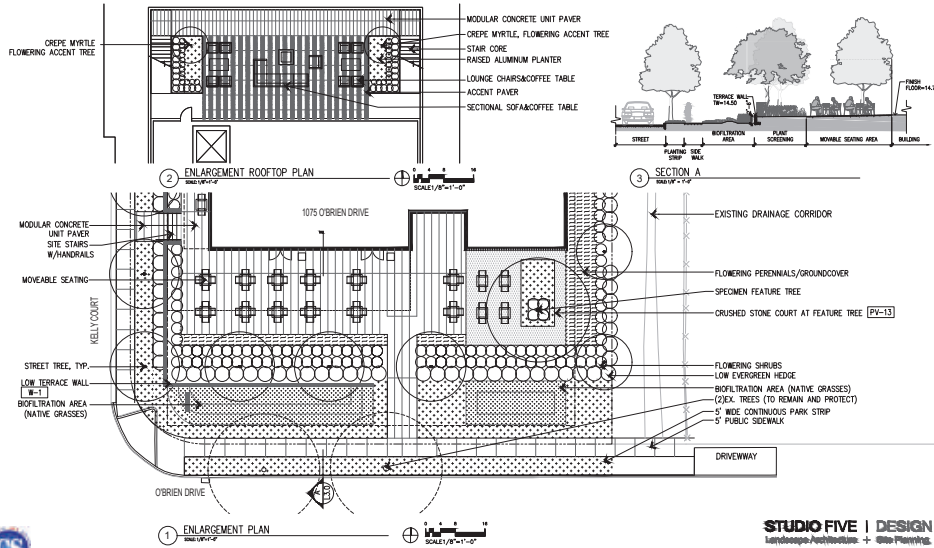
1075 O' BRIEN DRIVE & 20 KELLY COURT
MASSING VIEW VIEW OF EAST

1075 O' BRIEN DRIVE - MASSING VIEW OF SOUTH | 1075 O' BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



1075 O' BRIEN DRIVE MASSING VIEW OF SOUTH

ENLARGEMENT PLAN | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



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1075 O' BRIEN DRIVE - MASSING VIEW OF WEST | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



1075 O'BRIEN DRIVE MASSING VIEW OF WEST

CS

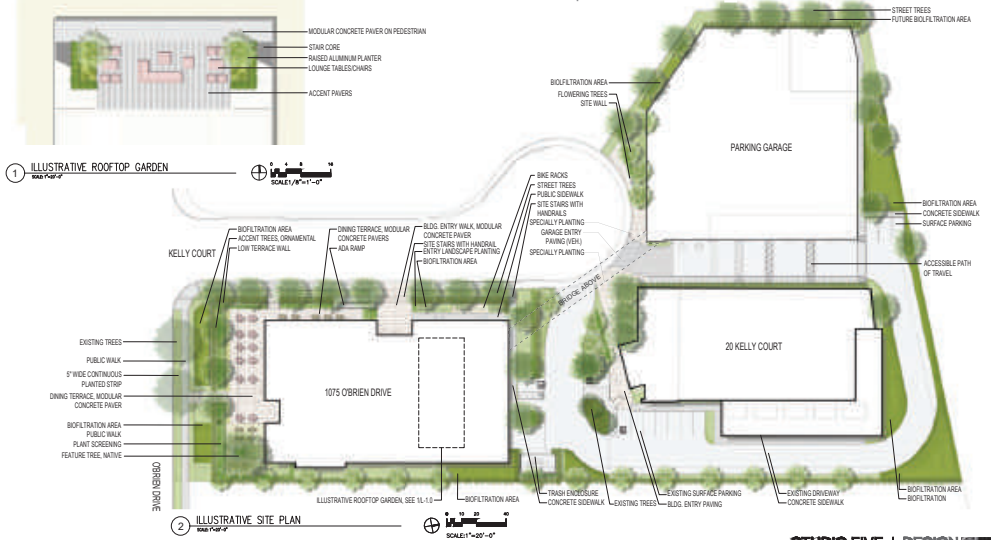
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PLANTING IMAGE BOARDS | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



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ILLUSTRATIVE PLAN | 1075 O'BRIEN DRIVE AND 20 KELLY COURT, MENLO PARK



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CITY OF MENLO PARK

CSBIO PHASE 3 PROJECT

1075 O'Brien Drive and 20 Kelly Court

Environmental Impact Report Scoping Session and Study Session
Staff Presentation to Planning Commission, September 13, 2021


PROJECT LOCATION



CITY OF MENLO PARK

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ZONING MAP CONTEXT



CITY OF MENLO PARK

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MEETING PURPOSE

- Two public hearings
 - Environmental Impact Report (EIR) scoping session
 - Opportunity to comment on EIR topics to be studied
 - Study session
 - Provide feedback on the proposed project including architectural design, site access and layout, public open space, and community amenity.
- No actions will be taken

CITY OF MENLO PARK

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RECOMMENDED MEETING FORMAT

- EIR Scoping Session
 - Presentation by applicant
 - Presentation by EIR consultant
 - Public comments
 - Commissioner questions
 - Commissioner comments
 - Close scoping session public hearing
- Study Session
 - Public comments
 - Commissioner questions
 - Commissioner comments

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THANK YOU

KEY TOPICS FOR CONSIDERATION

- Architectural Design and Materials
 - Appropriate for an office/R&D building and for the overall vision of the Bayfront Area?
 - Relation to the existing building to remain?
 - Revisions address earlier Planning Commission concerns?
 - Appropriate mix of colors, materials, and textures for the proposed development?
- Site Access and Layout
 - Acceptable site circulation proposed?
 - Concerns with passenger access in/out and deliveries/waste pickup exiting through the northern drive?
- Public Open Space
 - Suitable publicly accessible open space at the O'Brien Drive frontage?
 - Is this an amenity for the restaurant/food court or accessible to the general public?
 - Does the proposed design meet the intent of publicly accessible open space?
 - Would the proposed site furnishings be adequate, or should additional features be considered?
- Community Amenity
 - Would the proposed restaurant/food court be a satisfactory community amenity?
 - Could the job training program or other community amenities be better incorporated into the proposed project?

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