



**REGULAR MEETING MINUTES**

**Date:** 9/12/2022  
**Time:** 7:00 p.m.  
**Location:** Zoom

**A. Call To Order**

Chair Chris DeCardy called the meeting to order at 7:00 p.m.

**B. Roll Call**

Present: Andrew Barnes, Chris DeCardy (Chair), Linh Dan Do, Henry Riggs, David Thomas (arrived at approximately 7:55 p.m.), Michele Tate

Staff: Nira Doherty, City Attorney; Fahteen Khan, Associate Planner; Kyle Perata, Planning Manager; Corinna Sandmeier, Acting Principal Planner; Ed Shaffer, Special Counsel; Chris Turner, Associate Planner

Absent: Cynthia Harris (Vice Chair)

**C. Reports and Announcements**

None

**D. Public Comment**

None

**E. Consent Calendar**

None

**F. Public Hearing**

- F1. Adopt a resolution to approve architectural control, a use permit, and a variance for exterior and interior modifications to an existing commercial building at 135 El Camino Real in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. Modifications include a new front façade, a small second-story addition and roof deck, and modifications to the landscaping. The request also includes a change of use from a restricted personal service to a mixed-use office and residential building with one residential unit on a property that is substandard with regard to parking, and a variance request to reduce the required front setback by 3.5 feet. (Staff Report #22-049-PC)

Associate Planner Fahteen Khan said staff had no updates to the published report.

Ross Levy, project applicant, spoke on behalf of the project.



Chair DeCardy opened the public hearing and closed it as no persons requested to speak.

The Commission discussed the project, confirmed waterproofing methods under the stucco and noted it was an upgrade to the existing building

**ACTION:** Motion and second (Barnes/Riggs) to adopt a resolution to approve architectural control, a use permit, and a variance for exterior and interior modifications to an existing commercial building at 135 El Camino Real in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, passes 5-0-2 with Commissioners Harris and Thomas absent.

- F2. Adopt resolutions to certify the Final Environmental Impact Report (FEIR) and approve a use permit and architectural control to develop a five-story research and development (R&D) building with up to 260,400 square feet of gross floor area (GFA), as part of the 1350 Adams Court Project in the LS-B (Life Sciences, Bonus) zoning district. The project site consists of an existing two-story approximately 188,100-square-foot life sciences building, addressed 1305 O'Brien Drive, and an undeveloped northern portion of the site anticipated to be addressed 1350 Adams Court. The proposed R&D building would be located on the vacant site area and the existing building would remain. Parking for the proposed new R&D building would be located in a partially-below-grade podium level with three additional levels of parking provided above grade and integrated into the building. The total gross floor area at the project site with the proposed and existing buildings would be approximately 448,500 square feet, with a total proposed floor area ratio (FAR) of approximately 92 percent for the site. The proposal includes a request for an increase in height and FAR under the bonus level development allowance in exchange for community amenities. The applicant is proposing payment of a community amenities in-lieu fee. The project also includes upgrades of water lines beneath Adams Court, along the interior of the project site, and beneath O'Brien Drive from the southwest corner of the project site frontage to the intersection with Willow Road. The project also includes a request to use and store hazardous materials to allow a diesel generator to operate the facilities in the event of a power outage or emergency. The Final Environmental Impact Report (EIR) pursuant to CEQA was released on September 1, 2022. The Final EIR for the proposed project does not identify any significant and unavoidable environmental impacts that would result from the implementation of the proposed project. The Final EIR identifies potentially significant environmental impacts that can be mitigated to a less than significant level (LTS/M) in the following categories: Air Quality, Greenhouse Gas Emissions, Noise and Transportation. The Final EIR identifies less than significant (LTS) environmental impacts in the following categories: Population and Housing and Utilities and Energy. The City previously prepared an initial study for the proposed project that determined the following topic areas would have no impacts, less-than-significant impacts, or less than-significant impacts with mitigation measures (including applicable mitigation measures from the ConnectMenlo EIR): Aesthetics, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Public Services, Recreation, Tribal Cultural Resources and Wildfire. The Draft EIR was circulated for a 45-day public review from April 2, 2022 through May 19, 2022 and the Planning Commission held a public hearing on the Draft EIR at its meeting on May 2, 2022. The Final EIR includes responses to all substantive comments received on the Draft EIR. The project location does not contain a toxic site pursuant to Section 6596.2 of the Government Code. (Staff Report #22-050-PC)

Associate Planner Chris Turner presented on the agenda item and noted revisions to the draft resolution including removal of condition 2.R, modification of conditions 2.T, 2.Z, 2.AA, 2.BB.i, and 2.BB.ii and read those into the record:

**Condition 2.R:** Omit in its entirety.

**Condition 2.T modify as follows:** No later than upon the submittal of a complete building permit application and prior to issuance of the foundation building permit, the Applicant shall submit a plat and legal description and proposed form of ~~irrevocable easement~~ agreement for public utilization of the Publicly Accessible Open Space to the satisfaction of the Public Works Director and City Attorney. The form of ~~irrevocable easement~~ agreement shall ensure, to the satisfaction of the City, that the Applicant has reasonable control over the Publicly Accessible Open Space and that the Publicly Accessible Open Space is accessible to the general public, ~~in perpetuity for the life of the project~~ during reasonable hours of each day of the week, which may be determined by the Applicant provided that the Publicly Accessible Open Space shall be open to the public at least between sunrise and thirty minutes past sunset.

**Condition 2.Z modify as follows:** The Applicant shall submit complete plans for construction of improvements to the City prior to issuance of building permit. The Applicant shall construct all improvements prior to occupancy, subject to relief for diligent pursuit as noted below, upon obtaining final approval from the City and Caltrans.

**Condition 2.AA modify as follows:** In order to overcome shortfalls in level of service created by the Project, the Applicant shall perform, construct and complete, at the Applicant's own expense with provision for credit and/or reimbursement as noted below, certain transportation improvements, prior to issuance of certificate of occupancy for the Project subject to relief for diligent pursuit as noted below. The Applicant shall submit documented costs, including design, engineering, and permitting costs, to the Director of Public Works or designee of said transportation improvements and the Applicant shall be entitled to credit ~~and/or reimbursement~~ for said transportation improvements pursuant to MPMC 13.26.80, or reimbursement should the final expenses for improvements included in the TIF program exceed the Project TIF payment. If the final expenses to the Applicant for the required intersection improvements included in the City's TIF program exceed the Project's TIF payment, the City and the Applicant shall enter into a reimbursement agreement, which will provide for the Applicant to be reimbursed by the City from available TIF revenues.

**Condition 2.BB.i modify as follows:** Under the Near Term Scenario, the proposed intersection improvement at the intersection of University Avenue and Adams Drive is to install a traffic signal. This improvement is included in the City's TIF program and located within the City of East Palo Alto. Simultaneous with the submittal of a complete building permit application, the Applicant shall submit complete plans to the City of East Palo Alto and Caltrans for this improvement. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to striping modifications and a detailed cost estimate. The plans are subject to review by the City. Upon obtaining approval from the Director of Public Works or designee, the Applicant shall construct the improvements prior to the granting of occupancy. If East Palo Alto and/or Caltrans approval has not been obtained or intersection improvements have not been completed prior to occupancy of the ~~first~~ building, but the applicant demonstrates that it has worked diligently to pursue agency approvals and completion of construction to the satisfaction of the Director of Public Works or designee, the City shall grant occupancy and the applicant shall continue to pursue approval and construction for a period of five years from the date of issuance of the first building permit. If the applicant continues to work diligently to the satisfaction of the Director of Public Works or designee, but has not yet obtained approval or been able to construct the improvement, then the applicant shall be relieved of

responsibility to construct the improvement ~~and the bond shall be released by the City of Menlo Park.~~

- **Condition 2.BB.ii modify as follows:** Under the Near Term scenario, the proposed intersection improvement at the intersection of Willow Road and Newbridge Street is to modify signal timing to a protected left-turn phasing operation on Newbridge Street. Provide a leading left-turn phase on southbound Newbridge Street and a lagging left-turn phase on northbound Newbridge Street and optimize the signal timing. This improvement was studied and is included in the City's TIF program. The proposed improvement would require Caltrans and/or City of East Palo Alto approval. Signal and other electrical utilities and equipment will also require modification. Note this improvement has been initiated. The applicant shall consult with the City for direction prior to proceeding to the next step. Simultaneous with the submittal of a complete building permit application, the applicant shall submit complete plans for this improvement. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, tree protection requirements, striping modifications, and a detailed cost estimate. The plans are subject to review by the City. Upon obtaining approval from the Director of Public Works or designee, the applicant shall construct the improvements prior to occupancy of the first building. If East Palo Alto and/or Caltrans approval has not been obtained or intersection improvements have not been completed prior to occupancy of the first building, but the applicant demonstrates that it has worked diligently to pursue agency approvals and completion of construction to the satisfaction of the Director of Public Works or designee, the City shall grant occupancy and the applicant shall continue to pursue approval and construction for a period of five years from the date of issuance of the first building permit. If the applicant continues to work diligently to the satisfaction of the Director of Public Works or designee, but has not yet obtained approval or been able to construct the improvement, then the applicant shall be relieved of responsibility to construct the improvement ~~and the bond shall be released by the City of Menlo Park.~~

Heidi Mekkelson, ICF, Lead CEQA Consultant, introduced colleague Devin Adivary, and Ling Jin with Hexagon, Transportation Consultant. Ms. Mekkelson spoke on the development of the Final Environmental Impact Report and next steps.

John Tarlton, project applicant, and Susan Eschweiler, project architect, spoke on behalf of the project.

Commissioner David Thomas arrived at approximately 7:55 p.m. during applicants' presentation.

Chair DeCardy opened the public hearing and closed it as no persons requested to speak.

The Commission agreed to vote first on EIR items and then on the project entitlements. The Commission discussed in general impacts from large projects in the ConnectMenlo area including housing, water, energy and traffic and specifically a need to redefine parking requirements.

**ACTION:** Motion and second (Riggs/Barnes) to adopt a resolution certifying the Final impact Report (FEIR); adopting the Mitigation Monitoring and Reporting Program (MMRP); and adopting the CEQA Findings; passes 4-2-1 with Commissioners DeCardy and Do opposed and Commissioner Harris absent.

Chair DeCardy reopened the public hearing on the use permit request and architectural control and closed it as no persons requested to speak.

Commissioner Barnes moved to approve the use permit, architectural control and a community amenities proposal from any existing or new lists but not an in-lieu fee noting the intention was not to delay the project timeline.

The Commission and staff including Planner Sandmeier, Planning Manager Kyle Perata, and Special Counsel Ed Shaffer discussed in-lieu fee for community amenities by ordinance and the community engagement process to define what community amenities would be funded.

Commissioner Barnes said he would remove the condition to specify community amenity list and that an in-lieu community amenity fee would be paid and separately recommend to the City Council that those in-lieu fees needed to be spent per an approved community amenities list that was developed through a community engagement process.

Chair DeCardy clarified the motion was to recommend adoption per the staff report with the revisions presented by staff earlier this evening and a recommendation that in-lieu fees be spent on community amenities defined through a robust community engagement process. City Attorney Nira Doherty confirmed revision to the resolution to approve to include that recommendation was acceptable.

Commissioner Riggs seconded the motion.

Commissioner Do said her only opposition to the project was the parking allowed.

The Commission generally found the project well designed and complimented the applicant team on its sustainability efforts.

**ACTION:** Motion and second (Barnes/Riggs) to adopt a resolution to approve a use permit, architectural control, and community amenities proposal with the following modifications; passes 5-1 with Commissioner Do opposed and Commissioner Harris absent:

- **Modify the draft resolution to:** Include a recital indicating that the community amenity in-lieu fee payment would be used on a community amenity chosen from a list of possible community amenities that was assembled through a robust community outreach process.
- **Condition 2.R:** Omit in its entirety.
- **Condition 2.T modify as follows:** No later than upon the submittal of a complete building permit application and prior to issuance of the foundation building permit, the Applicant shall submit a plat and legal description and proposed form of ~~irrevocable easement~~ agreement for public utilization of the Publicly Accessible Open Space to the satisfaction of the Public Works Director and City Attorney. The form of ~~irrevocable easement~~ agreement shall ensure, to the satisfaction of the City, that the Applicant has reasonable control over the Publicly Accessible Open Space and that the Publicly Accessible Open Space is accessible to the general public, ~~in perpetuity for the life of the project~~ during reasonable hours of each day of the week, which may be determined by the Applicant provided that the Publicly Accessible Open Space shall be open to the public at least between sunrise and thirty minutes past sunset.
- **Condition 2.Z modify as follows:** The Applicant shall submit complete plans for construction of improvements to the City prior to issuance of building permit. The Applicant shall construct all

improvements prior to occupancy, subject to relief for diligent pursuit as noted below, upon obtaining final approval from the City and Caltrans.

- **Condition 2.AA modify as follows:** In order to overcome shortfalls in level of service created by the Project, the Applicant shall perform, construct and complete, at the Applicant's own expense with provision for credit and/or reimbursement as noted below, certain transportation improvements, prior to issuance of certificate of occupancy for the Project subject to relief for diligent pursuit as noted below. The Applicant shall submit documented costs, including design, engineering, and permitting costs, to the Director of Public Works or designee of said transportation improvements and the Applicant shall be entitled to credit and/or reimbursement for said transportation improvements pursuant to MPMC 13.26.80, or reimbursement should the final expenses for improvements included in the TIF program exceed the Project TIF payment. If the final expenses to the Applicant for the required intersection improvements included in the City's TIF program exceed the Project's TIF payment, the City and the Applicant shall enter into a reimbursement agreement, which will provide for the Applicant to be reimbursed by the City from available TIF revenues.
- **Condition 2.BB.i modify as follows:** Under the Near Term Scenario, the proposed intersection improvement at the intersection of University Avenue and Adams Drive is to install a traffic signal. This improvement is included in the City's TIF program and located within the City of East Palo Alto. Simultaneous with the submittal of a complete building permit application, the Applicant shall submit complete plans to the City of East Palo Alto and Caltrans for this improvement. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to striping modifications and a detailed cost estimate. The plans are subject to review by the City. Upon obtaining approval from the Director of Public Works or designee, the Applicant shall construct the improvements prior to the granting of occupancy. If East Palo Alto and/or Caltrans approval has not been obtained or intersection improvements have not been completed prior to occupancy of the ~~first~~ building, but the applicant demonstrates that it has worked diligently to pursue agency approvals and completion of construction to the satisfaction of the Director of Public Works or designee, the City shall grant occupancy and the applicant shall continue to pursue approval and construction for a period of five years from the date of issuance of the first building permit. If the applicant continues to work diligently to the satisfaction of the Director of Public Works or designee, but has not yet obtained approval or been able to construct the improvement, then the applicant shall be relieved of responsibility to construct the improvement ~~and the bond shall be released by the City of Menlo Park.~~
- **Condition 2.BB.ii modify as follows:** Under the Near Term scenario, the proposed intersection improvement at the intersection of Willow Road and Newbridge Street is to modify signal timing to a protected left-turn phasing operation on Newbridge Street. Provide a leading left-turn phase on southbound Newbridge Street and a lagging left-turn phase on northbound Newbridge Street and optimize the signal timing. This improvement was studied and is included in the City's TIF program. The proposed improvement would require Caltrans and/or City of East Palo Alto approval. Signal and other electrical utilities and equipment will also require modification. Note this improvement has been initiated. The applicant shall consult with the City for direction prior to proceeding to the next step. Simultaneous with the submittal of a complete building permit application, the applicant shall submit complete plans for this improvement. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, tree protection requirements, striping modifications, and a detailed cost estimate. The plans are subject to review by the City. Upon obtaining approval from the Director of Public Works or designee, the applicant shall construct the improvements prior to occupancy of the ~~first~~ building. If East Palo Alto and/or Caltrans approval has not been obtained or intersection improvements have not been completed prior to

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## **G. Informational Items**

### **G1. Future Planning Commission Meeting Schedule**

- Regular Meeting: September 19, 2022

Planner Sandmeier said the September 19 agenda would have one item the sign program for 500 El Camino Real.

- Regular Meeting: October 3, 2022

Commissioner Thomas noted he and his wife would be leaving Menlo Park and this was his last meeting as a commissioner.

## **H. Adjournment**

Chair DeCardy adjourned the meeting at 9:43 p.m.

Staff Liaison: Corinna Sandmeier, Acting Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on December 5, 2022

# 135 El Camino Real



A brief Chronology

## CHRONOLOGY

1995- Most recent permitted Use- Fortune Teller (no longer accepted by Menlo Park Planning "Blighted Use")

July 2020-Property broken into and vandalized. all fixtures and appliances stolen. Confirm Building permits required with Menlo Park Building for Electrical and Plumbing repairs to commercial property

November 2020-Menlo Park Building confirms that a Building Permit will be required for these repairs

December 2020-Property inhabited by squatters, additional damage due to water intrusion and sewage overflows

January 2021- submit Building Permit to Menlo Park for upgrades and repairs, including mandatory ADA upgrades per Commercial Code

## SUMMARY

This project has been an incremental process that saw the application of Building and Planning Codes in a sequential fashion.

Refurbishment of damage from vandalism, theft and subsequent squatting required a building permit from Building and Safety, and that triggered ADA and seismic upgrades

In due course of Application the Planning Department determined that the existing property Use permitted (psychic) was a blighted commercial use and the Staff concluded that it was in the best interest of the project to apply for a current Mixed-Use Commercial-Residential designation

(In short, this architectural plan represents imposed Building and Planning Code controls that result in an aesthetic response that contributes to the vitality of the ECR District.

March 8, 2021- receive comments from 3<sup>rd</sup> party plan check including mandatory ADA upgrades and seismic upgrades

March 12, 2021- receive letter from Menlo Park Planning informing that Architectural Controls and Planning Commission review are required

July 2021-submit Architectural Control Use Permit

March 2022- Menlo Park Response to Use Permit submittal, façade alterations as necessary for ADA access trigger 50% transparency required at front façade per ECR Special Use district



June 2022-Menlo Planning and Building inform us that façade alterations as required to address transparency requirement represent a "re-structuring" so a Variance is required as this portion of the building exists in the front setback

July 2022-resubmit plans with new façade and Variance Application

September 2022- Condition for 10'-0" sidewalk added, consider 8'-0" sidewalk with 2'-0" retained for planting at grade as is consistent with the ECR Special Use district

September 2022- Planning Commission Hearing





# 1350 ADAMS COURT PROJECT

1350 Adams Court FEIR Certification and Project Entitlements Public Hearing  
September 12, 2022 Staff Presentation



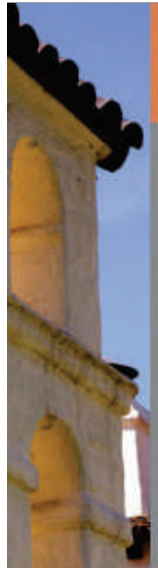
# 1350 ADAMS COURT PROJECT



- New Life Science/R&D building
  - Up to 260,400 sf
  - 255,602 sf proposed
  - Existing building at 1305 O'Brien would remain
  - Other sight improvements and addition of public and private open space
- Project would provide community amenities via payment of an in-lieu fee
  - Applicant proposes payment of \$16,115,000
- Meta currently proposes to build full paseo
  - Deferred construction of 10-foot-wide portion of the paseo if Meta does not construct full 20-foot-wide paseo



# 1350 ADAMS COURT PROJECT



# RECOMMENDED MEETING FORMAT

- Public Hearing
  - Staff introduction
  - Presentation by EIR consultant
  - Presentation by applicant
  - Public comments
  - Commissioner questions
  - Commissioner deliberation and vote



## MEETING PURPOSE

- Recommended Actions
  - Adopt a resolution:
    - Certifying the Final Environmental Impact Report (FEIR);
    - Adopting the Mitigation Monitoring and Reporting Program (MMRP); and
    - Adopting the CEQA Findings
  - Adopt a resolution:
    - Approving the:
      - 1) Use permit
      - 2) Architectural Control

The above actions are subject to Conditions of Approval (Attachment B, Exhibit E)

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## CONDITION 2.R.

- Recommend deletion (page 12 of 16):
  - ~~Prior to issuance of the superstructure building permit, the applicant shall enter into a Payment In-Lieu of Taxes Agreement (“PILOT Agreement”) with the City of Menlo Park and shall record the executed PILOT Agreement in the San Mateo County Recorder’s office. The PILOT Agreement shall require that in the event Owner or any of its operators or lessees or its and their successors or assigns applies for and is granted a “welfare exemption” pursuant to Section 214 of the California Revenue and Taxation Code, or any successor provision, or any other exemption from the payment of real or personal property taxes of any nature, Owner shall pay annually to the City a payment in lieu of taxes in an amount equal to the portion of the real and personal property tax levy the City would have received but for the exemption as determined by the City and as increased annually by the amount permitted under the provisions of Article XIII A, Section 2, of the California Constitution. The PILOT Agreement shall run with the land.~~

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## CLARIFICATIONS TO CONDITIONS OF APPROVAL

- Clarifications and updates to conditions after publication of the staff report.

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## CONDITION 2.T.

- Recommended revisions (page 12 of 16):
  - No later than upon the submittal of a complete building permit application and prior to issuance of the foundation building permit, the Applicant shall submit a plat and legal description and proposed form of ~~irrevocable easement~~ agreement for public utilization of the Publicly Accessible Open Space to the satisfaction of the Public Works Director and City Attorney. The form of ~~irrevocable easement agreement~~ shall ensure, to the satisfaction of the City, that the Applicant has reasonable control over the Publicly Accessible Open Space and that the Publicly Accessible Open Space is accessible to the general public, ~~in perpetuity~~ ~~for the life of the project~~ during reasonable hours of each day of the week, which may be determined by the Applicant provided that the Publicly Accessible Open Space shall be open to the public at least between sunrise and thirty minutes past sunset.

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## CONDITION 2.Z.

- Recommended revisions (page 13 of 16):
- The Applicant shall submit complete plans for construction of improvements to the City prior to issuance of building permit. The Applicant shall construct all improvements prior to occupancy, subject to relief for diligent pursuit as noted below, upon obtaining final approval from the City and Caltrans.



## CONDITION 2.BB.i.

- Recommended revisions (page 14 of 16):
- Under the Near Term Scenario, the proposed intersection improvement at the intersection of University Avenue and Adams Drive is to install a traffic signal. This improvement is included in the City's TIF program and located within the City of East Palo Alto. Simultaneous with the submittal of a complete building permit application, the Applicant shall submit complete plans to the City of East Palo Alto and Caltrans for this improvement. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to striping modifications and a detailed cost estimate. The plans are subject to review by the City. Upon obtaining approval from the Director of Public Works or designee, the Applicant shall construct the improvements prior to the granting of occupancy. If East Palo Alto and/or Caltrans approval has not been obtained or intersection improvements have not been completed prior to occupancy of the **first** building, but the applicant demonstrates that it has worked diligently to pursue agency approvals and completion of construction to the satisfaction of the Director of Public Works or designee, the City shall grant occupancy and the applicant shall continue to pursue approval and construction for a period of five years from the date of issuance of the first building permit. If the applicant continues to work diligently to the satisfaction of the Director of Public Works or designee, but has not yet obtained approval or been able to construct the improvement, then the applicant shall be relieved of responsibility to construct the improvement **and the bond shall be released by the City of Menlo Park.**



## CONDITION 2.AA.

- Recommended revisions (pages 13-14 of 16):
- In order to overcome shortfalls in level of service created by the Project, the Applicant shall perform, construct and complete, at the Applicant's own expense with provision for credit and/or reimbursement as noted below, certain transportation improvements, prior to issuance of certificate of occupancy for the Project subject to relief for diligent pursuit as noted below. The Applicant shall submit documented costs, including design, engineering, and permitting costs, to the Director of Public Works or designee of said transportation improvements and the Applicant shall be entitled to credit **and/or reimbursement** for said transportation improvements pursuant to MPMC 13.26.80, or reimbursement should the final expenses for improvements included in the TIF program exceed the Project TIF payment. If the final expenses to the Applicant for the required intersection improvements included in the City's TIF program exceed the Project's TIF payment, the City and the Applicant shall enter into a reimbursement agreement, which will provide for the Applicant to be reimbursed by the City from available TIF revenues.



## CONDITION 2.BB.ii.

- Recommended revisions (pages 14-15 of 16):
- Under the Near Term scenario, the proposed intersection improvement at the intersection of Willow Road and Newbridge Street is to modify signal timing to a protected left-turn phasing operation on Newbridge Street. Provide a leading left-turn phase on southbound Newbridge Street and a lagging left-turn phase on northbound Newbridge Street and optimize the signal timing. This improvement was studied and is included in the City's TIF program. The proposed improvement would require Caltrans and/or City of East Palo Alto approval. Signal and other electrical utilities and equipment will also require modification. Note this improvement has been initiated. The applicant shall consult with the City for direction prior to proceeding to the next step. Simultaneous with the submittal of a complete building permit application, the applicant shall submit complete plans for this improvement. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, tree protection requirements, striping modifications, and a detailed cost estimate. The plans are subject to review by the City. Upon obtaining approval from the Director of Public Works or designee, the applicant shall construct the improvements prior to occupancy of the **first** building. If East Palo Alto and/or Caltrans approval has not been obtained or intersection improvements have not been completed prior to occupancy of the **first** building, but the applicant demonstrates that it has worked diligently to pursue agency approvals and completion of construction to the satisfaction of the Director of Public Works or designee, the City shall grant occupancy and the applicant shall continue to pursue approval and construction for a period of five years from the date of issuance of the first building permit. If the applicant continues to work diligently to the satisfaction of the Director of Public Works or designee, but has not yet obtained approval or been able to construct the improvement, then the applicant shall be relieved of responsibility to construct the improvement **and the bond shall be released by the City of Menlo Park.**



## 1350 Adams Court Project Final Environmental Impact Report

Menlo Park Planning Commission Hearing  
September 12, 2022

## Presentation Topics

- Purpose of Hearing
- Project Overview
- CEQA Process
- Overview of the Draft Environmental Impact Report (EIR)
- Final EIR
- Next Steps

## Introduction to CEQA Project Team

**City of Menlo Park** – Lead Agency

**ICF** – Lead CEQA Consultant

**Hexagon** – Transportation Consultant

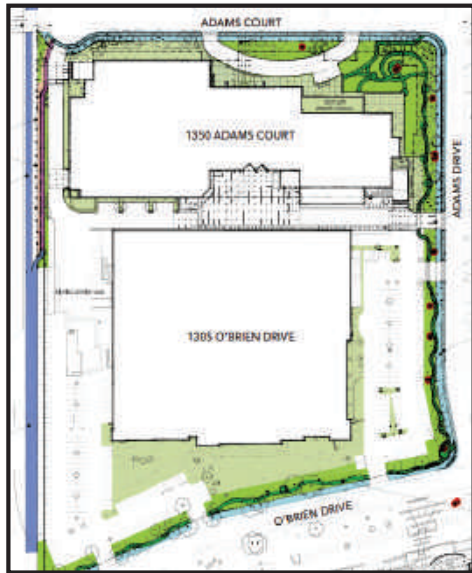
**Keyser Marston Associates** – Housing Needs Assessment



## Purpose of Public Hearing

- Summarize the Proposed Project and conclusions in the Final EIR
- Provide an overview of the CEQA process
- Review next steps in the CEQA process

# Project Overview - Proposed

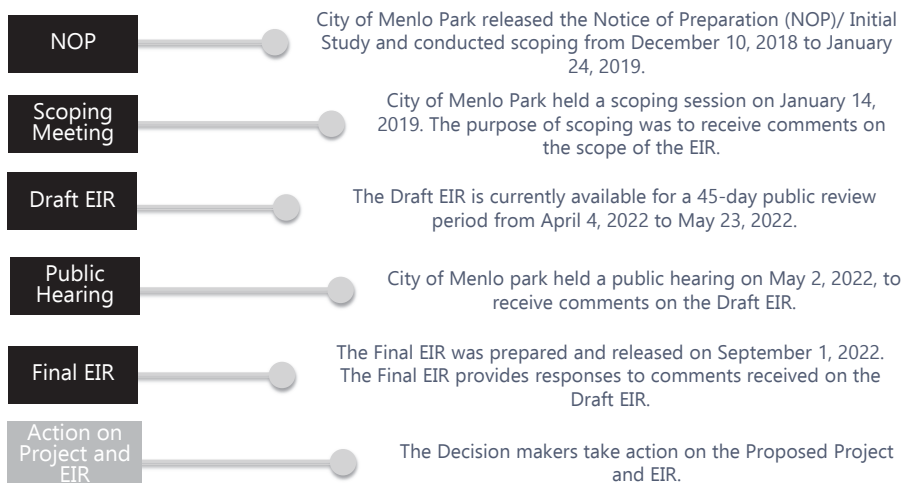


- 1305 O'Brien to remain
- Construction on Lot 3 North
- Life Science Building = 255,000 gsf
- Maximum Height = 92 feet
- Parking = 706 spaces
- 650 employees
- Private and Public Open Space

# Focused Draft EIR

- Project within the ConnectMenlo study area and tiers from the ConnectMenlo EIR
- Required by CEQA for projects that may have significant environmental impacts
- Identifies potential physical environmental impacts of project
- Informs the public and public agency decision-makers prior to project approval/disapproval
- Recommends ways to reduce significant effects
- Considers project alternatives that may lessen potential impacts
- Released April 4, 2022, for a 45-day review period

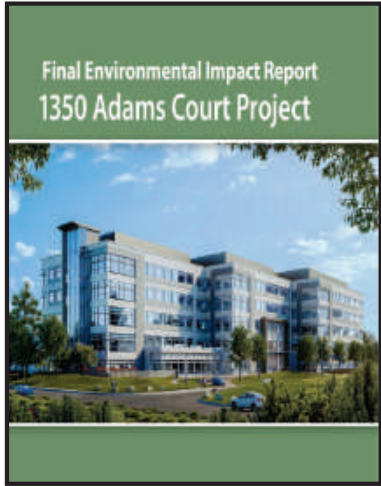
# Environmental Review Process



# DEIR Impacts and Mitigation Measures

- Following impacts would be less than significant (LTS) with implementation of mitigation measures:
  - Transportation (vehicle miles traveled)
  - Air Quality (conflicts w/applicable plans, criteria pollutants, and sensitive receptors)
  - GHG (generation of GHGs, and conflicts w/applicable plans)
  - Noise (substantial temporary or permanent increase in noise)
- Population and housing, and utilities and energy impacts would be LTS
- No significant and unavoidable impacts

# Final EIR



- Released September 1, 2022
- Comments from 3 agencies, and the Planning Commission
- Item-by-item responses to each comment
- Revisions to the Draft EIR, as needed
- Revisions do not substantially change conclusions to the Draft EIR, and recirculation not needed
- Mitigation Monitoring and Reporting Program (MMRP) included

## Overview of Comments Received

- Comments asked for details on how air quality data was collected
- Comments asked if existing water infrastructure is adequate to support the Project
- Comments asked for clarification on Transportation Demand Management Plan measures
- Comments asked about proposed parking supply and relation to Transportation Impacts



# 1350 ADAMS COURT

Menlo Park  
09.12.2022



1350 ADAMS COURT  
MENLO PARK, CA

COLORED SITE PLAN



1350 ADAMS COURT  
MENLO PARK, CA

MENLO PARK LABS WITHIN LIFE SCIENCE DISTRICT

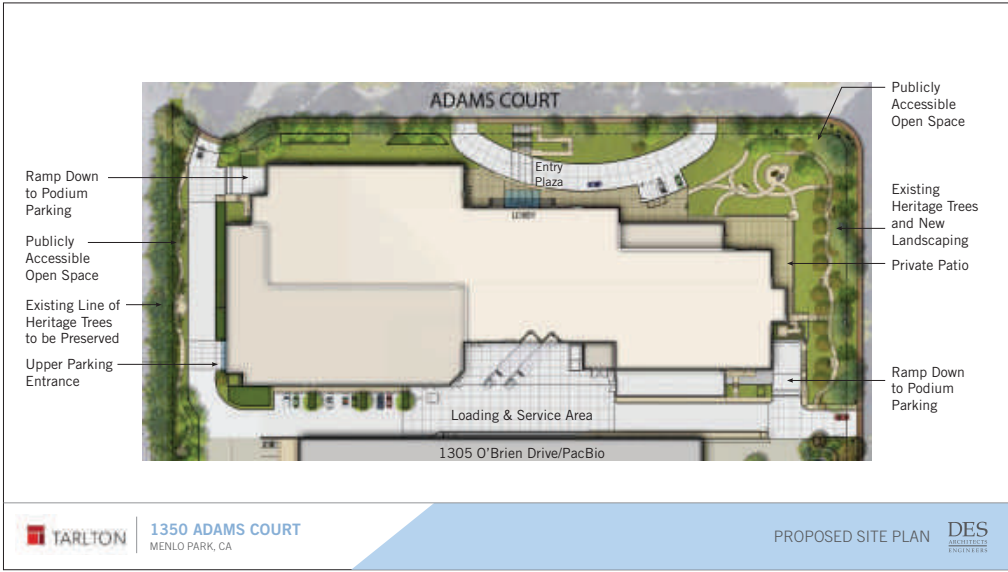


1350 ADAMS COURT  
MENLO PARK, CA

OPEN SPACE & PEDESTRIAN CIRCULATION CONCEPT







**TARLTON** | 1350 ADAMS COURT  
MENLO PARK, CA

PROPOSED SITE PLAN | **DES**  
ARCHITECTS  
ENGINEERS



**TARLTON** | 1350 ADAMS COURT  
MENLO PARK, CA

VIEW FROM ADAMS DRIVE INTERSECTION | **DES**  
ARCHITECTS  
ENGINEERS

**ON SITE BICYCLE STORAGE:**

- 48 Long-term Spaces
- 12 Short-term Spaces
- **60 Total**

**SHOWERS/CHANGING ROOMS:**

- Included in future tenant improvements

**ON CAMPUS RESTAURANT AND FITNESS CENTER**

**MENLO PARK RIDES:**

- Free Campus-wide Bike Share for tenants
- Enterprise CarShare for qualified tenants
- 150+ Existing Electric Vehicle (EV) charging stations throughout the campus
  - 72 new stations plus 36 pre-wired in new building

**SHUTTLE SERVICE:**

- To & From Union City and Fremont BART
- To & From Palo Alto CalTrain
- To & From Millbrae CalTrain/BART
- To & From Two Locations in San Francisco

**TARLTON** | 1350 ADAMS COURT  
MENLO PARK, CA

TRANSPORTATION DEMAND MANAGEMENT PLAN FEATURES | **DES**  
ARCHITECTS  
ENGINEERS



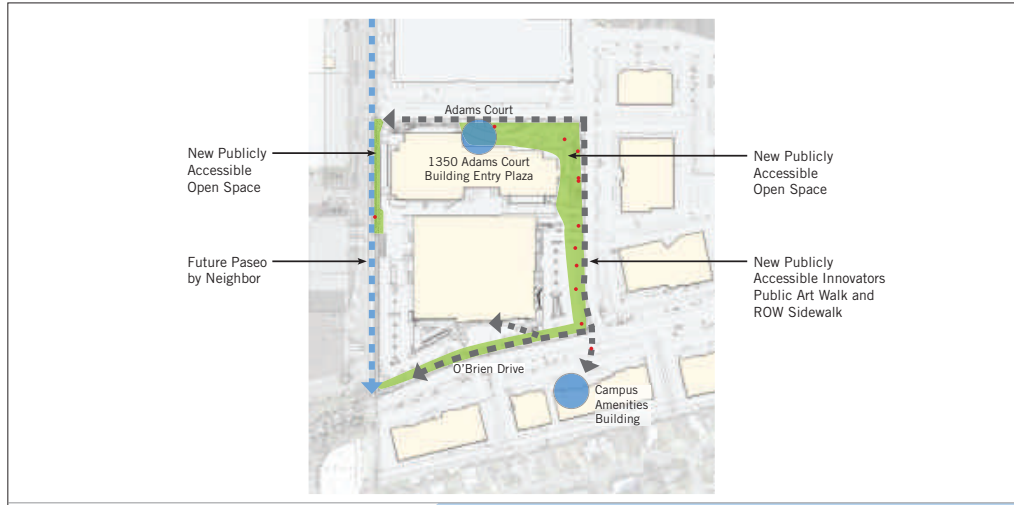
**TARLTON** | 1350 ADAMS COURT  
MENLO PARK, CA

VIEW FROM ADAMS COURT | **DES**  
ARCHITECTS  
ENGINEERS



1350 ADAMS COURT  
MENLO PARK, CA

VIEW FROM ADAMS COURT/BUILDING ENTRY



1350 ADAMS COURT  
MENLO PARK, CA

OPEN SPACE & PEDESTRIAN CIRCULATION CONCEPT

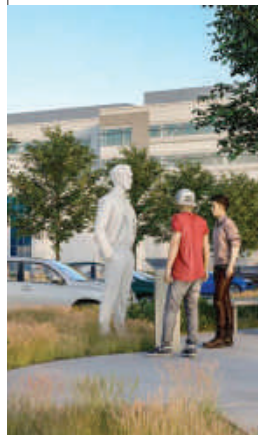


- **LEED 4.1 Gold** (Core and Shell) target
- **Dual plumbing** in preparation for municipal recycled water
- Purchase **100% renewable electricity** from Peninsula Clean Energy (PCE) plus purchase of carbon offsets and on-site solar power generation consistent with City's Reach Code
- Water Efficient Landscape Ordinance (WELO) compliant **low water use** landscape
- Water budget reduction of **35%**
- **On-site Photovoltaic System**



1350 ADAMS COURT  
MENLO PARK, CA

GREEN BUILDING DESIGN FEATURES



## CELEBRATING INNOVATION



Charles Drew



Percy Lavon Julian



Marie Curie



Francis Harry Compton Crick



1350 ADAMS COURT  
MENLO PARK, CA

SCULPTURE DESIGN CONCEPT





## CELEBRATING INNOVATION



Dr. Jane Wright



Avicenna



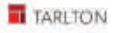
Luis Miramontes



Rosalind Franklin



Dr. Alejandro Zaffaroni



1350 ADAMS COURT  
MENLO PARK, CA

SCULPTURE DESIGN CONCEPT



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