



## REGULAR MEETING MINUTES

**Date:** 01/23/2023  
**Time:** 7:00 p.m.  
**Location:** Zoom.us/join – ID# 862 5880 9056 and  
Council Chambers  
751 Laurel St., Menlo Park, CA 94025

### A. Call To Order

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

### B. Roll Call

Present: Andrew Barnes, Chris DeCardy (Chair), Linh Dan Do, Cynthia Harris (Vice Chair), Henry Riggs, Jennifer Schindler, Michele Tate

Staff: Christine Begin, Planning Technician; Calvin Chan, Senior Planner; Arnold Mammarella, Consulting Architect; Matt Pruter, Associate Planner; Corinna Sandmeier, Principal Planner

### C. Reports and Announcements

None

### D. Public Comment

- Karen Grove said the audio of the meeting was very poor
- Ken Chan said the audio was very poor
- Phil Bahr said speaking louder would not help as the audio was garbled

Chair DeCardy recessed the meeting briefly to allow staff to address the audio quality.

### E. Consent Calendar

None

### F. Public Hearing

- F1. Consider and adopt a resolution to deny a variance to increase the height of the daylight plane from 19 feet, six inches to approximately 23 feet, seven inches, and to deny a use permit to demolish an existing one-story, single-family residence and construct a new two-story residence with a basement on a substandard lot with regard to minimum lot area and width in the R-1-U (Single Family Urban Residential) zoning district, at 103 Dunsmuir Way; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. (Staff Report #23-007-PC)

Senior Planner Calvin Chan said he had no additions to the staff report.

John McGarrigan, property owner, and Marshall Sider, project architect, spoke on behalf of the project.

Chair DeCardy opened the public hearing.

Public Comment:

- John Wright, 12 Dunsmuir Way, said he strongly supported the applicant's project request.
- Scott Herman, neighbor, said he fully supported the applicant's project request.
- Katie Behroozi said she served on the Complete Streets Commission but was speaking as an individual and expressed her thought that in this instance the rules were being misapplied.

Chair DeCardy closed the public hearing.

The Commission discussed support for the design and making the findings to approve the variance noting the extended outreach to neighbors.

Commissioner Riggs moved to approve the variance and use permit requests. Motion was withdrawn.

ACTION: Motion and second (Riggs/Schindler) to continue the item to a future meeting with direction to staff to return with a draft resolution for approval of the variance and use permit; passes 7-0.

- F2. Consider and adopt a resolution to approve a use permit to remodel and construct first and second story additions to an existing nonconforming, one-story single-family residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district, at 932 Peggy Lane; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The project would exceed 50 percent of the existing floor area and is considered equivalent to a new structure. The value of the proposed project would also exceed 50 percent of the existing replacement value in a 12-month period. (Staff Report #23-008-PC)

Associate Planner Matt Pruter said staff had no additions to the written staff report.

Rorie Overby, property owner, and Andrea Montalbano, Dorman Associates, project architect, spoke on behalf of the project.

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

ACTION: Motion and second (Harris/Tate) to adopt a resolution to approve a use permit to remodel and construct first and second story additions to an existing nonconforming, one-story single-family residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district, at 932 Peggy Lane; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures; passes 7-0.

- F3. Consider and adopt a resolution to approve a use permit to demolish an existing one-story, single-family residence and construct a new two-story residence on a substandard lot with regard to minimum lot depth and area in the R-1-U (Single Family Urban Residential) zoning district, at 225 Lexington Drive; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. (Staff Report #23-009-PC)

Planner Chan noted a correction to the staff report on page 149 to an attachment.

Commissioner Barnes recused himself from this item noting his home was within 500 feet of the project.

Andrew Young, project architect, and Sid Murlidhar, property owner, spoke on behalf of the project.

Chair DeCardy opened the public hearing.

Public Comment:

- Marc Beverman, 304 Lexington Drive, expressed support for the project.

Chair DeCardy closed the public hearing.

**ACTION:** Motion and second (Schindler/Harris) adopt a resolution to approve a use permit to demolish an existing one-story, single-family residence and construct a new two-story residence on a substandard lot with regard to minimum lot depth and area in the R-1-U (Single Family Urban Residential) zoning district, at 225 Lexington Drive; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures; passes 6-0 with Commissioner Barnes recused.

Chair DeCardy recessed the meeting at 8:35 p.m. and reconvened it at 8:40 p.m.

## **G. Study Session**

- G1. Study session for the Parkline Master Plan project to comprehensively redevelop an approximately 63.2-acre site located at 301 and 333 Ravenswood Avenue and 555 and 565 Middlefield Road. The proposed project would redevelop SRI International's research campus by creating a new office/research and development, transit-oriented campus with no net increase in commercial square footage, up to 550 new rental housing units (with a minimum of 15% of the units available for below market rate households), new bicycle and pedestrian connections, and approximately 25 acres of publicly accessible open space. The proposed project would demolish all existing buildings, excluding Buildings P, S, and T, which would remain on-site and operational by SRI and its tenants. The proposed project would organize land uses generally into two land use districts within the Project site, including 1) an approximately 10-acre Residential District in the southwestern portion of the Project site; and 2) an approximately 53-acre Office/R&D (research and development) District that would comprise the remainder of the Project site. In total, the Proposed Project would result in a total of approximately 1,898,931 square feet, including approximately 1,380,332 square feet of office/R&D and approximately 518,599 square feet of residential uses (including up to 450 rental residential units). In addition, the proposed project would establish a separate parcel of land that is proposed to be leased to an affordable housing developer for the future construction of a 100

percent affordable housing or special needs project which would be separately rezoned as part of the proposed project for up to 100 residential units (in addition to the residential units proposed within the Residential District), and which is not included in residential square footage calculations as the square footage has not been determined. The EIR will study two potential project variants, one that includes an approximately 2 million gallon buried concrete water reservoir and associated facilities, and one that includes an additional 50 residential units for a total of up to 600 dwelling units, inclusive of the standalone affordable housing building. The Planning Commission previously held a public hearing on the scope and content of the EIR as part of the 30-day NOP (Notice of Preparation) comment period that ended on January 9, 2023. The project site is zoned "C-1(X)" (Administrative and Professional District, Restrictive) and governed by a Conditional Development Permit (CDP) approved in 1975, and subsequently amended in 1978, 1997, and 2004. The proposed project is anticipated to include the following entitlements: General Plan Amendment (Text and Map), Zoning Ordinance Amendment, Rezoning, Conditional Development Permit, Development Agreement, Architectural Control (for potential future Design Review), Heritage Tree Removal Permits, Vesting Tentative Map, Below Market Rate (BMR) Housing Agreement and Environmental Review. *Continued from the meeting of December 12, 2022.* (Staff Report #22-073-PC)

Planner Sandmeier presented the project report.

Mark Murray, Lane Partners, and Thomas Yee, Studio Architecture, spoke on behalf of the project.

Chair DeCardy opened public comment.

Public Comment:

- Earl Abbey, Linfield neighborhood, said traffic impacts should be studied in the EIR to include the anticipated Caltrain grade separation and electrification and not just on Ravenswood Avenue, but on Laurel Street and Willow Road as well. He suggested an alternative access for the residential and emergency vehicles rather than Laurel Street.
- Brook Cooter commented that the project scope was too big, and it would build housing not needed rather than the needed below market rate housing and that traffic impact should be considered on various streets within a one-mile radius of the project.
- Mel Carter commented favorably on the proposed project's housing element, its transit orientation and accessibility, open space and play fields.
- Gail Gorton suggested consideration of 400 housing units and increasing required BMR units to 20% and increase access to the project from Middlefield Road near Ringwood.
- Sue Connelly expressed concern about the increased housing density and traffic impacts as well as the height of the buildings and suggested the traffic analysis be done after the Stanford Middle Plaza and Springline projects were online and suggested that the overall amount of office square footage be reduced.

- Kalisha Webster, Housing Choices, supported the project and the affordable housing site and urged the applicants to maximize housing.
- Jenny Michel, Coleman Place Neighborhood/block, supported the project and increased housing to address the housing crisis noting that the proposed project was near transit and would reduce vehicular traffic.
- Phil Bahr said the proposed project had not had enough community input and suggested the EIR review period be extended.
- Fran Dehn, Menlo Park Chamber of Commerce, said the Chamber had endorsed the project.
- Rob Wellington, Willows, supported the proposed project particularly the public space, the bike and pedestrian trails, increased housing and the proposed architectural style.
- Margarita Mendez, Lorelei neighborhood, expressed support for the proposed project and suggested greater housing density.
- Felix AuYeung, MidPen Housing, supported the 100% affordable housing at the location.
- Father Mark Doherty, resident Rector, St. Patrick's Seminary and University, said the Seminary strongly supported the proposed project for many reasons and particularly for the housing component.
- Karen Grove said she supported dedicated affordable housing and suggested more housing was needed and could be done at this site ideally.
- Kenneth Mah, Burgess Classics neighborhood, expressed concern about safety and traffic on Laurel Street and in particular the entrances and exits onto Laurel Street and suggested roads within the SRI campus to offload that traffic.
- Pam Jones, Menlo Park, said the office space needed to be reduced and the housing at least double to use to advantage the site's proximity to transit and downtown.
- David Mauro, San Mateo County resident, supported the project and suggested the applicant reach out to the trades.
- Kelly and Conor supported the project for the aesthetic improvement and the sustainability of the buildings.
- Ken Chan, Housing Leadership Council of San Mateo County, said they supported the project as described by others previously.
- Michael (last name?) expressed support for the proposed project for reasons previously stated and supported even greater housing density.
- Katie Behroozi, Complete Streets Commission, speaking as an individual said the office / housing ratio seemed to be wrong and urged SRI to reduce the office part of the proposal and

suggested the internal cafeteria and fitness center not be included to promote support of such local businesses or to open those to the community.

- Katherine Dumont, Linfield Oaks, supported the proposal and situating housing near transit and downtown amenities and suggested doubling the housing at the proposed project site.
- Dayna Chung, Menlo Park, supported the project's housing component and the proposed addition of the 1-acre site with 100% affordable housing and encouraged increasing housing density from 400 to 550 units.
- John Cecconi, trustee, St. Patrick's Seminary and University, expressed support for the proposed project.
- Jordan Grimes, Greenbelt Alliance, said they strongly supported increasing the housing component on the site including increasing densities beyond what was being currently considered.
- Connor Gilbert, Menlo Park, expressed strong support for the proposed project including the highest density options and for the open space plans.
- Adina Levin, Menlo Park, supported the project and encouraged more housing and more affordable housing and less parking.
- Steven P suggested that the transitional shelter donation be incorporated within the project and not located elsewhere and that 50% of the 400 units be required as BMRs.
- Ann Diederich, Laurel Street, said she supported the project and baseline of 450 housing units and the affordable housing site as well as reducing the amount of commercial and making corporate campus amenities available to the public.

Chair DeCardy closed public comment.

Commissioner Comments:

- Increase housing density to be equitable
- Transportation Demand Management Plan should strive for 40% to 50% reduction rather than 20%
- Review the location of the site for 100% affordable housing, perhaps move it closer to the corner of Ravenswood Avenue and Laurel Street, closer to transit options
- Consider shifting square footage from commercial to residential
- Support for a dedicated parcel for affordable housing
- Reduce parking for office use considering project's proximity to the train station
- Support for the higher residential density; density shared by the applicant this evening
- Currently too much being contemplated at the northeast corner of Ravenswood and Middlefield Avenues, noting the combination of affordable housing, reservoir and associated buildings, community field and community building; perhaps relocate affordable housing site closer to the other residential parcels

- Amenities such as food services should be open to the public
- Shift common spaces around the perimeter to the more central commons area of the project where the community would come in, engage and stay

ACTION: Motion and second (Barnes/Riggs) to continue the item to the February 6, 2023 Planning Commission meeting; passes 7-0.

## **H. Informational Items**

### **H1. Future Planning Commission Meeting Schedule**

- Regular Meeting: February 6, 2023

Planner Sandmeier said the February 6 meeting would have in addition to the continued Parkline study session three single-family home projects and an R-2 parcel with two proposed homes.

- Regular Meeting: February 27, 2023

## **I. Adjournment**

Chair DeCardy adjourned the meeting at 10:57 p.m.

Staff Liaison: Principal Planner Corinna Sandmeier

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on April 24, 2023



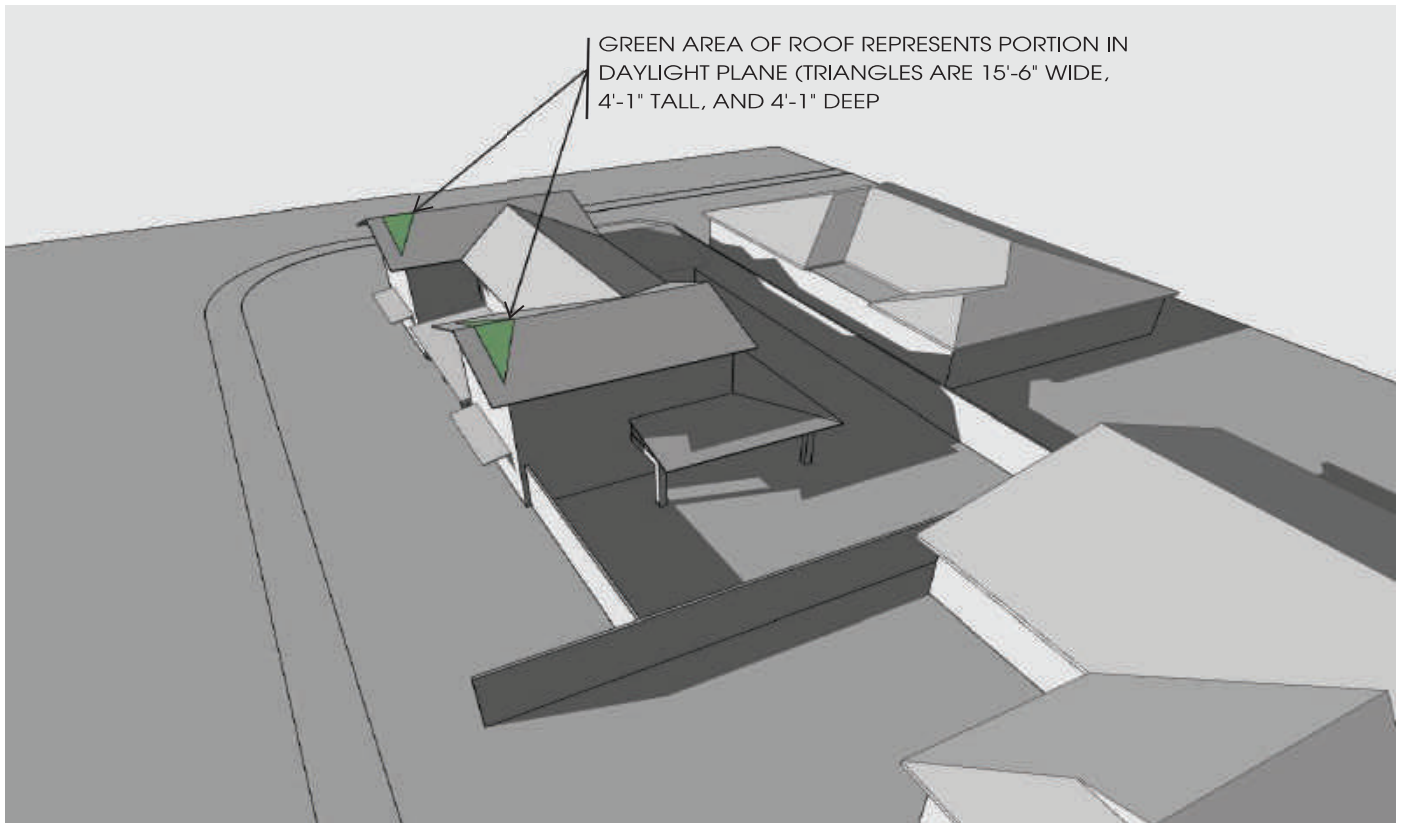
FRONT RENDERING

A.P.N. : 065-292-370

McGARGAHAN RESIDENCE

103 DUNSMUIR WAY  
MENLO PARK, CA 94025

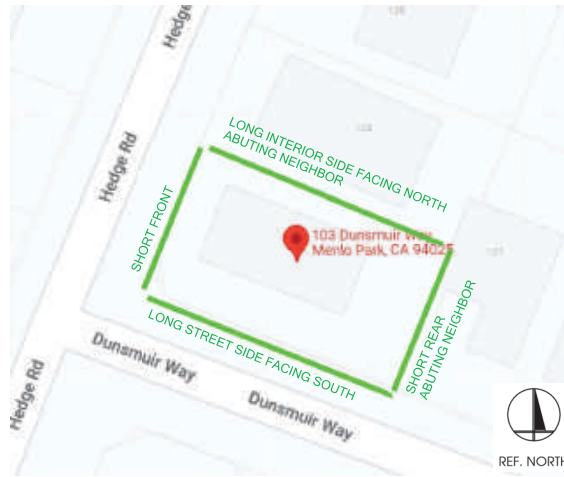
FIGURE #3A  
MASSING MODEL SHOWING DESIGN WITH ROOF IN DAYLIGHT PLANE



EXISTING DESIGN - WITH DAYLIGHT PLANE VARIANCE  
DECEMBER 1, 2:00pm



**FIGURE 1**  
 UNIQUE CHARACTERISTICS OF SUBJECT PROPERTY SITING - 103 DUNSMUIR WAY



- THE SUBJECT PROPERTY IS SITUATED ON A CORNER WITH ITS FRONT YARD DETERMINED TO BE ITS SHORT SIDE
- THE SUBJECT PROPERTY HAS A LONG SIDE YARD FACING A STREET THAT IS TO THE SOUTH OF THE PROPERTY
- THE SUBJECT PROPERTY HAS A NEIGHBORING PROPERTY TO THE NORTH THAT SHARES A LONG INTERNAL SIDE YARD
- THE SUBJECT PROPERTY HAS WHAT IS DETERMINED TO BE ITS REAR YARD FACING A NEIGHBORING PROPERTY

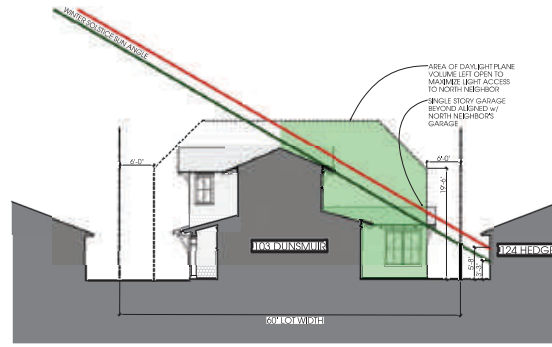
**FIGURE 2**  
 AREA MAP SHOWING SMALL NUMBER AND % OF PROPERTIES WITH SIMILAR SITING



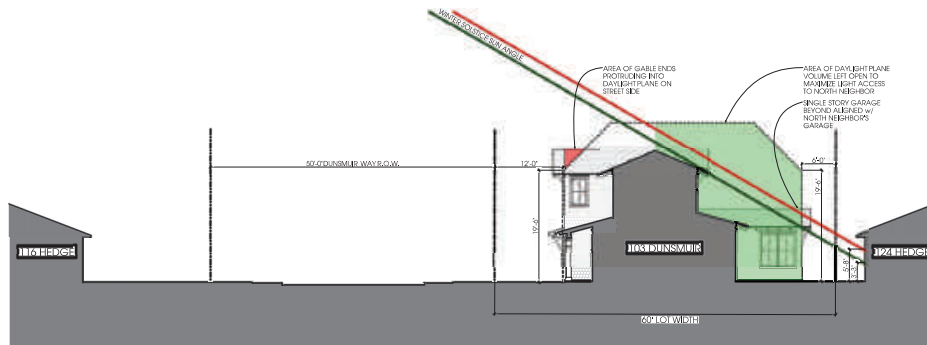
+/-500 RESIDENTIAL PROPERTIES IN SUBURBAN PARK/LORELEI MANOR/FLOOD PARK TRIANGLE



(6) PROPERTIES (1.6% INCLUDING SUBJECT PROPERTY) MARKED IN GREEN HAVE A LAYOUT SIMILAR TO THE SUBJECT PROPERTY AS SHOWN IN FIGURE 1. THESE ARE THE ONLY PROPERTIES WHERE LOW WINTER LIGHT IS MORE READILY BLOCKED FROM THE NORTH NEIGHBOR IF THE SIDE YARD DAYLIGHT PLANE IS APPLIED TO THE STREET SIDE.



HYPOTHETICAL MID-BLOCK DESIGN  
CURRENT LOT SIZE

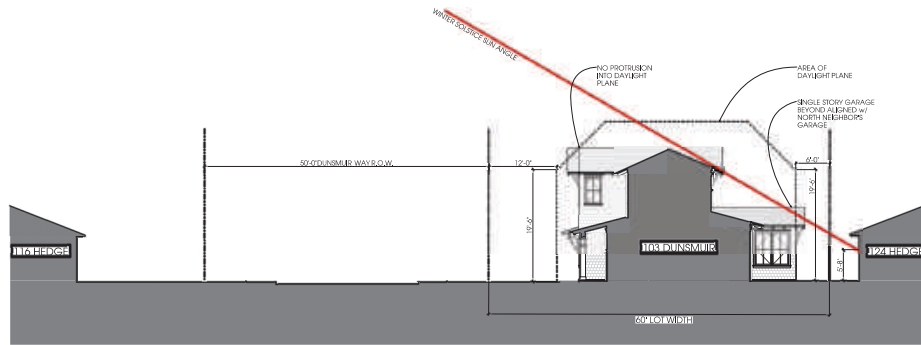


CURRENT DESIGN

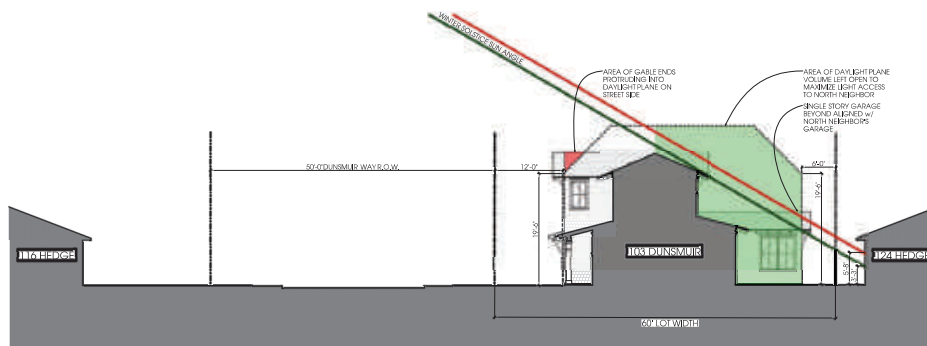
A.P.N. : 055-292-370

McGARAGHAN RESIDENCE

103 DUNSMUIR WAY  
MENLO PARK, CA 94025



PROPOSED CONFORMING DESIGN



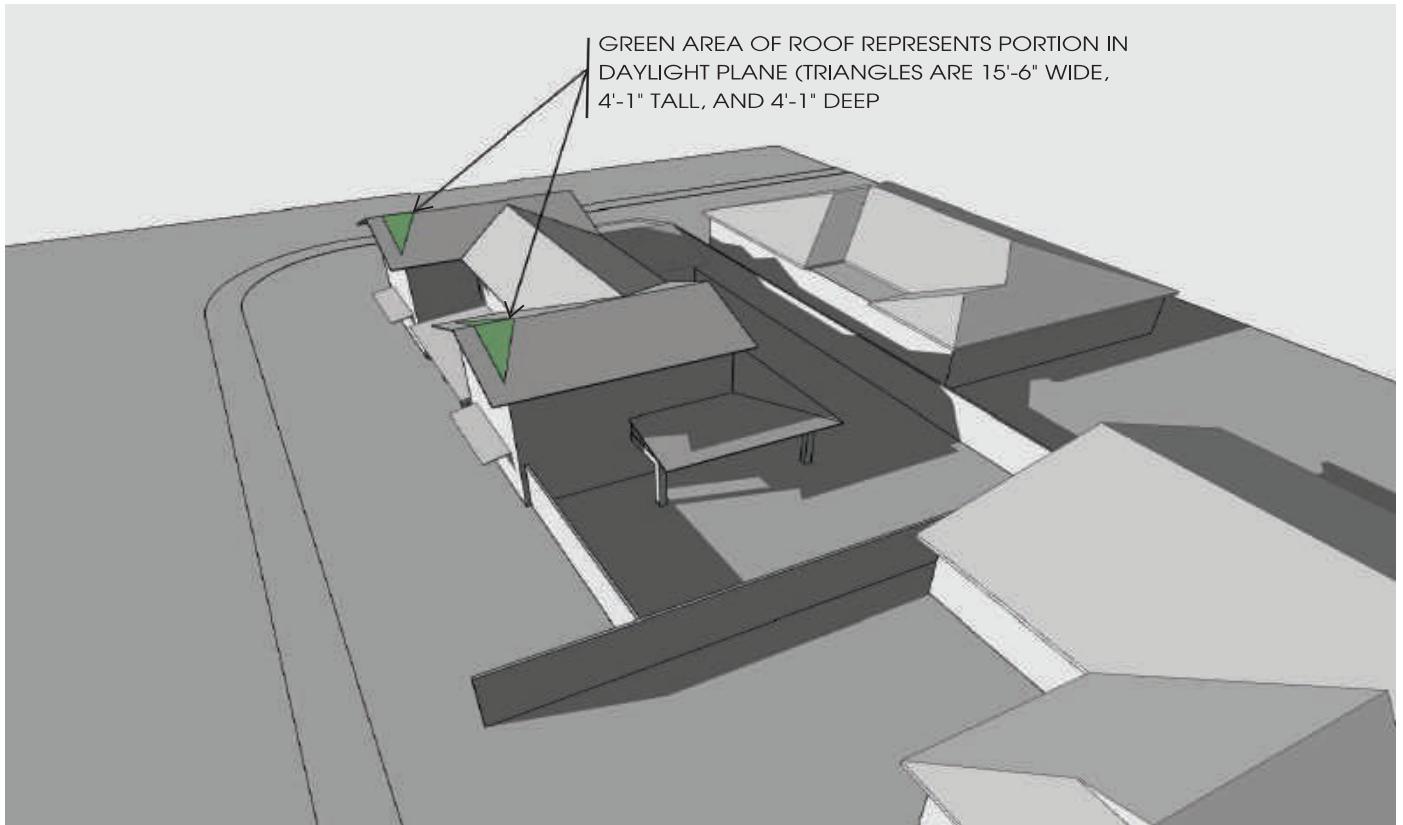
CURRENT DESIGN

A.P.N. : 055-292-370

McGARAGHAN RESIDENCE

103 DUNSMUIR WAY  
MENLO PARK, CA 94025

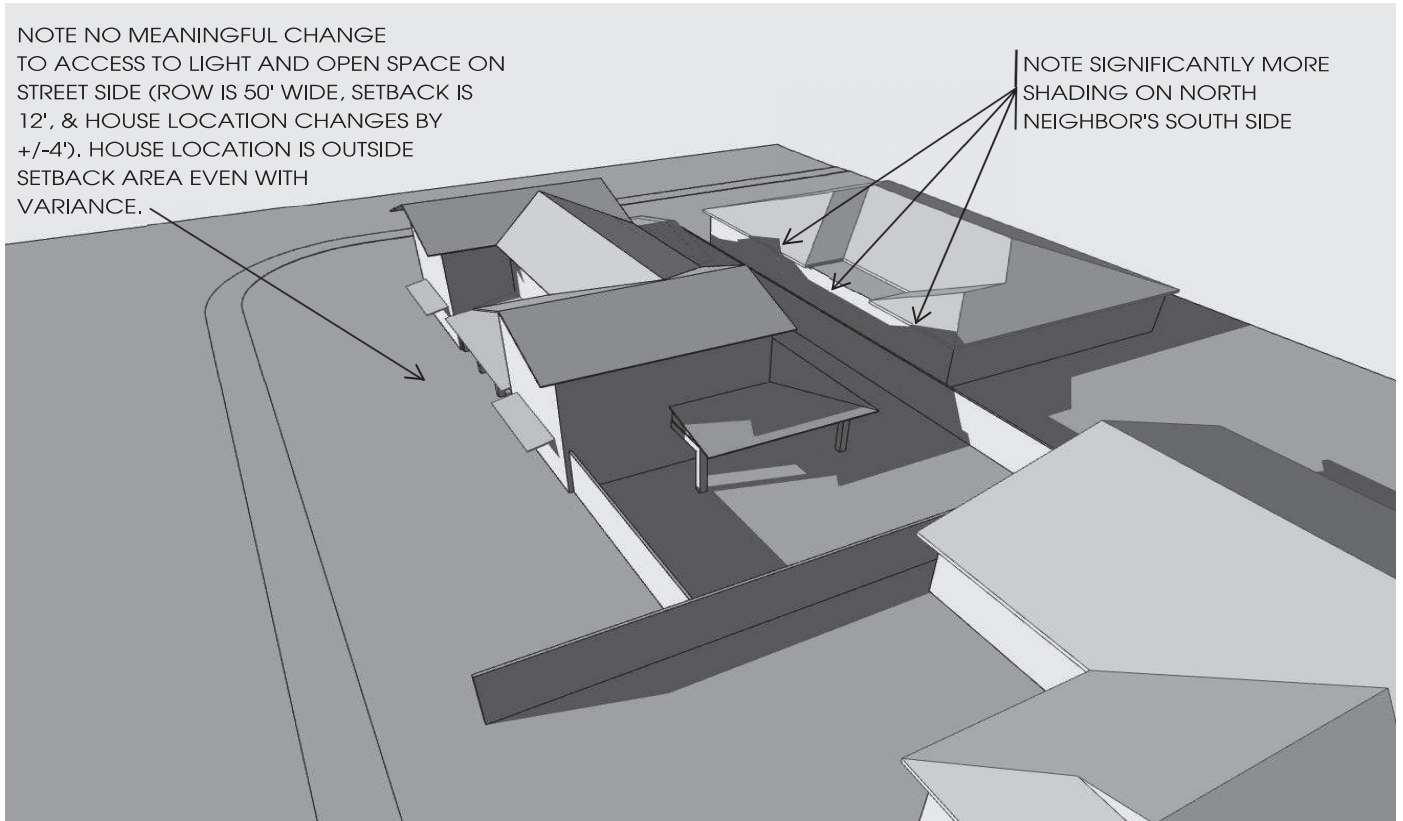
FIGURE #3A  
MASSING MODEL SHOWING DESIGN WITH ROOF IN DAYLIGHT PLANE



EXISTING DESIGN - WITH DAYLIGHT PLANE VARIANCE  
DECEMBER 1, 2:00pm

FIGURE #3B  
MASSING MODEL SHOWING DESIGN WITH PROJECT PUSHED NORTH ON LOT TO AVOID STREETSIDE DAYLIGHT PLANE

NOTE NO MEANINGFUL CHANGE TO ACCESS TO LIGHT AND OPEN SPACE ON STREET SIDE (ROW IS 50' WIDE, SETBACK IS 12', & HOUSE LOCATION CHANGES BY +/-4'). HOUSE LOCATION IS OUTSIDE SETBACK AREA EVEN WITH VARIANCE.

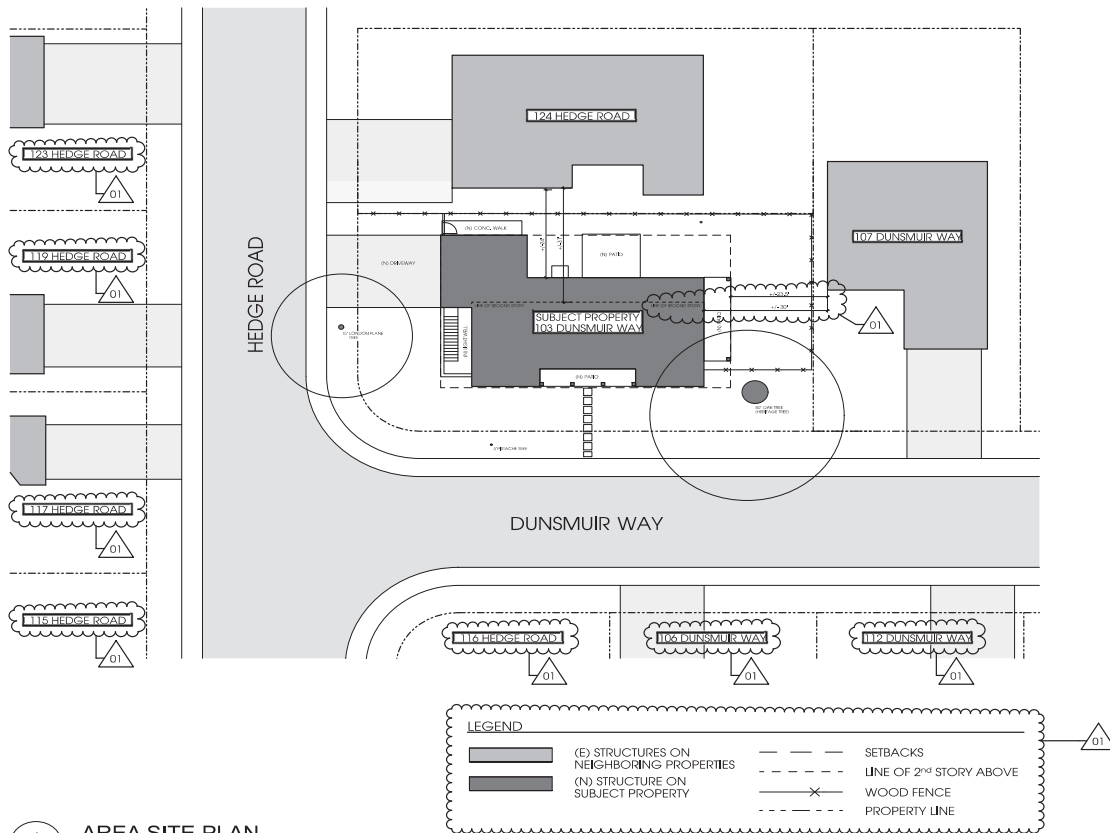


DESIGN WITHOUT DAYLIGHT PLANE VARIANCE  
DECEMBER 1, 2:00pm



FRONT RENDERING

A.P.N. : 055-292-370  
**McGARGHAN RESIDENCE**  
 103 DUNSMUIR WAY  
 MENLO PARK, CA 94025



1  
A1.0

**AREA SITE PLAN**

SCALE: 1" = 20'

ISSUED:

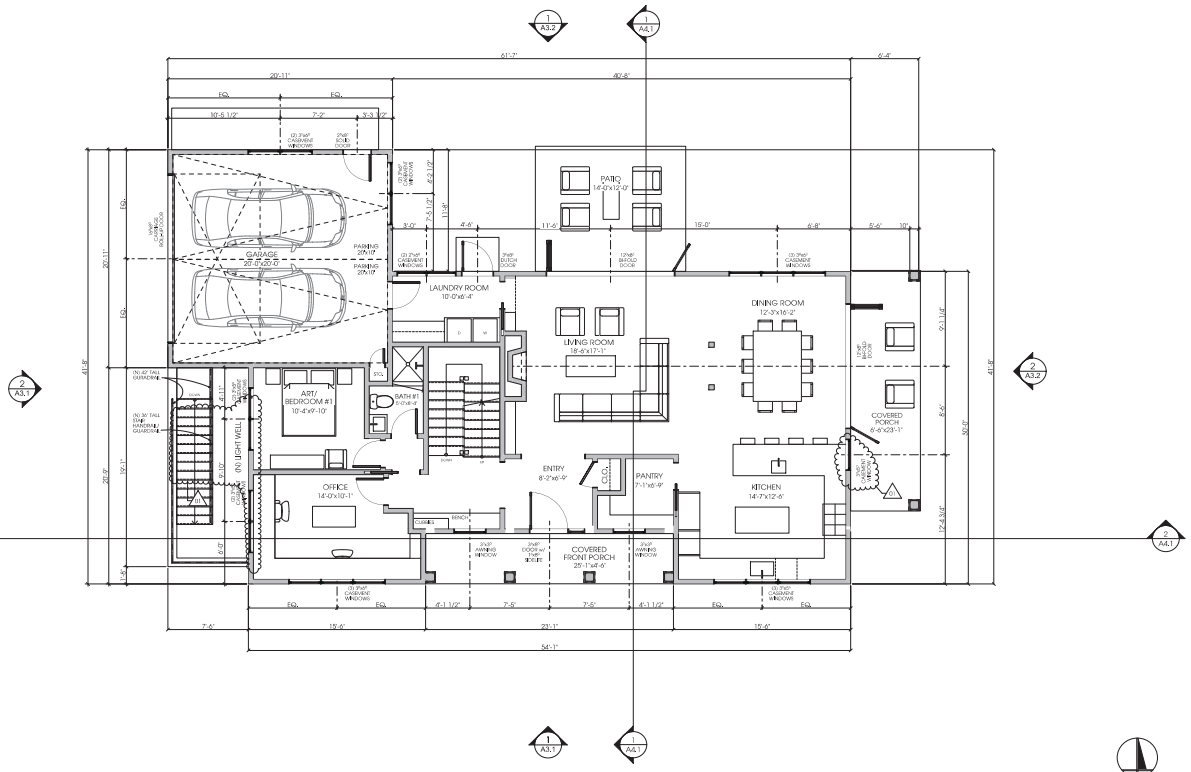
PLANNING SUBMITAL	07/21/22
PLANNING RESPONSE	05/22/22
PLANNING RESPONSE	12/15/22

PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

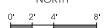
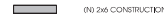
JOB NO.: 202128

**A2.1**



**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

LEGEND



ISSUED:

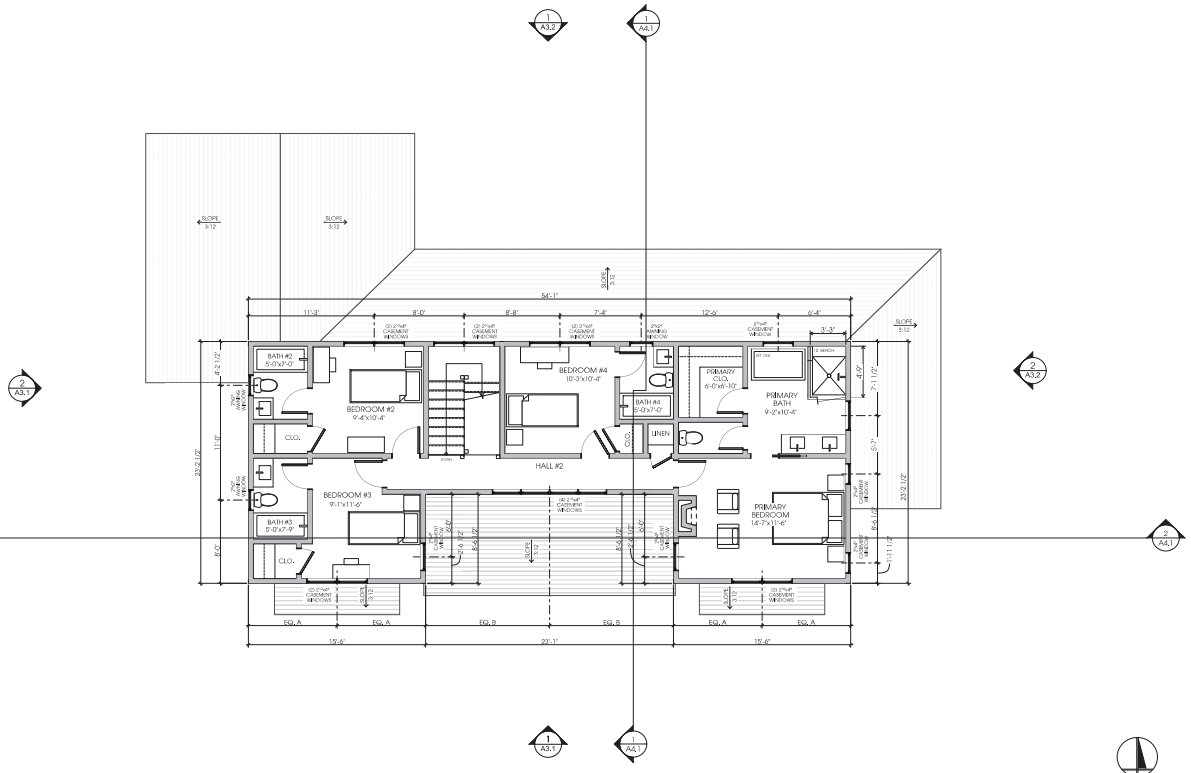
PLANNING SUBMITAL	07/21/22
PLANNING RESPONSE	05/22/22
PLANNING RESPONSE	12/15/22

PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

JOB NO.: 202128

**A2.2**



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

LEGEND

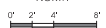






Figure 1: Aerial view of SRI campus and environs.

# PARKLINE MASTER PLAN

PLANNING COMMISSION STUDY SESSION: JANUARY 23, 2023

PARKLINE LANE PARTNERS SRI International

## PARKLINE'S VISION FOR THE 63.2-ACRE SITE:



### 1. RESIDENTIAL

- 450 new rental housing units: affordable and market rate rental housing
- Land dedication for future 100% affordable project



### 2. OPEN SPACE & CONNECTIVITY

- Over 25 acres of publicly accessible open space
- A network of new bike and pedestrian pathways



### 3. RE-IMAGINED CAMPUS

- Replacement of 1.1 million square feet of outdated buildings with new, state-of-the-art research buildings
- No net new commercial square footage



### 4. SUSTAINABLE DESIGN

- All electric new building design
- Vast reduction in impervious surface
- Reduce greenhouse gas emissions by 50%



### 5. TREE PRESERVATION

- Preserve heritage trees
- 1,375 existing trees, 1,527 after redevelopment



Figure 2: View on Laurel Street Toward South



Figure 3: View on Laurel Street Toward North



Figure 4: East Existing Tree Grove



Figure 5: View on Laurel Street Toward East



Figure 6: View on Middlefield Toward Church



Figure 7: Existing East Driveway

## EXISTING CONDITIONS

### UPDATES

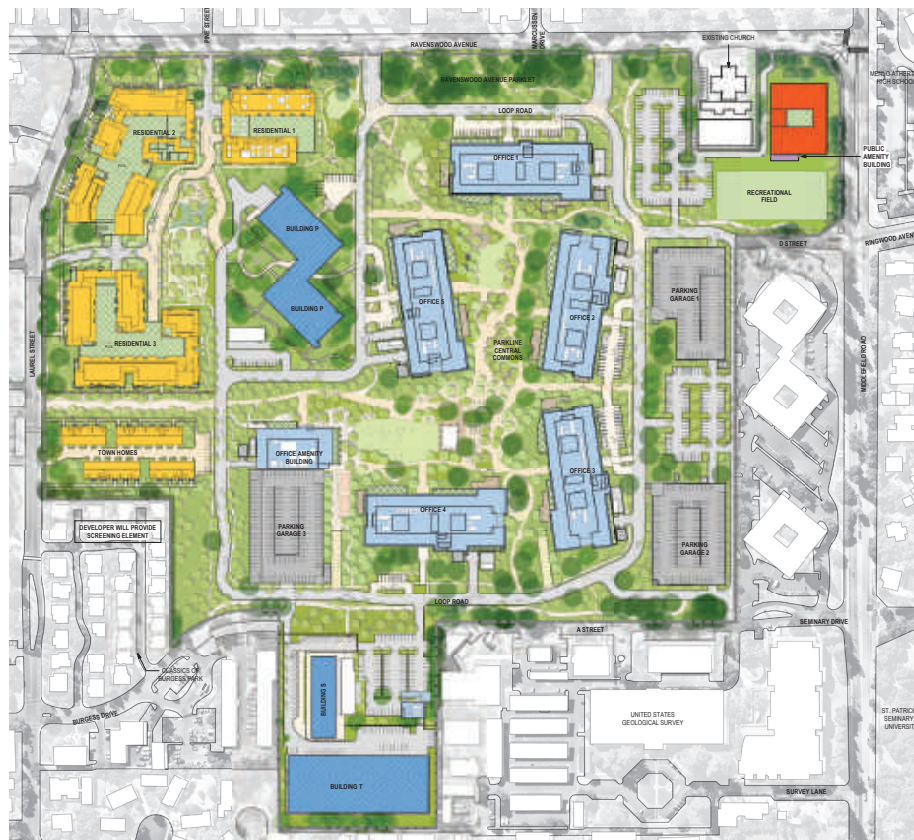
- INCREASE HOUSING DENSITY FROM 400 TO 450 UNITS
- INCREASE VIEWS TO CENTRAL OPEN SPACE
- INCREASE VIEW CORRIDOR FROM LAUREL ST.
- RETAIN MORE HERITAGE TREES
- NEW BICYCLE LANES: CLASS 4 ON LAUREL, CLASS 2 ON LOOP ROAD
- TOWN HOMES SITE - SHIFTED DRIVEWAY

### COMMUNITY BENEFITS

- PERMEABLE SITE
- 25-ACRES OF ACCESSIBLE OPEN SPACE
- RECREATIONAL PROGRAM
- PUBLIC AMENITY BUILDING

### UNDER STUDY

- 100% AFFORDABLE HOUSING SITE DEDICATION
- EMERGENCY WATER RESERVOIR



## PARKLINE MASTER PLAN



## OPEN SPACE

PUBLICLY ACCESSIBLE  
OPEN SPACE / AMENITIES:  
**25+ ACRES**

COMMERCIAL PRIVATE  
OUTDOOR SPACE:  
**1.5 ACRES**

RESIDENTIAL PRIVATE  
OUTDOOR SPACE:  
**1 ACRE**

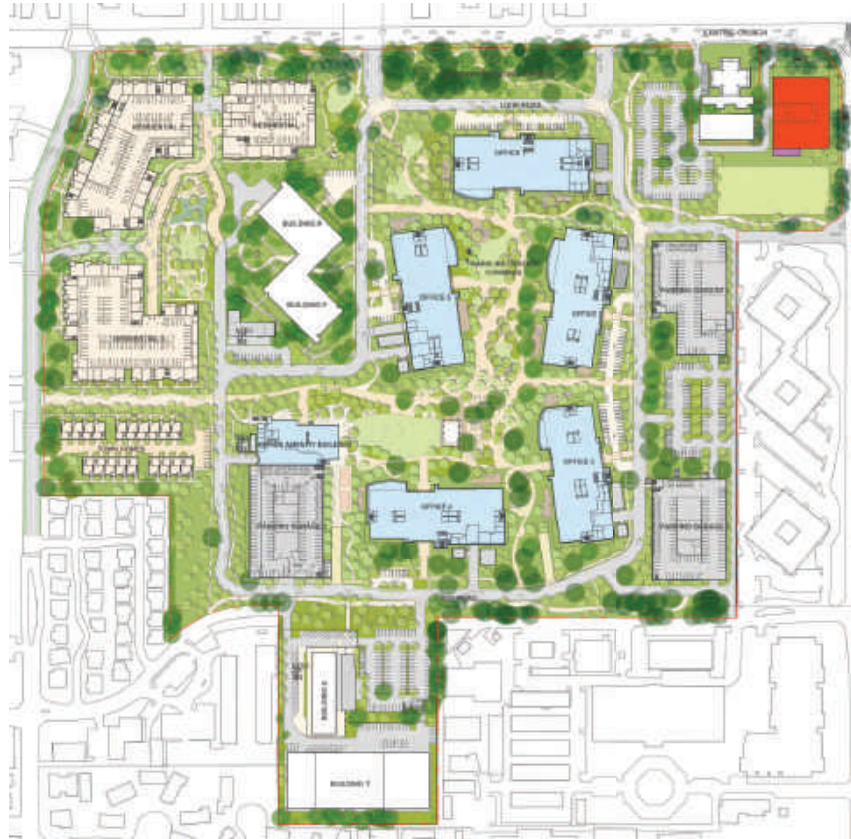


Figure 8: Potential Publicly Accessible Open Space / Amenities

## LANDSCAPE PLAN

05



Figure 9: A parklet with shared bicycle and pedestrian paths will stretch along the project at Ravenswood Avenue.

## RAVENSWOOD PARKLET

06



Figure 10: Bicycles and pedestrians travel along Laurel Street with "Residential 2" building at left.

## LAUREL STREET RESIDENTIAL

07



Figure 11: The Laurel Street pedestrian connection will offer east-west access to and from the Parkline Central Commons.

## TOWN HOMES

08



Figure 12: View of one of two main entrances to Parkline along Ravenswood Avenue.

## RAVENSWOOD ENTRANCE

09



Figure 13: View of Parkline Central Commons with "Office 5" building and "Office 2" building at right.

## PARKLINE CENTRAL COMMONS

10



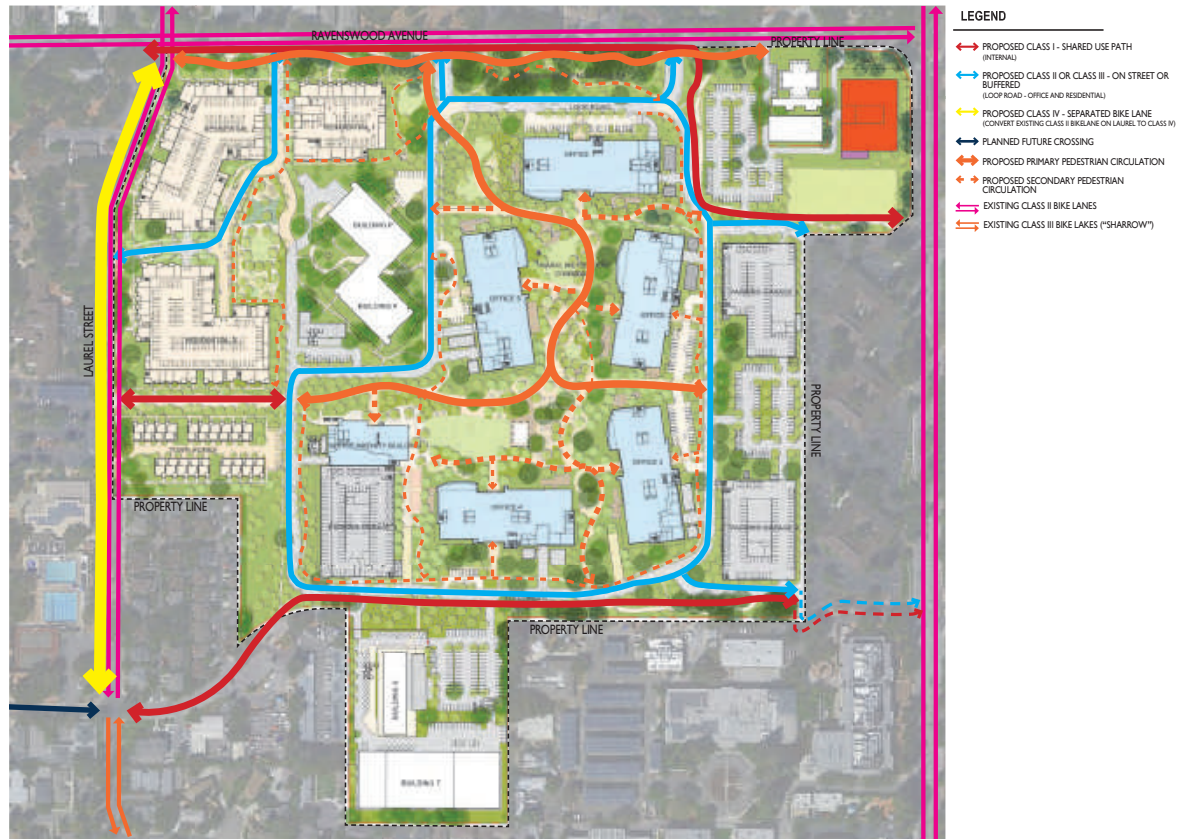
Figure 14: View of Parkline Central Commons, looking toward the north.

## PARKLINE CENTRAL COMMONS



Figure 15: View of Parkline Central Commons with the Office Amenity Building at right.

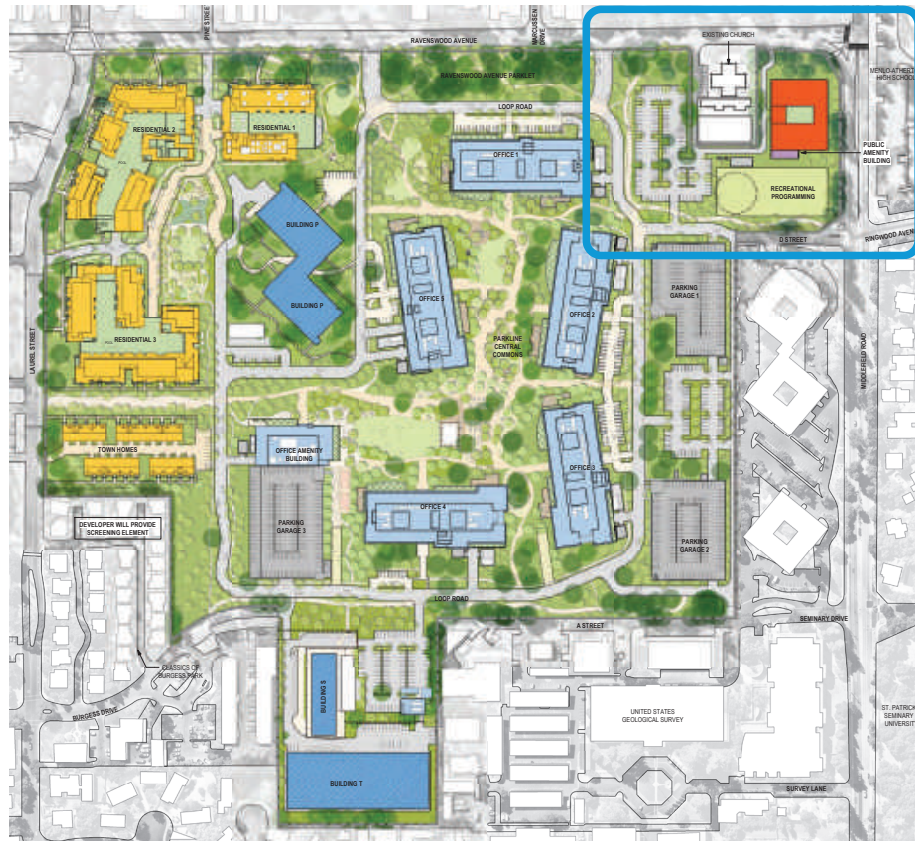
## PARKLINE CENTRAL COMMONS



## PEDESTRIAN & BICYCLE PLAN - 7+ MILES OF NEW PATHS

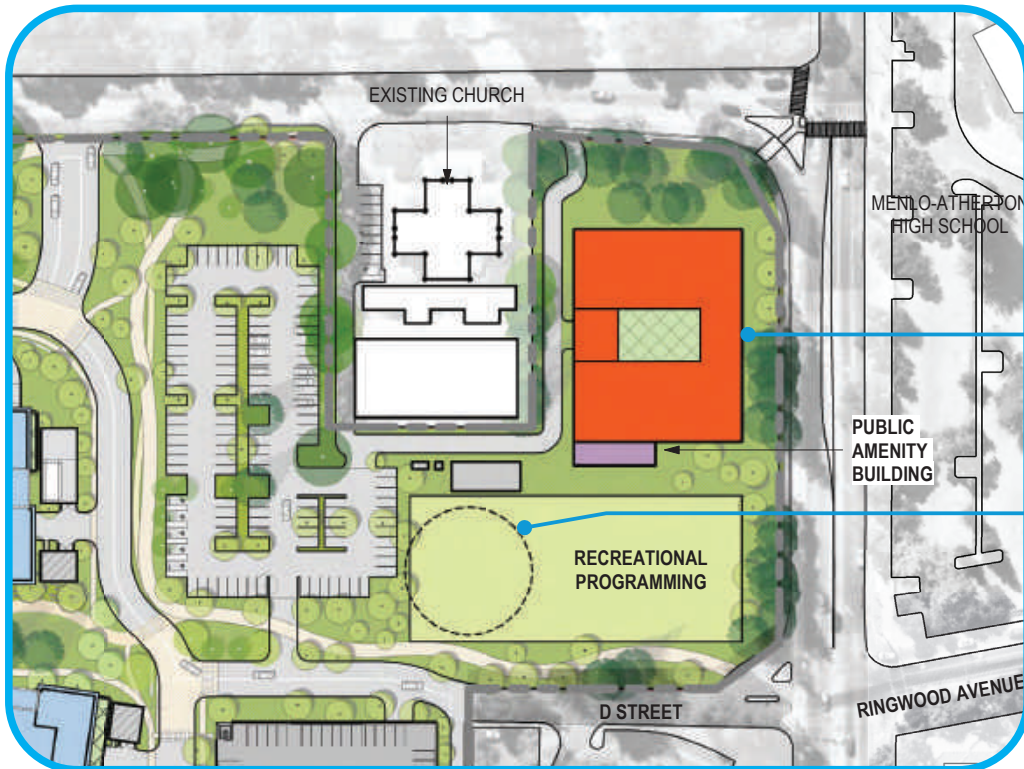


## LANDSCAPE PLAN WITH OPEN SPACE PROGRAM



- 100% AFFORDABLE OR SPECIAL NEEDS HOUSING POTENTIAL SITE LOCATION
- EMERGENCY WATER RESERVOIR

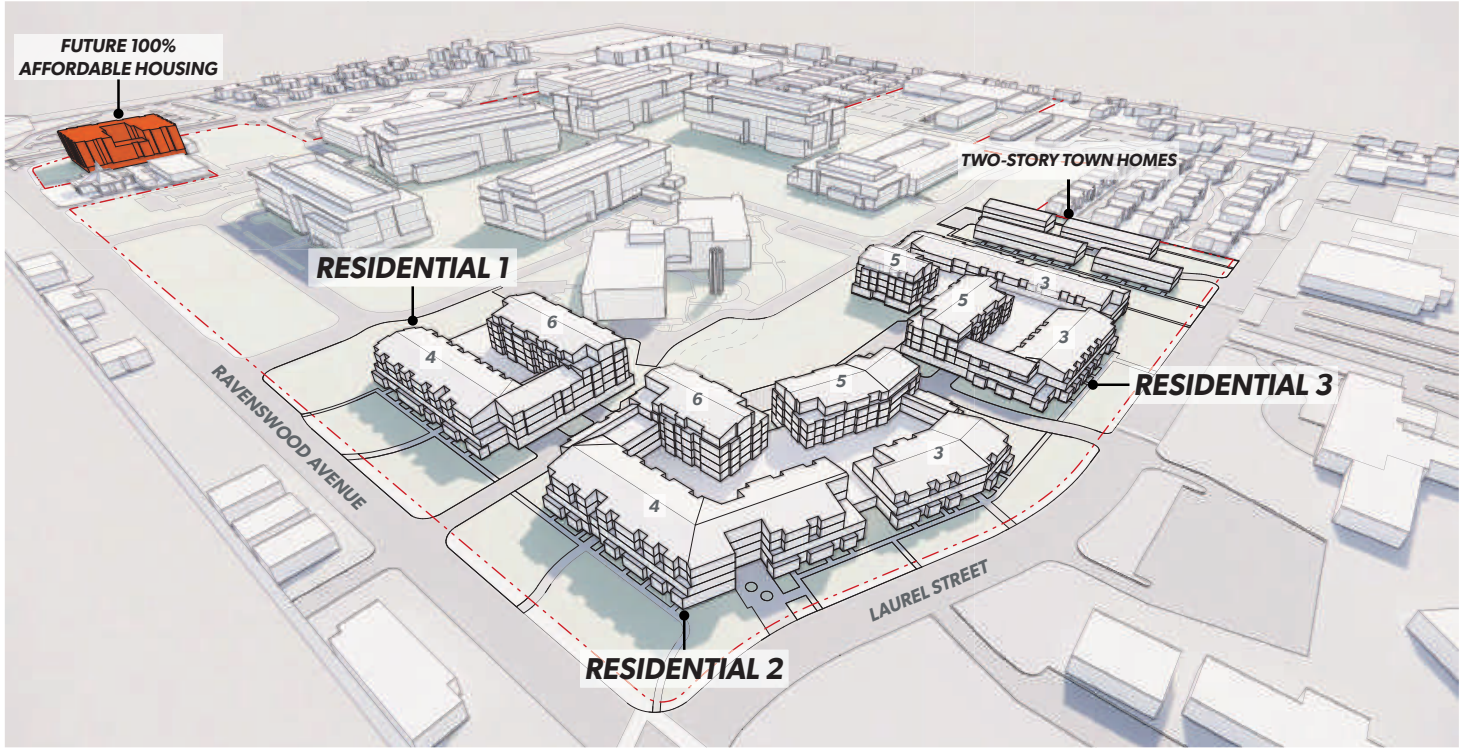
**MASTER PLAN ELEMENTS UNDER STUDY**



- 100% AFFORDABLE OR SPECIAL NEEDS HOUSING POTENTIAL SITE LOCATION
- EMERGENCY WATER RESERVOIR POTENTIAL LOCATION

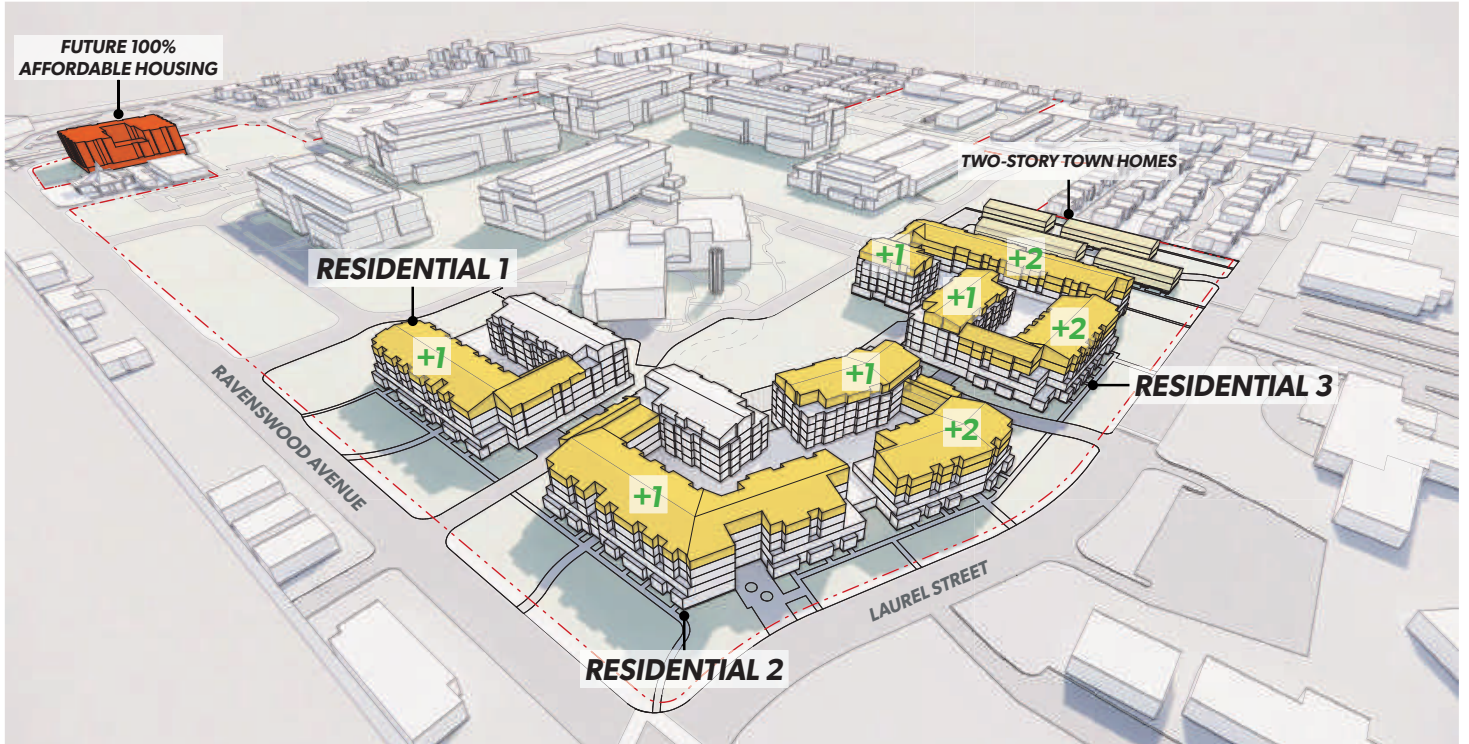
**MASTER PLAN ELEMENTS UNDER STUDY**

**UP TO 100 AFFORDABLE DWELLING UNITS + 450 DWELLING UNITS**



**RESIDENTIAL MASSING - CURRENT BASE SCHEME - 550 DU's**

**UP TO 100 AFFORDABLE DWELLING UNIT + 600 DWELLING UNITS**



**RESIDENTIAL MASSING - EIR VARIANT SCHEME - 700 DU's**

	RESIDENTIAL UNITS	AFFORDABLE UNITS	% AFFORDABLE
INITIAL PROPOSAL	400	60	15%
CURRENT PROPOSAL	530 - 550	147 - 167	28% - 30%

**HOUSING SUMMARY**

PARKLINE

LANE PARTNERS

SRI International

STUDIOS



<b>JOB / HOUSING BALANCE BASED ON CAPACITY</b>	<b>EXISTING CAMPUS CAPACITY - FULLY OCCUPIED</b> <small>(400 SF/EMPLOYEE; 1.2M SF OF USABLE SPACE; 180,000 SF OF OBSOLETE SPACE)</small>	<b>PARKLINE REDEVELOPMENT - FULLY OCCUPIED</b> <small>(300 SF/EMPLOYEE FOR NEW COMMERCIAL SPACE)</small>	<b>NET NEW EMPLOYEES</b> <small>(BASED ON CAPACITY)</small>
<b>FUTURE COMMERCIAL OCCUPANCY</b>	<b>3,000</b>	<b>3,882</b>	<b>882</b>

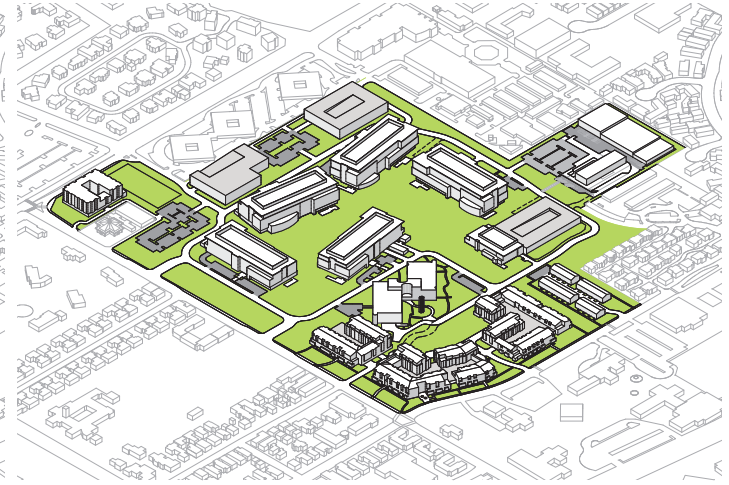
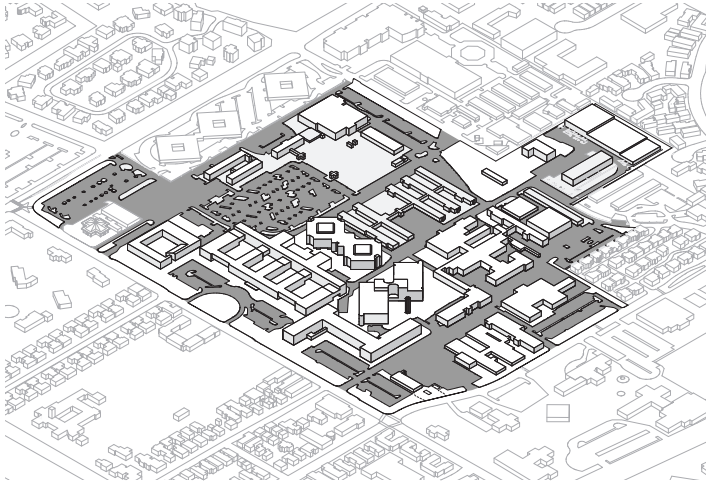
## EXISTING:

PARKING IS 37% OF SITE AREA



## PROPOSED:

PARKING IS 14% OF SITE AREA



- OPEN SPACE EXPANSION
- HERITAGE TREE PRESERVATION
- LOWER PARKING RATIO
- PARKING DISTRIBUTION

## OFFSTREET PARKING APPROACH - CONVERSION TO OPEN SPACE

23

- **NO EXISTING TDM REQUIREMENT FOR THE SITE**
- **DESIGN ENCOURAGES ALTERNATIVE MEANS OF TRANSPORTATION**
- **NEW BIKE/PEDESTRIAN CONNECTIONS, SHUTTLE, AND OTHER FEATURES WILL REDUCE TRIPS**
- **COMMITTED TO EXPLORING FEASIBILITY OF 20% - 30% TDM REDUCTION AND OTHER AREAWIDE IMPROVEMENTS**

## TRANSPORTATION DEMAND MANAGEMENT

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# PARKLINE WILL REDUCE CARBON SIGNIFICANTLY



**1. REDUCE GREENHOUSE GAS EMISSIONS BY 50%**



**2. ALL-ELECTRIC BUILDINGS**

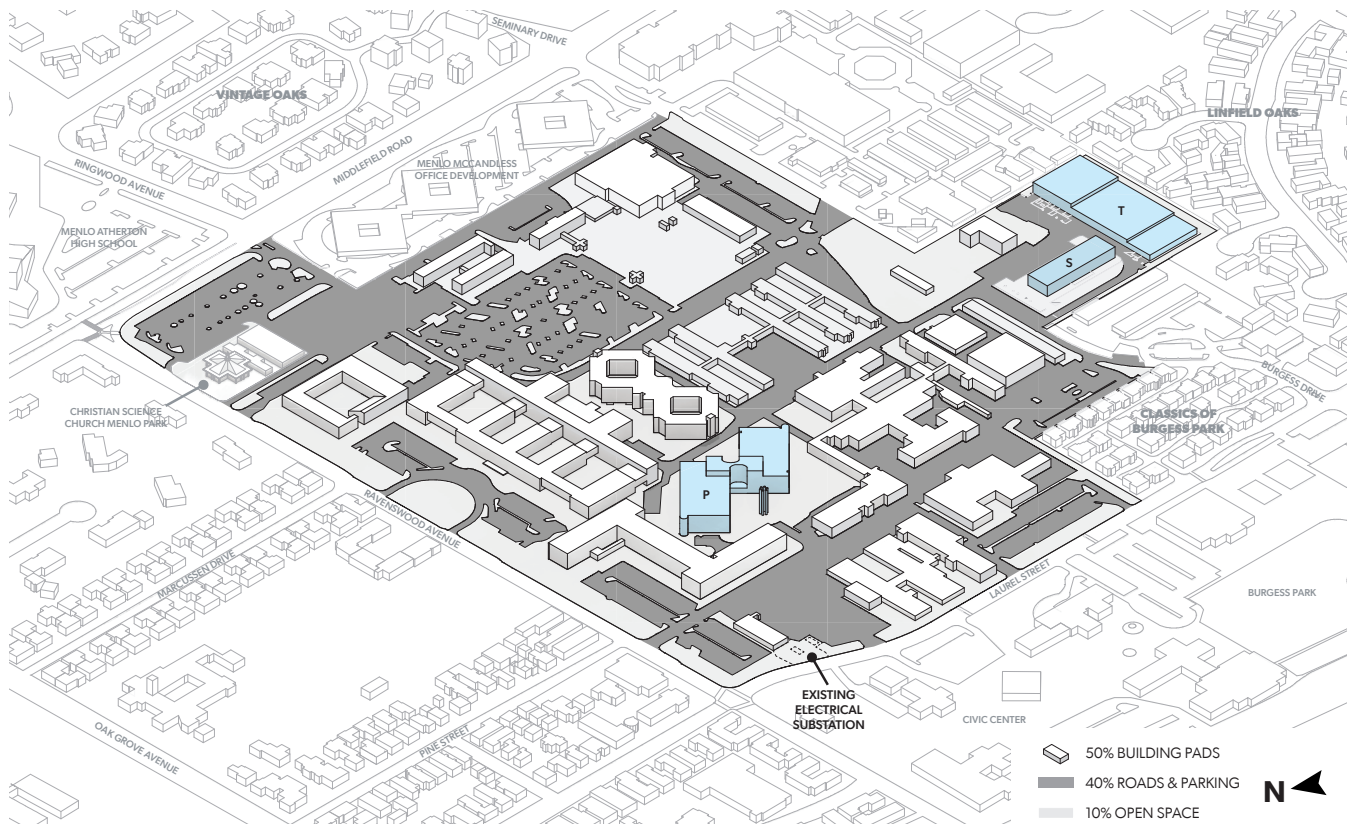


**3. MEETING REACH CODES**

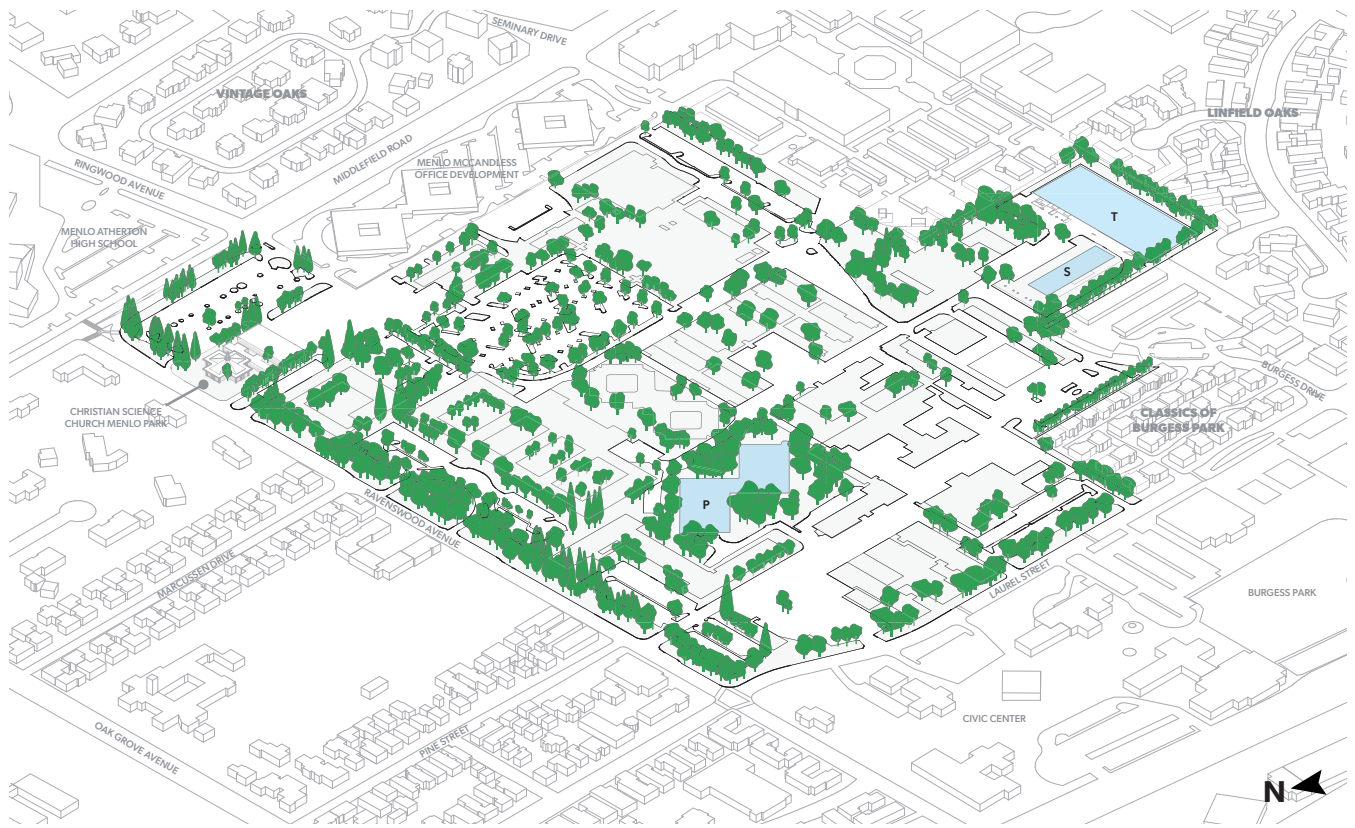


**4. USING RENEWABLE ENERGY**

## SUSTAINABILITY & CARBON REDUCTION



## EXISTING SRI CAMPUS



## EXISTING TREES



# PARKLINE PROJECT

Study Session

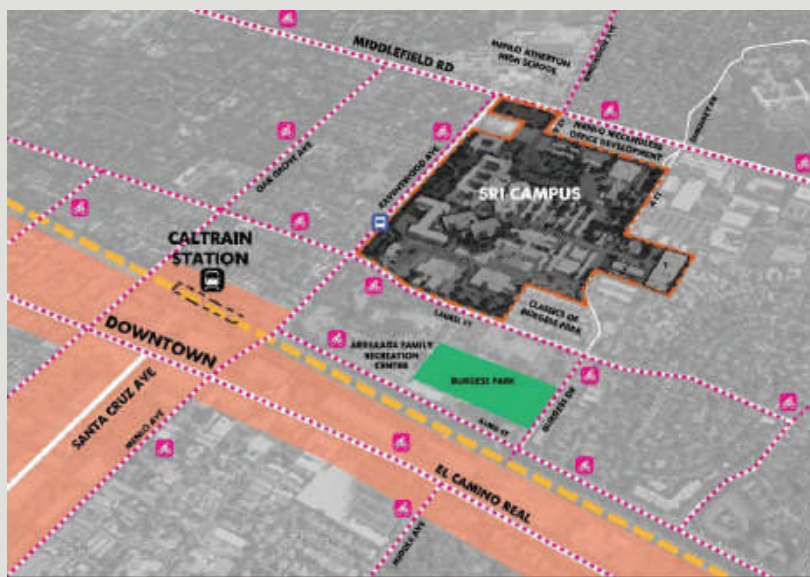
Staff Presentation

Planning Commission meeting of January 23, 2023

## MEETING PURPOSE

- Study Session
  - Provide feedback on the project plans
  - City Council held most recent study session on May 10, 2022
  - Planning Commission held EIR scoping session on December 12, 2022
- No actions will be taken tonight
  - City Council will consider certification of Final EIR and most land use entitlements

## PROJECT LOCATION



## EXISTING SITE

- Project Site (approx. 63 acres)
  - SRI International
- 38 buildings (approx. 1.38 million sf)
- Existing land uses:
  - Office, R&D, and supporting uses
- Approximately 1,100 employees today



## PROPOSED PROJECT

- 35 existing buildings to be demolished
- Mixed-use development
- Housing
  - 431 apartments & 19 townhomes (15% BMR units) – residential district
  - Separate parcel to be dedicated to affordable housing developer
    - 100% affordable or special needs housing (up to 100 units)
- Non-residential:
  - 1.38 million square feet
- Publicly accessible open space
  - 25 acres



## STUDY SESSION TOPICS

- Proposed land uses and site density and intensity
- Site access, including vehicular, pedestrian and bicycle
- Architectural styles
- Design and layout of open space
- Parking locations and ratios
- Proposed sustainability measures



**THANK YOU**





## Additional Comments Received after Staff Report Publication

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**Alex Lee**

171 McKendry Drive  
Menlo Park CA 94025

February 6, 2023

**Menlo Park Planning Commission**

701 Laurel Street  
Menlo Park, CA 94025

Dear members of the Menlo Park Planning Commission,

We are writing in regards to the proposed renovation plans on 167 McKendry Drive. We currently live next door on 171 McKendry Drive.

As noted in Exhibit B of the submitted plans, we have raised privacy concerns with the 4 stairwell windows that face our property. When coming down on that stairway, or when standing on the stairwell landing area between floors, we are concerned that there is a direct line of sight to our backyard and our bedroom windows that face 167 McKendry (see *Pictures 1 and 2 attached below*). Given that there is only 3'2"-3'9" clearance between the stairwell landing area and the window, it is easy for any person to have this direct line of sight. This issue will be worse if we choose to expand our current home with a 2nd floor in the future, as the top of the stairway on 167 McKendry would have direct line of sight to our 2nd floor windows (see *Picture 3 below*). That is why we had discussed with Mr. Ryan Chang about using some form of obscure glass for the stairwell windows last August.

Last week we just learned that the latest submitted plans only address our privacy concerns with three 15-gallon Strawberry Trees to provide landscape screening. We have informed Mr. Ryan Chang that this submitted proposed solution is not adequate. A 15-gallon Strawberry Tree is only generally around 6ft tall, and we calculated that we would need a tree that is at least 13ft tall to block the direct line of sight towards our current backyard & windows (see *Picture 4 below*). We also raised our concern that Strawberry Trees can grow wide and drop significant fruits on our driveway where we park our car and where our kids play, requiring us significant ongoing maintenance.

We have reiterated to Mr. Chang our preference for an obscure glass solution, as we see it as a better longer term solution that addresses both the current and future privacy needs. We have requested that if any landscape screening solution is pursued, it would need to provide adequate coverage from the time when the construction is completed, without having to wait for the trees to grow to the

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appropriate height over time. In the past, we have also proposed raising the height of the stairwell windows as an alternative.

As of this morning, we have not come to an agreement yet. My purpose with this letter is primarily to make you aware that the privacy concerns with the stairwell windows have not yet been resolved, and that we're still in discussions to arrive at a mutually agreed upon solution.

Thank you for your time and consideration.

Sincerely,

**Alex Lee**

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**Picture 1** - Simulated view from stairwell landing on 167 McKendry Dr., looking towards the **back** of our current 1-story home (based on latest submitted plans for 167 McKendry and our current home dimensions)



**Picture 2** - Simulated view from stairwell landing on 167 McKendry Dr., looking at the **side** of our current 1-story home



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**Picture 3** - Simulated view from top of stairwell on 167 McKendry Dr., looking at the side of our home in the scenario where we expand our home with a 2nd floor



**Picture 4** - Simulated view from stairwell landing on 167 McKendry Dr., looking towards the back of our current 1-story home WITH a 13ft hedge tree planted in between the properties

