



REGULAR MEETING MINUTES

Date: 04/10/2023
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

Acting Chair Cynthia Harris called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Cynthia Harris (Acting Chair), Andrew Barnes, Henry Riggs, Michele Tate

Absent: Linh Dan Do, Jennifer Schindler

Staff: David Hogan, Contract Planner; Fahteen Khan, Associate Planner; Kyle Perata, Planning Manager; Matt Pruter, Associate Planner; Corinna Sandmeier, Principal Planner; Ed Shaffer, Assistant City Attorney; Mariam Sleiman, City Attorney’s Office

C. Reports and Announcements

None

D. Public Comment

- Gita Dev spoke on behalf of the Sierra Club Loma Prieta chapter to share that they hosted a webinar recently entitled “Planning for Life Sciences for Bay Area Cities” and that they wanted to provide more information about different levels of laboratories to the city as Menlo Park had designated a life sciences zoning district adjacent to the Facebook mixed use area.

E. Consent Calendar

- E1. Approval of minutes from the December 12, 2022, Planning Commission meeting. (Attachment)
- E2. Approval of minutes from the January 9, 2023, Planning Commission meeting. (Attachment)

Acting Chair Harris noted a typo on page 14 under item F5 in the January 9 minutes “Planner Turned,” noting it was “Planner Turner.”

ACTION: Motion and second (Riggs/Barnes) to approve the Consent Calendar consisting of the minutes from the December 12 and January 9 Planning Commission meetings with the typographical error to be corrected as noted for the January 9 minutes; passes 3-0-1-2 with Commissioner Tate abstaining and Commissioners Do and Schindler absent.



F. Public Hearing

- F1. Architectural Control and Use Permit/Jamie D'Alessandro/961 El Camino Real:
Consider and adopt a resolution to approve an architectural control for exterior and interior modifications to an existing commercial building to remove a door and window, reconfigure gross floor area to close off an existing recessed area, add a window to the front facade and create a new entry to the side of the building, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The gross floor area of the building would not increase as part of the project. Additionally, the proposal includes modifications to the landscaping including a new deck and trellis. The request also includes. As part of the review, the Planning Commission will need to determine whether the sale of alcohol at a use permit for a live entertainment, on-site consumption of alcohol and outdoor seating for the proposed restaurant use; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities this location serves a public convenience or necessity, in accordance with the requirements of the State Department of Alcoholic Beverage Control (ABC). (Staff Report #23-025-PC)

Associate Planner Fahteen Khan noted correspondence received from both the property owner and applicant after publication of the staff report.

Jaime D'Alessandro, applicant, and Chris Wasney, project architect, spoke on behalf of the project.

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

The Commission discussed the site circulation, potential electrification uses rather than gas, solar installation, and the area and hours proposed for entertainment. Ensuing discussion highlighted addressing noise and safety concerns with the intent that noise complaints were not unfairly assigned unilaterally to the subject property in recognition of the existing nightlife in the area with a note that noise disturbance prevention from entertainment be applied equitably citywide.

ACTION: Motion and second (Barnes/Riggs) to adopt a resolution to approve an architectural control for exterior and interior modifications to an existing commercial building to remove a door and window, reconfigure gross floor area to close off an existing recessed area, add a window to the front facade and create a new entry to the side of the building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, a use permit for a live entertainment, on-site consumption of alcohol and outdoor seating for the proposed restaurant use, and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities with the following added condition; passes 4-0 with Commissioners Do and Schindler absent.

Add Condition 2b: Twelve months after occupancy, staff shall review complaints within the community. If, depending on trend lines in the community, staff believes this establishment may be responsible for disturbances between 11 p.m. to 2 a.m., the live entertainment use between the hours of 11 p.m. and 2 a.m. shall be scheduled for review by the Planning Commission. The Commission's review would be limited to live entertainment use between the hours of 11 p.m. and 2 a.m.

F2 and G1 are associated items with a single staff report

- F2. Draft Environmental Impact Report (Draft EIR) Public Hearing/ Tarlton Properties, LLC/1105-1165 O'Brien Drive and 1 Casey Court (referred to as the 1125 O'Brien Drive project):
Public hearing to receive comments on the Draft EIR to develop a five-story research and development (R&D) building containing approximately 131,825 square feet of gross floor area, in the LS-B (Life Sciences, Bonus) zoning district. This includes 129,166 square feet of R&D uses and 2,659 square feet of commercial (Café) uses. The proposed project floor area ratio (FAR) would be 74 percent. The project site consists of four parcels containing three one-story buildings of approximately 59,866 square feet and an existing drainage channel. The project site is commonly referred to as 1125 O'Brien Drive and includes buildings currently addressed 1105, 1135 and 1165 O'Brien Drive and 1 Casey Court. The proposed project would include 229 parking spaces in surface parking lots located behind the building and adjacent to the building along O'Brien Drive. The two surface parking lots would be accessed from O'Brien Drive and Casey Court. The proposed project includes requests for a use permit, architectural control, below market rate housing in-lieu fee, and environmental review. 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 includes a hazardous materials use permit request to allow a diesel generator to operate the facilities in the event of a power outage or emergency. The proposed project includes requests to modify the surface parking along street frontage requirements along Casey Court, and to transfer development rights (height) from the applicant controlled parcel at 1140 O'Brien Drive to comply with the Zoning Ordinance average height requirement. If necessary to ensure water flow volumes for the proposed project meet the requirements of the Menlo Park Fire Protection District and based on timing of the necessary water line improvements, the proposed project also could include upgrades of water lines beneath O'Brien Drive from the project site frontage to the intersection with Willow Road. The environmental effects of upgrading the waterlines were previously evaluated in the certified EIR for the 1350 Adams Court project. The proposed project is requesting an exception from the City's reach code to allow for the use of natural gas for space conditioning in the laboratory spaces. The proposed project also includes a request to remove 11 heritage trees. The focused Draft EIR was prepared to address potential physical environmental effects of the proposed project in the following areas: transportation, population and housing, air quality, greenhouse gas emissions, noise (operation – traffic noise, construction noise and vibration), cultural and tribal resources, and biological resources. In accordance with CEQA, the certified program-level ConnectMenlo EIR served as the first-tier environmental analysis. Further, the focused Draft EIR was prepared in compliance with the terms of the Settlement Agreement between the City of East Palo Alto and the City of Menlo Park. The Draft EIR identifies significant and unavoidable environmental impacts from noise (construction noise and vibration) and greenhouse gas (GHG) emissions (conflicts with applicable plans and policies and cumulative GHG emissions). The project site does not contain a toxic release site, per Section 6596.2 of the California Government Code. The City is requesting comments on the content of this Draft EIR. Written comments on the Draft EIR may be also submitted to the Community Development Department (701 Laurel Street, Menlo Park) no later than 5:00 p.m. on May 8, 2023. (Staff Report #23-026-PC)

Item F2 was transcribed by a court reporter.

G. Study Session

G1. Study Session for a Use Permit, Architectural Control, Lot Merger, Below Market Rate Housing In-Lieu Fee, and Environmental Review/Tarltan Properties, LLC/1105-1165 O'Brien Drive and 1 Casey Court (referred to as the 1125 O'Brien Drive project):

Request for a study session for a use permit, architectural control, below market rate housing in-lieu fee, and environmental review to develop a five-story research and development (R&D) building containing approximately 131,825 square feet of gross floor area, in the LS-B (Life Sciences, Bonus) zoning district. This includes 129,166 square feet of R&D uses and 2,659 square feet of commercial (Café) uses. The proposed project floor area ratio (FAR) would be 74 percent. The project site consists of four parcels containing three one-story buildings of approximately 59,866 square feet and an existing drainage channel. The project site is commonly referred to as 1125 O'Brien Drive and includes buildings currently addressed 1105, 1135 and 1165 O'Brien Drive and 1 Casey Court. The proposed project would include 229 parking spaces in surface parking lots located behind the building and adjacent to the building along O'Brien Drive. The two surface parking lots would be accessed from O'Brien Drive and Casey Court. The proposed project includes requests for a use permit, architectural control, below market rate housing in-lieu fee, and environmental review. 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 includes a hazardous materials use permit request to allow a diesel generator to operate the facilities in the event of a power outage or emergency. The proposed project includes requests to modify the surface parking along street frontage requirements along Casey Court, and to transfer development rights (height) from the applicant controlled parcel at 1140 O'Brien Drive to comply with the Zoning Ordinance average height requirement. If necessary to ensure water flow volumes for the proposed project meet the requirements of the Menlo Park Fire Protection District and based on timing of the necessary water line improvements, the proposed project also could include upgrades of water lines beneath O'Brien Drive from the project site frontage to the intersection with Willow Road. The environmental effects of upgrading the waterlines were previously evaluated in the certified EIR for the 1350 Adams Court project. The proposed project is requesting an exception from the City's reach code to allow for the use of natural gas for space conditioning in the laboratory spaces. The proposed project also includes a request to remove 11 heritage trees. (Staff Report #23-026-PC)

Acting Chair Harris opened public comment.

Public Comment:

- Gita Dev, Sierra Club Loma Prieta Chapter, noted concerns of the community related to biosafety levels, operational noise of biotech labs, and with privately funded labs. She suggested looking at comparables regarding noise. She said other cities such as Milpitas with biotech labs did not allow diesel or natural gas-powered emergency generators because of greenhouse gas emissions. She said loading and unloading for biotech labs was often an all-night operation with issues of light pollution. She said the greatest biosafety concern was that this was an area of liquefaction and high earthquake damage. She said the potential of a biosafety level 3 lab here close to residential and the bay was greatly concerning and noted national concern about privately funded biosafety labs.

Acting Chair Harris closed public comment.

Contract Planner Hogan outlined topic areas for focus: site layout, architectural design and detailing of the buildings, average building height calculation, publicly accessible open space design and layout, onsite parking layout, and community amenity in-lieu fee.

Commissioner Tate asked for clarification about the public access connecting this project with Willow Village as it appeared too far away to serve Belle Haven residents, but which had been indicated on the slide presented. She said she thought it would serve the East Palo Alto neighbors.

Planner Hogan said the public access would get more use from people in the businesses in the area and from the East Palo Alto area. He said with the location of the project the Belle Haven neighborhood was more likely to access through the SFPUC right of way from where it connected closer to Willow Road. He said as proposed it had the potential to benefit more the residences in East Palo Alto located near the project.

Commissioner Tate noted the public comment about gas heating and asked whether or not something other than gas was being considered for the heating.

Planner Hogan said the applicant was proposing to use natural gas for the heating and other HVAC activities. He said the city's REACH code had a mechanism to submit a justification for exception and the city required peer review of that document. He said the document had been prepared and was being preliminarily reviewed. He said the final decision on that would be made at the building permit stage. He said the EIR assumed the use of natural gas and had found a significant and unavoidable impact for that, and that was what the applicant was proposing in the project.

Commissioner Tate said in previous discussions on the project that natural gas was purported as the most efficient energy for certain uses in the lab space but had not been specified for heating throughout the building. She asked why this was proposed noting the commenter's observation that other municipalities did not allow gas for heating for biotech.

Mr. Tarlton said technological progress with regards to electric heating for laboratories was not feasible at this time.

Acting Chair Harris said she had spoken with another project at 4055 Bohannon that was a biology lab and she understood that they were planning to be 100% electric except for the diesel emergency generator. She suggested if they needed gas for the lab spaces perhaps there was potential for electric heating otherwise. She said her concern was they seemed to be moving toward 100% electrification in the city, but this project was not doing so.

Mr. Tarlton said the building industry in general was moving in that direction, but laboratory spaces had not moved in that direction. He said the challenge with laboratory spaces and heating them was the number of air changes as those were significantly higher than those for an office. He said the physics of heating a laboratory space with electricity right now was not feasible and reliable.

Commissioner Tate asked if it was possible to zone where the offices were. She said she did not know how other jurisdictions were doing this. She said they had heard that a nearby city was not planning to allow gas energy for a similar use as this building. She said the industry was moving along if slowly but maybe there was something out there to use as neighboring jurisdictions were attempting to do so.

Mr. Tarlton said they were doing an all-electric laboratory building across the street from the project site at 1190 O'Brien Drive, but this project was a 12,000 square foot facility. He said he could not address the specific project the Chair referred to and noted that they were happy to look into that. He said they looked at many different projects with similar uses. He said there was a single laboratory building, a single-user building, in Newark that was all electric. He said that project was not yet completed nor fully commissioned because they were having problems with it. He said their standard practice, in part for the benefit of their tenants but also for the city, was to build life science buildings that were flexible. He said this proposed building would be around for 40 years or more and that tenants moved in and out. He said they needed to have a building that could be transformed from a single tenant building into a multi-tenant one. He said if they were to designate specific zones for office and specific zones for lab that would eliminate that flexibility.

Acting Chair Harris said that this building would be here for 40 years made her think that gas would be used there for 40 years. She recognized the applicant's struggle but expressed disappointment that they were not at the goal of electrification yet.

Commissioner Barnes asked for information from the applicant about biosafety levels.

Mr. Tarlton said they wanted to continue to conduct themselves in the Menlo Park community in a way that was transparent and made everyone comfortable and feel safe. He said much reference had been made that the life science zoning district in Menlo Park was in a high liquefaction zone and that was categorically false. He said the former Sun campus area now occupied by Facebook was a liquefaction area. He said the area geographically south of the railroad tracks, which included all of the life science zoning district, was on solid soil and was not a liquefaction zone. He said life science was a broad term and covered many different types of uses. He said to clarify the life science district in Menlo Park did not have every building conducting biosafety level research, whether at level 1, 2, or 3 and that quite a lot of the square footage in the life science district was not conducting any biosafety activity. He said for instance one of their largest tenants, Pacific Biosciences, made genomic sequencing equipment. He said another one of their tenants, formerly Intersect ENT and now owned by Medtronic, were making a sinus implant. He said within the very large category of life science they had medical device manufacturers, medical instrument manufacturers, and diagnostics as examples. He estimated that on the high side maybe 20% of the total area in the life science zoning district was conducting biosafety activities of some kind, most of it at level 1 and a little at level 2.

Ron Kreitemeyer, Chief Operating Officer for Tarlton Properties, said he formerly served as the biosafety officer and also as a chemical hygiene officer and environmental health and safety officer for a number of life science companies, several of which were in Menlo Park. He said the biosafety levels (BSL) program was designed as a type of escalating system. He said BSL 1 was typically biological materials that would not cause harm to humans; BSL 2 was typically materials such as human blood, synovial fluid and things like that, which were potentially infectious; and BSL 3 was potentially lethal bio agents. He said these BSLs had increasing controls associated with them moving from BSL 1 to BSL 3. He said within the country there were 15 BSL 4 labs but none in California to his knowledge. He said the BSL 4 lab closest to California was in either Colorado or Montana. He said most BSL 4 labs were operated by the government. He said quite a few BSL 3 labs existed at major universities such as at Stanford and UC San Francisco. He said BSL 3 labs were typically small. He reviewed operating safety programs and protocols for BSL 1, 2 and 3 that were regulated by state codes. He said in their business park they had some BSL 2 labs but no BSL 3 labs. He said this was a well-regulated industry despite what people were saying. He said with

BSL 3 the program to obtain agents was strictly regulated by the CDC and that applied to private biotech companies.

Acting Chair Harris asked what mechanism would be used if the city decided not to allow anything greater than BSL 2 for this project.

Planner Sandmeier said she thought that might be made a condition of approval when the project came for final entitlements.

Acting Chair Harris said she appreciated the transportation analysis done by Hexagon and the independent traffic analysis undertaken by Tarlton. She said Hexagon made several recommendations, one of which was that current on street parking should be removed for 20 feet on either side of the driveways and that landscape plans should be modified to ensure that exiting drivers could see pedestrians on the sidewalk as well as bicyclists. She said it also recommended the project install a sidewalk along its frontage on Casey Court to provide better pedestrian connection between the project site and surrounding area. She asked if the applicant was planning to do either of those items and how it was determined which of those recommendations the city would require or whether it could require those.

Planner Hogan said the mitigation measures related to VMT were in the EIR and the other improvement requirements the project was proposing, frontage improvements along O'Brien Drive and Casey Court, were pretty typical in terms of new development in an area where there was a new standard. He said regarding the recommended improvements by the traffic analysis that he assumed the Public Works department would include those in their list of conditions of approval that would be presented to the Planning Commission.

Acting Chair Harris said the recommendations she would want added as conditions of approval as the project moved forward was that the current on street parking be removed 20 feet on either side of driveways and landscape plans modified to ensure exiting drivers could see pedestrians and bicyclists and that the project install sidewalk along Casey Court to provide better pedestrian connection.

Planner Hogan said the project plans did include sidewalks along Casey Court.

Acting Chair Harris asked about the bicycle lane around the project and if it went along O'Brien Drive to connect to Willow Road and also connected around Casey Court with drop-off and pickups from the school there or other businesses.

Planner Hogan said he was not sure between this project and others in the area where the Class 2 bicycle lane was intended to be constructed.

Mr. Tarlton said there were a number of considerations noting there was a separate project in the works between Tarlton Properties and the City of Menlo Park, a public-private partnership to install a continuous sidewalk as well as a bicycle lane from Willow Road to University Avenue on the south side of O'Brien Drive. He said the current construct of that project that was separate from this proposed project and separate from the 1350 Adams Court project, previously approved, had a compromise with existing neighbors to allow for street parking to still happen on one side of the road, which would allow for a sidewalk and a bicycle lane on the south side but parking on the north

side. He said regarding drop-off and pickups for the daycare facility they understood that was actually off O'Brien Drive and not Casey Court.

Acting Chair Harris asked how mitigation measures for construction noise were monitored noting recently the commission had heard neighbor complaints about other projects wherein such measures were not adhered to, nor could they get response from the city to monitor. She questioned whether the city had adequate staff for that monitoring and the protocol for monitoring during the construction process noting a school virtually next door to the proposed project.

Planner Hogan said they spent considerable time working on the construction noise impacts on the school and the idea was to construct a noise barrier along the property line to hopefully reduce noise levels within the school playground. He said even though they thought the mitigation measures would be effective that it might not be able to achieve the reduction in noise to get it to an insignificant level. He said the EIR included the construction of a sound barrier around the playground area as a requirement. He said monitoring was complicated and suggested perhaps installing a noise monitor at the site might be possible. He said they were open to suggestions from the Commission.

Planner Sandmeier said noise monitoring was enforced by building department inspectors; she said the public also could call code enforcement for issues. She asked if commissioners received concerns from neighbors about projects to forward those to staff so they could look into those.

Acting Chair Harris said she would like more information and details about the proposed café. She said they had heard from many residents and from previous commission discussions on the project that the café should be a community service as well as a business service. She said the need for a local café operating beyond business hours in the evening and on weekends for new and future residents to gather with opportunities for local community events such as music or art had been identified. She said another suggestion the community might want would be additional food for takeout versus just a café. She said when this project was before the commission previously the recommendation was made that the applicants go into the community and see what they might do to help the community related to the café. She said she wanted assurance the outreach was happening and how from the city's perspective they might help facilitate that.

Planner Hogan said he understood the need for additional services in the area but that might be more of a commercial use than what the applicant was envisioning on the site. He said he would consult with department management and the applicant to provide some information to the commission on this. He suggested that the Willow Village project might be a more appropriate location for something like that.

Planner Sandmeier said the café was not the proposed community amenity for the project and the applicant was proposing to pay the in-lieu fee for the community amenity.

Replying to Commissioner Barnes, Mr. Tarlton said the two parking areas were separated for one reason as they had a meandering publicly accessible path with seating and landscaping that would travel between the two. He said they felt that operationally it would work fine to have a parking area primarily designated for employees and a parking area that would be available for visitors and others.

Replying further to Commissioner Barnes, Mr. Tarlton said going back even further about four years ago when they brought this project to the commission there was strong opposition to a structured parking solution that was parallel to the face of the building, which was their option at that time. He said they then tried to address that strong opposition. He said there had been a nearly universal pushback on parking in general. He said the proposed solution had a reduced parking ratio. He said at some point in the future structured parking might be found appropriate for this entire site but today the appropriate solution that addressed prior pushback from the commission and staff about the parking structure previously proposed was to acquire land for surface parking rather than structure parking. He said acquiring the land and all the accoutrements for this project of landscaping and the parking lot materials that would reflect solar to avoid the heat island effect was not a great cost savings versus the cost of building structure parking. He said a project at 1005 O'Brien Drive that the commission had not yet seen had mostly structure parking and noted replying further to Commissioner Barnes that the business park would have a mix of structured parking and surface parking. He said over time it would be mostly structured parking but there would be interim periods where they would have surface parking whether it was because a particular site would be developed in phases or because when they were doing a larger master plan and took down two buildings and replaced one of those with a larger structure they would need surface parking for a while until the second building was developed.

Commissioner Barnes referred to the topic areas for discussion presented by staff. He said regarding site layout that they had seen that before and he had no comments. He said the proposal was a fine architectural design. He said the detailing on the front worked well and he was not exercised about the lack of detailing on the other areas. He said the publicly accessible open space was well done and in the amounts proposed was creatively utilized. He said they just heard about the onsite parking layout. He asked regarding the community in-lieu payment what the applicant could do with the \$3.1 million that would be a creative benefit to the community and something the applicant could do better than the city could.

Mr. Tarlton said going back in time they had proposed a library but that was done by someone else. He said they proposed an aquatic center but that was deemed a city responsibility and not an appropriate use of public benefit funds. He said they could build sidewalks, they could underground utilities, and do all kinds of wonderful things. He said the starting point was an agreement between the Planning Commission and City Council enacted into law that provided a list of projects EIR ready. He said it did not do any good for applicants for the city to approve a list of projects that applicants then had to go get a separate EIR for. He said another thing they would love to do was improvements at Bayfront Bedwell Park, which they thought was the perfect proposal, only to find out that there was a list of things needed there but no EIR for those. He said if they were to suggest the \$3 million go to improvements at Bayfront Bedwell Park, they would be putting their own project at risk as there was no EIR for that separate piece. He said he would be happy to devote his personal time, their staff time, and consultant time to help. He encouraged getting an approved list that was EIR ready so they could do actual projects for community amenities. He said it pained him to write checks that sat in funds and did nothing for the community. He said the fundamental basis of the whole life science district and the community benefit fee was that they would build projects for the community.

Commissioner Barnes said this was the third study session on the project. He said it was well done and suited the community. He said it was what ConnectMenlo envisioned and was a life science building in a life science zoning district.

Acting Chair Harris said she wanted to acknowledge and praise the applicant for the surface level parking, reducing the parking, and for the addition of more trees and the solar reflection materials. She said she thought regarding the community amenities that some city council members were working on that and had thought by now it would have been finalized. She said it was frustrating as the applicant could build things and they wanted them to.

Recognized by the Acting Chair, Mr. Kreitemeyer said the community amenities money could be used to do the EIRs to do all of the desired community amenity projects rather than putting the development projects at risk by having to do a separate EIR for the community amenity projects.

Commissioner Tate asked about light at night and how that would be mitigated on the Flood Estates and Alborni neighborhoods.

Ms. MacGraegor said all was downlighting and was mitigated to the perimeter of the site. She said a lighting engineer had done the lighting study to show light levels of the property so there would be no light pollution to the neighborhood.

Commissioner Tate said another property had a café open to the public like what was proposed with this project. She asked who really utilized that existing café and whether it was primarily employees at the other buildings around it. She said the East Palo Alto residents who had written in were enthusiastic about using whatever new services would come online.

Mr. Tarlton said they had been operating an eatery in the park continuously for 40 years. He said the original one was Belly Deli and then Jesse Cool ran Cool Eats until she left that business. He said it was now Eats at 1440 and had been the most successful one in 40 years attracting outside users. He said the café proposed at the proposal site would not be as large nor have nearly as large a menu as Eats at 1440. He said it would be more in the form of grab and go simply because there was only so much food service that would be viable in that location. He said they would have more options for food as the park grew into the vision that was established when the life science district was put into place. He said they were trying to measure increasing food service to meet the actual need. He said Eats at 1440 when it first opened was open for breakfast and coffee service but had such limited use it was not justifiable to continue. He said they would continue to try to expand not only the menu, but the locations and hours as the park evolved. Replying further to Commissioner Tate, Mr. Tarlton said Eats at 1440 was open only during business hours.

Acting Chair Harris said the average building height calculation was one of the focus topics for discussion and to clarify the linkage between 1140 was to get the average height down. She said it seemed that that side of the street was only allowed at 35-foot height as it abutted residences. She said the applicants had been interested in acquiring nearby properties to 1140 O'Brien Drive and asked if all of those properties would be limited to a 35-foot height. She said at the 2021 Planning Commission study session for the project, staff had mentioned that they needed to go back and calculate what the building height of 1140 O'Brien Drive would be and that it actually might be lower than 35 feet.

Mr. Tarlton said the facility height at 1140 O'Brien Drive was currently lower than 35 feet. He said regarding average height between the north side of the street and south side of the street that in the establishment of the life science zoning district they had had many conversations about that. He said it was Councilmember Ohtaki who was specifically concerned about having a variance in building

height in the neighborhood. He said the idea of pairing lower buildings on the south side of the street with taller buildings on the north side of the street was specifically contemplated.

Commissioner Tate asked why the lot merger was highlighted in the staff report noting for another project the commission had recently seen with a lot merger that that had been a non-issue.

Planner Hogan described when a lot merger was commonly required.

ACTION: Motion and second (Barnes/Tate) to continue the meeting until 11:05 p.m.; passes 4-0 with Commissioners Do and Schindler absent.

Commissioner Tate said that the way the lot merger was highlighted in the staff report seemed to indicate that there was some challenge regarding it.

Planner Hogan said there was no challenge about it. He said in this case it was a required component of the project, which was why they mentioned and highlighted it.

No additional comments were made.

H. Informational Items

H1. Future Planning Commission Meeting Schedule

- Regular Meeting: April 24, 2023

Planner Sandmeier said a request for an ADU in the front setback at 1143 Woodland Avenue, an amended below market rate agreement for 1162 El Camino Real, and a use permit and architectural control request for 4055 Bohannon Drive would be on the April 24 agenda.

- Regular Meeting: May 1, 2023

I. Adjournment

Acting Chair Harris adjourned the meeting at 11:05 p.m.

Staff Liaison: Corinna Sandmeier, Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on May 15, 2023

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CITY OF MENLO PARK
Planning Commission

In re:
Draft Environmental Impact
Report (Draft EIR) Public
Hearing/ Tarlton Properties,
LLC/1105-1165
O'Brien Drive and 1 Casey Court
(referred to as the 1125 O'Brien
Drive project)
_____ /

ENVIRONMENTAL IMPACT REPORT
REPORTER'S TRANSCRIPT OF PROCEEDINGS
AGENDA ITEM F2
MONDAY, APRIL 10, 2023

Reported by AMBER ABREU-PEIXOTO
(Via ZOOM Videoconference)
Certified Shorthand Reporter No. 13546
State of California

1 ATTENDEES

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3 The Planning Commission:

- 4 Cynthia Harris - Acting Chairperson
- Andrew Barnes
- 5 Michele Tate
- Henry Riggs

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7 SUPPORT STAFF:

- 8 Matt Pruter, Associate Planner
- Corinna Sandmeier, Principal Planner

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10 PROJECT PRESENTERS:

- David Hogan, Contract Planner
- 11 John Tarlton, Tarlton Properties

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CONSULTANTS:

- 13 Elke MacGregor, DES Architects & Engineers
- Victoria Chung, ICF

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18 BE IT REMEMBERED that, pursuant to Notice of the

19 Meeting, and on April 10, 2023, via ZOOM Videoconference,

20 before me, AMBER ABREU-PEIXOTO, CSR 13546, State of

21 California, there commenced a Planning Commission meeting

22 under the provisions of the City of Menlo Park.

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1 P R O C E E D I N G S

2

3 ACTING CHAIR HARRIS: We are now moving on in the
4 Agenda in F2 and G1, which are associated, with a single
5 Staff Report. And I'm going to read F2. It's rather
6 long, so just bear with me.

7 It's a Draft Environmental Impact Report for
8 Tarlton Properties at 1105 to 1165 O'Brien Drive and 1
9 Casey Court, which we're going to refer to as 1125 O'Brien
10 Drive Project.

11 The public hearing is to receive comments on the
12 Draft EIR to develop a five-story research and development
13 building containing approximately 131,000 square feet of
14 gross floor area in the Life Sciences, Bonus zoning
15 district. This includes 129,000 of R&D, and 2,659 square
16 feet of commercial cafe uses.

17 The project site consists of four parcels,
18 containing three one-story buildings with approximately
19 29,860 square feet and will be referred to as 1125 O'Brien
20 Drive.

21 The proposed project would include 229 parking
22 spaces in surface parking lots located behind the building
23 and adjacent to the building along O'Brien Drive. The
24 proposed project includes requests for a use permit,
25 architectural control, below market rate housing in-lieu

1 fee, and environmental review.

2 The proposal includes a request for an increase
3 in height and FAR under the bonus level development
4 allowance in exchange for community amenities. The
5 applicant is proposing payment of a community amenities
6 in-lieu fee. The project includes a hazardous materials
7 use permit request to allow a diesel generator to operate
8 the facilities in the event of a power outage or
9 emergency.

10 The proposed project includes requests to modify
11 the surface parking along street frontage requirements
12 along Casey Court and to transfer development rights in
13 height from the applicant-controlled parcel at 1140
14 O'Brien Drive to comply with the Zoning Ordinance average
15 height requirement.

16 The proposed project is requesting an exception
17 from the City's reach code to allow for the use of natural
18 gas for space conditioning and laboratory spaces.

19 The proposed project also includes a request to
20 remove 11 heritage trees.

21 The focused Draft EIR was prepared to address
22 potential physical environmental effects of the proposed
23 project in the following areas: Transportation,
24 population and housing, air quality, greenhouse gas
25 emissions, noise -- and that's with operation, traffic

1 noise, construction noise, and vibration, cultural and
2 tribal resources, and biological resources.

3 The Draft EIR identifies significant and
4 unavoidable environmental impacts from noise and
5 greenhouse gases. And the City is requesting comments on
6 the content of this Draft EIR. Written comments on the
7 Draft EIR may be submitted to the Community Development
8 Department at 701 Laurel Street no later than 5:00 p.m.,
9 on May 8th, of 2023.

10 So as we discussed, the EIR staff, would you like
11 to advise the -- how you would like to proceed; if there
12 is a staff presentation and EIR consultant presentation,
13 applicant presentation?

14 MR. HOGAN: Vice Chairman, I guess I will begin.
15 My name is Dave Hogan. I'm the contract planner on this
16 project. We had envisioned, with the Commission's
17 permission, to have three presentations tonight. The
18 first, an introduction by staff, followed up by a
19 presentation by the project applicant, and then ending
20 with the presentation by the City's EIR consultant to help
21 frame in the comments on the EIR.

22 So if that's acceptable, then we will -- I will
23 begin with my presentation.

24 ACTING CHAIR HARRIS: Thank you, Mr. Hogan. That
25 sounds like a plan.

1 MR. HOGAN: Fantastic.

2 This is item F2, which is the public hearing on
3 the Draft Environmental Impact Report.

4 Next, please, because I don't have -- there we
5 go.

6 So our recommended format for the evening is
7 starting off with a Draft EIR. Then again, as I said, my
8 -- you'll have my presentation, then the presentation by
9 the applicant, presentation by the EIR consultant. At
10 that point, we're recommending that you open up the public
11 hearing to receive public comments on the Draft EIR,
12 comments on the EIR, on environmental issues. Even if
13 they're not in writing -- if they are presented verbally
14 tonight, they'll still be evaluated by the City and the
15 EIR consultant and incorporated in a Response to Comments
16 in the Final EIR.

17 After public comments, then we would recommend
18 that the Commission provide comments on the Draft EIR.
19 And when all the comments on the EIR, not necessarily the
20 design of the project, then staff would recommend that you
21 close the draft -- the public hearing, which would be item
22 F2, and then go to item G1. Again, there will be a very
23 brief introduction by staff.

24 Commissioner questions on the project, on the
25 staff report, and those will be answered by either staff

1 or the applicant, depending upon the nature of the
2 question.

3 At that point, we would recommend that the public
4 comments on the proposed project be made available. And
5 then after the public has commented, then we'd like to see
6 the Commission's comments on the proposed project.

7 Next, please. Thank you.

8 Okay. This just gives a general location for the
9 project. You can -- you see the Facebook --
10 Commissioners, can you see my mouse on the screen?

11 ACTING CHAIR HARRIS: Is it moving? Move it a
12 little.

13 MR. HOGAN: Yeah. Okay. Maybe not. Okay.
14 Never mind.

15 You can see the project is -- consists of four
16 lots and largely, right in the industrial area of the
17 city. Yeah. There it is. And then you can see the
18 residential areas surrounding it and its location. You
19 see the Facebook campus at the top.

20 Next slide, please. Thank you.

21 This is the zoning map. Based upon the
22 ConnectMenlo process the City went through, a lot of this
23 area was redesignated to life sciences. The properties
24 north of O'Brien Drive all have the life science bonus.
25 The life science areas adjacent to East Palo Alto and the

1 residential neighborhoods there do not have the balance,
2 do not have the bonus potential. Okay.

3 Next -- next slide, please. Thank you.

4 So there are five future actions on this project.
5 First is the environmental review. That's what we're
6 discussing.

7 There's also a use permit request for the
8 generator and some of the parking issues. The actual use
9 is permitted. So the use is permitted under the Zoning
10 Code. The use permit is for other design elements.

11 Then there's architectural review, which is
12 definitely something that we would like to hear back from
13 the Commission on tonight, on the design of the building
14 and design of the site. One of the issues is going to be
15 a lot merger, and we will be -- in your Staff Report, I
16 believe it is attachment B, shows the three lots being
17 merged into one, which is being called Parcel 1 of the
18 project.

19 Parcel 2 is the existing parcel, which is going
20 to be the accessory parking lot. And, of course, there is
21 heritage tree removal permits.

22 As the applicant went through this process, two
23 of the 13 heritage trees -- the project then was modified
24 to preserve those on-site.

25 Next, please.

1 Here we have a close-up of the site of the
2 applicant. We'll go into much more detail. See Parcel 1
3 with the building, and Parcel 2, which is just the parking
4 lot above that. The two parking lots do not connect
5 internally, and that was something that staff would
6 potentially like the Commission's feedback on.

7 Next, please.

8 So this is a reminder to a lot of the people
9 monitoring the meeting. There's two elements tonight.
10 And we've talked about it previously. The first is
11 getting comments on the Draft Environmental Impact Report.
12 Then there's a study session, getting design comments on
13 the project. The Commission will not be taking any formal
14 actions tonight on the project or the Draft EIR. The
15 comment period ends on Monday, May 8th, at 5:00 p.m. So
16 all comments received before that will be evaluated.

17 And in the final event, the Planning Commission
18 will be the final decisionmaking body that will certify
19 the EIR and consider the land -- various land use
20 entitlements that the applicant has submitted for.

21 Next, please. Thank you.

22 I am just about done with my brief presentation.
23 Next we will have the project applicant, and then followed
24 by the EIR consultant. And at that point we will -- we
25 are recommending that you open up the public hearing, get

1 comments from the public, your comments, and then we will
2 proceed with the study session.

3 And next, please.

4 That concludes my presentation. And I'd ask that
5 the applicant's presentation be loaded up and give them
6 the opportunity to share their project with the
7 Commission.

8 Thank you.

9 ACTING CHAIR HARRIS: Thank you.

10 To the applicant, please.

11 (Audio disruption.)

12 JOHN TARLTON: ... EIR consultants for all their
13 hard work, and each of you for the service you provide to
14 the City in reviewing applications like ours and
15 participating in countless hours of public hearings.

16 In an effort to be efficient, my comments will be
17 tailored to both the EIR comment agenda item and the study
18 session. The proposed project, which has received
19 positive feedback from this body several times over the
20 last four-and-a-half years, has been updated to
21 incorporate comments we received during our last public
22 hearing, in addition to feedback from staff.

23 As you all know, because you've -- you've heard
24 me up here a couple of times, the Menlo Park Life Sciences
25 District has been quietly churning out world-changing life

1 science innovations for 40 years, from the original
2 nicotine patch to the first commercially-available pan
3 cancer biopsy, not to mention the first
4 commercially-available COVID-19 test in the U.S. Menlo
5 Park labs has helped future dozens and dozens of
6 innovations that have simultaneously lowered the cost of
7 health care and improved patient outcomes.

8 Menlo Park labs has also been home to several
9 sustainability leaders. You may be pleased to know that
10 Impossible Foods, formerly Meat 2.0, was born in a
11 building right across the street from this project, and
12 our latest addition to the park, Windfall Bio, who is
13 enabling climate-positive agriculture. At the same time,
14 Menlo Park labs has been a leader in creating jobs across
15 a broad socioeconomic and education spectrum and
16 significant sales tax revenue for the City.

17 Finally, we have led in our own sustainable
18 practices, often adopting and instituting sustainable
19 practices long before they are required. And that
20 sometimes set the new standards for others.

21 Since our last presentation, we have modified the
22 project to address concerns previously raised by the
23 Planning Commission, as well as by staff. You will see
24 these changes in more detail later in the presentation.

25 I'd like to call your attention to two specific

1 areas: One is the potential heat island effect of surface
2 parking areas. As you will see, we will be planting a
3 large number of trees on this project. Many of these will
4 help shade the parking areas. In addition, we will be
5 utilizing solar-reflective materials in the parking areas
6 to dramatically reduce residual heat island effect.

7 The second is connectivity. With the help of
8 staff, we've been able to create a new pedestrian
9 connection that will provide future access to the Willow
10 Village site for both Menlo Park and East Palo Alto
11 residents and visitors. There's a visual of this later in
12 the presentation.

13 I'm available for questions, but with that, I
14 will turn over the presentation to Elke MacGregor, an
15 incredibly talented architect, who has successfully led
16 countless life science projects for our team.

17 ELKE MACGREGOR: Good evening, Commissioners.
18 I'm Elke MacGregor, with DES. And this is our 18th
19 building that we've built with Tarlton Properties in Menlo
20 Park. Kind of cool.

21 The focus on those buildings in the last 15 years
22 has been life science. And this building is located in
23 the center of the Life Science District.

24 Should I be looking at -- thank you.

25 Next.

1 So the circle there indicates where this building
2 is in the center of the Life Science campus. And it is a
3 block from residential. It's adjacent to the Hetch
4 Hetchy, which runs through the center of the park and
5 through the center of the Life Science District. It also
6 borders Willow Village. So, yeah. Thanks.

7 It -- in this sketch here, you can see the whole,
8 sort of, tree-planted street that's O'Brien Drive, that
9 connects Willow to University. This drive was identified
10 in ConnectMenlo as an area where they wanted to have a
11 Class II bicycle connection. So in our building, as in
12 most of the buildings in the park, we have bicycle parking
13 at the interior and exterior, as well as shower
14 facilities.

15 There's also a shuttle service that extends
16 throughout the whole Menlo Park labs to provide connection
17 to the adjacent public transit areas.

18 We have multiple traffic reduction measures that
19 are included in this project. This goes into a list of
20 some of those.

21 The shower/changing facilities on-site here are
22 also complemented at the fitness center, which is two
23 blocks down the road on O'Brien Drive.

24 The traffic reduction that we've been able to do
25 on this site -- or what we're planning on this site is

1 bolstered by the efficiency that we've achieved on other
2 projects. So our estimated efficiency, we usually double
3 that on our projects. And we've reduced traffic nearly
4 twice what the code requirements are.

5 Next slide, please.

6 This is -- these are some of the buildings in the
7 current Menlo Park lab site. There are multiple large and
8 small tenants on campus here. One of those is Pacific
9 Biosciences, in the bottom left corner. And the top right
10 and bottom right are images of the cafe that's on campus.
11 It serves the area for all of the local people. So this
12 is for the neighborhood, as well as the people that are in
13 the buildings on campus. There's also a fitness center
14 on-site.

15 The next slide, please.

16 There currently are four buildings, plus a
17 mechanical shed on-site. These are all concrete-tilt
18 buildings that will be replaced with a new building.

19 John mentioned that we had a garage on-site
20 previously in the last image. So we are now -- we
21 purchased the property adjacent. So the three concrete
22 tilt buildings, plus the one behind it, will now be a
23 building plus a parking at grade, which I think was
24 preferred by the Planning Commission, I think, for future
25 flexibility in the last time we were presenting this in

1 2018.

2 These are the images of those marvelous
3 buildings. They probably were marvelous at one point. So
4 this is just a quick image that shows you the two
5 properties. The one on top, which is hatched, which will
6 become parking; and the bottom one, which has the existing
7 three concrete tilt buildings.

8 This slide shows you the connection that we're
9 proposing. And we worked with Planning Commission. This
10 wasn't a request from the Planning Commission. It was
11 from the Planning Department, but it was definitely
12 something we discussed at the last meeting, and it was the
13 ability to provide a connection for the residents of Palo
14 -- or Menlo Park through our property site, up to the
15 Hetch Hetchy and future Willow Village connection.

16 So this provides connection from Kavanaugh Street
17 and O'Brien Drive, between the two properties and up to
18 the Hetch Hetchy area. This is provided by way of a
19 meandering path. It shows it better on the next slide.
20 What this slide indicates is, we are exceeding the public
21 and the private open space requirements for the City.

22 This slide shows you that that pathway is tree
23 covered. It provides lots of points of connection to
24 adjacent buildings, in addition to having some open space
25 seating that is also tree-shaded.

1 We kept as many healthy trees on the property as
2 we could. Quite a few of them are high water or no longer
3 in great shape. So the ones we did keep are what was
4 possible for the site.

5 This building is going to be LEED Gold. We've
6 been working with the mechanical, electrical, plumbing,
7 structural teams, and our sustainability team, to provide
8 quality daylighting views for the tenants, reduce the
9 environmental footprint, and also incorporate sustainable
10 materials.

11 The connecting pathway -- this shows you there's
12 a cafe included on the main floor of the building in the
13 bottom right-hand corner. That opens up to a plaza
14 adjacent to the building and provides public open space,
15 as well as the amenities pictured here to all of the local
16 neighborhoods, as well as to the building tenants.

17 And the last slide is an image of some of the
18 finishes. We have, of course, bird-safe glass on the
19 building. The glazing on this building is scientifically
20 specific tinted. It's low E. And the sod materials have
21 been selected for longevity and beauty.

22 Next slide.

23 These are the last two images of the building.
24 This is the overall facade. And the next slide shows you
25 the entrance, if you're walking a little closer to the

1 building. You're looking at a view into the entry. To
2 the right of the entrance is a conference room and a cafe
3 facility that would be open to the public.

4 Thank you.

5 ACTING CHAIR HARRIS: Thank you. I'll move on to
6 the EIR consultant.

7 VICTORIA CHUNG: Can we pull up our presentation?
8 Thank you.

9 Good evening, Acting Chair Harris, Commissioners,
10 and members of the public. My name is Victoria Chung, and
11 I am the Project Manager for the 1125 O'Brien Drive
12 project EIR.

13 Next slide.

14 We worked with the City of Menlo Park's Planning
15 Department, along with Hexagon, who was the traffic
16 consultant, and KMA, who did the housing needs' assessment
17 on this -- on this EIR document.

18 Next slide.

19 So tonight I'll be going over the following
20 presentation topics: The purpose of this hearing; project
21 overview; the environmental review process; the overview
22 of the Draft Environmental Impact Report, aka, EIR; the
23 next steps in the CEQA process; and how to comment on the
24 Draft EIR.

25 Next slide.

1 So the purpose of this public hearing is to
2 summarize the proposed project and conclusions in the
3 Draft EIR, and to provide an overview of the CEQA process
4 and next steps; to receive public input on the analyses in
5 the Draft EIR; and, finally, to review next steps in the
6 CEQA process.

7 Next slide.

8 So the applicant and City staff have already gone
9 over the project -- the proposed project, but basically,
10 for our EIR, we sort of separated the bottom portion of
11 the project as Parcel 1, and the top portion of the
12 project as Parcel 2, just to make the more technical areas
13 of analyses easier for us. And you'll see why, when we
14 get to -- when we discuss the impacts that are going to
15 occur in the -- for the project.

16 Next slide.

17 So this is generally for the general public, but
18 the environmental review process and the purpose of CEQA,
19 it provides decisionmakers with -- and the public with
20 information about the significant environmental effects of
21 the proposed project, and to also identify potential
22 peaceful mitigation and alternatives that would reduce
23 significant effects to the project.

24 And also, the environmental review process
25 focuses on -- of the analyses focuses on the physical

1 impacts of the environment. And lastly, it is so that the
2 agency decisionmakers are able to consider the EIR and
3 other input in making the -- your decisions on the
4 project.

5 Next slide.

6 So the environmental review process -- we're just
7 going to focus on the black boxes for now. And then we'll
8 discuss the gray boxes towards the end of this
9 presentation.

10 So the Notice of Preparation and the initial
11 study was done between July 30th, 2021, and August 31st,
12 2021. The scoping meeting occurred August 9th, 2021, and
13 that was to receive comments on the scope of the EIR.

14 And then the Draft EIR is currently under public
15 review. And it's a 45-day public review period, and it
16 started March 31st, and ends on May 8th, 2023.

17 And then, lastly, we're here at the public
18 hearing today to discuss the EIR.

19 So the initial study that was done in 2021, it
20 scoped out several impact areas. And so this is why this
21 EIR has -- is primarily concentrated on specific impact
22 areas.

23 The project itself is within the ConnectMenlo
24 study area, and tiers off the ConnectMenlo EIR. This is
25 required by CEQA, for projects that have -- that may have

1 significant environmental impacts. It identifies
2 potential physical, environmental impacts of the project.

3 This informs the public and public agency
4 decisionmakers, prior to project approval or disapproval,
5 and recommends ways to reduce significant effects, and
6 also considers project alternatives that may lessen
7 potential impacts.

8 Next slide.

9 So the issues that are studied in this focused
10 EIR are air quality, biological resources, cultural and
11 tribal resources, greenhouse gases, noise, population and
12 housing, transportation, and alternatives.

13 So the impacts and mitigation measures that we
14 found, that we concluded in this EIR, we had significant
15 and unavoidable impacts. Those were related to greenhouse
16 gas. And there's a little error. It wasn't during
17 construction; it was during operation. And that's due to
18 the Bay Area Air Quality Management District's new updated
19 thresholds, which is why we had to do the all-electric
20 feasibility study.

21 And then the other significant and unavoidable
22 impacts were related to construction noise and vibration.
23 And this was due to the City's noise thresholds in
24 relation to ambient noise.

25 And vibration. Significant unavoidable impacts.

1 That was due to potential construction being close to
2 commercial areas. And that was -- it's vibration
3 annoyance, and not -- related to vibration annoyances.

4 The EIR also found that the less-than-significant
5 with implementation of mitigation measures were related to
6 transportation, air quality, greenhouse gas, noise,
7 cultural and tribal cultural resources, and biological
8 resources.

9 Next slide.

10 And then, lastly, these issue areas found that
11 there would be less than significant impacts with
12 implementation of mitigation measures in this initial
13 study. So those were cultural resources, geology and
14 soils, and hazards.

15 Next slide.

16 At -- in our EIR, we discussed three different
17 project alternatives. The first alternative is required
18 by CEQA, which is the no-project alternative, which would
19 assume that the existing uses on site and site conditions
20 wouldn't change. So all four buildings would stay the
21 same. No development would happen. All buildings on
22 O'Brien Drive and Casey Court would remain in their
23 current state.

24 The next alternative is the base level
25 alternative, and that involves new development consistent

1 with the base level of development allowed by the City's
2 Zoning Code, which is up to 55 percent floor area ratio,
3 on both Parcel 1 and Parcel 2. And this was selected
4 based on its potential to reduce the transportation and
5 greenhouse gas emission impacts.

6 And then, finally, the environmentally-superior
7 alternative, which is the reduced space level alternative.
8 That involves development consistent with the base level
9 development allowed by the City's Zoning Code; again, up
10 to 55 percent floor area ratio, but the development would
11 only happen on Parcel 1. And Parcel 2 would remain the
12 same.

13 And the existing site uses and conditions would
14 be available for future redevelopment, but development
15 would primarily happen on Parcel 1.

16 Next slide.

17 And so what are the next steps for the
18 environmental review process? We would -- after public
19 hearing and collecting the comments during the public
20 comment period, we would prepare the Final EIR that
21 addresses the Response to Comments received in the Draft
22 EIR comment period.

23 And then it would be up to the decisionmakers to
24 take action on whether to approve the proposed project and
25 EIR.

1 And if you would like to comment via e-mail, you
2 would e-mail David Hogan at DWHogan@MenloPark.gov, or via
3 letter and sending in the letter to David Hogan, Contract
4 Planner, Community Development Department, Planning
5 Division, at 701 Laurel Street, Menlo Park, California
6 94025, or tonight you could raise your hand via Zoom, and
7 you'll be notified to speak. And all comments must be
8 received by May 8th, at 5:00 p.m.

9 And that concludes my presentation.

10 Thank you.

11 ACTING CHAIR HARRIS: Thank you, Ms. Chung.

12 Okay. With the presentations completed, I'd like
13 to ask the Commission if there are any clarifying
14 questions before we turn to public comment on the EIR.

15 Okay. Seeing none, I would like to open up
16 public comment. And I just want to remind the public that
17 these are comments for the EIR. We will have another
18 option for public comment when we bring back the project
19 to the study session. So please only raise your hand now
20 if you have comments that relate to the Draft EIR.

21 All right. So, please. Let's -- how many -- do
22 we have hands raised?

23 MR. PRUTER: Yes, we do. Thank you, Chair
24 Harris. At the moment, I see three hands raised. Happy
25 to give the comment period -- now we have four.

1 And as a reminder, anyone on Zoom, please press
2 your hand icon, if you'd like to speak, or press star nine
3 on the phone, if you're calling in. Or if you're in
4 person, please come by with a comment card to yours truly,
5 and I can assist with in-person commenting as well.

6 Happy to begin, if you'd like.

7 ACTING CHAIR HARRIS: Thank you. Let's begin.

8 MR. PRUTER: Thank you. Our first commenter is
9 Gita Dev. I'll allow you to speak at this time. And
10 you'll have three minutes in just one moment.

11 Okay. I'm going to allow you to un-mute
12 yourself. You'll have three minutes. Sorry about that.
13 Thank you.

14 GITA DEV: Am I un-muted? Hello?

15 MR. PRUTER: Yes, you are. We can hear you.
16 Thank you.

17 GITA DEV: Okay. Great. Thank you.

18 Good evening. This is Gita Dev, with the Sierra
19 Club, Loma Prieta Chapter. I wanted to bring up two
20 comments regarding the EIR. One is, I just wanted to
21 mention that in -- I believe in other cities, the biotech
22 labs are able to have their HVAC systems not using natural
23 gas. Most cities do allow natural gas to be used in the
24 lab spaces because of the Bunsen Burners for experiments.
25 But the actual heating and ventilating systems, I do not

1 believe they allow them to use natural gas. So I have not
2 read the justification report, but I just wanted to
3 mention that.

4 The other item was that there is not a water
5 budget that's being mentioned in the EIR. And it
6 mentioned there is a process for looking at a water budget
7 after one year, but it does not say at this point any
8 presumption of what the water budget might be. And I just
9 wanted to know what that expectation is. I believe it
10 should be spelled out.

11 One other item which the EIR doesn't seem to
12 address very well is -- maybe it doesn't have a good
13 category for it. What's the biosafety level? Are we
14 assuming these will be biosafety labs, Level 1 and Level
15 2?

16 But if there is anticipation to have biosafety
17 Level 3, then that brings up a lot of environmental
18 concerns because these are transmitted -- aerosol
19 transmission have extremely stringent HVAC requirements
20 and containment requirements. And those are -- there are
21 a lot of environmental impacts from potential -- potential
22 release of these agents. So the EIR is lacking in that
23 area. I just wanted to bring that up.

24 The final item is noise. There seems to be a
25 good amount of study done on the noise. However, they

1 make it very clear that they have no idea what actual
2 equipment might be there or that -- when they're all on
3 simultaneously, it could be extremely noisy. So this is
4 an issue that has been brought up many times before with
5 you guys to labs, and they are very robust HVAC systems.

6 Thank you very much.

7 MR. PRUTER: All right. Thank you for your
8 comment.

9 Our next commenter is Lynne Bramlett. I'm going
10 to allow you to un-mute yourself now. You'll have three
11 minutes as well. Thank you.

12 LYNNE BRAMLETT: Good evening, Commissioners.
13 I'm Lynne Bramlett, resident of District III, Mills Court.
14 I'm also the leader of MPC Ready, which is a
15 neighborhood-level disaster preparedness organization.

16 Tonight I'm speaking for myself. However, as the
17 leader of MPC Ready, I've become quite informed about our
18 areas' general preparedness or not for a disaster. And
19 what I see in District I -- I realize this is a comment on
20 the EIR, is a general piecemeal approach to development
21 that I think new information warrants a review.

22 It also is starting very late at night, and the
23 public is commenting after 9:30. And to my knowledge, the
24 City has not conducted trainings, especially in District
25 I, on how to comment effectively on EIRs.

1 This -- one of the prior speakers mentioned
2 ConnectMenlo. I continue to hear tiering off ConnectMenlo
3 EIR. However, the ConnectMenlo EIR is -- the program
4 level EIR dismissed the threat of the Hayward Fault
5 eruption, which is a very real hazard, with potentially
6 significant impacts to Menlo Park. And I can say, in my
7 role with MPC Ready, though I'm speaking for myself, the
8 City of Menlo Park, the County of San Mateo, and the Menlo
9 Park Fire Protection District are all completely
10 un-prepared for bio-hazards or a bio-hazard-release
11 incident, and also un-prepared for the eruption of the
12 Hayward Fault.

13 So it seems to me that these EIR meetings don't
14 take into account kind of a new model that incorporates
15 issues pertaining to general safety, especially safety of
16 the residents living near these areas; East Palo Alto,
17 Belle Haven and, you know, any problems could very
18 certainly affect not just that area, but the rest of Menlo
19 Park.

20 So I agree with the speaker from the Sierra Club,
21 the woman who spoke before me, with her concerns that
22 she's raising; water, noise. I think a lot of concerns
23 are kind of -- there is an adequate fact base assurances
24 that the water will be there, et cetera.

25 So thank you, Commissioners, for your time

1 tonight. I think the industry itself should be looked at
2 more from a public safety point of view.

3 Thank you.

4 MR. PRUTER: Thank you very much.

5 Our next commenter is Naomi Goodman. I'm going
6 to let you un-mute yourself at this time as well. And
7 you'll have three minutes to speak.

8 Thank you.

9 NAOMI GOODMAN: Can you hear me?

10 MR. PRUTER: Yes, we can.

11 NAOMI GOODMAN: Okay. Good. Thank you.

12 My name is Naomi Goodman. I'm speaking for
13 myself, as a resident of Menlo Park District II.

14 Similar to the previous speakers, I have concerns
15 regarding the lack of information in the EIR on the types
16 of R&D that would be allowed in the proposed Life Sciences
17 Building. It's located within 500 feet of a residential
18 area and an elementary school in a high-hazard
19 liquefaction zone.

20 Biotech research can run the gamut from innocuous
21 to deadly, if a biological agent escapes from a lab. Such
22 escapes do happen. I refer you to the U.S. Right to Know
23 website for examples. The residents of Menlo Park and
24 East Palo Alto deserve transparency on the risks to which
25 they could be unknowingly exposed.

1 Neither the ConnectMenlo or the Draft EIR
2 addresses allowable biosafety levels. Tenants could
3 engage in research, requiring biosafety Level III
4 containment. BSL III labs handle high-risk pathogens that
5 are difficult to control, as they're airborne and very
6 contagious when released. Containment depends on
7 mechanical systems that can fail through human error,
8 mechanical failure, or disasters. These labs are
9 appropriate where there's scientific safety oversight
10 committees that ensure and understand these risks.

11 Menlo Park does not have such a committee in
12 place, and no other government agency has any
13 responsibility for the safety of private biotech labs.
14 Menlo Park is not prepared at present to take the role of
15 guardian of public safety for biotech labs.

16 If the project is approved, the use permit should
17 stipulate there will be no R&D requiring BSL III
18 procedures, and a process should be set up by Menlo Park
19 to verify those assurances.

20 Failure to consider potential impacts of future
21 uses of the building is a major flaw in the EIR. I
22 request that the Final EIR evaluate the potential for
23 human health and ecological hazard from the spectrum of
24 target organisms that may be used in the building.

25 Thank you.

1 MR. PRUTER: Thank you very much.

2 Our next commenter is Jenny Michel. I'd like to
3 add, this appears to be the last commenter with their hand
4 raised at this time. So I'm going to let you be able to
5 speak. And you'll have three minutes starting now.

6 Thank you.

7 JENNY MICHEL: Good evening, Chair, Vice Chair,
8 Commissioners, Staff, neighbors, members of the public.
9 My name is Jenny Michel, from the Coleman Place
10 Neighborhood Blog, bringing you tales from the leverage
11 labor cribs; long-time renting resident on Willow Road,
12 mother of IEP student, recovering homeless teacher, and by
13 trade, a commercial property manager.

14 I support this applicant and the incredible
15 inherent values you bring to our city. I'm excited about
16 this development opportunity, both as a colleague in the
17 industry, but also as a lights-on resident and parent.

18 One thing I'd like to call out, to ask this body
19 to require or enact some mechanism to ensure this
20 applicant hires local labor. In the spirit of the EIR,
21 reducing vehicle miles driven and investing in local
22 families is a bonus win-win to all.

23 As a world-class employer, we would hope, as
24 residents, that you believe in us and offer us the
25 opportunity to work with you on future endeavors.

1 Stabilizing the local labor force is an understated urgent
2 priority to minimize overall risk applicable to all real
3 property assets, which always impacts the environmental
4 scope of a project.

5 To the public comments, reinforcing the structure
6 to secure the residents away from some type of
7 contamination, knowing that you're in a liquefaction zone,
8 prone to water rise implications is a must. And although
9 the area is zoned for the biolab pursuit, it does not take
10 into consideration the risks of -- associated with such
11 use.

12 The applicant is encouraged to support moving
13 away from gas components. Outside of that, I appreciate
14 your due diligence and your proposing this forward-looking
15 project.

16 All my best, Jenny.

17 MR. PRUTER: Thank you very much for your
18 comment.

19 At this time I see no additional commenter hands
20 raised, and no one from the council chambers is looking to
21 provide a comment as well. We've waited for a little
22 while. If you would like to wait a moment longer, Acting
23 Chair Harris, or we could close the public comment period
24 for this particular part of the item.

25 ACTING CHAIR HARRIS: I think that we've waited

1 long enough. We can close public comment and bring it
2 back to the Commission for discussion and questions
3 related to the EIR.

4 Who would like to start?

5 Commissioner Riggs?

6 COMMISSIONER RIGGS: Yes. Thank you.

7 Although public comment by three Zoom
8 participants is not exactly a representative of an overall
9 city-wide reaction, one cannot help but notice the
10 recurring theme regarding biosafety. So I would like to
11 ask, through the Chair, if I may, ask of staff, when the
12 tenants apply to Tarlton Properties to do their tenant
13 improvements, is their scope of work brought to us for
14 tenant space review?

15 MS. SANDMEIER: Through the Chair. So the normal
16 procedure is for it to go to outside agencies, including
17 county health and the fire district. And based on input,
18 we can always update that process also.

19 And I think we have David Hogan here, too, to
20 answer more specific questions about the project.

21 MR. HOGAN: At the -- Commissioners, at this
22 point, according to the applicant, they don't have a
23 specific tenant. So it's hard for staff to identify, you
24 know, who is actually going to be in the building.

25 The Zoning Code does not provide specific

1 direction on how to address the different bio levels.
2 Once the Commission receives this project, either the
3 applicant will have a better idea of who their tenant will
4 be and/or the Commission will be in a position then to
5 consider the appropriate level or other requirements they
6 might see that they think is appropriate, in terms of
7 limiting or not limiting the bio level and the proposed
8 building for future tenants.

9 COMMISSIONER RIGGS: All right. If I may
10 summarize, then. This is the meeting. This is the
11 hearing. This is the opportunity to talk about bio-hazard
12 levels.

13 Is that correct, Mr. Hogan?

14 MR. HOGAN: From the perspective of the EIR, I
15 would say yes. If you think that the EIR should address
16 it, then I think this is a good time. Otherwise, I would
17 suggest that maybe doing that as part of the study session
18 might be a little bit more focused on the issue because
19 that will facilitate staff and the applicant, in terms of
20 taking the steps necessary to begin to address the
21 Commission's concerns.

22 COMMISSIONER RIGGS: Agreed. Thank you very
23 much.

24 MS. SANDMEIER: And through the Chair, I did want
25 to clarify, any future tenant improvements would not go to

1 the Planning Commission. So those would go through an
2 administrative process.

3 And, in this case, I don't know if the applicant
4 has more information to share on potential -- potential
5 future tenants.

6 COMMISSIONER RIGGS: No. I have the answer to my
7 question. Thank you.

8 ACTING CHAIR HARRIS: Thank you, Commissioner
9 Riggs.

10 Would anyone else like to speak on the EIR?

11 I have a question. I have some comments on the
12 housing needs' assessment, as well as transportation, TDM
13 and TIA.

14 And I'm wondering, the information that I've
15 gleaned is from the EIR, especially the appendices.
16 However, most of my comments would refer to items that I
17 would want to be seen in the project. So I'm a little bit
18 unclear as to whether I should discuss them now, or if I
19 should wait until the study session.

20 MR. HOGAN: Madam Chair, based upon what you've
21 told me, it sounds like it's more related to the project
22 design than to the Environmental Impact Report.

23 The City's Settlement Agreement with the City of
24 East Palo Alto required that population and housing and
25 transportation both be addressed in the EIR. And the

1 Housing Need Assessment prepared by KMA is the source
2 document for evaluating those issues, specifically at the
3 request of the City of East Palo Alto.

4 So as I understand it, the document has been
5 prepared, consistent with all the other documents. If you
6 feel that the project should be adjusted or modified in
7 some way, that I would suggest, that may come under the
8 study session.

9 If your comments relate to the analysis in the
10 EIR, then I think that would be best addressed now.

11 I hope that answers my -- answers your question.

12 ACTING CHAIR HARRIS: Thank you. I'll -- you
13 know what? I will wait until the study session for some
14 of these comments.

15 MR. HOGAN: Okay.

16 ACTING CHAIR HARRIS: Does anyone else have any
17 comments on the Draft EIR?

18 Okay. It seems that we, as a Commission, don't
19 have other comments on the Draft EIR. So I think we can
20 close that portion of tonight's session and move on to G1,
21 which is the study session.

22

23 (Whereupon, Agenda Item F2 completed.)

24

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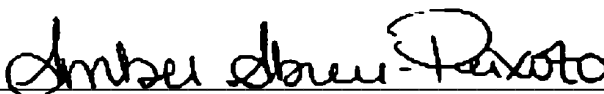
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CERTIFICATE OF REPORTER

I, AMBER ABREU-PEIXOTO, hereby certify that the foregoing was taken in shorthand by me, a Certified Shorthand Reporter of the State of California, and was thereafter transcribed into typewriting, and that the foregoing transcript constitutes a full, true, and correct report of said proceedings which took place;

That I am a disinterested person to the said action.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of May, 2023.



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Clock Works Restaurant Project Planning Commission

April 10, 2023



About Us

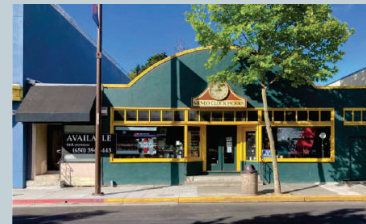
- Three local entrepreneurs who have lived in Menlo Park for a combined 50+ years
- Share a common vision to bring a high quality restaurant to downtown, adding to the vibrancy of Menlo Park
- Envision a concept of high quality food and beverage offerings with limited live entertainment offerings
- Partnering with existing building owner who is retiring after running his business out of the building for >40 years

Project Team

- **Business Owners**
 - Jamie D'Alessandro
 - Drew Dunlevie
 - Hany Nada
 - Alex Delly (building owner and retiring business owner)
- **Project Architect – Christopher Wasney** – CAW Architects brings a wealth of expertise to designing and managing challenging projects for public and private organizations. Chris directs the firm's higher education and historic preservation work, as well as performance and civic venues. Noteworthy projects include the Guild Theater, Frost Amphitheater and the Palo Alto Junior Museum & Zoo.
- **Interior Design – Craig Trettan** - Left Coast Design Studio – Craig brings over 30 years of experience designing flagship retail and hospitality stores ranging from projects in major urban locations like Time Square in NYC and on the Champs-Elysees in Paris to local institutions like Selby's.
- **Planner – Lisa Ring**-LOR Planning- Lisa has provided planning services for Peninsula projects for over 20 years. She specializes in providing solutions for mixed-use, transit-oriented, infill projects.

Project Site

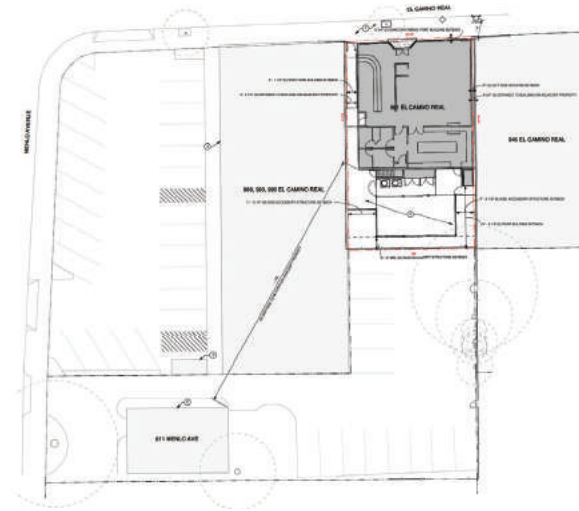
- 961 S. EL Camino Real
- Close to the southwest corner of ECR and Menlo Avenue
- Southern edge of Downtown
- Current Use-Menlo Clock Works/Vacant
- Current Business Owner Retiring



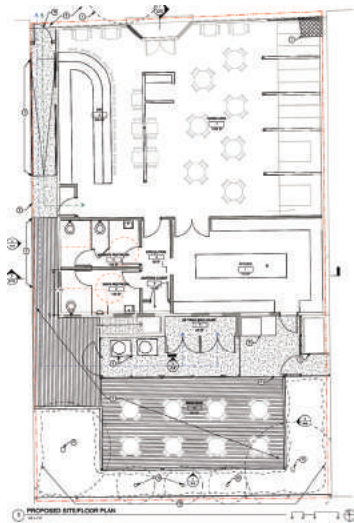
Proposed Project

- Proposed New Restaurant
- Use of the Existing Building while upgrading and modernizing it for a dining use by:
 - Retaining the exterior character of the building
 - ✦ Replacing in-kind or repairing architectural elements where needed
 - ✦ Adding more windows for additional interior visibility and encouragement of pedestrian activity
 - ✦ New colors and signage to compliment existing architecture style
 - ✦ ADA conformance and upgrades
 - ✦ Renovating the interior with kitchen and a variety of seating options.
 - Improve the rear of the building to include landscaping, trellis and exterior seating and provide indoor and outdoor dining options
 - Small interior area to allow for unamplified entertainment showcasing local talent.
 - Use of the current infrastructure to allow access and loading

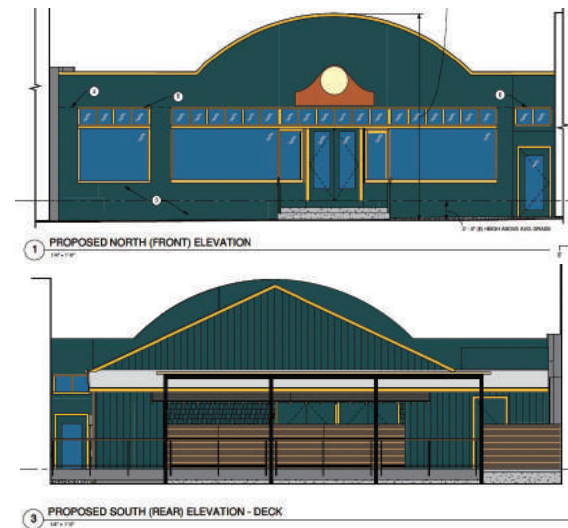
Site Plan



Conceptual Floor Plan



El Camino and South Elevations



Concept & Design Inspiration

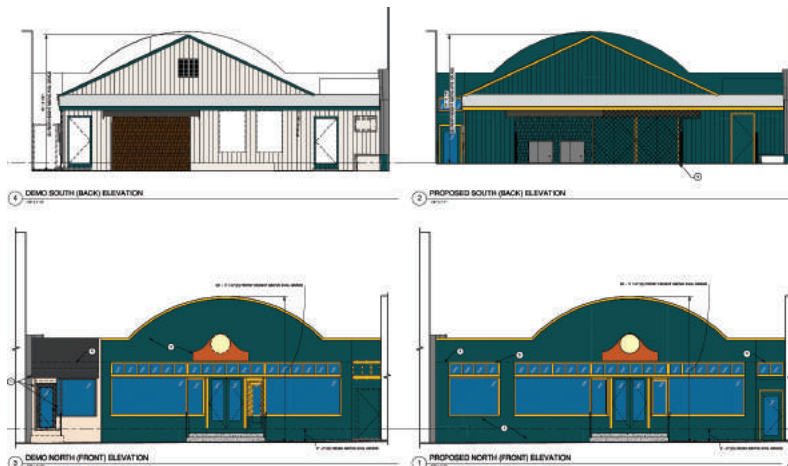


Clock Works Restaurant Project Planning Commission

April 10, 2023



Before/After Elevations



Entertainment COA

Dear Planning Commissioners:

We are excited to be presenting this project before you this evening. My partners and I have been considering our restaurant project for several years now and recognize tonight's meeting as an important step toward making it a reality.

Our main goal is to provide high quality food and beverage options, but feel having a small component of live entertainment, such as acoustical performances, poetry readings, stand-up comedy or similar, would be additive to both our business and provide a unique venue for Menlo Park as a whole. We feel it's location in downtown Menlo Park and direct adjacency to the Guild will provide synergy in how it operates. By potentially allowing limited pre and post show entertainment next to the Guild, we will be able to provide an experience that enhances both. We are respectful of our neighbors and propose the following measure to maintain compatibility in how we operate.

Therefore, I respectfully request your consideration of allowing the live entertainment use to operate along with the restaurant hours as follows:

Proposed Condition of Approval for Live Entertainment

Live Entertainment shall be limited to the operating hours proposed for the restaurant use (11 am to 2 am). Any live entertainment shall be limited to unamplified music or other similar performance to take place indoors only. Any loading of small equipment or similar to facilitate the entertainment shall be limited to using the loading area and building entrance along El Camino Real.

Sincerely,

Jamie D'Alessandro



1125 O'BRIEN DRIVE PROJECT

1105, 1135 and 1165 O'Brien Drive and 1 Casey Court
Draft Environmental Impact Report Public Hearing
Staff Presentation to Planning Commission, April 10, 2023



RECOMMENDED MEETING FORMAT

- Draft EIR public hearing
 - Project presentation by applicant
 - Presentation by City EIR consultant
 - Receive public comments on Draft EIR
 - Receive Commissioner's comments on Draft EIR
 - Close Draft EIR public hearing

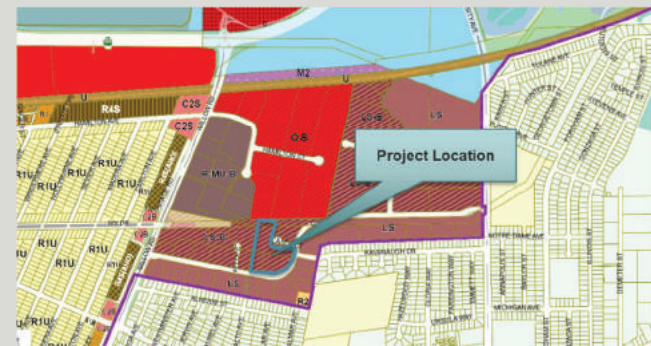
- Study Session
 - Introduction by staff
 - Commissioner questions
 - Public comments on proposed project
 - Commission comments on the proposed project

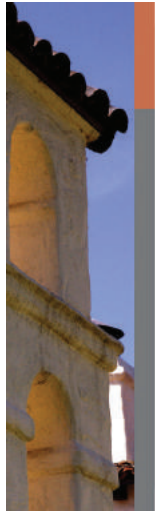


PROJECT LOCATION



ZONING DESIGNATIONS





1125 O'BRIEN DRIVE REQUESTED ACTIONS

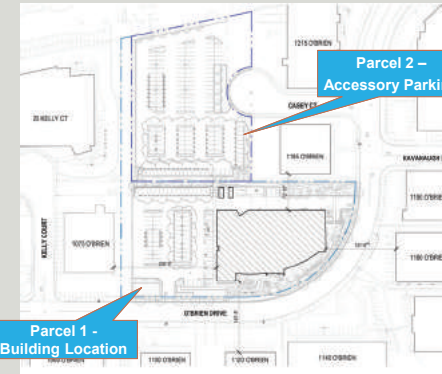


- Environmental Review
- Use Permit
- Architectural Review
- Lot Merger
- Heritage Tree Removal Permit

5

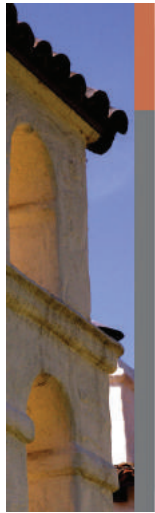


1125 O'BRIEN DRIVE PROJECT LAYOUT



*3 Existing Parcels
will be merged to
create Parcel 1*

6



MEETING PURPOSE



- Two public meetings
 - Environmental Impact Report (EIR) public hearing
 - Opportunity to Comment on the Draft EIR
 - Study Session
 - Ask clarifying questions on the plans and design, and community amenities proposal
- No actions will be taken
 - Public comment period on Draft EIR ends May 8, 2023, at 5 p.m.
 - Staff and consultant will review and respond to all substantive comments in the Final EIR
 - Planning Commission will be acting body on Certification of Final EIR and land use entitlements

7



ADDITIONAL PRESENTATIONS



- Project Applicant
- EIR Consultant

8



THANK YOU

1125 O'Brien Drive

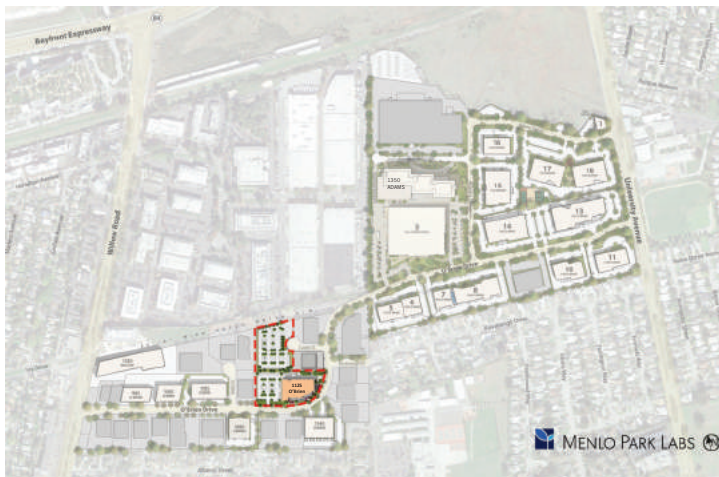
Menlo Park
04.10.23



- Project Site
 - R-MU Residential Mixed Use / R-MU-B (-B = Bonus Available)
 - LS Life Sciences / LS-B (-B = Bonus Available)
 - O Office / O-B (-B = Bonus) / O-CH (-CH=Corporate Housing) / O-H (-H = Hotel)
- New Connection**
- New Public Street
 - Paseo

TARLTON | 1125 O'Brien Drive
MENLO PARK, CA

ZONING MAP 2016 | DES
DESIGN ENVIRONMENT SERVICES



TARLTON | 1125 O'Brien Drive
MENLO PARK, CA

MENLO PARK LABS WITHIN LIFE SCIENCE DISTRICT | DES
DESIGN ENVIRONMENT SERVICES

Tarlton is committed to reducing traffic in Menlo Park. Transportation demand management for the project will be integrated with Tarlton's campus-wide program that has proven to reduce traffic from Tarlton-owned properties beyond the requirements of code.

ON-SITE BICYCLE STORAGE:

- 22 Long Term, 5 Short Term at project site
- 132 located throughout the campus (95 Long Term, 37 Short Term)

SHOWERS/CHANGING ROOMS:

- 2 Women, 2 Men at project site
- Fitness Center with multiple showers located on campus

MENLO PARK RIDE SHARE / ELECTRIC VEHICLE:

- 69 EV, 34 EVSE, 24 clean air parking at project site
- 210 Electric Vehicle (EV) charging stations located throughout the campus
- Free Campus-wide Bike Share for tenants
- CarShare for qualified tenants
- Commute Assistance Center
- Caltrain Go Passes (subsidized transit tickets)

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 | 1125 O'Brien Drive
MENLO PARK, CA

TRANSPORTATION DEMAND MANAGEMENT | DES
DESIGN ENVIRONMENT SERVICES



EXISTING 1135 O'BRIEN



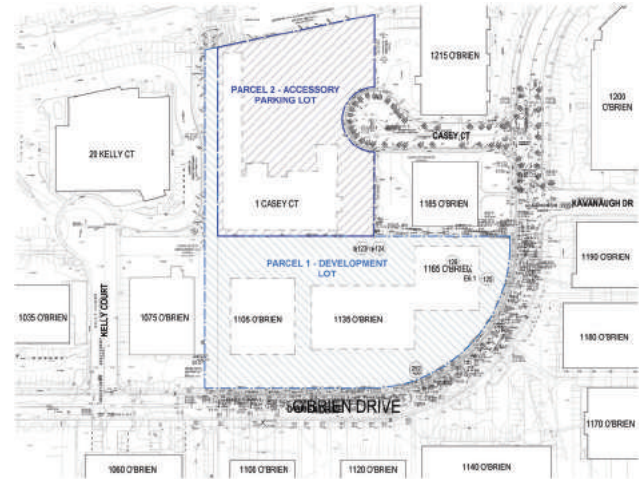
EXISTING 1105 O'BRIEN



EXISTING 1135 & 1165 O'BRIEN



EXISTING CASEY CT





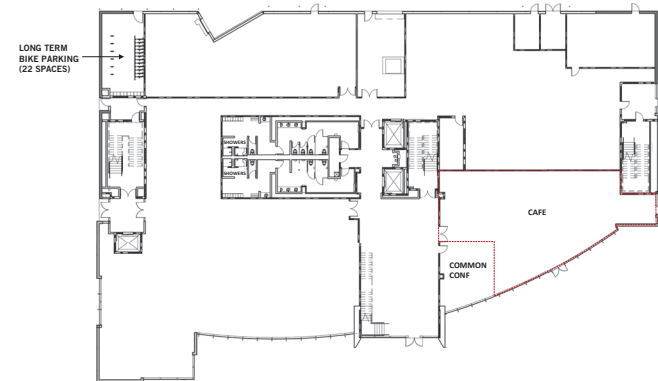
LEGEND

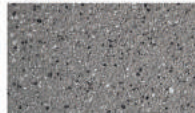
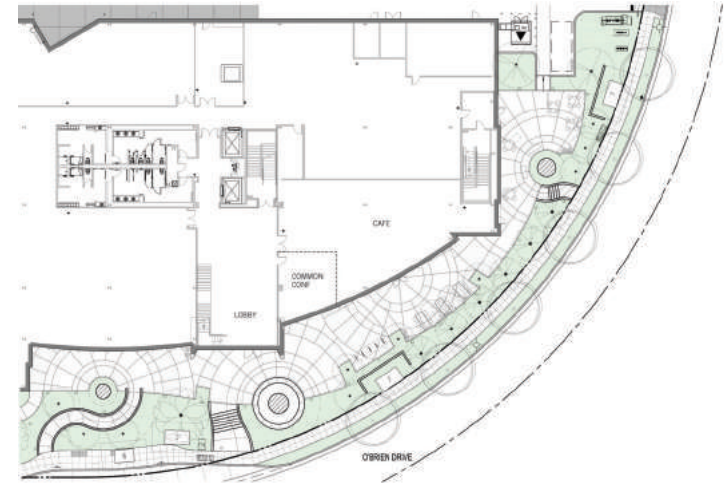
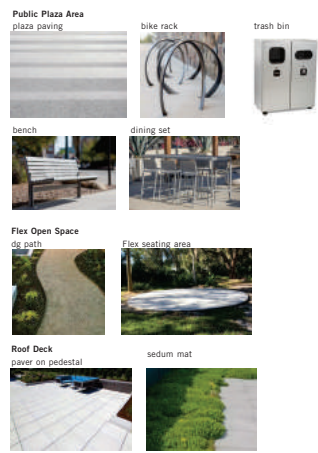
- Public Open Space
- Open Space

	REQUIRED	PROVIDED
Total Site Area	179,538 SF	-
Public Open Space within Parcel Line	17,954 SF (10%)	20,873 SF (12%)
Open Space	35,908 SF (20%)	39,666 SF (22%)



- **LEED 4.0 Gold** (Core and Shell) target
- Purchase **100% renewable electricity** from Peninsula Clean Energy (PCE) and purchase carbon offsets
- Install Solar PV on available portion of Rooftop
- Provide quality open spaces to its occupants for more than 20% of the site area and provide pathway to access Hetch Hetchy easement (potential future open space)
- Optimize window to wall ratio for **quality daylight and views** while minimizing heat gain and glare
- Reduce water use at all fixtures and install infrastructure for future recycled water
- Use **sustainably sourced materials** for many of the applications in the project
- Natural Gas is 100% offset for the life of the building (carbon offsets)
- Install LED light fixtures both exterior and interior
- Divert construction waste from landfills





1 GLASS (TYP. LOW-E, TINTED BLUE (WIND SAFE GLASS))

2 GLASS (TYP. LOW-E, CLEAR DOUBLE GLASS (WIND SAFE GLASS))

3 WINDOW MULLIONS - JLR CHAMPAGNE METALIC

4 METAL PANEL SYSTEM AT MAIN LOBBY ENTRY PORTAL, ROOF LEVEL ENTRY PORTAL

5 CORRUGATED METAL PANEL, ROOF SCREEN, WALL CLADDING COLOR TO MATCH DUNN EDWARDS FOSSIL

6 GFRG, SANDBLASTED, SMOOTH COLOR TO MATCH DUNN EDWARDS RECLAIMED WOOD

7 GFRG, SANDBLASTED, SMOOTH COLOR TO MATCH DUNN EDWARDS CHARCOAL SKETCH

8 CEMENT PLASTER, SMOOTH FINISH WITH VISIBLE AGGREGATE, TYP. COLOR TO MATCH DUNN EDWARDS RECLAIMED WOOD AT BUILDING SERVICE YARD





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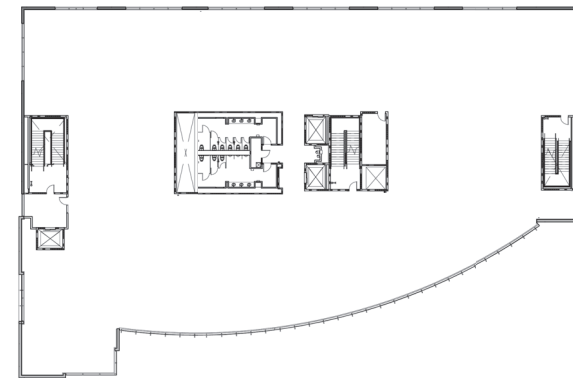
ENTRY VIEW | DES
ARCHITECTURE
INTERIOR

Thank You

	1 CASEY COURT	1125 O'BRIEN DRIVE (NEW BUILDING)	OVERALL SITE
BUILDING AREA	N/A	129,166 SF (Building) 2,659 SF (Café)	131,825 SF
BUILDING HEIGHT	N/A	88'-2" (Measured from main roof)	60.56' (Avg building height)
PARKING	147 spaces	82 spaces	229 spaces (1.7 stalls/1000 SF)

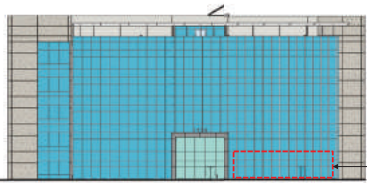
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PROJECT DATA | DES
ARCHITECTURE
INTERIOR

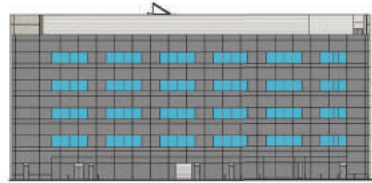


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TYPICAL UPPER FLOOR PLAN | DES
ARCHITECTURE
INTERIOR



South Elevation



North Elevation



East Elevation



West Elevation



1125 O'Brien Drive
MENLO PARK, CA

BUILDING ELEVATIONS



1125 O'Brien Drive
MENLO PARK, CA

VIEW FROM ADAMS DRIVE INTERSECTION





Menlo Park Planning Commission Hearing
April 10, 2023

Introduction to CEQA Project Team

City of Menlo Park – Lead Agency

ICF – Lead CEQA Consultant

Hexagon – Transportation Consultant

Keyser Marston Associates – Housing Needs Assessment



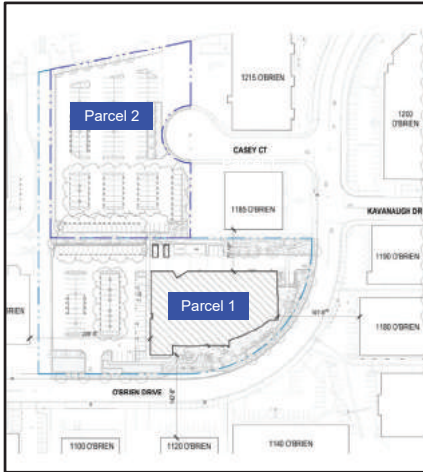
Presentation Topics

- Purpose of Hearing
- Project Overview
- Environmental Review Process
- Overview of the Draft Environmental Impact Report (EIR)
- Next Steps in CEQA Process
- How to Comment on the Draft EIR

Purpose of Public Hearing

- Summarize the Proposed Project and disclose the findings in the Draft EIR
- Provide an overview of the CEQA process and next steps
- Receive public input on the analysis presented in the Draft EIR
- Review next steps in the CEQA process

Project Overview - Proposed

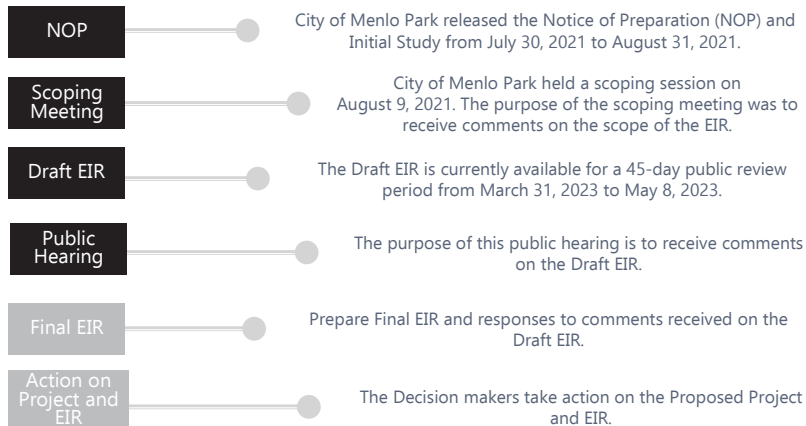


- Demolish four existing buildings: 1105, 1135, and 1165 O'Brien Drive and 1 Casey Court
- Building Type = Primarily life sciences with ground floor commercial and an open to public café on Parcel 1.
- One Proposed Building = 131,825 gsf
- Maximum Height = 101 feet (5 stories)
- Total Parking = 229 spaces (89 net new parking spaces)
- Total Employees = 328 people (143 net new employees)
- Private and Public Open Space

Environmental Review Process

- Purposes of CEQA:
 - Provide agency decision makers and the public with information about significant environmental effects of the proposed project
 - Identify potential feasible mitigation and alternatives that would reduce significant effects
- Focus of the analysis under CEQA is on physical impacts to the environment
- Agency decision makers will consider the EIR and other input in making its decision on the project

Environmental Review Process



Focused 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

Issues Studied in Focused EIR

- Air Quality
- Biological Resources
- Cultural/Tribal Cultural Resources
- Greenhouse Gases
- Noise
- Population and Housing
- Transportation
- Alternatives

Impacts and Mitigation Measures

- **The EIR found the following impacts would be significant and unavoidable:**
 - GHG (generation of GHGs during construction, conflicts w/applicable plans and cumulative GHG impacts)
 - Construction Noise and Vibration (expose persons to and/or generate noise levels in excess of local general plan standards during construction)
- **The EIR found following impacts would be less than significant (LTS/M) with implementation of mitigation measures:**
 - Transportation (vehicle miles traveled per capita)
 - Air Quality (criteria pollutants and sensitive receptors)
 - GHG (generation of GHG emissions during construction and operation)
 - Noise (substantial temporary or permanent increase in noise and vibration during construction and noise during project operation)
 - Cultural and Tribal Cultural Resources (archaeological resources and tribal cultural resources)
 - Biological Resources (special-status species and wildlife movement)

Impacts and Mitigation Measures

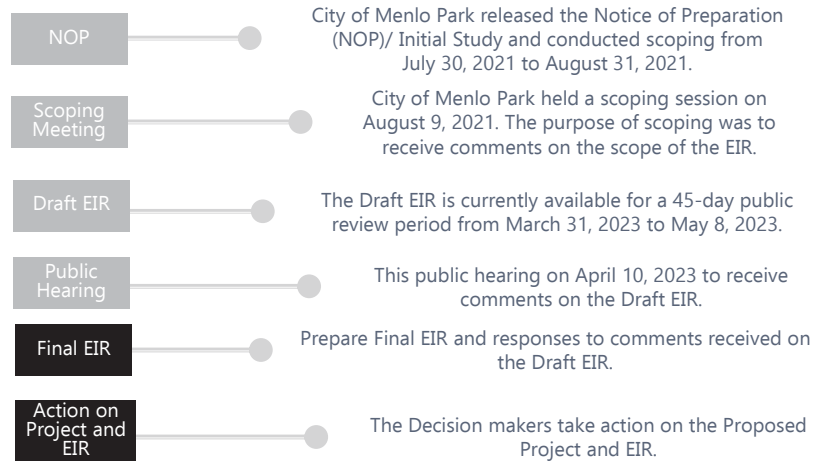
- **The following impacts would be less than significant (LTS/M) with implementation of mitigation measures from the Initial Study:**
 - Cultural Resources (historical resources and the inadvertent discovery of human remains)
 - Geology and Soils (paleontological resources)
 - Hazards (hazardous materials sites)

Alternatives

Alternative	Description
No Project Alternative (required by CEQA)	Assumes the existing uses and site conditions will not change. All buildings on O'Brien Drive and Casey Court would remain in their current state.
Base Level Alternative	Involves new development consistent with the base level of development allowed by the City's Zoning Ordinance (up to 55% FAR) on both Parcel 1 and Parcel 2 and was selected based on its potential to reduce transportation and greenhouse gas emission impacts.
Reduced Base Level Alternative*	Involves new development that is consistent with the base level of development allowed by the City's Zoning Ordinance (up to 55% FAR), but only on Parcel 1. Parcel 2 would remain as-is with its existing uses and site condition and would be available in the future for redevelopment consistent with the General Plan and Zoning Ordinance. This alternative was selected based on its potential to reduce or avoid the construction noise and vibration impacts of the Proposed Project and would involve less overall construction and less overall GHG impacts based on its potential to reduce transportation impacts.

* Indicates the environmentally superior alternative

Environmental Review Next Steps



How to Comment on the Draft EIR

- Via email: dwhogan@menlopark.gov
- Via letter: David Hogan, Contract Planner
Community Development Department, Planning Division
701 Laurel Street
Menlo Park, CA 94025
- Tonight: raise your hand via Zoom to participate, and you will be notified when it is your turn to speak

All Comments Must Be Received By May 8 @ 5:00 p.m.