



REGULAR MEETING MINUTES

Date: 06/26/2023
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 862 5880 9056,
City Council Chambers
751 Laurel St., Menlo Park, CA 94025, and
Belle Haven Branch Library
413 Ivy Dr., Menlo Park, CA 94025

A. Call To Order

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

B. Roll Call

Present: Cynthia Harris (Chair), Linh Do (Vice Chair), Andrew Barnes, Andrew Ehrich, Henry Riggs

Absent: Katie Ferrick, Jennifer Schindler

Staff: Connor Hochleitner, Assistant Planner; Kyle Perata, Planning Manager; Matt Pruter, Associate Planner; Corinna Sandmeier, Principal Planner; Chris Turner, Associate Planner

C. Reports and Announcements

Principal Planner Sandmeier said the City Council at its June 27, 2023 meeting would consider adoption of the budget and capital improvement plan for FY 2023-2024 and review and authorize staff to submit the revised 6th Cycle Housing Element to the California Department of Housing and Community Development.

D. Public Comment

Nancy Edelson, East Palo Alto resident, Alborni Street, said she had received notice of a new research and development project at 1020-1030 O'Brien Drive near her home and objected to a three-story building and use of gas energy source there because of negative noise, light pollution and privacy impacts.

E. Consent Calendar

E1. Approval of minutes from May 15, 2023, Planning Commission meeting. (Attachment)

E2. Approval of minutes from June 5, 2023, Planning Commission meeting. (Attachment)

ACTION: Motion and second (Do/Riggs) to approve the consent calendar consisting of the minutes for the May 15, 2023 and June 5, 2023 Planning Commission meetings with the following modifications: passes 5-0-2 with Commissioners Ferrick and Schindler absent.

- Replace **Ehrick** in all occurrences as **Ehrich** in both sets of minutes.

F. Public Hearing

- F1. Use Permit/John Ray/248 San Mateo Drive:
Consider and adopt resolutions to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-S (Single-Family Suburban Residential) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal includes a detached accessory dwelling unit (ADU) which is a permitted use and not subject to discretionary review. (Staff Report #23-042-PC)

Assistant Planner Hochleutner indicated staff had no additions to the written report.

Steven Schwanke spoke on behalf of the project.

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

ACTION: Motion and second (Riggs/Ehrich) to adopt resolutions to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-S (Single-Family Suburban Residential) zoning district and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures; passes 5-0-2 with Commissioners Ferrick and Schindler absent.

- F2. Architectural Control and Use Permits/Peninsula Innovation Partners, LLC/1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court:
Consider and adopt resolutions to approve architectural control review for buildings and site improvements associated with the approved Willow Village masterplan development project. The masterplan, including the general plan amendment, rezoning and zoning map amendment, vesting tentative maps, conditional development permit, development agreement, and below market rate (BMR) housing agreements were approved by the City Council on December 6 and 13, 2022 and authorize up to 1.6 million square feet of office and accessory uses (with a maximum of 1.25 million square feet for office uses and the balance for accessory uses), up to 1,730 dwelling units (including 312 BMR units), up to 200,000 square feet of retail and restaurant uses, and an up to 193 room hotel. The architectural control reviews by the Planning Commission for conformance with the approved masterplan, conditional development permit, development agreement, mitigation monitoring and reporting program from the certified environmental impact report, the R-MU (residential mixed use) and O (Office) zoning districts, and other applicable requirements from the masterplan governing documents is the next phase in the implementation of the Willow Village masterplan project.

This item includes four separate architectural control plans and use permit requests for the office campus, meeting and collaboration space, town square project components (all located on Parcel 1), and the mixed-use residential building on Parcel 2. The office campus and meeting and collaboration space would include approximately eight buildings, the elevated park, and two parking structures with up to 1.6 million square feet (with a maximum of 1.25 million square feet for office uses and the balance for accessory uses), inclusive of approximately 30,041 square feet of retail

and restaurant uses. The meeting and collaboration space project also includes the publicly accessible elevated park. The town square includes approximately 4,778 square feet of retail and restaurant use and an approximately 1.5 acre publicly accessible open space that would be predominately hardscape with landscape planting features. The residential mixed-use building on Parcel 2 would include up to approximately 328 dwelling units with a ground floor grocery store of approximately 46,768 square feet. The proposals include associated use permit requests for modifications to design standards (e.g. setbacks, stepbacks, modulation and projections, base height, frontage landscaping, building/garage entrances) not included in the conditional development permit; determine this action is consistent with the environmental impact report prepared for the proposed project and certified by the City Council on December 6, 2022. (Staff Report #23-043-PC)

Associate Planner Turner presented the item. He said correspondence was received earlier that day and that the commenter was concerned about allowing buildings to use natural gas for cooking in the grocery store, offered some suggestions and urged Planning Commission to require the buildings be all electric. He said the Conditional Development Permit and Development Agreement have a structure for requesting use of natural gas that would be reviewed as an exception to the building permit. He said the building codes and REACH codes would be reviewed by the city's Environmental Quality Commission.

Planner Turner presented several clarifications to the conditions of approval and are stated here.

1.g: Revisions to this ACP shall be processed by the City Community Development Department in accordance with Section 8.5 (~~Changes to conditional development permit~~ Administrative Amendments of Project Approvals) of the CDP Development Agreement.

1.k: The Applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City ~~concerning a development, variance, permit or land use approval; provided, however, that the Applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the Applicant's or permittee's defense of said claims, actions, or proceedings.~~ To in accordance with Section 9.6 of the Development Agreement.

1.q: Simultaneous with the submittal of a complete building permit application, the Applicant shall comply with Item 13.5 (Public Open Space Access) of the CDP. Prior to issuance of the certificate of occupancy, the Applicant shall construct the publicly accessible open space for each ACP, subject to Exhibit F of the Development Agreement, and subject to the satisfaction of the Building, Engineering, Planning, and Transportation Divisions. Further, the publicly accessible open space shall comply with the operating rules identified in Section 19 of the CDP.

1.t: No later than upon the submittal of a complete building permit application for each building, and prior to issuance of the foundation permit, approved soil management plans and work plans by the agency with jurisdiction over any remediation work are required to be submitted to the City for reference purposes. Any excavation related to soils remediation shall require issuance of a building permit from the City. The applicant shall comply with the requirements of CDP Item 10.4 (Voluntary

remediation work) ~~regardless of whether an agency of jurisdiction over remediation work requires remediation.~~

2.e: Subject to CDP section 4.13 and the Development Agreement, no later than ~~upon the submittal of a complete building permit application and issuance of the superstructure building permit~~ twelve months after Certificate of Occupancy is granted, the Applicant shall submit calculations documenting the prorated/fair share water usage allocated to the building based on square footage, units, or hotel rooms. The maximum total potable water usage for the project site is 94 98 million gallons per year . The Applicant shall submit water allocation calculations to the City's Engineering Division and shall be reviewed and approved by the Public Works Director for compliance with the requirements of CDP ~~condition~~ section 13.1.

2.f: Once construction has commenced, the applicant shall diligently pursue the project's construction through to completion, and, if at any point after building permits have been issued, the applicant abandons construction and the building permits expire, the applicant shall demolish the uncompleted portions of the project covered by the building permit(s) and restore the site to rough grade condition and/or shall take reasonable measures to protect public health and safety, protect the building structure from the elements, screen unsightly elements from view (such as fencing, painting or attractive screens or coverings), and maintain temporary landscaping, to the satisfaction of the Planning Division.

Paul Nieto, Signature Development Group, Jaron Lubin, Safdie Architects, Anthony Markese, Pickard Chilton, and Tim Murry, Ankrom Moisan Architects, spoke on behalf of the project items present.

Chair Harris opened the public hearing.

Public Comment:

- Ali Sapirman, Housing Action Commission, expressed her organization's support of housing for residents of all income levels and its endorsement of the Willow Village project for its housing and services.
- Maggie Fahey, Chamber San Mateo County, said her organization's Board of Directors gave full project endorsement support to the Willow Village Project in February 2022.
- Barrie Hathaway, CEO of JobTrain, spoke in support of the Willow Village project noting the opportunities for local residents in the building and construction trades and other employment opportunities created by the project's services.
- Bonnie Lam, Belle Haven resident, spoke in support of the Willow Village project.
- Angelisa Rodriguez, Housing Leadership Council of San Mateo County, reiterated her organization's support of the Willow Village project.

Chair Harris closed the public hearing.

The Commission discussed with the applicants the request for an exception to allow the use of gas for the commercial kitchens and that electric connections would be available for future use there and that cafeterias were not requesting that exception. The Commission also discussed with the applicants landscaping in general and on the elevated park.

Commissioner Barnes moved to approve as recommended in the staff report.

Other Commission comments included praise for the architectural design, the materials, the sensitivity to the street level and users and that community and citywide input was reflected in those elements. Commissioner Riggs specifically commented on the lack of transportation infrastructure and the multiple large projects in the area that would impact traffic.

Commissioner Barnes in reply to staff noted that his motion included the modifications to the conditions of approval in the four resolutions as previously stated this evening.

Commissioner Ehrich seconded the motion.

ACTION: Motion and second (Barnes/Ehrich) to adopt four resolutions approving the architectural control review for buildings and site improvements associated with the approved Willow Village masterplan development project with the following modifications to conditions of approval; passes 4-1-2 with Commissioner Riggs opposed and Commissioners Ferrick and Schindler absent.

1.g: Revisions to this ACP shall be processed by the City Community Development Department in accordance with Section 8.5 (~~Changes to conditional development permit~~ Administrative Amendments of Project Approvals) of the CDP Development Agreement.

1.k: The Applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City ~~concerning a development, variance, permit or land use approval;~~ provided, however, that the Applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the Applicant's or permittee's defense of said claims, actions, or proceedings. To in accordance with Section 9.6 of the Development Agreement.

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permit from the City. The applicant shall comply with the requirements of CDP Item 10.4 (Voluntary remediation work) ~~regardless of whether an agency of jurisdiction over remediation work requires remediation.~~

2.e: Subject to CDP section 4.13 and the Development Agreement, no later than ~~upon the submittal of a complete building permit application and issuance of the superstructure building permit~~ twelve months after Certificate of Occupancy is granted, the Applicant shall submit calculations documenting the prorated/fair share water usage allocated to the building based on square footage, units, or hotel rooms. The maximum total potable water usage for the project site is 94 98 million gallons per year . The Applicant shall submit water allocation calculations to the City's Engineering Division and shall be reviewed and approved by the Public Works Director for compliance with the requirements of CDP ~~condition~~ section 13.1.

2.f: Once construction has commenced, the applicant shall diligently pursue the project's construction through to completion, and, if at any point after building permits have been issued, the applicant abandons construction and the building permits expire, the applicant shall demolish the uncompleted portions of the project covered by the building permit(s) and restore the site to rough grade condition and/or shall take reasonable measures to protect public health and safety, protect the building structure from the elements, screen unsightly elements from view (such as fencing, painting or attractive screens or coverings), and maintain temporary landscaping, to the satisfaction of the Planning Division.

F3 and G1 are associated items with a single staff report.

- F3. Environmental Impact Report (EIR) Scoping Session/O'Brien Drive Portfolio LLC/1300-1320 Willow Road, 975-995 and 1001-1015 O'Brien Drive: Public hearing to receive comments on the Initial Study (IS) and Notice of Preparation (NOP) for the proposed 1005 O'Brien Drive and 1320 Willow Road Project that would redevelop the project site (985-1005 O'Brien Drive and 1320 Willow Road). The proposed project includes requests for a development agreement, architectural control, use permit, lot line adjustment, lot merger, and environmental review. The project would demolish three existing, one-story commercial buildings on three parcels and construct one new five-story building for research and development (R&D) uses, one new four-story building for R&D uses, and one new seven-story parking structure on two parcels located in the Life Science, Bonus (LS-B) zoning district. The proposed project would be constructed in two phases, with the five-story R&D/office building and five levels of the parking structure to be developed in the first phase and the four-story R&D/office building and the remaining two levels of the parking structure in the second phase. The applicant is proposing a development agreement to extend the life of the entitlements in order to account for a potential delay of approximately 10 years between the two phases. The proposed total gross floor area of the project would be approximately 228,081 square feet of R&D space with a floor area ratio (FAR) of 1.24. The proposal includes a request for an increase in height and FAR under the bonus level development provisions 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 two diesel generators, one for each proposed building, to operate the facilities in the event of a power outage or emergency. The project includes a request to modify the design standards related to major building modulations to allow the modulation on the south elevation of the 1005 O'Brien Drive building to extend to the second floor (approximately 34 feet) instead of extending to 45 feet, which is the required base height. 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 of both buildings. The proposed project also includes a request

to remove seven heritage trees. An Initial Study has been prepared and is included with the Notice of Preparation (NOP) for the proposed project. The NOP and Initial Study were released on Friday, June 2, 2023. The Initial Study scopes out the following environmental topics from further review: aesthetics, agricultural and forestry resources, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise (operation – airport or air strip noise), public services, recreation, utilities and service systems, and wildfire. The focused EIR will address potential physical environmental effects of the proposed project that have not been scoped out, as outlined in the California Environmental Quality Act (CEQA), in the following areas: transportation, population and housing, air quality, greenhouse gas emissions, and noise (operation – traffic noise, construction noise and vibration). The City is requesting comments on the scope and content of this focused EIR. The project location does not contain a toxic site pursuant to Section 6596.2 of the Government Code. Comments on the scope and content of the focused EIR are due by 5:30 p.m. on Wednesday, July 5, 2023. (Staff Report #23-044-PC)

A court reporter transcribed this agenda item.

G. Study Session

G1. Study Session/O'Brien Drive Portfolio LLC/1300-1320 Willow Road, 975-995 and 1001-1015 O'Brien Drive:

Request for a study session for a development agreement, architectural control, use permit, lot line adjustment, lot merger, and environmental review for the proposed 1005 O'Brien Drive and 1320 Willow Road Project that would redevelop the project site (985-1005 O'Brien Drive and 1320 Willow Road). The project would demolish three existing, one-story commercial buildings on three parcels and construct one new five-story building for research and development (R&D) uses, one new four-story building for R&D uses, and one new seven-story parking structure on two parcels located in the Life Science, Bonus (LS-B) zoning district. The proposed project would be constructed in two phases, with the five-story R&D/office building and five levels of the parking structure to be developed in the first phase and the four-story R&D/office building and the remaining two levels of the parking structure in the second phase. The applicant is proposing a development agreement to extend the life of the entitlements in order to account for a potential delay of approximately 10 years between the two phases. The proposed total gross floor area of the project would be approximately 228,081 square feet of R&D space with a floor area ratio (FAR) of 1.24. The proposal includes a request for an increase in height and FAR under the bonus level development provisions 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 two diesel generators, one for each proposed building, to operate the facilities in the event of a power outage or emergency. The project includes a request to modify the design standards related to major building modulations to allow the modulation on the south elevation of the 1005 O'Brien Drive building to extend to the second floor (approximately 34 feet) instead of extending to 45 feet, which is the required base height. 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 of both buildings. The proposed project also includes a request to remove seven heritage trees. (Staff Report #23-044-PC)

No additional presentation was made.

Chair Harris opened public comment.

- John McKenna, Environmental Quality Commissioner, requested as an individual that the developer and the city reconsider the gas infrastructure planned for the project and noted a lab building being constructed in Millbrae that was all-electric and did not require use of natural gas for space heating. He also requested that the project be prohibited from biosafety level 3 and above uses and that the EIR compare different biosafety levels to determine what level was safe. He also commented that Belle Haven lacked tree coverage and that removing old growth heritage trees was increasing that disparity.

Chair Harris closed public comment.

Commission Comments:

Individual commissioners (Barnes/Harris) commented on biosafety levels and whether the Planning Commission through a development use permit could require that use be limited to certain levels and a desire that the city establish what it would and would not allow in that regard.

Commissioner Do said given the changing technology and that all electric was becoming possible for labs that she hoped the city would have an informed revisit of the current exceptions it had to its REACH code.

Replying to Commissioner Ehrich, COO Ron Krietemeyer, Tarlton Properties, said he believed their parking ratio was in the low 2.3s and noted it was challenging to get much below that noting tenant needs and marketing. He said their Transportation Demand Management program target was a 35% reduction in single-vehicle occupancy. He noted the need for public transit in the life sciences district. He noted that they were providing eating options, a gym facility and other amenities in the business park to allow people to remain on campus and not have to drive. Replying to Chair Harris, Mr. Krietemeyer said that the allowable parking ratios in the life science district were 1.5 to 2.5. He said parking studies they had done prior to the pandemic indicated a parking need range of about 2.1 to 2.3 depending upon which building and what type of use.

Chair Harris commented that she hoped the applicants could continue to look at reducing the parking ratio. She said she appreciated what they were doing at the park with bicycles and shuttles, especially the shuttle to Dumbarton. She said with other landowners in that area it would be great to have combined shuttle transit.

Chair Harris referred to the construction phasing and said she was not comfortable with the idea that Project B would occur potentially 10 years past Project given how much things might change over 10 years such as parking need or transportation, or biosafety levels and diesel generators.

Planner Turner said the extension of the life of the project would be through the development agreement (DA) that was negotiated between the city and the applicant. He said the zoning was unlikely to change in the next 10 years so the impacts as far as the types of uses would be similar if not the same. He said if only building 1 was completed under the 10-year DA that the applicant to do building 2 would have to reapply.

Chair Harris asked if the next time a staff report was prepared that tables shown such as required parking and proposed parking spaces show the distribution for each phase and not for the whole project as she thought that would be helpful.

Commissioner Riggs said he was also concerned about the 10 years. He asked if the applicants were considering building a two-story parking garage and then later adding another story.

Ms. Eschweiler said it looked like a two-story going to three-story, but it was four-story. She said they would do a four-story garage and add two-stories later.

Commissioner Riggs noted that the materials board showed corrugated steel for mechanical screening, but he did not see that on the renderings. He asked when they came back with the project to show those on the renderings as the height and sun reflection might be significant. He referred to the roof deck planned for 1005 and the consideration of wind control. He noted similar constructs at Meta properties and the negative impact of wind. He said one rendering showed a view across Willow Road with some rather dramatically sized trees and asked if those trees were there already.

Ms. Eschweiler said those trees would be planted. Commissioner Riggs said at a later point the Commission would probably ask what size trees were intended for planting. He commented regarding gas heating that Mr. Tarlton had been at a hearing on another project and had explained that gas heat was economically necessary for the volume of air changes necessary for many labs. He said, however, that 10 years was a long time and perhaps in five years something considerably more effective in power storage might be developed. He said right now he was not concerned about gas heat for a biolab but well before the 10-year window was done he thought he would be concerned with that.

Replying to Commissioner Barnes, Ms. Eschweiler said the most major change from the last study session to this one was the 9000 square foot community room that apparently did not meet the qualifications for a community benefit and was now removed from the project and replaced with the public open space sports court.

Commissioner Barnes said the proposed color materials were appropriate for the area. He said he thought the design, architecture, design and materials all worked well. He said the site access and layout were straightforward and worked well. He said he liked the concept of the “stackable” parking. He said the open space was publicly accessible but not publicly inviting and noted the site limitations. He said he was okay with the building height noting it was within the zoning standards for the zone and because it was located further back from Willow Road. He said he had to question the 10-year window for development and would like to see a stronger explanation from the applicant for that need.

Mr. Krietemeyer said they had to assume they would not be able to access the area for Phase 2 until their tenants’ lease ended. He said with the negotiated DA that perhaps things like revisiting gas use and other things the city was concerned about might be included in that DA.

Commissioner Barnes expressed concern that the community amenity appraisal done would not be sufficient in 10 years’ time.

Mr. Perata said through the DA process they would consider the community amenity requirement for the project, timing, and potential modifications to the negotiated value for public benefit and modify or adjust those public benefits in exchange for vested rights.

Commissioner Barnes indicated Mr. Perata' explanation assuaged his concern.

Replying to Chair Harris, Planner Turner said frontage improvements would be required for the project along O'Brien Drive and Willow Road.

Chair Harris said she agreed with Commissioner Barnes regarding the publicly accessible open space. She said she thought the proposed location was the right decision as it was directly across the street from the high school.

Ms. Eschweiler said they would create a trail from Willow Road to the sports court in phase 1.

Commissioner Do said the sports court made sense in its proximity to the high school but noted what looked like a wall on a Google map next to the high school's playing field that might block access.

Mr. Krietemeyer said there was no wall and noted that if they built a basketball court it would be used, noting that in other locations youth scaled fences to get to the courts to play.

Commissioner Do referred to the five-story building with the terrace on the south side and asked if neighbors had expressed privacy concerns. She asked too about the building on the north side of O'Brien Drive and how she could tell whether height was a privacy issue.

Mr. Krietemeyer said it was certainly something they could address and would do line of sight studies for when they returned the next time with the project.

H. Informational Items

H1. Future Planning Commission Meeting Schedule

- Regular Meeting: July 10, 2023

Mr. Perata said the July 10th meeting would have some single-family homes and a remodel and expansion project for the Menlo Park Fire Protection District's Station 77 located at 1467 Chilco Street.

- Regular Meeting: July 24, 2023

I. Adjournment

Chair Harris adjourned the meeting at 10:59 p.m.

Staff Liaison: Corinna Sandmeier, Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on August 14, 2023

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CITY OF MENLO PARK
Planning Commission

In re:
Environmental Impact Report
(EIR)/ Scoping Session/ O'Brien
Drive Portfolio LLC/1300-1320
Willow Road, 975-995 and
1001-1015 O'Brien Drive



_____ /

Environmental Impact Report
REPORTER'S TRANSCRIPT OF PROCEEDINGS
AGENDA ITEMS F3 and G1
MONDAY, JUNE 26, 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 (Chair)

Linh Do (Vice Chair)

5 Andrew Barnes

Andrew Ehrich

6 Henry Riggs

7 ABSENT: Katie Ferrick

Jennifer Schindler

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SUPPORT STAFF:

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Chris Turner, Associate Planner

10 Kyle Perata, Planning Manager

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PROJECT PRESENTERS:

12 Susan Eschweiler, DES Architects & Engineers.

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CONSULTANTS:

14 Katherine Wagh, Dudek

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19 BE IT REMEMBERED that, pursuant to Notice of the

20 Meeting, and on June 26, 2023, via ZOOM Videoconference,

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

22 California, there commenced a Planning Commission meeting

23 under the provisions of the City of Menlo Park.

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7	Chris Turner, Associate Planner	7
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1 P R O C E E D I N G S

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4 CHAIR HARRIS: Okay. We are going to move on to
5 our next item. And we have F3 and G1, which are
6 associated with a single Staff Report. I am going to read
7 it. And it's quite lengthy, again.

8 So this is an Environmental Impact Report, EIR
9 Scoping Session, for O'Brien Drive -- 1005 O'Brien Drive
10 and 1320 Willow Road Project that would redevelop the
11 project site. The proposed project includes requests for
12 a development agreement, architectural control, use
13 permit, lot line adjustment, lot merger, and environmental
14 review.

15 The project would demolish three existing
16 one-story commercial buildings on three parcels, and
17 construct one new five-story building for research and
18 development uses, one new four-story building for R&D
19 uses, and one new seven-story parking structure on two
20 parcels located in the Life Science, Bonus zoning
21 district.

22 The proposed project would be constructed in two
23 phases, with the five-story R&D/office building and five
24 levels of the parking structure to be developed in the
25 first phase, and the four-story R&D/office building and

1 the remaining two levels of the parking structure in the
2 second phase.

3 The applicant is proposing a development
4 agreement to extend the life of the entitlements in order
5 to account for a potential delay of approximately 10 years
6 between the two phases.

7 The proposed total gross floor area of the
8 project would be approximately 228,081 square feet of R&D
9 space with a floor area ratio (FAR) of 1.24. The proposal
10 includes a request for an increase in height and FAR under
11 the bonus level development provisions in exchange for
12 community amenities.

13 The applicant is proposing payment of a community
14 amenities in-lieu fee. The project includes a hazardous
15 materials use permit request to allow two diesel
16 generators, one for each proposed building, to operate the
17 facilities in the event of a power outage or emergency.

18 The project includes a request to modify the
19 design standards related to major building modifications
20 -- sorry -- modulations to allow the modulation on the
21 south elevation of the 1005 O'Brien Drive building to
22 extend to the second floor, instead of extending to 45
23 feet, which is the required base height.

24 The proposed project is requesting an exception
25 from the City's reach code to allow for the use of natural

1 gas for space conditioning in the laboratory spaces of
2 both buildings. The proposed project also includes a
3 request to remove seven heritage trees.

4 An Initial Study has been prepared and is
5 included with the NOP for the proposed project. The NOP
6 and an Initial Study were released on Friday, June 2nd,
7 2023. The Initial Study scopes out the following
8 environmental topics from further review: Aesthetics,
9 agricultural and forestry resources, biological resources,
10 cultural resources, energy, geology and soils, hazards and
11 hazardous materials, hydrology and water quality, land use
12 and planning, mineral resources, noise from operation of
13 an airport or airstrip, public services, recreation,
14 utilities and service systems, and wildfire.

15 The focused EIR will address potential physical
16 environmental effects of the proposed project that have
17 not been scoped out, as outlined in the California
18 Environmental Quality Act, or CEQA, in the following
19 areas: Transportation, population and housing, air
20 quality, greenhouse gas emissions, and noise (traffic
21 noise, construction noise and vibration).

22 The City is requesting comments on the scope and
23 content of that focused EIR. The project location does
24 not contain a toxic site, pursuant to Section 6596.2 of
25 the Government Code.

1 Comments on the scope and content of the focused
2 EIR are due by 5:30 p.m., on Wednesday, July 5th, 2023.

3 At this time, I would like to introduce staff to
4 introduce the project, and then I assume we'll have a
5 presentation by the applicant and the EIR consultant.

6 MR. TURNER: Yes. Thank you, Chair Harris. I
7 can go ahead and get started with my presentation.

8 And, yes, we'll here from the applicants and then
9 our environmental review consultant, Katherine Wagh, from
10 Dudek.

11 Okay. So this is the 985 to 1005 O'Brien and
12 1320 Willow Road project. Next slide.

13 This is a look at the project site. Generally
14 it's bounded by Willow Road to the west, MidPen High
15 School to the north; O'Brien Drive to the south, and then
16 other life science buildings to the east.

17 The purpose of this meeting, we'll have two
18 public hearings; one on the Environmental Impact Report
19 Scoping Session. So this will provide the Commission and
20 the public an opportunity to provide comments on the scope
21 of the EIR.

22 And then we'll move into a Study Session to
23 provide feedback on the project itself, including the
24 design, open space, proposed uses, et cetera. No actions
25 will be taken tonight.

1 And then one update. We did receive one
2 additional item of correspondence this afternoon. The
3 commenter generally expressed concerns with the use of
4 natural gas heating for the lab spaces, removal of
5 heritage trees on-site, existing heritage trees on-site,
6 and then asked the Planning Commission to look at
7 restricting biosafety levels to restricting bio safety
8 levels three and above.

9 And with that, our recommended meeting format for
10 this evening, we'll do the EIR Scoping Session. So we'll
11 have just one presentation by the applicant. It will
12 serve as the presentation for both the EIR portion and the
13 Study Session.

14 Then we'll hear from our consultant from Dudek on
15 the Initial Study. Then we can answer any clarifying
16 questions, take public comments, and then close the
17 Scoping Session.

18 And then we can move into the Study Session
19 portion. We can open public comment for that portion and
20 then have any clarifying questions and discussion from the
21 Planning Commission.

22 So with that, I will hand it over to the
23 applicant team.

24 MS. ESCHWEILER: (Audio disruption) -- we
25 represent the design team and Tarlton Properties for the

1 project known as 985 and 1005 O'Brien, and 1320 Willow
2 Road. And we have a slide show, I think.

3 Thanks, Chris.

4 MR. TURNER: Sorry. Just through the Chair, my
5 colleague will be presenting the slides. I think now we
6 got it up. So sorry about that.

7 MS. ESCHWEILER: This is the Dudek presentation,
8 not the DES presentation.

9 MR. TURNER: Sorry about that. We are working on
10 getting the correct presentation.

11 CHAIR HARRIS: Would you prefer a little bit of
12 time? We could take a short break, which we're going to
13 do at some point anyway. Would that be helpful?

14 Okay. You know what? We're going to take a
15 short -- we'll just take a five-minute, maybe six-minute
16 break.

17 Sorry to be interrupting in the presentation, but
18 I want to give staff some time. Five minutes. Thanks.

19 (Brief recess taken.)

20 CHAIR HARRIS: Okay. Thank you. And we're back.
21 I think we have the staff presentation -- I'm sorry -- the
22 architect presentation.

23 And if you could please go ahead with your
24 presentation. Thank you.

25 MS. ESCHWEILER: Thank you very much, Chair

1 Harris.

2 Susan Eschweiler, with DES Architects and
3 Engineers. I'm here tonight to present the 1005 O'Brien
4 Drive and 1320 Willow Road projects.

5 COMMISSIONER RIGGS: Excuse me, Susan. Could you
6 lift the microphone just a bit? Thanks.

7 MS. ESCHWEILER: Thank you.

8 So who do I cue? Chris? Okay.

9 So just as a reminder, this is a project on -- at
10 the corner of Willow Road and O'Brien Drive. It is part
11 of the LSB District, and it is adjacent to the
12 Hetch-Hetchy Right of Way.

13 It is a combination of properties -- you can go
14 on to the next one -- that will be part of the Menlo Park
15 Labs Life Science area that is developed by Tarlton
16 Properties. We -- this is -- as it's stated in the Staff
17 Report, there's a five-story building, a four-story
18 building, and a parking garage that will be put on these
19 properties, but you can see how it relates to the rest of
20 the Tarlton developments along O'Brien Drive.

21 We were here not long ago for the 1125 O'Brien
22 Drive project at the corner, as the bend of the road at
23 O'Brien Drive, and then it wraps around to the area where
24 we were here for 1350 Adams Court not long ago as well.

25 Next.

1 So Menlo Park Labs is a burgeoning Life Science
2 District developed by the Tartltons, and it has --
3 includes Pacific Bio Sciences that you see in the upper
4 left. It has a full service cafeteria, air cafe and
5 fitness center on O'Brien Drive that serves the tenants of
6 the park. And it has a variety of different research and
7 development companies that do anything from cancer
8 research to medical devices to other types of research and
9 development for -- that are related to life sciences and
10 health care.

11 The features of the park is that Tarlton is a --
12 very much involved in the transportation concerns that
13 Mr. Riggs mentioned before. And John Tarlton is an avid
14 cyclist. And so we have very much focused on on-site
15 bicycle storage and bicycles that can go from -- around
16 the park itself. We'll be adding in this project 48
17 long-term bike parking and 20 short-term parking. The
18 long-term parking will be in the parking garage, and the
19 20 will be near the entries to the buildings. And this
20 complements the other -- the 132 other bicycle parking
21 spaces that we have in the rest of the park.

22 As part of our TDM program, we will be having
23 showers and changing rooms to support the bicycle riders
24 and other people who may be walking or doing fitness in
25 the park. We'll have four womens' and four mens' changing

1 rooms and shower rooms in this new facility.

2 There -- as I mentioned, there is a fitness
3 center with multiple showers in that -- in 1440 O'Brien
4 Drive, where the cafe is.

5 Tarltons provide a -- Menlo Park ride-share
6 electrical vehicles. They have championed electrical
7 vehicle charging stations throughout the park. There are
8 over 200 of them already. And we will be adding 28 EV
9 ready spaces here, 83 EVSEs and 44 clean-energy parking
10 spaces.

11 In addition, there is a shuttle service that goes
12 from Union City and Fremont BART to the park, Palo Alto
13 Caltrain, Milbrae BART, and two locations in San
14 Francisco. And this is all in an effort to keep cars off
15 of the road.

16 Next.

17 So the site itself, unusual sites that were
18 developed long ago in sort of rhomboid and trapezoid-kind
19 of shapes. And this will be -- this project combines
20 these three sites: 985 O'Brien Drive, 1001 O'Brien Drive,
21 and 1320 O'Brien Drive. And you can see that there are
22 buildings on -- three buildings built.

23 For the Phase 1, two of the buildings will come
24 down, and a portion of the 13 Willow property will come
25 down. And there will be a phased project that would go

1 in, with a five-story and a parking structure. And then
2 in the second phase, the rest of 1320 Willow would come
3 down for the second four-story building.

4 The buildings that are existing there today are
5 one-story concrete tilt-ups that were, essentially, kind
6 of warehouse -- nondescript warehouses. And where the
7 parking structure goes, there's actually just a paved
8 parking lot right now.

9 So here's the site from a Google Maps standpoint.
10 The three properties will be combined, and then lot lines
11 adjusted to accommodate the new -- new building layouts.
12 And so the ones that are in gray would come down in Phase
13 1, and the one that is in -- has a white roof would remain
14 until Phase 2.

15 As you can see, our approach to developing this
16 is really to give back a lot of open space on the project.
17 And as part of the LSB requirements, there's a 20 percent
18 open space, which is all shown in green. And 10 percent
19 of open space would be dedicated to the public.

20 What our strategy is here is to design the public
21 open space along the areas to the north. 70 percent of
22 the public space would be in the dark green area to the
23 north, along the Hetch-Hetchy, across from the Peninsula
24 High School, and directly across from the public access
25 park of the Willow Village. 30 percent of the public open

1 space would be along O'Brien Drive. And as you'll see in
2 the later slides, we're developing those to have a variety
3 of different types of landscape treatments.

4 In between the parking garage and 1005 O'Brien
5 would be a private courtyard for the use of the tenants.
6 Along that upper portion, where the dark green was on the
7 previous slide, we are developing pathways and seating
8 areas and some passive resting zones coming from Willow
9 Road, in parallel to the Hetch-Hetchy, and which is
10 actually part of the -- where the Peninsula High School
11 has its parking lot.

12 And directly adjacent to the soccer field of
13 Peninsula High School, we will be developing a sports
14 court and public amenity area for picnicking under
15 catenary lights. And a really nice resting spot there.
16 The sport court would be part of the public amenity and
17 would also be available, perhaps, if the school would want
18 to use it.

19 Along O'Brien Drive, we have a public sidewalk
20 that would go in along the street, as well as some
21 walkways in front of the 1005 O'Brien project.

22 There is a pathway that connects from O'Brien --
23 you can go to the next one. It's fine -- a pathway that
24 connects from O'Brien, up the -- you see up the east side
25 of the parking garage to that sport court's area.

1 This is denoting Phase 1 of the project where
2 you'd have the 1005 five-story building along O'Brien
3 Drive, and the parking garage to the rear, adjacent to --
4 backing up to the public open space. In this Phase 1,
5 1320 Willow remains along Willow -- Willow Drive -- Willow
6 Road.

7 This is a view of the 1005 O'Brien project. That
8 -- the building itself is five stories. It would be
9 composed of bird-safe blue glazing, with a -- dark
10 charcoal-colored mullions. It will be two colors of GFRC
11 glass fiber reinforced panels. And it's designed to have
12 a roof deck at the top, with a nice flat shelter roof at
13 that point.

14 And I know that one of the staff items was
15 talking about the modulation. And we've developed this
16 kind of a shorter roof at the top of the second floor,
17 between the second and the third floor. And that really
18 gives that modulation -- you know, kind of breaking up the
19 massing of the building, as well as connecting as it goes
20 -- wraps around the corner. That's the V-shape roof that
21 you see with the "1005" sign.

22 The lobby is at the corner. It would be a nice
23 two-story glass lobby that you would come into, and you
24 would be able to have all the transparency at that ground
25 floor level.

1 This is an aerial view of the same building. Now
2 we've taken off -- we're kind of seeing through that flat
3 top shelter roof at the roof garden. So that's a private
4 space for use of the tenants, conference room, and private
5 deck at that location.

6 And then, when Phase 2 comes along, the remainder
7 of 1320 Willow Road is removed, and the two stories of
8 additional parking is put on the garage. And we have --
9 the four-story building at 1320 Willow Road would be
10 built.

11 The entry to 1320 is off of Willow Road itself.
12 So we have developed driveways that -- we have two
13 driveways off of O'Brien, and a single driveway off of
14 Willow, which would be right in and right out.

15 All three buildings would be built to elevation
16 14.8, I believe, which is two feet above base flood
17 elevation.

18 And this is a view from Willow Road of the entry
19 into 1320 Willow. And you can see how inviting it is to
20 have the trees on the left, that would bring you in from
21 Willow Road into the public -- publicly-accessible open
22 space that would run down the side of 1320 to that sports
23 court in the distance.

24 This building also has the same material finishes
25 as 1005. So they would look like a set of GFRC panels and

1 the same type of bird-friendly glass. And then this is --
2 this building, 1320, would also have a roof deck for the
3 tenants themselves.

4 And as the Tarltons are always very focused on
5 maximizing the green building design features for 1005, we
6 will be going for LEED Gold. And on 1320, we'll be
7 targeted for LEED Silver. They will be purchasing 100
8 percent renewable energy from clean PCE and additional
9 carbon offset.

10 Both projects, we've set aside some areas for
11 some solar PVs on the available part of the roof, where we
12 also will have roof screens that are enclosing any kind of
13 mechanical for the building itself.

14 We have optimizing windows. You saw a lot of the
15 nice glazed areas to bring in natural daylight and take
16 advantage of the views across the bay, and also to the
17 hills on the west.

18 We have -- we always do a -- reduced water-use
19 fixtures throughout the buildings and use
20 sustainably-sourced materials.

21 We do have natural gas that we are using for
22 heating of the labs, but that would be offset with carbon
23 offsets. We install all LED light fixtures throughout the
24 buildings, both inside and out. And we always are working
25 towards diverting as much construction waste from the

1 landfills.

2 The building materials themselves would be here.
3 The two colors of GFRC -- and that's kind of a theme that
4 we're using throughout the business park of having a
5 lighter color and a darker gray for the GFRC. And these
6 buildings, we're introducing a wood-look metal for accents
7 of trellised areas on the front, example of -- at 1320,
8 along Willow Road, we have the blue-tint glass, and we
9 have gray metal panels. The blue tint glass would be bird
10 friendly.

11 And then for the mechanical screens, we are using
12 the corrugated metal for mechanical screens.

13 And, lastly, this is a couple of views of the
14 garage, both in its four-story format, and then when the
15 additional two stories are added. And for that, we're
16 going to be doing a really nice patterning with a mesh --
17 colored mesh that would have charcoal and a lighter color
18 mesh on the elevation to screen the views of the cars,
19 along with concrete at the stair course at the corners.

20 And that concludes my presentation of the 1005,
21 1320 Willow Road project.

22 CHAIR HARRIS: Thank you for that presentation.

23 Do we have a presentation from the EIR
24 consultant?

25 Thank you. Please proceed.

1 MS. WAGH: Oh. Good evening. Sorry. I was
2 expecting staff to pull up the presentation.

3 But good evening. My name is Katherine Wagh.
4 I'm a Senior Project Manager with Dudek, and we are
5 serving as the City's environmental consultant for this
6 project.

7 And as Chris set up and the intent of tonight's
8 meeting is to review the scope of the Environmental Impact
9 Report.

10 So next slide, please.

11 Excuse me. So I'll just do a quick overview of
12 the purpose of a Scoping Session: Review the content of
13 the Initial Study that we've prepared, that accompanies
14 the Notice of Preparation, And review the Environmental
15 Impact Report, the anticipated scope of that document.

16 And then, you know, the main intent here is to
17 receive public comments on both the Initial Study and the
18 Environmental Impact Report Scope of Work.

19 Next slide. Thank you.

20 So the purpose of a Scoping Session is to
21 understand, you know, what the basic intent of the project
22 is, and the key project elements, which we've just heard
23 from the project applicant's team, and then, again, to
24 receive the -- any comments from the public and other
25 public agencies that may be involved in reviewing the

1 project, particularly with a focus on considering the
2 potential environmental effects of a project, strategies
3 to mitigate those effects by either reducing or avoiding
4 or providing compensation for those potential effects, and
5 also to talk about possible project alternatives that
6 should be evaluated in the Environmental Impact Report
7 that can help further the analysis and discussion of the
8 project's benefits and how -- and impacts and other
9 options that may avoid or reduce some of those effects.

10 Next slide.

11 So at first I will be going over the Initial
12 Study. As I said, we prepared a detailed Initial Study to
13 help us narrow down the focus of the Environmental Impact
14 Report so that we're really just looking at those areas
15 where there are potentially significant effects.

16 So in the Initial Study, we took the approach of
17 looking for impacts where compliance with existing
18 regulations and requirements can help to frame the project
19 design in a way that avoids those environmental effects in
20 the first place.

21 And then we also looked at issue areas or
22 environmental issue topic areas where there is a potential
23 that a significant impact could occur, but that standard
24 mitigation measures that the City has relied on for other
25 projects could, you know, be shown to reduce those impacts

1 to a less-than-significant level so that we don't need to
2 put additional time and effort into evaluating those
3 impacts in a greater level of detail in the EIR.

4 And then that leaves us with the final bucket of
5 environmental topics, which are those that do require that
6 additional level of analysis in the EIR.

7 Next slide. Thank you.

8 So these are the impact categories where we found
9 that the impacts -- there would either be no impacts --
10 so, for example, in the case of agricultural and forestry
11 resources, there are no such resources on this project
12 site. And so we can pretty clearly conclude that there
13 are no impacts in that category; whereas, a lot of these
14 other ones have what we would consider to be a
15 less-than-significant impact, because we can demonstrate
16 that the project is either compliant with existing City
17 regulations or city/state federal regulations, where
18 applicable, that the effects of the project would not rise
19 to a level of significance.

20 And so for most of these resource areas, we found
21 that -- across the board of the different questions and
22 checklist items that we need to look at in an Initial
23 Study, that these impacts would be either -- there would
24 be none, or we would have less than significant impacts.

25 But I did want to highlight that we have two

1 items on here that will also show up in the EIR. But
2 we've been able to narrow down within that subject area
3 the specific items that we need to look at. So those two
4 are air quality and noise.

5 For example, noise. You know, there are no
6 airports or airstrips within close-enough proximity to the
7 project site that there would be an exposure to excessive
8 noise levels. And so we're able to streamline preparation
9 of the Environmental Impact Report and, therefore,
10 streamline the City's process to review and consider that
11 information by eliminating that topic -- that subtopic, I
12 guess you could say, from further analysis in the EIR.

13 And similarly, with air quality, we found that
14 because the project is consistent with the land use and
15 zoning designations for the project site, it is considered
16 to be consistent with the air quality plan for the region.

17 And we also found that there's nothing in this --
18 none of the project components that would have a potential
19 to generate odor that is outside the typical odor
20 generation of this type of land use and zoning
21 designation.

22 Next slide, please. Thank you.

23 So this slide lists the five topics where, in the
24 Initial Study, we found there was a potential for a
25 significant impact, but those impacts could be controlled

1 with mitigation measures. And, again, these are
2 mitigation measures that the City has typically applied to
3 other projects of a similar scope and nature. And so they
4 are mitigation measures that have been vetted through the
5 City's experience.

6 So under the topic of biological resources, this
7 is a common issue, when you are demolishing buildings or
8 doing any kind of ground disturbance, is that there's a
9 potential for nesting birds or nesting bats to occur
10 within the project site. And with the protocols set forth
11 in the mitigation measures, we know that we can implement
12 these measures in a way that we can do pre --
13 pre-construction or pre-demolition surveys to verify what
14 those conditions are; whether those species are or are not
15 present, and if they are present, the subsequent measures
16 that need to be taken to ensure that they can vacate the
17 property prior to demolition or other disturbance such
18 that there are no significant impacts to those species.

19 And similar mitigation measures are identified
20 for the other resource topics, which I'd be happy to
21 answer questions for. But in the interest of keeping the
22 presentation brief, I'm going to, you know, just go to the
23 next slide, and let you guys ask questions.

24 But the next two slides just give us a quick
25 outline of those mitigation measures.

1 So as I mentioned with the biological resources,
2 it's the pre-construction surveys for nesting birds. For
3 the cultural work -- or cultural issues, it's a similar
4 approach of identifying protocols that would be followed,
5 should any resources be encountered during construction.

6 Next slide, please.

7 And so then we'll see here three more of the
8 cultural mitigation measures. They're just very specific
9 as to the types of resources that may be identified.

10 And then, under the topic of hazardous materials
11 is a site mitigation plan to ensure that as building
12 demolition occurs, and ground disturbance occurs,
13 appropriate protocols are followed to manage any hazardous
14 materials that may be contained within those buildings or
15 deposited within the soils.

16 Next slide.

17 And so as I said, these are the five topics that
18 we have found that warrant review -- more detailed review
19 within the Environmental Impact Report. And so Dudek
20 staff are preparing technical studies regarding air
21 quality and greenhouse gas emissions, as well as noise and
22 transportation.

23 And then we're working with a subconsultant, BAE
24 Urban Economics, to evaluate population and housing needs
25 that may be associated with the project.

1 This slide provides you some of the key
2 milestones in the environmental review process under CEQA.
3 And so, as you noted through the Staff Report, the Notice
4 of Preparation was published on June 2nd; and then it
5 includes the Initial Study that I spoke about briefly
6 earlier.

7 And tonight we are taking, you know, public
8 comments for the review of -- or for the future work that
9 we will be putting into the Environmental Impact Report to
10 ensure that we capture all of the important environmental
11 resource issues that may be of concern to the community.

12 In addition to anybody who wants to provide
13 verbal comments tonight, written comments can be submitted
14 to the City through the end of the day on July 5th.

15 And then we anticipate to publish the Draft EIR
16 in the fall of this year. We would have a similar public
17 hearing as we're having tonight in order to receive
18 comments on the content of that Draft EIR.

19 And then, finally, we would prepare the Final
20 EIR, where we provide written responses to all of the
21 comments that are received on the Draft EIR, and to
22 clarify any of that analysis or elaborate upon any of the
23 issues that are of concern.

24 Thank you.

25 And so, finally, just a reminder that public

1 comments can be submitted -- and I realized earlier, I
2 think it was mentioned that comments are accepted until
3 5:30 p.m., as opposed to 5 o'clock sharp, as I've noted on
4 this slide. But this provides folks with address -- both
5 mail and e-mail addresses to submit those comments.

6 And that is -- concludes my presentation. As I
7 said, I wanted to keep it brief. But I'm happy to answer
8 any questions that folks might have.

9 CHAIR HARRIS: Thank you so much for that
10 presentation.

11 Does staff have anything else to add? Otherwise,
12 we're going to bring it back here for clarifying
13 questions.

14 MR. TURNER: I do not have anything else, but I'm
15 happy to answer questions.

16 CHAIR HARRIS: Okay. Are there any
17 clarifying questions from any of the commissioners, before
18 we go to public comment on -- and this would specifically
19 be just on the EIR portion. We will be doing a study
20 session after the EIR portion. But if there are any
21 clarifying questions from the commission, before we go to
22 public comment on the EIR.

23 Okay. Seeing none, let's move to public comment.
24 And just as a reminder, you will have two opportunities to
25 comment. This first time is to comment specifically on

1 the EIR. So if you have comments -- to the public, if you
2 have comments on the EIR, please raise your hand now.

3 And if you have general comments about the
4 project, we will have another opportunity for those
5 comments after we complete the EIR study session.

6 MR. PRUTER: Thank you, Chair. Thank you, Chair
7 Harris. At this time, I don't see any hands raised.

8 With a reminder to the public, if you're in
9 person, and you'd like to speak on this item, please feel
10 free to fill out a comment card and send it over to me,
11 and we can have you speak here, in person, at the Council
12 chambers. Otherwise, those on Zoom, you can press your
13 hand icon on your Zoom interface, and we can have you take
14 the opportunity to speak. Or if you're by phone, you can
15 press star nine.

16 We can wait a moment, if you'd like. I still see
17 no hands.

18 CHAIR HARRIS: I see no hands either.

19 I think we've had enough time. So let's close
20 public comment for the EIR and bring it back to the
21 commission for comments and thoughts on the EIR project
22 alternatives.

23 Who would like to start us off?

24 Okay. While the other commissioners are thinking
25 about their ideas and questions, I have a couple of --

1 I'll just start with one of my own.

2 So for studying the air quality -- this is a
3 question for the EIR consultant, Miss -- how do you
4 pronounce your last name?

5 MS. WAGH: Wagh [pronouncing].

6 CHAIR HARRIS: Ms. Wagh [pronouncing].

7 So when studying air quality, does that take into
8 account the diesel generators, in the event that they
9 could be on for multiple days, if we have an outage?

10 MS. WAGH: So, yes. As part of the air quality
11 analysis, we will be conducting a health risk assessment.
12 And that is where you find the most weight put upon the
13 use of diesel generators.

14 And I will make a note to check with our air
15 quality modelers, in terms of what assumptions they're
16 going to be using, in terms of the amount of time that a
17 diesel generator is operating. We typic -- well, we often
18 will look at them simply as an emergency situation.

19 And in the past, in my experience, we haven't
20 looked at that as needing to be run for multiple days.
21 But you make a good point that, you know, conditions are
22 changing, and sometimes that is necessary. So I will have
23 to get back to you. I don't have a firm answer on that,
24 but I will make a note to make sure that we think about
25 that, as we're getting into that modeling.

1 CHAIR HARRIS: Thank you so much. My concern is
2 that there are residential neighborhoods around -- very
3 close around. So I just want to ensure that we know what
4 we're getting into with the diesel generators.

5 Let's see. So for population and housing, I
6 understand that you are not going to be the lead agency
7 for this. But in the past, we've calculated based on
8 different percentages of what we would expect to be
9 residing in Menlo Park based on this new development.

10 Is that the same? And what are -- what are those
11 percentages?

12 MS. WAGH: Do you mean the percentage of
13 employees at this property that may reside within the city
14 or --

15 CHAIR HARRIS: Yes. Yes.

16 MS. WAGH: Okay. So, again, as you recognize, I
17 don't -- I don't know the answer off the top of my head.
18 But, again, I'm adding that to my notes.

19 And I know that, you know, our subconsultant BAE
20 Urban Economics, have worked in the region on multiple
21 projects. And so they have that data at their fingertips,
22 in terms of looking at the types of jobs, the income
23 ranges, and existing levels of employment, unemployment,
24 and all of those other factors that help them to develop
25 those assumptions.

1 CHAIR HARRIS: Okay. Thank you.

2 And one more question. There's been a lot of
3 discussion, and I'm sure there will be more discussion
4 tonight, about BSL levels. And my understanding is that
5 an EIR cannot take a look at that, given that we don't
6 know yet who the -- who will be leasing, and which
7 companies will be in those -- in those properties.

8 But I just wanted to clarify that that is the
9 case -- if we will not -- that the EIR cannot study the
10 effects of different BSL levels?

11 A I'm sorry. I have to admit, I don't know what
12 you mean by "BSL levels."

13 Q Okay. The biological safety --

14 A Oh, yes. Yes. Thank you.

15 That is correct. So -- sorry. I'm writing that
16 one down as well.

17 So, yes. It is very difficult, in the context of
18 the CEQA environmental review, that a building can
19 accommodate multiple different types of end users, and
20 that end user may change over time. But we can certainly,
21 you know, investigate the -- you know, I can learn more
22 about the issue, hopefully with the support of City staff,
23 and figure out if there are particular mitigation measures
24 or conditions of approval that may be useful to the City
25 in providing better control or better assurance over those

1 concerns.

2 CHAIR HARRIS: Thank you.

3 All right. That concludes my questions for now.

4 Who would else -- who else would like to comment?

5 Vice Chair Do?

6 VICE CHAIR DO: Thank you, Chair Harris.

7 The current alternatives listed are no project
8 and base level. I read that in the Staff Report.

9 Through the Chair, would it -- is it possible
10 that an alternate could explore a scenario where the TDM
11 reduces the vehicle trips by significantly increased
12 number, say 50 percent, rather than -- I think it's 20
13 percent is required, since the point of the alternatives
14 is to identify alternatives that minimize or decrease
15 impacts, such as air quality, emissions, and noise, due to
16 traffic?

17 MS. WAGH: Yes. And that's definitely one of the
18 considerations that we look into, as we're developing the
19 project alternatives.

20 It's important to know that CEQA requires that
21 the greatest focus of the alternatives' analysis is,
22 first, to identify what the significant impacts of the
23 project are and then design the alternatives in a way that
24 would reduce those particular impacts.

25 So until we've done the modeling analysis to

1 identify what the air quality, greenhouse gas, noise, and
2 transportation impacts are, it's hard to say, you know,
3 what's the right percentage to look at for a TDM plan to
4 avoid those impacts.

5 In some cases, you know, we might find that the
6 impacts are, you know, very large and, therefore, we do
7 need to look at something like a 50 percent reduction.
8 But in other cases we might find that those impacts either
9 don't occur when we have the 20 percent level TDM, or
10 maybe they occur, but we don't quite need to go to 50
11 percent; we need to go more like to 25 percent.

12 And so it's not something that we can set today,
13 without having completed the modeling analysis to
14 understand what those impacts are because CEQA requires
15 that -- you know, that the City is limited to looking at
16 alternatives that would substantially reduce a significant
17 impact; whereas, when there's an impact that's not
18 significant, that there's a little bit more of a
19 limitation on how broad we can design those alternatives.

20 VICE CHAIR DO: Oh, okay. Got it. So I think I
21 was just -- I understand that the analysis has to come
22 first. I guess I was jumping to the conclusion because
23 those air quality and emissions and transportation noise
24 do seem to tend to be the more impactful consequences of
25 development.

1 That's it for now. Thank you.

2 CHAIR HARRIS: Thank you, Vice Chair Do.

3 Commissioner Riggs.

4 COMMISSIONER RIGGS: Yes. Thank you. I wondered
5 if I could follow up on the previous question.

6 Given that this is a scoping meeting, regardless
7 of what the actual impacts turn out to be, or the
8 estimated impacts turn out to be during the next few
9 months of examination of this project, can we not, as a
10 commission, ask that there be a 50 percent TDM version as
11 one of the alternates?

12 MS. WAGH: Well, so as I was mentioning, the
13 focus under CEQA is that the alternatives need to be
14 something that can be shown to reduce something that has
15 been identified as a "significant impact." And so there
16 are some limitations as to what the City can, you know,
17 require, as a project alternative in the EIR setting.

18 There are, you know, cases, though, where we do
19 look at alternatives that maybe go a bit beyond what the
20 fine letter of the law requires under CEQA. And it's --
21 also, we look at these things in a more comprehensive
22 nature, as opposed to just focusing in on one particular
23 issue, but trying to look at the project comprehensively
24 because sometimes, there are ways that -- reducing an
25 impact in one issue, category, can also help to reduce an

1 impact in another issue.

2 And so typically our approach is that during the
3 scoping session, we take all of the input and suggestions
4 and keep those all in the front of our mind, as we're
5 going through the impact analysis, in developing
6 mitigation measures to ensure that we develop alternatives
7 that are, you know, feasible to implement, as well as meet
8 city and regional objectives, and as well as achieve that
9 goal, under CEQA, of reducing the impacts that have been
10 identified.

11 COMMISSIONER RIGGS: Well, pursuing that logic, I
12 can tell you that it would be helpful to the Commission,
13 and I believe to City Council, to know what comparative
14 effect it would have on, for example, greenhouse gas
15 emissions, if we went to 50 percent diversion, rather than
16 20 or 25 percent diversion. That would not only be
17 informative on this project, but on future projects.

18 For example, this prompt might not be necessary
19 on the next project because we will have already
20 established a baseline through this project. Does that
21 make sense?

22 MS. WAGH: Yes. Definitely. And it is -- you
23 know, it's a great perspective to want to, you know, apply
24 lessons learned from one project to carry forward to
25 future projects.

1 We get into an issue where we need to balance the
2 City's responsibilities and obligations for an individual
3 project, versus the community-wide planning efforts. But
4 we can certainly work with -- with staff and City Attorney
5 to figure out, you know, the best way that we can meet
6 those -- those goals within the context of this individual
7 project, as well as, you know, having a broader
8 perspective, you know, community wide.

9 COMMISSIONER RIGGS: Thank you.

10 CHAIR HARRIS: Just to, again, piggyback with the
11 rest of the folks who have spoken about this. I think, as
12 a commission, we've been disappointed in the EIRs that do
13 not show us a larger reduction in TDM. So to the extent
14 that you can figure out a way to have this 50 percent
15 diversion studied, I think that is going to be the best
16 thing for this -- for this project and for this EIR plan.

17 Who else would like to speak?

18 Commissioner Barnes.

19 COMMISSIONER BARNES: So good evening, Ms. Wagh.
20 I want to say that I thought that your presentation slides
21 were excellent and very clear, and I appreciate your
22 responses. I found them to be very clear as well. I
23 appreciate that.

24 Question, as it relates to the phasing in of
25 electric vehicles and the emissions of greenhouse gases in

1 vehicles and how that's calculated. To what extent of
2 that phasing in of different types of electrical vehicle
3 -- electric vehicles figured into the calculation of what
4 is or is not greenhouse gas emissions?

5 MS. WAGH: Sure. So we typically look at
6 statewide and local regulations. And often you'll see a
7 firm target or required, you know, percentage of the
8 vehicle fleet that must be electric by a certain point in
9 time in years. And so that's -- those are the data points
10 that we will build into the modeling, or sometimes the
11 modeling programs already have those built in.

12 And the intent here is that we don't want to
13 engage -- well, CEQA precludes us in engaging in
14 speculation. So even though it may be a community ideal
15 to achieve greater than what the state mandate is, we
16 don't want to assume that for the purposes of modeling
17 because we might be painting a more-rosy picture than what
18 the City can really rely upon.

19 And so that is, you know, in a short -- the short
20 answer would be -- is, you know, we look at what the
21 actual regulations are on the ground; whether it's at the
22 state level, or if there's something specific in local or
23 regional regulations, which typically don't rise to that
24 level of mandating, you know, certain percentages of EVs
25 -- electric vehicles. Excuse me. And that's what we use

1 to build that modeling based on.

2 COMMISSIONER BARNES: Allow me to understand that
3 a little bit more.

4 So what we're essentially -- we talk about the
5 project, and we talk about TDMs. Essentially, what we're
6 doing is, we're looking at car trips; right? So for --
7 for a specific project, what's the to and from, and what
8 are the car trips associated with that particular project?

9 Then, within that, there would be some model for
10 what the estimation is for how many of those vehicles
11 would be combustion engine, versus not-combustion engine.

12 And I don't know that Menlo Park, for instance,
13 says, "Hey. Look" -- first of all, I don't know if Menlo
14 Park says, "Hey, look. You have to have an electric
15 vehicle." The state might, at some point, say 2035,
16 electric vehicles -- the new ones have to be electric, not
17 combustion. But all of that is regulations on production.
18 It's not regulation as to how many need to be driven at
19 any given time.

20 So just so I understand what you're saying, is
21 there a model that makes an assumption about the adoption
22 of how many electric vehicles coming in and out based on
23 adoption, or is that considered speculation as well?

24 And I don't -- I'm trying to figure out how that
25 change in emissions from vehicles gets calculated and not

1 calculated into the formula.

2 MS. WAGH: Sure. Again, this is not -- I'm not
3 one of the people that does the air quality modeling, so I
4 don't have all of the lingo at my fingertips.

5 My understanding is that, you know, the main
6 controlling regulation is from the state because the
7 cities and counties and other regional bodies don't really
8 have the power to regulate automobile manufacture and
9 sales.

10 And you're right. It is really more of the
11 manufacture end where the state can regulate. The state
12 can't mandate to me personally which kind of vehicle I
13 buy. And, you know, multiply that to every citizen of
14 your city.

15 But there are models and data that tracks how
16 quickly the fleet is turning over, and how quickly old
17 cars are being retired, and new cars are being purchased
18 -- whether those are new combustion engines that meet
19 higher efficiency requirements under state and federal
20 law, or whether they are combustion engines being replaced
21 by electric vehicles or even hybrids -- all of these
22 different types of models that are available. So there's
23 all of this data that shows, you know, how that trajectory
24 has been going over the last set number of years.

25 And then there's inputs for those air quality

1 modeling programs that is developed by looking at the
2 trajectory and putting a reasonable protection on how that
3 is going to continue in the future. And those are the
4 sources of data that feed into the air quality monitor
5 modeling.

6 COMMISSIONER BARNES: Got it.

7 And that's not necessarily speculation. That's
8 taking data and extrapolating outwards and putting into
9 the model?

10 MS. WAGH: Right.

11 And we do use the state regulations. And so the
12 data that we have in the past is based on a certain set of
13 regulations. And if you look at the fuel efficiency
14 standards, that's one of the things that's a little easier
15 for folks to wrap their heads around.

16 And we can look at, now that there's a bright
17 line where those regulations change, and they say you have
18 to be 10 percent better or 5 percent better, whatever the
19 number is, and then they can -- the projected modeling
20 data can take that regulation into account and assume you
21 know, based on the year in which that regulation takes
22 effect -- you know, the numbers can be adjusted, based on
23 that.

24 COMMISSIONER BARNES: Great. Thank you for
25 enhancing my understanding. I appreciate it. Thank you.

1 CHAIR HARRIS: Thank you for those questions,
2 Commissioner Barnes.

3 Does anybody else have any questions on the EIR
4 at this time?

5 If not, I really appreciate your presentation and
6 your clarity in answering all of our questions. So thank
7 you so much.

8 MS. WAGH: Thank you.

9 CHAIR HARRIS: At this point, I am going to close
10 the EIR Scoping Session, and we are going to have any
11 clarifying question -- we're going to move on to the Study
12 Session for the project.

13 And if any of the commissioners have any
14 clarifying questions for staff or the applicant, before we
15 take public comment on the Scoping Session, I would take
16 those now.

17 (Whereupon, Agenda Item F-3 and G-1 completed.)

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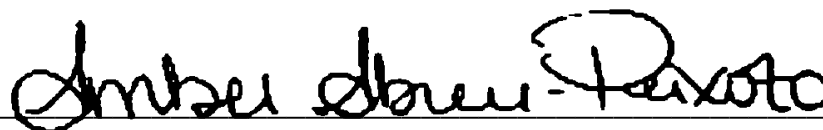
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CERTIFICATE OF REPORTER

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 31st day of July, 2023.

Handwritten signature of Amber Abreu-Peixoto in black ink, written over a horizontal line.

AMBER ABREU-PEIXOTO, CSR No. 13546

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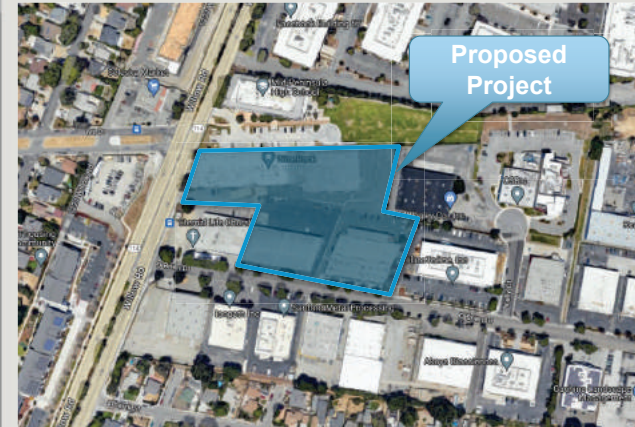
Zoom 27:12,13



985-1005 O'BRIEN DRIVE AND 1320 WILLOW ROAD PROJECT
 Environmental Impact Report Scoping Session
 Staff Presentation to Planning Commission, June 26, 2023



PROJECT LOCATION



MEETING PURPOSE

- Two public hearings
 - Environmental Impact Report (EIR) scoping session
 - Opportunity to comment on EIR topics to be studied
 - Study session
 - Provide feedback on the project design including architectural design, open space, proposed uses, community amenity and building height.
- No actions will be taken
- Additional correspondence/updates



RECOMMENDED MEETING FORMAT

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



THANK YOU



985-1005 O'BRIEN DRIVE AND 1320
WILLOW ROAD PROJECT
Study Session
Staff Presentation to Planning Commission, June 23, 2023



KEY TOPICS FOR CONSIDERATION

- Staff recommends that the Commission consider the following topics in providing feedback:
 - Architectural design and material
 - Site access and layout
 - Publicly accessible open space
 - Community amenity
 - Building height



THANK YOU

1005 O'Brien Drive & 1320 Willow Road

Menlo Park
06.26.23



- 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)
 - Neighborhood Mixed Use, Restrictive
 - High Density Residential, Special
- New Connections**
- Public Street
 - Paseo



1005 O'Brien Drive & 1320 Willow Road
MENLO PARK, CA

MENLO PARK ZONING



1005 O'Brien Drive & 1320 Willow Road
MENLO PARK, CA

MENLO PARK LABS WITHIN LIFE SCIENCE DISTRICT



1005 O'Brien Drive & 1320 Willow Road
MENLO PARK, CA

MENLO PARK LABS IMAGES



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:

- 48 Long Term, 20 Short Term at project site
- 132 located throughout the campus (95 Long Term, 37 Short Term)

SHOWERS/CHANGING ROOMS:

- 4 Women, 4 Men at project site
- Fitness Center with multiple showers located on campus

MENLO PARK RIDE SHARE / ELECTRIC VEHICLE:

- 28 EV, 83 EVSE, 44 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)

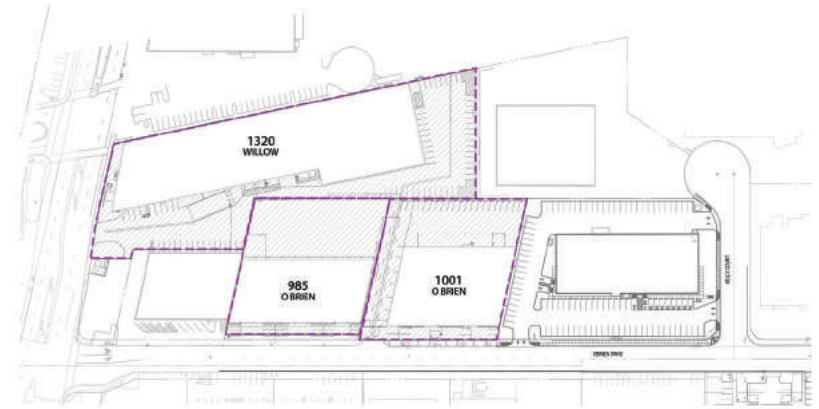
SHUTTLE SERVICE:

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



1005 O'Brien Drive & 1320 Willow Road
MENLO PARK, CA

TRANSPORTATION DEMAND MANAGEMENT



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EXISTING SITE PLAN



EXISTING
1005 O'BRIEN



EXISTING
1320 WILLOW



EXISTING
985 O'BRIEN



EXISTING PARKING
STRUCTURE SITE



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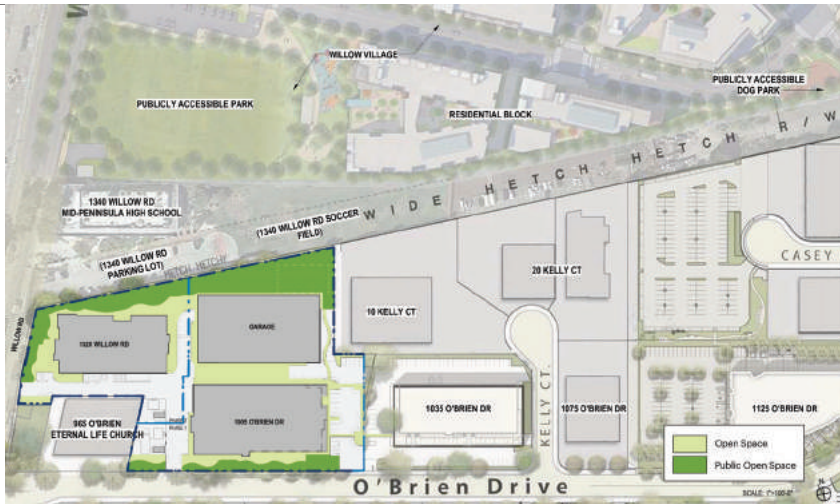
EXISTING SITE PHOTOS



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SITE CONTEXT





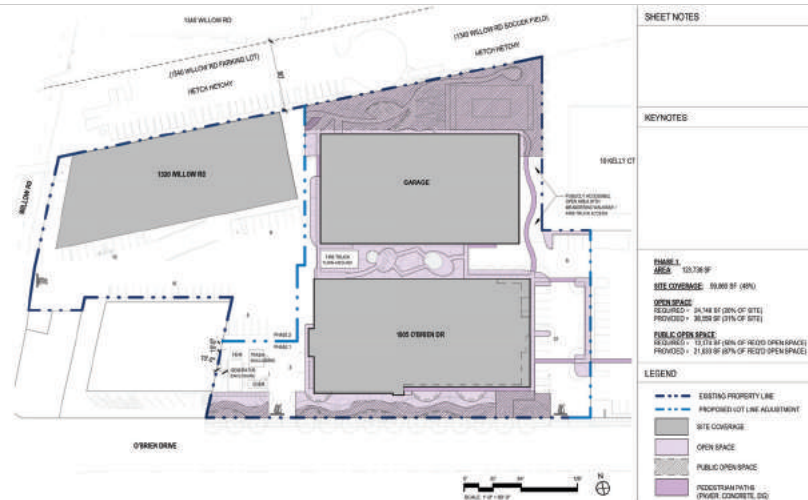
TARLTON 1005 O'Brien Drive & 1320 Willow Road
MENLO PARK, CA

NEIGHBORHOOD OPEN SPACE



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PROPOSED SITE PLAN



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PHASE 1 OPEN SPACE DIAGRAM



TARLTON 1005 O'Brien Drive & 1320 Willow Road
MENLO PARK, CA

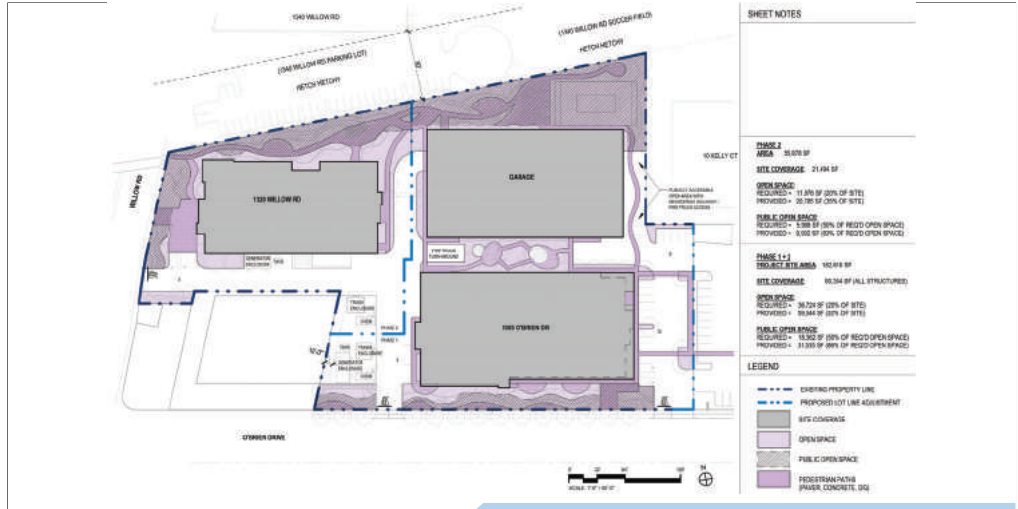
1005 O'BRIEN DR. BUILDING ENTRY VIEW





TARLTON | 1005 O'Brien Drive & 1320 Willow Road
MENLO PARK, CA

1005 O'BRIEN DR. AERIAL VIEW



TARLTON | 1005 O'Brien Drive & 1320 Willow Road
MENLO PARK, CA

PHASE 2 OPEN SPACE DIAGRAM



TARLTON | 1005 O'Brien Drive & 1320 Willow Road
MENLO PARK, CA

1320 WILLOW RD. BUILDING ENTRY VIEW



TARLTON | 1005 O'Brien Drive & 1320 Willow Road
MENLO PARK, CA

1320 WILLOW RD. AERIAL VIEW



- **LEED 4.0 Gold** (Core and Shell) target for 1005 O'Brien **LEED Silver** for 1320 Willow Road
- Purchase **100% renewable electricity** from Peninsula Clean Energy (PCE) and purchase carbon offsets
- Install Solar PV on available portion of Rooftops
- Provide quality open spaces to its occupants for more than 20% of the site area
- 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



1005 O'Brien Drive & 1320 Willow Road
MENLO PARK, CA

GREEN BUILDING DESIGN FEATURES



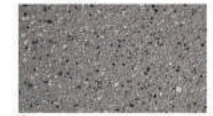
(1) GLASS (TYPE) LOW-E, TINTED BLUE (BRO SAFE GLASS)
(2) GLASS (TYPE) LOW-E, CLEAR DOUBLE GLASS (BRO SAFE GLASS)



(4) METAL PANEL SYSTEM AT ENTRY CANOPY



(3) SIFC SANDING, SMOOTH COLOR TO MATCH DUNN EDWARDS RECLINANCE WOOD



(3) SIFC SANDING, SMOOTH COLOR TO MATCH DUNN EDWARDS CHARCOAL MESH



(8) TRELLIS: HIGH DENSITY COMPOSITE EXTERIOR CLADDING WOOD LOOK



(5) CORRUGATED METAL PANEL, ROOF SCREEN, WALL CLADDING COLOR TO MATCH DUNN CHARCOAL MESH

(6) PERFORATED METAL FINISHES: POWDER COATED GREY

(7) PAINTED METAL TUBE FINISHES: COLOR TO MATCH DUNN EDWARDS AUTUMN BARK



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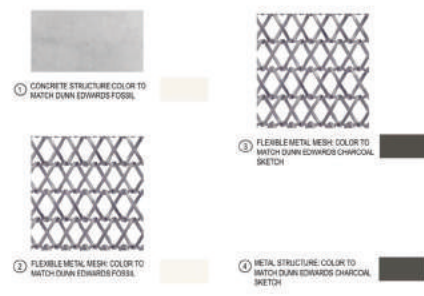
1320 BUILDING MATERIAL BOARD



PHASE 1



PHASE 2



(1) CONCRETE STRUCTURE COLOR TO MATCH DUNN EDWARDS FOSSIL

(2) FLEXIBLE METAL MESH: COLOR TO MATCH DUNN EDWARDS FOSSIL

(3) FLEXIBLE METAL MESH: COLOR TO MATCH DUNN EDWARDS CHARCOAL MESH

(4) METAL STRUCTURE: COLOR TO MATCH DUNN EDWARDS CHARCOAL MESH



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GARAGE MATERIAL BOARD



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1005 O'BRIEN DR. BUILDING ENTRY VIEW





1005 O'Brien Drive & 1320 Willow Road Life Sciences

EIR

Scoping

PREPARED FOR THE CITY OF MENLO PARK
PRESENTED BY KATHERINE WAUGH

JUNE 26, 2023

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EIR Scoping

- 01 Purpose
- 02 Initial Study
- 03 Environmental Impact Report Scope
- 04 Public Comment

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1 Purpose



- Review project description
Receive public and agency comments
- Environmental effects
 - Mitigation strategies
 - Project alternatives

2 Initial Study

- No impacts/less than significant impacts
- Mitigation measures
- Topics requiring additional analysis

2 Initial Study

No Impact/Less than Significant Impacts

- Aesthetics and Visual Resources
- Agriculture and Forestry Resources
- Air Quality (consistency with air quality plan and odor generation only)
- Geology and Soils
- Hydrology and Water Quality
- Land Use and Planning
- Noise (airport/airstrip noise only)
- Public Services
- Recreation
- Utilities and Services
- Wildfire

2 Initial Study

Less than Significant Impacts With Mitigation

- Biological Resources
- Cultural Resources
- Geology, Soils, and Paleontological Resources
- Hazards and Hazardous Materials
- Tribal Cultural Resources



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2 Initial Study: Mitigation Measures

Mitigation Measure	Description
MM-BIO-A	Construction Timing and Pre-construction Survey for Nesting Birds
MM-CR-2b	Housing Element Update Subsequent EIR – potential pre-contact or historic-era archaeological resources
MM-CULT-A	Worker Environmental Training

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2 Initial Study: Mitigation Measures

Mitigation Measure	Description
MM-CULT-B	Perform Construction Monitoring, Evaluate Uncovered Archaeological Features, and Mitigate Potential Disturbance for Identified Significant Resources at the Project Site
MM-CULT-3	ConnectMenlo EIR: Fossils or Fossil Bearing Deposits
MM-CULT-4	ConnectMenlo EIR: Discovery of Human Remains
MM-HAZ-A	Site Mitigation Plan

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3 Environmental Impact Report Scope

- Air Quality
- Greenhouse Gas Emissions
- Noise
- Population and Housing
- Transportation

3 Environmental Review Process

Milestone	Date
Publication of Notice of Preparation	June 2, 2023
Draft EIR Scoping Session	June 26, 2023
End of NOP Comment Period	July 5, 2023
Draft EIR Publication	Fall 2023
Draft EIR Comment Session	Fall 2023
Final EIR Publication	Early 2024

4 Public Comment

Written comments on the scope of the Draft EIR
can be submitted until

July 5, 2023, 5:00 p.m. to:

**Chris Turner, Associate Planner
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025
Email: CRTurner@menlopark.gov**

THANK YOU

Project Overview

Project Location



Project Description

- Two phases
- Demolish three existing commercial and industrial buildings
- Construct two research and development (R&D) buildings, a parking garage, and open space / pedestrian areas