



REGULAR MEETING MINUTES

Date: 08/28/2023
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 862 5880 9056 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Vice Chair Linh Dan Do called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Barnes, Linh Dan Do (Vice Chair), Andrew Ehrich, Katie Ferrick, Henry Riggs

Absent: Cynthia Harris (Chair), Jennifer Schindler

Staff: Payal Bhagat, Contract Principal Planner; Christine Begin; Planning Technician; Connor Hochleutner, Assistant Planner; Kyle Perata, Planning Manager; Matt Pruter, Associate Planner; Fahteen Khan, Associate Planner.

C. Reports and Announcements

Planning Manager Kyle Perata said the City Council at its August 29, 2023 meeting would consider a potential street closure of Santa Cruz Avenue in the 600 block of the eastbound travel lane to allow for expanded outdoor dining opportunities as well as additional public plaza open space, adopting a formal ordinance to allow for expanded outdoor dining for restaurants throughout the city, and design standards, guidelines and fees for the associated streetaries if the ordinance was adopted.

D. Public Comment

None

E. Consent Calendar

E1. Approval of minutes from July 10, 2023, Planning Commission meeting. (Attachment)

E2. Approval of minutes from July 24, 2023, Planning Commission meeting. (Attachment)

E3. Architectural Control/Kevin Deng/750 Menlo Avenue:
Consider and adopt a resolution to approve architectural control for exterior modifications to an existing three-story office building, in the SP-ECR-D (El Camino Real/Downtown Specific Plan) zoning district. The proposed project would include a new rooftop deck; there would be no increase of gross floor area as part of the project. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #23-053-PC)



ACTION: Motion and second (Ehrich/Ferrick) to adopt the Consent Calendar consisting of the minutes from the July 10 and 24, 2023 Planning Commission meetings, and approval of architectural control for 750 Menlo Avenue; passes 5-0, with Commissioners Harris and Schindler absent.

F. Public Hearing

- F1. Use Permit/Siva Singaram/711 Central Avenue:
Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban 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 an attached accessory dwelling unit which is not subject to discretionary review. (Staff Report #23-054-PC)

Assistant Planner Connor Hochleitner said an email was received and forwarded to the commissioners today regarding a tree in the side yard.

The project architect spoke on behalf of the project.

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

ACTION: Motion and second (Riggs/Ferrick) to adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban 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, with Commissioners Harris and Schindler absent.

- F2. Use Permit/Caitlin Darke and Peter Hartwell/1310 Bay Laurel Drive:
Consider and adopt a resolution to approve a use permit to construct a new two-story, single-family residence with a basement on a vacant, 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 an attached accessory dwelling unit which is not subject to discretionary review. (Staff Report #23-055-PC)

Planning Manager Perata noted that Planner Turner had prepared the staff report and there were no updates.

Peter Hartwell, property owner, spoke on behalf of the project.

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

ACTION: Motion and second (Ehrich/Ferrick) to adopt a resolution to approve a use permit to construct a new two-story, single-family residence with a basement on a vacant, 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, with Commissioner Harris and Schindler absent.

F3. Use Permit/Chris Kummerer/1350 Delfino Way:

Consider and adopt a resolution to approve a use permit to construct first- and second-story additions and interior alterations to an existing nonconforming one-story, single-family residence on a substandard lot with regard to minimum lot depth in the R-1-U (Single Family Urban Residential) zoning district. The proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period; 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 an attached accessory dwelling unit (ADU), which is not subject to discretionary review. (Staff Report #23-056-PC)

Associate Planner Matt Pruter said a second comment letter was received after staff report publication and was emailed to the commissioners.

Chris Kummerer, project architect, spoke on behalf of the project.

Vice Chair Do opened the public hearing.

Public Comment:

- Speaker did not share name and indicated they were a neighbor to the rear of the subject property and requested that the windowsills be raised to protect privacy of their yard and that trees be planted in the areas between the project property and their property.

Vice Chair Do closed the public hearing.

Replying to Vice Chair Do, Dave Tompkins, property owner, said that there were only about 12-inches of dirt between the pool and the eight-foot fence they had built previously. He said he did not think it was viable to plant trees there.

Commission discussion included potential landscape screening and support for the design and reuse of an existing structure.

Commissioner Barnes moved to approve. Commissioner Riggs said he would second if Commissioner Barnes would consider a modification to explore the planting of a 15-gallon screening tree in the rear yard for privacy. Commissioner Barnes agreed and clarified that the applicant would work with staff including the City Arborist to evaluate the feasibility of doing such a planting.

Commissioner Ehrich said he could not support the modification to the motion requested by Commissioner Riggs noting the nonconformity of the neighbor's home rear setback.

Vice Chair Do said in principle she could not support the modification to the motion either.

ACTION: Motion and second (Barnes/Riggs) to adopt a resolution to approve a use permit with the following modification to construct first- and second-story additions and interior alterations to an existing nonconforming one-story, single-family residence on a substandard lot with regard to minimum lot depth in the R-1-U (Single Family Urban 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 3-2, with Commissioners Do and Ehrich opposed and Commissioners Harris and Schindler absent.

Add Condition 2c: *Simultaneous with the submittal of a complete building permit application, the applicant shall evaluate the feasibility of locating a 15-gallon screening tree in the rear yard for privacy screening with the City Arborist and Planning Division. Prior to building permit issuance, the applicant shall incorporate a 15-gallon tree within the rear yard, if determined by the City Arborist to be feasible, subject to review and approval of the Planning Division.*

F4. Use Permit/Mike Ma/2035 Santa Cruz Avenue:

Consider and adopt a resolution to approve a use permit to demolish an existing one-story, single-family residence and detached garage, and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district; 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 an attached accessory dwelling unit (ADU), which is not subject to discretionary review. (Staff Report #23-057-PC)

Planner Pruter said staff had no additions to the staff report.

Mike Ma, project architect, spoke on behalf of the project.

Vice Chair Do opened the public hearing and closed it as no one requested to speak.

Commission comments included appreciation for the siting and massing particularly the additional second floor setback in a neighborhood primarily single-story, that the project would be conforming, and the height was below the maximum allowable by 3.5 feet.

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

F5. Use Permit, Architectural Control, Major Subdivision, Below Market Rate (BMR) Housing Agreements, and Environmental Review/The Sobrato Organization/119, 123-125, and 127 Independence Drive, 130 Constitution Drive, and 1205 Chrysler Drive:

Consider and adopt resolutions certifying the Final Environmental Impact Report (Final EIR), adopting California Environmental Quality Act (CEQA) Findings and Mitigation Monitoring and Reporting Program (MMRP), and approving a use permit for bonus level development in exchange for community amenities and to modify the bird friendly design requirements, architectural control for the proposed buildings and site improvements, and adopt a resolution recommending the City Council approve the below market rate (BMR) housing agreements and vesting tentative map for the proposed 123 Independence Drive Project that would demolish the existing buildings and site improvements and redevelop the project site with:

- A new multi-family residential apartment building with 316 units (48 BMR units);
- An approximately 2,000 square foot commercial space on the ground floor of the residential apartment building;
- 116 for-sale townhome condominium units in 22 buildings, including 18 BMR townhome units; and

- A total of approximately 475,171 square feet of residential gross floor area, with a total floor area ratio of 134 percent.

The proposed project is located in the R-MU-B (Residential Mixed Use Bonus) zoning district at 119, 123-125 and 127 Independence Drive, and 1205 Chrysler Drive and 130 Constitution Drive. The proposal includes a request for an increase in floor area ratio (FAR), height, and density under the bonus level development allowance in exchange for community amenities. The proposed project includes 48 rental units and 18 for-sale townhome units (15 percent of the total units) affordable to low-income households pursuant to the City's BMR Housing Program and Guidelines. The applicant is proposing to provide eight additional rental BMR units affordable to low-income households as the community amenity in exchange for bonus level development, which would result in a total of 74 BMR units (56 rental units and 18 for-sale townhome units). The applicant is requesting concessions and waivers pursuant to the State Density Bonus Law to allow for the development of for-sale affordable housing units as proposed. Additionally, pursuant to Section 13 of the City's BMR Housing Guidelines, the applicant is requesting modifications to several guidelines. The proposal also includes a vesting tentative map for a major subdivision for parcel management and to create the 316 for-sale townhome units. The City Arborist conditionally approved the removal of 29 heritage trees.

The Final EIR pursuant to CEQA was released on August 4, 2023. All the comments received during the Draft EIR public comment period are included in the Final EIR and responses are provided to all substantive comments. The Final EIR for the proposed project does not identify any significant and unavoidable environmental impacts that would result from the implementation of the proposed project. The Final EIR identifies potential significant environmental impacts that can be mitigated to a less than significant level (LTS/M) in the following categories: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazardous and Hazardous Materials, Noise, and Tribal Cultural Resources. The Final EIR identifies less than significant (LTS) environmental impacts in the following categories: Aesthetics, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Population and Housing, Public Services, Transportation, and Utilities and Service Systems. Previously a Notice of Preparation (NOP) was released on September 10, 2021, and included a public review period from September 10, 2021 through October 11, 2021 to solicit comments on the scope and content of the Draft EIR. Through the EIR scoping process the following topic areas were determined not to result in any potential significant effects and were not studied in the project EIR: Agriculture and Forestry Resources, Mineral Resources, and Wildfire. In accordance with CEQA, the certified program-level ConnectMenlo EIR served as the first-tier environmental analysis. Further, this 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 was circulated for a minimum 45-day public review from November 28, 2022 to January 17, 2023. The project location does not contain a toxic site pursuant to Section 6596.5 of the Government Code. ***Continued from the meeting of August 14, 2023*** (Staff Report #23-058-PC)

Contract Principal Planner Payal Bhagat presented an overview of the project proposal.

Peter Tsai, The Sobrato Organization-project applicant, Henry LiChi, Studio T Square-project architect, and Constanza Asfura-Heim, Habitat for Humanity-affordable housing developer-partner, spoke on behalf of the project.

Katherine Waugh, Dudek-city's environmental review consultant, presented on the Final EIR,

California Environmental Quality Act (CEQA) Findings and Mitigation Monitoring and Reporting Program (MMRP).

Commissioner Barnes disclosed that one of the projects in his employer's portfolio used Studio T-Square and Commissioner Ferrick said her employer used legal counsel from Cox Castle Nicholson. Both commissioners indicated that would not cloud their ability to consider the project before them objectively.

Vice Chair Do opened the public hearing.

Public Comment:

- Sheila Holland said she had purchased a home through Habitat for Humanity and noted how that advanced the quality of life for her and her children and expressed support for the project.
- Matt Regan, Bay Area Council, an employer sponsored public policy advocacy organization, said that shortage of housing at all levels of affordability was the single biggest threat to economic sustainability and social equity sustainability for a region, and expressed support for the project.
- Ali Sapirman, Housing Action Coalition, a members supported nonprofit supporting housing at all levels of affordability, expressed support for the project.
- Dina Abarca said she was a 12-year homeowner in Belle Haven through Habitat for Humanity, noted how that advanced the quality of life for her and her children, and expressed support for the project.
- Isabel Vasquez said she was a Habitat for Humanity homeowner in Redwood City, noted how that advanced the quality of life for her and her family, and expressed support for the project.

Vice Chair Do closed the public hearing.

Commission comments included support for home ownership opportunities and the affordable home partnership, the project layout and connectivity with the public space park and paseo, continued support for the excellent planning and architecture, support for the community amenity of additional BMR units, the proximity of the project to the new Menlo Park Community Center and Bayfront Park, and recognition of extensive community outreach.

ACTION: Motion and second (Riggs/Barnes) to adopt a resolution certifying the Final Environmental Impact Report (Final EIR), adopting California Environmental Quality Act (CEQA) Findings and Mitigation Monitoring and Reporting Program (MMRP); passes 5-0, with Commissioners Harris and Schindler absent.

ACTION: Motion and second (Ferrick/Barnes) to adopt a resolution approving a use permit for bonus level development in exchange for community amenities and to modify the bird friendly design requirements and approving architectural control for the proposed buildings and site improvements; passes 5-0, with Commissioners Harris and Schindler absent.

ACTION: Motion and second (Ferrick/Ehrich) to adopt a resolution recommending the City Council approve the below market rate housing agreements and the vesting tentative map; passes 5-0, with Commissioners Harris and Schindler absent.

G. Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: September 11, 2023

Mr. Perata said the September 11 agenda would have an item to consider certifying an EIR and approving a use permit and architectural control for a bonus level development at 1125 O'Brien Drive.

- Regular Meeting: September 18, 2023

Mr. Perata said the September 18 agenda was not finalized but staff expected to bring the final three architectural control plans for the Willow Village Master Plan.

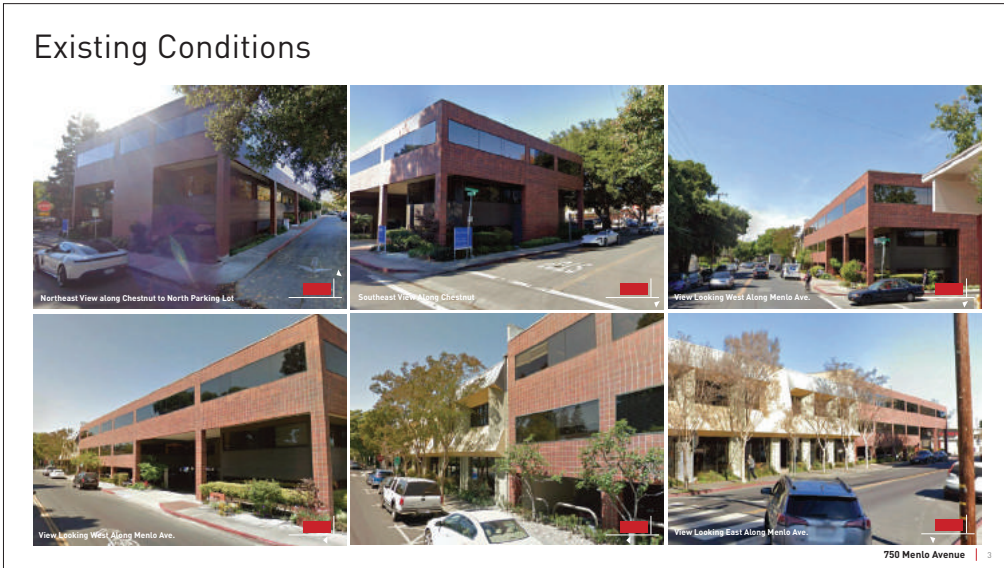
H. Adjournment

Vice Chair Do adjourned the meeting at 9:32 p.m.

Staff Liaison: Kyle Perata, Planning Manager

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on September 18, 2023





CONCEPTUAL RENDERING

750 Menlo Avenue | 5



CONCEPTUAL RENDERING

750 Menlo Avenue | 6



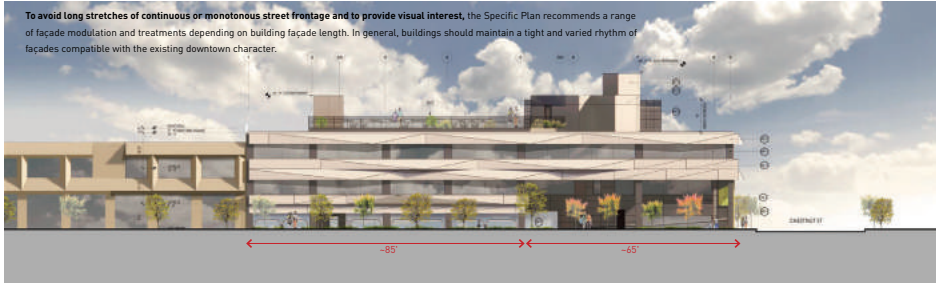
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750 Menlo Avenue | 7

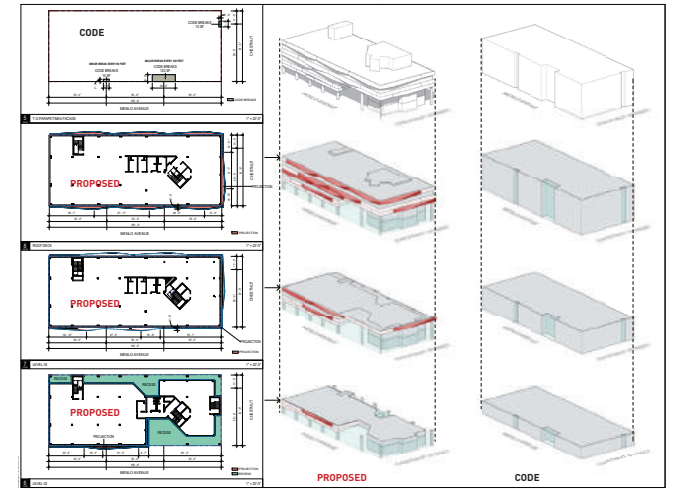
Design

Modulation

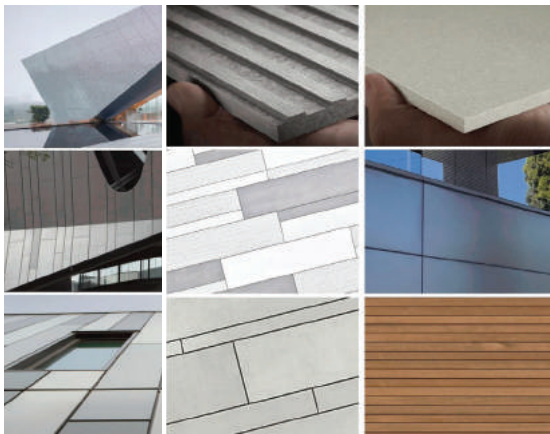
To avoid long stretches of continuous or monotonous street frontage and to provide visual interest, the Specific Plan recommends a range of façade modulation and treatments depending on building façade length. In general, buildings should maintain a tight and varied rhythm of façades compatible with the existing downtown character.



Modulation

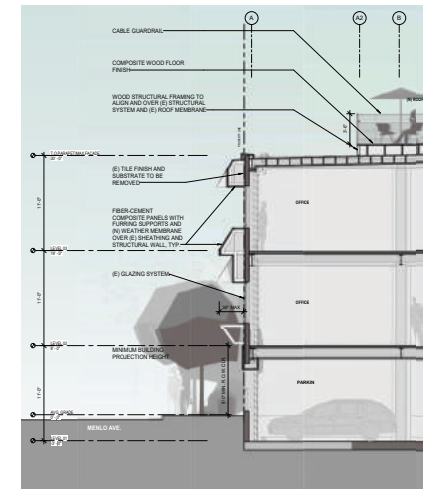


Facade Opportunities

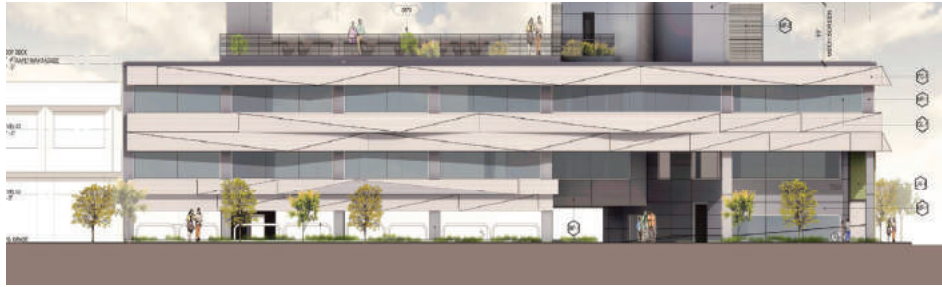


- Introducing a **more natural organic form** celebrating the natural setting surrounding Menlo Park's urban setting.
- Adding horizontal depth to an existing facade that creates more **light and shadow** but also better protects against solar heat gain, improving the interior office workareas.
- Transforming an existing flat and monochromatic facade with a **brighter and warmer** appearance using a natural palette of tones and textures.

Section Detail



South Elevation Along Menlo Avenue



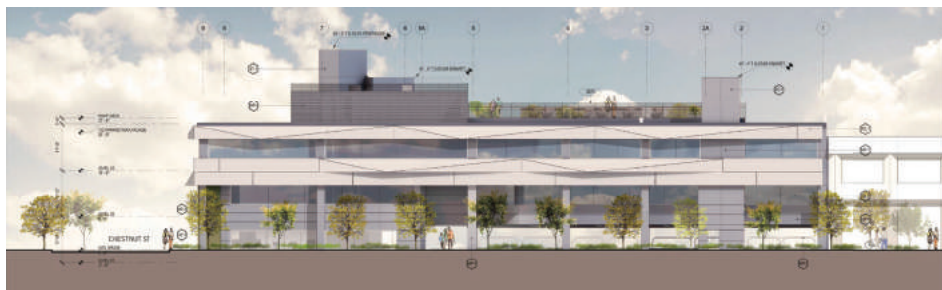
CONCEPTUAL SOUTH ELEVATION (ALONG MENLO AVENUE)

East Elevation Along Chestnut Street



CONCEPTUAL EAST ELEVATION (ALONG CHESTNUT STREET)

North Elevation



CONCEPTUAL NORTH ELEVATION

Proposed Plans





Thank you.



1350 DELFINO WAY, MENLO PARK



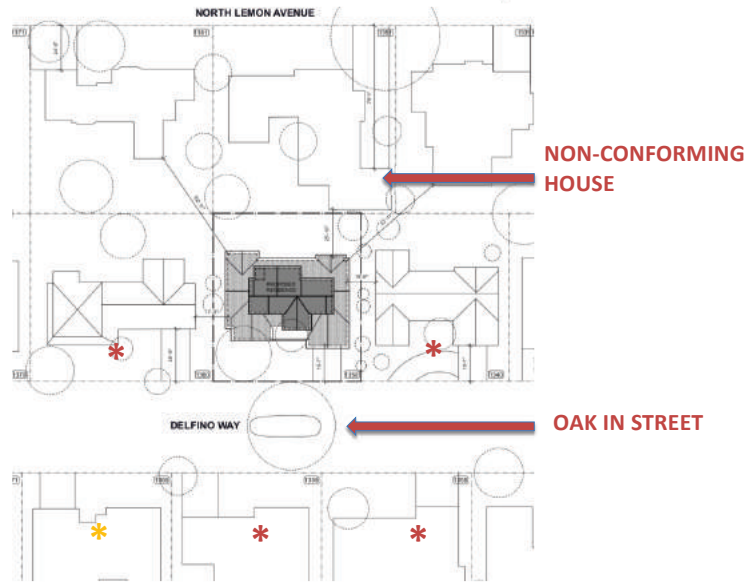
1350 DELFINO WAY, MENLO PARK



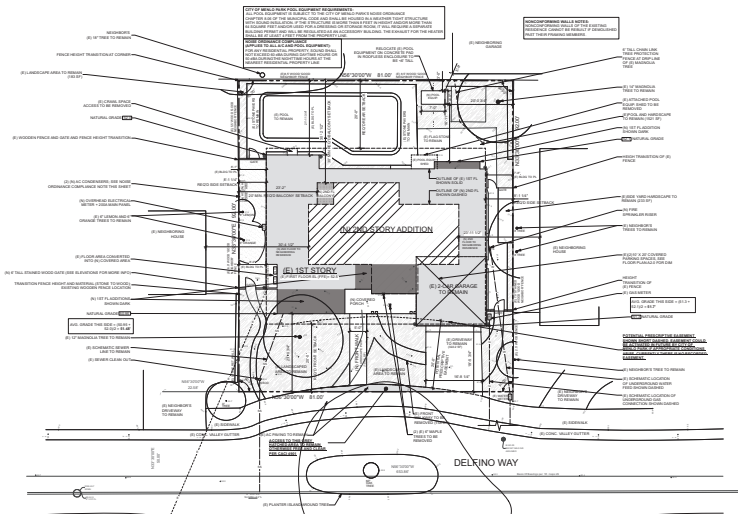
1350 DELFINO WAY, MENLO PARK



1350 DELFINO WAY, MENLO PARK



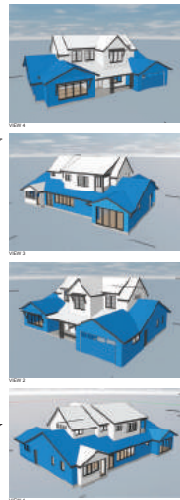
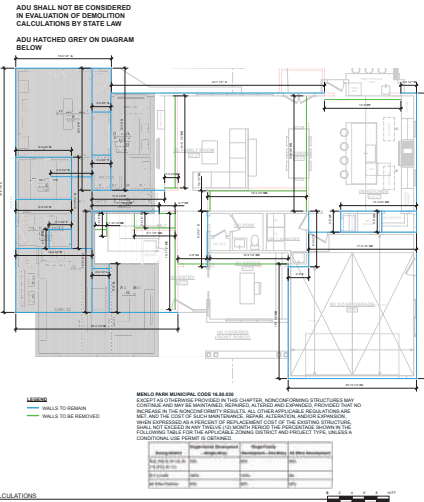
1350 DELFINO WAY, MENLO PARK



1350 DELFINO WAY, MENLO PARK

HOUSE DEMO CALCULATIONS

DESCRIPTION	AMOUNT	UNIT PRICE	TOTAL
ROOF DEMO	10,000	1.50	15,000
WALL DEMO	10,000	1.50	15,000
FLOOR DEMO	10,000	1.50	15,000
FOUNDATION DEMO	10,000	1.50	15,000
MECHANICAL DEMO	10,000	1.50	15,000
ELECTRICAL DEMO	10,000	1.50	15,000
PLUMBING DEMO	10,000	1.50	15,000
LANDSCAPE DEMO	10,000	1.50	15,000
PAVING DEMO	10,000	1.50	15,000
CONCRETE DEMO	10,000	1.50	15,000
BRICK DEMO	10,000	1.50	15,000
STONE DEMO	10,000	1.50	15,000
GLASS DEMO	10,000	1.50	15,000
IRON DEMO	10,000	1.50	15,000
COPPER DEMO	10,000	1.50	15,000
LEAD DEMO	10,000	1.50	15,000
ASBESTOS DEMO	10,000	1.50	15,000
PERMITS	10,000	1.50	15,000
INSURANCE	10,000	1.50	15,000
CONTINGENCY	10,000	1.50	15,000
TOTAL			150,000



BLUE - EXISTING TO REMAIN
 WHITE - NEW
 HATCHED - EXISTING TO DEMO

NOTE: DEMONSTRATES ABOUT SHOW PROPOSED PLAN WITH EXISTING ROOF FALLS AND ROOF COLOR CODED.

NOTE: EXHIBIT FOR PLANNING PURPOSES ONLY

1350 DELFINO WAY, MENLO PARK



1350 DELFINO WAY, MENLO PARK



1350 DELFINO WAY, MENLO PARK

NEIGHBORHOOD OUTREACH SUMMARY:

McColloch Household, 1351 N. Lemon Avenue

11.28.2022: sent email notifying homeowner of remodel plans with link to plan submission, with request to forward any questions
12.8.2022: follow up email after no response to original email, checking if original caught in spam folder
12.8.2022: response from homeowner, information resent with link to plan submission, homeowner wished us good luck with the remodel
5.19.2023: Received comments from homeowner via Project Planner requesting changes to design

Busse Household, 1360 Delfino Way

11.30.2022: sent email with link to plan submission
11.30.2022: response from homeowner, said the plans looked awesome
8.6.2023: homeowner sent letter in support of project

Osborn Household, 1340 Delfino Way

11.29.2022: talked to homeowner, shared info about project and got email address to send plans
11.30.2022: sent email with link to plan submission
1.3.2023: talked with homeowner, she said she loved the design and wished us good luck
8.20.2023: homeowner sent letter in support of the project

Ogren Household, 1359 Delfino Way

11.30.2022: sent email with link to plan submission
12.1.2022: response from homeowner, expressed excitement, also had follow up street conversations

Griggs Household, 1365 Delfino Way

11.30.2022: sent email with link to plan submission
11.30.2022: Response from homeowner, said they were super excited and had no concerns

White Household, 1355 Delfino Way

11.29.2022: talked to homeowner, shared info about project and got email address to send plans
11.30.2022: sent email with link to plan submission
8.19.2023: homeowner sent letter in support of project

1350 DELFINO WAY, MENLO PARK

- Substandard lot Depth is 92' where 100' is required
- House is non-conforming with regard to front and right side setback
- Improvements are greater than 50% of value of existing home
- Conditions trigger a use permit hearing
- Worked with staff to maintain 72% of existing walls and 85% of existing exterior walls (not required by ordinance)
- Improvements conform to the ordinance, no variances requested
- Low roofs and horizontal banding reduce the mass of second floor
- High quality materials create a cohesive design
- Robust outreach including letters of support from neighbors

1350 DELFINO WAY, MENLO PARK



123 INDEPENDENCE DRIVE PROJECT

119, 123-125, 127 Independence Dr., 130 Constitution Dr., 1205 Chrysler Dr.
Final Environmental Impact Report and Project Entitlements Public Hearing
Staff Presentation to Planning Commission, August 28, 2023



RECOMMENDED MEETING FORMAT

- Public Hearing
 - Staff introduction
 - Presentation by applicant
 - Presentation by EIR consultant
 - Planning Commission clarifying questions
 - Public comment
 - Planning Commission discussion and action



PROJECT LOCATION



PROJECT PROPOSAL



- 316 rental apartment units (48 BMR units)
- App. 2,000 sq.ft. commercial space
- 116 townhome units including 18 for-sale BMR units
- 8 additional BMR rental units as community amenity
- All BMR units affordable to low-income households
- Vesting Tentative Map



RECOMMENDED ACTIONS

- A. Adopt resolution:
- Certifying the Final Environmental Impact Report (FEIR)
 - Adopting the CEQA Findings
 - Adopting the Mitigation Monitoring and Reporting Program (MMRP)
- B. Adopt resolution:
- Approving the Use Permit for bonus level development
 - Approving Architectural Control Permit to approve the new development
 - Actions subject to conditions of approval in Attachment B, Exhibit G
- C. Adopt a resolution recommending that the City Council:
- Approve BMR Housing Agreements for provision of 56 rental apartment BMR units and 18 for-sale townhome units
 - Approve phased Vesting Tentative Map governing the project, subject to conditions detailed in Attachment C, Exhibit K



THANK YOU

DUDEK



123 Independence Drive Residential Project

Final EIR Review

PRESENTED BY KATHERINE WAUGH

AUGUST 28, 2023

Dudek © All Rights Reserved

Outline

- CEQA Overview
- Mitigation Monitoring and Reporting Program
- Final EIR
- Findings of Fact

01

CEQA Overview

Public Participation in the EIR Process

Milestone	Public Participation
Notice of Preparation and EIR Scoping Meeting	30-day public review Two NOPs circulated Scoping meetings: January and September 2021
Draft EIR	45-day public review November 28, 2022 to January 17, 2023 Planning Commission public hearing December 12, 2022
Final EIR	Published August 4, 2023 Planning Commission public hearing August 14, 2023

Contents of an EIR

Draft EIR

- Project description
- Environmental Analysis
 - Baseline Conditions/Existing Setting
 - Thresholds of Significance
 - Impact Analysis and Mitigation Measures
- Project Alternatives

Final EIR

- Responses to comments
- Draft EIR revisions



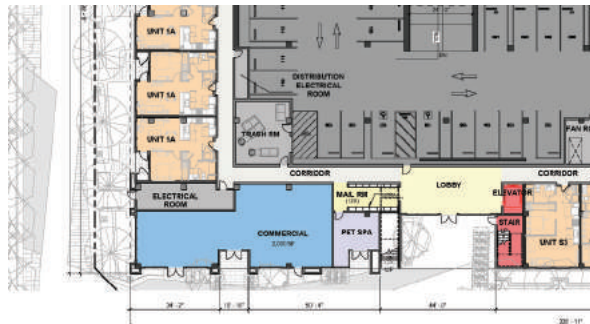
5

02 Final EIR

Modified Project

2,000-square-foot neighborhood commercial space

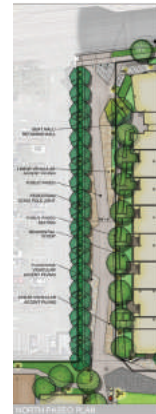
- Assumed high-turnover restaurant for conservative analysis
- No new impacts, no increases in impact severity



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Draft EIR Comments

- **California Department of Transportation:** encouraging more bicycle parking
- **Housing Action Coalition:** support for project and preference for reduced vehicle parking
- **Menlo Park Chamber of Commerce:** support for project and affordable housing generally
- **Menlo Park Fire Protection District:** needs for improved facilities, effects on response times



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Draft EIR Comments



- **Sequoia Union High School District:** student enrollment/school capacity, student safety, transportation and noise, effects on school operations, cumulative impacts
- **Lauren Bigelow:** support for project and partnership with Habitat for Humanity
- **Karen Grove:** support for project and partnership with Habitat for Humanity
- **Public Hearing :** water supply planning, Transportation Demand Management Plan, reduced parking alternative, minimum parking standard

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Draft EIR Revisions

- Corrections to number of dwelling units in prior project applications
- Clarifications regarding fire district impact fee program
- Updated school enrollment numbers, descriptions, and school impact fee rates
- Updates and additions to references



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03

Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program

- Mitigation measure text
- Action required and performance criteria
- Monitoring timing
- Parties responsible for implementation and monitoring



12

04 Findings of Fact

Findings of Fact

- No impact and less than significant impact conclusions

Aesthetics	Agriculture and Forestry	Energy	Greenhouse Gas Emissions
Hydrology and Water Quality	Land Use and Planning	Mineral Resources	Population and Housing
Public Services and Recreation	Transportation	Utilities and Service Systems	Wildfire

Findings of Fact

Potentially significant impacts avoided/reduced through mitigation

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards
- Noise
- Tribal Cultural Resources



Alternatives

- Considered but rejected from detailed analysis
- No project
- Mixed-use
- Base-level development

THANK YOU

DEIR presentation slides

17

Project Description

- Demolish five buildings and modify parcel boundaries
- Construct:
 - 116 townhomes and 316 rental apartments, including ± 66 BMR units,
 - 2,000 square feet of neighborhood commercial space
 - 552 parking spaces,
 - publicly assessable paseo and park and landscaping totaling 114,189 square feet of open space
- Remove 85 trees and plant 353 new trees



18

Proposed Site Plan



19

Requirement for an EIR

- Cumulatively exceed number of dwelling units evaluated in ConnectMenlo EIR
- Bonus-level development



20

03

EIR Analysis and Conclusions

Impacts and Level of Significance

Less than Significant Impacts

Topic	Technical Study	Level of Significance
Aesthetics	None	Less than Significant
Energy and Greenhouse Gas Emissions	Air Quality, GHG, and Energy Modeling, Transportation Impact Analysis	Less than Significant
Hydrology and Water Quality	Hydrology Report, Stormwater Management Plan	Less than Significant
Land Use and Planning	None	Less than Significant
Population and Housing	Housing Needs Assessment	Less than Significant
Public Services and Recreation	None	Less than Significant

Less than Significant Impacts & Impacts Reduced to Less than Significant with Mitigation

Topic	Technical Study	Thresholds of Significance
Transportation	Transportation Impacts Analysis, Transportation Demand Management Plan	Less than Significant
Utilities and Service Systems	Water Budget Report, Zero Waste Management Plans	Less than Significant
Air Quality	Air Quality, GHG, and Energy Modeling, Transportation Impact Analysis	Less than Significant with Mitigation Measures Incorporated
Biological Resources	Biological Technical Report, Arborist Report	Less than Significant with Mitigation Measures Incorporated

Impacts Reduced to Less than Significant with Mitigation

Topic	Technical Study	Mitigation
Cultural Resources	Phase I Archaeological Inventory, Historical Resources Technical Report	Less than Significant with Mitigation Measures Incorporated
Geology, Soils, Seismicity, and Paleontological Resources	Geotechnical Investigation, Phase I Environmental Site Assessment	Less than Significant with Mitigation Measures Incorporated
Hazards and Hazardous Materials	Phase I Environmental Site Assessment	Less than Significant with Mitigation Measures Incorporated

Impacts Reduced to Less than Significant with Mitigation

Topic	Technical Study	Mitigation
Noise	Noise modeling	MM 4.11a construction noise BMPs, MM 4.11b Construction Noise Control Plan
Tribal Cultural Resources	Phase I Archaeological Inventory	MM 4.15a unanticipated discovery protocol



123 Independence Drive Menlo Park, CA

Planning Commission Meeting
August 28, 2023



The **SOBRATO** Organization

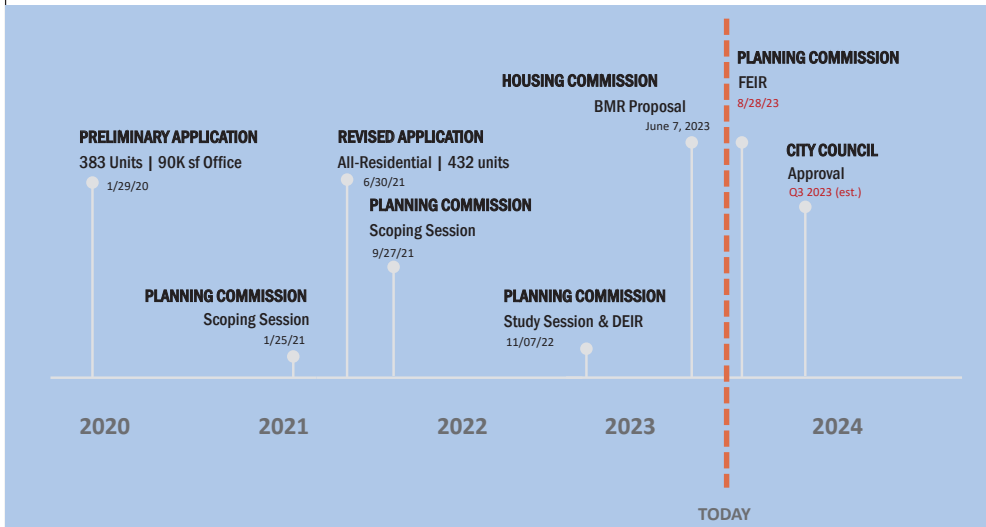
123 INDEPENDENCE DRIVE, MENLO PARK, CA



The **SOBRATO** Organization

123 INDEPENDENCE DRIVE, MENLO PARK, CA

TIMELINE



The **SOBRATO** Organization

123 INDEPENDENCE DRIVE, MENLO PARK, CA

PROJECT LOCATION



- LOT A: APARTMENTS**
5 Stories
316 Units | 56 BMR Units
2,000 sf commercial space
- LOT 1: PASEO & PUBLIC PARK**
Fire Access
Neighborhood Park
Ped/Bike Connection to greater network
- LOT C: AFFORDABLE TOWNHOMES**
3-story townhomes
18 BMR Units
Habitat for Humanity as affordable developer
- LOTS B & D: TOWNHOMES**
3-story townhomes
98 Units

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APARTMENT ELEVATION ALONG CONSTITUTION DRIVE



MARKET RATE TOWNHOME ELEVATION ALONG INDEPENDENCE DRIVE



AFFORDABLE TOWNHOME ELEVATION



MARKET RATE TOWNHOME ELEVATIONS



CENTRAL GATHERING AREA: PUBLIC OPEN SPACE + PASEO



NATIVE PLANTING



LAWN AREA



RAIN GARDEN/ STORM WATER TREATMENT



PICNIC AREA



PLAY AREA



BIKE RACKS

BIKE REPAIR STATION



COMMUNITY ENGAGEMENT + AMENITY

78
Individuals

met throughout this process, including open houses and an online sessions

15
Groups

including local schools, small business owners, faith leaders and more

74

BMR units

56 apartment units & 18 for-sale townhomes

17%

Affordable

and will be offered at low-AMI levels



Mortgage

0% down
0% interest

Costs

Housing payments capped at 30% of income

Criteria

AMI range 50-120%
Credit score 650+

Requirements

500 hours of sweat equity
Willingness to partner



Novato
10 family homes at Mt Burdell Place completed in 2017



San Francisco
69 Homes including Habitat Terrace inaugurated in 2017



Daly City
51 Homes including the 36 units of 7555 Mission (built 201X)



Menlo Park
12 homes bought during 2008 crisis




East Palo Alto
38 homes including 24 on Gloria Way



Redwood City
52 family homes including 36 units at Ralison Road








96%
Are confident that their children will finish high school.

95%
Say that their children will go on to college






73%
Say that they have financial security


69%
Are able to save for the future



PROJECT DETAILS FOR BMR TOWNHOMES

USING STATE DENSITY BONUS LAW
THE PROJECT QUALIFIES FOR 2 CONCESSIONS AND UNLIMITED WAIVERS WHICH INCLUDE :

-  **COMMUNITY WITHIN A COMMUNITY**
Clustering all 18 BMR townhomes on one parcel
-  **TIMING**
BMR Townhomes on its own construction timeline with completion guarantees
-  **DESIGN**
BMR Townhomes use donated materials and volunteer labor and will have separate materials and finish package
-  **LAYOUT**
BMR Townhomes are designed consistent with other HGSF homes for overall size including # of bedrooms, bathrooms, etc.
-  **FINANCING**
HGSF's unique financing model





-  **Legacy**
-  **Stability**
-  **Equity**



PROJECT ENDORSEMENTS



THANK YOU
ANY QUESTIONS?

The **SOBRATO** Organization



Design
Partners



BRIGHTWORKS
SUSTAINABILITY