



REGULAR MEETING MINUTES

Date: 4/29/2024
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 858 7073 1001 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

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

B. Roll Call

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

Staff: Christine Begin, Planning Technician; Connor Hochleutner, Assistant Planner; Kyle Perata, Assistant Community Development Director; Mariam Sleiman, City Attorney

C. Reports and Announcements

Assistant Community Development Director Perata reported that the 1220 Hoover Street project reviewed by the Planning Commission at its April 15, 2024 meeting was appealed by a resident to the City Council.

D. Public Comment

None

E. Consent Calendar

None

F. Public Hearing

- F1. Use Permit/Bheem Bhatia/219 Durham Street:
Consider and adopt a use permit to demolish an existing single-story, single-family residence and detached accessory building 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 proposed project includes an attached Accessory Dwelling Unit (ADU), which is a permitted use and not subject to discretionary review. ([Staff Report #24-021-PC](#))

Planner Hochleutner said staff had no additions to the published staff report.

Janice Chu, project architect, spoke on behalf of the project.



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

Commission comments included appreciation for neighbor outreach and attention to privacy protection.

ACTION: Motion and second (Riggs/Schindler) to adopt a resolution approving the item as presented; passes 7-0.

F2 and F3 are related items with the same staff report

- F2. Development Agreement Annual Review/Meta Platforms, Inc./1 Hacker Way and 1 Meta Way: Consider and adopt a resolution to determine Meta Platforms, Inc. (Meta) has demonstrated good faith compliance with the terms of the Development Agreements for the 2021, 2022, and 2023 annual review periods for their East Campus, West Campus, and Meta Campus Expansion projects. (Staff Report #24-022-PC)
- F3. Development Agreement Annual Review/Peninsula Innovation Partners, LLC/1350-1390 Willow Road, 925-1098 Hamilton Avenue, 1005-1275 Hamilton Court: Consider and adopt a resolution to determine Peninsula Innovation partners, LLC has demonstrated good faith compliance with the terms of the Development Agreement for the 2023 annual review period for the Willow Village mixed-use masterplan project. (Staff Report #24-022-PC)

Mr. Perata presented a brief introduction to the two items.

Eric Morley and Eric Harrison, Signature Development Group, Juan Salazar, Meta Government and Community Affairs, and Solon Stewart-Rose, Meta, were available for questions.

Commissioner Ferrick noted that she served on boards with no financial compensation with some of the applicant team and indicated her objective consideration of the annual reviews.

Commissioner Silverstein noted he had worked for Meta eight years prior at the East and West campuses but had not worked or interacted with those campuses and staff since.

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

Commission discussion ensued on values for the CitizenM Hotel related to sales tax, meeting trip caps and recalibrating those, grocery store and its subsidies, completion of the internship program for local youth, local jobs and career development, some decrease in use of local businesses notably food service ones, and contributions to the Dumbarton Bridge transportation study.

ACTION: Motion and second (Riggs/Ferrick) to adopt a resolution (Attachment A) to determine Meta Platforms, Inc. (Meta) has demonstrated good faith compliance with the terms of the Development Agreements for the 2021, 2022, and 2023 annual review periods for their East Campus, West Campus, and Meta Campus Expansion projects; passes 7-0.

ACTION: Motion and second (Ferrick/Schindler) to adopt a resolution (Attachment B) to determine Peninsula Innovation partners, LLC has demonstrated good faith compliance with the terms of the Development Agreement for the 2023 annual review period for the Willow Village mixed-use masterplan project; passes 7-0.

G. Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: May 6, 2024

Mr. Perata said the May 6 agenda would have a single-family home use permit and selection of chair and vice chair item.

- Regular Meeting: May 20, 2024

H. Adjournment

Chair Do adjourned the meeting at 8:25 p.m.

Staff Liaison: Kyle Perata, Assistant Community Development Director

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on June 3, 2024



MENLO PARK PLANNING COMMISSION

Meeting will begin shortly.



F1. USE PERMIT/BHEEM BHATIA/219 DURHAM STREET

- Consider and adopt a use permit to demolish an existing single-story, single-family residence and detached accessory building 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 proposed project includes an attached Accessory Dwelling Unit (ADU), which is a permitted use and not subject to discretionary review. (Staff Report #24-021-PC)

F1



F2. DEVELOPMENT AGREEMENT ANNUAL REVIEW/META PLATFORMS, INC./1 HACKER WAY AND 1 META WAY



- Consider and adopt a resolution to determine Meta Platforms, Inc. (Meta) has demonstrated good faith compliance with the terms of the Development Agreements for the 2021, 2022, and 2023 annual review periods for their East Campus, West Campus, and Meta Campus Expansion projects. (Staff Report #24-022-PC)

F2



F3. DEVELOPMENT AGREEMENT ANNUAL REVIEW/PENINSULA INNOVATION PARTNERS, LLC/1350-1390 WILLOW ROAD, 925-1098 HAMILTON AVENUE, 1005-1275 HAMILTON COURT



- Consider and adopt a resolution to determine Peninsula Innovation partners, LLC has demonstrated good faith compliance with the terms of the Development Agreement for the 2023 annual review period for the Willow Village mixed-use masterplan project. (Staff Report #24-022-PC)

F3