



REGULAR MEETING AGENDA

Date: 1/13/2020
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

B. Roll Call

C. Reports and Announcements

Under "Reports and Announcements," staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

D. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

- E1. Approval of minutes from the December 9, 2019, Planning Commission meeting. ([Attachment](#))

F. Public Hearing

- F1. Architectural Control, Major Subdivision, Use Permit, and BMR Agreement/Ying-Min Li/
661-687 Partridge Avenue:
Request for architectural control to demolish seven residences on three lots and construct seven new two-story, single-family residences, and one new two-story duplex, with attached garages on a standard lot in the R-2 (Low Density Apartment) zoning district. The project includes a request for a major subdivision to merge the three existing parcels and create nine condominium units. The project includes a request for a use permit for excavation within the required left side and rear setbacks for basement light wells. One below market rate (BMR) unit and one additional market-rate unit are proposed, per the density bonus provisions in the BMR Housing Program (Chapter 16.96.040), which allows density and FAR bonuses when BMR units are incorporated into the project. As part of the project, a 17-inch diameter heritage-size Fig tree (tree #8) in fair condition would be removed. The City Arborist has approved the heritage tree removal pending final action on the proposed project by the City Council. ([Staff Report #20-001-PC](#))

- F2. Conditional Development Permit Amendment and Environmental Review/Ernest Lee/Facebook West Campus Hotel:
Request for an amendment to a conditional development permit (CDP), approved in November 2016 and amended and restated in November 2017, to increase the number of hotel rooms and decrease the number of parking spaces associated with the previously approved hotel land use. The proposed approximately 90,243 square foot, five-story hotel with a surface parking lot would consist of 240 hotel rooms, a restaurant, and hotel amenities. The modifications to the CDP include a request to increase the approved number of hotel rooms from 200 to 240 rooms and decrease the number of onsite parking spaces from 245 to 118 parking spaces. A shared parking agreement between the hotel use and the other site occupant (Facebook) would be incorporated into the proposed project as part of the parking reduction request. The proposed modifications would continue to comply with the floor area ratio, building coverage, and maximum height limits of the previously approved CDP. The proposed CDP amendment would also incorporate a request to permit wall-mounted art on specific locations of the proposed hotel building facades. The City Council certified the Environmental Impact Report (EIR) as part of its approval of the project in November 2016 and subsequent project revisions were previously analyzed for consistency with the certified EIR through the Facebook Campus Expansion Project Addendum (First Addendum). The currently proposed revisions have been analyzed for consistency with the certified EIR and First Addendum (Second Addendum). The analysis in the Second Addendum found that the proposed revisions associated with the hotel would not result in new impacts or an increase in the severity of previously identified impacts. ([Staff Report #20-002-PC](#))
- F3. CEQA Determination/1162-1170 El Camino Real/Chase Rapp:
Review and determination of potential historic significance for the existing buildings at 1162-1170 El Camino Real. ([Staff Report #20-003-PC](#))

G. Informational Items

- G1. 2020-21 Capital Improvement Plan (CIP) Budget Development. ([Attachment](#))
- G2. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.
- Regular Meeting: January 27, 2020
 - Regular Meeting: February 10, 2020
 - Regular Meeting: February 24, 2020

H. Adjournment

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of

Menlo Park at, or prior to, the public hearing.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available for inspection at the City Clerk's Office, 701 Laurel St., Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.

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