



REGULAR MEETING MINUTES

Date: 5/4/2026
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 846 9472 6242 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Andrew Ehrich called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Ehrich (Chair), Ross Silverstein (Vice Chair), Katie Behroozi, Katie Ferrick, Nancy Hedley, Jennifer Schindler, Misha Silin

Staff: Kyle Perata, Assistant Community Development Director; Matt Pruter, Associate Planner; Monica Roy, Planning Technician; Chris Turner, Senior Planner

C. Reports and Announcements

Mr. Perata reported that a Downtown Development Open House would be held on May 7th at the Arrillaga Family Recreation Center with development groups providing proposals for the development of the Downtown Parking Plazas 1, 2 and 3.

D. Public Comment

Chair Ehrich opened public comment and closed public comment as no persons requested to speak.

E. Consent Calendar

None

F. Public Hearing

- F1. Use Permit and Variances/Mohammad Kasirossafar/APN 062-215-080 (305 Haight Street): Consider and adopt a resolution to approve use permit to determine the floor area limit (FAL) on a lot that is less than 5,000 square feet in area, and to construct a new two-story, single-family residence on a vacant substandard lot with regard to minimum lot width, depth, and area in the R-1-U (Single Family Urban Residential) zoning district. The proposal also includes variance requests to reduce the interior side setback to three feet where five feet is required, reduce the corner side setback to six feet where 12 feet is required, reduce the rear setback to 13 feet where 20 feet is required, reduce the number of required off-street parking spaces to one compliant space where two compliant spaces are required, increase the maximum building coverage from 722 square feet to 729.4 square feet, and increase the height of the daylight plane to 23 feet, 11 inches where 19 feet, six inches is required; determine this action is categorically exempt under

CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. (Staff report #26-012-PC)

Planner Pruter reported on two emails received after publication of the staff report with one generally expressing concerns about the lot size and proposed setbacks and the second expressing similar concerns about the lot size and also potential environmental risks, the extent of the variances requested, potential sunlight impacts and maintenance of the site overall.

Moe Kasirossafar, project designer and engineer, spoke on behalf of the project.

Chair Ehrich opened the public hearing.

Public Comment:

- Naveena Ganta, a neighbor, expressed concerns regarding setbacks and children's safety on the street. She emphasized that zoning regulations should be applied consistently and equally to all properties.
- Raj Yeruva, a neighbor, raised concerns about fire safety and public safety, noting that the proposed building could obstruct visibility at the intersection.

Chair Ehrich closed the public hearing.

The Commission discussed challenges related to public safety, lot size comparisons with Senate Bill 9 developments, and neighbor outreach.

ACTION: Motion and second (Silin/Silverstein) to adopt a resolution approving the use permit and variances as recommended; passes 5-2 with Commissioners Ferrick and Schindler opposed.

F2. Use Permit, Architectural Control, Major Subdivision, BMR Agreement, Environmental Review/68 Willow Owners, LLC/68 Willow Road:

Consider and adopt a resolution to approve a use permit, architectural control permit, and environmental review to demolish an existing office building and construct eight new three-story residential townhome buildings with a total of 50 townhome dwelling units and associated site improvements, on a standard lot in the C-1 (Administrative and Professional District, Restrictive) zoning district. Eight units would be available at Below Market Rate (BMR) for households earning up to 120 percent area median income (moderate income) if the project is a for-sale project or 80% area median income (low income) if the project is a rental project; determine this action is categorically exempt under CEQA Guidelines Section 15332's Class 32 exemption for infill development. The application is being reviewed subject to the State Density Bonus Law, Government Code Section 65915 and relevant amendments, which permits exceptions to the City's Zoning Ordinance requirements. The applicant is requesting waivers from development standards to decrease the minimum front and side setbacks, increase the maximum floor area ratio (FAR), modify the building profile requirement, modify building projection requirements, increase the allowed percentage of stucco siding, decrease the minimum parking stall dimensions, increase maximum height, modify balcony setback requirements, and modify building modulation and height modulation requirements. In addition to requested waivers, the applicant is requesting one concession to

increase the maximum parking ratio for residential uses in the C-1 district. Consider and adopt a resolution recommending approval of a vesting tentative subdivision map to subdivide the lot into 50 condominium parcels and one common area parcel. (Staff report #26-013-PC)

Planner Turner presented the staff report on the project. He said after publication of the staff report comments were received on the project that generally expressed concern with bicycle and pedestrian safety along Willow Place particularly relating to the bicycle bridge into Palo Alto, and general traffic related concerns.

Jeff Potts, SDG Architects, spoke on behalf of the project.

Chair Ehrich opened the public hearing.

Public Comment:

- Mike Federle, a HOA (Homeowners Association) board member, expressed concerns about potential impact along Willow Road including parking elimination and the narrowing down of bike lanes.
- David Wolter, a neighbor, emphasized the importance of carefully evaluating the project's requested waivers and concessions. He also expressed concerns about the three-story height of the development.
- Kim Johnson, a neighbor, conveyed her concern about safety during construction and the potential removal of bike lanes.
- Naomi Goodman, a Menlo Park resident, communicated her concerns about preserving the heritage tree canopy and urged denial of the project.
- Richard Crumb, a Menlo Park resident, noted that community outreach had been limited and his concerns about preserving native trees.

Chair Ehrich closed the public hearing and recessed the meeting for a short break.

Chair Ehrich reconvened the meeting at 9:00 p.m.

Commission comments included that the project was the first application after rezoning done as part of the Housing Element update implementation, expressions of appreciation for the ability to have housing, questions of feasibility of additional density, impacts on bicycle and pedestrian safety, and encouragement to the applicant to do community outreach.

ACTION: Motion and second (Schindler/Behroozi) to adopt a resolution approving the use permit, architectural control permit, and below market rate housing agreements as recommended, and adopt a resolution to recommend approval of the vesting tentative subdivision map to City Council; passes 7-0.

F3 and G1 are associated items with a single staff report

F3. Draft Environmental Impact Report (DRAFT EIR) Public Hearing/O'Brien Drive Portfolio LLC/995-1005 O'Brien Drive and 1320 Willow Road: (Staff report #26-014-PC)

Public hearing to receive comments on the Draft EIR for a project to demolish three existing, one-story commercial buildings on three parcels and construct one new five-story building for research and development (R&D) and office uses, one new four-story building for R&D and office 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 a portion of the parking structure to be developed in the first phase and the four-story R&D/office building and the remainder of the parking structure in the second phase. The proposed total gross floor area of the project would be approximately 228,398 square feet of R&D/office 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 allowance in exchange for community amenities. The applicant is proposing payment of a community amenities in-lieu fee. The project includes a hazardous materials use permit request to allow two diesel generators 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 for the modulation to extend to the second floor (approximately 34 feet) instead of the base height (45 feet). The proposed project also includes a request to remove 10 heritage trees. In accordance with CEQA, the certified program-level ConnectMenlo EIR served as the first-tier environmental analysis. Further, the Draft EIR was prepared in compliance with the terms of the Settlement Agreement between the City of East Palo Alto and the City of Menlo Park. The Draft EIR was prepared to address potential physical environmental effects of the proposed project in the following areas: population and housing, transportation, air quality, greenhouse gas emissions, noise (operation – traffic noise, construction noise and vibration), hazards and hazardous materials, and tribal cultural resources. The draft environmental impact report identifies significant and unavoidable environmental impacts to greenhouse gas emissions due to the inclusion of natural gas infrastructure in the proposed project. The project site does not contain a toxic release site, per Section 6596.2 of the California Government Code. Written comments on the Draft EIR may be also submitted to the Community Development Department (701 Laurel Street, Menlo Park) no later than 5:30 p.m. on May 18, 2026.

A court reporter prepared a transcript for Agenda Item F3.

G. Study Session

G1. Study Session/O'Brien Drive Portfolio LLC/995-1005 O'Brien Drive and 1320 Willow Road: (Staff report #26-014-PC)

Request for a study session to provide feedback on a use permit, architectural control, vesting tentative parcel map and lot line adjustment, Below Market Rate (BMR) Housing Agreement, heritage tree removal permits, and environmental review for a project to demolish three existing, one-story commercial buildings on three parcels and construct one new five-story building for research and development (R&D) and office uses, one new four-story building for R&D and office 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 a portion of the parking structure to be developed in the first phase and the four-story R&D/office building and the remainder of the parking structure in the second phase. The proposed total gross floor area of the project would be approximately 228,398 square

feet of R&D/office 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 allowance in exchange for community amenities. The applicant is proposing payment of a community amenities in-lieu fee. The project includes a hazardous materials use permit request to allow two diesel generators 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 for the modulation to extend to the second floor (approximately 34 feet) instead of the base height (45 feet). The proposed project also includes a request to remove 10 heritage trees.

Chair Ehrich opened the study session for public comment and closed public comment as no persons requested to speak.

The Commission discussed bicycle commutes, phasing of the parking structure, and expressed appreciation with campus-wide transportation demand management measures.

ACTION: Motion and second (Ehrich/Schindler) to extend the meeting to 11:15 p.m.; passes 7-0.

The Commission discussed sidewalk gaps along O'Brien Drive, biosafety levels (BSL) and whether BSL 3 and BSL 4 should be allowed, and feedback from the Complete Streets Commission. The Commission expressed concerns with the use of fossil fuels and diesel generators.

ACTION: Motion and second (Ehrich/Behroozi) to extend the meeting to 11:30 p.m.; passes 7-0.

The Commission expressed appreciation for the LEED requirements and open space, but expressed concerns with the visibility and usability of the public open space.

H. Regular Business

- H.1 Selection of Planning Commission Chair and Vice Chair for May 2026 through April 2027. Not a CEQA project. (Staff report #26-015-PC)

Chair Ehrich opened the item for public comment and closed it as no persons requested to speak.

ACTION: Motion and second (Ehrich/Behroozi) to nominate Vice Chair Silverstein as Planning Commission Chair from May 2026 through April 2027; passes 7-0.

ACTION: Motion and second (Ferrick/Silin) to nominate Commissioner Behroozi as Vice Chair from May 2026 through April 2027; passes 7-0.

I. Informational Items

- I.1. Future Planning Commission Meeting Schedule

- Regular Meeting: May 18, 2026

Mr. Perata said for the May 18th meeting expected items were a single-family residential use permit, a couple of commercial projects for architectural control and use permit, the proposed Specific Plan

amendments for land use changes along Santa Cruz Avenue, and annual development agreement reviews for Meta's campuses.

- Regular Meeting: June 8, 2026

J. Adjournment

Chair Ehrich adjourned the meeting at 11:36 a.m.

Staff Liaison: Kyle Perata, Assistant Community Development Director

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on June 8, 2026

CITY OF MENLO PARK PLANNING COMMISSION
REGULAR MEETING AGENDA

RE: Draft Environmental Impact Report (DRAFT EIR) Public
Hearing/O'Brien Drive Portfolio LLC/995-1005 O'Brien Drive and
1320 Willow Road (Staff report #26-014-PC)

REPORTER'S TRANSCRIPTION OF PROCEEDINGS ON
MONDAY, MAY 4, 2026

Transcription by ROSELEEN L. O'BRIEN
Certified Shorthand Reporter No. 11670
State of California

CERTIFIED
TRANSCRIPT

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Page 2 1 2 MONDAY, MAY 4, 2026 3 PROCEEDINGS 4 5 AGENDA ITEM F3 6 --- 7 CHAIR ANDREW EHRICH: Okay. We're now going to move on to 8 item F3 and G1 together, unless, unless staff tells me 9 otherwise? Which these items pertain to -- 10 PLANNER CHRIS TURNER: Chair Ehrich. 11 CHAIR ANDREW EHRICH: Yes. 12 PLANNER CHRIS TURNER: We would like to proceed separately. 13 They are the same staff report. 14 CHAIR ANDREW EHRICH: Okay. 15 PLANNER CHRIS TURNER: But we would do the DEIR hearing 16 first and then move into the study session after. 17 CHAIR ANDREW EHRICH: Understood. Okay. Then we will move 18 to Item F3, which pertains to a Draft Environmental Impact 19 Report, or Draft EIR, Public Hearing for the O'Brien Drive 20 portfolio at 995 to 1005 O'Brien Drive and 1320 Willow Road. 21 This is a Public Hearing to receive comments on the 22 Draft EIR for a project to demolish three existing one-story 23 commercial buildings on three parcels and construct one new 24 five-story building for research and development and office 25 uses; one new four-story building for R&D and office uses; one 26 new seven-story parking structure on two parcels located in the 27 Life Science-Bonus, or LS-B, zoning district. 28 The proposed project would be constructed in two phases with	Page 3 1 the five-story R&D office building and a portion of the parking 2 structure to be developed in the first phase and the four-story 3 R&D office building and the remainder of the parking structure 4 in the second phase. 5 The proposed total gross floor area of the project would be 6 approximately 228,398 square feet of R&D and office space with a 7 floor area ratio of 1.24. 8 The proposal includes a request for an increase in height 9 and FAR under the bonus level development allowance in exchange 10 for community amenities. The applicant is proposing payment of 11 a community amenities in-lieu fee. 12 The project includes hazardous materials use permit request 13 to allow two diesel generators to operate the facilities in the 14 event of a power outage or emergency. 15 The project includes a request to modify the design 16 standards related to major building modulations to allow for the 17 modulation to extend to the second floor, approximately 34 feet, 18 instead of the base height 45 feet. 19 The proposed project also includes a request to remove 20 ten heritage trees. 21 In accordance with CEQA, the certified program-level 22 ConnectMenlo EIR served as the first-tier environmental 23 analysis. Further, the Draft EIR was prepared in compliance 24 with the terms of the Settlement Agreement between the City of 25 East Palo Alto and the City of Menlo Park. 26 The Draft EIR was prepared to address potential physical 27 environmental effects of the proposed project in the following 28 areas: population and housing, transportation, air quality,
Page 4 1 greenhouse gas emissions, noise -- operation, traffic noise, 2 construction noise, and vibration -- hazards and hazardous 3 materials, and tribal cultural resources. 4 The Draft Environmental Impact Report identifies significant 5 and unavoidable environmental impacts to greenhouse gas 6 emissions due to the inclusion of a natural gas infrastructure 7 in the proposed project. 8 The project site does not contain a toxic release site per 9 section 6596.2 of the California Government Code. 10 Written comments on the Draft EIR may be -- may also be 11 submitted to the Community Development Department at 701 12 Laurel Street, Menlo Park, no later than 5:30 p.m. on May 18th, 13 2026. 14 Mr. Turner, I believe you are the staff planner for this 15 project. So, I will turn it over to you. And then I believe we 16 have the applicants in person here. 17 PLANNER CHRIS TURNER: Yes. Thank you, Chair Ehrich, once 18 again. 19 So, we will be talking about 1005 O'Brien Drive and 20 13 -- 1320 Willow Road Project. This is the Draft Environmental 21 Impact Report Hearing followed up by a Study Session on the 22 project. 23 I have a Recommended Meeting Format for today, starting with 24 the DEIR Public Hearing and then going to the Study Session. 25 So, after my brief remarks I will pass it over to the 26 applicant for their presentation; then go to our EIR consultant 27 Katherine Waugh with Dudek. We can then take Public Comment and 28 then go into commissioner questions and discussion, close the	Page 5 1 draft EIR Public Hearing, and then move into the Study Session, 2 where we can once again take Public Comment and then have 3 commissioner discussions and questions on the characteristics of 4 the project. 5 So the project is located -- there's three properties, two 6 along O'Brien Drive; one along Willow Road. 7 On the east side of Willow and then the north side of 8 O'Brien Drive, the property site is shown in the broader context 9 of the Bayfront area. It's bordered by the other projects in 10 the LS-B zoning district and then LS without the B designation, 11 bonus designation, across O'Brien Drive. And then Mid-Pen High 12 to the, to the north and then across the street, across 13 Willow Road, some residential developments. 14 As mentioned, the Proposed Project would result in 15 approximately 228,000 square feet of Life Science Research and 16 Development within two buildings; a parking structure that would 17 be completed in two phases, totaling 497 parking spaces with an 18 additional -- 23 additional surface parking spaces; so 520 in 19 total. 20 The project would provide open space, including publicly 21 accessible open space. And as I mentioned, the project would be 22 built in two phases, starting with the 1005 O'Brien Project, a 23 portion of the parking structure in the first phase and then the 24 second phase would be the 1320 Willow building and then the 25 second part of the parking structure. 26 So the purpose of today's meeting, there are two public 27 hearings, two public meetings. First, the Draft EIR Public 28 Hearing, which gives the public and the Commission an

Page 6 1 opportunity to comment on the EIR; and then the Study Session to 2 ask clarifying questions on the plan's design; below market rate 3 housing proposals, proposal. 4 No actions will be taken at this meeting. The Public 5 Comment period for the Draft EIR runs through May, 5:30 p.m. 6 And on May 18th, staff and our EIR consultant will then take 7 those responses and then respond to all substantive comments in 8 the Final EIR. And then the project will come back to the 9 Planning Commission, where they would be the acting body on the 10 EIR certification and then, and then the land use, the various 11 land use entitlements. 12 We did get a couple of additional comments on this project. 13 I might have -- didn't tap out there. 14 So after publication of the staff report generally 15 expressing some concerns with construction noise and air 16 quality, the BSL levels and whether or not they are regulated 17 and to what degree; and then traffic in Belle Haven; then the 18 traffic's associated air quality effects. So, those were also 19 sent to the Planning Commission earlier today. 20 So, if the Commission is okay with my recommended, 21 recommended actions, then we can go to the applicant for their 22 presentation. 23 APPLICANT JOHN TARLTON: Good evening, Chair Ehrich, 24 Vice-Chair Silverstein, and Commissioners. Thank you for the 25 opportunity to speak to you tonight. 26 I'm John Tarlton, CEO of Tarlton Properties, the applicant 27 for this project. 28 Before our team begins the formal presentation on the	Page 7 1 Draft EIR, I wanted to take a few moments to introduce our 2 company and explain how we approach a project like this. 3 I also want to begin by thanking City Staff and the 4 consultant team for the thoughtful and substantial work they've 5 already done to get us to this point. We appreciate the 6 professionalism and care they have brought to this process. 7 Tarlton Properties is a locally owned family enterprise with 8 deep roots in Menlo Park. Our family began acquiring and 9 entitling land in 1980. And our founders believed this district 10 could become a long-term home for companies focused on research, 11 project development, and innovation; companies that would create 12 jobs, contribute to the local economy, and help Menlo Park 13 remain an important place for enterprise, ideas, and life-saving 14 innovation. 15 Over time the market evolved and so did the district. 16 Demand shifted toward life science and research-oriented users; 17 businesses that make long-term investments and create the kind 18 of skilled jobs this community depends on. 19 Menlo Park recognized this evolution, and the City's life 20 science zoning framework helped give it shape and intention. As 21 reflected in the staff report, this project fits within that 22 pattern of district evolution. 23 Later tonight, we will also have an opportunity to discuss 24 the project, itself. And my team and I look forward to hearing 25 your thoughts and answering your questions. 26 But first, the Draft EIR. We take that process seriously, 27 not as a threshold to clear but as the analytical foundation 28 that allows this Commission to evaluate the project on its
Page 8 1 actual merits. 2 As we hand off to the project team, I want to close with 3 this. Tarlton Properties is a family enterprise. That means -- 4 and that means we think in generations, not quarters. The 5 question we ask is not what a project will return but what it 6 will contribute in jobs, district quality, and whether the 7 buildings we put here will be serving this community 20 years 8 from now. 9 That is also why for many years we have helped fund the 10 district's Shuttle and Active Transportation Program and why our 11 foundation has supported scholarships for Belle Haven students, 12 not because we were required to but because it reflects how we 13 believe this district should function and what is right. 14 This district carries real obligations, and we know it. 15 That is the lense we bring to this project, and we are committed 16 to participating in this process in a deliberate and 17 constructive way. 18 With that, we thank you again for this time -- for the time 19 this evening. And I'll turn it over to our team from DES. 20 ARCHITECT DAWN JEDKINS: Good evening, Chair Ehrich and 21 Commissioners. My name's Dawn Jedkins. I'm with DES Architects 22 and Engineers. We're the architects for the project. 23 So I've, I've put a few slides together here around the site 24 and then the building design. And then we can take any 25 questions you might have. 26 Next slide, please. 27 So, this is the zoning map. 28 And excuse me. I'll put my glasses on.	Page 9 1 The zoning map for the project. So, the project site is in 2 kind of the dark fuchsia color. It's on the kind of western 3 edge of the, the Life Science District and the Menlo Park Labs 4 development. 5 The Life Science District has two components to it. The 6 north side of O'Brien Drive is the density bonus allowed in the 7 area. And then on the south side typically, the standard Life 8 Science District. 9 If we go to the next slide, please. 10 Just a little bit more detail on the plan. So, all the 11 buildings that you see in the kind of light beige are the Menlo 12 Park Labs Tarlton Properties holdings. And then the ones in 13 blue are the ones currently under entitlement. 14 So, the ones that we're going to talk about today are kind 15 of on the western edge of 1320 Willow and 1005 O'Brien. 16 Next slide, please. 17 We just wanted to give you a snapshot of some of the 18 buildings kind of more recently developed by Tarlton Properties. 19 1350 Adams is recently completed. It's the largest Life 20 Science building in the portfolio in the, in the district. And 21 then you can see adjacent to that one of the -- a lot of these 22 buildings are sometimes industrial repurposed buildings 23 converted to Life Science with some façade improvements. And 24 then 1305 O'Brien, bottom right, similarly went through the same 25 process and the transformation. 26 If we go to the next slide, please. 27 So, just getting a little bit closer in on the site. The 28 purple line is the development site boundary. And you can see

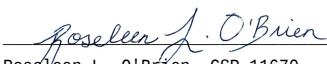
Page 10 1 there's three existing industrial buildings. 2 Next slide, please. 3 And then just a few shots of the streetscape on 4 O'Brien Drive. It's a pretty typical streetscape along that 5 street with street trees but really embedded in pavement. It's 6 a paved experience from the curb all the way to the buildings 7 typically with no defined sidewalk and a little bit of 8 off-street parking. 9 If we go to next slide, please. 10 So, existing lots are outlined. There's three lots, one per 11 building. I have a little bit of an angle to them. And the 12 building shape matches that. 13 And then if we go to the development site on the next slide, 14 this is how we're proposing to redevelop. 15 So, you can see 1005 O'Brien, along O'Brien Drive, fronting 16 on O'Brien with the lobby, and then 1320 Willow similarly 17 fronting Willow Road, and the parking structure in the back. 18 The overall project, as proposed, is 1.24 FAR; max height at 19 101 feet and the average height at 74 feet with 520 parking 20 stalls. If you compare that to the, the maximum allowed for the 21 Life Science Bonus Zoning, we're under that, under that 22 requirement. 23 The phased project is below, currently proposing 24 1005 O'Brien as Phase 1 and 1320 Willow as Phase 2, and then 25 increments of the parking structure will be developed 26 accordingly. 27 There will be a lot-line adjustment. 1035 O'Brien on the 28 adjacent lot is also owned by the Tarltons. We would make	Page 11 1 that -- straighten up that lot line between the two parcels of 2 1005 and kind of resolve some of the parking transitions between 3 the two sites. 4 And then you can see the parking structure 1005 on one 5 parcel and 1320 on the second. 6 And next slide, please. 7 So, I wanted to just review kind of the open space and the 8 public component to the open space. 9 So, the dark green areas are publicly accessible open space. 10 And the light green would be internal to the project for the use 11 of the tenants. 12 We focused the public open space around the perimeter to 13 activate the street frontage along O'Brien and Willow but then 14 also kind of gather some more meaningful open space along the 15 northern property line against the, the SFPUC Hetch Hetchy 16 strip. 17 And so, in the tables here on the right, you can see the 18 required amount of Open Space at 20 percent. We're, we're at 19 31 percent in Phase 1; 35 percent in Phase 2 for an average of 20 32 percent on the overall project, which is approximately 31,000 21 square feet of public open space. 22 On the next slide, just kind of looking at the different 23 activities within those open spaces. 24 The yellow, the light yellow, is where the building lobbies 25 are occurring for both buildings. You can see we've got some 26 kind of sport court areas with a full-court basketball court at 27 the rear of the site; some kind of group gathering areas and 28 then some more contemplative, kind of smaller seating areas.
Page 12 1 And then the next page just gets into a little bit more 2 detail on that with some of the site furnishings, the 3 activities -- ping pong, cornhole, various games like that -- 4 and then different types of seating for kind of collaborative 5 areas and contemplative spaces to sit. Oh, and the bicycle 6 racks are located adjacent to the main entrance of both 7 buildings. 8 From a tree standpoint, we do have a tree removal plan. 9 These are -- some of these are heritage trees. You can see them 10 primarily along the street frontages. 11 For those of you who are familiar with O'Brien Drive, we had 12 overhead power along O'Brien. And a lot of those trees have 13 really been butchered over the years because they're growing up 14 into the power lines. So, we're hoping to create a much more 15 sustainable streetscape in terms of the scale of tree that might 16 be under the power line and then kind of the layering of trees 17 as it gets into the project frontage and the landscape zone 18 between the building and the street. 19 And the next slide shows a little bit of the detail. 20 This is O'Brien but similarly on Willow, showing you kind of 21 the layers of planting, the layers of kind of the -- under the 22 pink trees where there's seating areas and then having a 23 street tree and then some layers of tree beyond, really 24 enhancing and improving the streetscape. 25 On O'Brien Drive it's about 30-foot landscape setback from 26 property line to the building. We're averaging about 50 feet on 27 Willow Road. 28 And then just a few views of both of the buildings. This is	Page 13 1 1005 O'Brien. This is the 5-story building. You can see this 2 shot with the lobby in the foreground; the entry canopy element 3 that kind of goes along the east side of the building, kind of 4 connects to the back of the building where the connection to the 5 parking garage would occur. 6 We have feature massing elements, where the vertical 7 circulation occurs on the east end of the building. And then 8 you can see the canopy at the top is actually a rooftop terrace. 9 And you'll see that on the next slide. 10 We've removed the entry canopy, the trellis canopy at the 11 top, so you can kind of see the activity at the roof, at the 12 roof there. 13 And then the next slide is the entry and elevation on 14 Willow Road for the 1320 building. 15 Similar kind of entry canopy and kind of large, kind of 16 defined vertical element where the lobby is occurring. We have 17 a brise-soleil feature above the entry on the upper floors. And 18 then on the left-hand side of this render, you can see the 19 rooftop terrace, which is on north side the building where the 20 public open space is occurring. 21 And then the next slide is a picture of the rooftop terrace 22 at 1320 Willow. 23 And you can see the public open space just at the ground 24 level of the building to the left. 25 The next slide is the material board. 26 I don't know how many of you are familiar with 1350 Adams, 27 but these are a very similar material pallet to that building, 28 with two tones of GFRC. We do have some wood-look material that

Page 14 1 clads the underside of that high canopy at the roof level just 2 to give it some warmth. 3 On the Willow Road building, the brise-soleil is in this 4 nice kind of copper color. And then we've got various shades of 5 grey in terms of the mullion, the roof screen. And then you can 6 see the, the two types of glass. And we'll be having bird-safe 7 glass on this building as well. 8 The parking structure, I mentioned we're going to build that 9 in two phases. We're going to phase that vertically. So, just 10 build enough by phase for the project. 11 So, you can see the Phase 1 and Phase 2 elevations on the 12 left-hand side. We have this metal mesh kind of fabric screen 13 to kind of create some interest along the façade of the 14 building, looking at varying scales and color of that material 15 to give visual interest. 16 Sorry if I'm powering through. I know it's late. I'm 17 trying to get, get you as much information as I can. 18 The next slide just talks about some of the features of the 19 building from a sustainable design standpoint. 20 The LEED, the LEED ratings that we're applying for, for both 21 buildings. We have on-site EV parking and bicycle facilities, 22 reducing the heat island effect by creating all the parking 23 within a parking structure. 24 We will be -- the building will operate at a net-neutral 25 energy. And to -- in order to accomplish that, we'll be buying 26 a hundred percent renewable electricity from Peninsula Clean 27 Energy and purchasing Certified Renewable Energy Credits to 28 offset the natural gas use for the project.	Page 15 1 We will be installing Solar PV on available portions of the 2 roof. Minimum requirement is a 5-kilowatt system for the 3 project. We've got open space, which exceeds the minimum. 4 We're trying to optimize the window-to-wall ratio for 5 daylighting, minimize heat gain, reduce water features, recycle 6 water for irrigation, and so on and so forth. 7 And then just a few facts about the campus, itself, the 8 Menlo Park Labs. 9 It does have a number of amenities throughout the campus for 10 all the tenants to use. We do have a campus-wide TDM program. 11 So, this project would participate in that. On-site bicycle 12 storage, ride share, and electric vehicle parking, and shared 13 use for tenants. 14 And then we've got two shuttles, the Menlo Park Lab Shuttle 15 and then the City of Menlo Park Shuttle, both of which operate 16 throughout the campus, providing connection to a number of the, 17 the closest transportation hubs. 18 We have a Conference Center within the campus as well as 19 food service at 1440 O'Brien. And we've also got a fitness 20 center in that same location and then various kind of community 21 events to bring the community to the project and, also, have the 22 tenants enjoy these various amenities. And a lot of this helps 23 us offset peak hour travel and helps with our TDM program as 24 well. 25 The on-site bicycle storage, showers, changing rooms, 26 lockers, electric vehicle charging stations as well as an 27 electric bike share. So, there are kind of locations where 28 these bikes are stored. And then people can use those bikes to
Page 16 1 move throughout the campus. 2 And then also commuter support programs as well. Commute 3 Assistance Center and the Caltrain Go Passes or subsidized 4 transit tickets. 5 And I think that's it. So, hopefully that wasn't too much 6 in too short a time. But I'm happy to answer any questions you 7 might have. Thank you for your time. 8 CHAIR ANDREW EHRICH: Thank you very much. 9 Next, we will hear from our EIR Consultant. 10 Let me bring this up. 11 CONSULTANT KATHERINE WAUGH: Hi. Thanks, Chris. 12 This is -- I'm Katherine Waugh. I'm a Senior Project 13 Manager at Dudek. And we're the City's Environmental Consultant 14 for this project. 15 So good evening, Commissioners. 16 I know it's late. So, I'm going to try and move quickly 17 through my slides. I'm happy to answer questions, but I, 18 you know, want to save time for your deliberations. 19 So the next slide, please. 20 So this is just my, my brief agenda: a quick CEQA overview 21 and then the main portion of my presentation is to review the 22 conclusions of the EIR regarding significant impacts of the 23 project and then a couple slides just to remind people of the, 24 the remaining steps in the process. 25 So, so, yes, for the CEQA overview, this is just really 26 super high-level thing. I know most of the Planning 27 Commissioners are familiar with this, but I just wanted to make 28 it available for the public.	Page 17 1 So, the key steps in the EIR process that we first started 2 with a Notice of Preparation, which informs the public and other 3 agencies that may have interest in the project of the basic 4 project description and the key permits and approvals that may 5 be needed as well as the overall scope of the EIR. 6 So, we circulated that in June 2023. We got, you know, 7 several comments that helped inform us as to what, what the EIR 8 really needed to focus on. There were some topics that we had 9 originally thought that could be eliminated from consideration 10 in the EIR. But after getting public comments, particularly, 11 particularly around hazardous materials and hazardous emissions, 12 we expanded the scope of the EIR to make sure that we were 13 responsive to those comments. 14 So, the Draft EIR was published on April 1st. And as 15 Mr. Turner mentioned earlier, the comment period ends on 16 May 18th. And, and at this point we are soliciting comments 17 from the public and other agencies that are involved in the 18 process regarding the adequacy of that analysis that we've 19 presented in the EIR. 20 Once we get all of those comments received, we will prepare 21 responses to those comments. And, where necessary, we can make 22 revisions to the Draft EIR. 23 Once that body of work is complete, the City will make that 24 available for a minimum period of ten days so that commenting 25 individuals can review that and then, you know, before there's, 26 there's any further public hearings on the project. And then 27 and still during those public hearings the public is, is invited 28 to make additional comments, whether they need more

Page 18 1 clarification on those responses to comments, et cetera. 2 And so, then this is just a very high-level overview of what 3 is required to be in a Draft EIR. And the Draft EIR that's been 4 published has all of these comments or these sections in it or 5 these, this content. 6 And I like to provide this slide to help folks that are less 7 familiar with the CEQA process to understand what, what should 8 and should not be in an EIR and, therefore, what, what the sort 9 of relevant areas of comment would be. 10 So I, again, in the interests of time, I don't want to go 11 through every, every step in that process. So I think -- yeah. 12 Thank you. 13 All right. So, now this is the meat of what I wanted to 14 present to you guys. And I've organized this in order of, 15 you know, these first couple of topics are where we had found 16 that the project would have less-than-significant impacts and 17 does not require any mitigation measures. 18 So as was mentioned earlier, there -- you know, we did do a 19 Housing Needs Assessment related to whether the project would 20 affect the housing, population and housing, balance within the 21 City and neighboring jurisdictions. And so, there was a Housing 22 Needs Assessment done that helped inform the analysis there. 23 And we found that there would not be any significant impacts 24 and, therefore, no mitigation was required. 25 We also did a very detailed transportation analysis that 26 looks at both the local transportation effects in terms of how 27 intersections and roadways operate. And they're, you know, what 28 we're all used to calling level of service.	Page 19 1 And then we also looked at the vehicle miles traveled 2 metric. So that analysis was based on the Transportation 3 Impacts Analysis Study as well as the Transportation Demand 4 Management Study that was prepared for the project. And we 5 looked at how effective that TDM plan would be at reducing 6 vehicle miles traveled. And again in that -- for that topic we 7 found that there would be no significant impacts and, therefore, 8 no mitigation measures were required. 9 The next couple of slides go through the impacts where we 10 did find that mitigation would be necessary. 11 So, with air quality we did the typical modeling analysis 12 using the program called CalEEMod to determine the types of air 13 pollutant emissions and greenhouse gas emissions that would 14 occur. 15 We also did a Health Risk Assessment that looks at during 16 construction what kinds of emissions would happen and would 17 those have a negative effect on the sensitive receptors nearby, 18 such as, Mid-Pen High School and the, the nearby residential 19 areas. And we identified a few mitigation -- or a couple of 20 mitigation measures to help ensure that those impacts would 21 remain less than significant. 22 In regards to the Hazards and Hazardous Materials analysis, 23 as I mentioned, we originally didn't expect to need to include 24 that in the EIR, but based on public comments and concerns, we 25 did add that to our scope. The Phase I and Phase II 26 Environmental Site Assessment helped inform that. 27 And we also used some analysis that had been prepared for 28 other City of Menlo Park projects regarding the biosafety levels
Page 20 1 concerns regard -- around Research and Development and Life 2 Sciences Labs. And again, we identified a couple of mitigation 3 measures to ensure that those impacts would remain less than 4 significant. 5 Similarly with noise, DUDEK conducted Noise Modeling to 6 evaluate the noise exposure for nearby sensitive receptors, both 7 during construction and during project operation and, again, 8 identified a series of mitigation measures to ensure that those 9 impacts could be reduced to a less-than-significant level. 10 And then the next one is Tribal Cultural Resources. 11 While we did not prepare a dedicated technical study 12 specific to this project site, we reviewed other technical 13 studies for projects in the vicinity. And the City conducted 14 tribal consultation as required under state law. And that 15 helped to inform the development or the refinement of the 16 mitigation measures that we had originally put forth in the 17 initial study that was published along with the Notice of 18 Preparation. 19 And as you can see here -- I know it's a lot of words on 20 that slide -- I think two or three of these mitigation measures 21 were pulled from the Housing Element Update. And those 22 mitigation measures had been in the General Plan EIR. So, we 23 just made additional refinements to them. And then we do also 24 have one or two mitigation measures that are very specific to 25 this project to ensure that the Native American tribes' concerns 26 were adequately addressed. 27 Then this is the one topic in which we found Significant and 28 Unavoidable Impacts, and that's around greenhouse gas emissions.	Page 21 1 And there's a lot of discussion in the EIR explaining why 2 the project proposes to use natural gas as a -- primarily for 3 building heating and in air conditioning. Because that's really 4 critical to maintaining the, the integrity of the laboratory 5 work that would, would be likely to occur in this type of a 6 project. 7 The reason why it's considered to be Significant and 8 Unavoidable is because it does not meet with the Bay Area Air 9 Quality District's standards or, sorry, their plans in terms of 10 how, how to avoid these sort of long-term cumulative impacts. 11 There's nothing at this point in the City's requirements 12 that mandate not having natural gas, but at the Bay Area Air 13 District level, there was a conflict. 14 And so that's the primary reason where we found that it 15 would be a significant and unavoidable impact. And based on the 16 analysis that was provided in terms of the feasibility of not 17 including natural gas as a mechanism to control the building 18 conditioning, heating and air conditioning, we found that there 19 was no feasible mitigation measure to reduce that impact to a 20 less-than-significant level. 21 However, the applicant, the project applicant, would still 22 be required to purchase offset credits to offset the, the use of 23 the natural gas. 24 So, another key component of a Draft EIR is to look at 25 Project Alternatives. And the intent here is to consider 26 whether there's a way to redesign the project or relocate the 27 project or consider a different project type altogether that 28 would reduce or avoid one or more of the project's significant

Page 22 1 impacts. 2 We did look at several alternatives or conceptual 3 alternatives that were determined not to meet the CEQA criteria. 4 But these are the three alternatives that we did evaluate in 5 more detail. 6 So one is the No Project Alternative, which is required of 7 any EIR, and that just means the project remains exact -- or the 8 site remains exactly the same as it is today. 9 Then we looked at a Base Level Development. So as 10 Mr. Turner mentioned, this project site is in the Life Sciences 11 Bonus District. And so, we looked at what it -- what would it 12 look like to develop the project without any of those bonus 13 level concessions, benefits. 14 And then we also looked at a Midrange Development 15 Alternative, where we would -- there would still be some of that 16 Bonus Level Development, but we tried to pick a midpoint in 17 between what the base level zoning allows and what the bonus 18 level zoning allows. 19 And so, there's some detailed tables in the Draft EIR 20 Alternative Section that lay out exactly what the building 21 square footages would be and how those three alternatives would 22 differ. 23 So, there's I think three slides here that just runs us 24 through the comparison of the impacts related to the Project 25 Alternatives. And again, in the interest of time, I'm not going 26 to go through every single thing. But I wanted to give everyone 27 a sense of the way that, you know, these different alternatives 28 would play out.	Page 23 1 And what -- one thing also to keep in mind is that under 2 CEQA, when we're looking at Project Alternatives, we need to 3 identify which one is the environmentally preferred alternative. 4 And in this case the No Protect Alternative had the fewest 5 impacts compared to the original project. But when that 6 happens, CEQA also says we need to pick between the other 7 alternatives to see which one of those two, you know, would then 8 qualify as environmentally superior. 9 And in this case we identified the Base Level Development 10 Alternative as the environmentally superior because it would 11 achieve greater reductions in the amount of impacts relative to 12 the proposed project compared to the Midrange Development 13 Alternative. 14 However, I do want to point out that none of -- neither of 15 those two alternatives would avoid the significant and 16 unavoidable greenhouse gas emissions impacts. 17 So you would still have if you -- you know, if the City went 18 with either of those two alternatives, you would still have that 19 significant and unavoidable alternate -- or impact, 20 excuse me, because of the essential need for the use of natural 21 gas to control the building heating and air conditions with 22 respect to the laboratory work that is essential to this type of 23 project. 24 On the other hand, for the most part, the impacts would be 25 very similar between all of these three alternatives or all -- 26 the project, the proposed project, and the Base Level, and the 27 Midrange Development Alternative. And there wouldn't really be 28 a meaningful difference in the types or extent of mitigation
Page 24 1 measures that are needed for any of them. 2 So, yes, my last slide is really just to remind folks that, 3 you know, at this, at this phase of the project or this phase of 4 the CEQA process, we are receiving comments on the Draft EIR. 5 We will then, as Mr. Turner mentioned, we will then prepare 6 responses to comments and a Final EIR. 7 And so, I see my role here tonight as really being very 8 receptive and listening mode to all of the comments that may 9 come in from members of the public and the Planning 10 Commissioners. 11 I'm happy to answer, you know, some sort of, sort of 12 ground-level basic questions about the EIR and how it's 13 organized, but I'm -- it's really not appropriate for me to 14 respond to detailed questions about how we put the methodology 15 together or how we reach certain conclusions. Because we really 16 want to have that be a very thoughtful process and have, have 17 our answers, you know, fully baked so that we don't -- I don't 18 make any missteps, you know, in just talking off the cuff. 19 And so, so that's my goal tonight is to really understand 20 what concerns people have about the adequacy of the EIR analysis 21 and what, what questions we can address better through some 22 elaboration rather than really getting into a detailed 23 discussion about the content of the EIR. 24 Also, I would point out I have a typo on this slide. The 25 comments are due by 5:30 p.m. on May 18th, not 5:00 p.m. So, 26 you get 30 extra minutes. 27 I think that concludes my presentation. 28 CHAIR ANDREW EHRICH: Thank you very much to all the	Page 25 1 presenters and the applicant team. 2 At this point I'd like to take public comment on this item. 3 So, Ms. Roy, if you could please give instructions to the 4 public and open the comment period for Item F3. 5 PLANNER MONIKA ROY: Thank you, Chair. 6 Once again, we are opening public comment period for this 7 item now. As a reminder, if you're in the council chamber and 8 you'd like to speak, please fill out a comment card and hand it 9 over to me. 10 For those who are attending virtually via Zoom, please click 11 on the "raised hand" button. And if you're calling by phone, 12 press "*"9" on your key pad, and you would be able to speak. 13 At this moment I have one -- two hands raised. 14 CHAIR ANDREW EHRICH: Please, go ahead. 15 PLANNER MONIKA ROY: So, our first speaker is John McKenna. 16 I believe you should be able to speak, John. 17 MR. JOHN MCKENNA: Yes. Can you hear me? 18 PLANNER MONIKA ROY: Yeah. 19 MR. JOHN MCKENNA: Okay. Great. Yeah. Thank you for those 20 presentations. I appreciate all the thought that went into the 21 development. 22 I do have concerns about the use of natural gas in the 23 buildings just from a GHG emissions perspective as well as the 24 impact it would have on local air quality, especially in a 25 community that's already overburdened by poor air quality. 26 So my question is -- I'm aware of all electric new 27 developments for Lab, Life Science Buildings in other Bay Area 28 cities like South San Francisco and Millbrae. So, it appears

Page 26 1 that it can be done. And I would just be curious to hear what 2 thoughts the -- went into the decision to not build all electric 3 when it does appear to be a feasible pathway? 4 And, yeah, I'll leave it at that. Thank you. 5 CHAIR ANDREW EHRICH: Thank you for your comment. 6 PLANNER MONIKA ROY: Our next, second speaker is 7 Naomi Goodman. 8 Naomi, you should be able to speak. 9 MS. NAOMI GOODMAN: Yes, it's me again. I'm hanging in here 10 until the bitter end. 11 Yeah, I, I do still have a concern about the potential for 12 BSL-3 or BSL-4 research to take place at this particular 13 location. 14 I appreciate the work you put in to explaining the 15 regulatory structure around bioscience and the measures that you 16 have suggested to mitigate. However, I really think that 17 placing that type of research in such close proximity to 18 vulnerable, dense communities and sensitive populations is not 19 the right thing to do. 20 The DAIR states that it anticipates the research uses will 21 be at biosafety levels 1 and 2 but that future tenants are 22 unknown, and they don't preclude BSL-3 or BSL-4 labs. Those are 23 labs that are equipped to work with potentially deadly airborne 24 contagious organisms such as anthrax and Ebola. 25 The two proposed lab buildings are less than 150 feet from 26 Mid-Peninsula High School, 200 to 400 feet from the nearest 27 homes in Belle Haven and East Palo Alto, and 500 feet from 28 several childcare centers.	Page 27 1 The mitigation measures include such things as compliance 2 with federal and state regulations, biosafety plans, 3 notification to the City of Menlo Park prior to commencing any 4 BSL-3 or 4 research, but those measures do not take into 5 consideration there is no expertise at any level of city or 6 county government to react appropriately to the release of a 7 disease organism. 8 Despite the recent news on the Willow Village project, 9 Menlo Park may still need to build housing in the Life Science 10 District to meet our housing allocation. We should not create 11 new barriers to that land use. 12 Menlo Park recently prohibited BSL-3 and 4 labs as a 13 condition of approval of the SRI Parkline project. We should do 14 the same for this project. 15 Thank you. 16 CHAIR ANDREW EHRICH: Thank you for your comment. 17 PLANNER MONIKA ROY: Thank you, Chair. I don't have anymore 18 comment cards or hands raised for now. 19 CHAIR ANDREW EHRICH: Okay. Let's close the public comment 20 period for this item, which brings us back to the commission for 21 discussion. 22 I will just remind everyone that we are currently discussing 23 comments on the Draft EIR. At this point if you have broader 24 consultation topics on the project, we will discuss that in a 25 minute. And there is no motion here. So, this is just a time 26 for the EIR team and the applicant to hear comments on the Draft 27 EIR. 28 Commissioner Behroozi.
Page 28 1 COMMISSIONER KATIE BEHROOZI: Yeah, I'll start with the 2 significant and unavoidable impacts of greenhouse gas emissions. 3 And I actually had a similar question to one of the public 4 commenters. Because I believe I've also -- I mean I think 5 Parkline actually is going to be an all-electric, if memory 6 serves, facility which is also potentially going to have 7 Life Sciences. And I'm just curious about what the thinking was 8 around that? 9 PLANNER CHRIS TURNER: Sorry to interrupt. That might be a 10 better question for the study session, itself. 11 Nevermind. We can go ahead with that question. 12 APPLICANT JOHN TARLTON: It's late, and I want to gauge the 13 level of interest and the intricacy of the answer. Do you want 14 a one-minute answer, a five-minute answer, or a ten-minute 15 answer? Five minutes. Okay. 16 We are anxious to go as electric as we possibly can. 17 However, the science is not there yet in the building. And I 18 understand that there are developers who have said that they're 19 going to go all electric. And they believe it, I'm sure. 20 We've been in the business of building scientific facilities 21 for a long time. And I can tell you that we are not there yet 22 with the equipment. 23 I've been to visit buildings that are all electric for lab. 24 And the ones that look like they might actually work use 25 air-to-water heat exchangers that come from Italy or other, 26 frankly, exotic locations from the perspective of someone who's 27 trying to build facilities that are mission critical for a 28 R&D laboratory or a medical device manufacturer clean room.	Page 29 1 I cannot put our name on a experiment, frankly. And all 2 electric laboratories right now are an experiment. 3 When you have to take on a design degree day in the winter, 4 40- or 50-degree air from the outside, and heat it up to 5 80 degrees to then introduce it into a clean room or a 6 laboratory, that cannot be done efficiently or reliably with an 7 electric heat pump. It just can't be done. 8 Did that answer the question? 9 CHAIR ANDREW EHRICH: Okay. I want to thank the EIR team 10 for doing a very important service and thank the members of the 11 public who sent in their comments. And I hope those comments 12 are incorporated into the Final EIR. 13 I'm doing one last check and do not see any additional 14 comments from my fellow commissioners, except for one from 15 Vice-Chair Silverstein. 16 VICE CHAIR ROSS SILVERSTEIN: Yeah. I just have one comment 17 to kind of remind people when I think about these things. 18 To some extent environmental impact is local or hyper local 19 but to whatever extent it's global and regional. And whenever 20 these studies are conducted, it is only the explicit impact of 21 the project, itself. And it doesn't think about the -- not 22 opportunity cost but the opportunity benefit of this project not 23 existing and potentially being built somewhere else or the need 24 for it to be more spread out as opposed to more dense. 25 And so, I just want to remind people when thinking about the 26 environmental impact of this project or other projects that by 27 definition construction is going to have an impact, but the 28 impact to a very specific location does not necessarily mean

Page 30 1 that it has a negative global impact or regional impact on 2 environmental quality overall. 3 CHAIR ANDREW EHRICH: Commissioner Ferrick. 4 COMMISSIONER KATIE FERRICK: And I was just going to add, 5 thank you for that. The EIR is so thorough. And then the notes 6 I'd taken to ask about were actually addressed in the 7 consultant's presentation. So I have notes, but they're kind of 8 moot. So, I'm not going to add more to the EIR report. 9 CHAIR ANDREW EHRICH: Thank you. 10 Commissioner Silin. 11 COMMISSIONER MISHA SILIN: Thanks. I just want to make a 12 quick comment similar to what I believe I expressed in the 13 review of the EIR for the Parkline project, which is that this 14 has nothing against the applicant or the EIR consultant. I 15 realize everyone's just kind of following the letter of law. I 16 just think that the housing impact study doesn't -- it's 17 essentially bogus, for lack of a better word. Because what it 18 does is it calculates the housing impact of the project in 19 total. 20 So, in this case there's 400-something employees. It 21 calculates the housing demand off of that. And then to 22 calculate the housing impact locally, it says, "Well, most of 23 these employees aren't going to want to live locally based on 24 historical patterns." And I believe the Parkline EIR went into 25 great detail to show that over time less and less people that 26 work in the city have been living in the city. And, therefore, 27 the local housing impact is actually low. 28 And, yeah, it's kind of like a self-fulfilling prophecy. If	Page 31 1 we keep adding jobs without housing, then less and less people 2 will be working here and not living here. And that, in turn, 3 will allow us to calculate a lower and lower impact of these 4 projects. 5 But in reality there is a demand being created for housing 6 with new office space being built or life science space being 7 built, and it has to go somewhere. 8 I know in this report there's deference given to the housing 9 element process, where the Association of Bay Area Governments 10 gets allocation, distributes to all the different cities. So, 11 there is some like fallback for that. But, you know, I do think 12 I wish we could do a better job of looking at that, but I think 13 that's outside the scope of this meeting. 14 So, I just wanted to mention my thoughts on that. 15 Thank you. 16 CHAIR ANDREW EHRICH: Okay. I am going to close Item F3. 17 (Transcription concluded.) 18 ---o0o--- 19 20 21 22 23 24 25 26 27 28
Page 32 1 2 3 CERTIFICATE OF OFFICIAL REPORTER 4 5 6 I, Roseleen Louise O'Brien, CSR 11670, hereby certify: 7 That the foregoing video/audio recording was 8 transcribed under my direction and supervision, and that the 9 foregoing pages contain a full, true, and accurate record of the 10 video/audio recording to the best of my skill and ability. 11 In WITNESS WHEREOF, I have subscribed my name this 15th 12 day of May, 2026. 13 14 15 16  Roseleen L. O'Brien, CSR 11670 17 18 19 20 21 22 23 24 25 26 27 28	

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