

PLANNING COMMISSION RESOLUTION NO. 2023-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING THE ARTWORK SIZE, LOCATION, AND LIGHTING DESIGN AT THE CITIZENM HOTEL AT 2 META WAY AND DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONSISTENT WITH THE CERTIFIED EIR, FIRST ADDENDUM, AND SECOND ADDENDUM TO THE CERTIFIED EIR FOR THE FACEBOOK CAMPUS EXPANSION PROJECT.

WHEREAS, the City of Menlo Park (“City”) received an application requesting the review of size, location, and lighting design for the proposed artwork for a hotel currently under construction and regulated by a conditional development permit (collectively, the “Project”) from Ben McGhee (“Applicant” and “Owner”), located at 2 Meta Way (APN 055-260-300) (“Property”). The Project artwork location review request is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the O-H (Office, Hotel) zoning district. The O zoning district allows a mixture of land uses with the purposes of attracting professional office uses, allowing administrative and professional office uses and other services that support light industrial and research and development sites nearby, providing opportunities for quality employment and development of emerging technology, entrepreneurship, and innovation, and facilitating the creation of a thriving business environment with goods and services that support adjacent neighborhoods as well as the employment base; and

WHEREAS, the proposed artwork location, size, and design is required to be reviewed by the Planning Commission at a public meeting per condition 15.2.1 of the Third Amended and Restated Conditional Development Permit for the Facebook (now Meta) Campus Expansion Project; and

WHEREAS, the proposed Project complies with all applicable objective standards of the City’s Zoning Ordinance, is generally appropriately sized, located, and illuminated, is consistent with the City’s General Plan goals, policies, and programs, and is consistent with the Third Amended and Restated Conditional Development Permit; and

WHEREAS, the proposed artwork would be a maximum of 40 feet in height and 20 feet in width, located along the northwest elevation and adjacent to the exterior red staircase, facing Chilco Street and near the intersection of Chilco Street and Meta Way, and would be lit by strip lighting fixtures that would be downcast and upcast directly above and below the artwork to focus all lighting onto the artwork and limit light spillover; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA,” Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14,

§15000 et seq.) require a determination regarding the Project's compliance with CEQA; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt from environmental review pursuant to CEQA Guidelines §15301 (Existing Facilities); and

WHEREAS, the Project is also consistent with the Certified EIR, First and Second Addenda to the Certified EIR for the Facebook Campus Expansion Project; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on June 5, 2023, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Artwork Location Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of an artwork location review permit to install artwork on the northwest building elevation, for a hotel currently under construction, is granted based on the following finding:

1. The proposed artwork size, location, and lighting adequately address Condition 15.2.1 of the Third Amended and Restated Conditional Development Permit (CDP) for the Meta Campus Expansion Project, which requires Planning Commission review to ensure appropriate sizing, positioning, and lighting for the proposed artwork. The artwork would be located on the façade of the building adjacent to an exterior stairwell. The artwork would not extend beyond the façade of the building and would be appropriately scaled with regard to the adjacent exterior staircase. The proposed lighting would be directed onto the surface of the artwork to limit light spillover and would not result in additional visual or safety impacts.

Section 3. Artwork Location Review Permit. The Planning Commission approves the artwork location, size, and design parameters, which are depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The artwork review is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. Environmental Review. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

A. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (Existing Facilities).

B. The Project is consistent with the Certified EIR, First and Second Addenda to the Certified EIR for the Facebook Campus Expansion Project.

Section 5. Severability.

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on June 5, 2023, by the following votes:

AYES: Harris, Do, Barnes, Ehrich, Ferrick, Riggs, Schindler

NOES: None

ABSENT: None

ABSTAIN: None

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 5th day of June, 2023.

DocuSigned by:

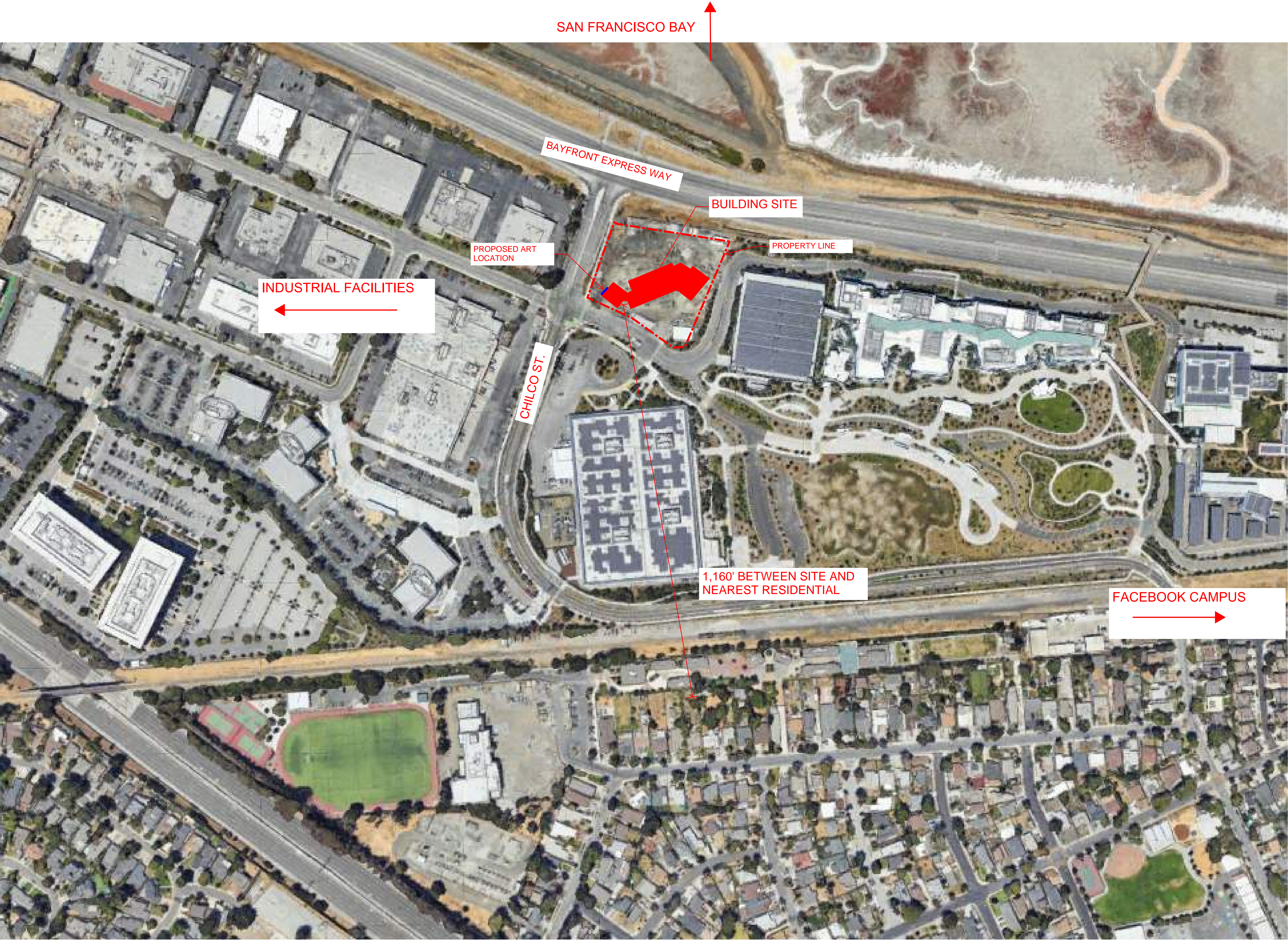
Corinna Sandmeier

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Corinna Sandmeier
Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

- A. Project Plans
- B. Project Description Letter
- C. Conditions of Approval



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NOT FOR
CONSTRUCTION

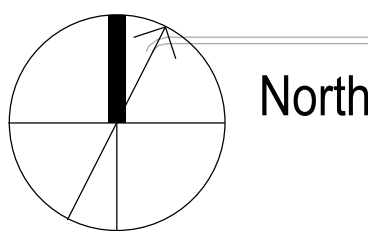
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PROJECT NUMBER

2.200104.0

citizenM Menlo Park
2 Meta Way, Menlo Park, CA 94025

ISSUE
05/17/2023-
ART FACADE REVIEW



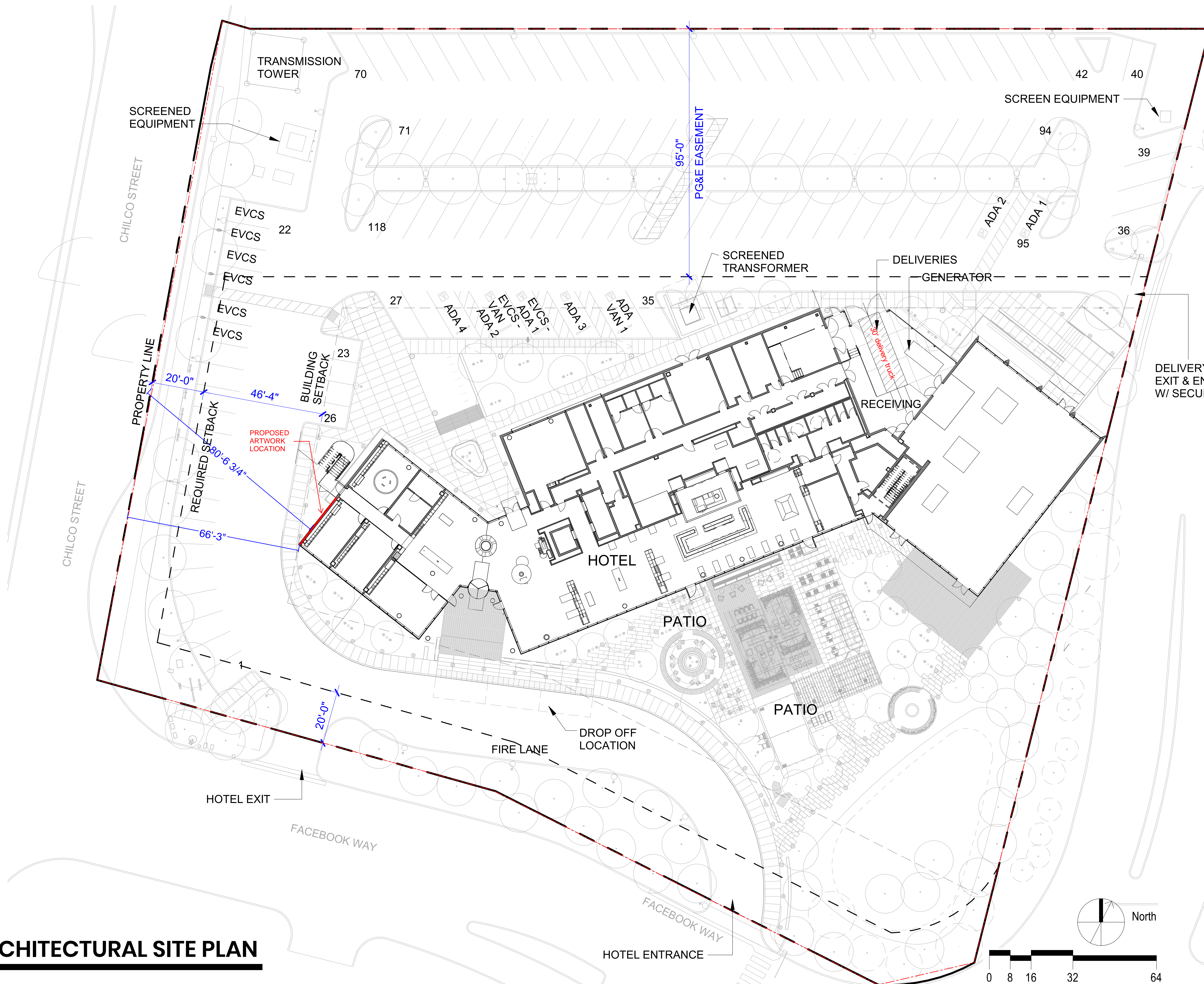
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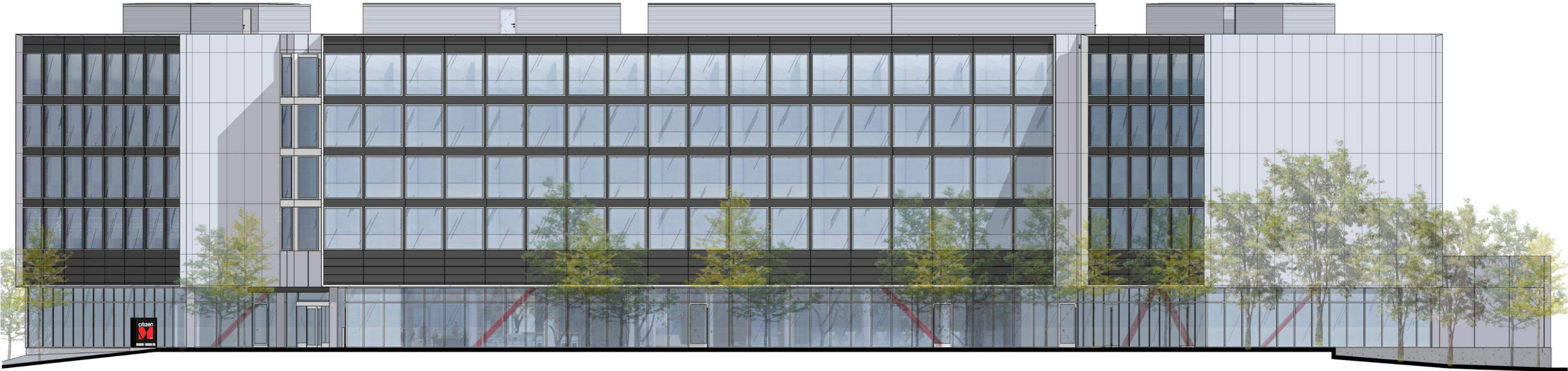
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2 Meta Way, Menlo Park, CA 94025

05/17/2023-
ART FACADE REVIEW

ARCHITECTURAL SITE PLAN
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1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

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2 Meta Way, Menlo Park, CA 94025

ISSUE

**05/17/2023-
ART FACADE REVIEW**



2 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

COLOR ELEVATIONS

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ISSUE
05/17/2023-
ART FACADE REVIEW

COLOR RENDERING
PAGE 4

1 ARCHITECTURAL RENDERING

citizenM Hotel – Menlo Park
Exterior Artwork
Project Description

The citizenM Hotel project located on the Facebook West Campus is an approximately 79,000 square foot, 240-room hotel, with a 4,300 square foot restaurant. The hotel was originally approved by the City Council in connection with the Facebook Campus Expansion Project in November 2016. In February 2020, the City Council approved a revised project that, among other things, increased the number of rooms to 240. The Planning Commission subsequently approved major modifications to the Third Amended and Restated Conditional Development Permit (the “CDP,” which covers Buildings 20, 21, 22 and 23, in addition to the hotel) in April 2022 for, among other things, interior and exterior changes to the landscaping and on-site circulation. The hotel is currently under construction and anticipating a substantial completion date in September 2023.

The purpose of this application is to seek the Planning Commission’s formal review and approval of certain specifications for the exterior artwork unrelated to the content, including the size, location, and lighting, as required under Section 15.2 of the CDP. The size and location of the artwork for which approval is being sought is depicted in the renderings included in the approved plan set dated “received” March 16, 2022. Those renderings were presented to and approved by the Planning Commission in April 2022.

The artwork is located on the north elevation next to the exterior stairs and would be primarily visible from Chilco Street. The proposed location and size (40’ x 20’) remain unchanged since that time. The artwork will be illuminated using both uplighting and downlighting, with strip lights affixed to the façade directly above and below the artwork that would avoid any potential for spillover and instead solely illuminate the artwork itself. The artwork itself would be printed on a highly durable and waterproof 3M vinyl material and installed on steel panels with a protective overlamine for increased durability and longevity.

Art Selection Process

Although not a part of the Planning Commission’s review, Section 15.2 of the CDP required us to conduct community outreach to help ensure that the artwork reflects the community’s values and input. Consistent with the proposal we outlined to staff in March 2022, we subsequently solicited the community’s input through a robust outreach process and established a Selection Committee to select the artist and artwork that will be installed. The Committee was established in late 2022. Subsequently, over fifty submissions by artists were reviewed during a pre-selection process which resulted was subsequently narrowed to ten artists, and then three artists after a more formal RFP process. Currently, the Committee is in the process of selecting the final artist and artwork, with an announcement targeted for later this Summer.

2 Meta Way – Attachment A, Exhibit C

LOCATION: 2 Meta Way	PROJECT NUMBER: PLN2022-00030	APPLICANT: Ben McGhee	OWNER: Ben McGhee
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PROJECT CONDITIONS:

1. The artwork location review shall be subject to the following standard conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Baskervill, consisting of four plan sheets, dated received May 17, 2023 and approved by the Planning Commission on June 5, 2023, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. The project shall adhere to all ordinances, plans, regulations, and specifications of the City of Menlo Park and all applicable local, State, and Federal laws and regulations.
 - c. Prior to building permit issuance, the applicant shall comply with all West Bay Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - e. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
 - f. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.
 - g. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.
2. The artwork location review shall be subject to the following **project-specific** condition:
 - a. Prior to building permit issuance, the applicant shall demonstrate compliance with all applicable project-specific conditions of approval outlined in Sections 9 and 15 of the Third Amended and Restated CDP and Mitigation, Monitoring, and Reporting Program (MMRP) mitigation measures, subject to review and approval by the Planning, Building, Engineering, and Transportation Divisions.
 - b. The location of the artwork shall be consistent with the location identified in the approved plan set, prepared by Baskervill, consisting of four plan sheets, dated received May 17, 2023.
 - c. The artwork installation shall be a maximum of 40 feet in height and 20 feet in width.
 - d. If illuminated, the artwork shall be externally illuminated with downcast and upcast lighting per the approved plans, and designed to only illuminate the artwork. Any illumination shall comply with the requirements to the mitigation monitoring and reporting program of the certified EIR for the Campus Expansion Project.