



MEMORANDUM

DATE: November 9, 2009

TO: Planning Commission

FROM: Justin Murphy, Development Services Manager
Community Development Department

RE: **Agenda Item B1: Menlo Gateway (Bohannon Hotel-Office)
Study Session**

On November 3, 2009, the City Council conducted a study session for the Menlo Gateway proposal. At this meeting, the Council refined a draft question that had been proposed by staff to be formally asked of the Council at the meeting of November 17. The Council also confirmed that the Planning Commission should hold a special meeting on November 9. The Commission's input is intended to help inform the Council's deliberation and discussion on November 17. In particular, the Commission is being asked to also answer the refined question:

- Given what is currently on the table – the draft EIR, the draft FIA, public input to date, and the developer's application content – does the Planning Commission believe the City should enter into a good-faith negotiation effort with the developer, given the following caveats: (*specific caveats to be added as needed*)

For purposes of this question, a caveat is a relatively open ended term that allows individuals to express comments, desires, concerns, impressions, opinions, feelings, etc. regarding the proposal as he or she sees fit. By answering the question above, individual Commissioners can express what he or she believes the City should be seeking in regard to the proposal in terms of topics such as project size and scale, the amount of floor area by use, building height, revenue, carbon emissions, vehicle trips, housing, Development Agreement term length and milestones, etc. In thinking about potential caveats, Commissioners may want to consider whether the size of the project should drive the revenue to the City or whether the revenue to the City should drive the size of the project. That said, any input that individual Commissioners can provide regarding caveats will be helpful.

The Council also requested that the Planning Commission revisit the following question that had been posed for the Commission study session of October 19, but which had not been answered in detail due to time constraints:

2.4. Context to the Surrounding Area

Do Commissioners have any comments about how the proposed project relates to the surrounding area, such as the remainder of the Bohannon East portion of M-2, the Marsh Road interchange, the Haven Area portion of M-2, Bedwell Bayfront Park, and San Francisco Bay?

Finally, the City Council also encouraged Planning Commissioners to attend the November 17 Council meeting to report back directly. One suggestion was to have the Chair provide some overview remarks and then allow other Commissioners to speak, if desired, within an established timeframe.

MATERIALS PREVIOUSLY DISTRIBUTED AND AVAILABLE UPON REQUEST

- A. City Council Staff Report for the Meeting of November 3, 2009
- B. Project Plans

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