



# **Facebook West Campus**

Planning Commission Meeting  
February 25, 2013



## Meeting Purpose

- Review and make a recommendation to the City Council on the following items (Attachment C):
  - Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
  - Rezone the Project Site from M-2 to M-2(X);
  - Conditional Development Permit;
  - Development Agreement;
  - Below Market Rate Housing Agreement;
  - Lot Line Adjustment; and
  - Heritage Tree Removal Permits



## Updates since September 2012

- 10/18 - Public Outreach Meeting
- 10/30 - City Council Meeting: Direction on DA Negotiating Parameters
- 1/22 - City Council Meeting: Review of DA Term Sheet
- 2/20 - Housing Commission Meeting: Review of BMR Agreement



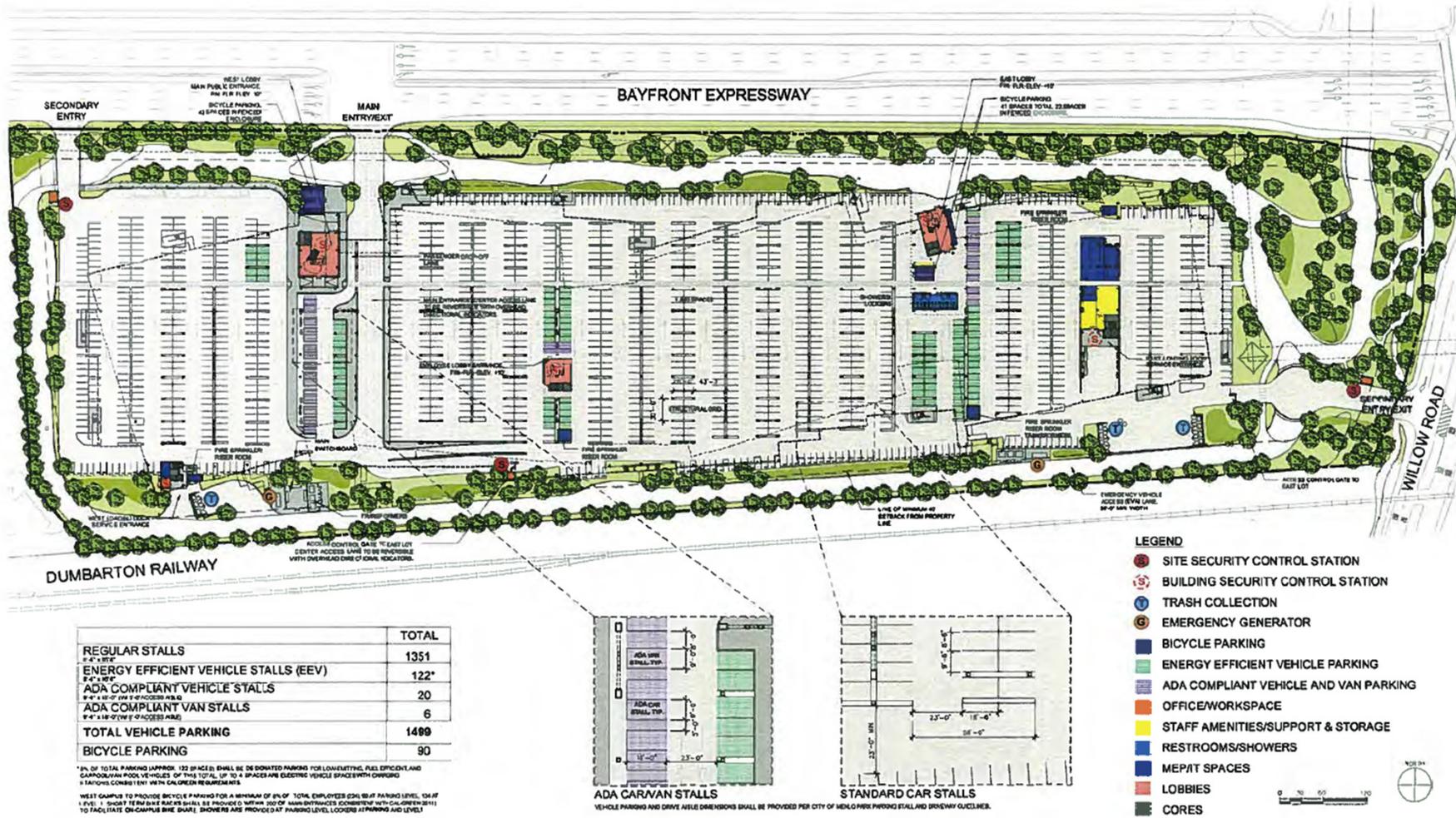
# Site Location





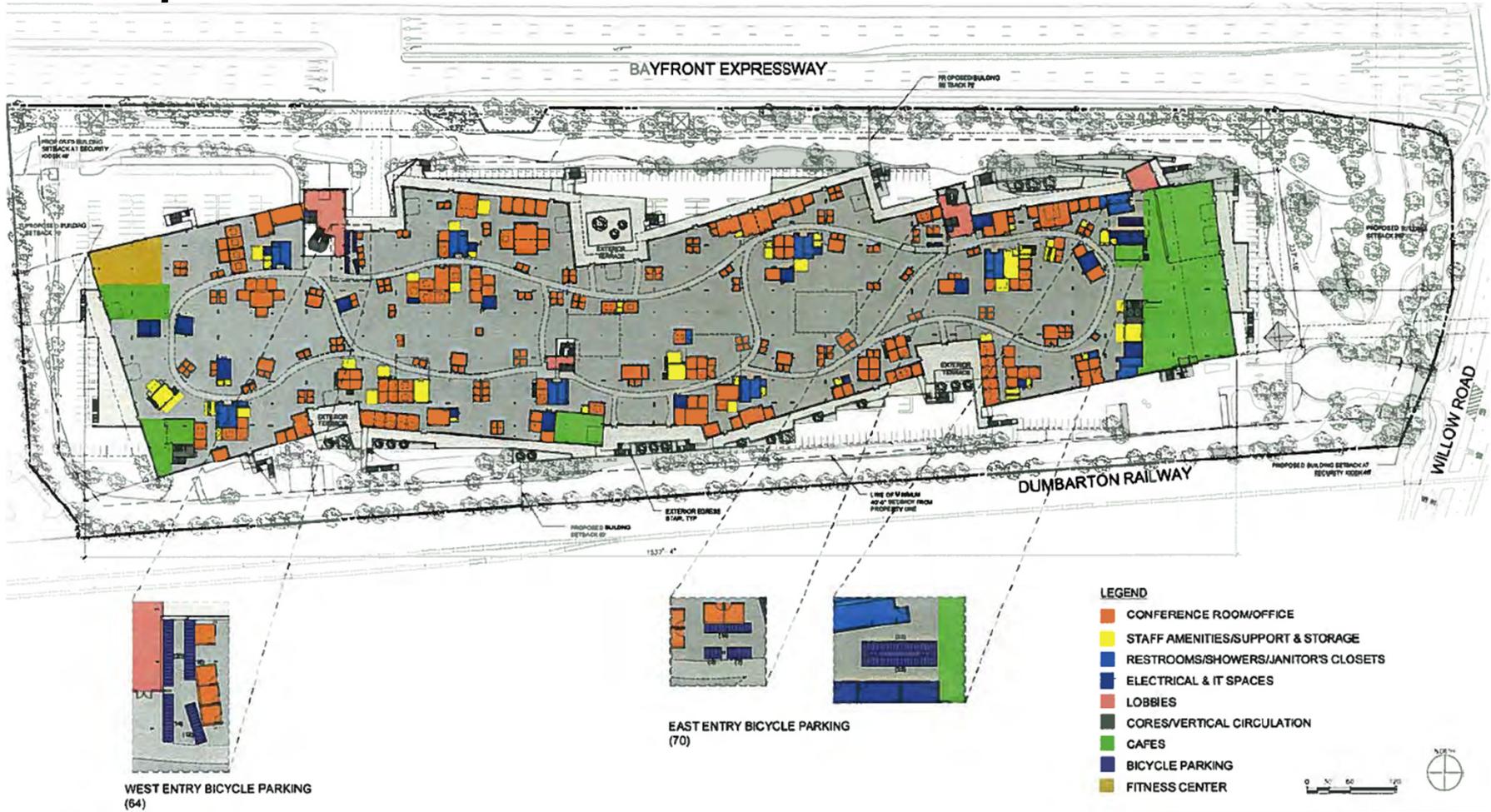


# Parking Plan





# First Floor Plan

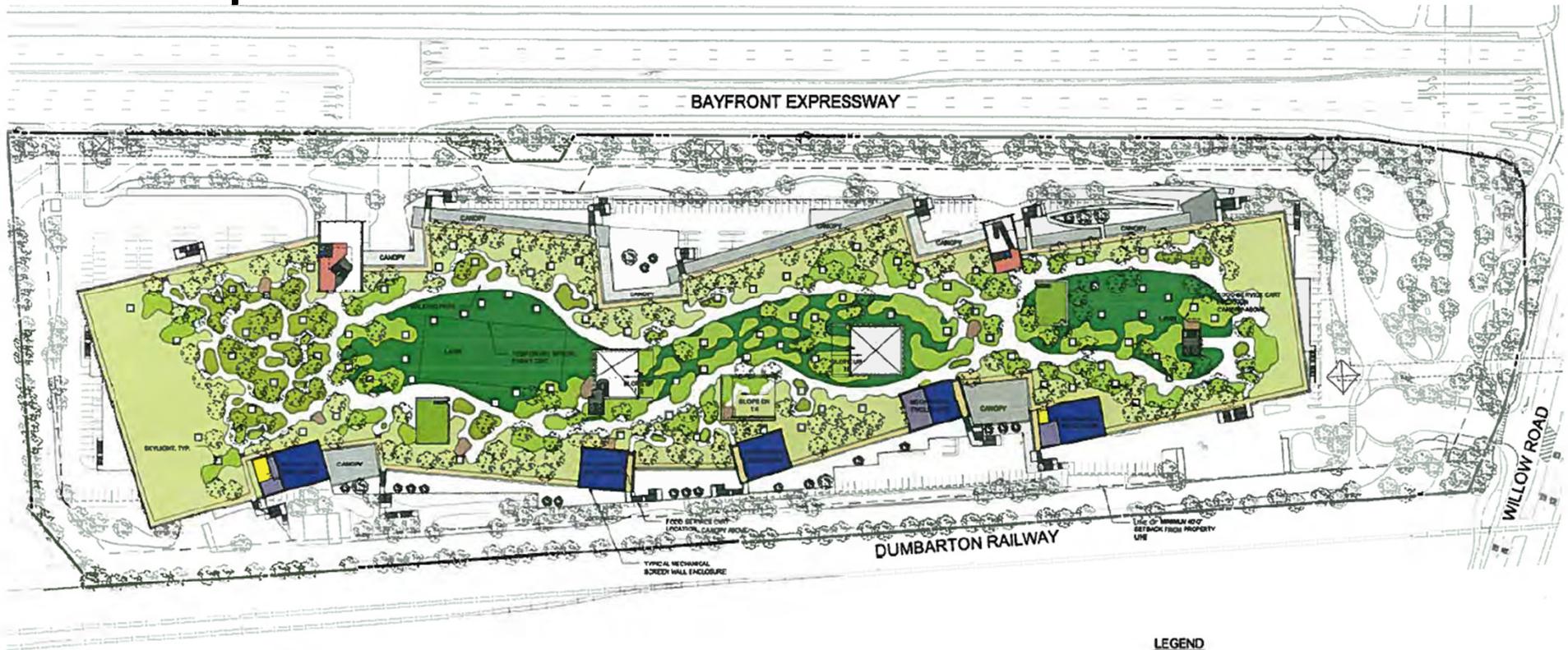


**facebook west campus**

312 & 313 CONSTITUTION DR.  
MENLO PARK, CALIFORNIA



# Roof Plan



**NOTE.**

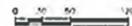
THE ROOF IS INTENDED AS A SOCIAL SPACE FOR WALKING AND ASSEMBLY FUNCTIONS. A TEMPORARY SPECIAL EVENT TENT (SEE DESCRIPTION BELOW) MAY BE ERECTED FOR SINGLE DAY EVENTS SUCH AS PRODUCT LAUNCHES, ALL-HANDS MEETINGS, AND COMPANY SOCIAL GATHERINGS THAT COULD OCCUR DURING BOTH DAY AND EVENING HOURS. WALKING PATHS, WITH ADJACENT AREAS OF FURNITURE FOR SEATING AND DINING, WILL BE PROVIDED WITH THE USE OF FOOD SERVICE CARTS AND PORTABLE GAS BARBECUES. AT THE FOOD SERVICE CART LOCATIONS, EITHER A FABRIC TENT AND/OR A CANOPY STRUCTURE WITH A SERVING COUNTER MAY BE PROVIDED TO AUGMENT THE FOOD SERVICE CARTS FOR SHADE AND INCIDENT WEATHER PROTECTION.

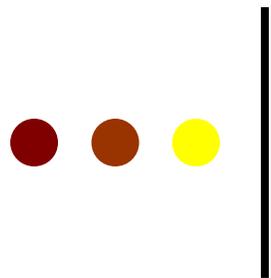
THE HORIZONTAL DIMENSIONS OF THE TEMPORARY SPECIAL EVENT TENT WOULD BE APPROXIMATELY 80'x180', WITH A MAXIMUM VERTICAL PEAK APPROXIMATELY 28' ABOVE THE LAYAN (SEE WA-7.19 & WA-7.51). THE MAXIMUM TENT PEAK HEIGHT WOULD BE LIMITED BY THE MAXIMUM BUILDING HEIGHT OF 73' ABOVE AVERAGE NATURAL GRADE. NOISE AND LIGHTING IMPACTS FROM THE SPECIAL EVENT SHALL BE WITHIN THE CURRENT APPLICABLE ZONING ORDINANCES.

SEE SHEET WA 2.0 PROPOSED SITE PLAN FOR ROOF PLAN & MINIMUM LIGHTING STANDARDS

**LEGEND**

-  STORAGE
-  RESTROOMS
-  MEP SPACES - SCREENED
-  MEP SPACES - COVERED
-  LOBBIES
-  CORES/VERTICAL CIRCULATION





# Rezoning and Conditional Development Permit (CDP)

Allows for flexibility in zoning requirements, specifically:

Development Standard	Proposed CDP Standard	M-2 Zone Requirements
Front Setback	40 feet	20 feet
Side Setback	40 feet	10 feet
Rear Setback	40 feet	0 feet
Lot Coverage	<b>55 percent</b>	<b>50 percent</b>
Floor Area Ratio	45 percent	45 percent
Height	<b>73 feet</b>	<b>35 feet</b>
Parking	1,466 to 1,499 spaces	1,446 spaces



## West Campus Trip Cap

- Specifies the following requirements:
  - Maximum 1,100 AM Peak Period Trips
  - Maximum 1,100 PM Peak Period Trips
  - Maximum 6,350 Daily Trips
- West Campus Trip Cap Monitoring and Enforcement Policy – Attachment I





## Development Agreement

- Legally binding contract that delineates terms and conditions of a project
- Approved term sheet is the framework
- Draft DA – attachment K of staff report
- Public benefits summarized on pages 9 and 10 of staff report, which include:
  - Annual payment for 10 years totaling \$1.5M;
  - \$100,000 for Community Fund; and
  - \$100,000 to fund improvements proximate to Project Site.



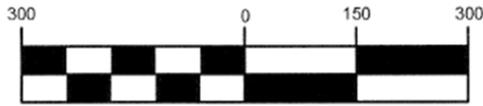
## BMR Housing Agreement

- BMR Housing Agreement requires:
  - Pay BMR in lieu fee of approximately \$4.5 Million;
  - Deliver off-site units, 15 would be required; or
  - Pay a portion of in lieu fee and deliver off-site units
- Draft BMR Agreement – Attachment M

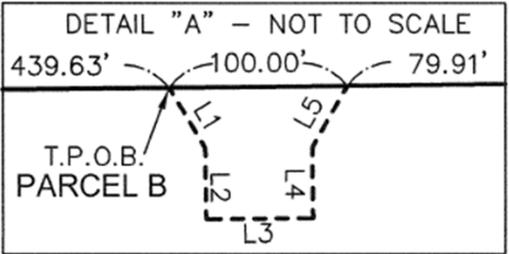
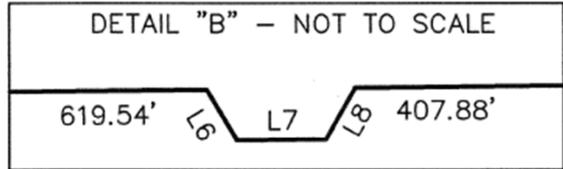


# Lot Line Adjustment

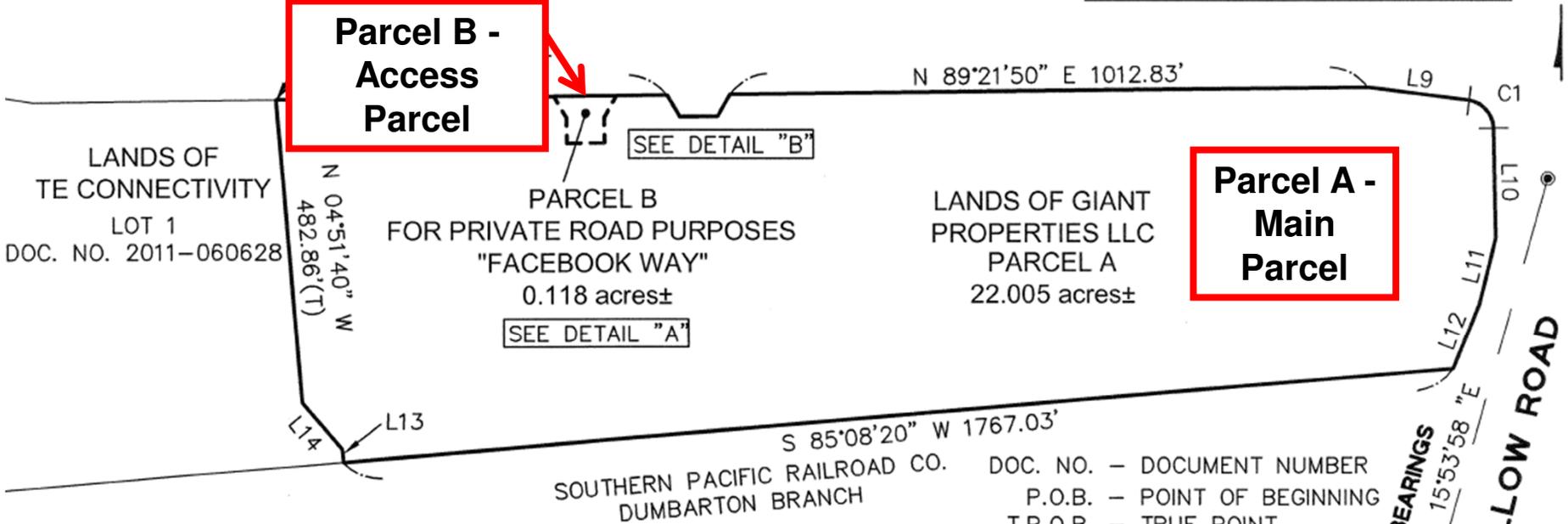
## GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.



## HWY 84 - BAYFRONT EXPRESSWAY



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	45.00'	81°18'03"	63.85'

- DOC. NO. - DOCUMENT NUMBER
- P.O.B. - POINT OF BEGINNING
- T.P.O.B. - TRUE POINT OF BEGINNING
- BOUNDARY LINE
- - - - - NEW LOT LINE
- LOT LINE



## Heritage Tree Removal Permits

- 175 Heritage Trees requested to be removed
  - 41 - good health;
  - 121 - fair to poor health; and
  - 13 - dead
- Removal recommended for approval by City Arborist
  - 216 replacement trees required



# Environmental Review

- **Certified EIR:** Prepared for Facebook Campus Project (inclusive of East and West Campuses)  
- Certified by City Council on May 29, 2012
- **East Campus Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program (MMRP):** Adopted by City Council on May 29, 2012
- **Addendum for West Campus:** Completed in February 2013 – concluded that Revised Project would not cause any new Significant and Unavoidable or increased impacts



## Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program

- Significant and Unavoidable Impacts – Three Specific to West Campus
  - Transportation
    - Marsh Road and Middlefield Road
    - University Avenue and Donohoe Street
  - Noise
    - Construction related vibration
- All other Significant and Unavoidable Impacts – Also associated with East Campus component
- Mitigation measures related to construction



## Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program

- Statement of Overriding Considerations (SOC) and Mitigation Monitoring and Reporting Program (MMRP) required to grant land use entitlements
- SOC - Substantial project benefits that outweigh significant environmental impacts
- MMRP – responsibility and timing for mitigations



## Next Steps

- **March 19<sup>th</sup> (possibly March 26<sup>th</sup>) Council Meeting** – Statement of Overriding Considerations and MMRP, Rezoning Ordinance introduction, CDP, DA Ordinance introduction, BMR Housing Agreement, Lot Line Adjustment, and Heritage Tree Removal Permits
- **April 2<sup>nd</sup> Council Meeting** – Second reading of Rezoning and DA Ordinances



# Staff Recommendation

- Planning Commission recommend the City Council (Attachment C):
  - Adopt a resolution adopting the Statement of Overriding Considerations and MMRP;
  - Introduce an ordinance rezoning the property from M-2 to M-2(X);
  - Adopt a resolution approving the CDP;
  - Introduce an ordinance approving the DA;
  - Adopt a resolution approving the BMR Housing Agreement;
  - Adopt a resolution approving the LLA; and
  - Adopt a resolution approving heritage tree removal permits.