



## REGULAR MEETING AGENDA

**Date:** 06/21/2021

**Time:** 7:00 p.m.

**Meeting Location:** GoToWebinar.com – ID #206-879-723

### NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: All members of the Planning Commission, city staff, applicants, and members of the public will be participating by teleconference. To promote social distancing while allowing essential governmental functions to continue, the Governor has temporarily waived portions of the open meetings act and rules pertaining to teleconference meetings. This meeting is conducted in compliance with the Governor's Executive Order N-25-20 issued March 12, 2020, and supplemental Executive Order N-29-20 issued March 17, 2020.

- How to participate in the meeting
  - Submit a written comment online up to 1-hour before the meeting start time: [menlopark.org/planningpubliccomment](https://menlopark.org/planningpubliccomment) \*
  - Access the meeting real-time online at: [joinwebinar.com](https://joinwebinar.com) – Meeting ID #206-879-723
  - Access the meeting real-time via telephone (listen only mode) at: (415) 655-0060  
Regular Meeting ID 692-335-563 (# – no audio pin)

\*Written and recorded public comments and call-back requests are accepted up to 1 hour before the meeting start time. Written and recorded messages are provided to the Planning Commission at the appropriate time in their meeting. Recorded messages may be transcribed using a voice-to-text tool.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website [www.menlopark.org](https://www.menlopark.org). The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information ([menlopark.org/agenda](https://menlopark.org/agenda)).

## Regular Meeting

### A. Call To Order

### B. Roll Call

### C. Reports and Announcements

### 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 May 24, 2021, Planning Commission meeting. ([Attachment](#))

### F. Public Hearing

- F1. Use Permit/Ying-Min Li/824-826 Partridge Avenue:  
Request for a use permit to demolish an existing one-story duplex and construct two new two-story, single-family residences and a detached side-loading, one-car garage on a substandard lot with respect to lot width in the R-2 (Low Density Apartment) zoning district, at 824-826 Partridge Avenue. The proposal includes a use permit request to allow the detached garage to be on the front half of the lot and administrative review of a tentative parcel map to subdivide the project into two condominium units. ([Staff Report #21-031-PC](#))
- F2. An application from Andrew Morcos/141 Jefferson Drive and 180-186 Constitution Drive (Menlo Uptown) for a Use Permit, Architectural Control, Major Subdivision, Below Market Rate (BMR) Housing Agreement, and associated Environmental Review pursuant to the California Environmental Quality Act: The proposed project would redevelop three parcels with 483 multi-family dwelling units, comprised of 441 rental units split between two seven-story apartment buildings with above-grade two-story parking garages integrated into the proposed buildings and approximately 2,940 square feet of commercial uses located on the ground floor of one of the proposed buildings, and 42 for-sale townhome-style condominium units, located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. The proposed project would have approximately 475,896 square feet of total gross floor area (GFA) and a floor area ratio (FAR) of approximately 224.9 percent for residential uses and 1.4 percent for commercial uses. The proposal includes a request for an increase in height, density, and FAR under the bonus level development allowance in exchange for community amenities. The applicant is proposing two options for its community amenity proposal, with an alternative to provide the commercial space to a non-profit to use for administrative offices and an alternative to provide the commercial space to a health care non-profit to use as an urgent care or express care health center. Both community amenity alternatives include additional contributions to either a community land trust or a health care network. The proposed project would include 67 below market rate (BMR)

rental units and six for-sale townhome BMR units for a total of 73 BMR units or approximately 15.1 percent of the total 483 proposed dwelling units, in compliance with the City's BMR Ordinance requirements. The project site currently contains three single-story office and industrial buildings that would be demolished. The project also includes a hazardous materials use permit request to allow for diesel generators to operate automated parking systems and critical building resources in the event of an emergency. The Final Environmental Impact Report (EIR) pursuant to CEQA was released on June 11, 2021. The Final EIR for the proposed project does not identify any significant and unavoidable environmental impacts that would result from the implementation of the proposed project. The Final EIR identifies potentially significant environmental impacts that can be mitigated to a less than significant level (LTS/M) in the following categories: Air Quality and Noise. The Final EIR identifies less than significant (LTS) environmental impacts in the following categories: Population and Housing, Transportation, and Greenhouse Gas Emissions. The City previously prepared an initial study for the proposed project that determined the following topic areas would have no impacts, less-than-significant impacts, or less than-significant impacts with mitigation measures (including applicable mitigation measures from the ConnectMenlo EIR): Aesthetics, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise (construction-period, groundborne vibration, and aircraft-related noise), Public Services, Recreation, Utilities and Service Systems, Tribal Cultural Resources, and Wildfire. The Draft EIR was circulated for an extended 60-day public review from December 4, 2020 through February 2, 2021 and the Planning Commission held a public hearing on the Draft EIR at its meeting on January 11, 2021. The Final EIR includes responses to all substantive comments received on the Draft EIR. The project location does not contain a toxic site pursuant to Section 6596.2 of the Government Code. ([Staff Report #21-032-PC](#))

#### Public comments received on F2

### G. Informational Items

- G1. 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: July 12, 2021
  - Regular Meeting: July 26, 2021

### H. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning 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 Planning 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 by request by emailing the city

clerk at [jaherren@menlopark.org](mailto:jaherren@menlopark.org). Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at [menlopark.org/agenda](http://menlopark.org/agenda) and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service at [menlopark.org/notifyme](http://menlopark.org/notifyme). Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 06/16/2021)