



## REGULAR MEETING AGENDA

**Date:** 01/25/2021  
**Time:** 7:00 p.m.  
**GoToWebinar.com – ID #763-269-963**

### 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:  
[menlopark.org/planningpubliccomment](https://menlopark.org/planningpubliccomment)  
Record a comment or request a call-back when an agenda topic is under consideration:  
Dial 650-474-5702\*
  - Access the meeting real-time online at:  
[joinwebinar.com](https://joinwebinar.com) – Meeting ID 763-269-963
  - Access the meeting real-time via telephone (listen only mode) at:  
(562) 247-8422  
Regular Meeting ID 168-896-654 (# – 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.
- Watch the meeting
  - Online:  
[menlopark.org/streaming](https://menlopark.org/streaming)

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 and court report from the December 7, 2020, Planning Commission meeting. ([Attachment](#))
- E2. Approval of minutes from the December 14, 2020, Planning Commission meeting. ([Attachment](#))

### F. Public Hearing

F1 and G1 are associated items with a single staff report

- F1. Environmental Impact Report (EIR) Scoping Session/The Sobrato Organization/119-127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive:  
Request for environmental review, use permit, architectural control, heritage tree removal permits, below market rate (BMR) housing agreement, and vesting tentative map for a proposed mixed use development in the R-MU (Residential Mixed Use) Zoning District. The proposed project would consist of a major subdivision for 67 for-sale town homes, construction of a 316-unit rental apartment building, and an 88,750 square foot office building. The applicant is requesting a use permit for bonus-level development in exchange for the provision of community amenities. The project also includes a hazardous materials use permit request to allow for a diesel generator to operate in the event of an emergency. The proposed floor area ratio (FAR) would be 143 percent where a maximum of 148 percent is allowed with community amenities. The proposed project would consist of 15 percent below market rate housing units, and the proposed project will be required to comply with the city’s BMR program. Environmental review is required to assess the potential environmental impacts of the project. The proposed project is considered a housing development project pursuant to the Housing Accountability Act. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed hazardous waste sites are present at the location. The project location does not contain a toxic site pursuant to Section 6596.2 of the Government Code. ([Staff Report #21-004-PC](#))

## **G. Study Session**

- G1. Study Session for Use permit, Architectural Control, Vesting Tentative Map, Heritage Tree Removal Permits, Below Market Rate (BMR) Housing Agreement, and Environmental Review/The Sobrato Organization/119-127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive: Request for a use permit, architectural control, vesting tentative map, heritage tree removal permits, BMR housing agreement, and environmental review for a mixed use development in the R-MU (Residential Mixed Use) Zoning District. The proposed project would consist of a major subdivision for 67 for-sale town homes, construction of a 316-unit rental apartment building, and an 88,750 square foot office building. The applicant is requesting a use permit for bonus-level development in exchange for the provision of community amenities. The project also includes a hazardous materials use permit request to allow for a diesel generator to operate in the event of an emergency. The proposed floor area ratio (FAR) would be 143 percent where a maximum of 148 percent is allowed with community amenities. The proposed project would consist of 15 percent below market rate housing units, and the proposed project will be required to comply with the city's BMR program. Environmental review is required to assess the potential environmental impacts of the project. The proposed project is considered a housing development project pursuant to the Housing Accountability Act. ([Staff Report #21-004-PC](#)).

## **H. Regular Business**

- H1. Determination of Substantial Conformance/333 Marmona Drive: Review of staff determination that changes to the roofing material and window and door alterations are in substantial conformance with the previous approvals. Review requested by Commissioner Riggs. ([Attachment](#))

## **I. Informational Items**

- I1. 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: February 8, 2021
  - Regular Meeting: February 22, 2021
  - Regular Meeting: March 12, 2021

## **J. 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: 01/20/2021)