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Subject: Item 1 Zoning Meeting 10/19/23 2857 ECR Lab
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This proposal for a laboratory was discussed at length by the NFOCC Council 7/27/23 and was soundly rejected as entirely inappropriate and as not serving the NFO community which is a requirement for such a development in that location. Also here were only 25 parking spots for a 4 story commercial lab and 4 market rate residential units. Below is what was submitted to the council, along with a video of the project which I cannot copy to this document. This more properly belongs on the Stanford Industrial park where there are appropriate facilities and safety precautions.

I emphatically object to this proposal for all the reasons that the NFOCC did 7/21/23.

The applicant is seeking a Use Permit to construct a new four-story, 23,394-square-foot research and development and residential mixed-use facility in the CMU-1 (Commercial

Mixed Use-1) Zoning District at 2875 El Camino Real. A Use Permit is required for the residential development to be located exclusively on the top (4th) floor. The building would include 19,026 square feet of research laboratory and office uses on the first, second, and third floors, and 4,369 square feet of residential use on the fourth floor. A total of four residential units are proposed on the fourth floor. The project includes a subterranean parking garage with 25 parking spaces utilizing six mechanical lifts and the secure storage for 25 bicycles. To accommodate the project, two parcels, Assessor

Parcel Numbers (APN) 054-284-200 and 054-284-210 will be merged to create a single

11,900-square-foot parcel. A grading estimate of 5,308 cubic yards of cut for the below

grade parking areas, walkways, and landscape is proposed. The existing 5,300-squarefoot commercial building will be demolished to accommodate the proposed development. The research and development labs will be occupied by a genomic

research facility and a majority of the floor area for this use is dedicated for office space