PLANNING COMMISSION
AGENDA

Regular Meeting
May 4, 2015 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bressler, Combs, Eiref (Chair), Ferrick, Kadvany, Onken (Vice Chair), Strehl

INTRODUCTION OF STAFF – Michele Morris, Assistant Planner; Justin Murphy, Assistant Community Development Director; Tom Smith, Associate Planner; Thomas Rogers, Senior Planner; Corinna Sandmeier, Associate Planner

A. REPORTS AND ANNOUNCEMENTS

Under "Reports and Announcements," staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

A1. Update on Pending Planning Items
a. Planning Commission Appointments – City Council – May 5, 2015
b. ConnectMenlo Workshop – May 2 and 7, 2015

B. PUBLIC COMMENTS #1 (Limited to 30 minutes)

Under "Public Comments #1," the public may address the Commission on any subject not listed on the agenda within the jurisdiction of the Commission and items listed under Consent. When you do so, please state your name and city or political jurisdiction in which you live for the record. The Commission cannot respond to non-agendized items other than to receive testimony and/or provide general information.

C. CONSENT

Items on the consent calendar are considered routine in nature, require no further discussion by the Planning Commission, and may be acted on in one motion unless a member of the Planning Commission or staff requests a separate discussion on an item.

C1. Approval of minutes from the March 23, 2015 Planning Commission meeting *(Attachment)*

C2. Approval of minutes from the April 6, 2015 Planning Commission meeting *(Attachment)*

C3. **Sign Review/Michelle Olmstead/4085 Campbell Avenue:** Request for sign review for a new building-mounted sign that would feature greater than 25 percent of the sign area in a bright red color. The signage would be located on an existing building in the M-2 (General Industrial) zoning district. *(Attachment)*

D. PUBLIC HEARING

D1. Use Permit/Leopold Vandeneynde/523 Central Avenue: Request for a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to lot width, depth and area in the R-1-U (Single-Family Urban Residential) zoning district. As part of the proposal, a heritage trident maple measuring 16 inches in diameter, at the front right side of the property, is proposed for removal. *(Attachment)*

E. REGULAR BUSINESS

E1. Modification to Approved Plans Associated with a Conditional Development Permit (CDP)/Jason Chang for CS Bio Co./ 20 Kelly Court: Request for a modification to the project plans associated with an existing conditional development permit (CDP), previously approved by the City Council in December 2012. At this time, the applicant is requesting to defer façade modifications to the single-story concrete tilt-up portion of the subject building, defer installation of a new roof screen on that portion of the building, and to allow the existing trash enclosure to remain. The previously approved project included metal panels on the concrete tilt-up building, a new roof screen, and a new trash enclosure. The applicant would paint the existing concrete tilt-up building to match the new construction; however, any approval of the deferral request would contain a time limit to allow the applicant to consider potential modifications to the overall development at the site as part of the City's General Plan update. As part of the proposal, the applicant is requesting approval to install temporary seasonal decorations on the roof of the building. Per Section 6.3.1 (Major Modifications) of the approved CDP, the applicant may request modifications to the exterior of the building, subject to review and approval by the Planning Commission. The subject site is located in the M-2 (General Industrial, Conditional Development) zoning district. *(Attachment)*

E2. Modification to Approved Plans Associated with a Conditional Development Permit (CDP)/David D. Bohannon/101-155 Constitution Drive and 100-190 Independence Drive: Request for a modification to the project plans associated with an existing conditional development permit (CDP), previously approved by the City Council in June 2010. At this time, the applicant is requesting an increase in the number of hotel rooms from 230 to 250, an increase in the square footage of the hotel of approximately 24,000 from 173,000 to 197,000, incorporation of the health and fitness facility into a parking structure on the Independence site, a decrease in the square footage of the health and fitness facility of approximately 28,000 from 69,000 to 41,000, and a net decrease in square footage of approximately 4,400 for the total project. The office component of the project would receive updates to the architecture and slight adjustments to building placement. Per Section 6.1.2 of the approved CDP, the applicant may request modifications to the project, subject to review and recommendation by the Planning Commission and a determination from the City Manager. The subject site is located in the M-3-X (Commercial Business Park, Conditional Development) zoning district. *(Attachment)*

F. COMMISSION BUSINESS – None

G. STUDY SESSION – None

H. INFORMATION ITEMS – None

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	May 18, 2015
Regular Meeting	June 8, 2015
Regular Meeting	June 22, 2015
Regular Meeting	July 13, 2015
Regular Meeting	July 20, 2015

This Agenda is 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 http://www.menlopark.org/notifyme and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service on the City's homepage. Agendas and staff reports may also be obtained by contacting Vanh Malathong at 650-330-6736. (Posted: April 29, 2015)

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designed by the Chair, either before or during consideration of the item.

Any writing that is distributed to a majority of the commission by any person in connection with an agenda item is a disclosable public record (subject to any exemption under the Public Records Act) and is available for inspection at The Community Development Department, Menlo Park City Hall, 701 Laurel Street, Menlo Park, CA 94025 during regular business hours.

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PLANNING COMMISSION
Agenda and Meeting Information

The Planning Commission welcomes your attendance at and participation in this meeting. The City supports the rights of the public to be informed about meetings and to participate in the business of the City.

ASSISTANCE FOR PERSONS WITH DISABILITIES: Person with disabilities who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the Planning Division office at (650) 330-6702 prior to the meeting.

COMMISSION MEETING AGENDA AND REPORTS: Copies of the agenda and the staff reports with their respective plans are available prior to the meeting at the Planning Division counter in the Administration Building, and on the table at the rear of the meeting room during the Commission meeting. Members of the public can view or subscribe to receive future weekly agendas and staff reports in advance by e-mail by accessing the City website at http://www.menlopark.org.

MEETING TIME & LOCATION: Unless otherwise posted, the starting time of regular and study meetings is 7:00 p.m. in the City Council Chambers. Meetings will end no later than 11:30 p.m. unless extended at 10:30 p.m. by a three-fourths vote of the Commission.

PUBLIC TESTIMONY: Members of the public may directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission. The City prefers that such matters be presented in writing at the earliest possible opportunity or by fax at (650) 327-1653, e-mail at planning.commission@menlopark.org, or hand delivery by 4:00 p.m. on the day of the meeting.

Speaker Request Cards: All members of the public, including project applicants, who wish to speak before the Planning Commission must complete a Speaker Request Card. The cards shall be completed and submitted to the Staff Liaison prior to the completion of the applicant's presentation on the particular agenda item. The cards can be found on the table at the rear of the meeting room.

Time Limit: Members of the public will have **three** minutes and applicants will have **five** minutes to address an item. Please present your comments clearly and concisely. Exceptions to the time limits shall be at the discretion of the Chair.

Use of Microphone: When you are recognized by the Chair, please move to the closest microphone, state your name and address, whom you represent, if not yourself, and the subject of your remarks.

DISORDERLY CONDUCT: Any person using profane, vulgar, loud or boisterous language at any meeting, or otherwise interrupting the proceedings, and who refuses to be seated or keep quiet when ordered to do so by the Chair or the Vice Chair is guilty of a misdemeanor. It shall be the duty of the Chief of Police or his/her designee, upon order of the presiding officer, to eject any person from the meeting room.

RESTROOMS: The entrance to the men's restroom is located outside the northeast corner of the Chamber. The women's restroom is located at the southeast corner of the Chamber.

If you have further questions about the Planning Commission meetings, please contact the Planning Division Office (650-330-6702) located in the Administration Building.

Revised: 4/11/07

PLANNING COMMISSION DRAFT MINUTES

Regular Meeting
March 23, 2015 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:01 p.m.

ROLL CALL – Bressler (absent), Combs, Eiref (Chair - absent), Ferrick (absent), Kadvany, Onken (Vice Chair), Strehl

INTRODUCTION OF STAFF –Thomas Rogers, Senior Planner; Tom Smith, Associate Planner

A. REPORTS AND ANNOUNCEMENTS

A1. Update on Pending Planning Items
- a. ConnectMenlo (General Plan Update)
  - i. Workshop #3 (March 12, 2015)
  - ii. Open House #3 (March 19, 2015)
  - iii. GPAC #6 (March 25, 2015)
  - iv. Joint CC/PC Meeting (March 31, 2015)

Senior Planner Rogers said since the Commission's last meeting a ConnectMenlo Workshop and Open House were held to get feedback on preferred land use alternatives. He reported on the upcoming GPAC and Joint City Council and Planning Commission meetings.

- b. City Council
  - i. Menlo Gateway Study Session (March 10, 2015)

Senior Planner Rogers reported on the Menlo Gateway Study Session at the City Council March 10, 2015 meeting. He said the Council asked staff to move the project forward on the more expedited of two timetables. He said a study session would be held with the Planning Commission.

- c. Planning Commission Vacancies – Application Deadline – March 31, 2015

Senior Planner Rogers said there were three approaching Planning Commission vacancies. He said that two vacancies would definitely be filled by new members, and the third was Vice Chair Onken's, who had applied already for reappointment.

Senior Planner Roger said the 138 Stone Pine Lane and the El Camino Real Corridor study agenda items were continued to the April 6, 2015 meeting.

B. PUBLIC COMMENTS #1

There was none.

C. CONSENT

C1. Approval of minutes from the February 23, 2015 Planning Commission meeting *(Attachment)*

Commission Action**:** M/S Strehl/Kadvany to approve the minutes as submitted.

Motion carried 4-0 with Commissioners Bressler, Eiref, and Ferrick absent.

C2. Architectural Control/Denise Forbes/138 Stone Pine Lane: Request for architectural control for exterior modifications including enclosing the existing second floor balcony to enlarge the existing kitchen by approximately 120 square feet, building a new third floor balcony, and a vertical planting trellis located on the front elevation of a townhouse located in the R-3 (Apartment) zoning district. *(Attachment)*

Continued to the meeting of April 6, 2015.

D. PUBLIC HEARING

D1. Use Permit/Michael and Judith Citron/955 Sherman Avenue: Request for a use permit to construct a new two-story, single-family residence and attached garage on a substandard lot with regard to lot width and lot size in the R-1-U (Single-Family Urban Residential) zoning district. *(Attachment)*

Staff Comment: Senior Planner Rogers said two pieces of correspondence had been received by staff after the publication of the staff report, and those had been transmitted by email to the Commissioners. He said there were printed copies available for the public. He said Ms. Siobhan Harrington, whose home was located to the rear of the proposed development, had concerns about the scale of the home and compatibility with other homes in the neighborhood. He said the second email was from the Pecks, neighbors who wanted to follow up with more detail on their landscape suggestions.

Questions of Staff: Commissioner Kadvany asked about the changes since the previous version of the project that the Commission had seen, and if the applicants' list of changes on page C1 addressed everything. Senior Planner Rogers said some of the items on that list were changes from the original submittal and not from the Commission's direction on the project at the August 2014 meeting. He said changes of note from staff's perspective included moving the house back several feet to match the lines of adjacent houses, removing second floor windows on the right side elevation, increasing the amount of landscape screening along the rear and perimeter, and introducing a gable element and some other detail on the left side to provide variation.

Public Comment: Mr. Sloane Citron, applicant, said that after the Commission's last consideration of their proposed project, and in response to neighbors, mainly the neighbors to the west, they had made additional changes to their plans. He said the design was a classic Menlo Park-looking home meant to be a cheerful and friendly-looking home in keeping with the character of Menlo Park. He said the project conformed to regulations for the R-1-U zone regarding floor area, lot coverage, setbacks and height. He said Mr. Roger Kohler designed the home, noting Mr. Kohler had designed 40 homes in the Menlo Park area. He said the

contractor was excellent, the materials would be top quality with all the windows being true divided, and they would install beautiful landscaping. He said from the first and second presentations of the project to the Planning Commission and the concerns of the neighbors, the changes made included changing the chimney, the siding, an oval window to a rectangular window, the garage door to a tailored wood garage door, adding a trellis to the garage, reorganizing the interior space to change the rear dimensions of the home, moving the home to the same front plane as the other homes on the street, simplifying and varying the east side elevation to eliminate the appearance of bulk on that side of the home, agreeing to extending the current good neighbor fence along the lot line to their garage, reducing the height of the home so it was now almost four feet less than the maximum allowable, working to make the home more interesting and more in character with the neighborhood, demolishing the existing home prior to construction as requested by the neighbors, raising the master bedroom windows from 2-foot, 8-inches to 3-foot, 2-inches, eliminating entirely the west-facing windows in bedrooms 2 and 3, raising all window heights to the maximum allowable, making the west-facing windows smaller and higher, and designating additional privacy trees and plants along the common fence line.

Commissioner Strehl asked if he had met with all of his neighbors. Mr. Citron said there was one meeting although not with all and other communications were done through email.

Vice Chair Onken asked if the gutter would be painted galvanized or copper. Mr. Citron said painted galvanized. Vice Chair Onken said there appeared to be no caps on the chimneys. Mr. Citron said one was vented to the side and one vented upwards.

Commissioner Kadvany said regarding the window removal for bedrooms 2 and 3 whether that was staff request. Mr. Citron said that was in response to the neighbors' request.

Mr. Erik Krogh-Jespersen, Menlo Park, said he respected that the design met code but the house was massive and too big. He said that the master bedroom looked right into his backyard.

Ms. Siobhan Harrington, Menlo Park, said other properties had single-story garages in the rear 20 feet from rear property lines, but this two-story home would be 20 feet from the rear property line and her home, and would loom over her backyard and other neighbors' back yards.

Mr. Burke Culligan, Menlo Park, said his home was on the east side of the project. He said the project site needed improvement but he objected to the project design. He said taking a large, almost 3,000 square foot home, and fitting it onto a substandard lot decreasing back and front yard space belied west Menlo Park residential character. He said this would lead others to build large development projects in response. He said data showed that such large homes packed into substandard spaces would devalue other homes, which had occurred in other cities. He said putting a 23-foot wall an arm's distance from his home, particularly the side of his garage, and the height of the home provided a direct view of his backyard and a privacy invasion. He said neighbors just wanted this project to be to the neighborhood scale that wouldn't impact home value and privacy.

Mr. Jeffrey Fenton, Menlo Park, said a recent approval of a home in Palo Alto had a requirement that the trees be maintained for the life of the property. He said 14-foot evergreen trees planted would mitigate one side of the property. He said the deciduous trees mentioned in

the plan would not provide much screening for seven to eight months per year. He asked the Commission to take into consideration the question of the as-planted height, selection and maintenance of trees.

The neighbor on the right, said he liked the idea of evergreen trees as required by the City Council for 900 Cloud Avenue. He said he did not like the idea of a slow growing oak tree. He said the house was very bulky and out of context with other homes in the neighborhood.

The neighbor on the right, thanked the Citrons for removing the west windows from bedrooms two and three as that resolved their privacy issue with their upstairs. She said the remaining privacy impact was the second story master bedroom that would project 20 feet past the back of her home with four windows that would look directly into her yard. She said previously there was a backyard garage that provided some privacy but that had been removed. She said they were requesting evergreen trees to provide screening. She asked that the oak tree be removed from the plan as she was highly allergic to oak tree pollen. She said the best solution would be for the applicants to build a home whose master suite would not project into the rear with a view to all neighbors' yards.

Commissioner Kadvany confirmed with staff that the prior project iteration had been closer to the front property line. Responding to a question from Commissioner Strehl, Senior Planner Rogers said that setting the home back from the front was previously suggested by Commissioner Ferrick so the front of the property would line up with other homes' fronts on that street.

Commissioner Combs asked who would enforce a requirement for screening trees to be maintained for the life of the property. Senior Planner Rogers said condition 3.a required conformance with the plans and those plans show the landscaping on the perimeter of the property, and would be part of the use permit approval. He said if the Planning Division required an onsite inspection, an inspection would occur before the building permit was closed to ensure the landscaping was installed. He said people could bring code enforcement and other planning enforcement to bear if a property owner installed landscaping and then removed it after the building permit was closed. He said there was some variability in maintaining trees as plants were subject to disease or pests that might not be immediately resolvable. He said trees planted at a larger size tended not to grow as fast and have worse health than a young tree, which tended to grow into its environment more successfully.

Vice Chair Onken closed the public hearing.

Commission Comment: Vice Chair Onken noted the Citrons' efforts to respond to the neighbors' concerns. He said the windows on the west side second story were set back and high enough that they were not an issue. He said there was significant screening in the rear and the home had been set back. He said his only concern was the window on the east side looking over neighbors' yards.

Commissioner Kadvany said people in Menlo Park tended to maintain their landscaping and he thought enforcement was not necessary. He said large trees planted did not do well and were very expensive. He said he seriously doubted the red oak would grow enough to be an allergy hazard, at least not for 30 years or so. He said removing windows from bedrooms 2 and 3 was

too much and the orientation was such that privacy was not threatened. He said he would like the approval to allow for some reasonable windows in those two windows for light and space.

Commissioner Strehl said she agreed with windows being needed in bedrooms 2 and 3 and those could be placed higher. She said the Citrons had made a lot of changes to the design since the study session. She also appreciated the neighbors' concerns.

Commissioner Combs said it was too bad that there had not been improvements in the neighbor relationships since the study session. He said there were concerns about mass and privacy, but the design was within the code allowances. He said the Citrons had gone a long way with the windows to address privacy concerns. He said he would not support qualifiers about screening trees to continue for the life of the property.

Vice Chair Onken said the plans were approvable as presented. He said he questioned adding windows back into the design when part of the direction was to lessen the impact of windows on neighbors' privacy. He said regarding the east side windows that film could be added to the lower part of the taller windows.

Commissioner Kadvany asked about the size of windows in bedrooms 2 and 3 previously. Senior Planner Rogers said those had 3-foot, 4-inch heights.

Commissioner Kadvany said he disliked window films and similar treatments. He moved to approve as recommended in the staff report with the option of returning the windows to bedrooms 2 and 3 subject to staff approval. Commissioner Combs asked if that would prompt the neighbors to appeal to the City Council. Commissioner Kadvany said he didn't see that as an issue. Commissioner Combs said he respected Commissioner Kadvany's position but he hesitated to approve the use permit request with an X-factor. Commissioner Strehl said she tended to agree with Commissioner Kadvany about the windows, at least for the back bedroom #2, and seconded the motion. Commissioner Combs said he respected their positions, but he thought it was problematic. Senior Planner Rogers said in response to Vice Chair Onken that a condition might allow the possibility for additional windows but not require the addition of them. Vice Chair Onken said he could not approve a motion that included adding a window. Commissioner Strehl said she would retract her second of Commissioner Kadvany's motion, if it included the window option. Commissioner Kadvany said he would amend his motion to approve the item as recommended in the staff report.

Commission Action**:** M/S Kadvany/Strehl to approve the item as recommended in the staff report.

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current CEQA Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Approve the use permit subject to the following ***standard*** conditions:

    a. Development of the project shall be substantially in conformance with the plans prepared by Kohler Associates Architects, consisting of eleven plan sheets, dated received March 13 and 17, 2015, and approved by the Planning Commission on March 23, 2015, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.

    b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

    c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

    d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

    e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

    g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

Motion carried 4-0 with Commissioners Bressler, Eiref, and Ferrick absent.

D2. Use Permit/Daniel Warren/316 Durham Street: Request for a use permit to construct first- and second-story additions to an existing single-story, single-family nonconforming residence that would exceed 50 percent of the replacement value of the existing structure in a 12-month period on a substandard lot in the R-1-U (Single-Family Urban) zoning district. The proposed remodeling and expansion are considered to be equivalent to a new structure. *(Attachment)*

Staff Comment: Planner Smith said there were no changes to the written staff report.

Public Comment: Mr. Chris Andrews introduced his wife, Erinn Andrews. He noted they had purchased their home about five years prior when they were first married and had no children. He said they now have two children, and they would like to add to it so they could stay there. He said many of the homes nearby were Craftsman which design features they wanted in their

design. He said they have very good relationships with their neighbors and have contiguous neighbors' support.

Vice Chair Onken closed the public hearing.

Commission Comment: Vice Chair Onken said the addition was in the rear but it was considerable distance from other properties. He said he liked they kept the one-car garage.

Commissioner Combs said he had visited the street and thought this was a tasteful project that would fit well with the neighborhood.

Commissioner Strehl said she thought this would be a great addition.

Commissioner Combs moved to approve as recommended in the staff report. Commissioner Strehl seconded the motion.

Commissioner Kadvany said he also liked the one-car garage door, and the two dormers were attractive.

Commission Action: M/S Combs/Strehl to approve the item as recommended in the staff report.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Approve the use permit subject to the following ***standard*** conditions:

    a. Development of the project shall be substantially in conformance with the plans prepared by Daniel Warren, consisting of eight plan sheets, dated received March 9, 2015, and approved by the Planning Commission on March 23, 2015 except as modified by the conditions contained herein, subject to review and approval by the Planning Division.

    b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

    c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

Motion carried 4-0 with Commissioners Bressler, Eiref, and Ferrick absent.

D3. Use Permit/Laith Shaheen for Mardini's Deli/408 Willow Road: Request for a use permit to allow an existing restaurant to change an existing off-sale beer and wine license (ABC Class 20) to an on-sale beer and wine for bona fide public eating place license (ABC Class 41) in the C-2-A (Neighborhood Shopping, Restricted) zoning district. In addition, a request for outside seating between the building and the parking lot, offering food and alcoholic beverage service. *(Attachment)*

Staff Comment: Planner Smith said the applicant was not proposing any physical changes to the lot and building at this time. He said they had provided basic sketches to give the Commission a sense of what the outside seating area looked like and its relationship to other businesses. He said there was a correction to condition 3.a regarding the date the sketches were received and should be changed from January 11, 2008 to December 23, 2014.

Commissioner Combs asked if this was to bring an existing use into conformance. Planner Smith said the previous owner had installed the outside seating area, which has been in use without the proper permits. He said that the applicant was asked to bring the outdoor seating area into compliance as part of the alcohol license change request. Responding to Commissioner Combs, Planner Smith said the alcohol license would apply to on site alcohol consumption/sales and carry out alcohol sales. Responding to Commissioner Combs' further inquiry, Senior Planner Rogers said both carryout sales and onsite consumption were allowed by the ABC license type.

In response to Commissioner Strehl, Planner Smith said the applicant would need to go through the building permit process. He said there was some electrical work, structures with columns, and the ADA accessibility of the seating area that needed to be considered for compliance. He

said if the outdoor seating could not be brought into compliance that it would need to be removed.

Vice Chair Onken closed the public hearing.

Commission Comment: Vice Chair Onken said he could support the project. Commissioner Strehl said there was one neighbor letter supporting the project and none opposing. She moved to approve as recommended in the staff report. Vice Chair Onken seconded the motion.

Commissioner Kadvany said he thought this business provided a nice neighborhood amenity and vibrancy.

Commission Action: M/S Strehl/Onken to approve the item as recommended in the staff report with the modification made by staff at the meeting.

1. Make a finding that the project is categorically exempt under Class 1 of the current CEQA Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following ***standard*** conditions:
    a. Development of the project shall be substantially in conformance with the sketches prepared by Mary Kopti, consisting of three sheets, dated received ~~January 11, 2008~~ ***December 23, 2014***, and approved by the Planning Commission on March 23, 2015, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
    b. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
    c. Any citation or notification of violation by the California Department of Alcoholic Beverage Control or other agency having responsibility to assure public health and safety for the sale of alcoholic beverages will be grounds for considering revocation of the use permit.
4. Approve the use permit subject to the following ***project-specific*** conditions:
    a. The applicant shall submit a building permit application to the Building Division and provide any necessary plans or information to bring the columns, fencing and accessibility of the outdoor seating area into full compliance with the current building code. The application must meet the Building Division's minimum submittal requirements for a building permit. If a building permit is not issued within one year of the date of approval of this use permit, the columns, fencing, and any other structures related to the outdoor seating area shall be subject to Code Enforcement review and action. In such an instance, the use permit for outdoor seating would become null and void.

Motion carried 4-0 with Commissioners Bressler, Eiref, and Ferrick absent.

E. STUDY SESSION

E1. El Camino Corridor Study: Status update and opportunity to provide comments and recommendation to the City Council on potential alternatives for El Camino Real within Menlo Park. *(Attachment)* ***Continued to the meeting of April 6, 2015.***

F. REGULAR BUSINESS

There was none.

G. COMMISSION BUSINESS

There was none.

H. INFORMATION ITEMS

There was none.

ADJOURNMENT

The meeting adjourned at 8:22 p.m.

Commission Liaison: Thomas Rogers, Senior Planner

Recording Secretary: Brenda Bennett

PLANNING COMMISSION DRAFT MINUTES

Regular Meeting
April 6, 2015 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:01 p.m.

ROLL CALL – Bressler, Combs, Eiref (Chair), Ferrick, Kadvany, Onken (Vice Chair), Strehl

INTRODUCTION OF STAFF – Michele Morris, Assistant Planner; Nicole Nagaya, Transportation Manager; Kyle Perata, Associate Planner; Thomas Rogers, Senior Planner

A. REPORTS AND ANNOUNCEMENTS

A1. Update on Pending Planning Items
a. Housing Element Annual Report – City Council – March 24, 2015

Senior Planner Rogers said the Housing Element Annual Report was reviewed and approved by the City Council on March 24, 2015.

b. ConnectMenlo (General Plan Update)
i. GPAC #6 (March 25, 2015)
ii. Joint CC/PC Meeting (March 31, 2015)

Senior Planner Rogers said the primary result of the joint City Council and Planning Commission meeting on March 31, 2015 was to conduct more outreach on the General Plan Update. He said at the April 14 City Council meeting, there would be an information item on the next steps and revised dates. He noted the ConnectMenlo survey period was extended.

c. Planning Commission Appointments – City Council – April 14, 2015

Senior Planner Rogers said that the Planning Commission appointments had been moved to the City Council's May 5 agenda.

B. PUBLIC COMMENTS #1 (Limited to 30 minutes)

There were none.

C. CONSENT

Commissioner Onken said he had to recuse himself from the consideration of C2.

C1. Approval of minutes from the March 9, 2015 Planning Commission meeting *(Attachment)*

Commission Action: M/S Strehl/Onken to approve the minutes from the March 9, 2015 Planning Commission meeting.

Motion carried 7-0.

C2. Architectural Control/Denise Forbes/138 Stone Pine Lane: Request for architectural control for exterior modifications including enclosing the existing second floor balcony to enlarge the existing kitchen by approximately 120 square feet, building a new third floor balcony, and a vertical planting trellis located on the front elevation of a townhouse located in the R-3 (Apartment) zoning district. *(Attachment)* ***Continued from the meeting of March 23, 2015.***

Commission Action: M/S (consensus) to approve as recommended in the staff report.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.

2. Make findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:

    a. The general appearance of the structure is in keeping with the character of the neighborhood.

    b. The development will not be detrimental to the harmonious and orderly growth of the City.

    c. The development will not impair the desirability of investment or occupation in the neighborhood.

    d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.

    e. The property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.

3. Approve the use permit subject to the following ***standard*** conditions:

    a. Development of the project shall be substantially in conformance with the plans prepared by William Maston Architect & Associates, consisting of six (6) plan sheets, dated received March 17, 2015, and approved by the Planning Commission on March 23, 2015 except as modified by the conditions contained herein, subject to review and approval by the Planning Division.

    b. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, San Mateo County Health Department, and utility companies' regulations that are directly applicable to the project.

    c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

Motion carried 6-0 with Commissioner Onken recused.

D. PUBLIC HEARING

D1. Use Permit/Jack McCarthy/1295 Middle Avenue: Request for a use permit to demolish an existing one-story residence, pool and shed, then construct a new two-story single-family residence on a substandard lot with regard to lot width located in the R-1-S (Single-Family Suburban Residential) zoning district. *(Attachment)*

Staff Comment: Planner Morris said two additional emails were received and distributed to the Commission. She said one email was from the property owners of 3 Hermosa Place, who had questions about the plan, the hedge and the deck. She said the other email was from the next door neighbor who had concerns about their tree's roots safety with the proposed construction.

Public Comment: Mr. Jack McCarthy, project designer, said the existing home would be demolished and the pool removed. He said the home design was a two-story in a Craftsman style. He said he met with the neighbor this evening whose concern was their large tree and protection of its roots during construction. He said there was a distance of 17 feet from the tree to the new house. He said they would also have an arborist review the situation. He said regarding the other email received that property owner had not been able to meet with them this evening. He said in response to that neighbor that they were fine leaving the hedge and fencing as it was, and they would use down lights for the master bedroom deck and across the back of the home.

Commissioner Onken asked about landscape screening. Mr. McCarthy said they had not discussed it yet but they would do additional screening. Commissioner Onken said that this home would be the only two-story home on its side of the street. Mr. McCarthy said to minimize the effect that the house would have a roof element and dormer on the front façade. He said there were two-story homes across the street and nearby. Commissioner Onken noted the garage was very much in the front. Mr. McCarthy explained the design strategy noting the lot was 60-feet wide. He said they would use landscape screening to soften the appearance of the front-facing garage.

Chair Eiref closed the public hearing.

Commission Comment: Commissioner Kadvany said he agreed with Commissioner Onken about the obtrusiveness of the garage, which he thought marred an otherwise nice design. He said separating the garage doors was a help and he appreciated the board and batten siding and cedar shingles.

Commissioner Onken said it was an approvable project but he thought the Commission should have been given a more definitive screening plan as it was a tall house in a row of bungalows. He said the materials were good and he did not think the deck in the back was an issue. He said he would like a condition for an acceptable landscape plan.

Commissioner Combs said he thought the project was approvable and was not adverse to some requirement for a landscape plan. He said he had also noted that this project was the only two-story on that side of the street. He said there was not a definitive neighborhood character however as the homes in the surrounding area were set back and screened with shrubs.

Chair Eiref said he liked the home design and thought landscape screening would be desirable.

Responding to the Commission, Senior Planner Rogers suggested adding a specific condition related to submitting a landscape plan to provide screening for neighbors and the public right-of-way, prior to the issuance of the building permit and subject to planning staff review and approval.

Commissioner Onken moved to approve the project as recommended in the staff report to include a condition for a landscape plan for screening prior to issuance of the building permit subject to staff review and approval. Commissioner Strehl seconded the motion.

Commission Action: M/S Onken/Strehl to approve as recommended in the staff report with the following modification.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following ***standard*** conditions:
    a. Development of the project shall be substantially in conformance with the plans prepared by Jack McCarthy Designer, Inc., consisting of 10 plan sheets, dated received March 30, 2015, and approved by the Planning Commission on April 6, 2015 except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
    b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
    c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

4. Approve the use permit subject to the following project-specific conditions:

a. Simultaneous with the submittal of a complete building permit application, applicant shall submit a landscaping plan which includes landscaping that addresses privacy screening, subject to the review and approval of the Planning Division.

Motion carried 7-0.

D2. Use Permit Revision/Intersect ENT/1555 Adams Drive: Request for a revision to a use permit, previously approved in June 2012, to modify the types and quantities of hazardous materials used and stored at the site for the research and development (R&D) and production of medical technologies for use in treating ear, nose, and throat patients, within an existing building in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the building. *(Attachment)*

Staff Comment: Planner Perata said staff had no additional comments.

Public Comment: Mr. John Tarlton, Tarlton Properties, introduced Mr. Daniel Castro of Intersect ENT.

Mr. Daniel Castro, Vice President of Operations, Manufacturing and Engineering, Intersect ENT, said the company develops, manufactures and distributes medical devices for the treatment of ear, nose and throat conditions. He said their products have been used in over 50,000 patients and have helped them recover from chronic sinus surgery. He said in 2012 when they first applied for their use permit there had been 80 employees. He said there were now over 240 people and they planned to continue to grow. He said the use permit revision being requested would allow them to increase their manufacturing and expand their development into new products and new tests, the latter currently being done out of state.

Commissioner Strehl asked about notification to East Palo Alto residents and other neighbors of this proposed use permit revision. Planner Perata said for hazardous materials applications that the City sends notices to all properties within a quarter mile of the subject property, and in this instance, notice was sent to a number of East Palo Alto residents.

Commissioner Kadvany asked about the scale of the request. Mr. Castro said their sales and manufacturing had increased. He said part of the request also related to some processes changes they had not anticipated including additional cleaning steps to insure cleanliness of their products. He said they use and dispose of IV solvents which they had not anticipated in 2012 when they applied for the use permit. He said they were using the same solvents but more of them. He said they were relocating some of the points of storage and pickup.

Chair Eiref closed the public hearing.

Commission Action: M/S Onken/Eiref to approve as recommended in the staff report.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.

2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Approve the use permit subject to the following ***standard*** conditions:

    a. Development of the project shall be substantially in conformance with the plans provided by DES Architects/Engineers, consisting of six plan sheets, dated received March 19, 2015, and approved by the Planning Commission on April 6, 2015 except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

    b. Prior to building permit issuance, the applicant shall comply with all sanitary district, Menlo Park Fire Protection District, San Mateo County Environmental Health Division, and utility companies regulations and submit the appropriate permit applications that are directly applicable to the project.

    c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

    e. If there is an increase in the quantity of hazardous materials on the project site, a change in the location of the storage of the hazardous materials, or the use of additional hazardous materials after this use permit is granted, the applicant shall apply for a revision to the use permit.

    f. Any citation or notification of violation by the Menlo Park Fire Protection District, San Mateo County Environmental Health Services Division, West Bay Sanitary

District, Menlo Park Building Division or other agency having responsibility to assure public health and safety for the use of hazardous materials will be grounds for considering revocation of the use permit.

g. If the business discontinues operations at the premises, the use permit for hazardous materials shall expire unless a new business submits a new hazardous materials business plan to the Planning Division for review by the applicable agencies to determine whether the new hazardous materials business plan is in substantial compliance with the use permit.

Motion carried 7-0.

D3. Use Permit Revision/John Tarlton for O'Brien Drive Portfolio, LLC/1035 O'Brien Drive: Request for a use permit revision to convert a mixed-use office/research and development (R&D) and manufacturing building to a predominately R&D use to allow for an existing tenant, Avalanche Biotechnologies, to expand to the entire building located in the M-2 (General Industrial) zoning district. The previous (2012) use permit approval limited the office/R&D square footage to 14,432 square feet (40 percent of the building). At this time, the applicant is proposing to modify the uses within the building to increase the square footage devoted to wet-lab R&D and supporting office uses. The building's land use would be generally considered R&D, but would contain ancillary manufacturing, warehouse, and office uses. The proposed project includes a request to modify the types and quantities of hazardous materials used and stored at the site. The Planning Commission approved a hazardous materials use permit in April 2014. All hazardous materials would be used and stored within the building. As part of the project, the applicant is requesting a use-based parking reduction based on the specific tenant operations and its Transportation Demand Management (TDM) plan, which is intended to reduce the potential increase in trips from the site. A total of 103 parking spaces would be provided, where 120 parking spaces would be required by the M-2 square-footage-based parking requirements. In addition, the applicant is requesting approval of a Below Market Rate (BMR) In-Lieu Fee Agreement for this project. *(Attachment)*

Staff Comment: Planner Perata said staff had no additions to the written report.

Public Comment: Mr. John Tarlton, O'Brien Drive Portfolio, said that Avalanche was another of their star tenants. He said the company was looking for expansion of their conditional use permit related to hazardous materials associated with their increased area and operations. He said there was also a change in how they would use the building and the implementation of a Transportation Demand Management (TDM) plan. He noted in response to Chair Eiref's question that their company's TDM program was applied building by building.

Mr. Hans Hull, Vice President of Operations at Avalanche, said the company went public last summer and a clinical trial readout would happen this summer on their lead product. He said their expansion was to use the full building for research and development. He said part of the expansion was the TDM plan, and noted that living in San Francisco he uses the shuttle provided by the property managers from the train to the work place.

Chair Eiref closed the public hearing.

Commission Comment: Commissioner Onken said that there was a new TDM plan which was a plus, and moved to approve as recommended in the staff report. Commissioner Kadvany seconded the motion.

Commission Action: M/S Onken/Kadvany to approve as recommended in the staff report.

1. Make a finding that the project is categorically exempt under Class 32 (Section 15332, "In-Fill Development Projects") of the current California Environmental Quality Act (CEQA) Guidelines.

2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Approve the use permit subject to the following ***standard*** conditions:

    a. Development of the project shall be substantially in conformance with the plans provided by DES Architects/Engineers, consisting of 10 plan sheets, dated received March 25, 2015, and approved by the Planning Commission on April 6, 2015 except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

    b. Prior to building permit issuance, the applicant shall comply with all sanitary district, Menlo Park Fire Protection District, San Mateo County Environmental Health Division, and utility companies regulations and submit the appropriate permit applications that are directly applicable to the project.

    c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

    d. If there is an increase in the quantity of hazardous materials on the project site, a change in the location of the storage of the hazardous materials, or the use of additional hazardous materials after this use permit is granted, the applicant shall apply for a revision to the use permit.

    e. Any citation or notification of violation by the Menlo Park Fire Protection District, San Mateo County Environmental Health Services Division, West Bay Sanitary District, Menlo Park Building Division or other agency having responsibility to assure public health and safety for the use of hazardous materials will be grounds for considering revocation of the use permit.

    f. If the business discontinues operations at the premises, the use permit for hazardous materials shall expire unless a new business submits a new hazardous materials business plan to the Planning Division for review by the applicable agencies to determine whether the new hazardous materials business plan is in substantial compliance with the use permit.

4. Approve the use permit subject to the following ***project-specific*** conditions:

    a. The property owner shall retain a qualified transportation consulting firm to monitor the trips to and from the project site one year from commencement of operations within the subject building and shall submit a memorandum/report to the City reporting on the results of such monitoring for review by the City to determine the effectiveness of the TDM plan (Attachment D). This report shall be submitted annually to the City subject to review by the Planning and Transportation Divisions.

    b. Prior to or concurrent with the submittal of a complete building permit application, the applicant shall execute the review to the Below Market Rate (BMR) Housing In Lieu Fee Agreement. Prior to building permit issuance, the applicant shall pay the in lieu fee of approximately $149,897.60 in accordance with the BMR Housing Agreement (as of July 1, 2014). The BMR fee rate is subject to change annually on July 1 and the final fee will be calculated at the time of fee payment.

Motion carried 7-0.

E. STUDY SESSION

E1. El Camino Corridor Study: Status update and opportunity to provide comments and recommendation to the City Council on potential alternatives for El Camino Real within Menlo Park. *(Attachment)* ***Continued from the meeting of March 23, 2015.***

Ms. Nicole Nagaya, City Transportation Manager, said the purpose of the El Camino Corridor Study was to focus on the transportation elements of El Camino Real and how it could better serve the community. She said the process was twofold and evaluated the function and vision of El Camino Real and improvements around Ravenswood Avenue as mitigation measures outlined in the Specific Plan.

Mr. Mark Spencer, principal with W-Trans, said the study objectives given to them were for safety and traffic improvement for El Camino Real using a multi-modal approach. He said the given parameters were to stay within the existing right-of-way, keep the medians, look at things from a curb to curb basis, consider surface improvements only, and improvements on the northbound El Camino Real approach to Ravenswood Avenue. He reviewed the public engagement process to date and presented information on daily traffic volumes along El Camino Real. He noted two strong contingents, one of which wanted El Camino Real for motor vehicles and measures to improve traffic flow and the other which wanted to calm the route for safer use by bicyclists and pedestrians. He said the survey asked for the most and least desirable changes. He said the top desirable change was enhanced pedestrian safety in crossing, bicycle lanes along El Camino Real, more bicycle parking close to downtown, more landscaping, perhaps buffers, and timing of traffic signals. He said an undesirable change was more convenient parking along El Camino Real, which became an important decision point in looking at alternatives. He said both higher and lower traffic speeds along El Camino Real were undesirable. He said through lanes along El Camino Real were also undesirable.

Mr. Spencer said there were three alternatives being proposed in addition to a "do nothing" alternative including 1) continuous six lanes along El Camino Real between Sand Hill Road and Encinal Avenue, 2) buffered bicycle lanes, and 3) completely separated bicycle facility with a higher level of protection. He provided visual information on the proposed alternatives in comparison to current conditions.

Replying to an inquiry from Chair Eiref, Ms. Nagaya said there was an increasingly diverse body of research related to the "if you build it, they will come" phenomenon. She said whether a freeway lane, a bike lane, or full out bike network were built that the use would build to fit the capacity. She said New York City has done before and after use counts of protected bicycle lanes.

Mr. Spencer said travel time remained fairly constant throughout all of the alternatives. He reviewed other factors of the three alternatives considered in transportation planning. He said at the last community workshops they had attendees compare alternatives to the others. He said on street parking particularly for alternatives two and three seemed to be viewed as a negative. He said aesthetics was a factor and the number of trees to be removed to provide another right turn lane onto Ravenswood Avenue was a point of discussion. He said most points of comparison were split other than general support that the level of transit was adequate. He said based on the input they did a ranking and a weighted average and found that Alternative 2 probably came out the same or slightly better than Alternative 3.

Mr. Spencer said regarding next steps that they were reviewing the feedback from various workshops, the online rankings that people provided, preparing the draft report for City staff, and making presentations. He said the goal for the discussion this evening was to give City Council a preferred concept. He said from that they would prepare full design plans, environmental analysis and higher level cost estimates.

Ms. Nagaya said letters had been received from the Menlo Park School District and the Menlo Park Fire District and were on the dais for the Commission's review. She said the Fire District preferred Alternative 1 with three continuous lanes north- and south-bound. She said the School District did not indicate a favored alternative and expressed a desire for improved crossings of El Camino Real and improved intersections for children walking or biking to school.

Chair Eiref said in Table 6 that there was not much difference in travel time but it seemed that Alternative 1 had a remarkably greater impact on travel time being a 17% difference. Mr. Spencer said the 17% difference was from 4.1 minutes to 4.8 minutes, which would not be extremely perceptible to someone driving the corridor. Ms. Nagaya said whatever the alternative even when adding capacity there did not seem to be much improvement in travel time.

Chair Eiref asked about through traffic and local traffic. Ms. Nagaya said in 2010 for Specific Plan the study indicated there was 40% local and 60% regional traffic. Chair Eiref said his original perception was that greater capacity would be better but found the information in the models in the report indicated otherwise. Mr. Spencer said local and regional models were calibrated against existing conditions and regarding the absolute numbers there was justification but no absolute certainty they were correct. He said the difference in volume between the alternatives was good representation as everything else held true. Ms. Nagaya said the C/CAG

VTA model being used to project travel demand was the most sophisticated tool available in San Mateo County.

Chair Eiref said there were five very large projects coming forward in the next few years, and asked if the "do nothing" assumed those projects. Mr. Spencer said the projects assumed and currently approved in the build out of the City's Specific and General Plan and the County's General Plan, and the ABAG forecast were built into these models. Replying to Chair Eiref, Mr. Spencer said the 1300 and 500 El Camino Real projects were not approved and SRI was in a holding pattern. He said within the model there was a forecast of growth that could be any and all of those projects. He noted that this question came up often during the public workshops.

Commissioner Bressler asked about bus rapid transit and dedicated lanes and if that could be forced upon the City at a later date. Ms. Nagaya said they have been coordinating with SamTrans whose representative was at the City's last workshop. She said SamTrans just finished a bus rapid transit study in San Mateo County and they were not going to pursue dedicated lanes in Menlo Park. She said SamTrans could not unilaterally make changes but would need City and Caltrans approval.

Commissioner Bressler asked if their models would say the same relative story whether there was a lot of growth or not as much growth. Mr. Spencer said that was affirmative. He said they would continue to have growth and congestion on El Camino Real. He said this project was not so much a pressure relief valve but recognition that congestion as it comes would have to be dealt with and that they could do better accommodating other modes of traffic and getting people downtown. Ms. Nagaya said the land use assumptions were the same in all the options.

Commissioner Combs asked if Mr. Spencer knew of a community that started with Alternative 2, saw an increase in bicycle traffic volume and then moved to a more built out infrastructure for bicycles. Mr. Spencer said they see a more phased approach. He said San Jose started with some green lanes in some areas, measured traffic and were now moving toward buffered bicycle lanes. Commissioner Combs asked about the suitability of El Camino Real for bicycle lanes. Mr. Spencer said that it certainly was viable. He said there was a wide range of comfort levels that different bicyclists have related to road type and other factors such as speed. He said the biggest question was how to get bicyclists and pedestrians across El Camino Real.

Ms. Nagaya said the City of Mountain View was developing an El Camino Corridor Specific Plan. She said staff understands that they were proposing buffered painted bicycle lanes. She said Atherton was discussing narrowing El Camino Real to two lanes but were waiting until Menlo Park finished its study. She said the City of Redwood City was looking at some turn lanes and median closures. She said the City of San Mateo just finished a Sustainable Streets Plan and through that process identified raised bicycle lanes as the preferred option.

Commissioner Strehl asked what the City of Palo Alto was doing for the El Camino Real corridor. Ms. Nagaya said she did not think they were pursuing bicycle routes on El Camino Real, noting the very good bicycle route they have parallel to El Camino Real on Bryant Street. She said El Camino Real south of Sand Hill Road had higher traffic volume approaching University Avenue. Commissioner Strehl said she was surprised the study did not look at the Bryant Street bicycle route. She asked if they had looked at other alternatives parallel to El Camino Real for bicycle routes. Ms. Nagaya noted that there were three options prepared in

the study for bicycling off El Camino Real that could be combined with the El Camino Real option of three continuous traffic lanes in both directions. She said one from San Mateo Drive to Wallea Drive would use the San Mateo bicycle bridge that leads from Stanford West running north/south along San Mateo and Wallea Drives. She said the second option would start at San Mateo Drive and zigzag over to downtown. She said the third option would start at Alma and the Palo Alto Avenue bicycle bridge that tied into Alma Street and over to the future Garwood extension as part of the 1300 El Camino Real project if developed. She said they did not look at the Willow Place bicycle bridge as a tie-in but could noting they had tried to do routes that were parallel and closest to El Camino Real.

Commissioner Strehl said it appeared that Alternative 1 for three continuous traffic lanes would increase traffic on El Camino Real and reduce traffic on Middlefield Road. Mr. Spencer said that was correct but not at a one to one correlation. Commissioner Strehl asked about cut through traffic. Mr. Spencer said that Alternative 1 would keep more of the traffic on El Camino Real and cause less of a traffic diversion to neighborhood streets. He said with Alternatives 2 and 3 the models showed roughly the same number of vehicles on Allied Arts streets. He said there was the potential to reduce neighborhood cut through traffic and ways to manage cut through traffic with traffic calming measures. Commissioner Strehl asked about Caltrans' involvement in this planning process. Ms. Nagaya said they have kept Caltrans apprised during the process of the different options. She said one of the Council directives was that any adopted alignments or improvements should be consistent with Caltrans design guidelines. Commissioner Strehl asked if Caltrans would look at emergency vehicle and emergency access as part of their approval. Ms. Nagaya said that was part of the City's and Caltrans' processes.

Commissioner Strehl confirmed with Mr. Spencer that about 250 of the survey respondents were from Menlo Park, and that it was a self-selective survey and not random. She asked if there was a test to limit responses to one per household. Ms. Nagaya said the survey tool used was the same as that used for the General Plan Update process. She said respondents could register or respond anonymously. She said more than one response could occur per household. She said the numbers they were seeing from any IP address were not egregious but ranged from two to four responses. Commissioner Strehl asked the number of people that participated in the three workshops. Ms. Nagaya said generally there were 30 to 65 people with the first one in 2014 being the least well attended. She said they had 405 respondents for the last online survey in which people could rank and choose alternatives.

Commissioner Strehl said they did not look at alternatives for bicycle lanes on Alma or Laurel Streets. Ms. Nagaya said they had done some preliminary analysis but the draft report would further enhance the evaluation.

Commissioner Onken asked if there were any changes into the curb cut into private property through any of the alternatives. Mr. Spencer said they were assuming existing driveways and accesses would remain. Ms. Nagaya said the only change to curb would be at the northbound approach to Ravenswood where there was widening to move the right lane toward the railroad tracks. Commissioner Onken said it did not appear there was objection from business owners who have parking along El Camino Real for it to be removed. Mr. Spencer said it was important to keep getting the information out to the business owners through the Chamber of Commerce and mailers to individual property owners and registered business owners.

Commissioner Ferrick said one of the principles of the Specific Plan was creating east-west connectivity and the primary artery for that was the approach to the Menlo Avenue and the Ravenswood Avenue intersection. She said it appeared that none of the three alternatives levels of service were as good as the existing condition for that intersection. Ms. Nagaya said the queue length summary was looking at the approaches on El Camino Real to a particular intersection. She said the existing configuration at Ravenswood was maintained with Alternative 3. She said with Alternatives 1 and 2 there was an additional through lane but no right turn lanes were being removed. She said the improvement in queue length in Alternative 2 related to no project north of Ravenswood Avenue having 3,100 vehicles moving through the corridor in peak hours. She said under Alternative 1 that increased significantly as more traffic would be pulled into El Camino Real because of the greater capacity. She said they did not see a spike in volume under Alternative 2 with an additional right turn lane at Ravenswood Avenue. Commissioner Ferrick asked if the improvements at Ravenswood Avenue might be combined with other alternatives. Ms. Nagaya said they paired the improvements at Ravenswood Avenue fairly independently as part of Alternative 2 but those could be done with Alternative 3 or not at all. She said ideally they would like the Commission's preference as to the alternatives and perhaps look at the Ravenswood Avenue improvements separately.

Commissioner Kadvany asked about buffered bicycle lanes and accessing driveways. Ms. Nagaya showed graphics demonstrating the different forms of painting and buffered bicycle lanes. Commissioner Kadvany said all of the options included completing the intersections and asked if east-west crossing was a separable item. Mr. Spencer said one of the items to pursue was to complete all four crosswalks at each intersection to provide enhanced crossing of El Camino Real in particular with respect to school travel. Commissioner Kadvany asked if the additional right turn lane at Ravenswood Avenue was required in all of the alternatives or if it could be separated from Alternatives 2 and 3. He asked what the benefits were from the extra through lane. Ms. Nagaya said the third through lane was in the Specific Plan as mitigation but was not a requirement. She said it was assumed in Alternative 1. She showed an Alternative 2 graphic with the northbound approach to Ravenswood Drive and a third through lane continuing across the intersection, which would then trap as a right turn lane approaching Santa Cruz Avenue. Commissioner Kadvany asked if the significant redwood tree at the corner of Ravenswood Avenue and El Camino Real would be removed under any of the alternatives. Ms. Nagaya said the trees in front of the Cornerstone building were shown in green in the graphic. She said all three alternatives had some widening and the City Arborist's preliminary review of Alternatives 1 and 2 indicated that all of the redwood trees there would need removal noting there was underground parking under the Cornerstone building, which further inhibited root health.

Commissioner Kadvany said southbound El Camino Real nearing Sand Hill Road was a constrained point for bicycle routes noting the narrow sidewalks there. Ms. Nagaya said putting in a full bike lane would require reconstruction of the bridge. She said widening sidewalks was not part of this study plan. She said sidewalks would occur through development under the Specific Plan.

Commissioner Kadvany asked about the u-turn movement at Cambridge Avenue from northbound to southbound on El Camino Real and if there was a City policy about that. Mr. Spencer said the u-turns exist and its use was high at different times. He said they were assuming no change in functionality for any of the three alternatives. He said restricting u-turns could have unexpected impacts. Ms. Nagaya said they looked at the City's General Plan

adopted in 1994 which did not have a policy specifically around Cambridge Avenue but also predated the connection to Sand Hill Road. She said they considered reactions drivers would take if that u-turn was eliminated, which might have drivers taking several left turns to get back to southbound El Camino Real. She said that might be more impactful to traffic than the u-turn was.

Chief Harold Schapelhouman, Menlo Park Fire District, referred to the letter sent by the District Board noting it was not just specifically related to El Camino Real but also relevant to the ConnectMenlo and Willow Road studies. He said the District has been responding since 2008 to planning efforts with their concerns of impacts to their provision of emergency services but those had not been included with the community goals during the Specific Plan development. He said this study does not include emergency vehicle response and routes, noting El Camino Real is an emergency service route. He said it also does not include El Camino Real as the emergency route to Stanford Hospital, the area's nearest trauma center. He said it also did not consider reciprocal emergency aid agreements that they have with Palo Alto. He said the District supported Alternative 1. He said he thought Alternative 3 would lead to more bicycle and vehicular collisions. He said there were other bicycle routes to get between Palo Alto and Menlo Park. He said El Camino Real was the least desirable route for a bicyclist. He said the discussion should be how to create a bicycle network that did not use busy streets.

Mr. Bill Kirsch, Chair of the Bicycle Commission, said he drives a car and uses a bicycle to do most of his trips around town. He said parallel routes were good for those wanting to get through the town. He said he wanted to access businesses around town and a parallel route on Alma Street would not provide that access for him. He said that was why the Bicycle Commission voted unanimously for Alternative 2 to put buffered bicycle lanes on El Camino Real with the modification of not adding the additional right turn lane off Ravenswood as they thought that would make El Camino Real even more dangerous to cross and would mean removal of redwoods. He said the Transportation Commission voted unanimously for Alternative 3 with separated bicycle lanes. He said he would like the City to get away from the idea of dealing with traffic congestion by adding more lanes. He recommended providing room and access for people who choose bicycles or walking.

Mr. Mark O'Brien, Menlo Park, noted his 40-year career as an arborist and urged further study of the 11 heritage trees before any action was taken to remove them as he strongly believed that all or most of the trees could be preserved. He said they were an important asset now and potentially for hundreds of years into the future. He said he found a report of work done by Caltrans eighteen months ago on a section of Hwy. 101 that was slightly rerouted and widened creating similar impacts to a grove of redwood trees similar to what their heritage trees could experience. He said an independent risk assessment contractor with a track record in this type of high profile projects should be hired before the important trees were removed. He mentioned the contractor that was used for the Seminary Oaks development.

Mr. Henry Riggs, Menlo Park, said he had reservations about this study, how its surveys were conducted, and the conclusion that nine to eleven heritage trees would have to be removed. He said the issue in crossing El Camino Real on bike or foot was not the time allowed for crossing but the two full minute light cycles for traffic to pass by. He asked for the ratio of bicyclists that commute daily versus bus, carpool and train users. He said Facebook, which to his knowledge has the most bicyclist commuters, only has 3% of its employees who bicycle to work. He said the consultants' measurements were not necessarily valid. He said there was no magical cure

for 40,000 vehicles traveling through Menlo Park on El Camino Real daily. He said if El Camino Real worked better for vehicular traffic as residents have requested for nearly two decades it would pull traffic off Middlefield Road and adjacent streets. He said the interest of a few could be well served on a safer bicycle route away from major two-minute intersections, active retail and commercial driveways. He said this bicycle route was already defined in the Specific Plan and required to be done as part of the Greenheart project approval. He said as considered under the Specific Plan, the City in 2018 would have more commerce and more residents, and the question was whether the City would be ready.

Mr. Don Araki, the Tree Specialists, said he was Henry Riggs requested that he look at the heritage trees on the corner of Ravenswood Drive and El Camino Real. He said a possible alternative would be to route the sidewalk in back of the trees as that was City property to allow for more roadway. He said the other alternative would be removal of a few trees closest to the roadway.

Mr. Steve Schmidt, Menlo Park, said in November they concluded a fairly contentious political exercise and the voters decided they wanted to honor the City's Specific Plan. He said that Plan included making the downtown area more pedestrian-friendly, walkable, bikeable and with a more human scale. He said the six-lane alternative would not honor Menlo Park and would degrade the pedestrian experience on El Camino Real. He said they needed to think about what was wanted for Menlo Park. He said if it was more bicycles and a better pedestrian experience that was desired they needed to build an infrastructure friendly to bicycles and pedestrians.

The Commission briefly recessed at 10:10 p.m.

Chair Eiref reconvened the meeting at 10:14 p.m.

Commission Comment: Chair Eiref said his mindset originally had been that the City needed capacity and to get cars through the City. He said the model indicated additional capacity would likely increase congestion. He said he was not now in favor of six lanes. He agreed with Chief Schapelhouman and others that safety was important. He said that he was looking at some version of Alternatives 2 and 3.

Commissioner Ferrick said she wanted them to look to the future and not make things worse. She said the Fire District's concerns were valid. She said studies showed a really protected bike lane could build capacity to use it. She said she saw Alternative 2 as a way to start. She said she was worried about removing the right turn lane at Ravenswood Avenue but also concerned with removing heritage trees. She said Ravenswood was a linchpin for east-west connectivity. She said her concern was if there were fewer cars on El Camino Real if that meant the traffic was using neighborhood streets. She said she liked the idea of Alternative 3 but felt more comfortable with Alternative 2.

Commissioner Kadvany said he shared concerns with implementation but felt the City had delayed improving the infrastructure for bicyclists and pedestrians, and action was needed. He said he was concerned with the driveway cutouts. He thought the buffer in Alternative 2 might be better than the physical dividers in Alternative 3, which would require traffic stopping. He said four-way pedestrian crossings along El Camino Real have been in the General Plan since 1994.

He said there was an equity issue to provide routes for citizens for whom bicycles were the needed mode of transit.

Responding to a question from Chair Eiref, Ms. Nagaya said only Alternative 2 had parking elimination. She said under Alternative 3 with the buffered bike lane option that the only change in capacity was the turn pockets. She said bulb outs which require elimination of the right turn pocket were discussed during the Specific Plan analysis and whether they would have any capacity impacts or cause additional queuing delay. She said Alternative 3 as defined did not include bulb outs but had protected intersection treatments with median islands that vehicles would have to turn around giving more refuge to bicyclists. She said one of the display boards showed a lane removal but there was no lane removal proposed. She said the graphic would be corrected.

Commissioner Onken said he bicycles every evening from the train station to Stone Pine Lane where he lives along El Camino Real. He said accidents were not from cars speeding by you on the left but from cars turning into you or car doors opening into you from the right. He said Alternative 3 did not do anything about that except remove parked cars. He said he would support Alternative 2. He said he thought Alternative 3 would make bicycling too tempting for novices and that was unsafe. He said Alternative 2 would provide a bit more of a buffer, more of a feel of a sidewalk, and support emergency vehicle passage since cars could move into the buffer space to allow their passage.

Commissioner Bressler said he also supported Alternative 2 and that more attention needed to given to curb cuts, and that the bicycle safety had not been thought through enough. He suggested there should be more radical solutions to separate bicyclists and cars.

Commissioner Combs said he was against Alternative 1. He said generally he was in favor of building out bicycle infrastructure. He said Palo Alto used Bryant Street, which was not a main artery, for their bicycle route. He said he could support Alternative 2.

Commissioner Strehl said she would like to have some estimation of costs as there were many transportation needs in the City and some were very costly. She said she would have liked the study to look at more alternatives for dedicated bicycle lanes other than El Camino Real that would be safer for bicyclists and motorists. She said she could not support any alternative that would remove any of the heritage trees at Ravenswood Avenue. She said she thought the study was biased and that the Council wanted to look at friendlier environments for bicyclists and pedestrians and not necessarily on El Camino Real. She said she could support Alternative 2 as it would provide a test to see if bicycling was viable for El Camino Real and the bicycling community. She said emergency vehicles were very important and providing access for them was critical. She said she would like the option to convert back if it was not being used by bicyclists.

Commissioner Kadvany said the heritage trees provided a beautiful gateway to the City. He moved to make road and bridge improvements to enhance east-west connectivity. Chair Eiref noted it seemed there was general support of Alternative 2. Commissioner Kadvany moved to recommend adoption of Alternative 2 as the preferred alternative and the preservation of the heritage trees on the corner of El Camino Real at Ravenswood Avenue. He said he would like improved safety measures for the San Francisquito Bridge and Ravenswood intersection.

Ms. Nagaya said the City Council approved two capital projects, the El Camino Real Lane Configuration Study and the El Camino Real Ravenswood Right Turn Lane Design and Construction, which spurred the El Camino Corridor Study. She said they currently have in the consultant's contract and budget the ability to do the full design of whatever option was chosen for Ravenswood Avenue and do the construction as well depending on the option chosen.

Chair Eiref said the motion so far was to recommend Alternative 2, preserve the heritage trees on the corner of El Camino Real at Ravenswood Avenue, and improve safety at the bridge and Ravenswood.

Commissioner Strehl asked if the bridge was in Menlo Park or Palo Alto. Ms. Nagaya said it was in both.

Commissioner Kadvany said the City should think more creatively about alternative routes for bicyclists. He said they also wanted to insure best safety design for driveway curb cuts and crossings.

Chair Eiref said they could add a comment for the City Council to thoroughly explore options for parallel bike routes behind development on the east side of El Camino Real.

Responding to an inquiry from the Chair, Ms. Nagaya said the motion included a preference for Alternative 2, with preserving the heritage trees the highest priority, and insuring the best possible safety outcomes including driveway curb cuts and intersection crossings, at the San Francisquito Creek Bridge and Ravenswood Avenue, and thoroughly explore options for a bike lane or path behind the properties along the east side of El Camino Real.

Commissioner Onken said he thought adding the language about a bicycle path behind the properties was unnecessary. Commissioner Ferrick said she thought that was not needed to be added in at this time. Consensus was to separate the motions.

Commission Action**:** M/S Kadvany/Strehl to recommend that the Council adopt Alternative 2 (Buffered Bike Lanes) as the preferred alternative, but with preservation of the heritage trees on the corner of El Camino Real at Ravenswood Avenue, as well as ensuring the best possible safety outcomes, including appropriate design of the intersections, driveway curb cuts, San Francisquito Creek Bridge, and Ravenswood Avenue.

Motion carried 7-0.

Commissioner Strehl said she did not fully support Alternative 2 but seconded the motion because of the late hour.

Commission Action**:** M/S Eiref/Kadvany to recommend to the Council to also thoroughly explore the possibility of a shared-use pathway at the rear of proposed developments on El Camino Real.

Motion carried 5-2 with Commissioners Onken and Strehl in opposition.

Commissioner Ferrick noted that the latter motion was meant as an additional recommendation to the Council and was not intended to replace the initial motion.

F. REGULAR BUSINESS

There was none.

G. COMMISSION BUSINESS

There was none.

H. INFORMATION ITEMS

There were none.

ADJOURNMENT

The meeting adjourned at 11:10 p.m.

Staff Liaison: Senior Planner Thomas Rogers

Recording Secretary: Brenda Bennett

PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF MAY 4, 2015
AGENDA ITEM C3

LOCATION:	**4085 Campbell Avenue**	**APPLICANT:**	**Michelle Olmstead**
EXISTING USE:	**Offices**	**PROPERTY OWNER:**	**SSGS I, LLC**
PROPOSED USE:	**Offices**	**APPLICATION:**	**Sign Review**
ZONING:	**M-2 (General Industrial)**		

PROPOSAL

The applicant is requesting sign review for a new building-mounted sign that would feature greater than 25 percent of the sign area in a bright red color. The signage would be located on an existing building in the M-2 (General Industrial) zoning district.

ANALYSIS

Site Location

The subject property is located at 4085 Campbell Avenue, at the intersection of Scott Drive and Campbell Avenue across from Highway 101 in Menlo Park. The adjacent parcels are also in the M-2 zoning district. The existing two-story building currently consists of two tenant spaces – one for the applicant, JLL (Jones Lang LaSalle) and the other for Hogan Lovells, an international law firm. The property is part of the M-2 (General Industrial) zoning district, and its off-street parking space requirement is provided by parking lots on the west and southwest sides of the building.

Project Description

JLL, a commercial real estate and investment management firm with headquarters in Chicago and offices worldwide, leases a suite in this existing office building as their Silicon Valley office. The Menlo Park location is one the firm's 13 offices in California. Currently, the applicant is requesting to install a new permanent sign with their logo and initials for their existing business. The design requires Planning Commission review due to the bright color of the signage. The applicant has submitted a project description letter (Attachment C) that describes the proposal in more detail.

Staff reviews a sign application for conformance with both the Zoning Ordinance regulations and the Design Guidelines for Signs. If the request meets the requirements in both documents, staff can approve the sign request administratively. If, however, the sign request would not adhere to the regulations of the Zoning Ordinance and/or be incompatible with the Design Guidelines for Signs, the review of the application is forwarded to the Planning Commission, either through a variance application (in the case of noncompliance with the Zoning Ordinance) and/or as a general review of the sign for consistency with the Design Guidelines.

For this application, staff determined that the proposed sign would comply with all Zoning Ordinance regulations. However, the proposed sign would not be consistent with the Design Guidelines for Signs. Specifically, the sign would not comply with item B.7 of the guidelines that addresses the use of bright colors in signage. An excerpt page from the Design Guidelines for Signs has been included as Attachment D.

The applicant is proposing a new sign that is consistent with JLL's corporate colors and logo. The proposed sign logo would be red, specifically Pantone Matching System (PMS) color 186C, which is one of the bright colors identified in the Sign Design Guidelines. According to the applicant, the logo would be the same color as the red used on their corporate business cards, letterhead, website, etc. The proposed signage would include the logo made of three interlocking red ovals that would be 4.25 feet long and 4.71 feet high, for a total of approximately 20.01 square feet in size. Adjacent to the logo would be the initials JLL in white and in capital letters sized approximately 2.93 high and 6 feet in length for a total of 17.58 square feet. The red logo would account for approximately 53 percent of the proposed sign area. The sign would be internally illuminated and placed on the northeast façade of the building, below the roof line and facing Campbell Avenue. The overall length of the sign would be 10.59 feet. The proposed sign is shown on the project plans (Attachment B).

The subject suite is permitted to have a maximum of 107.85 square feet of signage, per the fair sharing provision between tenants, enumerated in the Sign Design Guidelines. The proposed sign area is approximately 38 square feet. Staff believes that the sign colors would be consistent with the brand identity of the business and design and internal illumination of the proposed sign would complement the existing signage on the building.

Correspondence

Staff has not received any correspondence on this project.

Conclusion

Staff believes that the proposed signage would provide consistent brand identity for the business and would complement the existing signage on the building. Staff recommends approval of the sign request.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Class 1 (Section 15301, “Existing Facilities”) of the current California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, “Existing Facilities”) of the current CEQA Guidelines.

2. Make a finding that the sign is appropriate and compatible with the businesses and signage in the general area, and is consistent with the Design Guidelines for Signs.

3. Approve the sign review request subject to the following ***standard*** conditions of approval:

    a. Development of the project shall be substantially in conformance with the plans provided by the applicant, consisting of nine plan sheets dated received April 7, 2015, and approved by the Planning Commission on May 4, 2015, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

    b. The applicant shall comply with all West Bay Sanitary District, Menlo Park Fire Protection District, and utility companies’ regulations that are directly applicable to the project.

    c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

Report prepared by:
Michele T. Morris
Assistant Planner

Report reviewed by:
Thomas Rogers
Senior Planner

PUBLIC NOTICE & APPEAL PERIOD

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

ATTACHMENTS

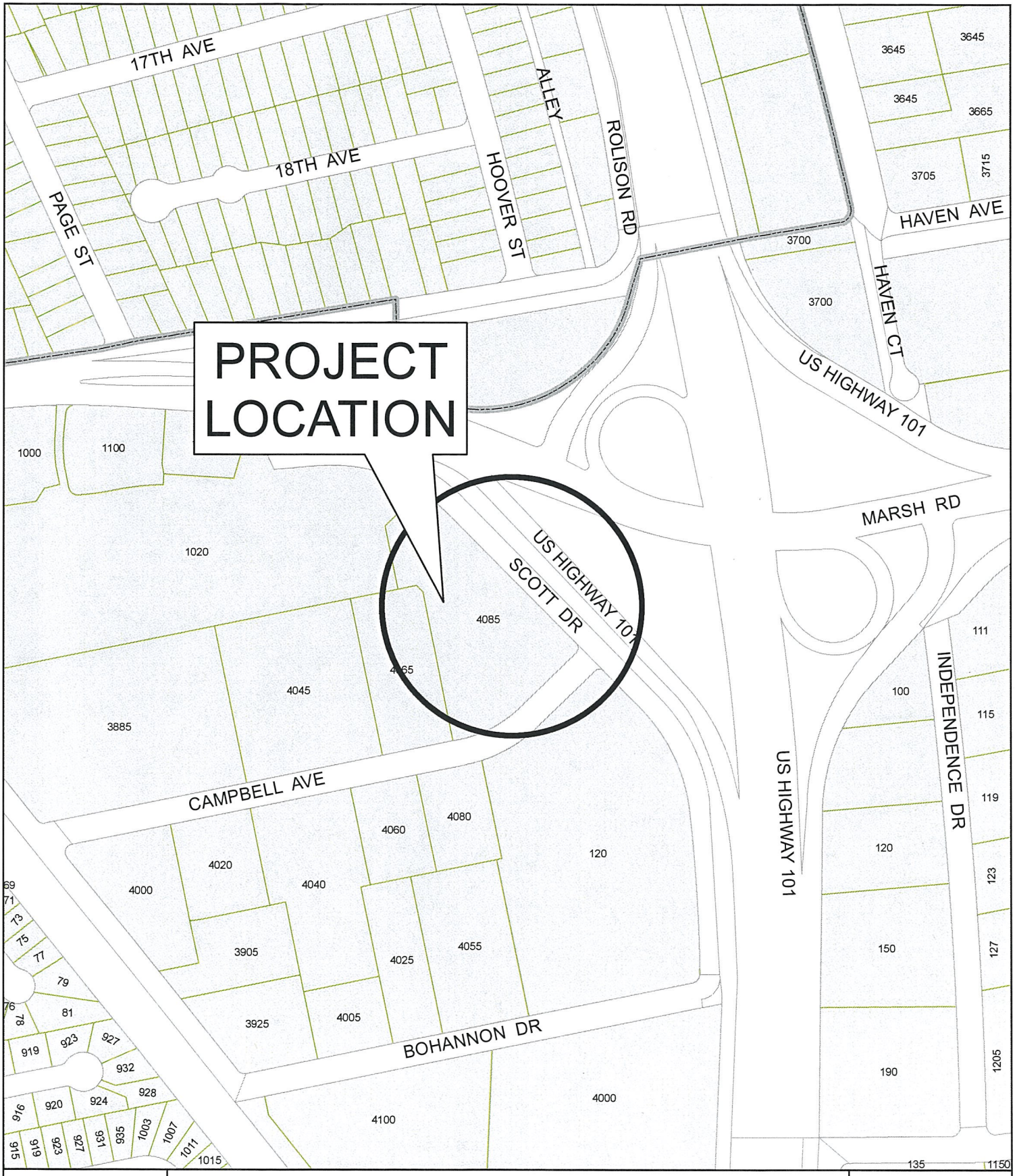
A. Location Map
B. Project Plans
C. Project Description Letter
D. Sign Design Guidelines (Excerpt)

EXHIBITS TO BE PROVIDED AT MEETING

None

Note: Attached are reduced versions of maps and diagrams submitted by the applicant. The accuracy of the information in these drawings is the responsibility of the applicant, and verification of the accuracy by City Staff is not always possible. The original full-scale maps and drawings are available for public viewing at the Community Development Department.

V:\STAFFRPT\PC\2015\050415 - 4085 Campbell Avenue (JLL).doc



CITY OF MENLO PARK

LOCATION MAP

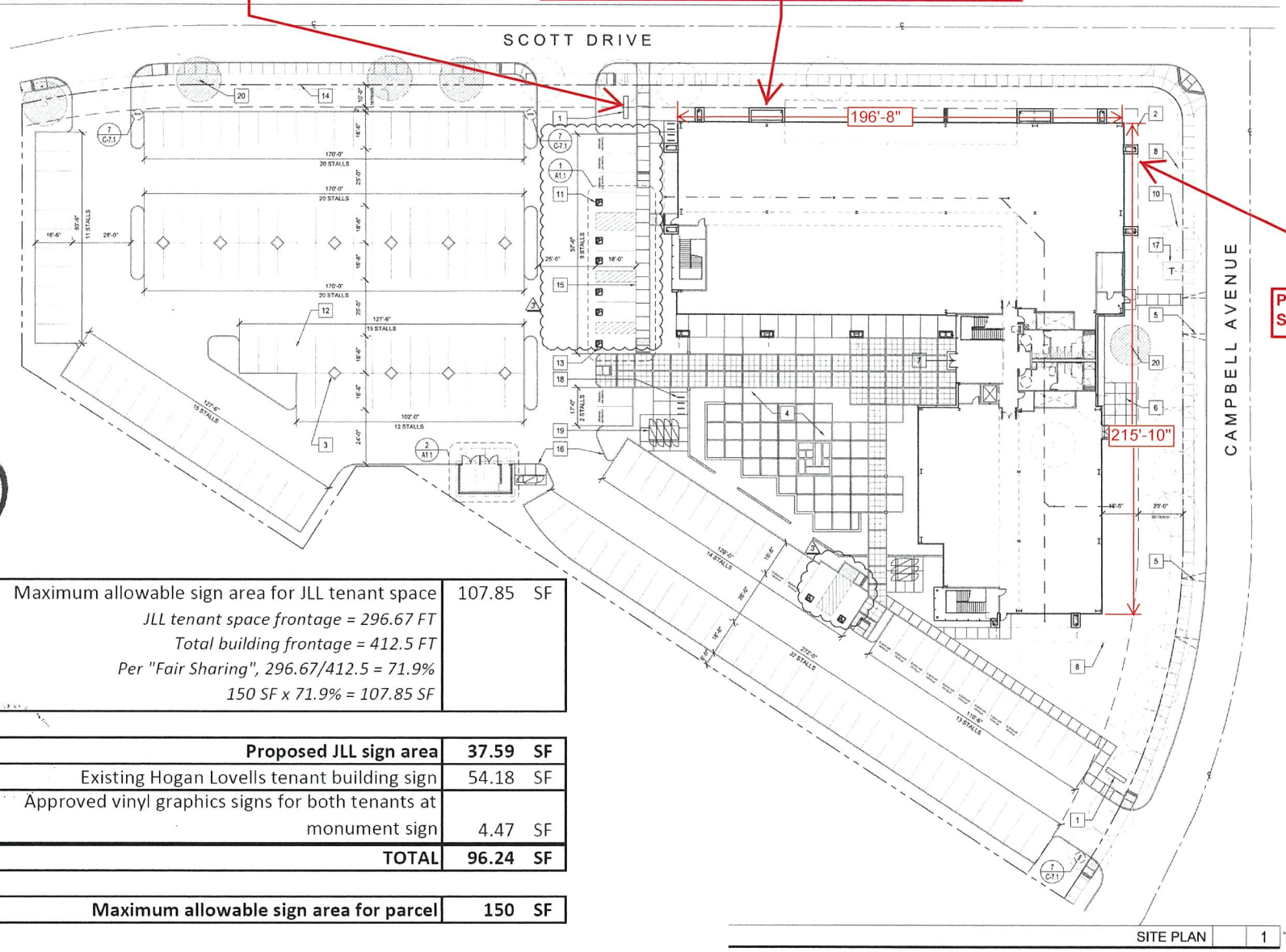
4085 CAMPBELL AVE

A1

DRAWN: KTP CHECKED: KTP DATE: 05/04/15 SCALE: 1" = 300' SHEET: 1

MONUMENT SIGN (UNDER SEPARATE PERMIT) = 4.47 SQ FT

HOGAN LOVELLS BUILDING SIGN (EXISTING) = 54.18 SQ FT



PROPOSED JLL BUILDING SIGN = 37.59 SQ FT

Maximum allowable sign area for JLL tenant space *JLL tenant space frontage = 296.67 FT* *Total building frontage = 412.5 FT* *Per "Fair Sharing", 296.67/412.5 = 71.9%* *150 SF x 71.9% = 107.85 SF*	107.85	SF

Proposed JLL sign area	**37.59**	**SF**
Existing Hogan Lovells tenant building sign	54.18	SF
Approved vinyl graphics signs for both tenants at monument sign	4.47	SF
TOTAL	**96.24**	**SF**

Maximum allowable sign area for parcel	**150**	**SF**

MENLO PARK DEVELOPMENT
4085 CAMPBELL AVENUE
MENLO PARK, CALIFORNIA

BUILDING SHELL / CORE

CAMPBELL MENLO LLC
2055 WOODSIDE RD., SUITE 250
REDWOOD CITY, CA 94061

CONSULTANT

KEYMAP

REVISION
2.15.12 DESIGN DEVELOPMENT SET
3.5.12 50% CONSTRUCTION DOCUMENTS
4.16.12 BUILDING PERMIT SUBMITTAL
5.14.12 1 KRP IN-HOUSE PLAN CHECK
5.31.12 2 CITY PLAN CHECK RESPONSE
6.28.12 3 CITY PLAN CHECK RESPONSE

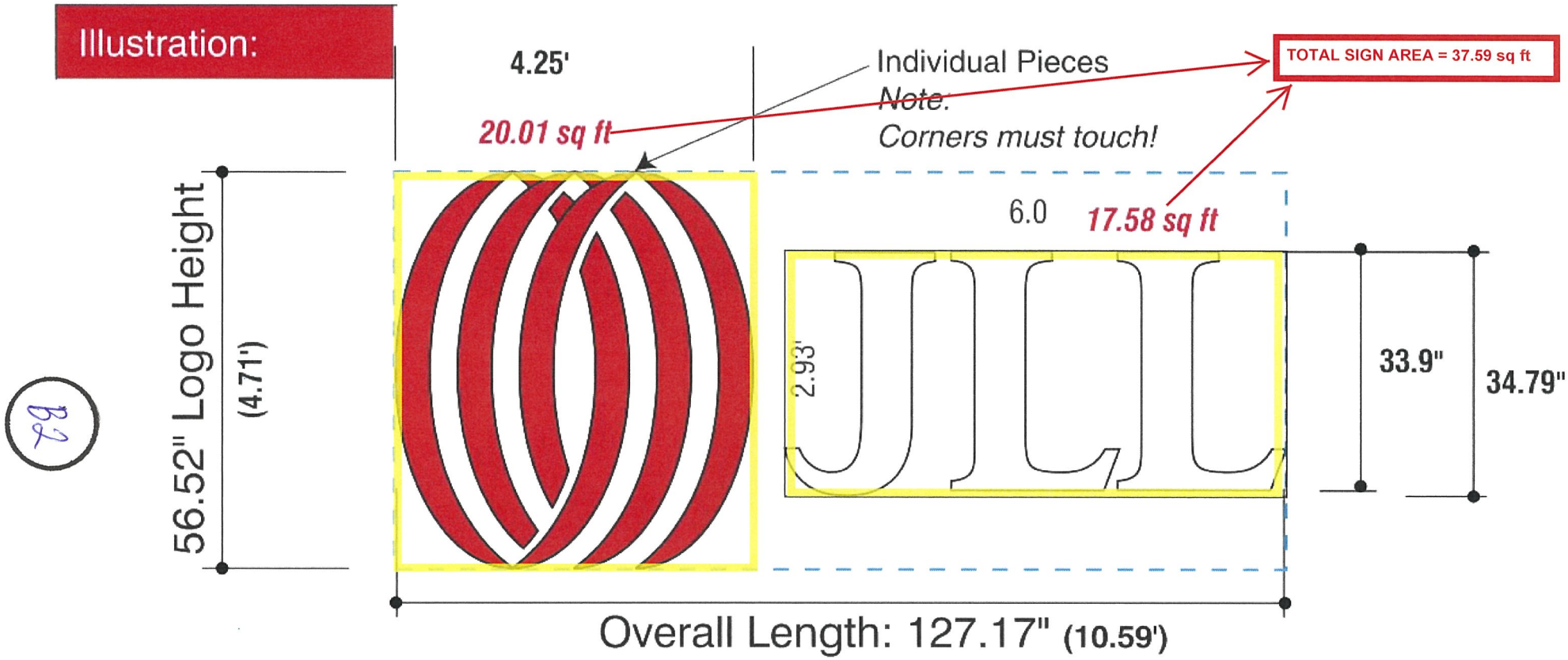
PROJECT NO 124.023 DATE
DRAWN BY CE SCALE AS SHOWN
CHECKED BY KJ

SITE PLAN

Received
JUL - 6 2012
Kutzmann & Assoc

A1.0

RECEIVED
APR 07 2015
By PLANNING



(1) Set of Internally Illuminated Channel Logo/ Letters

B3

North

Site Plan NTS

✕ Proposed Sign Location

Specifications:

Product Description: Custom JLL Worldmark Logo

Mount Option: Mechanially Fastened
Material: Aluminum/Acrylic/Polycarbonate
Thickness:
Illuminated: YES 120v (20 amp circuit)

Sign Type: Custom Logo

Project Ref: JLL Menlo Park Wall Logo
Customer: JLL
Date: 12/22/2014
Revision Date: 01/21/2015

Approved:
Name: _____
Date: _____

Order Details:

Quantity:
Installation Method:

Name:
Phone:
Fax:
Date:

Please complete this order form and fax to 2/90 at: 616.656.4300. Indicate the Quantity desired above as well as the Installation Method and desired Copy Schedule.

2/90 Sign Systems
Grand Rapids, MI 49512
800.777.4310
www.290signs.com

Ⓐ North East Elevation

Scale: 1/8" = 1'-0"

Specifications:

Product Description: Custom JLL Worldmark Logo

Mount Option: Mechanially Fastened
Material: Aluminum/Acrylic/Polycarbonate
Thickness:
Illuminated: YES 120v (20 amp circuit)

Sign Type: Custom Logo

Project Ref: JLL Menlo Park Wall Logo
Customer: JLL
Date: 12/22/2014
Revision Date: 01/21/2015

Approved:
Name: _____
Date: _____

Order Details:

Quantity:
Installation Method:

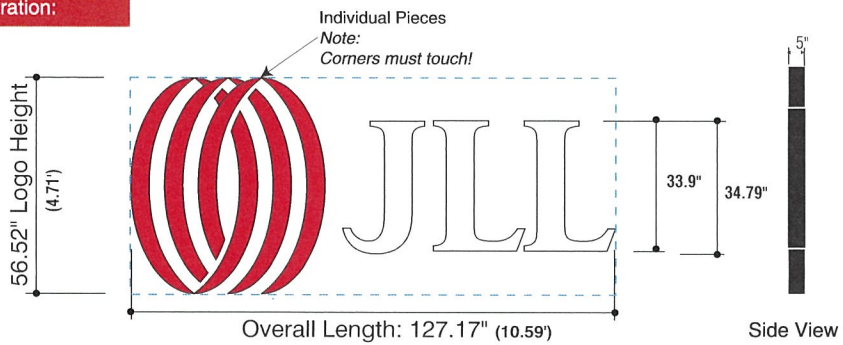
Name:
Phone:
Fax:
Date:

Please complete this order form and fax to 2/90 at: 616.656.4300. Indicate the Quantity desired above as well as the Installation Method and desired Copy Schedule.

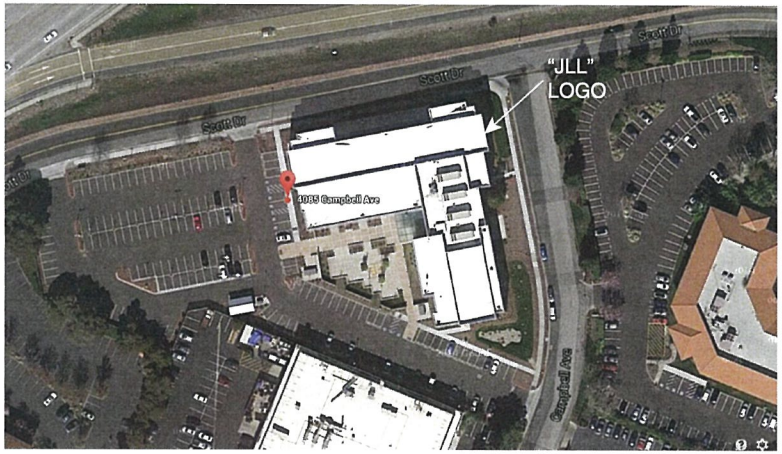
2/90 Sign Systems

Grand Rapids, MI 49512
800.777.4310
www.290signs.com

Illustration:



Sign Type: **Custom Logo**



(A) (1) Set of Internally Illuminated Channel Logo/ Letters

Scale: 3/8"=1'-0"

Overall Wall Area: 400 sq. ft.

Construction Details:
Illumination: Red and White LED's
.063" Aluminum Sidewalls
Black Trimcap
Acrylic with Vinyl Overlays
Aluminum Sheet Back

B5

Installation Address:
JLL
4085 Campbell Ave
Menlo Park, CA

Intersection of Campbell Ave. and Scott Drive

Campbell Ave. (East Elevation)

Notes/Specifications:

Size:
Color:
Copy Style:
Position:

File Name:

Colors:

- 3M Transluscent Vinyl to match PMS 186C
- White Acrylic/Polycarbonate
- MAP White
- MAP Black

Specifications:

Product Description: Custom JLL Worldmark Logo

Mount Option: Mechanially Fastened
Material: Aluminum/Acrylic/Polycarbonate
Thickness:
Illuminated: YES
120v (20 amp circuit)

Sign Type: Custom Logo

Project Ref: JLL Menlo Park Wall Logo
Customer: JLL
Date: 12/22/2014
Revision Date: 01/21/2015

Approved:
Name: _____
Date: _____

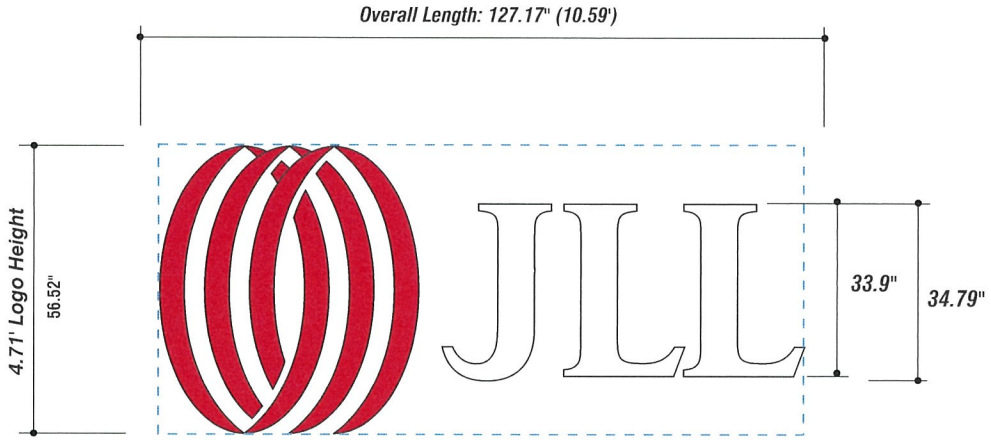
Order Details:

Quantity:
Installation Method:

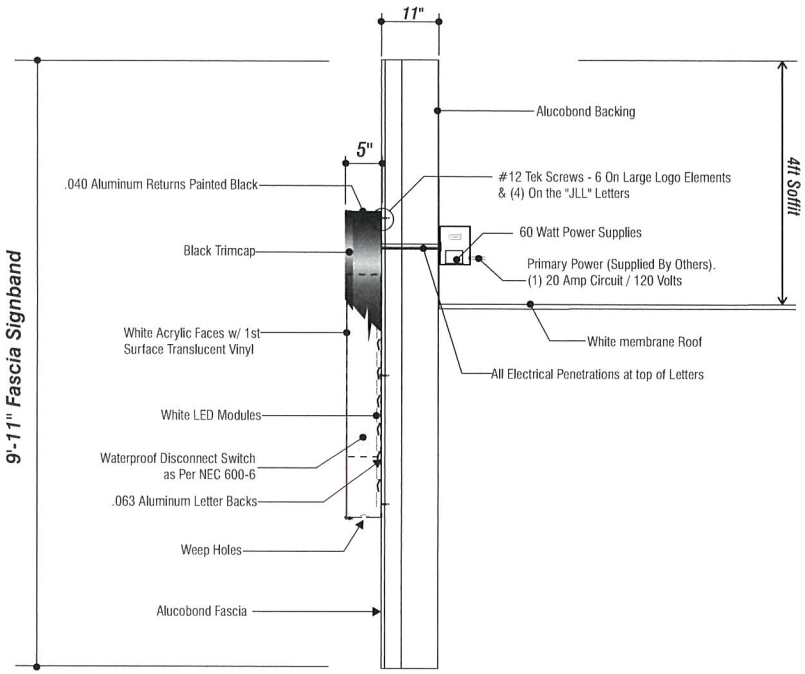
Name:
Phone:
Fax:
Date:

Please complete this order form and fax to 2/90 at: 616.656.4300. Indicate the Quantity desired above as well as the Installation Method and desired Copy Schedule.

2/90 Sign Systems
Grand Rapids, MI 49512
800.777.4310
www.290signs.com



A **Internally Illuminated Channel Letters**
Scale: 1/2" = 1'-0"



B **End View**
Scale: 1/2" = 1'-0"

B6

Specifications:

Product Description: Custom JLL Worldmark Logo

Mount Option: Mechanially Fastened
Material: Aluminum/Acrylic/Polycarbonate
Thickness:
Illuminated: YES 120v (20 amp circuit)

Sign Type: Custom Logo

Project Ref: JLL Menlo Park Wall Logo
Customer: JLL
Date: 12/22/2014
Revision Date: 01/21/2015

Approved:
Name: _____
Date: _____

Order Details:

Quantity:
Installation Method:

Name:
Phone:
Fax:
Date:

Please complete this order form and fax to 2/90 at: 616.656.4300. Indicate the Quantity desired above as well as the Installation Method and desired Copy Schedule.

2/90 Sign Systems
Grand Rapids, MI 49512
800.777.4310
www.290signs.com

STATE OF CALIFORNIA
SIGN LIGHTING
CEC-NRCC-LTS-01-E(Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTS-01-E
Sign Lighting	(Page 1 of 5)
Project Name: *JLL*	Date Prepared: *January 26, 2015*

Project Address: *4085 Campbell Avenue, Menlo Park, CA 94025*

Location of Sign	☑ Outdoor Signs	☐ Indoor Signs		
Phase of Sign Construction	☑ New Signs	☐ Sign Alterations		
Type of Lighting Control	☐ New Lighting Controls	☐ Replaced Lighting Controls	☑ Not Installing Lighting Controls	

This Certificate of Compliance includes the following components (check all that apply)
☐ Mandatory Measures (Lighting Controls) ☐ Maximum Allowed Lighting Power ☑ Specific Lighting Sources

1. Mandatory Sign Lighting Controls

NOTES:
1. *The same responsible person may install both the sign lighting power and the sign lighting controls, or a different responsible person may install the sign lighting controls than the responsible person installing the sign lighting power.*
2. *The Mandatory Measures (sign lighting controls) are required for compliance with the sign lighting Standards. If the person responsible for installing the sign lighting power is not also responsible for the sign lighting controls, then the owner of the sign, general contractor, or architect shall be responsible to have the sign lighting controls installed.*
3. *If more than one person has responsibility for compliance, each responsible person shall prepare and sign a Certificate of Compliance and an Installation Certificate applicable to the portion of construction for which they are responsible; alternatively, the person with chief responsibility for construction shall prepare and sign the Certificate of Compliance Declaration Statement for the entire construction.*

1a. Statements of Responsibility: Any person signing the Certificate of Compliance Declaration Statement on this NRCC-LTS-01-E shall complete Part 1a. Check Yes or No for all of the following statements:

1	I have responsibility for installing the sign lighting controls	☐ Yes, complete parts 1a and 1b of this form ☒ No, complete part 1a of this form
2	There are no existing sign lighting controls and I will be installing compliant sign lighting controls	☐ Yes ☒ No
3	There are no existing sign lighting controls and someone else will be responsible to install compliant sign lighting controls	☒ Yes ☐ No
4	There are existing sign lighting controls that do not comply with the applicable provision of §110.9 and §130.3 and I will be installing compliant sign lighting controls	☐ Yes ☒ No
5	There are existing sign lighting controls that do not comply with the applicable provision of §110.9 and §130.3 and someone else will be responsible to install compliant sign lighting controls	☐ Yes ☒ No

STATE OF CALIFORNIA
SIGN LIGHTING
CEC-NRCC-LTS-01-E(Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTS-01-E
Sign Lighting	(Page 2 of 5)
Project Name: *JLL*	Date Prepared: *January 26, 2015*

1b. Mandatory Sign Lighting Controls

If the person signing the Certificate of Compliance Declaration Statement on this NRCC-LTS-01-E is responsible for complying with the sign lighting control requirements, that person shall answer all of the following questions:

If there are construction documents, indicate where on the building plans the mandatory measures (sign lighting control) note block can be located:

		Y	N	NA
1	§130.3(a)1. All indoor sign lighting is controlled with an automatic time-switch control or astronomical time-switch control.	☐	☐	☒
2	§130.3(a)2A. All outdoor sign lighting is controlled with a photocontrol in addition to an automatic time-switch control, or an astronomical time-switch control.	☒	☐	☐
	EXCEPTION to Section 130.3(a)2A: Outdoor signs in tunnels, and signs in large permanently covered outdoor areas that are intended to be continuously lit, 24 hours per day and 365 days per year.	☐		☒
3	§130.3(a)2B. All outdoor sign lighting that is ON both day and night is controlled with a dimmer that provides the ability to automatically reduce sign lighting power by a minimum of 65 percent during nighttime hours. Signs that are illuminated at night and for more than 1 hour during daylight hours shall be considered ON both day and night.	☐	☐	☒
	EXCEPTION to Section 130.3(a)2B: Outdoor signs in tunnels and large covered areas that are intended to be illuminated both day and night.	☐		☒
4	§130.3(a)3. Demand Responsive Electronic Message Center Control. An Electronic Message Center (EMC) having a new connected lighting power load greater than 15 kW has a control installed that is capable of reducing the lighting power by a minimum of 30 percent when receiving a demand response signal.	☐	☐	☒
	EXCEPTION to Section 130.3(a)3: Lighting for EMCs that is not permitted by a health or life safety statute, ordinance, or regulation to be reduced by 30 percent.	☐		☒

Field Inspector Notes:

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA
SIGN LIGHTING
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CERTIFICATE OF COMPLIANCE	NRCC-LTS-01-E
Sign Lighting	(Page 3 of 5)
Project Name:	Date Prepared:

2. Maximum Allowed Lighting Power Method of Compliance
Certificate of Compliance and Field Inspection Energy Checklist
Complete this part if there are signs using the maximum allowed lighting power method of compliance. (Complete part 3 of this Certificate of Compliance if there are signs using the Specific lighting sources method of compliance)

A	B	C	D	E	F	G	H	I	J
Symbol Or Code	Description of the Sign	OPTIONAL – Energy Verified Label (see instructions below)	Allotted Watts				Design Watts	Complies Y/N	Filed Inspector Check that sign complies
		☐	Sign Area (ft^2)	Internally (I) or Externally (E) Illuminated	Allowed LPD (I – 12 W/ft^2) (E = 2.3 W/ft^2)	Allowed Watts (D x F)	Total installed watts for sign	Complies if H ≤ G	☐
		☐							☐
		☐							☐
		☐							☐
		☐							☐
		☐							☐
		☐							☐
		☐							☐
		☐							☐
		☐							☐
		☐							☐
		☐							☐
		☐							☐

A	Symbol or code used on the plans (when plans are required) and other documents.
B	A description of the sign, or location of sign on the building; and the location of sign on construction documents.
C	OPTIONAL - Check this box only if this sign has a permanent, pre-printed, factory-installed, ENERGY VERIFIED label, confirming that the sign complies with the Section 140.8 of the California 2013 Title 24, Part 6 Standards, using the Maximum Allowed Lighting Power method of compliance. The only labels that will be recognized for this purpose are ENERGY VERIFIED Certification Marks authorized by Underwriters Laboratories (UL) or other Product Certification Body accredited to ISO/IEC Guide 65 by the American National Standards Institute in accordance with ISO/IEC 17011. Surveillance by the Accredited Certification Body shall be an ongoing annual inspection program carried out by a Type A Inspection body in accordance with ISO/IEC 17020. For signs with such an ENERGY VERIFIED label, columns 'D' through 'I' are not required to be filled out. Note: Using an ENERGY VERIFIED label is an optional method to validate compliance. An ENERGY VERIFIED label is not needed for compliance.
D	The sign area in square feet.
E	List "I" if the sign is internally illuminated. List "E" if the sign is externally illuminated.
F	Allowed watts per square foot. Enter 12 if the sign is listed as "I" in column E. Enter 2.3 if sign is listed as "E" in column E.
G	Multiply the square footage in column D times the allowed Lighting Power Density (LPD = watts) in column F.
H	Show the total installed watts in the sign, as determined according to the applicable provisions of §130(c).
I	Enter Y if the number in column H is less than or equal to the number in column G. Otherwise, the sign does not comply.
J	This page doubles as a field inspection checklist.

Field Inspector Notes:

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STATE OF CALIFORNIA
SIGN LIGHTING
CEC-NRCC-LTS-01-E(Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTS-01-E
Sign Lighting	(Page 4 of 5)
Project Name: *JLL*	Date Prepared: *January 26, 2015*

3. Specific Lighting Source Method of Compliance
Certificate of Compliance and Field Inspection Energy Checklist
Complete this part if there are signs using the Specific lighting source method of compliance. (Complete part 2 of this Certificate of Compliance if there are signs using the maximum allowed lighting power method of compliance)

A	B	C	D	E
Symbol or Code	Description	OPTIONAL ENERGY VERIFIED label (see instructions below)	Specific light source used for compliance Shall include only lighting technologies listed below List all that apply	Field Inspector Check that Sign Complies ☐
2	**Internally Illuminated Channel Letters**	☐	#7	☐
		☐		☐
		☐		☐
		☐		☐
		☐		☐

A	Symbol or code used on the plans (when plans are required) and other documents.	
B	A narrative description of the sign, or location of sign on the building; and the location of sign on construction documents	
C	OPTIONAL - Check this box only if this sign has a permanent, pre-printed, factory-installed ENERGY VERIFIED label, confirming that this sign complies with the Section 140.8 of the California 2013 Title 24, Part 6 Standards, using the Specific Lighting Source Method of Compliance. The only labels that will be recognized for this purpose are ENERGY VERIFIED Certification Marks authorized by Underwriters Laboratories (UL) or other Product Certification Body accredited to ISO/IEC Guide 65 by the American National Standards Institute in accordance with ISO/IEC 17011. Surveillance by the Accredited Certification Body shall be an ongoing annual inspection program carried out by a Type A Inspection body in accordance with ISO/IEC 17020. For signs with such an ENERGY VERIFIED label, column 'D' is not required to be filled out. Note: Using an ENERGY VERIFIED label is an optional method to validate compliance. An ENERGY VERIFIED label is not needed for compliance.	
D	Specific Light Source Compliance Method. The sign(s) identified above use only the following lighting technologies: List all applicable numbers (1 through 9) that apply in column D above for each row.	
	1	High pressure sodium lamps
	2	Metal halide lamps that are pulse start or ceramic served by a ballast that has a minimum efficiency of 88 percent or greater. Ballast efficiency is the measured output wattage to the lamp divided by the measured operating input wattage when tested according to ANSI C82.6-2005.
	3	Metal halide lamps that are pulse start that are 320 watts or smaller, are not 250 watt or 175 watt lamps, and are served by a ballast that has a minimum efficiency of 80 percent. Ballast efficiency is the measured output wattage to the lamp divided by the measured operating input wattage when tested according to ANSI C82.6-2005.
	4	Neon or cold cathode lamps with transformer or power supply efficiency greater than or equal to a minimum efficiency of 75 percent when the transformer or power supply rated output current is less than 50 mA. The ratio of the output wattage to the input wattage is at 100 percent tubing load.
	5	Neon or cold cathode lamps with transformer or power supply efficiency greater than or equal to a minimum efficiency of 68 percent when the transformer or power supply rated output current is 50 mA or greater. The ratio of the output wattage to the input wattage is at 100 percent tubing load.
	6	Fluorescent lighting systems meeting one of the following requirements: A. Use only lamps with a minimum color rendering index (CRI) of 80; or B. Use only electronic ballasts with a fundamental output frequency not less than 20 kHz.
	7	Light emitting diodes (LEDs) with a power supply having an efficiency of 80 percent or greater;
	8	Single voltage external power supplies that are designed to convert 120 volt AC input into lower voltage DC or AC output, and have a nameplate output power less than or equal to 250 watts, shall comply with the applicable requirements of the Appliance Efficiency Regulations (Title 20).
	9	Compact fluorescent lamps that do not contain a medium screw base sockets (E24/E26).
E	This page doubles as a field inspection checklist.	

Field Inspector Notes:

STATE OF CALIFORNIA
SIGN LIGHTING
CEC-NRCC-LTS-01-E(Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTS-01-E
Sign Lighting	(Page 5 of 5)

Project Name:	JLL	Date Prepared:	January 26, 2015

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT			
1. I certify that this Certificate of Compliance documentation is accurate and complete.			
Documentation Author Name:	Gregory A. Graves	Documentation Author Signature:	
Company:	Golden Gate Sign Co., Inc.	Signature Date:	
Address:	711 Independent Road	CEA/ HERS Certification Identification (if applicable):	Sign Contractors # 665363 (C-45)
City/State/Zip:	Oakland, CA 94621	Phone:	510-336-3838

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:		Responsible Designer Signature:	
Company :		Date Signed:	
Address:		License:	
City/State/Zip:		Phone:	

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JLL
Jones Lang LaSalle

JLL
4085 Campbell Ave
Menlo Park California 94025

04/06/2015

Kyle Perata
Associate Planner
City of Menlo Park
701 Laurel St
Menlo Park, CA 94025

Dear Kyle:

Jones Lang LaSalle (JLL) is applying to the Planning Commission for approval to mount a building parapet sign to the northeast corner of 4085 Campbell Ave. 4085 Campbell Ave is an existing commercial office building that JLL leases a suite in for our Silicon Valley office.

The proposed mounting location for the sign is allotted to JLL per the lease and faces highway 101 and the neighboring commercial office building's parking lot.

The proposed sign consists of the letters "JLL" and the worldmark logo. The sign will be mechanically fastened to the building parapet, internally illuminated, and made of aluminum, acrylic, and polycarbonate. The "JLL" letters will be white. The segmented worldmark logo is PMS 186C red and is greater than 25% of the total sign.

JLL is requesting a modification from the city's sign design guidelines to provide for the use of PMS 186C red which is our corporate logo color and an important part of the JLL brand. JLL is a global commercial real estate services company and the red worldmark is a recognized symbol of our corporation. We are proud to have our new Silicon Valley flagship office in Menlo Park.

Sincerely,

Michelle Olmstead, LEED AP BD+C
Vice President
Project & Development Services
JLL

C1

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
701 Laurel Street
Menlo Park, CA 94025
phone: (650) 330-6702
fax: (650) 327-1653
planning@menlopark.org
http://www.menlopark.org

DESIGN GUIDELINES FOR SIGNS

A. INTRODUCTION

Well-designed signs can add to the attractiveness of an area, while signage that is cluttered or overbearing detracts from the beauty of the streetscape. Signs also serve as a symbol for businesses and can help merchants build a positive business image. The intent of these guidelines is to encourage signage that helps maintain the positive image of the area enjoyed by the residents and businesses of Menlo Park. Every Menlo Park business is encouraged to post an attractive sign stating the name of the business. The sign should be at a scale appropriate to the pedestrian and vehicular streetscape and the nature of the business.

It is important to remember that these guidelines must be used in conjunction with the Zoning Ordinance. The Zoning Ordinance contains precise rules with respect to size and types of signs. These guidelines address visual and design issues that are not found in the Zoning Ordinance.

B. GENERAL CRITERIA

1. Signs should be integrated to the facade of the building, and their design should be consistent with the building architecture in terms of style, materials, colors, proportions, etc.

2. Signs should be proportionate to the size of the building and the size of the site. The size of signs should also be compatible with other signs in the surrounding area.

D1

B. GENERAL CRITERIA (cont'd.)

3. Sign dimensions as specified in the Zoning Ordinance are maximum dimensions. In reviewing sign applications for consistency with these guidelines, the outcome may result in signs that are smaller than the maximum permitted by the Zoning Ordinance.

4. Use of individual letters and symbols are encouraged rather than cabinet or box signs (existing cabinet signs may be refaced but not enlarged). In general, lettering between 8 inches and 18 inches is considered acceptable. Lettering larger than 24 inches may be considered for buildings with large setbacks from the street.

5. Signs lit with an external source are recommended over internally lit signs. External light sources should not be visible and should be concealed in shrubbery or in decorative structures. Another acceptable method of illumination is a "halo" type sign, which uses solid letters with a light source behind them, illuminating the wall around the letters. If internally illuminated signs must be used, illumination of letters and graphics is preferred over the illumination of the background. In all cases, lighting should not cause glare on surrounding streets or property nor distract from the surrounding environment.

6. Awning signs are allowed. Graphics on awnings should be confined to vertical surfaces.

7. Colors, materials, and design of the sign should be compatible and harmonious with the colors, materials, and design of the building and the surrounding area. Signs using the bright colors listed below shall require Planning Commission review and approval, unless such colors comprise 25 percent or less of the sign area, in which case the signs can be approved at an administrative level. The use of techniques such as creating borders around signs containing bright colors can be useful in making the color more compatible and harmonious with the surrounding neighborhood. The following colors are considered bright colors for purposes of determining the level of review required (using the Pantone Matching System [PMS]):

    - Yellow: Process Yellow, 102, 108, 109, 116, 123, 395, 396, 3955, 3965, 803

    - Orange: Process Orange, 136, 137, 1375, 151, 1575, 1585, 165, 1655, 804

    - Red: Process Red, 171, 172, 178, Warm Red, 179, 1788, 1795, 185, 186, 192, 199, 200, 206, 213, Rubine Red, 226, 485, 805, 806

8. Existing businesses with corporate logos containing bright red, orange, or yellow colors exceeding the intensities and percentages outlined in B.7, above, may be replaced and upgraded subject to an administrative review, provided that the total square footage of such signs does not increase, and provided the signs maintain approximately the same percentage and shade of bright colors.

9. Building signs should be mounted flush against a building, and may not project above the eave of the roof or the top of a parapet.

PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF MAY 4, 2015
AGENDA ITEM D1

LOCATION:	**523 Central Avenue**	**APPLICANT:**	**Leopold Vandeneynde**
EXISTING USE:	**Single-Family Residence**	**OWNER:**	**Cindy Hamilton**
PROPOSED USE:	**Single-Family Residence**	**APPLICATION:**	**Use Permit**
ZONING:	**R-1-U (Single-Family Urban Residential)**		

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	5,022.0 sf	5,022.0 sf	7,000.0 sf min.
Lot width	54.0 ft.	54.0 ft.	65.0 ft. min.
Lot depth	93.0 ft.	93.0 ft.	100.0 ft. min.
Setbacks			
Front	20.0 ft.	24.5 ft.	20.0 ft. min.
Rear	33.3 ft.	35.5 ft.	20.0 ft. min.
Side (left)	5.9 ft.	9.4 ft.	5.4 ft. min.
Side (right)	7.3 ft.	13.0 ft.	5.4 ft. min.
Building coverage	1,454.0 sf 29.0 %	1,282.0 sf 25.5 %	1,757.7 sf max. 35.0 % max.
FAL (Floor Area Limit)	2,797.0 sf	1,282.0 sf	2,800.0 sf max.
Square footage by floor	1,253.0 sf/1st floor 1,358.0 sf/2nd floor 7.0 sf/attic height > 5 feet 179.0 sf/garage 22.0 sf/porch	930.0 sf/1st floor 352.0 sf/garage	
Square footage of buildings	2,819.0 sf	1,282.0 sf	
Building height	26.8 ft.	13.0 ft.	28.0 ft. max.
Parking	1 covered/1 uncovered	1 covered/1 uncovered	1 covered/1 uncovered
	Note: Areas shown highlighted indicate a nonconforming or substandard situation.		
Trees	Heritage trees: 2*	Non-Heritage trees: 1	New Trees: 1
	Heritage trees proposed for removal: 1	Non-Heritage trees proposed for removal: 0	Total Number of Trees: 3
	* One heritage tree is a street tree in the front of the property		

PROPOSAL

The applicant is requesting use permit approval to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to lot width, depth and area in the R-1-U (Single-Family Urban Residential) zoning district. As part of the proposal, a heritage trident maple measuring 16 inches in diameter, at the front right side of the property, is proposed for removal.

ANALYSIS

Site Location

The subject site is located at 523 Central Avenue, near the intersection of Central Avenue and Walnut Street. The subject parcel is surrounded on all sides by single-family homes that are also in the R-1-U zoning district. Central Avenue is a mixture of one and two-story homes.

Project Description

The applicant is proposing to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence with an attached one-car garage in the R-1-U (Single-Family Urban Residential) zoning district. The second required parking space would be an uncovered space to the right of the garage. The lot is substandard with regard to the lot width, depth and area, and a two-story residence requires approval of a use permit.

The proposed residence would have a floor area of 2,797 square feet where 2,800 square feet is the floor area limit (FAL) and a building coverage of 29 percent where 35 percent is the maximum permitted. The proposed residence would have three bedrooms and three bathrooms, with all of the bedrooms and two of the bathrooms on the second floor. The house is proposed to be 26.8 feet in height, below the maximum permissible height of 28 feet, and the proposed structure would comply with daylight plane requirements. A balcony, set back over 20 feet from both side property lines, is proposed adjacent to the master bedroom. The applicant submitted a project description letter, which discusses the proposal in more detail (Attachment C).

Design and Materials

The applicant states that the design is inspired by the Tudor Cottage style. The exterior material would be cement plaster siding with a wood front door and casement windows. The composition shingle roof would include a mixture of gables and hipped roof forms, with a flat roof on top consisting of membrane roofing. The windows would be simulated true divided lights with grids on the inside and outside and a spacer bar in between. Two gables on the left side would intrude into the daylight plane, as may be permitted on lots less than 10,000 square feet in size. The gable over the bay window would intrude 4 feet into the daylight plane, and a second gable would intrude 4.7 feet into the

daylight plane. The maximum permitted intrusion for a 5.3-foot setback is 9.2 feet and for a 5.5-foot setback the maximum intrusion is 8.3 feet, so the proposed intrusions are well below the maximum for the 5.4-foot required side yard setback. The total length of the two gable intrusions would be 17.4 feet where 30 feet is the maximum permitted.

The proposed upper level windows would have sill heights of 2.1 feet or more from the finished floor on the front (east) elevation. The proposed upper level windows on the rear (west) elevation would have sill heights of 2.7 feet. On the right (north) elevation, the windows would have sill heights of 1.4 feet or more, and on the left (south) elevation, the windows would have sill heights of 2.3 feet or more. Higher sill heights are effectively limited by the applicant proposing low plate heights on the second level. These low plate heights would help limit the perceived mass of the residence. The Planning Commission may wish to consider requiring landscape screening in the vicinity of these windows, if neighbor privacy is a concern. An arched entry way is proposed to lead to the front porch, which could not be enclosed in the future as this would result in exceeding the FAL for the property.

Although the project would be a two-story residence, the structure would present a varied set of forms that would reduce the perception of two-story mass. Decorative features such as a painted wood belly band and metal flower box above the garage would add visual interest. Central Avenue is a mixture of one and two-story homes that represent various styles. Staff believes that the scale, materials, and style of the proposed residence are compatible with the neighborhood.

Flood Zone

The subject property is located within the “AE” zone established by the Federal Emergency Management Agency (FEMA). Within this zone, flood proofing techniques are required for new construction and substantial improvements of existing structures. Stated in general terms, for the proposed foundation type, the bottom of the floor joist must be built at or above the base flood elevation for this site. The elevations (Attachment B5) show the base flood elevation (32.9 feet) in relation to the existing average natural grade (approximately 30.2 feet) and the finished floor (33.4 feet). The Public Works Department has reviewed and tentatively approved the proposal for compliance with FEMA regulations.

Trees and Landscaping

A 16-inch heritage trident maple, located in the right side of the front yard, is proposed for removal to accommodate the proposed driveway to the new garage. The removal of this tree has been reviewed and tentatively approved by the City Arborist due to a structural problem. No other trees are proposed for removal. There is also a heritage 32-inch black walnut street tree in front of the left side of the property and a non-heritage glossy privet in the rear right corner of the property. The applicant is proposing a new 15-gallon jacaranda in the front left side of the property to replace the heritage trident maple. The proposed site improvements should not adversely affect the surrounding trees as standard tree protection measures will be ensured through

recommended condition 3.g.

Correspondence

The applicant included a summary of the property owner's outreach in the project description letter, which is included as Attachment C. Staff has not received any correspondence.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are in keeping with those of the greater neighborhood. The structure would present a varied set of forms that would reduce the perception of two-story mass. Decorative features such as a painted wood belly band and metal flower box above the garage would add visual interest. Staff recommends that the Planning Commission approve the proposed project.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current CEQA Guidelines.

2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Approve the use permit subject to the following ***standard*** conditions:

    a. Development of the project shall be substantially in conformance with the plans prepared by Leopold Design, consisting of 6 plan sheets, dated received April 23, 2015, and approved by the Planning Commission on May 4, 2015, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.

    b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

    c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and

Transportation Division that are directly applicable to the project.

d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

Report prepared by:
Corinna Sandmeier
Associate Planner

Report reviewed by:
Thomas Rogers
Senior Planner

PUBLIC NOTICE & APPEAL PERIOD

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

ATTACHMENTS

A. Location Map
B. Project Plans
C. Project Description Letter

Note: Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

EXHIBITS TO BE PROVIDED AT MEETING

None

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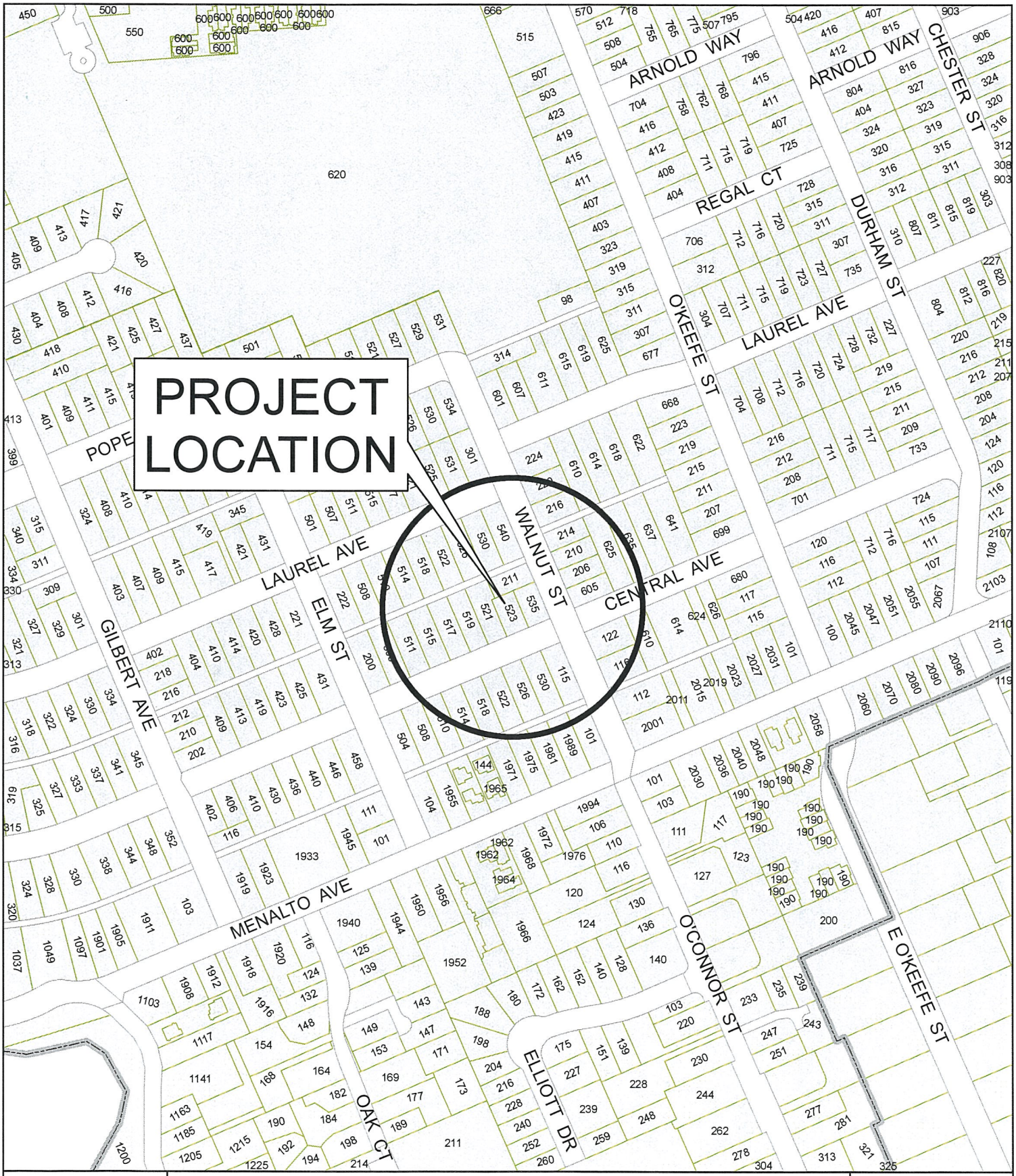


CITY OF MENLO PARK

LOCATION MAP

523 CENTRAL AVE

A-1

DRAWN: KTP CHECKED: KTP DATE: 05/04/15 SCALE: 1" = 300' SHEET: 1

FLOOD ZONE NOTES

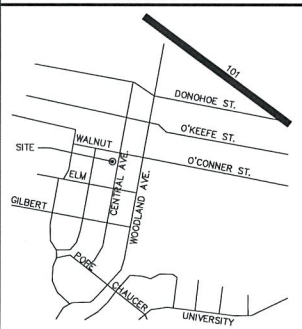
THE PLANS DATED _____, SUBMITTED ON _____ COMPLY WITH THE CITY'S FLOOD DAMAGE PREVENTION CODE."

FLOOD ZONE DESIGNATION AE AND BASE FLOOD ELEVATION (BFE) OF 32.8' NAVD'88.

THE BOTTOM ELEVATION OF ALL APPLIANCES AND UTILITIES SHALL BE AT OR ABOVE BFE (E.G., GAS METER, AIR CONDITIONING UNIT, ELECTRICAL CONDUIT, WASHER, DRYER, FURNACE, WATER HEATER). WATER AND SEWER PIPES, SEALED TO PREVENT FLOOD WATER INTRUSION, ARE ALLOWED BELOW BFE.

ALL MATERIALS BELOW BFE SHALL BE RESISTANT TO FLOOD DAMAGE (I.E., CONCRETE, REDWOOD OR PRESSURE TREATED DOUGLAS FIR)."

VICINITY MAP



SITE ANALYSIS

SITE ANALYSIS
Zoning District: R-1-U

LOT AREA:	5,022 SF
ALLOWABLE FAL:	2,800 SF
PROPOSED 1ST FLOOR AREA:	1,432 SF
PROPOSED 2ND FLOOR AREA:	1,365 SF
TOTAL PROPOSED AREA:	2,797 SF
LAND COVERED BY STRUCTURES:	28 %
LANDSCAPING:	56 %
PAVED SURFACES:	15 %
PARKING SPACES:	1 COV / 1 UNCOV

ALL GRADES TO REMAIN NATURAL

PROJECT DATA

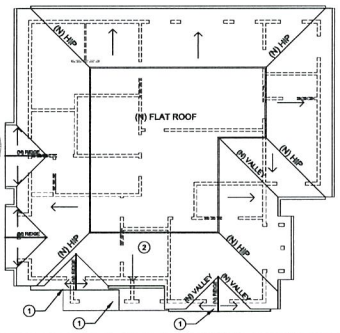
GENERAL INFORMATION:

Project Address:	523 Central Ave. Menlo Park, CA 94025	Required Setbacks: Front	20'
Governing Jurisdiction:	Menlo Park BUILDING AND PLANNING DEPTS.	Rear	20'
		Side	(10% LOT WIDTH) 5.4'
Zoning District:	R-1-U	Side	(10% LOT WIDTH) 5.4'
APN:	062-38-213		
Lot Size:	5,022 SF		
Gross Floor Area:	1,289 SF		
Number of Units:	1		
Number of Stories:	1		
(E) Parking Spaces:	1 Covered & 1 Uncovered		

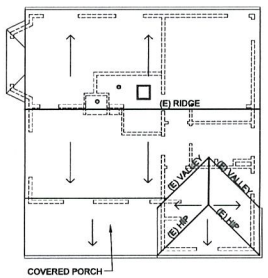
All work shall be in accordance with Title 2013 CBC, CMC, CPC, and CEC

KEY NOTES

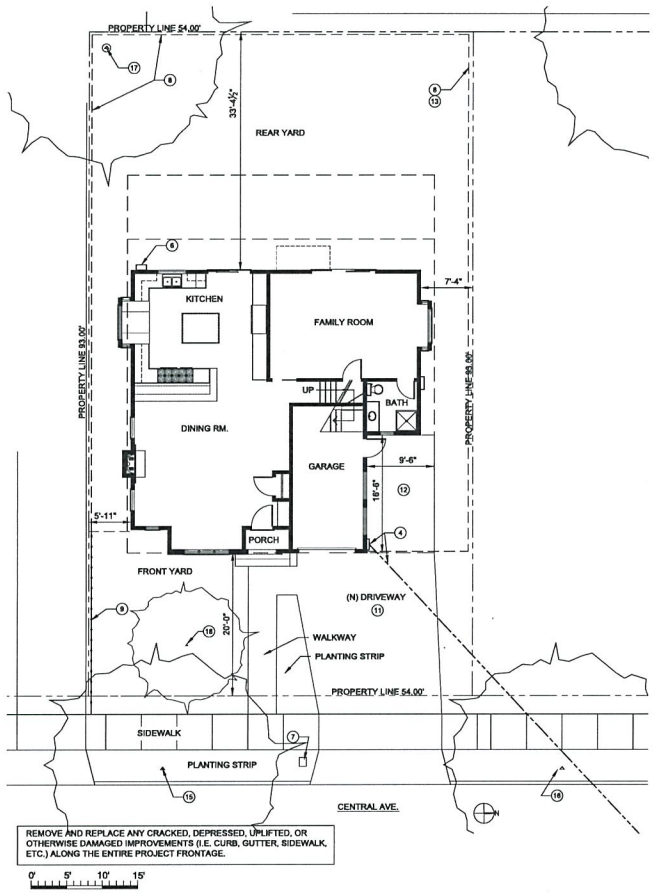
1. 12:12 ROOF SLOPE AT GABLE ROOF AT STREET FACADE
2. 12:12 ROOF SLOPE AT MAIN ROOF.
3. (E) ELECTRICAL METER AND OVERHEAD SERVICE
4. (N) ELECTRICAL METER AND OVERHEAD SERVICE
5. (E) GAS METER
6. (N) GAS METER
7. (E) WATER METER
8. (E) 6' HIGH REDWOOD FENCE - WEATHERED
9. (E) 3' HIGH PAINTED WHITE PICKET FENCE
10. (E) CONCRETE DRIVEWAY TO BE REMOVED.
11. NEW CONCRETE DRIVEWAY
12. NEW 9'-6"x18'-6" UNCOVERED PARKING SPACE, REFER TO SHEET A1.0.
13. 5' WOOD FENCE RE: SURVEY FOR SPECIFICATIONS AND EXACT LOCATIONS.
14. TRIDENT MAPLE 18" dia., TREE TO BE REMOVED WITH TREE REMOVAL PERMIT.
15. EXISTING CITY STREET TREE, BLACK WALNUT 32" DIA., TO BE PROTECTED DURING CONSTRUCTION.
16. EXISTING CITY STREET TREE, SYCAMORE 30" DIA., TO BE PROTECTED DURING CONSTRUCTION.
17. EXISTING 14" DIAMETER GLOSSY PRIVOT TREE/BUSH
18. NEW HERITAGE TREE REPLACEMENT - 15 GALLON JACARANDA



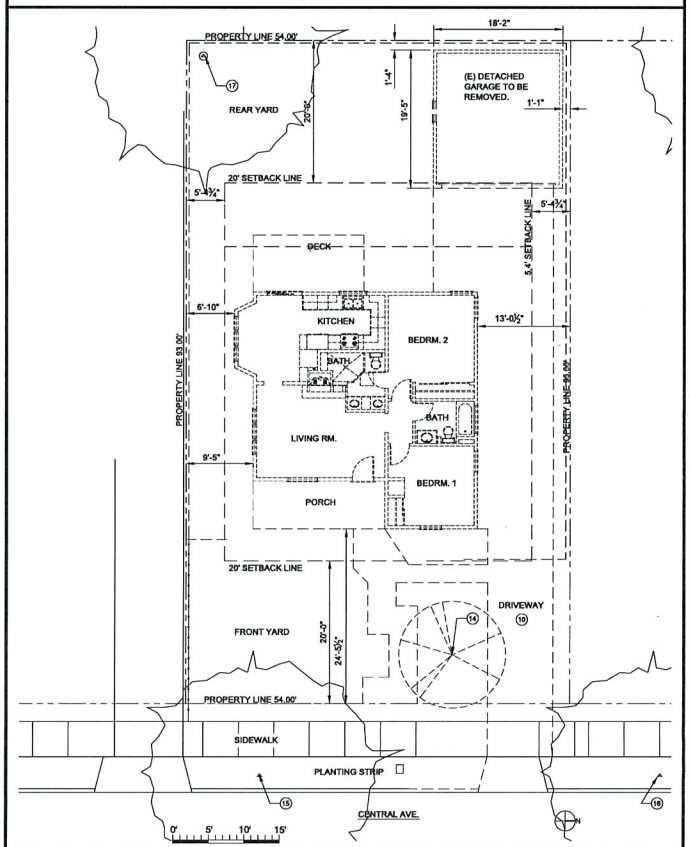
PROPOSED ROOF PLAN SCALE: 1/8" = 1'-0"



EXISTING ROOF PLAN SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN SCALE: 1/8" = 1'-0"



(E) SITE PLAN SCALE: 1/8" = 1'-0"

Leopold Vandeneynde, A.I.A. t. 650-224-6852
Leopold Design
777 Enright Ave., Santa Clara, CA 95050

INTERIOR IMPROVEMENTS TO THE HOME OF:
CINDY & GERRY DEWITT
523 CENTRAL AVE., MENLO PARK, CA 94025

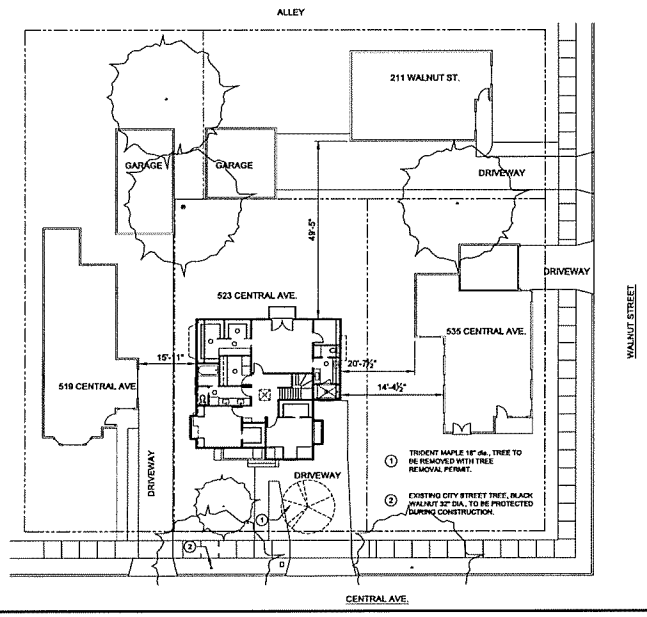
CONSTRUCTION PLAN
DEMOLITION PLAN
SITE/ROOF PLAN
PROJECT DATA & DETAIL
SYMBOLS AND NOTES

JOB NO.	DRAWN BY
523-13	LEOPOLD

DATE: APRIL 24, 2015

REVISIONS

SHEET NO. A0.00
OF:

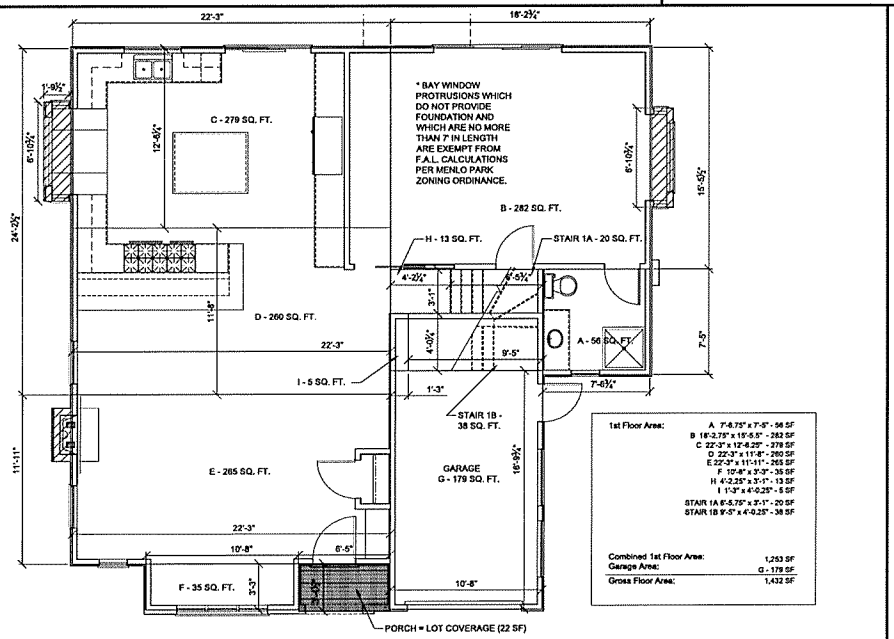


AREA PLAN

0' 10' 20' 30' SCALE: 1/16" = 1'-0"

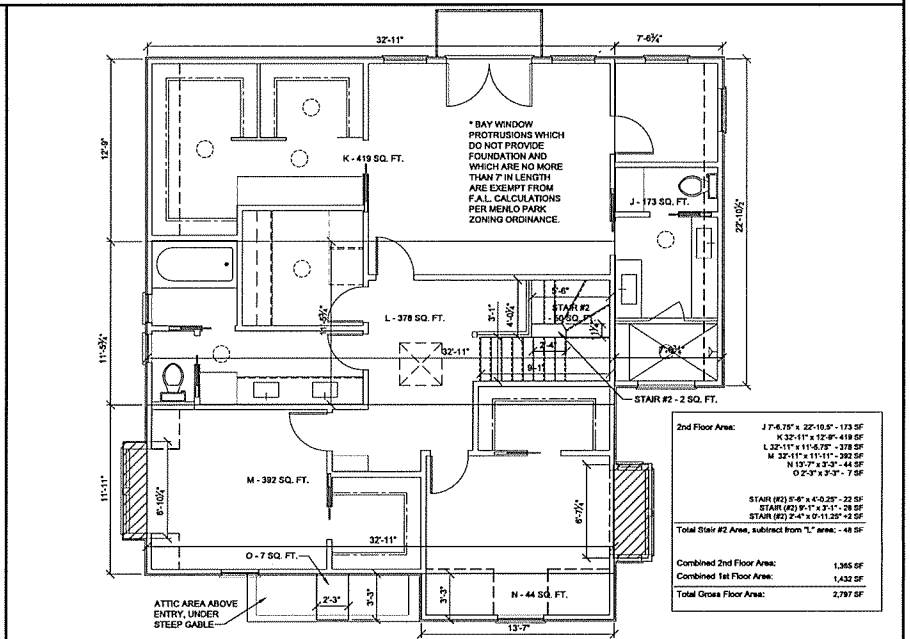
STREET SCAPE

0' 5' 10' 15' SCALE: 1/8" = 1'-0"



SQUARE FOOTAGE CALCULATION PLAN - 1st FLOOR

0' 5' 10' SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE CALCULATION PLAN - 2nd FLOOR

0' 5' 10' SCALE: 1/4" = 1'-0"

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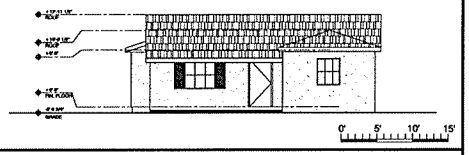
777 Enright Ave., Santa Clara, CA 95050

INTERIOR IMPROVEMENTS TO THE HOME OF:
CINDY & GERRY DEWITT
523 CENTRAL AVE., MENLO PARK, CA 94025

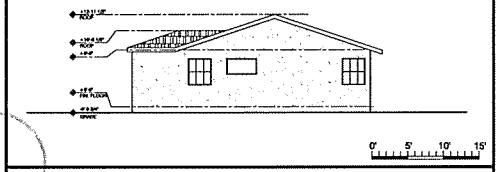
AREA PLAN
STREET SCAPE
SQUARE FOOTAGE CALC. PLANS

JOB NO. 523-13
DRAWN BY LEOPOLD
DATE: APRIL 24, 2015
REVISIONS

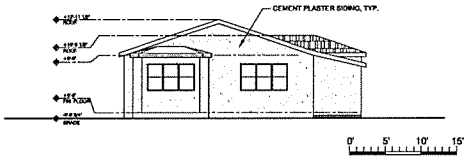
SHEET NO. A0.01
OF:



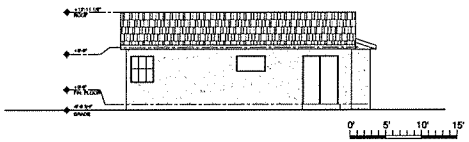
EXISTING EAST ELEVATION SCALE: 1/8" = 1'-0"



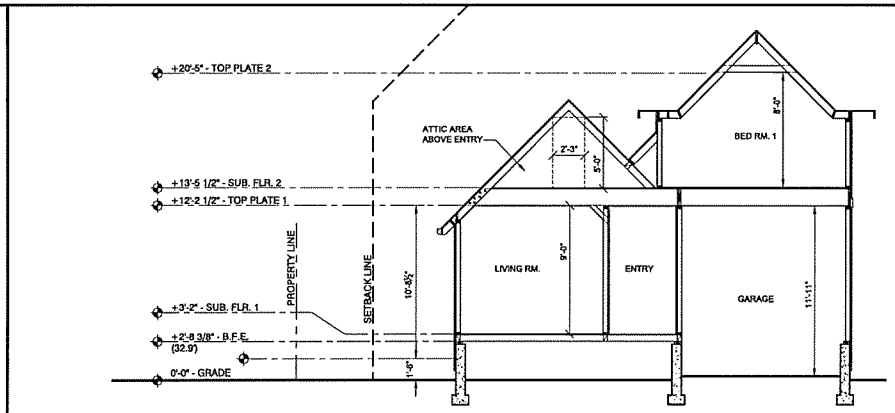
EXISTING WEST ELEVATION SCALE: 1/8" = 1'-0"



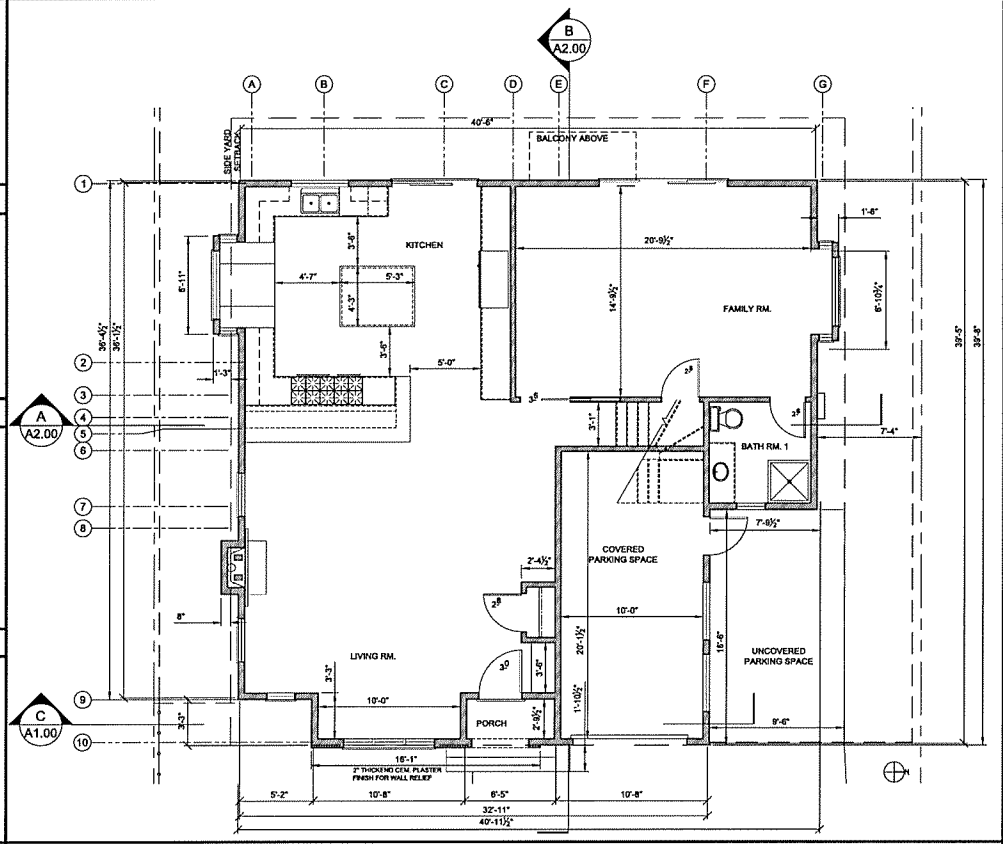
EXISTING SOUTH ELEVATION SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION SCALE: 1/8" = 1'-0"



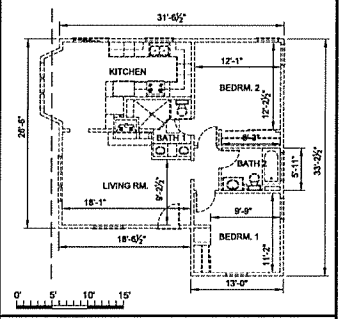
SECTION - C SCALE: 1/4" = 1'-0"



1st FLOOR PROPOSED PLAN SCALE: 1/4" = 1'-0"

FIRE DEPARTMENT NOTES

1. SMOKE ALARMS WITHIN SLEEPING ROOMS SHALL BE DUAL SENSOR PHOTOELECTRIC/IONIZATION.
2. SMOKE ALARMS INSTALLED WITHIN 20 FT. OF A KITCHEN, FIREPLACE, WOOD BURNING STOVE OR OUTSIDE A BATHROOM SHALL BE OF THE PHOTOELECTRIC TYPE.
3. A DUAL SENSOR PHOTOELECTRIC/IONIZATION SMOKE ALARM SHALL BE PROVIDED AT THE TOP AND BOTTOM OF ALL STAIRCASES.
4. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, SHALL BE EQUIPPED WITH BATTERY BACK-UP AND BE INTERCONNECTED.
5. PROVIDE CARBON MONOXIDE ALARMS IN MASTER BEDROOM AND FAMILY ROOM.
6. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, SHALL BE EQUIPPED WITH BATTERY BACK-UP AND BE INTERCONNECTED.
7. IF THE SMOKE ALARMS CURRENTLY INSTALLED IN THE RESIDENCE ARE MORE THAN 10 YEARS OLD (10 YEARS FROM THE DATE OF INSTALLATION) THEY SHALL BE REPLACED WITH NEW SMOKE ALARMS IN ACCORDANCE WITH THE CITY OF PALO ALTO MUNICIPAL CODE.
8. PROVIDE A WINDOW AND DOOR SCHEDULE TO SHOW ALL EMERGENCY EGRESS WINDOWS/DOORS FROM NEW SLEEPING AREAS. INCLUDE A NOTE CONFIRMING EMERGENCY EGRESS COMPLIANCE WITH THE 2013 CA RESIDENTIAL CODE.



DEMO PLAN SCALE: 1/8" = 1'-0"

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INTERIOR IMPROVEMENTS TO THE HOME OF:
CINDY & GERRY DEWITT
523 CENTRAL AVE., MENLO PARK, CA 94025

PROPOSED FLOOR PLAN
DEMOLITION PLAN

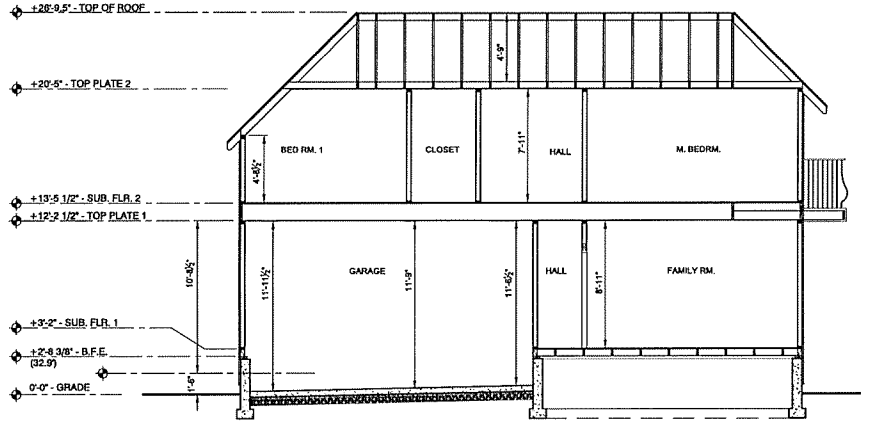
JOB NO.	DRAWN BY
523-13	LEOPOLD

DATE: APRIL 24, 2015

REVISIONS

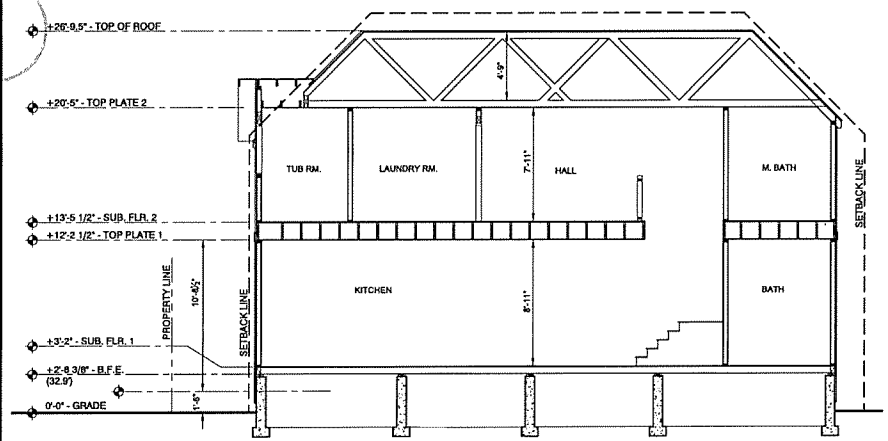
SHEET NO. A1.00

OF:



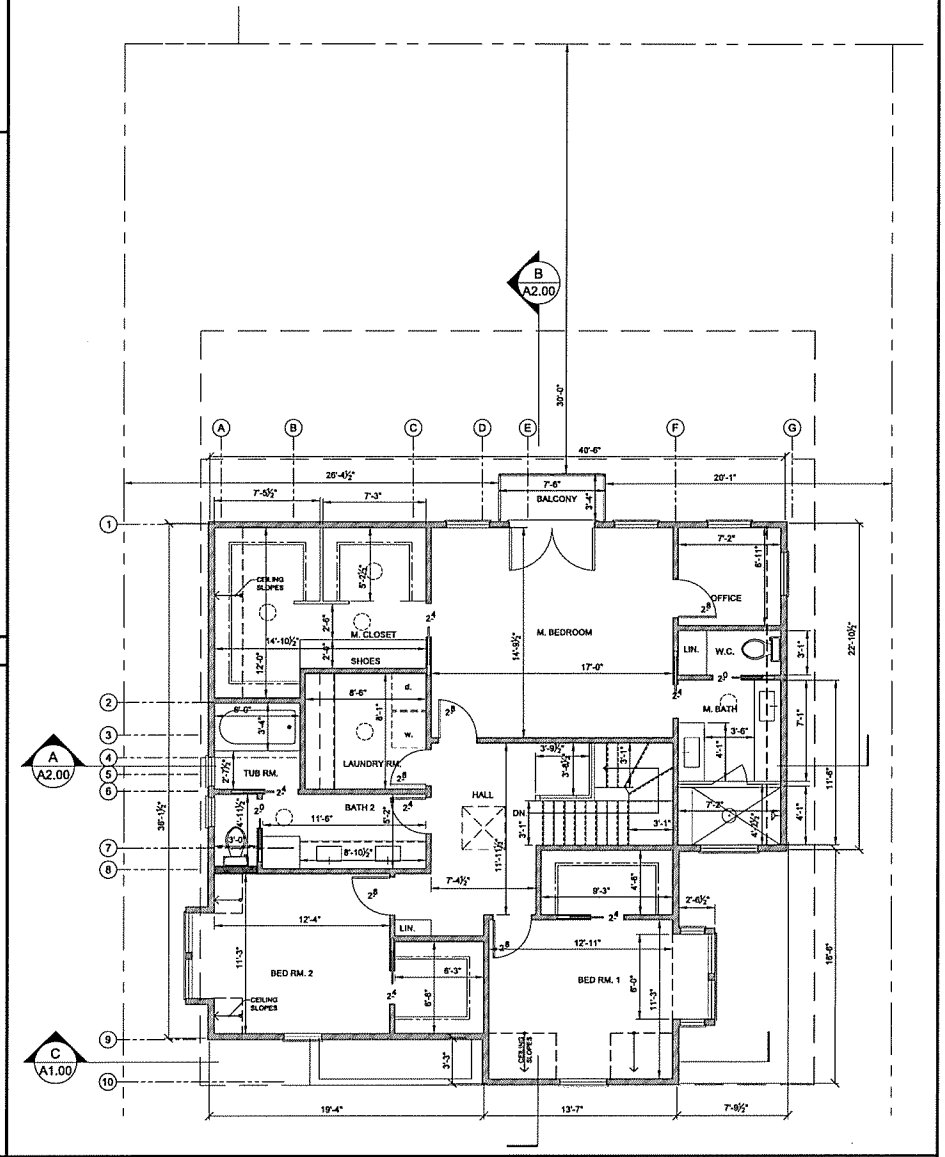
SECTION - B

SCALE: 1/4" = 1'-0"



SECTION - A

SCALE: 1/4" = 1'-0"



2ND FLOOR PROPOSED PLAN

SCALE: 1/4" = 1'-0"

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t. 650-224-6852
Leopold Design
777 Enright Ave., Santa Clara, CA 95050

INTERIOR IMPROVEMENTS TO THE HOME OF:

CINDY & GERRY DEWITT

523 CENTRAL AVE., MENLO PARK, CA 94025

PROPOSED 2ND FLOOR PLAN
SECTIONS

JOB NO.	DRAWN BY
523-13	LEOPOLD

DATE: APRIL 24, 2015

REVISIONS

SHEET NO. A2.00

OF:

ALL MATERIALS BELOW BFE SHALL BE RESISTANT TO FLOOD DAMAGE (I.E., CONCRETE, REDWOOD OR PRESSURE TREATED DOUGLAS FIR).*

FLOOD VENTS

AREA IN SQUARE INCHES OF TOTAL FLOOD VENTS SHALL MATCH ENCLOSED AREA IN SQUARE FEET

Combined 1st Floor Area: 1,217 SF
Flood Vent Area Required: 1,217 SI = 8.45 SF
Flood Vents Required: 17 x .50 = 8.5 SF
(N) Foundation Vent: 6x14 Found. Vent #3624, Net Free Area = .50 SF

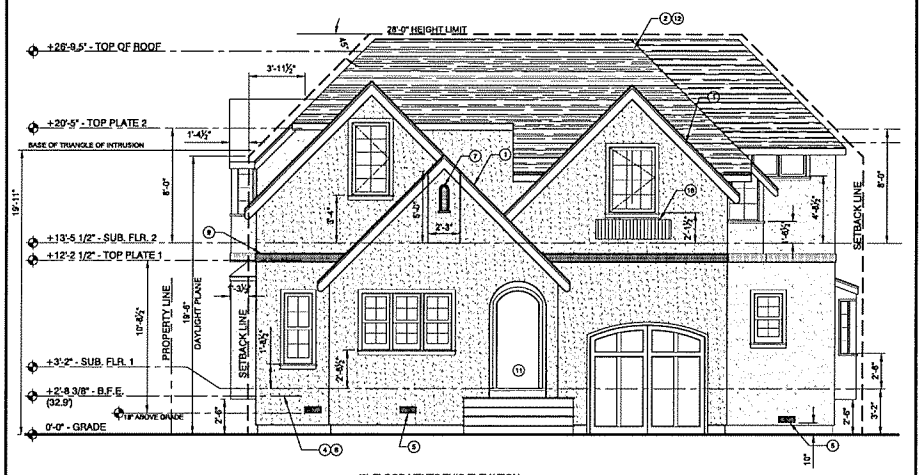
ELEVATION KEY NOTES

1. 12:12 ROOF SLOPE AT GABLE ROOF AT STREET FACADE
2. 12:12 ROOF SLOPE AT 2ND FLOOR MAIN ROOF, MATERIAL TO BE COMPOSITION SHINGLE ROOFING
3.
4. CEMENT PLASTER SIDING
5. FLOOD VENT PER SPECIFICATIONS, T1/4S SHEET.
6.
7. ROOF VENTS PER VENTILATION CALCULATIONS
8. (N) VINYL, LOW-E, DUAL GLAZED WHITE VINYL WINDOWS WITH INT./EXT. MUNTINS & TRUE DIVIDED LITES. (SPACERS BETWEEN THE GLASS)
9. PAINTED WOOD BELLY BAND
10. METAL FLOWER BOX
11. FRONT DOOR TO BE PAINTED WOOD.
12. FLAT ROOF TO BE MEMBRANE ROOFING.
13. OBSCURE GLASS WINDOWS

(7) FLOOD VENTS THIS ELEVATION

PROPOSED NORTH ELEVATION

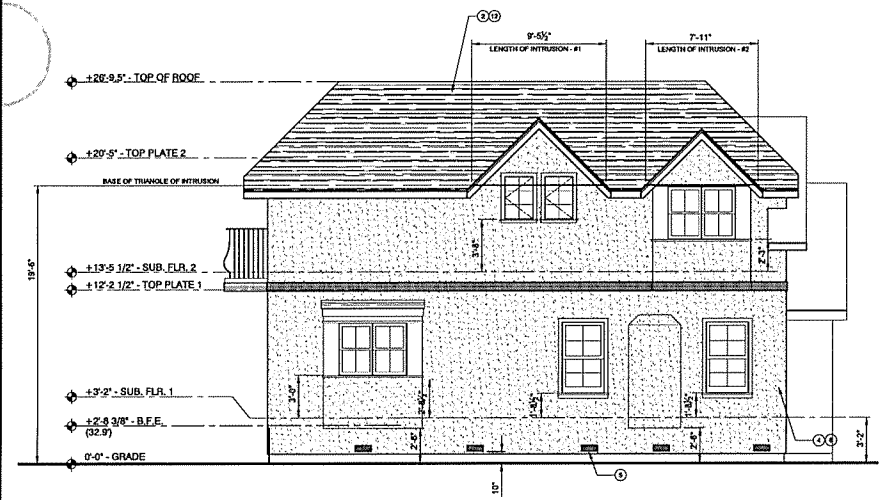
0' 5' 10' SCALE: 1/4" = 1'-0"



(3) FLOOD VENTS THIS ELEVATION

PROPOSED EAST ELEVATION

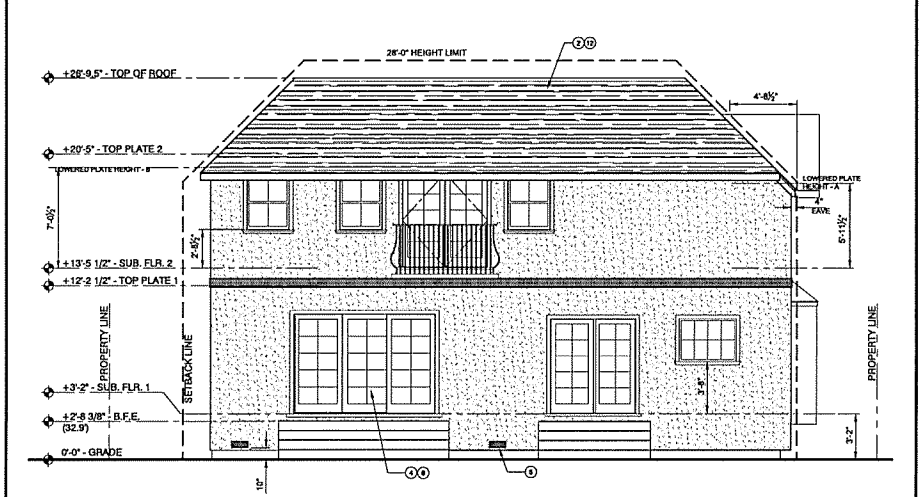
0' 5' 10' SCALE: 1/4" = 1'-0"



(5) FLOOD VENTS THIS ELEVATION

PROPOSED SOUTH ELEVATION

0' 5' 10' SCALE: 1/4" = 1'-0"



(2) FLOOD VENTS THIS ELEVATION

PROPOSED WEST ELEVATION

0' 5' 10' SCALE: 1/4" = 1'-0"

Leopold Vandeneynde, A.I.A.
t. 650-224-6852
Leopold Design
777 Enright Ave., Santa Clara, CA 95050

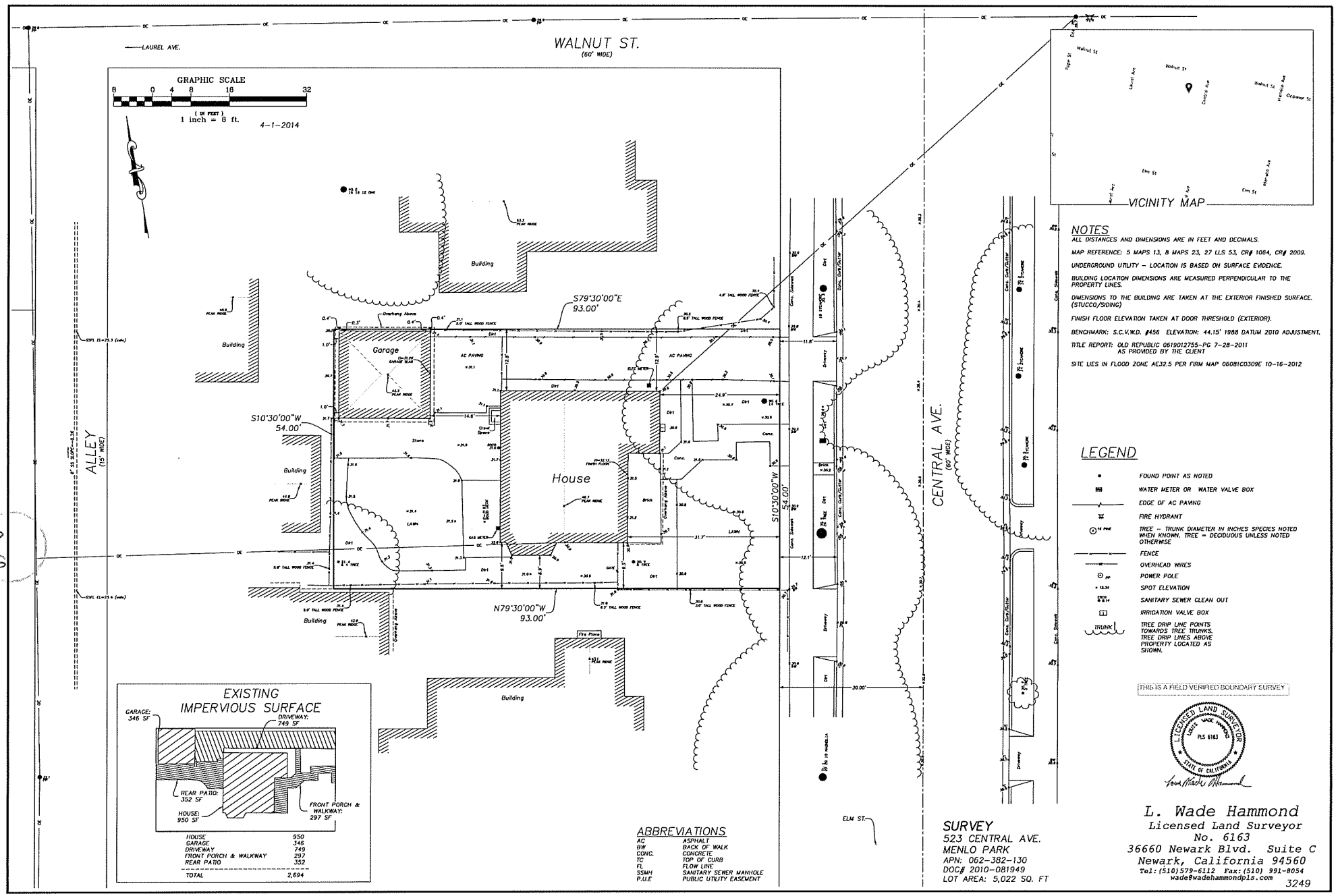
LICENSED ARCHITECT — LEOPOLD VANDENEYNDE — No. C31355 — STATE OF CALIFORNIA

INTERIOR IMPROVEMENTS TO THE HOME OF:
CINDY & GERRY DEWITT
523 CENTRAL AVE., MENLO PARK, CA 94025

PROPOSED ELEVATIONS

JOB NO. 523-13
DRAWN BY LEOPOLD
DATE: APRIL 24, 2015
REVISIONS

SHEET NO. A3.00
OF:



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

MAP REFERENCE: 5 MAPS 13, 8 MAPS 23, 27 LLS 53, CR# 1064, CR# 2009.

UNDERGROUND UTILITY – LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. (STUCCO/SIDING)

FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).

BENCHMARK: S.C.V.W.D. #456 ELEVATION: 44.15' 1988 DATUM 2010 ADJUSTMENT.

TITLE REPORT: OLD REPUBLIC 0619012755-PC 7-28-2011
AS PROVIDED BY THE CLIENT

SITE LIES IN FLOOD ZONE AE32.5 PER FIRM MAP 06081C0309E 10-16-2012

LEGEND

- FOUND POINT AS NOTED
- WATER METER OR WATER VALVE BOX
- EDGE OF AC PAVING
- FIRE HYDRANT
- TREE – TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN. TREE = DECIDUOUS UNLESS NOTED OTHERWISE
- FENCE
- OVERHEAD WIRES
- POWER POLE
- SPOT ELEVATION
- SANITARY SEWER CLEAN OUT
- IRRIGATION VALVE BOX
- TRUNK — TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.

THIS IS A FIELD VERIFIED BOUNDARY SURVEY

EXISTING IMPERVIOUS SURFACE

HOUSE	950
GARAGE	346
DRIVEWAY	749
FRONT PORCH & WALKWAY	297
REAR PATIO	352
TOTAL	2,694

ABBREVIATIONS

AC	ASPHALT
BW	BACK OF WALK
CONC.	CONCRETE
TC	TOP OF CURB
FL	FLOW LINE
SSMH	SANITARY SEWER MANHOLE
P.U.E	PUBLIC UTILITY EASEMENT

SURVEY
523 CENTRAL AVE.
MENLO PARK
APN: 062-382-130
DOC# 2010-081949
LOT AREA: 5,022 SQ. FT

L. Wade Hammond
Licensed Land Surveyor
No. 6163
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510)579-6112 Fax: (510) 991-8054
wade@wadehammondpls.com

3249

Leopold Design

April 24, 2015

Project Description - 523 Central Avenue Project

Purpose of the proposal:

The homeowners wish to build a new home that would allow them to have additional bedrooms and living space, as they just had their 2nd baby girl. The new home will give the homeowners the interior space they need for their children and the exterior space in the rear yard for the children to play. The homeowners love the neighborhood and plan to make this home their dream home. The husband works for Handcraft Builders and is very interested in constructing a quality home.

Scope of Work:

The project consists of tearing down the existing house and building a new home above the flood plain elevation to allow for 1 uncovered and 1 car covered parking spaces near the front of the street facing property. The existing detached non-conforming covered parking garage contains dry-rot and termite infested lumber. This detached structure is proposed to be demolished so the owner can enjoy a larger rear yard with their 2 young girls. The new house will be above the Base Flood Elevation, it will consist of a larger 1st floor and a new 2nd floor.

Architectural Style, materials, colors, and construction methods:

The architectural style of the proposed home is reminiscent of a Tudor Cottage style of architecture that was very popular in the United States during the 1920's and 1930's and is also known as Storybook style. The homeowner adores this particular steep roof style that is found up and down their street and surrounding neighborhood. The steep roof brings a sense of scale to a 2nd story addition. The entry porch will incorporate an arch way in keeping of the Tudor Cottage style. Casement windows with small panes, sloped ceilings, and an arched front door are all parts of the Tudor Cottage features.

Basis for site layout:

The home was situated to best meet the needs of the parking requirement and to maximize the rear yard area for their 2 children.

Existing and proposed uses:

The existing single family 2 bedroom 1 bath home will become a single family 3 bedroom 3 bath home.

Outreach to Neighboring properties:

The weekend of May 3rd 2014, Gerry Dewitt will meet with both of the immediate side yard neighbors to discuss the plans and the project. The neighbor directly behind the project site is renting the home. The neighbor directly across the street is under construction (no one is occupying the home.)

Sincerely,

Leopold Vandeneynde, Architect

PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF MAY 4, 2015
AGENDA ITEM E1

LOCATION:	**20 Kelly Court**	**APPLICANT:**	**Jason Chang for CS Bio Co.**
EXISTING USE:	**Office/Research and Development (R&D)/ Manufacturing/ Hazardous Materials Use and Storage**	**PROPERTY OWNER:**	**CCS Management, LLC**
PROPOSED USE:	**Office/Research and Development(R&D)/ Manufacturing/ Hazardous Materials Use and Storage**	**APPLICATION:**	**Modification to Approved Plans Associated with a Conditional Development Permit (CDP)**
ZONING:	**M-2 (X) (General Industrial, Conditional Development Permit)**		

PROPOSAL

The applicant, Jason Chang on behalf of CS Bio Co., is requesting modifications to the project plans associated with an approved conditional development permit (CDP), previously approved by the City Council in December 2012. At this time, the applicant is requesting the following modifications to the project plans associated with the CDP:

- Defer façade modifications to the single-story concrete tilt-up portion of the subject building;
- Defer installation of a new roof screen on that portion of the building; and
- Allow the existing trash enclosure to remain.

The previously approved project included metal panels on the concrete tilt-up building, a new roof screen, and a new trash enclosure. The applicant would paint the existing concrete tilt-up building to match the new construction; however, any approval of the deferral request would contain a time limit to allow the applicant to consider potential modifications to the overall development at the site as part of the City's ConnectMenlo General Plan update. As part of the proposal, the applicant is requesting approval to

install temporary seasonal decorations on the roof of the building, the location of which are identified on the elevations for reference. Per Section 6.3.1 (Major Modifications) of the approved CDP, the applicant may request modifications to the exterior of the building, subject to review and approval by the Planning Commission. The subject site is located in the M-2(X) (General Industrial, Conditional Development) zoning district.

BACKGROUND

Previous Entitlements and Company Background

CS Bio, Inc. was founded in 1993 in San Carlos and moved to Menlo Park in 2003. Upon relocation to Menlo Park, CS Bio Co. received Planning Commission approval of a use permit for the conversion of an industrial building to research and development (R&D) and office, and for the storage and use of hazardous materials. In 2007, the use of the Hetch Hetchy right-of-way was incorporated into a request for an administrative parking reduction, to apply the City's use-based guidelines in conjunction with the conversion of warehouse space to R&D/lab space at 20 Kelly Court. Subsequently, the Planning Commission approved a use permit revision on April 5, 2010 to modify the storage location, and types and quantities of hazardous materials stored on-site. The facility at 20 Kelly Court is the company's corporate headquarters. CS Bio is a provider of automated instrumentation for peptide synthesis.

Approved Site Redevelopment (December 2012)

In 2012, CS Bio Co. submitted an application to redevelop the site, which included the following requests:

- Rezoning (M-2 to M-2-X);
- Conditional development permit (CDP),
- Heritage tree removal permit,
- BMR In Lieu Fee Housing Agreement; and
- Environmental review.

On November 5, 2012, the Planning Commission voted unanimously to recommend approval of the project to the City Council. Subsequently, on November 27, 2012, the City Council reviewed and unanimously approved the project and initiated the rezoning from M-2 to M-2(X). The second reading of the rezoning ordinance was completed on December 11, 2012. The 2012 redevelopment of the site was driven by the company's growth, resulting in the existing space being unable to meet the company's needs and its projected future growth.

The approved project included the demolition of the building located at 1 Kelly Court and partial demolition of the building located at 20 Kelly Court, along with a merger of the two legal parcels. The redevelopment resulted in a total gross floor area of 37,428 square feet, which was a net increase of approximately 1,725 square feet of gross floor area. As part of the project, the site was rezoned from M-2 (General Industrial) to M-2 (X) (General Industrial, Conditional Development District) and a CDP was approved, allowing the project to exceed the maximum height limit of 35 feet, and established the

required parking, allowed signage, required setbacks, and incorporated the outside storage of nonhazardous materials and equipment within a service yard. The Hetch Hetchy right-of-way to the rear of the property, a separate parcel, was incorporated into the project as required parking spaces, which would partially be contained in landscape reserve. The approval also allowed the applicant to use and store hazardous materials associated with its production and R&D at the site.

ANALYSIS

Site Location

The project site is located at 20 Kelly Court. The site is located at the end of Kelly Court, which is a dead-end public street accessed from O'Brien Drive. The rear property line abuts the Hetch Hetchy right-of-way, which is owned by the San Francisco Public Utilities Commission (SFPUC). For the purposes of this staff report, O'Brien Drive is considered to be in a north/south orientation. Immediately west, north, and south of the project site are M-2 zoned properties that are currently developed with office and industrial uses, such as warehousing and manufacturing facilities. The directly adjacent parcel to the south of the project site is located at 1 Casey Court, and is occupied by West Allied Mechanical, which conducts sheet metal and pipe fabrication for heating, ventilation, and air conditioning (HVAC).

The Hetch Hetchy right-of-way is located directly to the east of the project site and is partially paved with parking spaces for the business. The Menlo Technology and Science Park (formerly AMB Willow Business Park) is located to the east of the Hetch Hetchy right-of-way and is a multi-building office park that contains general office, R&D, manufacturing, and warehousing uses. The business park was recently purchased by Facebook. The Mid-Peninsula High School play field is approximately 60 feet from the existing building on the 20 Kelly Court parcel; however, the high school building is located approximately 600 feet from the subject building. The project site is approximately 550 feet from JobTrain, located at 1200 O'Brien Drive, which is located to the south of the project site. In addition, a private Montessori preschool (Casa Dei Bambini) is located at 1215 O'Brien Drive, approximately 250 feet from the subject site. The subject site is located approximately 600 feet from the nearest residences. The closest residential properties are located to the west along Alberni Street, which is located within the City of East Palo Alto (see Attachment A).

Project Description

At this time, the applicant is requesting modifications to the approved plans associated within the CDP to defer façade treatments on the concrete tilt up portion of the building, delay the installation of a roof screen on the roof of the concrete tilt up portion of the building, and defer construction of a new trash enclosure. Per Section 7.3 (Project Plans) of the CDP, development of the Project shall be substantially in conformance with the plans submitted by DES Architects and Engineers dated received by the Planning Division on October 31, 2012, consisting of 34 plan sheets, recommended for approval to the City Council by the Planning Commission on November 5, 2012, and approved by the City Council on November 27, 2012, except as modified by the

conditions contained [within the CDP] and in accordance with Section 6 (modifications) of [the CDP]. Per the CDP, the applicant may request modifications to the approved plans, per Section 6 (Modifications), and more specifically for the applicant's current request, through Section 6.1.3, which states:

> "Major modifications (such as significant changes to the exterior appearance of the building, parking layout, or additional gross floor area), to the approved plans, as determined by the Community Development Director, may be allowed, subject to review and approval by the Planning Commission. The Planning Commission's action shall be based on the determination that the proposed modification is compatible with other building and design elements or onsite/offsite improvements of the approved Conditional Development Permit and will not have an adverse impact on safety and/or the character and aesthetics of the site."

The applicant states that the requested deferments are intended to allow the applicant to consider the possible greater redevelopment of the site within the framework of the ConnectMenlo General Plan Update, which could affect land use regulations for the subject site, and subsequently the overall development potential. The applicant states that the company's growth has outpaced available space within the recently redeveloped building, and within the immediate vicinity. The applicant currently leases space within other buildings, but does not believe that off-site facilities are tenable in the long term. Therefore, the applicant anticipates a larger redevelopment and expansion of its corporate headquarters at 20 Kelly Court, which could result in the demolition of the existing concrete tilt-up building. Therefore, the applicant is requesting to delay cosmetic improvements to the building at this time. In addition, the applicant is requesting to maintain the existing trash enclosure, which could possibly need to be relocated as part of any future modifications. The applicant states that Recology can continue to serve the existing trash enclosure and if necessary, the frequency of pick up would be increased. The Engineering Division has reviewed and approved the proposed modifications, including the existing trash enclosure.

In order to ensure that the proposed modifications move forward or the project plans associated with the approved CDP are implemented, the Planning Division has added project-specific condition of approval 4a requiring the applicant to submit a complete application for a CDP amendment and related requests by January 1, 2017. The ConnectMenlo process is intended to be completed in July 2016, and staff believes that requiring a complete submittal by January 1, 2017 provides the applicant with a reasonable amount of time to submit a complete discretionary application, such as a CDP amendment and related environmental review. If the applicant does not submit for a CDP amendment or related application by January 1, 2017, a complete building application to install the façade improvements, roof screen, and new trash enclosure shall be submitted to the Building Division by February 1, 2017. In the interim, the applicant would paint the concrete tilt-up building in the same colors (blue, yellow, or red) as the new right-side wing of the building. In the interim, this would help soften the contrast between the recently constructed and extant portions of the subject building. While the existing roof-mounted equipment is generally visible, the proposed roof mounted equipment would be located near the rear of the building and generally not

visible from the public right-of-way. Therefore, staff believes that the interim condition would not intensify the visibility of the existing roof-mounted equipment. The existing garbage enclosure would continue to meet the Engineering Division' stormwater requirements and is located along the left-side property line. Due to its location, the enclosure is not particularly visible from the public right-of-way.

In addition to the proposed deferred improvements, the applicant is requesting approval for temporary seasonal holiday decorations at the site. The applicant would like to install a temporary Christmas tree located on the roof of the building during the holiday season. The applicant anticipates that the tree could be up to 30 feet in height, located on the roof of the building. The seasonal decorations would be visible from other properties, and the applicant anticipates lighting the tree. The decorations would be temporary and staff has added condition of approval 4b limiting the temporary decorations to 30 days in length. In addition, the applicant would be required to obtain all necessary building permits for the decorations, and the temporary decorations would be subject to review and approval by the Planning Division.

Correspondence

Staff has not received any correspondence on this project.

Conclusion

The proposed deferred improvements would allow an existing business to continue to evaluate options for upgrading its corporate headquarters within the City. The ConnectMenlo process could provide incentives for the applicant to expand and redevelop the existing concrete tilt-up building, which currently is only anticipated to receive façade modifications. The proposed interim painting would help to maintain compatibility between the existing and proposed portions of the building. The new roof-mounted equipment would not be visible from the public right-of-way and the existing garbage enclosure is not generally visible from Kelly Court. The temporary seasonal decorations would be limited to 30 days in length. Staff recommends that the Planning Commission approve the proposed modifications to the project plans associated with the CDP, including the time limits outlined in conditions 4a and 4b.

ENVIRONMENTAL REVIEW

The proposed modifications to the approved plans do not increase the square footage or alter the uses at the site. Therefore, the previous categorical exemption applies to the project. The proposed project is exempt under Class 32 (Section 15332, "In-Fill Development Projects") of the current California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

1. Make a finding that the project is categorically exempt under Class 32 (Section 15332, "In-Fill Development Projects") of the current California Environmental Quality Act (CEQA) Guidelines.

2. Make a determination that the proposed modifications are compatible with other building and design elements or onsite/offsite improvements of the approved Conditional Development Permit (CDP) and will not have an adverse impact on safety and/or the character and aesthetics of the site, as outlined in the project plans provided by DES Architects/Engineers, consisting of 12 plan sheets, dated received April 29, 2015, and approved by the Planning Commission on May 4, 2015 except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

3. Approve the modifications to the project plans associated with the CDP subject to the following ***project-specific*** conditions:

    a. The applicant shall submit a complete application to the Planning Division for the necessary land use entitlements (such as but not limited to a CDP Amendment and associated environmental review) by January 1, 2017. If the applicant fails to submit a complete application, then the applicant shall submit a complete building permit to install the deferred items by February 1, 2017, subject to review and approval of the Building and Planning Divisions.

    a. Any temporary seasonal decorations located at the site shall be limited to 30 days from date of installation and the applicant shall obtain all necessary building permits, subject to review and approval of the Building and Planning Divisions.

Report prepared by:
Kyle Perata
Associate Planner

Report reviewed by:
Thomas Rogers
Senior Planner

PUBLIC NOTICE & APPEAL PERIOD

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

ATTACHMENTS

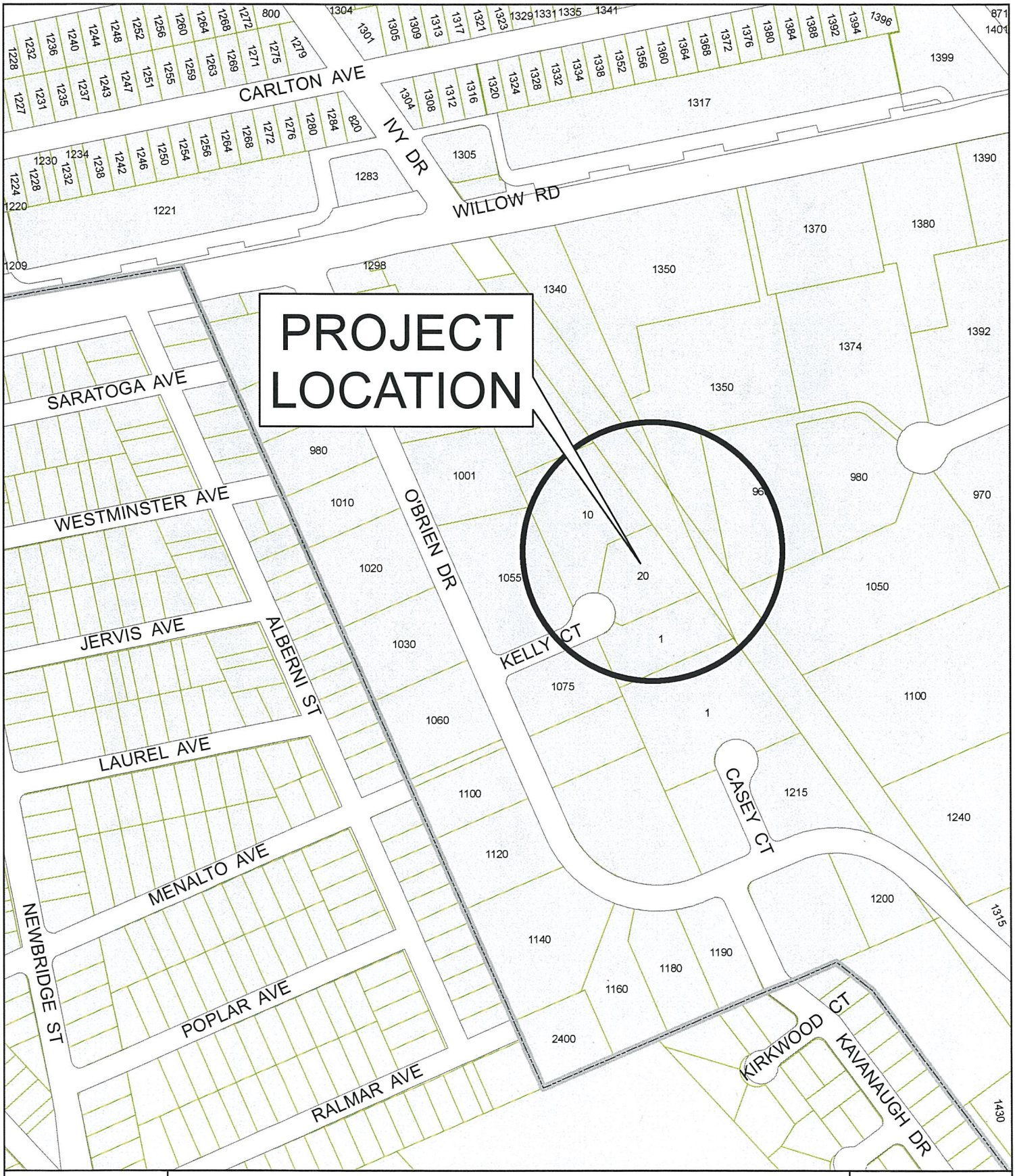
A. Location Map
B. Project Plans
C. Project Description Letter

EXHIBITS TO BE PROVIDED AT MEETING

None

Note: Attached are reduced versions of maps and diagrams submitted by the applicant. The accuracy of the information in these drawings is the responsibility of the applicant, and verification of the accuracy by City Staff is not always possible. The original full-scale maps and drawings are available for public viewing at the Community Development Department.

V:\STAFFRPT\PC\2015\050415 - 20 Kelly Court (CS Bio CDP Modifications).doc



CITY OF MENLO PARK

LOCATION MAP
20 KELLY COURT

A1

DRAWN: KTP CHECKED: KTP DATE: 05/04/15 SCALE: 1" = 300' SHEET: 1

CS BIO - RENOVATION AND EXPANSION

20 Kelly Court
Menlo Park, California

PLANNING SUBMITTAL
DEFERRED MODIFICATIONS

MARCH 13, 2015
REVISED APRIL 10, 2015

VICINITY MAP

CONTACT

CLIENT/OWNER
CS BIO CO

20 KELLY COURT
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FAX: (650) 322-2278
WEBSITE: WWW.CSBIO.COM
CONTACT: JASON CHANG

ARCHITECTS
DES ARCHITECTS + ENGINEERS

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FAX: (650) 364-2618
WEBSITE: WWW.DES-AE.COM
CONTACT: TIM GRUMAN / TONY FLORESCA

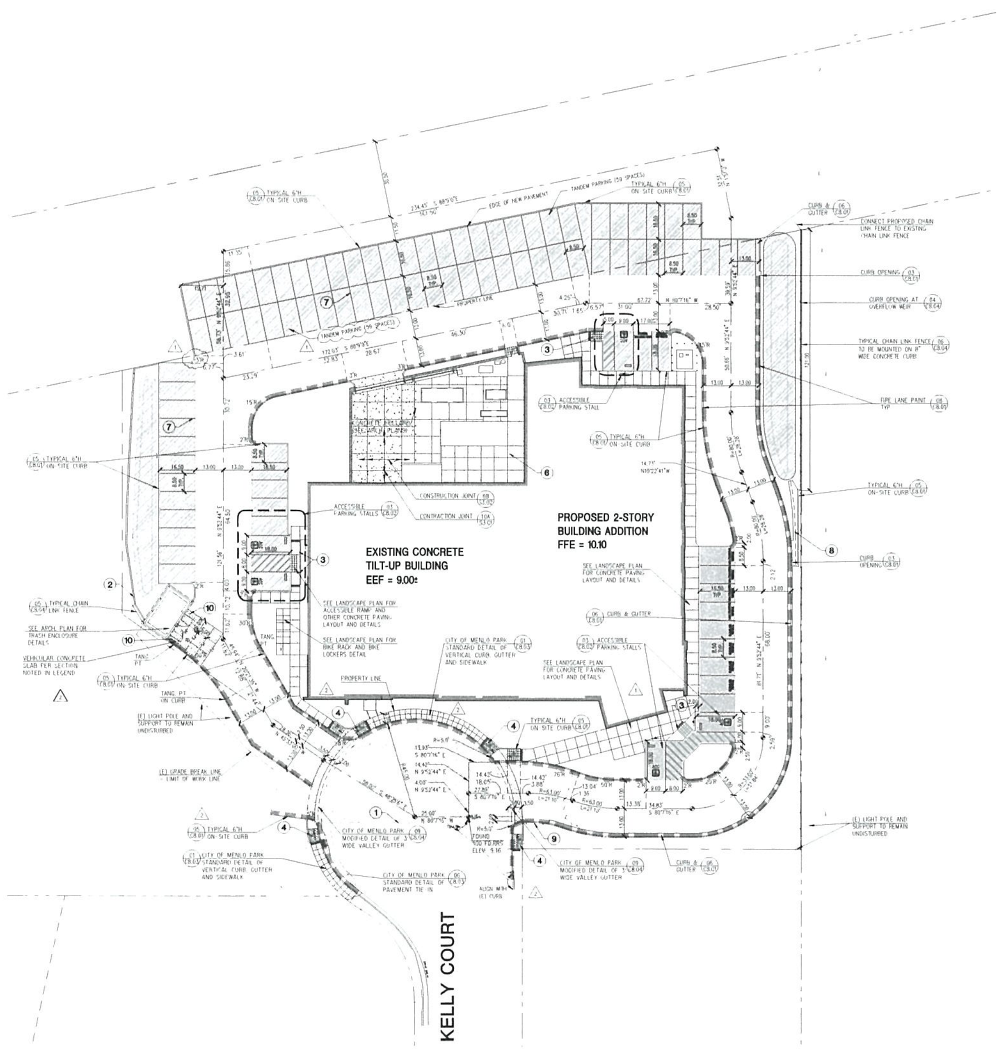
DRAWING LIST

IN THIS PACKAGE:

- DRAWINGS IN THIS SET USE THE APPROVED PERMITTED CONSTRUCTION DRAWINGS TO DEMONSTRATE THE DEFERRED MODIFICATIONS.
- DRAWINGS NOTED AS "APPROVED" SHOW THE PERMITTED CONDITION.
- DRAWINGS NOTED AS "PROPOSED" SHOW THE CONDITION WITH MODIFICATIONS DEFERRED.
- PROPOSED DEFERRED MODIFICATIONS:

1. EXISTING TRASH ENCLOSURE TO REMAIN.
2. NO NEW EXTERIOR MODIFICATIONS TO 20 KELLY COURT. PAINTINGOF THE BUILDING AND THE INSTALLATION OF ARCHITECTURAL TREATMENT WILL OCCUR AS SHOWN.
3. DELAY INSTALLATION OF A ROOF SCREEN ON THE 20 KELLY COURT BUILDING.

B2



NOTE:

1. SEE SHEET CL01 FOR HORIZONTAL CONTROL NOTES.
2. CONTRACTOR/SURVEYOR TO INFORM CIVIL ENGINEER OF ANY DIMENSIONAL DISCREPANCIES ON THIS PLAN PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS TO FACE OF CURB U.N.O.

BASIS OF BEARINGS:

THE CALCULATED BEARING N36°54'32"E BETWEEN TWO FOUND MONUMENTS AS SHOWN WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BASIS OF ELEVATIONS:

STANDARD U.S. COAST AND GEODETIC SURVEY DISK STAMPED "Q110 1932 RESET 1954" SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FOOT ABOVE GROUND, 204.5 FEET NORTH ALONG LAURAL AVENUE FROM CENTERLINE OF U.S. HIGHWAY 101 (BAYSHORE FREEWAY), AT SOUTHEAST CORNER OF A LOT, 31.5 FEET WEST OF CENTERLINE OF LAURAL AVENUE
ELEVATION = 17.86 NGVD 1929 SHOWN AS RM7 PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 060321 0008 D

TBM: (SITE TEMPORARY BENCH MARK) FOUND RAILROAD SPIKE WITH CROSS AS SHOWN
ELEVATION = 9.16

LEGEND:

- HMA PAVEMENT SECTION 3" MIN. AC OVER 7" MIN. COMPACTED CL 2 AGG. BASE OVER 8" MIN. 90% COMPACTED SUBGRADE WITH A MOISTURE CONTENT OF AT LEAST 3 PERCENT ABOVE OPTIMUM (01/C8.01)
- HMA PAVEMENT SECTION 4" MIN. AC OVER 15" MIN. COMPACTED CL 2 AGG. BASE OVER 8" MIN. 90% COMPACTED SUBGRADE WITH A MOISTURE CONTENT OF AT LEAST 3 PERCENT ABOVE OPTIMUM (01/C8.01)
- SEE LANDSCAPE PLANS FOR PEDESTRIAN CONCRETE FLATWORK DETAILS
- CONCRETE PAVEMENT 7" MIN. CONC. OVER 12" MIN. COMPACTED CL 2 AGG. BASE OVER 8" MIN. 90% COMPACTED SUBGRADE WITH A MOISTURE CONTENT OF AT LEAST 3 PERCENT ABOVE OPTIMUM. CONCRETE TO HAVE A MIN. COMPRESSIVE STRENGTH OF 3800 PSI AND BE REINFORCED WITH #4 BARS AT 18" O.C. EACH WAY
- RED PAINTED CURB (LOCATION AS SHOWN) (08/C8.01)
- HORIZONTAL CONTROL REFERENCE POINT
- CONCRETE BOLLARDS
- CONCRETE CURB & GUTTER
- CONCRETE CURB
- CONCRETE FLUSH CURB

KEYNOTES:

1. CONFORM TO EXISTING AC PAVEMENT PER DETAIL 02 ON SHEET 8.01
2. JOIN THE (P) CURB WITH (E) CURB PER DETAIL 04 ON SHEET 8.01 (2)
3. SEE LANDSCAPE PLAN L1.01 FOR TRUNCATED DOMES AND CURB RAMP DETAILS
4. INSTALL PROPOSED TYPE C CURB RAMPS PER CITY STANDARD DETAIL CC-20. SEE DETAIL 07 SHEET C8.04
5. SEE ELECTRICAL CONSULTANT PLANS FOR (F) TRANSFORMER PAD DETAILS
6. SEE ARCHITECTURAL PLANS FOR SERVICE YARD LAYOUT AND STRUCTURAL PLANS FOR SLAB DETAILS
7. ALL PARKING STALLS STRIPING MEASURED TO CENTERLINE OF STRIPING, WITH 4" WIDE PAINTED WHITE STRIPES. SEE DETAIL 09 SHEET C8.02
8. INSTALL 2' WIDE CONCRETE VALLEY GUTTER PER DETAIL 05 SHEET C8.02
9. INSTALL CONCRETE BOLLARD PER DETAIL 02 SHEET C8.04
10. INSTALL CONCRETE BOLLARD 2' FROM FACE OF STRUCTURE TO BACKSIDE OF BOLLARD PER DETAIL 03 SHEET C8.04

CS Bio Co.
People Who Know Peptides

CS BIO - Renovation & Expansion
Deferred Modifications

Menlo Park, CA.

Project Number 9859.005

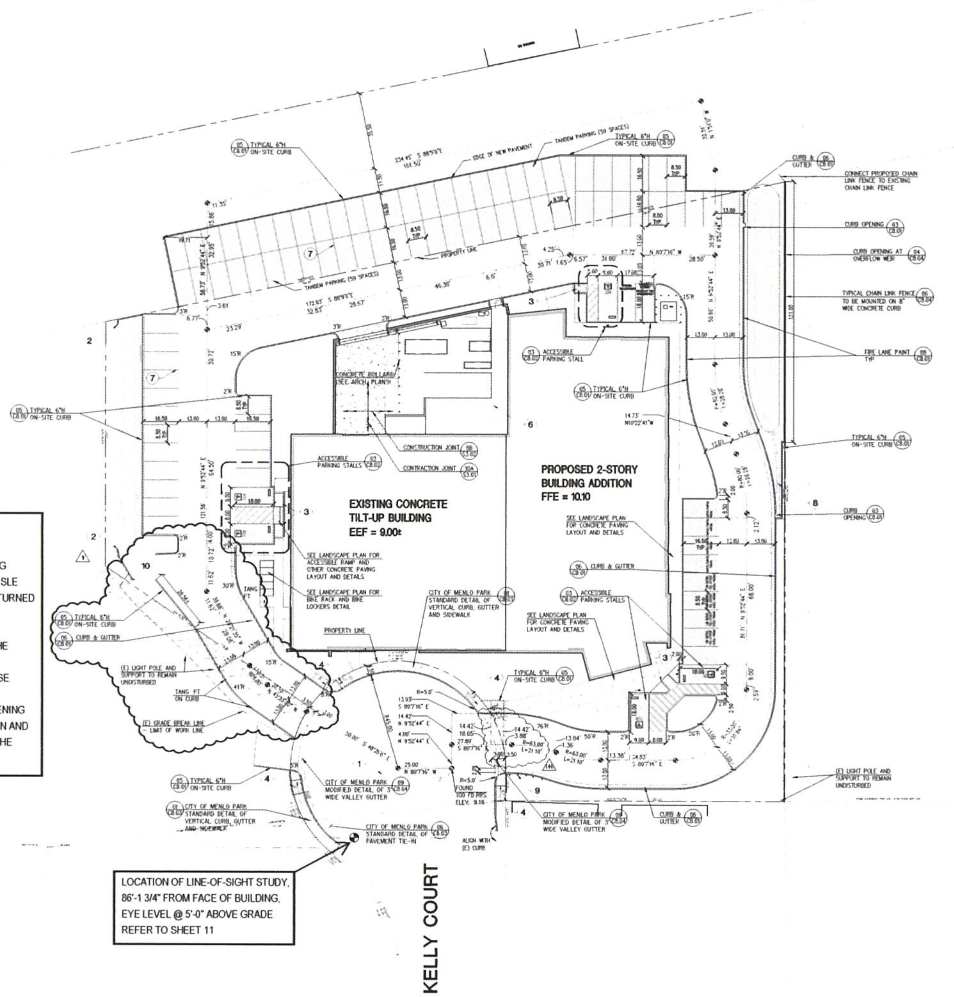
Approved Site Plan

03.13.2015 Planning Submittal
04.10.2015 Revised Submittal

1

DES ARCHITECTS ENGINEERS

B3



RECOLOGY SERVICE

CURRENT PROCEDURE : TRASH AND RECYCLING BINS ARE MOVED INTO THE ADJACENT DRIVE AISLE FOR EMPTYING BY A DISPOSAL TRUCK AND RETURNED TO THE TRASH ENCLOSURE WHEN EMPTY.

PLANNED PROCEDURE : TO BE THE SAME AS THE CURRENT PROCEDURE. PICK-UP FREQUENCY WILL BE INCREASED TO SUIT THE EXPANDED USE.

TRUCK ACCESS : HAS BEEN IMPROVED BY WIDENING THE DRIVE AISLE FROM ITS EXISTING CONDITION AND INSTALLING HEAVY VEHICLE PAVING AROUND THE BUILDING.

NOTE:

1. SEE SHEET C1.01 FOR HORIZONTAL CONTROL NOTES.
2. CONTRACTOR/SURVEYOR TO INFORM CIVIL ENGINEER OF ANY DIMENSIONAL DISCREPANCIES ON THIS PLAN PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS TO FACE OF CURB U.N.O.

BASIS OF BEARINGS:

THE CALCULATED BEARING N36°54'32"E BETWEEN TWO FOUND MONUMENTS AS SHOWN WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY

BASIS OF ELEVATIONS:

STANDARD U.S. COAST AND GEODETIC SURVEY DISK STAMPED "Q110 1932 RESET 1954" SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FOOT ABOVE GROUND, 204.5 FEET NORTH ALONG LAURAL AVENUE FROM CENTERLINE OF U.S. HIGHWAY 101 (BAYSHORE FREEWAY), AT SOUTHEAST CORNER OF A LOT, 31.5 FEET WEST OF CENTERLINE OF LAURAL AVENUE.
ELEVATION = 17.86 NGVD 1929 SHOWN AS RM7 PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 060321 0008 D

TBM: (SITE TEMPORARY BENCH MARK) FOUND RAILROAD SPIKE WITH CROSS AS SHOWN
ELEVATION = 9.16

LEGEND:

- HMA PAVEMENT SECTION 3" MIN. AC OVER 7" MIN COMPACTED CL 2 AGG. BASE OVER 8" MIN 90% COMPACTED SUBGRADE WITH A MOISTURE CONTENT OF AT LEAST 3 PERCENT ABOVE OPTIMUM (01/C8.01)
- HMA PAVEMENT SECTION 4" MIN. AC OVER 15" MIN COMPACTED CL 2 AGG. BASE OVER 8" MIN. 90% COMPACTED SUBGRADE WITH A MOISTURE CONTENT OF AT LEAST 3 PERCENT ABOVE OPTIMUM (01/C8.01)
- SEE LANDSCAPE PLANS FOR PEDESTRIAN CONCRETE FLATWORK DETAILS
- CONCRETE PAVEMENT 7" MIN. CONC. OVER 12" MIN COMPACTED CL 2 AGG. BASE OVER 8" MIN. 90% COMPACTED SUBGRADE WITH A MOISTURE CONTENT OF AT LEAST 3 PERCENT ABOVE OPTIMUM. CONCRETE TO HAVE A MIN. COMPRESSIVE STRENGTH OF 3000 PSI AND BE REINFORCED WITH #4 BARS AT 18" O.C. EACH WAY
- RED PAINTED CURB (LOCATION AS SHOWN) (08/C8.01)
- HORIZONTAL CONTROL REFERENCE POINT
- CONCRETE BOLLARDS
- CONCRETE CURB & GUTTER
- CONCRETE CURB
- CONCRETE FLUSH CURB

KEYNOTES:

1. CONFORM TO EXISTING AC PAVEMENT PER DETAIL 02 ON SHEET 8.01
2. JOIN THE (P) CURB WITH (E) CURB PER DETAIL 04 ON SHEET 8.01
3. SEE LANDSCAPE PLAN L1.01 FOR TRUNCATED DOMES AND CURB RAMP DETAILS
4. INSTALL PROPOSED TYPE C CURB RAMPS PER CITY STANDARD DETAIL CG-20. SEE DETAIL 07 SHEET C8.04
5. SEE ELECTRICAL CONSULTANT PLANS FOR (P) TRANSFORMER PAD DETAILS
6. SEE ARCHITECTURAL PLANS FOR SERVICE YARD LAYOUT AND STRUCTURAL PLANS FOR SLAB DETAILS
7. ALL PARKING STALLS STRIPING MEASURED TO CENTERLINE OF STRIPING, WITH 4" WIDE PAINTED WHITE STRIPES. SEE DETAIL 09 SHEET C8.02
8. INSTALL 2' WIDE CONCRETE VALLEY GUTTER PER DETAIL 05 SHEET C8.02
9. INSTALL CONCRETE BOLLARD PER DETAIL 02 SHEET C8.04
10. EXISTING TRASH ENCLOSURE TO REMAIN

N

SCALE 1" = 20'-0"

CS BIO - Renovation & Expansion
Deferred Modifications

CS Bio Co.
People Who Know Peptides

Menlo Park, CA.

Project Number 9859.005

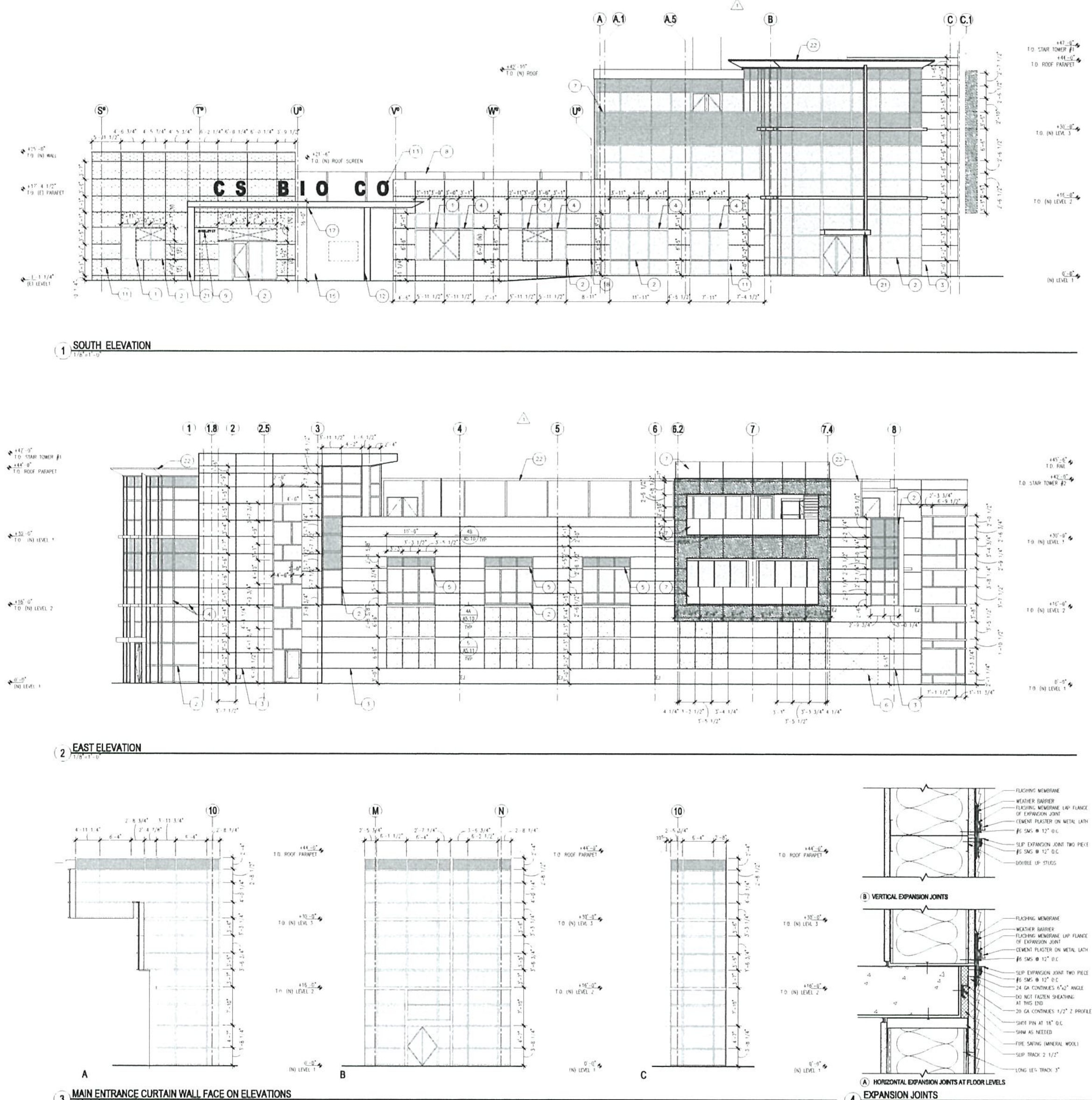
Proposed Site Plan

03.13.2015 Planning Submittal
04.10.2015 Revised Submittal

2

DES ARCHITECTS ENGINEERS

B4



ELEVATIONS KEY NOTES

1. DASHED LINE INDICATES NEW OR ENLARGED SAW CUT OPENING. SEE STRUCTURAL DRAWINGS S3.00 FOR DETAILS.
2. STOREFRONT ALUMINUM GLAZING SYSTEM
3. CEMENT PLASTER
4. ACCENT ALUMINUM MULLIONS (VERTICAL AND HORIZONTAL)
5. PAINTED METAL SUN-SHADE
6. PUNCH PANEL FOR FUTURE INSTALLATION OF (N) EQUIPMENT
7. GLASS RAILING, SEE 1/A5.32
8. PAINTED METAL ROOF SCREEN, DARK GRAY
9. BUILDING NUMBER. SEE NOTE AT A5.38
10. PAINTED METAL ROLL-UP DOOR (EXISTING)
11. PAINTED METAL PANELS
12. ACP COLUMN COVER. SEE DETAIL 10/A9.07
13. NEW SIGN, SEPARATE PERMIT REQUIRED. DESIGN SHALL MATCH CONDITIONAL DEVELOPMENT PERMIT
14. OUTDOOR FIRE-RATED CHEMICAL STORAGE UNIT
15. EXISTING CONCRETE WALL WITH (N) STUCCO FINISH OVER METAL LATH
16. EXPOSED STRUCTURAL MEMBER S.S.D.
17. STOREFRONT ALUMINUM GLAZING SYSTEM, ALTERNATE KEEP (E) ROLL-UP DOOR
18. SEISMIC JOINT COVER
19. EXISTING CONCRETE WALL PAINTED ICI/GLIDDEN #30YY 64/149, #A0765 OYSTER WHITE
20. SERVICE YARD CMU WALL
21. METAL CANOPY ALUMINUM PAINTED LIGHT GRAY
22. METAL PANEL PAINTED ICI/GLIDDEN #30BB 16/031, #A2001 INTERCOAL
23. METAL PANEL. SEE SECTIONS 01/A5.37 AND 02/A5.37

GENERAL SHEET NOTES

CURTAIN WALL / STOREFRONT

- VERTICAL DIMENSIONING FOR CURTAIN WALL / STOREFRONT IS GIVEN TOP OF MULLION, TYP EXCEPT FOR FIRST AT BOTTOM
- HORIZONTAL DIMENSIONS FOR CURTAIN WALL / STOREFRONT IS GIVEN AT THE LEFT SIDE OF MULLION FACE, TYP UNLESS THE LAST

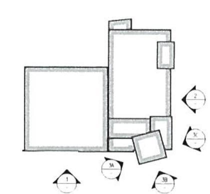
REVEALS / EXPANSION JOISTS

- REVEAL VERTICAL DIMENSION ARE TO BOTTOM OF PROFILE
- REVEAL HORIZONTAL DIMENSION ARE TO THE LEFT OF PROFILE

ELEVATIONS LEGEND

- EXPANSION JOINT - VERTICAL AND HORIZONTAL SEE DETAILS
- SPANDREL GLASS
  GUARDIAN SUNGUARD SUPERNATURAL 68 ON CLEAR GLASS OVER SATINDECO
- HIGH-PERFORMANCE LOW-E GLAZING
  GUARDIAN SUNGUARD SUPERNATURAL SN 68 ON CLEAR GLASS
  DOUBLE GLAZED
- PAINTED METAL PANELS
  BENJAMIN MOORE CLASSIC COLOR SERIES 1223 BRENTWOOD 48
- PAINTED METAL PANELS
  BENJAMIN MOORE CLASSIC COLOR SERIES 776 SANTA MONICA BLUE
- PAINTED CEMENT PLASTER FINISHES WITH REVEALS (BASE (N) AND (E) BUILDING)
  ICI/GLIDDEN #30YY 64/149, #A0765 OYSTER WHITE
- PAINTED CEMENT PLASTER FINISHES WITH REVEALS
  (RECESSED PANELS ON EAST AND NORTH ELEVATION)
  ICI/GLIDDEN #10YY 49/378, #A0649 HONEYSWEET
- PAINTED CEMENT PLASTER FINISHES WITH REVEALS (ELEVATOR AND STAIR #1 TOWER)
  BENJAMIN MOORE CLASSIC COLOR SERIES 776 SANTA MONICA BLUE
- PAINTED CEMENT PLASTER FINISHES WITH REVEALS (EAST BALCONY AT ALL SIDES)
  BENJAMIN MOORE CLASSIC COLOR SERIES 1223 BRENTWOOD 48
- EXISTING CONCRETE WALL PAINTED (ACCENT BLUE COLOR)
  BENJAMIN MOORE CLASSIC COLOR SERIES 776 SANTA MONICA BLUE
- PAINTED METAL ROOF SCREEN

KEY PLAN



CS BIO - Renovation & Expansion
Deferred Modifications

C S Bio Co.
People Who Know Peptides

Menlo Park, CA.

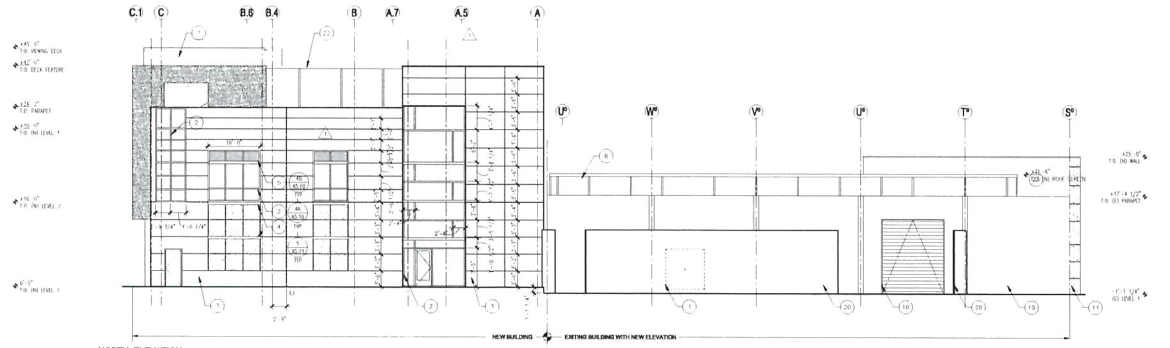
Project Number 9859.005

Approved Building Elevations - South & East

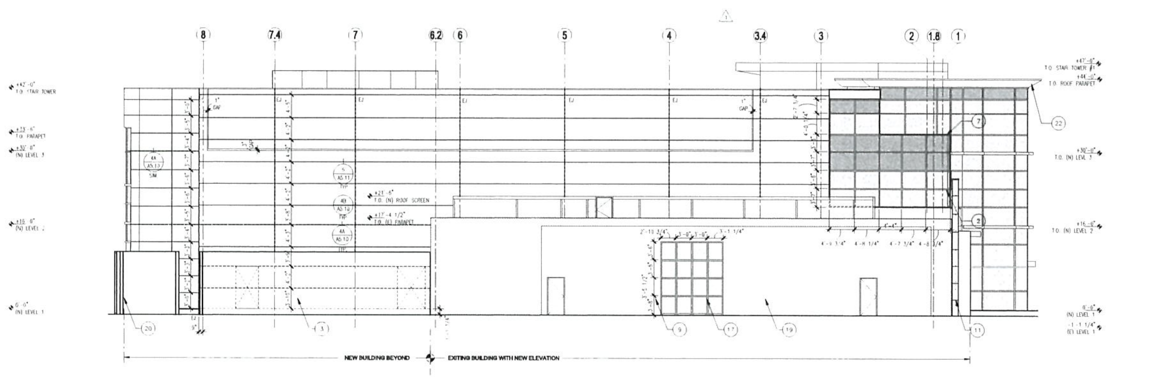
03.13.2015 Planning Submittal
04.10.2015 Revised Submittal

3

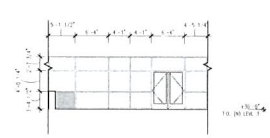
DES ARCHITECTS ENGINEERS



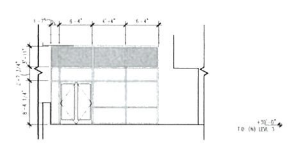
1 NORTH ELEVATION



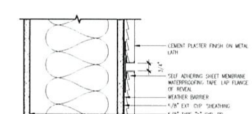
2 WEST ELEVATION



3 LEVEL 3 OFFICE BALCONY ELEVATION - SOUTH



4 LEVEL 3 OFFICE AT ROOF DECK ELEVATION - NORTH



(A) ALUMINUM REVEAL - FRY REGLET

5 JOINT AT CEMENT PLASTER WALL

ELEVATIONS KEY NOTES

1. DASHED LINE INDICATES NEW OR ENLARGED SAW CUT OPENING. SEE STRUCTURAL DRAWINGS S3.00 FOR DETAILS.
2. STOREFRONT ALUMINUM GLAZING SYSTEM
3. CEMENT PLASTER
4. ACCENT ALUMINUM MULLIONS (VERTICAL AND HORIZONTAL)
5. PAINTED METAL SUN-SHADE
6. PUNCH PANEL FOR FUTURE INSTALLATION OF (N) EQUIPMENT
7. GLASS RAILING, SEE 1/A5.32
8. PAINTED METAL ROOF SCREEN, DARK GRAY
9. BUILDING NUMBER
10. PAINTED METAL ROLL-UP DOOR (EXISTING)
11. PAINTED METAL PANELS
12. ACP COLUMN COVER, SEE DETAIL 10/A9.07
13. NEW SIGN, SEPARATE PERMIT REQUIRED. DESIGN SHALL MATCH CONDITIONAL DEVELOPMENT PERMIT
14. OUTDOOR FIRE-RATED CHEMICAL STORAGE UNIT
15. EXISTING CONCRETE WALL WITH (N) STUCCO FINISH OVER METAL LATH
16. EXPOSED STRUCTURAL MEMBER. S.S.D
17. STOREFRONT ALUMINUM GLAZING SYSTEM, ALTERNATE KEEP (E) ROLL-UP DOOR
18. SEISMIC JOINT COVER
19. EXISTING CONCRETE WALL PAINTED. ICI/GLIDDEN #30YY 64/149, #A0765 OYSTER WHITE
20. SERVICE YARD CMU WALL
21. METAL CANOPY ALUMINUM PAINTED LIGHT GRAY
22. METAL PANEL PAINTED ICI/GLIDDEN #30BB 16/031 #A2001 INTERCOAL
23. METAL PANEL, SEE SECTIONS 01/A5.37 AND 02/A5.37

GENERAL SHEET NOTES

CURTAIN WALL / STOREFRONT:

- VERTICAL DIMENSIONING FOR CURTAIN WALL / STOREFRONT IS GIVEN TOP OF MULLION, TYP EXCEPT FOR FIRST AT BOTTOM.
- HORIZONTAL DIMENSIONS FOR CURTAIN WALL / STOREFRONT IS GIVEN AT THE LEFT SIDE OF MULLION FACE, TYP. UNLESS THE LAST

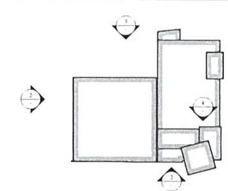
REVEALS / EXPANSION JOISTS

- REVEAL VERTICAL DIMENSION ARE TO BOTTOM OF PROFILE
- REVEAL HORIZONTAL DIMENSION ARE TO THE LEFT OF PROFILE

ELEVATIONS LEGEND

- EJ — EXPANSION JOINT - VERTICAL AND HORIZONTAL SEE DETAILS
- SPANDREL GLASS GUARDIAN SUNGUARD SUPERNATURAL 68 ON CLEAR GLASS OVER SATINDECO
- HIGH-PERFORMANCE LOW-E GLAZING GUARDIAN SUNGUARD SUPERNATURAL SN 68 ON CLEAR GLASS DOUBLE GLAZED
- PAINTED METAL PANELS BENJAMIN MOORE CLASSIC COLOR SERIES 1223 BRENTWOOD 4B
- PAINTED METAL PANELS BENJAMIN MOORE CLASSIC COLOR SERIES 776 SANTA MONICA BLUE
- PAINTED CEMENT PLASTER FINISHES WITH REVEALS (BASE (N) AND (E) BUILDING) ICI/GLIDDEN #30YY 64/149, #A0765 OYSTER WHITE
- PAINTED CEMENT PLASTER FINISHES WITH REVEALS (RECESSED PANELS ON EAST AND NORTH ELEVATION) ICI/GLIDDEN #10YY 49/378, #A0649 HONEYSWEET
- PAINTED CEMENT PLASTER FINISHES WITH REVEALS (ELEVATOR AND STAIR #1 TOWER) BENJAMIN MOORE CLASSIC COLOR SERIES 776 SANTA MONICA BLUE
- PAINTED CEMENT PLASTER FINISHES WITH REVEALS (EAST BALCONY AT ALL SIDES) BENJAMIN MOORE CLASSIC COLOR SERIES 1223 BRENTWOOD 4B
- EXISTING CONCRETE WALL PAINTED (ACCENT BLUE COLOR) BENJAMIN MOORE CLASSIC COLOR SERIES 776 SANTA MONICA BLUE
- PAINTED METAL ROOF SCREEN

KEY PLAN



C S Bio Co.
People Who Know Peptides

CS BIO - Renovation & Expansion Deferred Modifications

Menlo Park, CA.

Project Number 9859.005

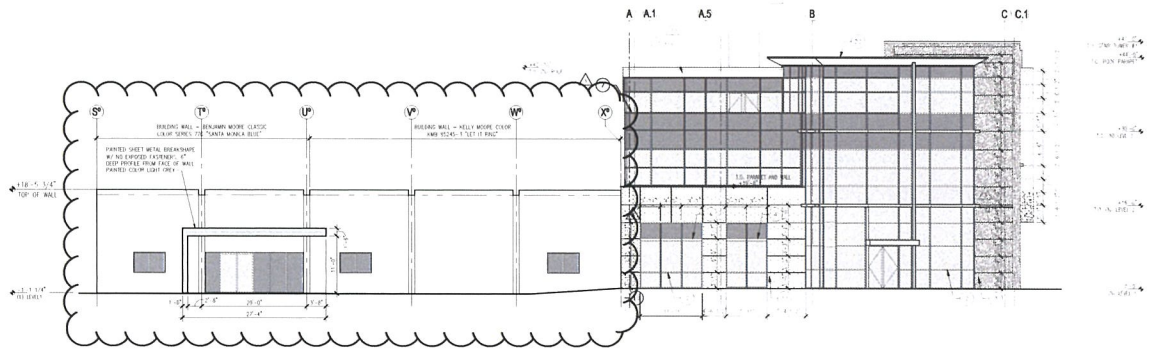
Approved Building Elevations - North & West

03.13.2015 Planning Submittal
04.10.2015 Revised Submittal

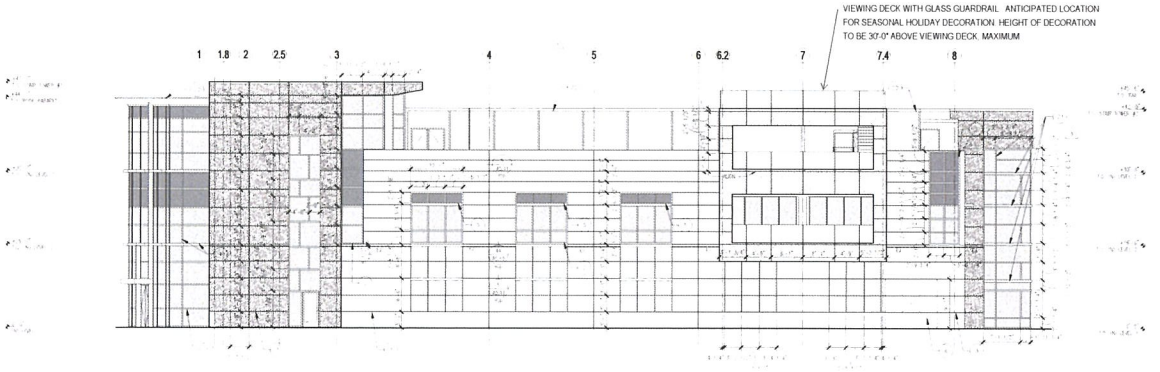
4

DES ARCHITECTS ENGINEERS

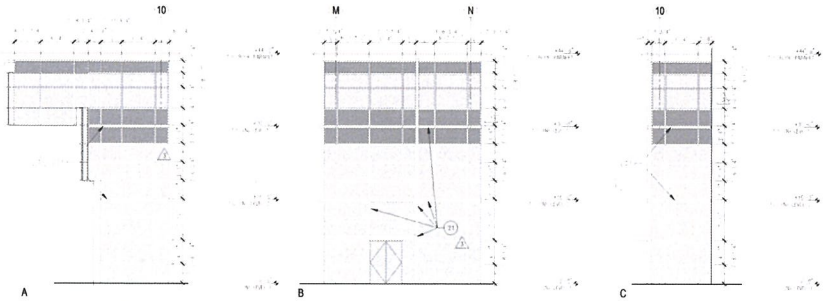
B5



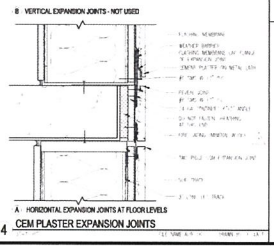
1 SOUTH ELEVATION



2 EAST ELEVATION

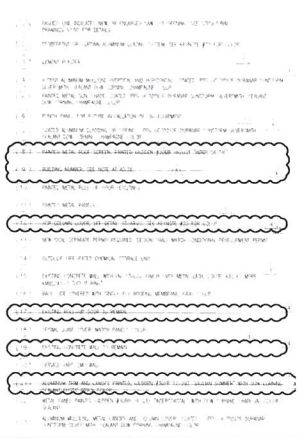


3 MAIN ENTRANCE CURTAIN WALL FACE ON ELEVATIONS

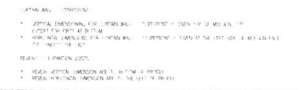


4 CEM PLASTER EXPANSION JOINTS

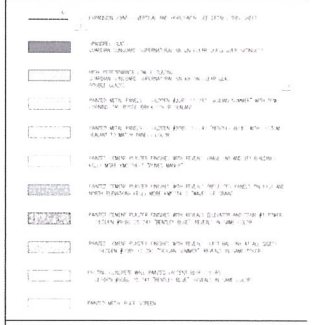
ELEVATIONS KEY NOTES



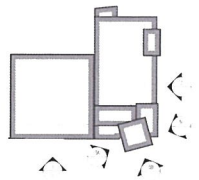
GENERAL SHEET NOTES



ELEVATIONS LEGEND



KEY PLAN



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C S Bio Co.
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CS BIO - Renovation & Expansion
Deferred Modifications

Menlo Park, CA.

Project Number 9859.005

Proposed Building Elevations - South & East

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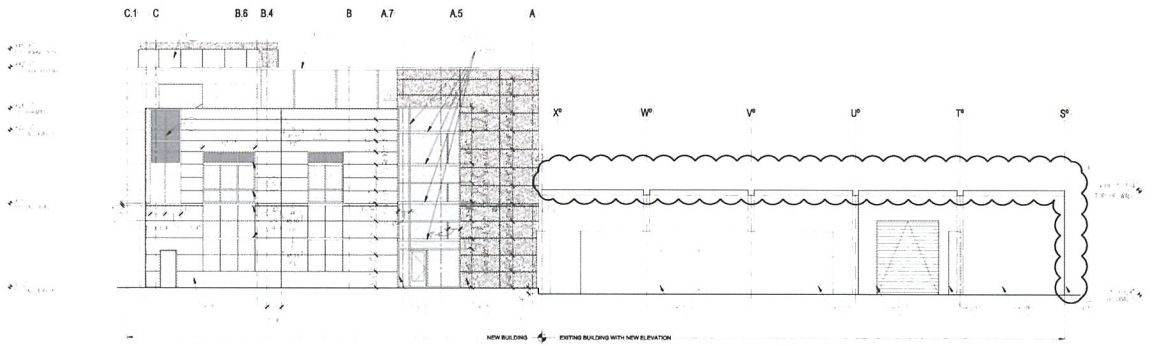
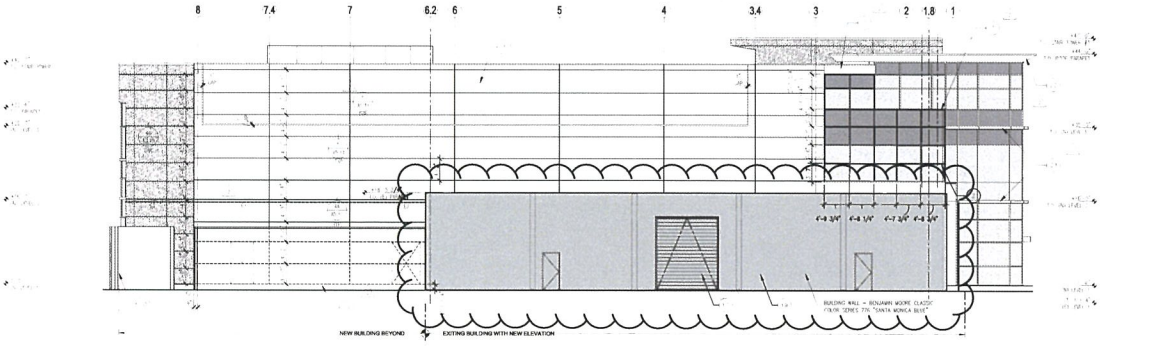
5

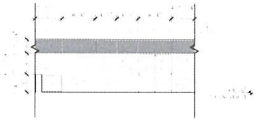
DES ARCHITECTS ENGINEERS



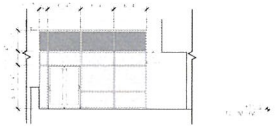
1 NORTH ELEVATION



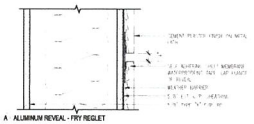
2 WEST ELEVATION



3 LEVEL 3 OFFICE BALCONY ELEVATION - SOUTH



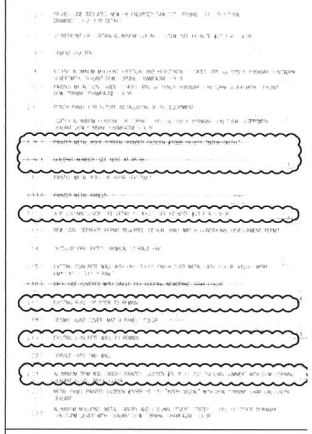
4 LEVEL 3 OFFICE AT ROOF DECK ELEVATION - NORTH



A ALUMINUM REVEAL - FRY REGLET

5 JOINT AT CEMENT PLASTER WALL

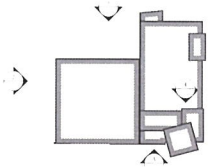
ELEVATIONS KEY NOTES



GENERAL SHEET NOTES

ELEVATIONS LEGEND

KEY PLAN



CS BIO - Renovation & Expansion
Deferred Modifications

C S Bio Co.
People Who Know Peptides

Menlo Park, CA.

Project Number 9859.005

Proposed Building Elevations - North & West

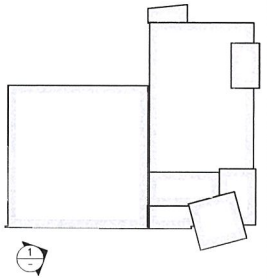
03.13.2015 Planning Submittal
04.10.2015 Revised Submittal

6

DES ARCHITECTS + ENGINEERS

1 VIEW OF NEW BUILDING - NORTH AND WEST FACADES
NTS

KEY PLAN



N

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CS BIO - Renovation & Expansion
Deferred Modifications

Menlo Park, CA.

Project Number 9859.005

Colored Rendering of Approved Building

03.13.2015 Planning Submittal
04.10.2015 Revised Submittal

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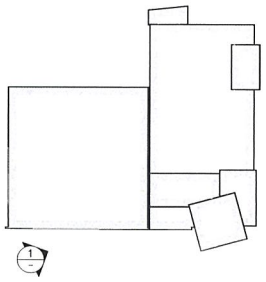
DES ARCHITECTS ENGINEERS

1 VIEW OF NEW BUILDING - NORTH AND WEST FACADES
NTS

KEY PLAN



NOTE:
THIS RENDERING WAS DEVELOPED FROM A PHOTO TAKEN APPROXIMATELY 100'-0" FROM THE FACE OF THE BUILDING AND AT A HEIGHT OF ABOUT 10'-0" ABOVE GRADE TO CLOSELY MATCH THE PERSPECTIVE VIEW OF THE APPROVED RENDERING SHOWN ON SHEET 7

N

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CS BIO - Renovation & Expansion
Deferred Modifications

Menlo Park, CA.

Project Number 9859.005

Colored Rendering of Proposed Building

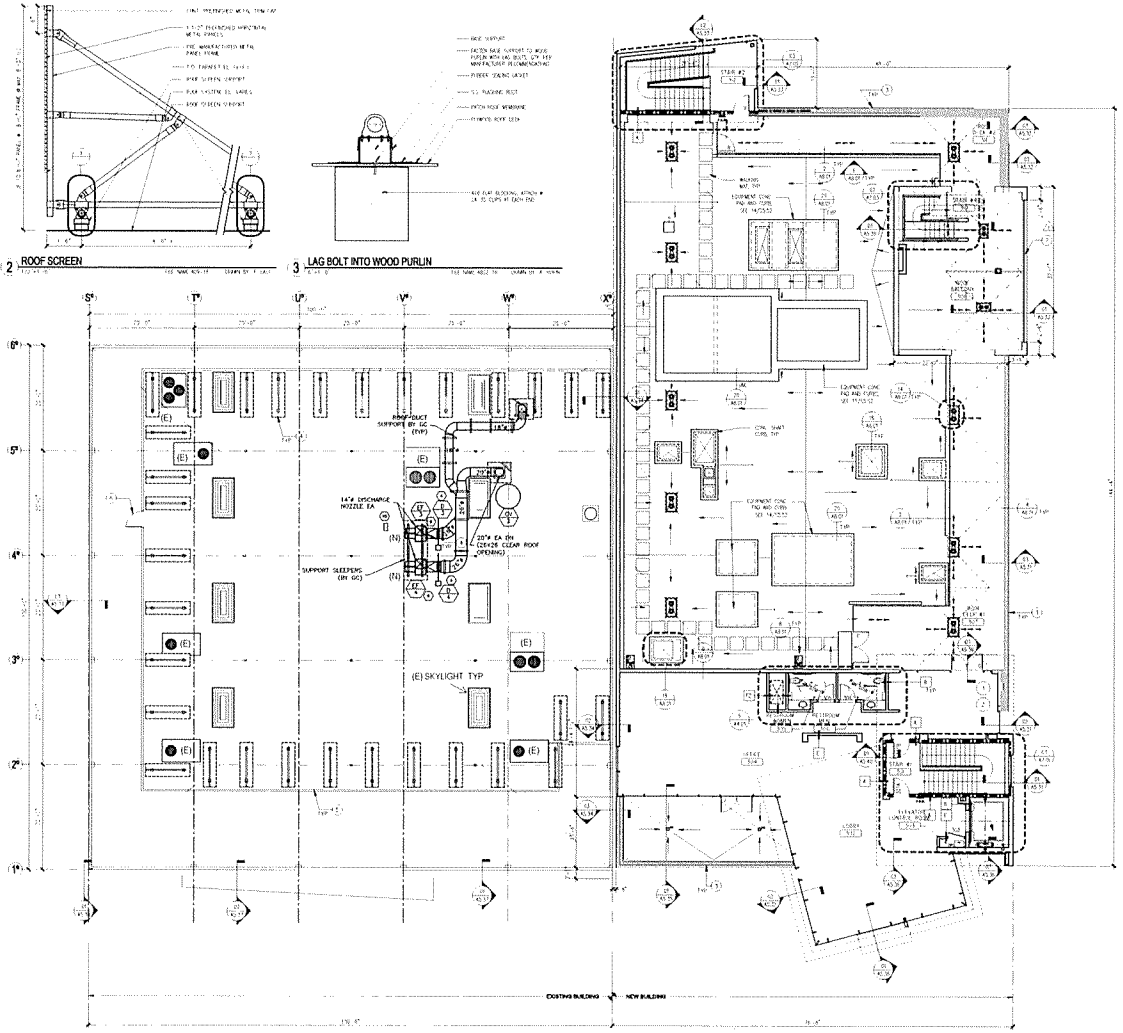
03.13.2015 Planning Submittal
04.10.2015 Revised Submittal

8

DES ARCHITECTS ENGINEERS

2 ROOF SCREEN

3 LAG BOLT INTO WOOD PURLIN



1 LEVEL 3 OVERALL FLOOR PLAN

FLOOR PLAN LEGEND

GENERAL FLOOR PLAN NOTES

KEY NOTES

CS BIO - Renovation & Expansion
Deferred Modifications

CS Bio Co.
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Menlo Park, CA.

Project Number 9859.005

Approved Roof Plan

03.13.2015 Planning Submittal
04.10.2015 Revised Submittal

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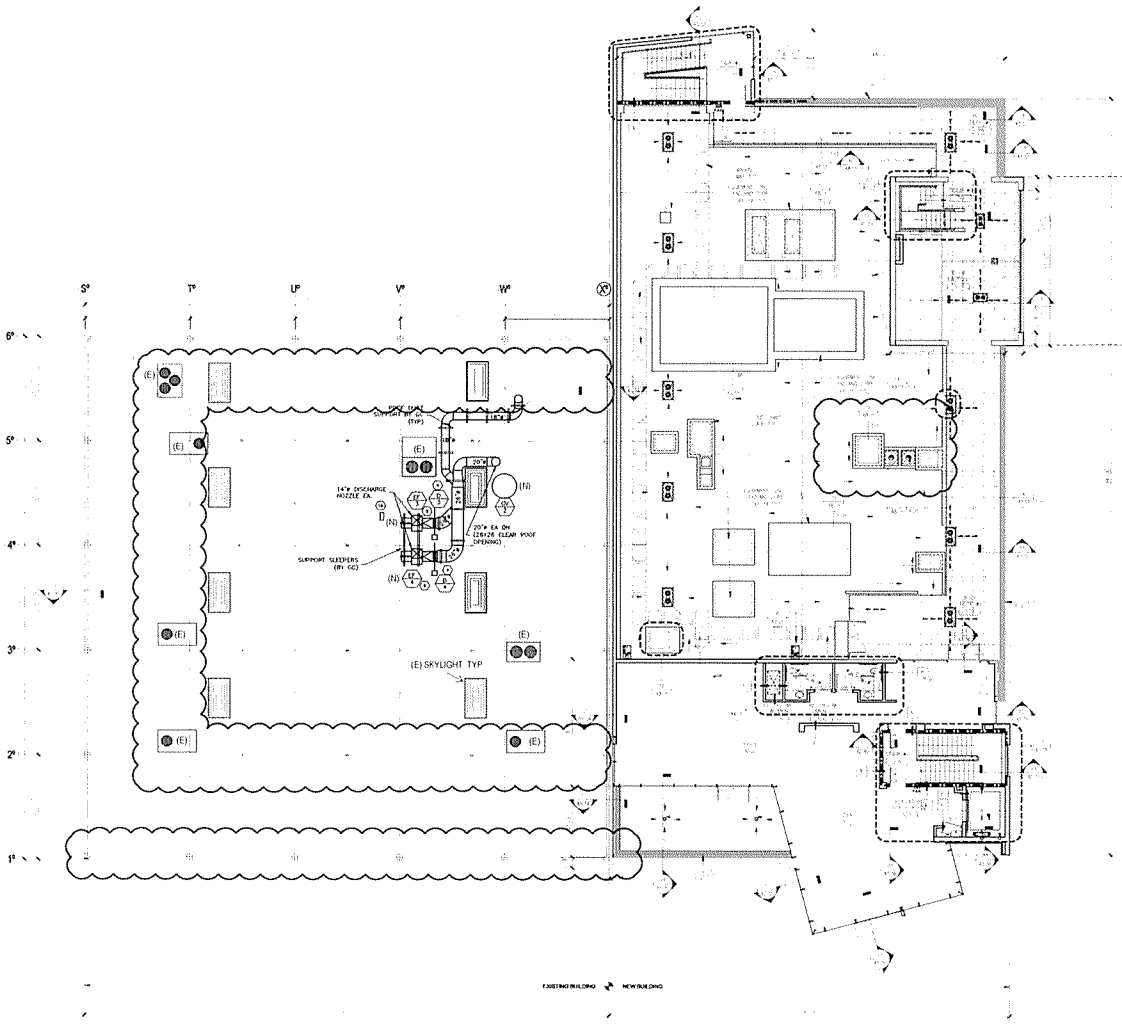
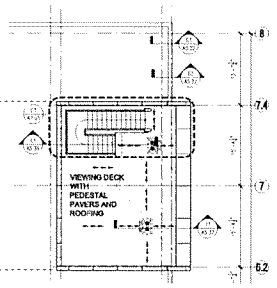
DES ARCHITECTS ENGINEERS



1 LEVEL 3 OVERALL FLOOR PLAN



1 VIEWING DECK ABOVE BALCONY

THE VIEWING DECK IS THE ANTICIPATED LOCATION FOR SEASONAL HOLIDAY DECORATIONS. DECORATIONS COULD EXTEND TO 30 FEET MAXIMUM ABOVE THE VIEWING LEVEL DECK. FOR ELEVATION VIEW, SEE DETAIL 2, SHEET 5.

FLOOR PLAN LEGEND

GENERAL FLOOR PLAN NOTES

KEY NOTES

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CS BIO - Renovation & Expansion
Deferred Modifications

Menlo Park, CA.

Project Number 9859.005

Proposed Roof Plan

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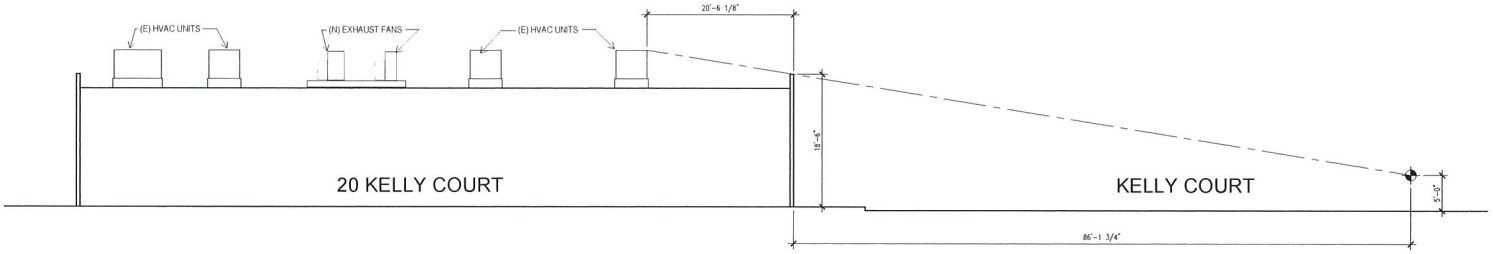
10

DES ARCHITECTS ENGINEERS

B12



CS BIO - Renovation & Expansion
Deferred Modifications

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Menlo Park, CA.

Project Number 9859.005

Line of Sight Diagram

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03.13.2015 Planning Submittal
04.10.2015 Revised Submittal

DES ARCHITECTS ENGINEERS

April 10, 2015

Project Description for Conditional Development Permit Modification – 1 and 20 Kelly Court "20 Kelly Court"

Background

A Conditional Development Permit (CDP) was approved by the Menlo Park Planning Commission on November 5, 2012 and the Menlo Park City Council on December 11, 2012 for the applicant, Jason Chang of CS Bio, Inc., to demolish 1 Kelly Court and a partial demolition of 20 Kelly Court (APNs 055-421-130 and 055-433-130, now merged). The project site, 68,228 SF or 1.57 acres, formerly contained two buildings on these parcels with a total gross floor area of approximately 35,703 SF. The land is now zoned M-2 (x), General Industrial, Conditional Development. The project resulted in the demolition of approximately 23,976 SF of gross floor area, and the construction of 25,701 SF of gross floor area, for a total of 37, 428 SF, which was a net increase of approximately 1,725 SF. The CDP allowed the development to exceed the maximum height limit of 35 feet, and established required parking, allowed signage, required setbacks, and incorporated the outside storage of hazardous materials and equipment within a service yard. The Hetch Hetchy right-of-way to the rear of the property, a separate parcel, was utilized for required parking spaces, which is partially contained in landscape reserve.

Proposed Modification to the Approved Plan

The approved and recorded Conditional Development Permit for this property requires the applicant to make changes to the appearance of the façade of the former 20 Kelly Court building. This building in its original condition adjoins the newly constructed building at the 1 Kelly Court location. The approved plan for the building calls for substantial modifications to this old building's south elevation (facing Kelly Court), so that its features and colors substantially match those of the new building. The applicant requests a temporary delay to the required south elevation upgrades until two new and compelling issues are resolved.

First, since the CDP was approved and the building construction started, the City Council directed the Planning Department to initiate an update to the City's General Plan. This time-consuming effort began in 2014 and is not scheduled for completion and implementation until April 2016.[1] This is a very involved public process, which will potentially result in substantially improved development opportunities in the M-2 Zoning District. CS Bio would like to have the opportunity to take advantage of a favorable, future zoning option likely to result from this update into its expansion plans for its Menlo Park corporate campus.

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[1] Placeworks Menlo Park General Plan Update & M-2 Area Zoning Update; Chapter Three - Schedule, Products & Meetings, p.37.

Further, CS Bio already needs additional space, as growth at its Menlo Park operation is outpacing its available facility space, including the space in the new building. In order to satisfy its local facility needs for its global operation, the firm currently leases additional space for its operations in the Prologis Science and Technology Park at 1374 Willow Road, a building recently purchased by Facebook. CS Bio's inability to secure a long-term lease at this locale increases its motivation to seek further expansion capabilities on its existing campus. Moreover, CS Bio has leased a smaller, second building from a private party at 1101 O'Brien Drive. Long-term this is untenable, as operational efficiencies are essential for it to compete in the global marketplace for its products. As a result, CS Bio is investigating the feasibility of acquiring land adjacent to its Kelly Court operations for expansion. Such an acquisition would help achieve its goal to further evolve its existing corporate campus at one location by demolishing older buildings such as 20 Kelly Court and constructing modern life science buildings such as 1 Kelly Court.

Included in this proposal, CS Bio wishes to erect seasonal holiday decorations that would be mounted on the roof of the new building. The location considered is called the Viewing Deck with a walking surface at an elevation of 42 feet above grade. The decoration could extend up to 30 feet above this elevation. All necessary safety measures would be taken to provide safe conditions for the decoration.

Therefore, CS Bio respectfully requests a temporary delay in completing its CDP Project Specific Conditions for improving the older CS Bio building's south elevation at the former 20 Kelly Court location. The firm would like additional time to fully explore the options outlined above. We believe that a 24-month extension following City Council approval of the General Plan, which is a typical project time frame for a project of this size and scope, would provide enough time to acquire adjacent land and complete the entitlements for the new building project, if feasible. In the event that the updated General Plan does not provide sufficient incentive or the acquisition of the adjacent land does not work out to the benefit of CS Bio, it will implement the remaining façade improvement conditions specified in the original, approved CDP.

Summary

CS Biosciences respectfully requests a temporary delay in fulfilling its building improvement obligations specified is the CDP for 20 Kelly Court. The rationale for the extra time is to afford the firm the opportunity to understand fully the possible, positive impacts on the subject property from the work now underway on the City's General Plan Update and to take further action to try to acquire additional adjacent property to 20 Kelly Court, which, if successful, would result in the demolition of the building that is to receive the façade improvements.

PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF MAY 4, 2015
AGENDA ITEM E2

LOCATION:	**100 – 190 Independence Drive and 101 – 155 Constitution Drive**	**APPLICANT AND OWNER:**	**Bohannon Development Company**
EXISTING USE:	**Offices, Research and Development (R&D), Light Industrial, Vacant Land**		
APPROVED USE:	**Office/Research and Development, Hotel, Health Club, Cafe and Restaurant**	**APPLICATION:**	**Modification to Approved Plans Associated with a Conditional Development Permit (CDP)**
ZONING:	**M-3(X) (Commercial Business Park – Conditional Development)**		

PROPOSAL

The Bohannon Development Company is requesting modifications to the project plans associated with an existing conditional development permit (CDP) approved by the City Council in June 2010. The applicant is requesting the following modifications:

- An increase in the number of hotel rooms from 230 to 250;
- An increase in the hotel square footage by approximately 24,000 from 173,000 to 197,000;
- Incorporation of the health and fitness facility into a parking structure on the Independence site;
- A decrease in the health and fitness facility square footage by approximately 28,000 from 69,000 to 41,000; and
- A net decrease in square footage by approximately 4,400 for the total project.

Per Section 6.1.2 of the approved CDP, the applicant may request modifications to the project, subject to review and recommendation by the Planning Commission and a determination by the City Manager. The subject site is located in the M-3(X) (Commercial Business Park, Conditional Development) zoning district.

BACKGROUND

Previous Entitlements and Approved Project

In June 2010, the City Council voted to approve the Menlo Gateway project, subject to approval of a ballot measure for the November 2, 2010 general election. The voters approved Measure T, and the project approvals became effective with the certification of the election results on December 7, 2010.

The project involved General Plan and Zoning Ordinance Amendments and a number of other approvals, including a CDP and Development Agreement, to allow the construction of an office, research and development (R&D), hotel, and health club development on two sites (referred to as the Independence Site and Constitution Site) located between US 101 and Bayfront Expressway adjacent to the Marsh Road interchange.

On the Independence site, approval was granted for the development of a 230-room Marriott Renaissance ClubSport hotel, a parking structure, and a 200,000 square feet office building. On the Constitution site, the approved project included two office buildings totaling 494,699 square feet and two associated parking structures. Additional information about the previously approved project is available on the City website at http://www.menlopark.org/651/Menlo-Gateway-Project.

Approval Process and Schedule for Modified Project

Both the Development Agreement and the CDP contemplated that the applicant may need to pursue a hotel program other than the Marriott Renaissance ClubSport considered during project approvals. A total of two Renaissance ClubSport hotels were built and Marriott has since dropped the brand. Because the Renaissance ClubSport is no longer feasible, the applicant identified a substitute hotel that meets, if not exceeds, the requirements of the Development Agreement in terms of quality and financial performance.

During a March 10, 2015 City Council study session, the applicant presented an update on the Menlo Gateway project including an introduction of the new hotel brand, Marriott Autograph Collection, and the new hotel operator, Ensemble Partners. During the study session, the Council expressed support for the modified project and urged staff to expedite the approval process to permit construction. Based on concerns expressed by the public at the study session, Council members also asked the applicant to explore bird safe design and avian collision risk for the project. The applicant has since retained H.T. Harvey & Associates to perform an Avian Collision Risk Assessment, which

anticipates infrequent collisions due to the low abundance of birds in the project vicinity, absence of dense native vegetation or water features on the site, and the conspicuousness of the proposed facades (Attachment C).

At its March 24 meeting, the Council voted unanimously to approve the following timeline for project review:

- May 2015: Planning Commission recommendation; and
- May/Early June 2015: City Manager to issue letter including findings and any applicable conditions after considering Planning Commission input.

The City Manager letter would only be issued if the City Manager determines that the modifications to the project are substantially consistent with the existing project approvals and do not result in any new or increased environmental impacts.

Upon issuance of the letter, the project would then proceed with preparation of construction drawings and the submittal of building permits. The schedule outlined above would keep the project on track for demolition during the summer of 2015, with hotel occupancy targeted for 2018. Any delays to the schedule outlined above would have a corresponding delay in the hotel opening due to financing considerations.

The applicant will continue to inform the Planning Commission of project progress through annual Development Agreement reviews, which have taken place each year since the project was approved in 2010.

ANALYSIS

Mechanism for Approval of Project Modifications

The Council-approved process for the modified project is consistent with Section 21.14 of the Development Agreement, which states:

> "Wherever this Agreement permits the City Manager to exercise his/her discretion with respect to any of the terms and provisions herein, including but not limited to approval of modifications that are Substantially Consistent Modifications, approval of extensions of time to perform, and approval of a sale or transfer, as otherwise permitted in this Agreement, the City Manager shall advise the City Council of such exercise of discretion and where practical shall consult with the Mayor and/or the City Council prior to exercising such discretion. Notwithstanding such requirement to inform and consult with the City Council, Owner may rely on any writing evidencing the exercise of discretion by the City Manager."

Additionally, the Council-approved process is consistent with Section 6 of the CDP ("Modifications"), and more specifically Section 6.1.2, which states:

> "Major modifications (such as significant changes to the exterior appearance of the buildings or appearance of the sites) as determined by the Community Development Director to the approved plans that are deemed to be Substantially Consistent Modifications (as defined in the Development Agreement) may be allowed subject to review and recommendation by the Planning Commission to the City Manager. The City Manager's determination shall be in accordance with the terms of the Development Agreement and shall take into account the Planning Commission's recommendation. The Planning Commission's recommendation shall be based on the determination that the proposed modification is compatible with other building and design elements or onsite/offsite improvements of the approved Conditional Development Permit and will not have an adverse impact on safety and/or the character and aesthetics of the site."

Section 1.36 of the Development Agreement defines Substantially Consistent Modifications as:

> "Any changes to or modifications of any portion of the Project which Owner makes or proposes to make to the Project, provided such changes or modifications are in substantial compliance with and/or substantially consistent with the approved plans and the Project Approvals, as determined by the City Manager. Without limiting the foregoing, minor modifications to the Project which do not affect permitted uses, density or intensity of use, heights or size of buildings, provisions for reservation or dedication of land, restrictions and requirements relating to subsequent discretionary actions, monetary obligations of Owner, conditions or covenants limiting or restricting the use of the Property, or similar material changes, shall be considered to be Substantially Consistent Modifications."

When looking at the project as a whole, especially with restrictions in place regarding maximum height, the maximum floor area ratio (FAR), and performance measures such as energy and water consumption and trip limitations, the modified project falls within the definition of a Substantially Consistent Modification as set by the Development Agreement. At its March 10 and 24 meetings, which served as the consultation described in Section 21.14 of the Development Agreement, the City Council affirmed staff's opinion that the proposed revisions are substantially consistent major modifications. Consequently, the City Manager may approve the project modifications following a recommendation from the Planning Commission.

In addition to approval of the modified plans through the process outlined above, Section 8.12 of the CDP requires that:

> "Prior to building permit submittal, the applicant shall submit substantially complete schematic site plans, floor plans, elevations, and landscape plans to the Planning Division to schedule a Planning Commission public meeting. The schematic plans shall be of a comparable quality to the approved plans referenced in condition 8.1. The goal of the meeting will be for the Planning Commission to provide input and feedback on the architectural design and proposed colors and materials. If feasible, the applicant shall incorporate the comments into the complete building permit submittal."

In addition to making a recommendation on modifications to the previously approved set of plans, the Commission is being asked to provide feedback on the architectural design of the overall project at this meeting, consistent with Section 8.12 of the CDP. The office component of the project remains effectively unchanged, except for updates to the architecture and slight adjustments in the placement of the office buildings and garages on the site. The proposed site plans attached to this staff report include red-dashed outlines of the approved building footprints overlaid on the proposed building footprints for reference. Modifications to the hotel and fitness center project components are described in more detail below.

Project Description

After it was determined that the Marriott ClubSport hotel/fitness center concept was no longer feasible, the applicant selected Ensemble Hotel Partners, an experienced hotel developer, as a viable partner for the project. Ensemble elected to team with Marriott's Autograph Collection, a group of independent luxury hotels with distinct identities but support from the Marriott International sales channels. In order to accommodate the new hotel brand, the applicant has proposed modifications to the approved plans associated with the project CDP.

The 2010 approved project permitted construction of an 11-story, 230-room hotel with 173,436 square feet of gross floor area and an integrated 68,964 square-foot health club. With the modified project, the applicant is requesting a 250-room hotel with 197,000 square feet of gross floor area. Consistent with the approved project, the hotel would remain at 11 stories and below the height limit of 140 feet set by the CDP. The hotel would be operated as a full service hotel with a restaurant, bar/lounge, ballrooms and banquet facilities, and a concierge court on the second level overlooking an outdoor pool and event court.

The two-story fitness center would no longer be integrated into the hotel building, but instead incorporated into the Independence parking structure, immediately northwest of the hotel building. The proposed location would help to activate the street and provide more visual appeal along Independence Drive. The applicant is in the process of identifying an operator for the club since it would no longer be affiliated with the hotel as contemplated in the approved project. The overall size of the fitness center would decrease by 27,964 square feet, from 68,964 to 41,000.

Based primarily on these modifications, the overall square footage of the development would fall by 4,405, from 937,069 to 932,664. With regard to building heights, permitted FAR, and permitted building coverage, the modified project meets or falls below amounts permitted in the CDP. With regard to parking spaces, an updated parking evaluation was performed to account for the reduction in square footage of the fitness center and increase in the number of hotel rooms. Because the variety of uses on the Independence site would result in varying parking needs through a typical day, shared parking was considered. The result of the evaluation is a total demand of 922 spaces for the Independence site (where 1,040 spaces were formerly approved and 1,040 spaces are now proposed), and 1,424 spaces for the Constitution site (where 1,671 spaces were previously approved and 1,654 are now proposed). Additional information about the parking analysis is provided in Attachment D.

Other minor changes are being proposed to the approved set of plans. These changes include aesthetic refinements to the office buildings and parking structure facades; functional improvements and enhanced details for the floor plans; and improved sustainability features, such as the incorporation of photovoltaic panels on the roofs of the parking structures and hotel. The applicant is also proposing to adjust building footprints on the Constitution site by moving each structure approximately 20 to 35 feet westward, toward the Marsh Road boundary of the site, for improved site circulation and building spacing. As part of the shift in building placements and various onsite and offsite improvements being contemplated, the City is proposing to reconstruct a pump station on the project site near the intersection of Bayfront Expressway and Chrysler Drive, close to Garage 3. The City is collaborating with the applicant on this effort.

Further adjustments to the submitted plans are anticipated, such as additional landscaping details; allocation of up to 3,710 square feet of space within each of the proposed Constitution office buildings for a total of 7,420 square feet of neighborhood-serving convenience retail uses or café spaces primarily to serve employees and business visitors; and other refinements consistent with the CDP. At this time, staff believes these items may be approved administratively as needed prior to building permit approval.

Correspondence

Staff has not received any correspondence on the project since the March 24, 2015 City Council meeting. All past correspondence is on file at the Community Development Department.

Conclusion

The modified project would permit the development of a 250-room, full-service hotel affiliated a national hotel brand, a 41,000 square-foot fitness facility, and over 690,000 square feet of office space. The requested modifications remain in conformance with the permitted building heights, floor area ratio (FAR), building coverage, and parking

permitted by the project CDP. The overall project would result in roughly 4,000 less square feet of development, fewer vehicle trips, reduced GHG emissions, and reduced water usage. Updated architecture and design, enhanced circulation, improved pedestrian spaces, and the installation of photovoltaic panels are among the additional improvements that the modified project proposes. Staff recommends that the Planning Commission recommend the modified project for approval by the City Manager, determining that the proposed modifications will be compatible with the approved Conditional Development Permit and will not have an adverse impact on safety and/or the character and aesthetics of the site.

ENVIRONMENTAL REVIEW

On June 15, 2010, the City Council adopted findings in accordance with the California Environmental Quality Act and certified the Environmental Impact Report (EIR) prepared for the project. The EIR focused on significant and unavoidable environmental impacts related to greenhouse gas (GHG) emissions, water consumption, and vehicle trips. Given the proposed modifications to the project as described above, additional analysis has been conducted to confirm that the modified project does not result in any further environmental impacts in these areas that were not already identified in the certified EIR.

The applicant retained Kimley-Horn to perform a comparison of the change in vehicular trips generated based on the approved and proposed trip generation for the project (Attachment E). Given the decrease in overall square footage of the project, the proposed land uses resulted in 82 fewer AM peak hour trips, 9 fewer PM peak hour trips, and 591 fewer daily trips than the approved project. As a result, the modified project is not anticipated to result in a change to the transportation impacts identified in the certified EIR. In addition, the CDP includes trip monitoring requirements and financial penalties for non-compliance.

The applicant hired Integral Group to evaluate the modified project and ensure it meets CDP requirements for GHG emissions, energy, water, and LEED certification (Attachment F). The CDP targets for total energy, electricity and natural gas were modeled prior to specifics of the building envelope and mechanical and electrical systems being known. The values identified for total energy, electricity and natural gas use for the modified project show a reduction in natural gas usage but an increase in electricity usage, resulting in overall higher energy consumption. However, the modified project has been designed to fit within the CDP thresholds for GHG emissions, particularly due to increased renewable electricity generation from local utilities. The installation of photovoltaic panels would further aid in reducing overall GHG emissions by offsetting the project's increased energy demand. GHG emissions for the modified project are projected to fall by 239 metric tons of CO2e at the Constitution site and 179 metric tons of CO2e at the Independence site when compared to the approved project.

With regard to water usage, daily consumption for the total project would fall by 4,120 gallons per day when compared to the approved project. This is primarily due to the use

of efficient plumbing fixtures and water management techniques, as well as the overall reduction in square footage of the project.

Finally, the buildings continue to be designed to meet LEED certification as required by the CDP. Under the modified project, the hotel and fitness center would be built to a LEED Silver standard, consistent with the approved project. The Independence and Constitution office buildings would be built to a LEED Gold standard, also consistent with the approved project.

As a result, the modified project is not anticipated to result in any increased impacts in the areas of Air Quality, Traffic and Circulation, Utilities and Service Systems (Water Only), or Climate Change beyond those identified in the certified EIR.

RECOMMENDATION

1. Make a finding that the modified project will not result in any increased impacts in the areas of Air Quality, Traffic and Circulation, Utilities and Service Systems (Water Only), or Climate Change beyond those identified in the certified EIR, as described by Kimley-Horn in its memo "Updated Trip Generation and Trip Distribution for Menlo Gateway Project" and Integral Group in its memo "Menlo Gateway Project: GHG, Energy, Water Use Estimates and LEED Compliance," subject to review by the Building, Planning, Engineering and Transportation Divisions and approval by the City Manager.

2. Make a determination that the proposed modifications are compatible with other building and design elements or onsite/offsite improvements of the approved Conditional Development Permit (CDP) and will not have an adverse impact on safety and/or the character and aesthetics of the site, as outlined in the three project plan sets provided by Heller Manus Architects and Cuningham Group, consisting of 73 plan sheets, dated received April 29, 2015, and recommended by the Planning Commission on May 4, 2015, subject to review and approval of the City Manager in accordance with section 6 of the Conditional Development Permit.

3. Make a determination that the three project plan sets provided by Heller Manus Architects and Cuningham Group, consisting of 73 plan sheets, dated received April 29, 2015, in conjunction with the presentation and discussion of the modified project plans at the May 4, 2015 Planning Commission meeting, fulfill the requirement of a Planning Commission review prior to building permit submittal as specified by Section 8.12 of the Conditional Development Permit.

Report prepared by:
Tom Smith
Associate Planner

Report reviewed by:
Justin Murphy
Assistant Community Development Director

PUBLIC NOTICE

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of all property owners and occupants within 300-foot radius of the subject property. The Planning Commission will make a recommendation to the City Manager as outlined by the Development Agreement and Conditional Development Permit, and authorized by the City Council.

ATTACHMENTS

A. Location Map
B. Project Plans
C. Avian Collision Risk Assessment Memo
D. Updated Parking Evaluation Memo
E. Updated Trip Generation and Trip Distribution Memo
F. GHG, Energy, Water Use Estimates and LEED Compliance Memo

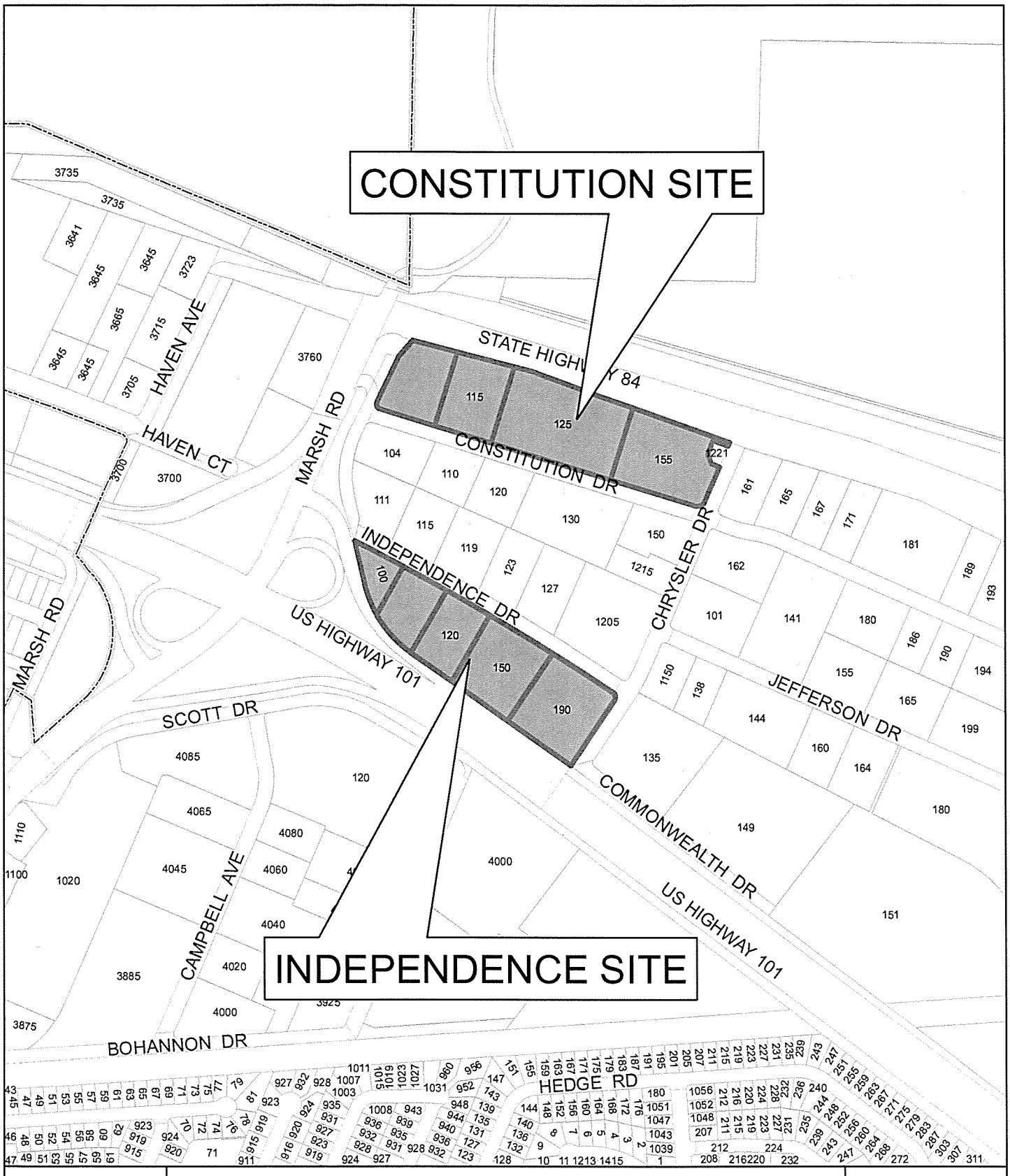
EXHIBIT TO BE PROVIDED AT MEETING

Color and Materials Board

AVAILABLE FOR REVIEW AT THE CITY OFFICES AND ON THE CITY WEBSITE

- Development Agreement between the City of Menlo Park and Bohannon Development Company
- Conditional Development Permit – 100-190 Independence Drive, 101-155 Constitution Drive
- Approved Project Plans – Menlo Gateway Project

V:\STAFFRPT\PC\2015\050415 - Menlo Gateway CDP Modification.doc



CITY OF MENLO PARK

LOCATION MAP

MENLO GATEWAY PROJECT

DRAWN: TAS CHECKED: TAS DATE: 5/4/15 SCALE: 1" = 500' SHEET: 1

N

REV 01: APRIL 24, 2015
DESIGN SUBMITTAL: MARCH 30, 2015

MENLO GATEWAY HOTEL

DESIGN PACKAGE

Contact:
Jack Highwart, AIA, LEED AP
Principal
Tel: 310 895 2200

BI

SHEET INDEX

MENLO GATEWAY | ENSEMBLE | BOHANNON DEVELOPMENT COMPANY | CUNINGHAM GROUP

ISSUE DATE: 04/24/2015

SHEET TITLE: COVER PAGE & INDEX SHEET

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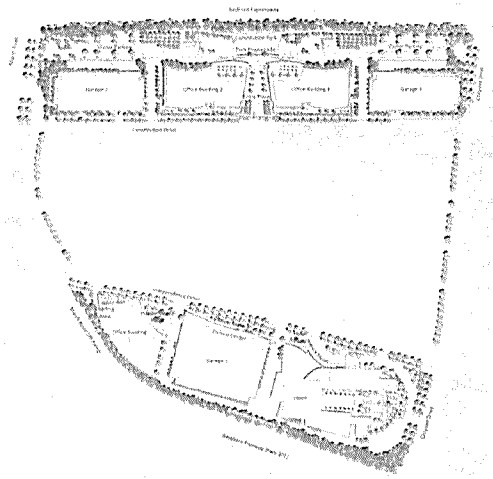
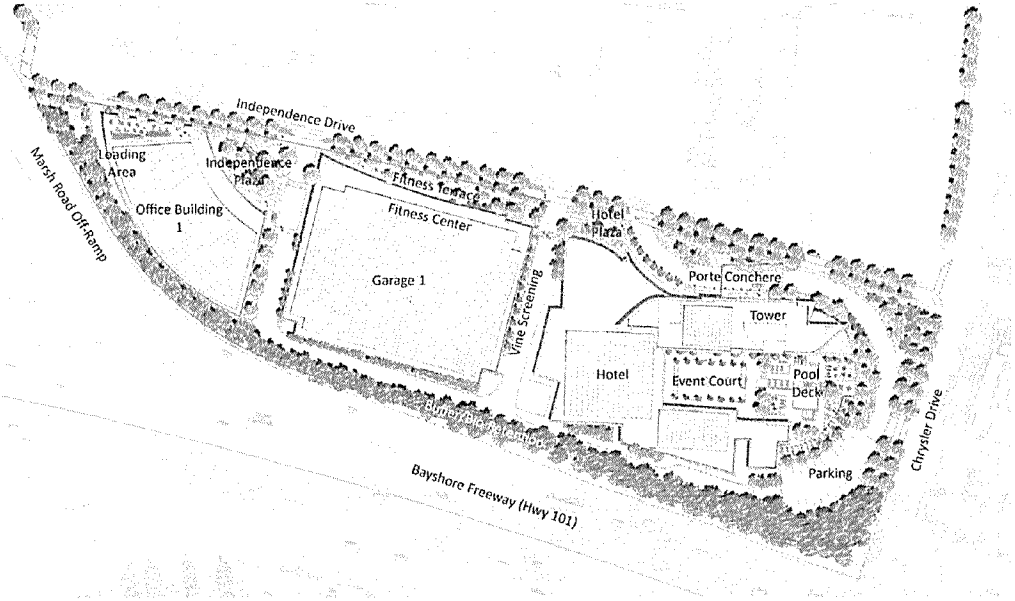
SHEET NO: IA0.1



LANDSCAPE CONCEPT

B2



INDEPENDENCE SITE LANDSCAPE CONCEPT

swa

SITE LANDSCAPE CONCEPT

MENLO GATEWAY | ENSEMBLE | BOHANNON DEVELOPMENT COMPANY | CUNINGHAM GROUP

ISSUE DATE: 04/24/2015

SHEET TITLE: LANDSCAPE SITE PLAN

SCALE: ---

SHEET NO: IA0.2

(B3)

MENLO GATEWAY | ENSEMBLE | BOHANNON DEVELOPMENT COMPANY | CUNINGHAM GROUP

ISSUE DATE: 04/24/2015

SHEET TITLE: RENDERING - ENTRY VIEW

SCALE: ---

SHEET NO: IA0.3

B4

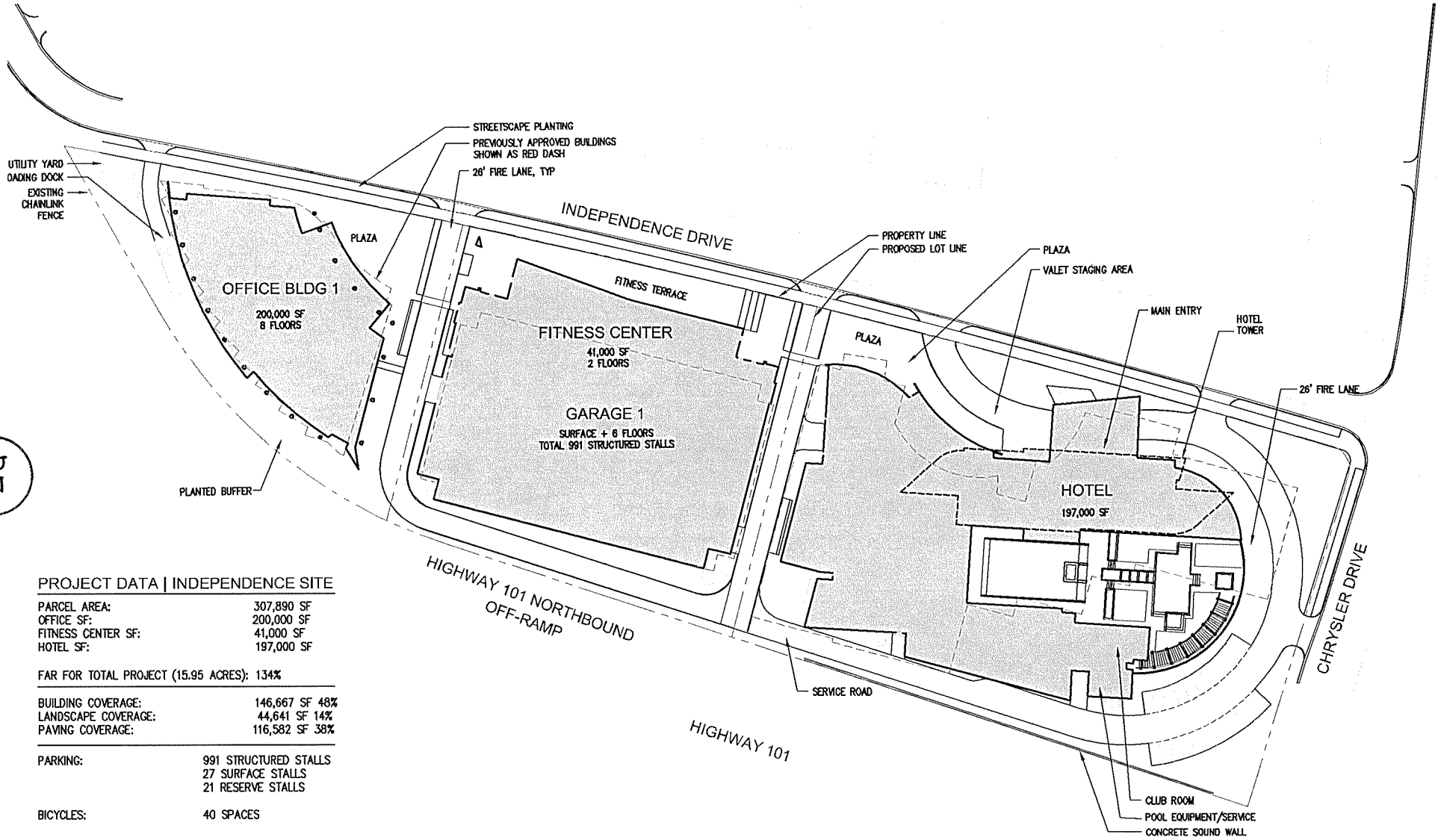
MENLO GATEWAY | ENSEMBLE | BOHANNON DEVELOPMENT COMPANY | CUNINGHAM GROUP

ISSUE DATE: 04/24/2015

SHEET TITLE: RENDERING - AERIAL VIEW

SCALE: ---

SHEET NO: IA0.4



B5

PROJECT DATA | INDEPENDENCE SITE

PARCEL AREA:	307,890 SF
OFFICE SF:	200,000 SF
FITNESS CENTER SF:	41,000 SF
HOTEL SF:	197,000 SF
FAR FOR TOTAL PROJECT (15.95 ACRES):	134%
BUILDING COVERAGE:	146,667 SF 48%
LANDSCAPE COVERAGE:	44,641 SF 14%
PAVING COVERAGE:	116,582 SF 38%
PARKING:	991 STRUCTURED STALLS 27 SURFACE STALLS 21 RESERVE STALLS
BICYCLES:	40 SPACES

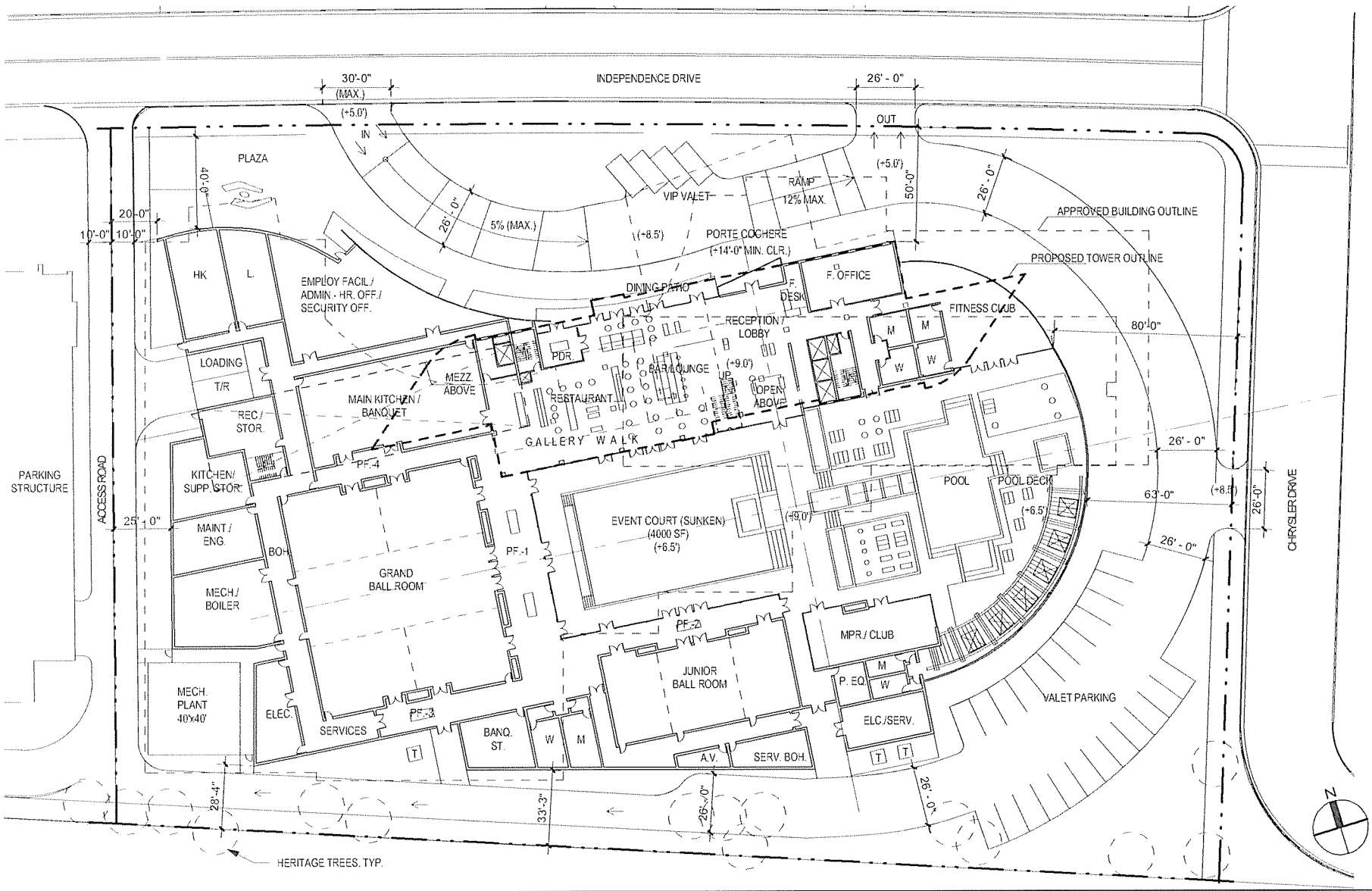
MENLO GATEWAY | ENSEMBLE | BOHANNON DEVELOPMENT COMPANY | CUNINGHAM GROUP

ISSUE DATE: 04/24/2015

SHEET TITLE: PROPOSED SITE PLAN

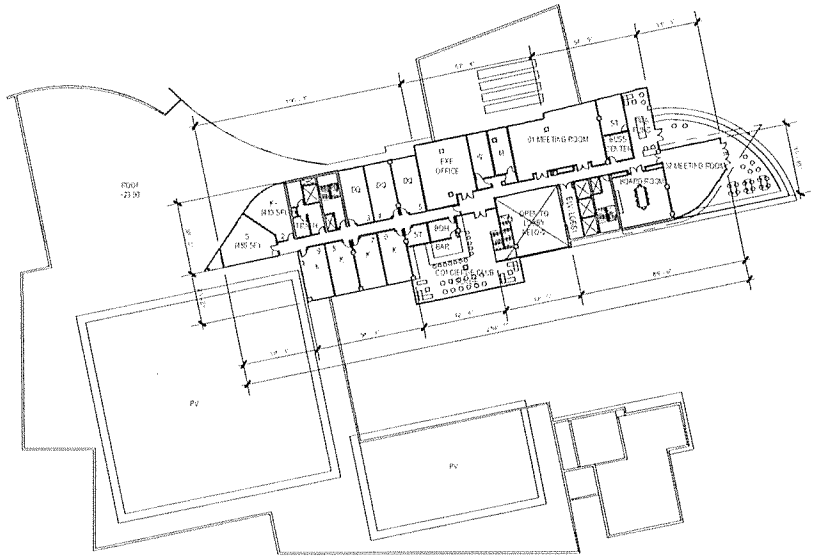
SCALE: ---

SHEET NO: IA1.1

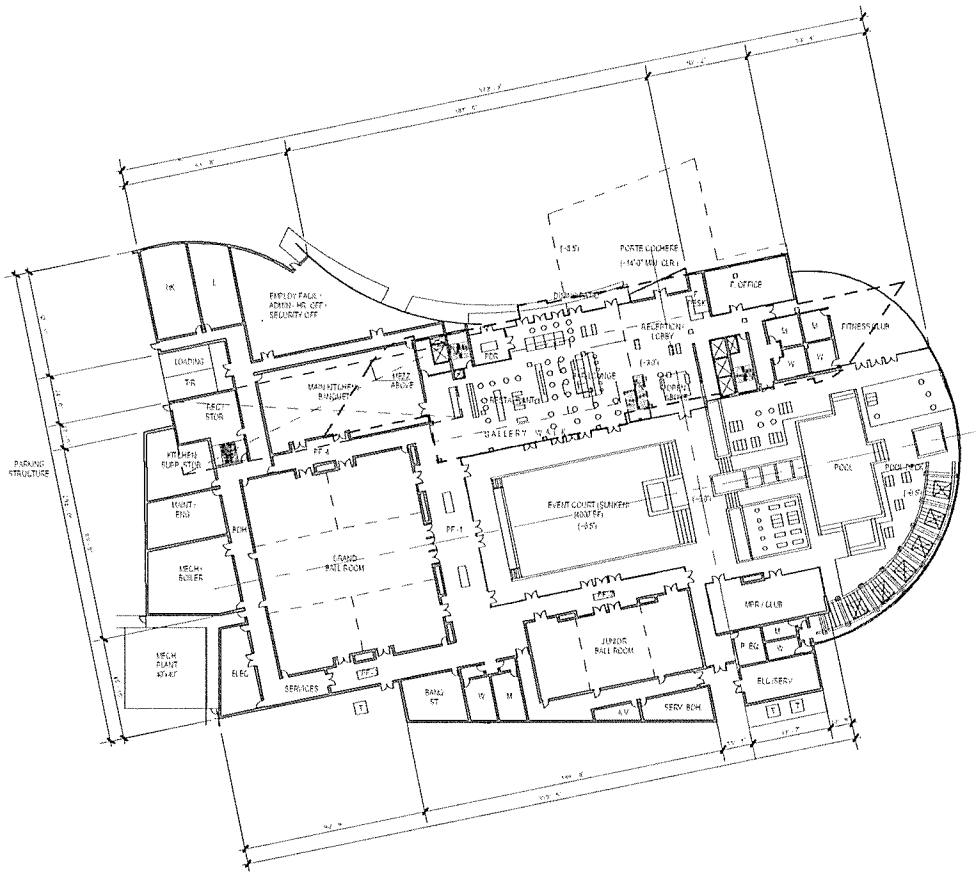


(86)

MENLO GATEWAY.	ENSEMBLE HOTEL COLLECTION	BOHANNON DEVELOPMENT COMPANY	CUNINGHAM GROUP	ISSUE DATE: 04/24/2015	SHEET TITLE: HOTEL PLANS - LEVEL 01 SCALE: 1" = 40'-0"	SHEET NO: IA2.1



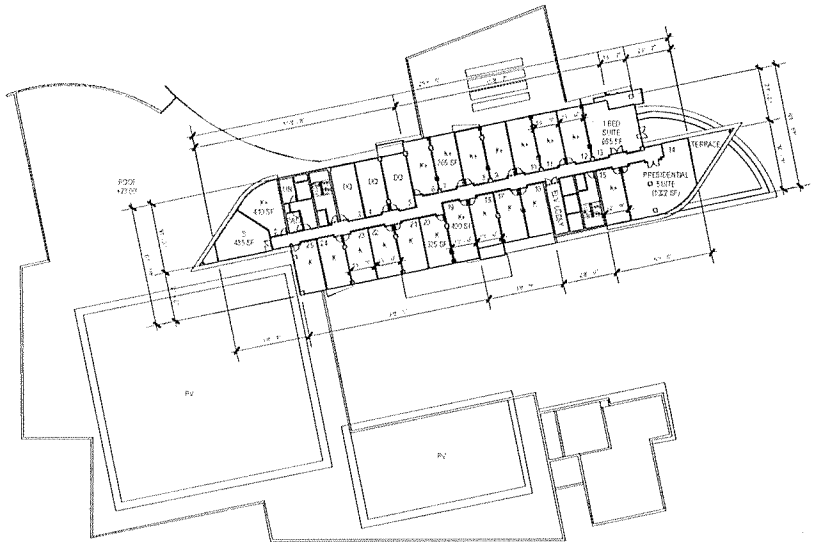
2ND FLOOR PLAN



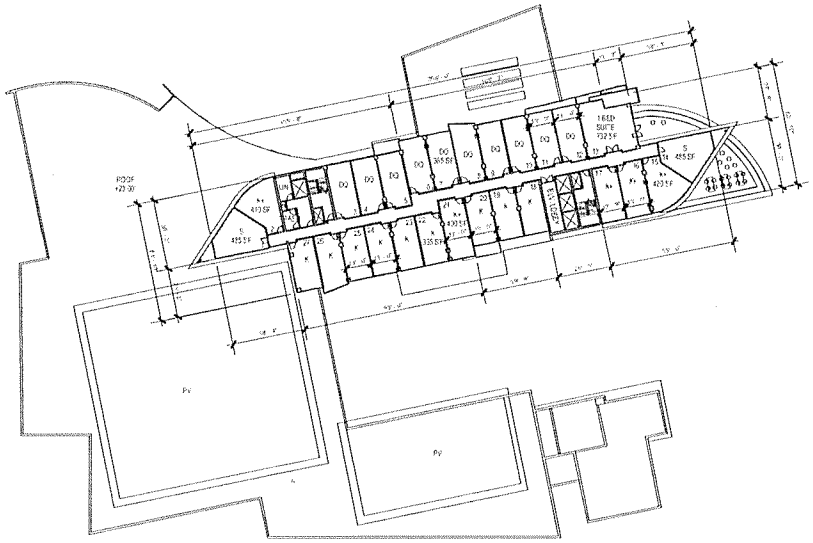
1ST FLOOR PLAN

MENLO GATEWAY	ENSEMBLE HOTEL PARTNERS	BOHANNON DEVELOPMENT COMPANY	CUNINGHAM GROUP	ISSUE DATE: 04/24/2015	SHEET TITLE: HOTEL PLANS - LEVEL 01 - 02 SCALE: 1" = 60'-0""	SHEET NO: IA2.2

B8



11TH FLOOR PLAN



TYPICAL - 3RD THRU 10TH FLOOR PLAN

N

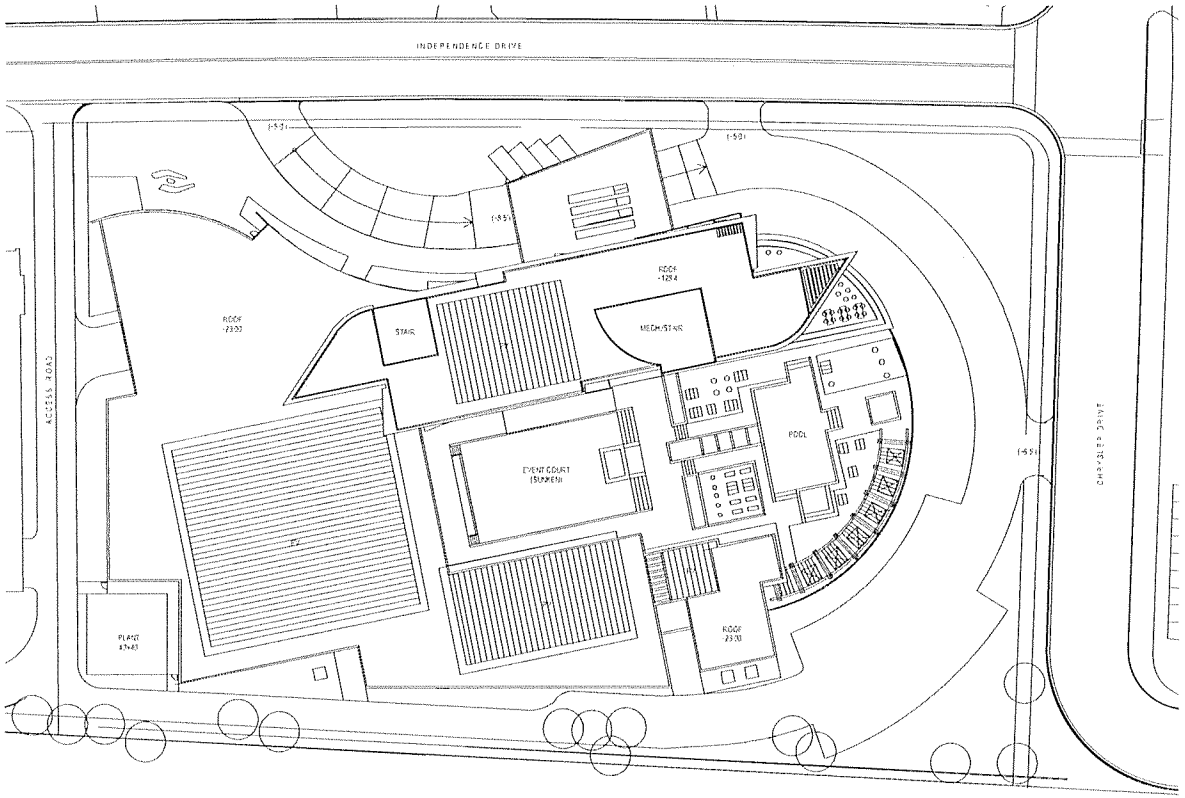
MENLO GATEWAY | ENSEMBLE HOTEL PARTNERS | BOHANNON DEVELOPMENT COMPANY | CUNINGHAM GROUP

ISSUE DATE: 04/24/2015

SHEET TITLE: HOTEL PLANS - LEVEL 03-11 (TYPICAL)

SCALE: 1" = 60'-0""

SHEET NO: IA2.3

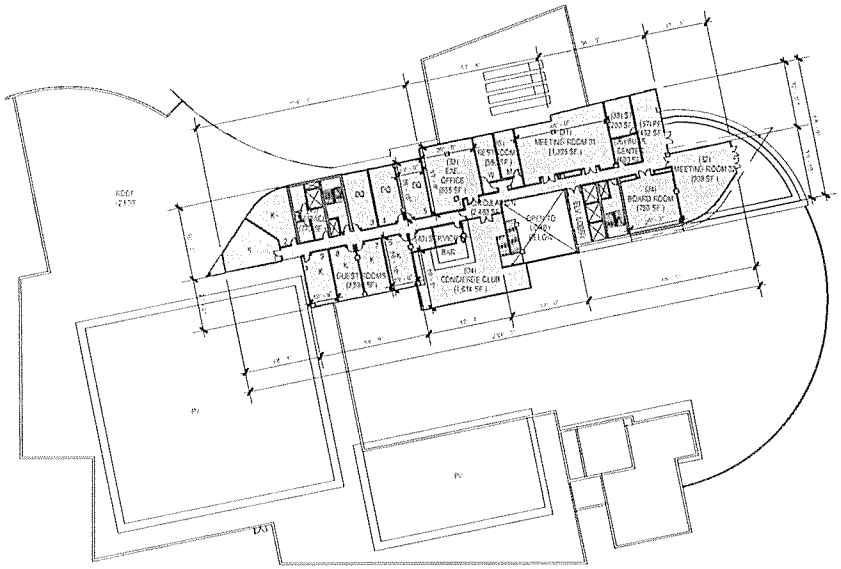


B9

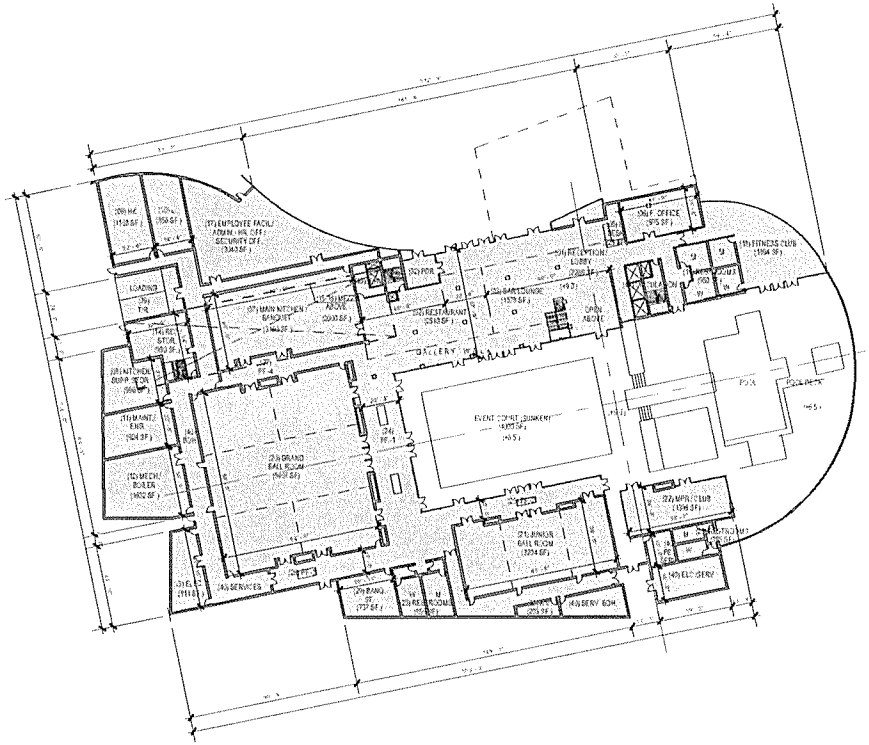
ROOF PLAN

N

MENLO GATEWAY	ENSEMBLE HOTEL PARTNERS	BOHANNON DEVELOPMENT COMPANY	CUNINGHAM GROUP	ISSUE DATE: 04/24/2015	SHEET TITLE: HOTEL PLANS - ROOF SCALE: 1" = 60'-0"	SHEET NO: IA2.4

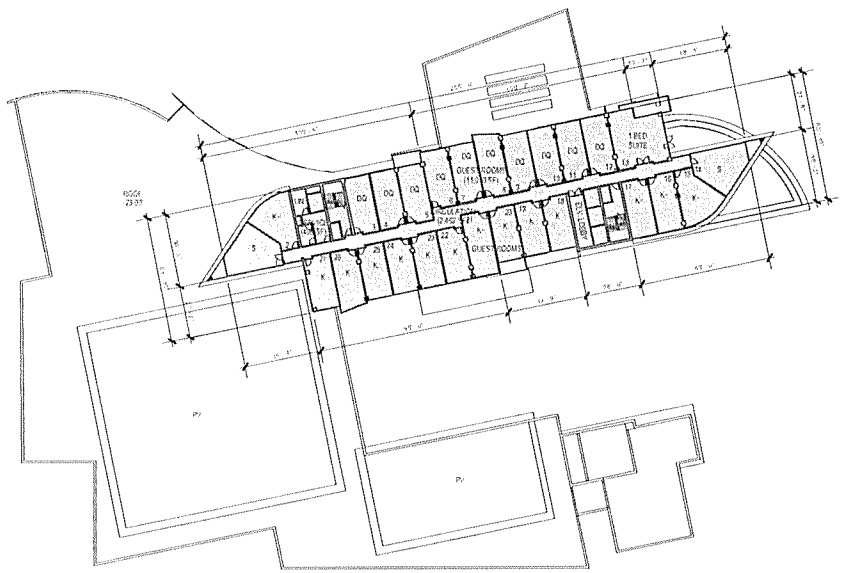


2ND FLOOR SQUARE FOOTAGE



1ST FLOOR SQUARE FOOTAGE

MENLO GATEWAY	ENSEMBLE HOTEL PARTNERS	BOHANNON DEVELOPMENT COMPANY	CUNINGHAM GROUP	ISSUE DATE: 04/24/2015	SHEET TITLE: HOTEL AREA PLANS - LEVEL 01 - 02 GROSS FLOOR AREA CALCULATION DIAGRAM SCALE: 1" = 60'-0"	SHEET NO: IA2.5



B11

TYPICAL 3RD THRU 11TH FLOOR SQUARE FOOTAGE

HOTEL - SQUARE FOOTAGE ANALYSIS

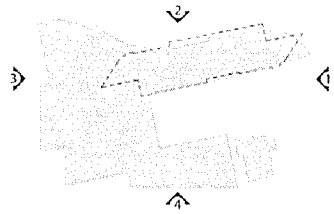
#	TYPE	AREA	1ST FLR.	2ND FLR.	3RD FLR.	4TH FLR.	5TH FLR.	6TH FLR.	7TH FLR.	8TH FLR.	9TH FLR.	10TH FLR.	11TH FLR.
	HOTEL	**196,343**	56,828	13,852	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	13,663
	ROOMS **250**			**9**	**27**	**27**	**27**	**27**	**27**	**27**	**27**	**27**	**25**
	Guest Rooms	102,883		3,590	11,070	11,070	11,070	11,070	11,070	11,070	11,070	11,070	10,733
	G.R. Circulation	22,958		800	2,462	2,462	2,462	2,462	2,462	2,462	2,462	2,462	2,462
	G.R Service	4,680		468	468	468	468	468	468	468	468	468	468
	subtotal	130,521											
	Gross Building		including Guest Rooms, Service, and Circulation square footage										
01	Lobby / Reception	2,268	2,268										
02	Restaurant	2,810	2,810										
03	Bar/Lounge	1,578	1,578										
04	Concierge Club Lounge	1,614		1,614									
	Offices:												
05	Front Desk	228	228										
06	Front Office	975	975										
	Kitchen:												
07	Main/Banquet Kitchen	3,160	3,160										
08	Kitchen Support/Storage	996	996										
	Back Of House:												
09	Housekeeping	1,103	1,103										
10	Laundry	856	856										
11	Maintenance/Engg	924	924										
12	Mechanical/Boiler	1,602	1,602										
13	Electrical Room	811	811										
14	Recycling/Storage	980	980										
15	General Storage (MEZZ.)	500	500										
16	Misc Mezz. Services	1,500	1,500										
17	**Employee Facilities:**	3,040	3,040										
	(HR Offices/Admin.)	-											
	(Accounting)	-											
	(Ex. Offices/Sales)	-											
	(Security)	-											
18	Fitness	1,894	1,894										
19	Restrooms	950	950										
	Conference:												
20	Grand ballroom	8,407	8,407										
21	Junior ballroom	3,204	3,204										
22	MPR./Club	1,396	1,396										
23	Restrooms	856	856										
24	Pre-Function 1	1,833	1,833										
25	Pre-Function 2	1,000	1,000										
26	Pre-Function 3	950	950										
27	Pre-Function 4	917	917										
28	Restrooms	385	385										
29	Banquet Storage	737	737										
30	A/V Control	203	203										
31	Meeting Room 01	1,395		1,395									
32	Meeting Room 02	908		908									
33	Exe. Office	865		865									
34	Board Room	758		758									
35	Restrooms	580		580									
36	Bussiness Center	190		190									
37	Pre-Function	462		462									
38	Storage	260		260									
39	Loading-T/R	792	792										
40	**Back of House / Service**	2,150	1,848	302									
41	**Circulation**	9,785	8,125	1,660									
	Pool/Activities Area:	-	0										
	Pool	-	0										
	Bar	-	0										
	TOTAL BLDG	**196,343**	56,828	13,852	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	13,663

MENLO GATEWAY | ENSEMBLE | BOHANNON DEVELOPMENT COMPANY | CUNINGHAM GROUP

ISSUE DATE: 04/24/2015

SHEET TITLE:
HOTEL AREA PLANS - LEVEL 03-11 (TYPICAL)
GROSS FLOOR AREA CALCULATION DIAGRAM
SCALE: 1" = 60'-0"

SHEET NO: IA2.6



KEY PLAN

B12

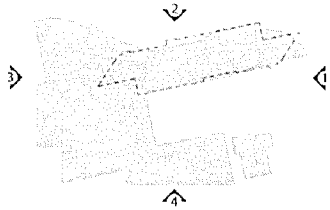
MENLO GATEWAY | ENSEMBLE HOTEL PARTNERS | BOHANNON DEVELOPMENT COMPANY | CUNINGHAM GROUP

ISSUE DATE: 04/24/2015

SHEET TITLE: HOTEL - ELEVATION - EAST

SCALE: 1/32"=1'-0"

SHEET NO: IA3.1



KEY PLAN

B13

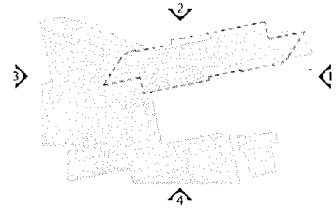
MENLO GATEWAY | ENSEMBLE HOTEL PARTNERS | BOHANNON DEVELOPMENT COMPANY | CUNINGHAM GROUP

ISSUE DATE: 04/24/2015

SHEET TITLE: HOTEL - ELEVATION - NORTH

SCALE 1/32"=1'-0"

SHEET NO: IA3.2



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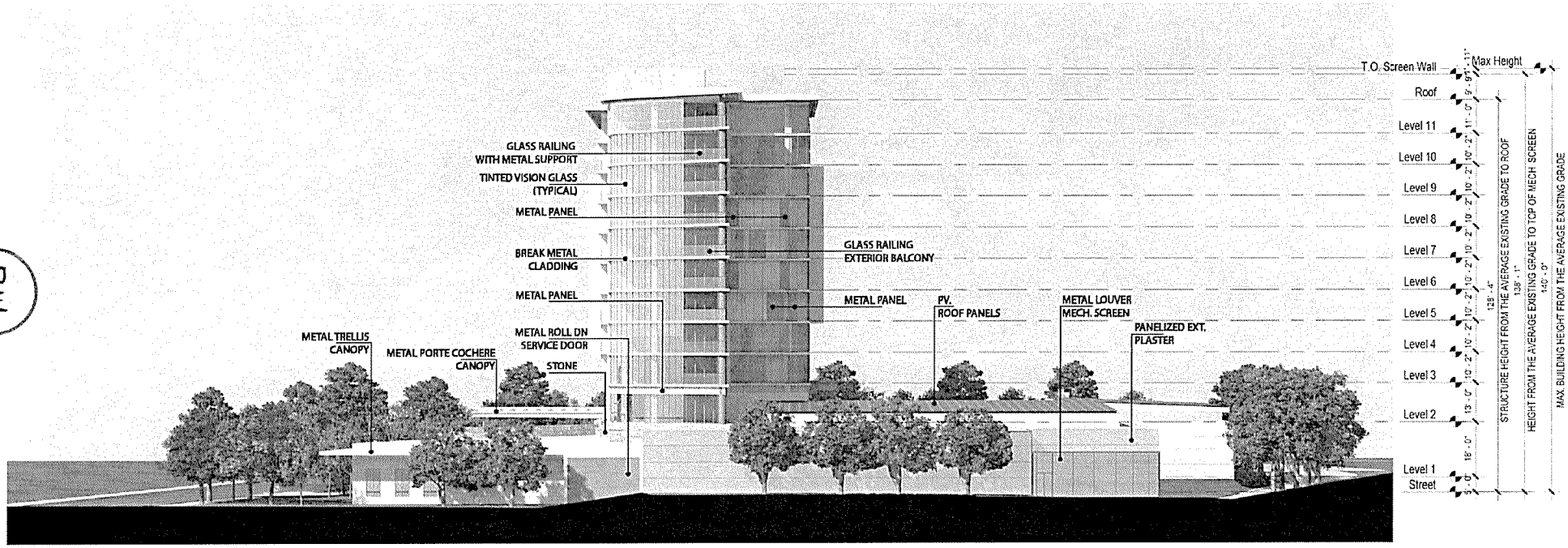


(B14)

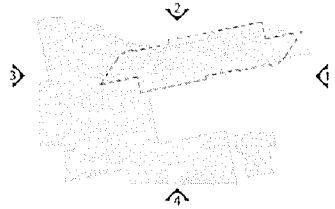
MENLO GATEWAY | ENSEMBLE | BOHANNON DEVELOPMENT COMPANY | CUNINGHAM GROUP

ISSUE DATE: 04/24/2015

SHEET TITLE: HOTEL - ELEVATION - WEST

SCALE: 1/32"=1'-0"

SHEET NO: IA3.3



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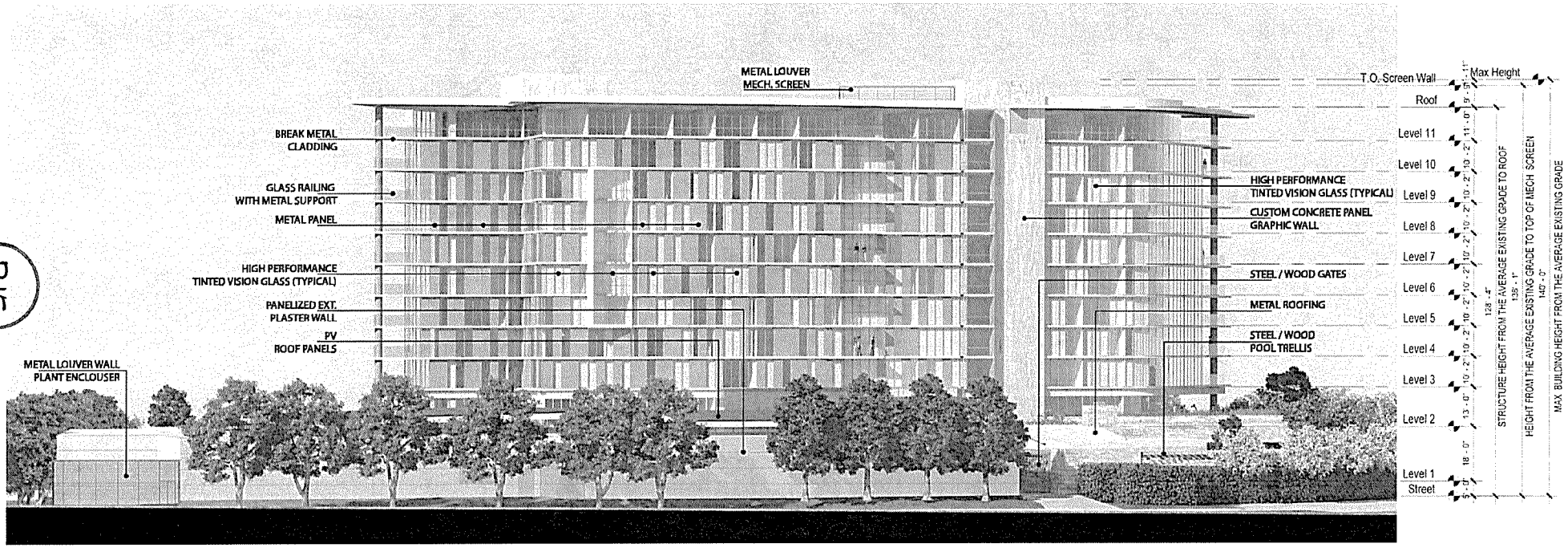
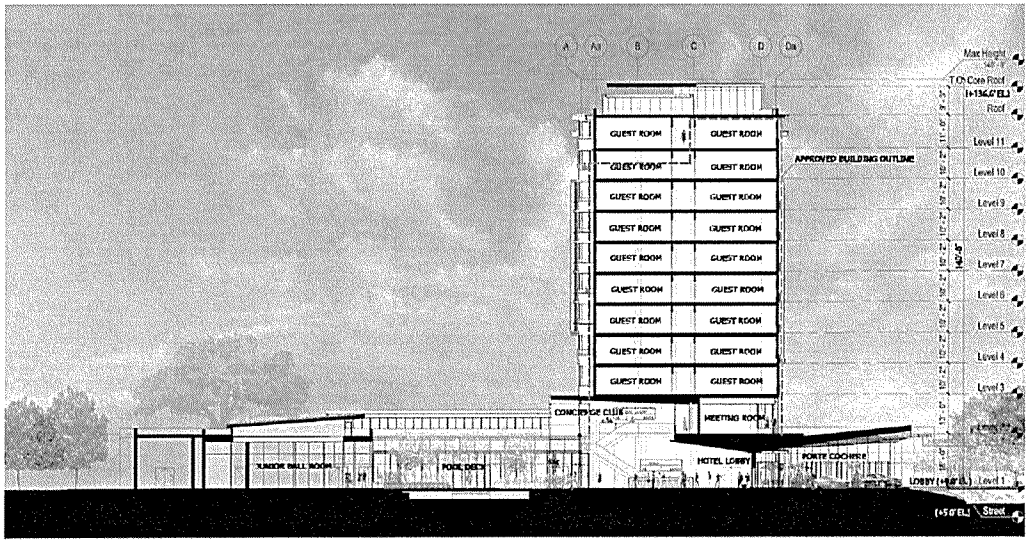
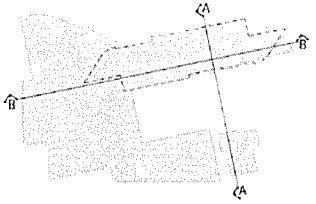
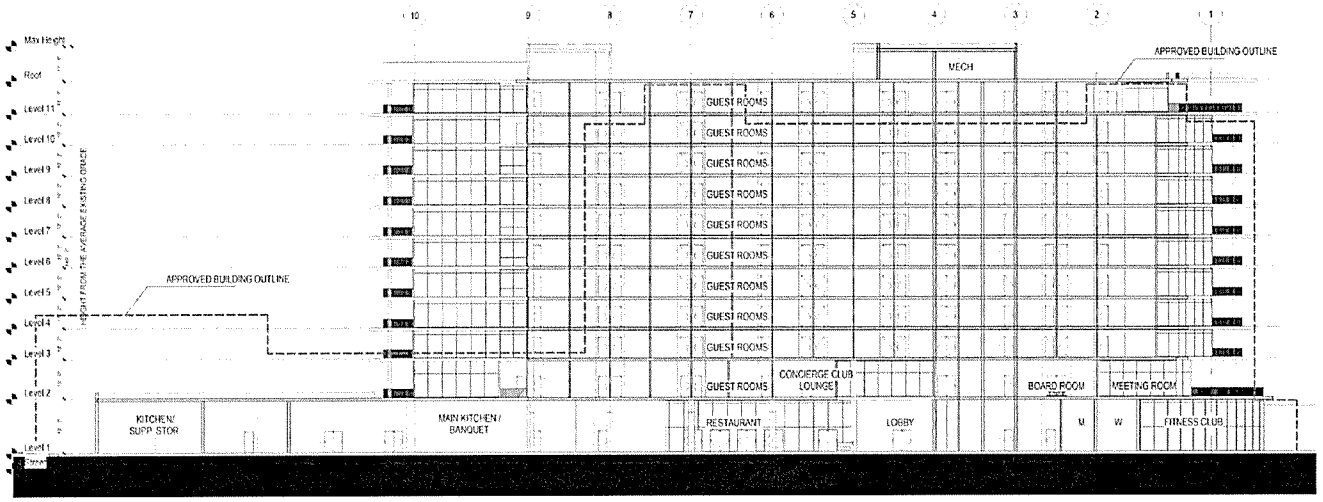

METAL LOUVER MECH. SCREEN
BREAK METAL CLADDING
GLASS RAILING WITH METAL SUPPORT
METAL PANEL
HIGH PERFORMANCE TINTED VISION GLASS (TYPICAL)
PANELIZED EXT. PLASTER WALL
PV ROOF PANELS
METAL LOUVER WALL PLANT ENCLOUSER
HIGH PERFORMANCE TINTED VISION GLASS (TYPICAL)
CUSTOM CONCRETE PANEL GRAPHIC WALL
STEEL / WOOD GATES
METAL ROOFING
STEEL / WOOD POOL TRELLIS
T.O. Screen Wall
Max Height
Roof
Level 11
Level 10
Level 9
Level 8
Level 7
Level 6
Level 5
Level 4
Level 3
Level 2
Level 1
Street
STRUCTURE HEIGHT FROM THE AVERAGE EXISTING GRADE TO ROOF
128' - 4"
HEIGHT FROM THE AVERAGE EXISTING GRADE TO TOP OF MECH SCREEN
135' - 1"
MAX BUILDING HEIGHT FROM THE AVERAGE EXISTING GRADE
140' - 0"



SECTION AA

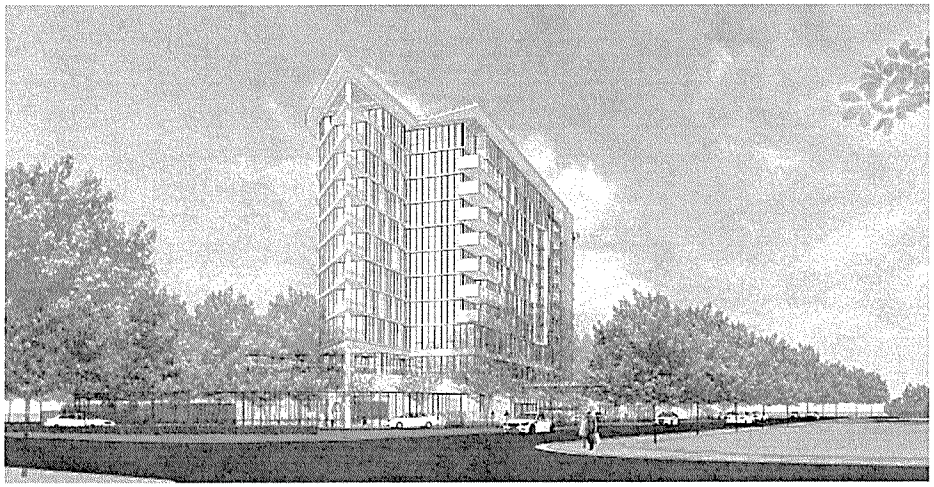


KEY PLAN

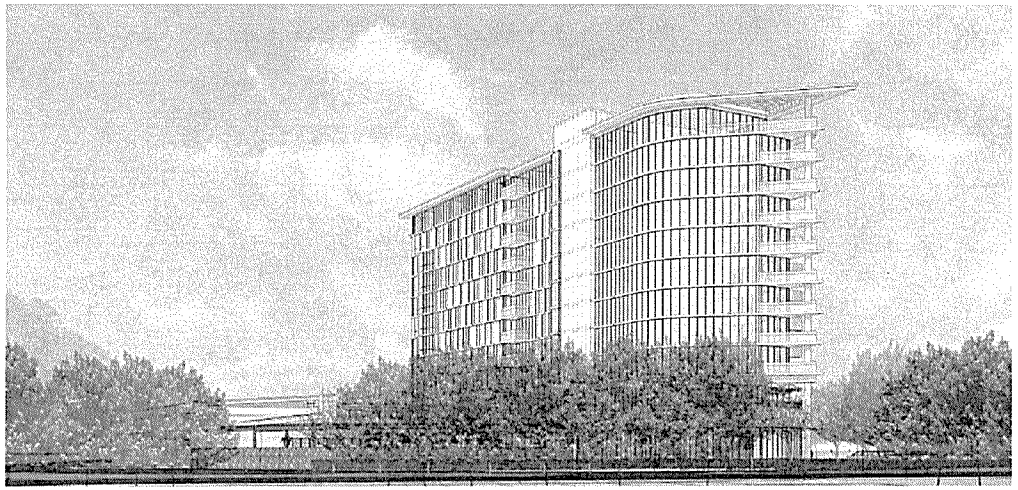


SECTION BB

MENLO GATEWAY	ENSEMBLE HOTEL PARTNERS	BOHANNON DEVELOPMENT COMPANY	CUNINGHAM GROUP	ISSUE DATE: 04/24/2015	SHEET TITLE: HOTEL - SECTIONS - AA & BB SCALE 1" = 40'-0"	SHEET NO: IA3.5



VIEW FROM CHRYSLER DRIVE



SOUTH - EAST VIEW FROM 101 FWY

(B17)

VIEW FROM INDEPENDENCE DRIVE

ARRIVAL DRIVE VIEW

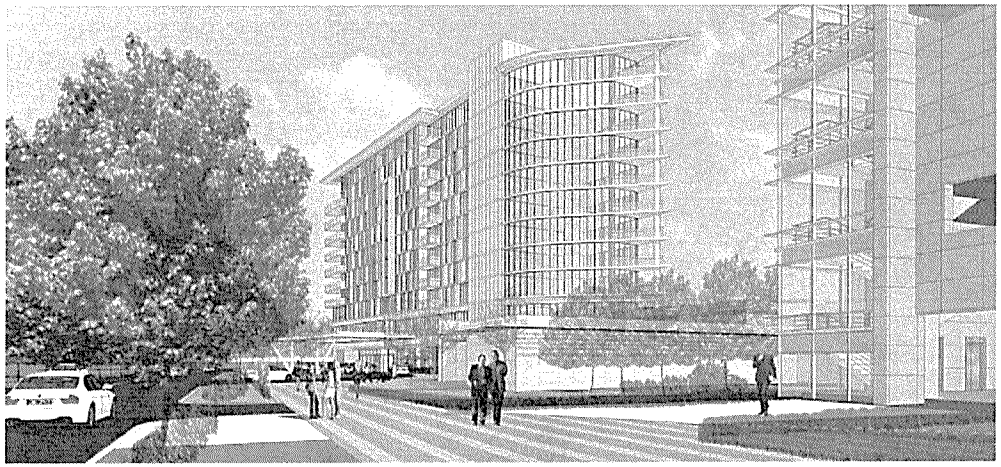
MENLO GATEWAY | ENSEMBLE | BOHANNON DEVELOPMENT COMPANY | CUNINGHAM GROUP

ISSUE DATE: 04/24/2015

SHEET TITLE: VIGNETTES

SCALE: ---

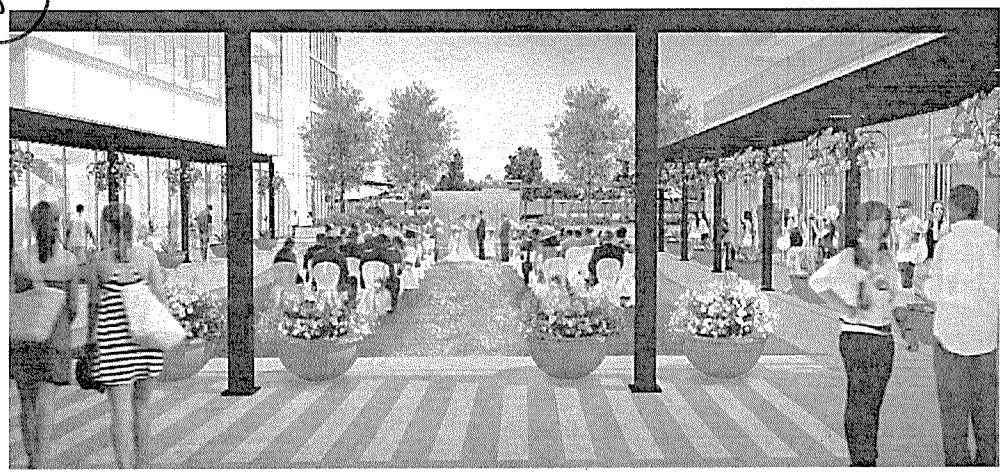
SHEET NO: IA4.1



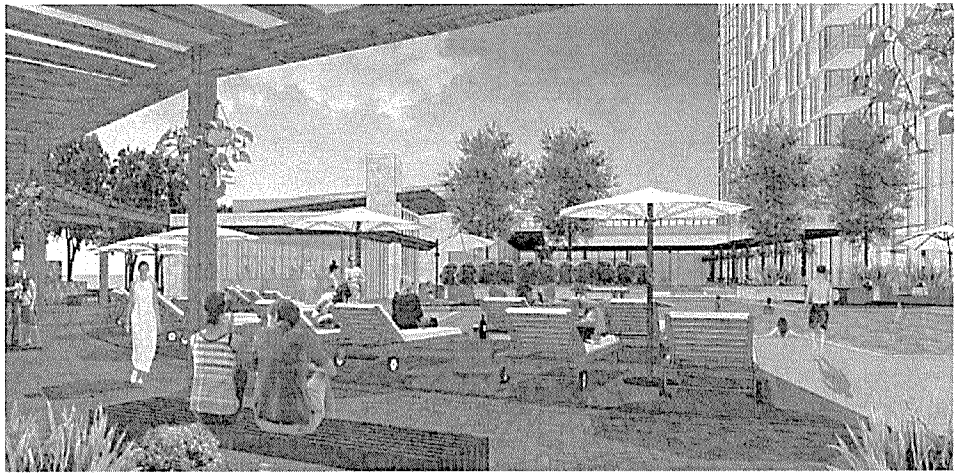
VIEW FROM WEST PARKING STRUCTURE PARKWAY

VIEW FROM LOBBY TO POOL AND EVENT COURYARD

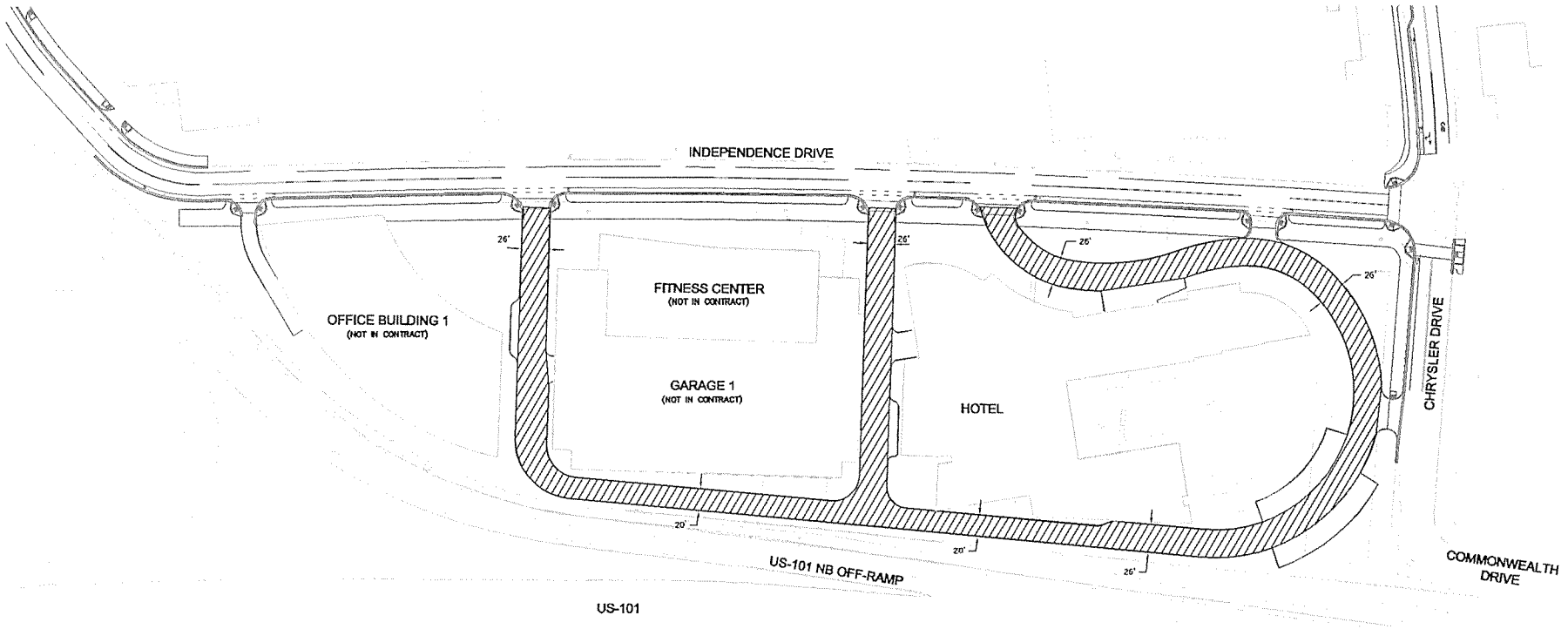
B18



VIEW FROM GRAND BALLROOM PRE-FUNCTION



VIEW FROM POOL



B19

LEGEND

EMERGENCY ACCESS ROUTE

N

0 50' 100'

Kimley»Horn

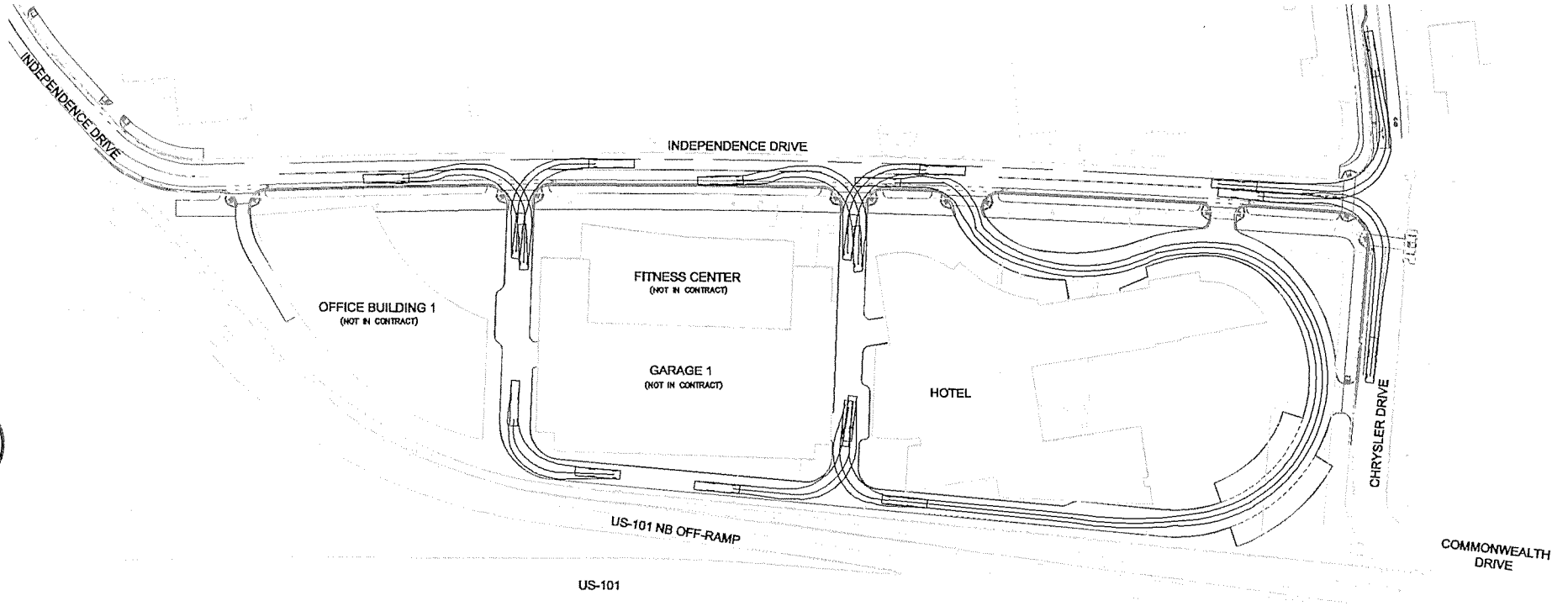
MENLO GATEWAY | ENSEMBLE HOTEL PARTNERS | BOHANNON DEVELOPMENT COMPANY | CUNINGHAM GROUP

ISSUE DATE: 04/24/2015

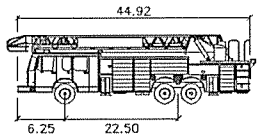
SHEET TITLE: FIRE ACCESS PLAN

SCALE: 1"=100'-0"

SHEET NO: IC1.1

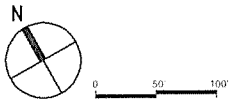


B20



MP FIRE TRUCK

	feet
Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 25.4



Kimley»Horn

MENLO GATEWAY | ENSEMBLE | BOHANNON DEVELOPMENT COMPANY | CUNINGHAM GROUP

ISSUE DATE: 04/24/2015

SHEET TITLE: FIRE TRUCK TURNING MOVEMENTS

SCALE: 1"=100'-0"

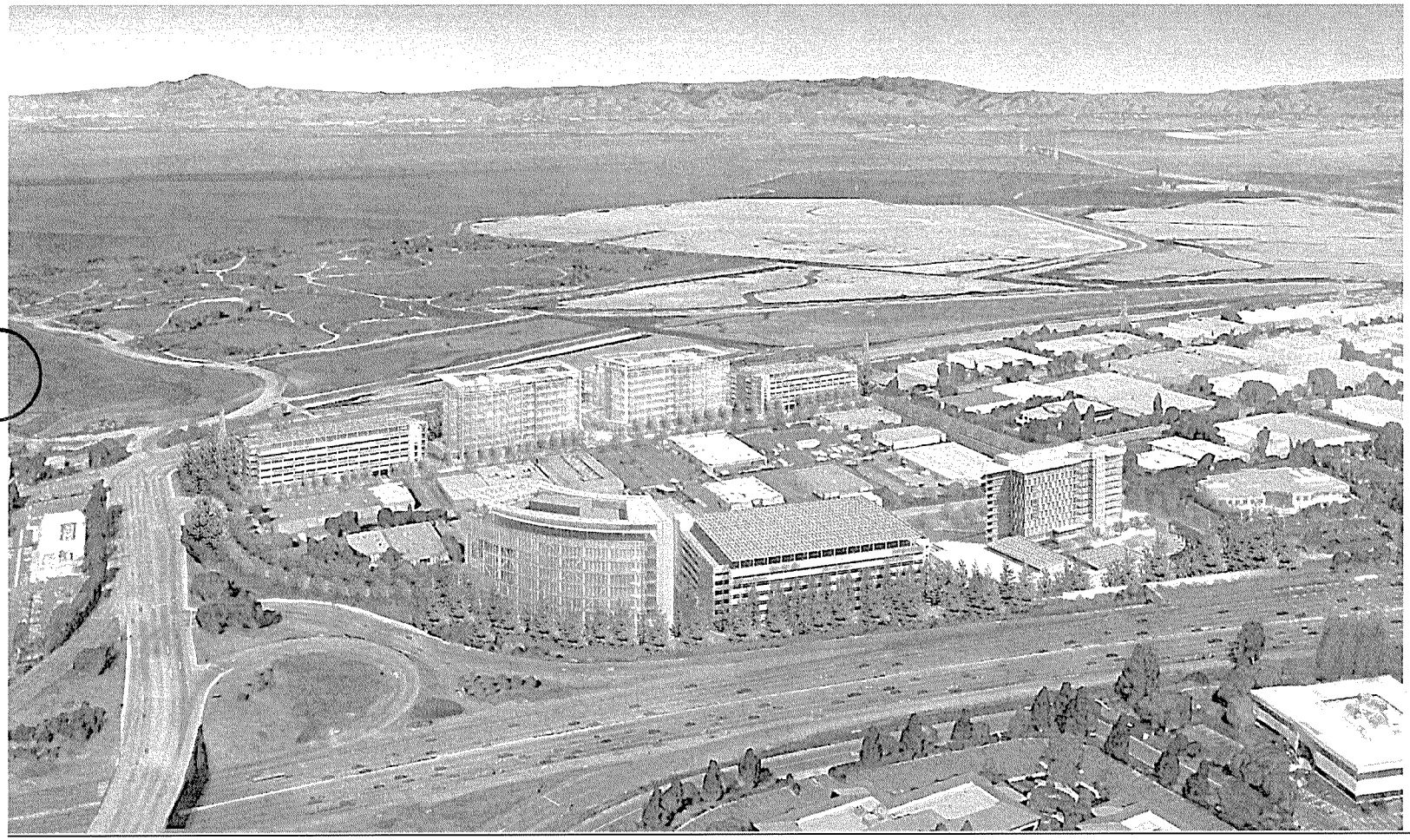
SHEET NO: IC1.2

MENLO GATEWAY

100-190 INDEPENDENCE DRIVE, MENLO PARK, CA

PROJECT PLAN SET

APRIL 27, 2015



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SHEET INDEX

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

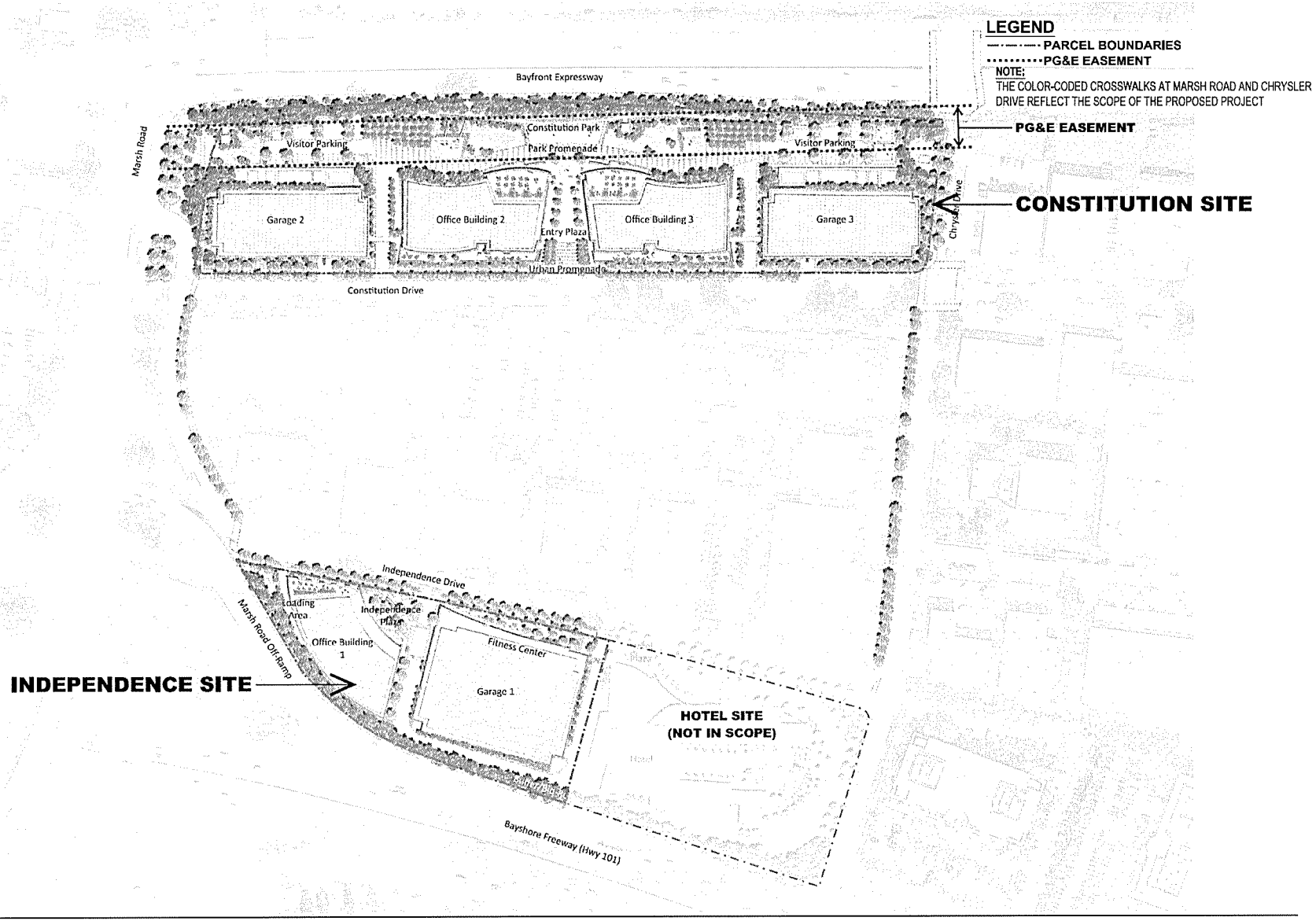
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015
04/27/2015

SHEET TITLE:
COVER PAGE & SHEET INDEX

SCALE:

SHEET NO.
IA0.1



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MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

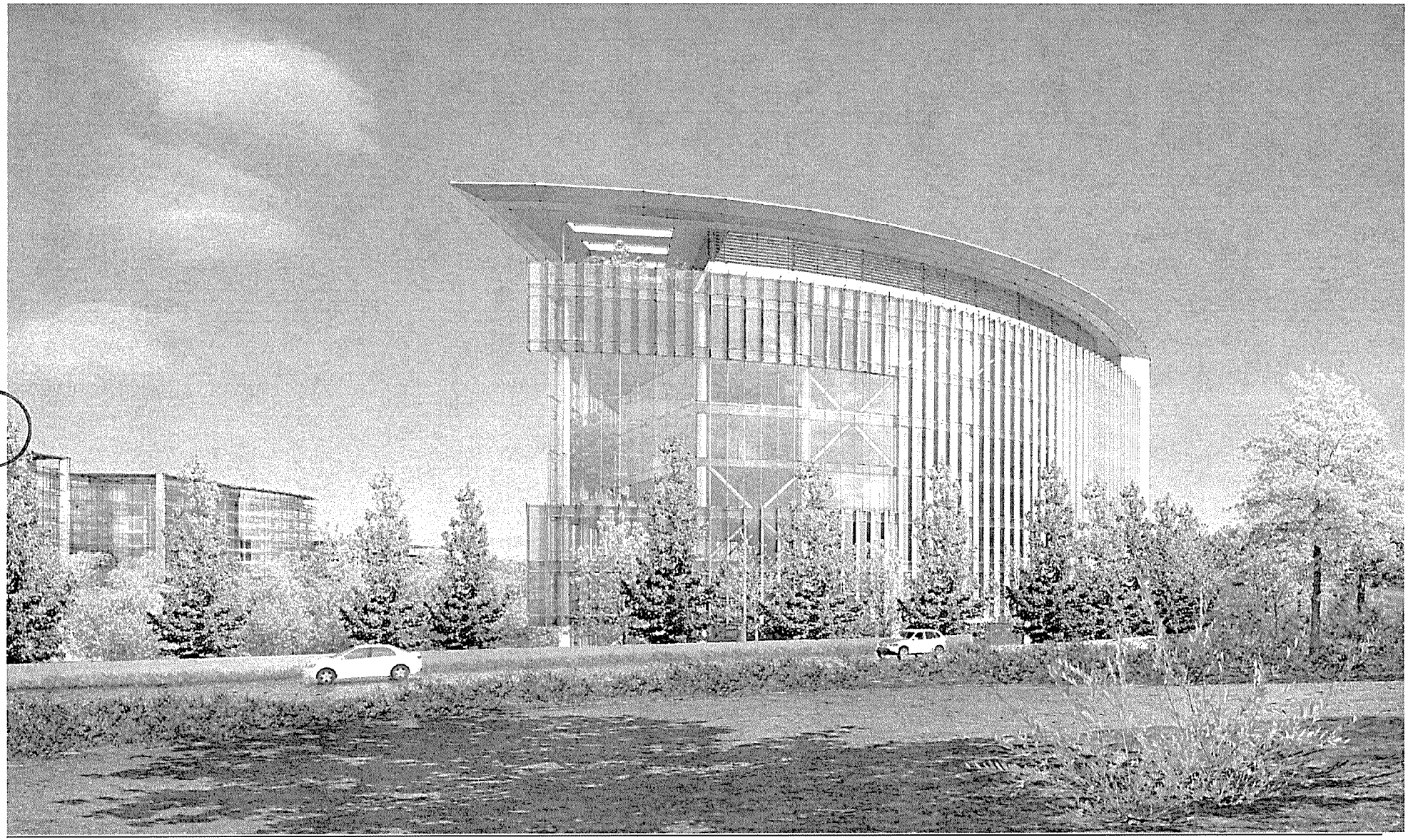
HELLER MANUS

ISSUE DATE:
03/30/2015
04/27/2015

SHEET TITLE:
SITE AREA PLAN

SCALE: NTS

SHEET NO.
IA0.2



(B23)

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

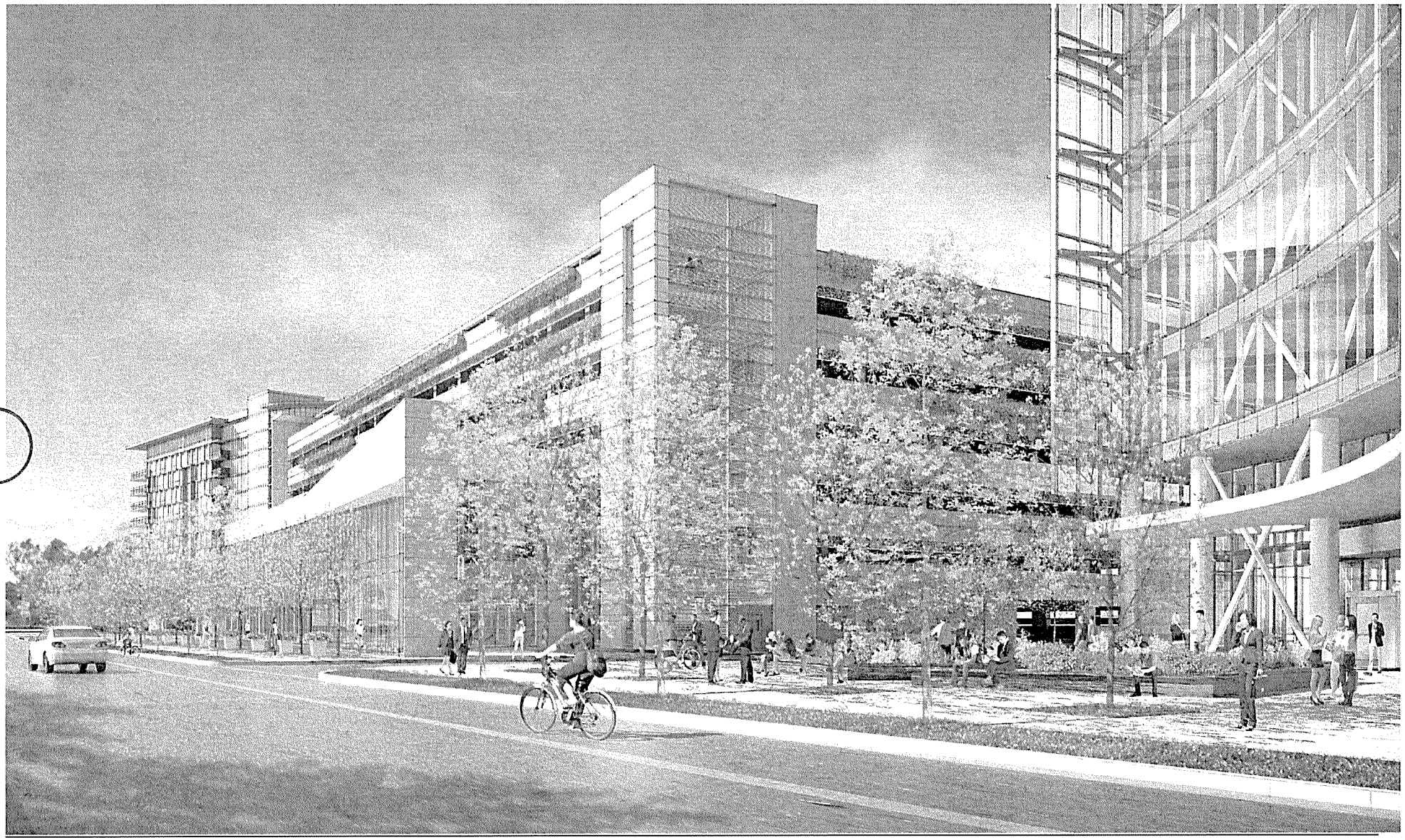
HELLER MANUS ARCHITECTS
SAN FRANCISCO

ISSUE DATE:
03/30/2015

SHEET TITLE:
RENDERING - INDEPENDENCE OFFICE BUILDING 1
FROM MARSH ROAD

SCALE:

SHEET NO.
IA0.3



MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

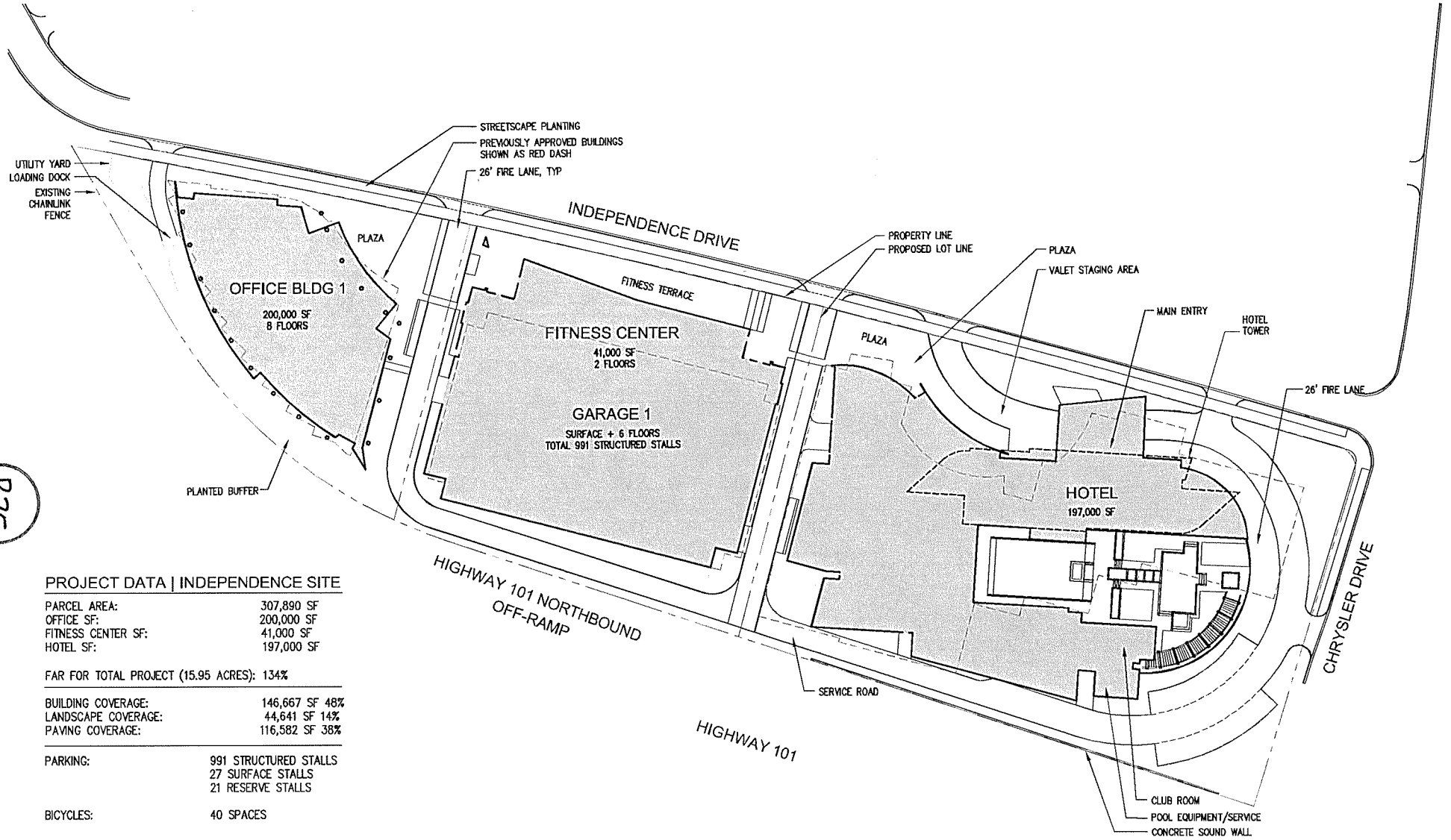
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
RENDERING - INDEPENDENCE DRIVE URBAN PROMENADE

SCALE:

SHEET NO.
IA0.4



B25

PROJECT DATA | INDEPENDENCE SITE

PARCEL AREA:	307,890 SF
OFFICE SF:	200,000 SF
FITNESS CENTER SF:	41,000 SF
HOTEL SF:	197,000 SF

FAR FOR TOTAL PROJECT (15.95 ACRES): 134%

BUILDING COVERAGE:	146,667 SF 48%
LANDSCAPE COVERAGE:	44,641 SF 14%
PAVING COVERAGE:	116,582 SF 38%

PARKING:	991 STRUCTURED STALLS 27 SURFACE STALLS 21 RESERVE STALLS
BICYCLES:	40 SPACES

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

HELLER MANUS ARCHITECTS
SAN FRANCISCO

ISSUE DATE: 04/27/2015

SHEET TITLE: PROPOSED SITE PLAN

SCALE: 1"=80'-0" 0 40' 80'

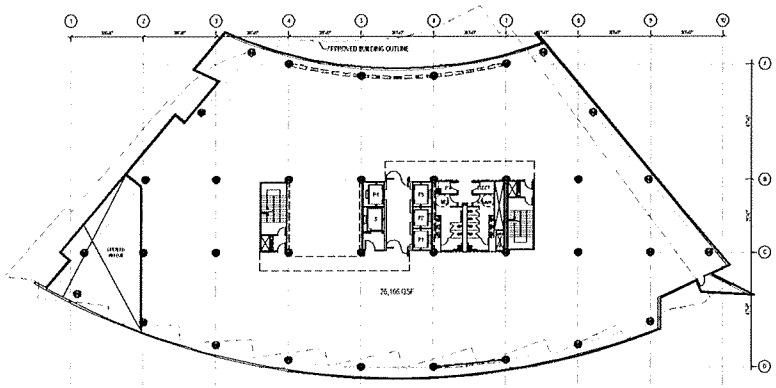
N

swa

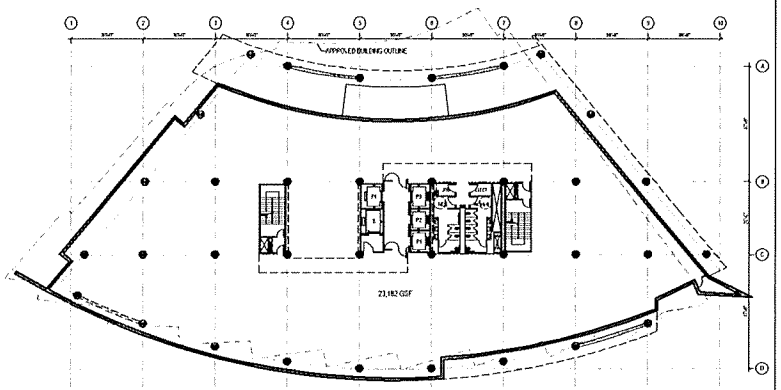
SHEET NO. IA1.1

FLOOR AREAS

1ST FLOOR	21,998 SF
2ND FLOOR	23,182 SF
3RD FLOOR	27,688 SF
4TH FLOOR	27,688 SF
5TH FLOOR	26,166 SF
6TH FLOOR	26,166 SF
7TH FLOOR	27,688 SF
8TH FLOOR	19,424 SF
TOTAL	200,000 SF

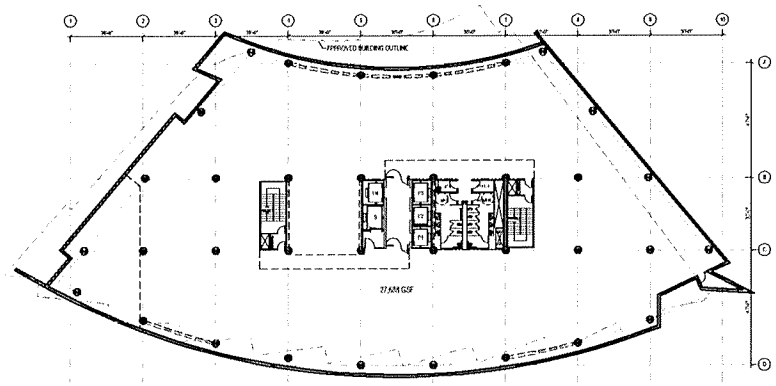


5TH-6TH LEVEL PLAN

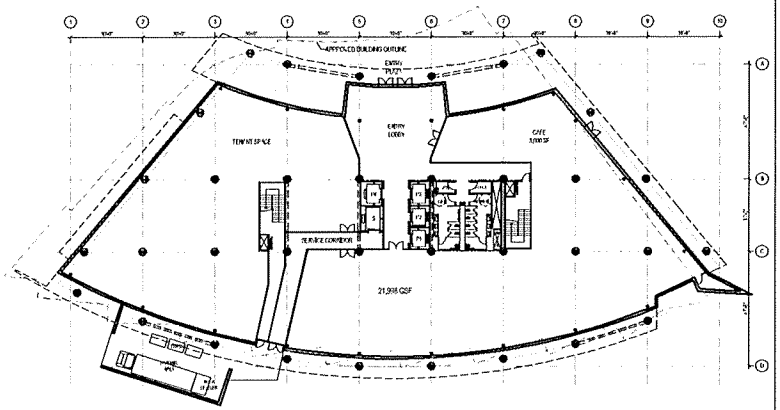


2ND LEVEL PLAN

B26



3RD-4TH LEVEL PLAN



1ST LEVEL PLAN

N

0 25' 50'

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

HELLER MANUS ARCHITECTS

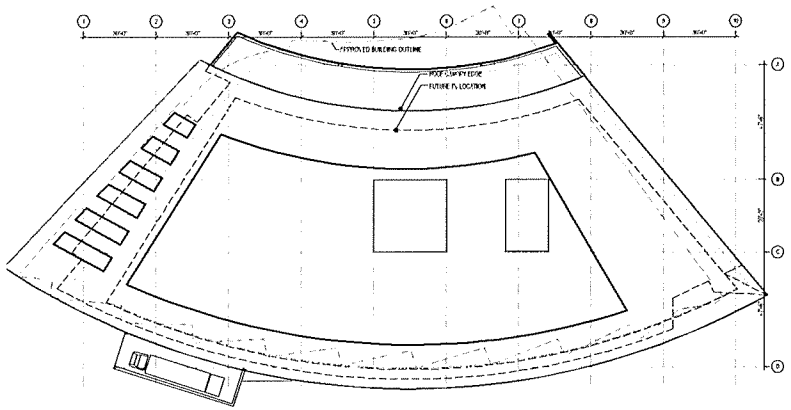
ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 1
1ST-6TH LEVEL FLOOR PLANS
SCALE: 1"=50'-0"

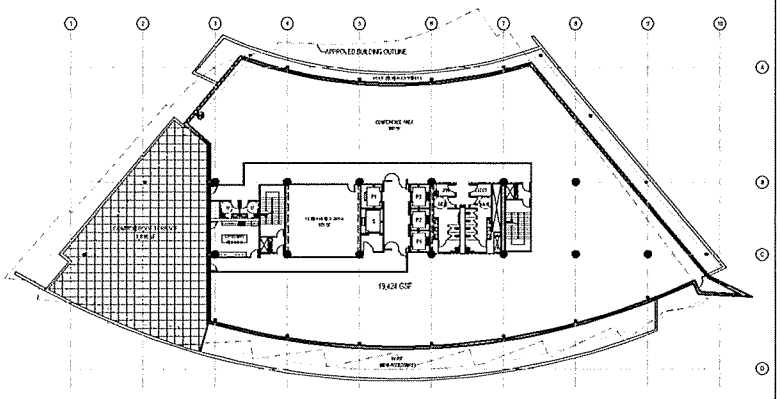
SHEET NO.
IA2.1

FLOOR AREAS

1ST FLOOR	21,998 SF
2ND FLOOR	23,182 SF
3RD FLOOR	27,688 SF
4TH FLOOR	27,688 SF
5TH FLOOR	26,166 SF
6TH FLOOR	26,166 SF
7TH FLOOR	27,688 SF
8TH FLOOR	19,424 SF
TOTAL	200,000 SF

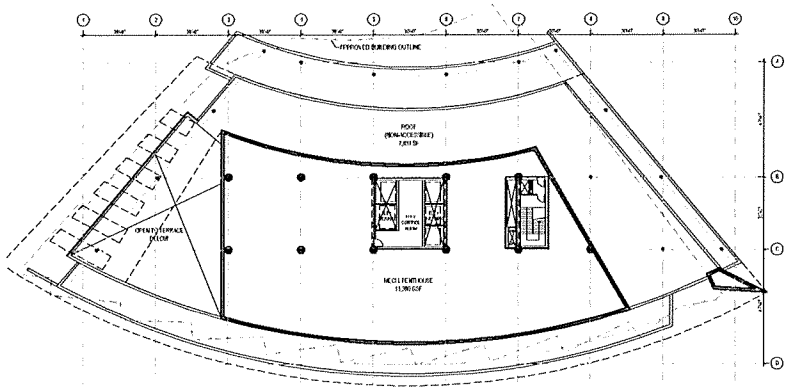


ROOF PLAN

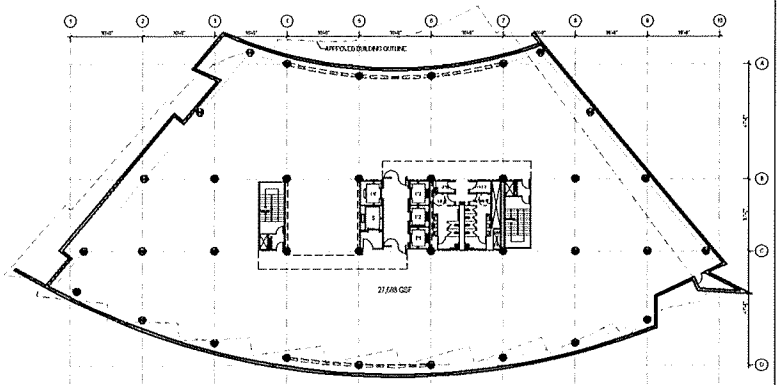


8TH LEVEL PLAN

B27



MECH. PENTHOUSE LEVEL PLAN



7TH LEVEL PLAN

N

0 25' 50'

MENLO GATEWAY

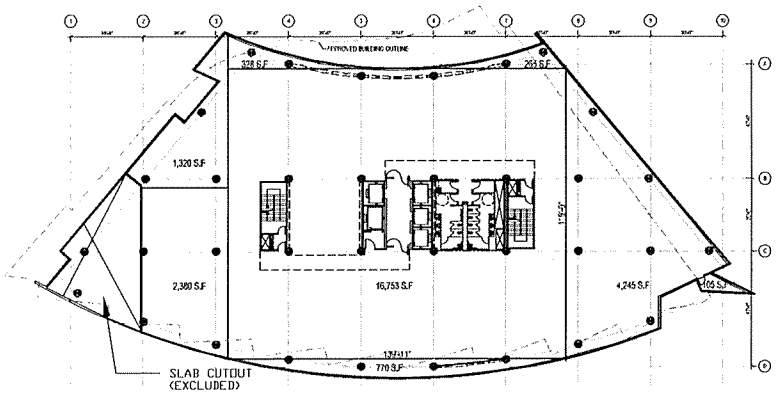
BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

HELLER MANUS

ISSUE DATE:
03/30/2015

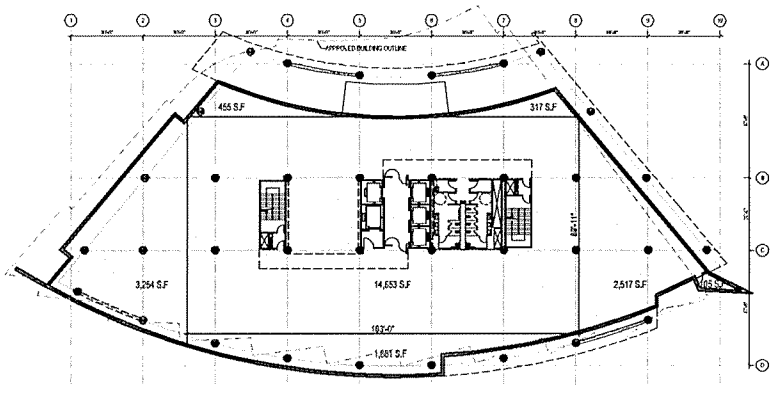
SHEET TITLE:
OFFICE BUILDING 1
7TH-ROOF LEVEL FLOOR PLANS
SCALE: 1"=50'-0"

SHEET NO.
IA2.2



GROSS FLOOR AREA
= 1,320+2,360+16,753+4,245+105+328+265+770
=26,166

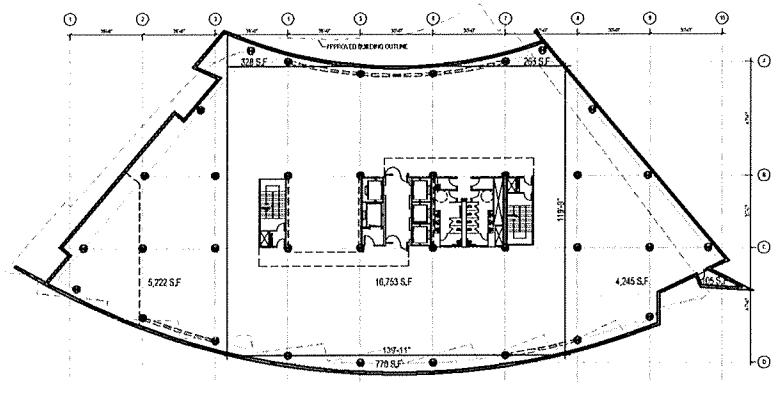
5TH-6TH LEVEL PLAN



GROSS FLOOR AREA
= 3,254+14,653+2,517+105+455+317+1681
=23,182

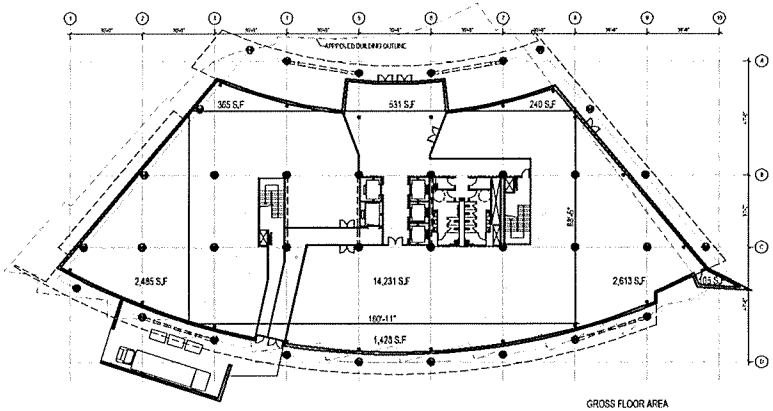
2ND LEVEL PLAN

B28



GROSS FLOOR AREA
= 5,222+16,753+4,245+105+328+265+770
=27,888

3RD-4TH LEVEL PLAN



GROSS FLOOR AREA
= 2,485+14,231+2,613+105+365+531+240+1,428
=21,998

1ST LEVEL PLAN

N

0 25' 50'

NOTES

1. GROSS FLOOR AREA IS MEASURED AT THE OUTSIDE SURFACES OF EXTERIOR SKIN.
2. GROSS FLOOR AREA INCLUDES THE FOLLOWING FEATURES:
   - OCCUPIABLE FLOOR
   - ELEVATOR SHAFTS AND STAIRWELLS
3. GROSS FLOOR AREA EXCLUDES THE FOLLOWING FEATURES:
   - SLAB CUTOUT AT 5TH AND 6TH FLOOR
   - EXTERIOR TERRACE AT 8TH FLOOR
4. AREAS OF CURVED AND IRREGULAR SHAPES ARE CALCULATED USING THE AREA CALCULATION FEATURE OF AUTOCAD FOLLOWING THE METHODS OUTLINED IN THE ABOVE NOTES TO DEFINE THE EXTENT OF THE AREA TO BE CALCULATED.

FLOOR AREAS

1ST FLOOR	21,998 SF
2ND FLOOR	23,182 SF
3RD FLOOR	27,688 SF
4TH FLOOR	27,688 SF
5TH FLOOR	26,166 SF
6TH FLOOR	26,166 SF
7TH FLOOR	27,688 SF
8TH FLOOR	19,424 SF
TOTAL	200,000 SF

MENLO GATEWAY

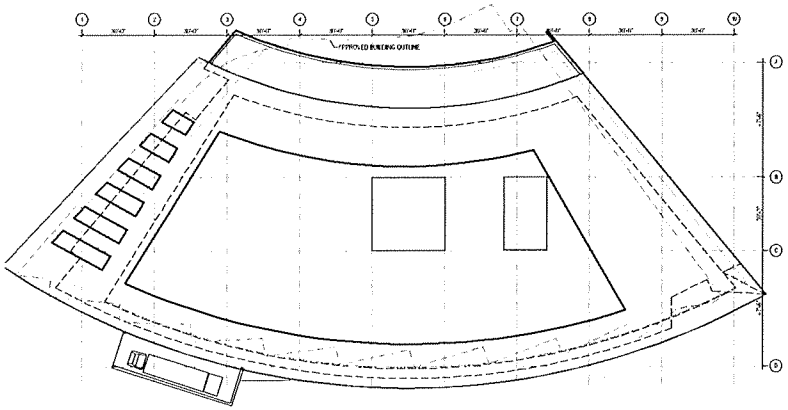
BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

HELLER MANUS ARCHITECTS

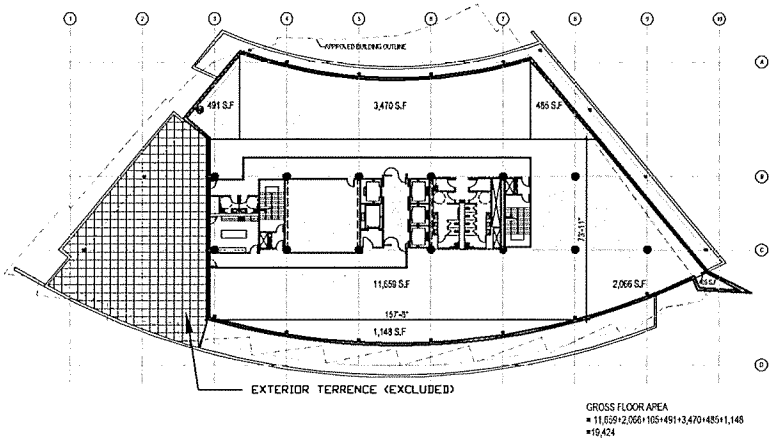
ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 1
1ST-6TH LEVEL GROSS FLOOR AREA CALCULATION DIAGRAM
SCALE: 1"=50'-0"

SHEET NO.
IA2.3



ROOF PLAN



GROSS FLOOR AREA
= 11,659+2,066+105+491+3,470+485+1,148
=19,424

8TH LEVEL PLAN

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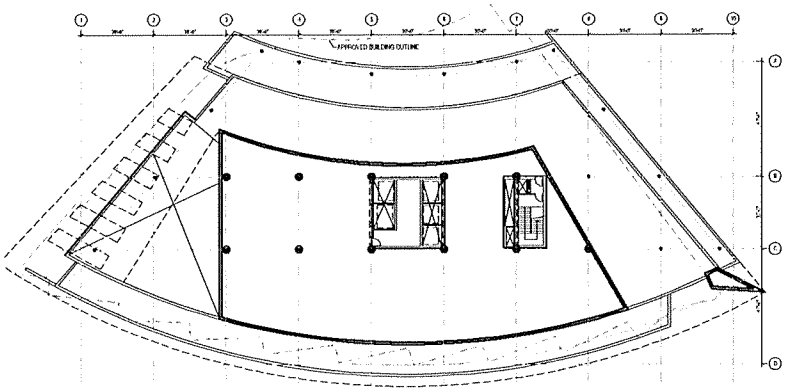
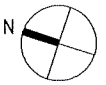
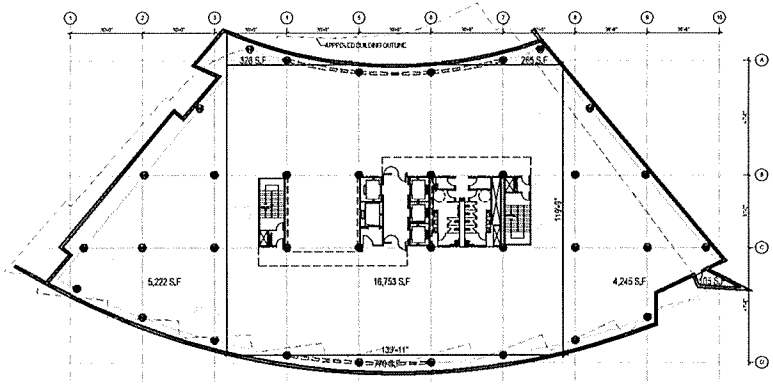




MECH. PENTHOUSE LEVEL PLAN



GROSS FLOOR AREA
= 5,222+16,753+4,245+105+328+265+770
=27,688

7TH LEVEL PLAN

NOTES

1. GROSS FLOOR AREA IS MEASURED AT THE OUTSIDE SURFACES OF EXTERIOR SKIN.
2. GROSS FLOOR AREA INCLUDES THE FOLLOWING FEATURES:
   - OCCUPIABLE FLOOR
   - ELEVATOR SHAFTS AND STAIRWELLS
3. GROSS FLOOR AREA EXCLUDES THE FOLLOWING FEATURES:
   - SLAB CUTOUT AT 5TH AND 6TH FLOOR
   - EXTERIOR TERRACE AT 8TH FLOOR
4. AREAS OF CURVED AND IRREGULAR SHAPES ARE CALCULATED USING THE AREA CALCULATION FEATURE OF AUTOCAD FOLLOWING THE METHODS OUTLINED IN THE ABOVE NOTES TO DEFINE THE EXTENT OF THE AREA TO BE CALCULATED.

FLOOR AREAS

1ST FLOOR	21,998 SF
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6TH FLOOR	26,166 SF
7TH FLOOR	27,688 SF
8TH FLOOR	19,424 SF
TOTAL	200,000 SF

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

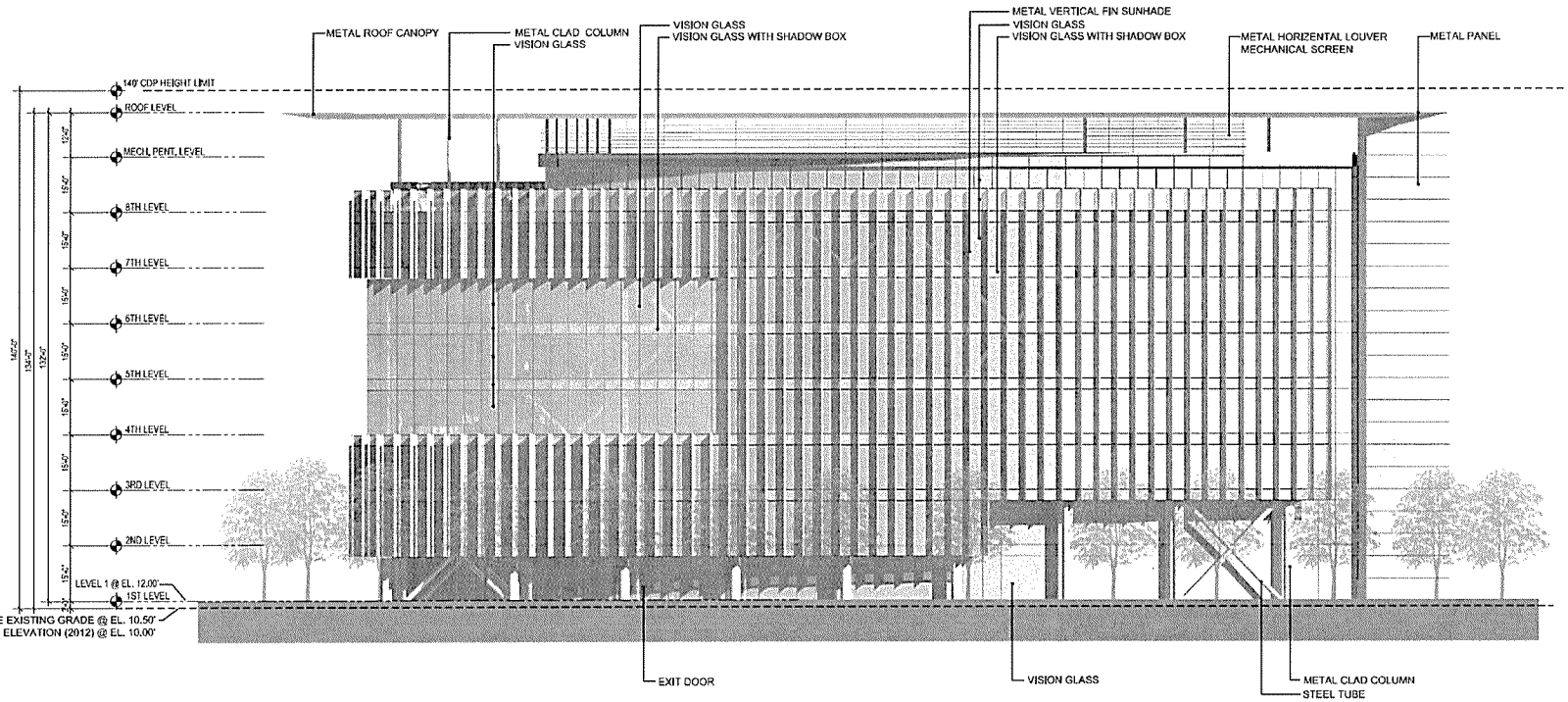
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 1
7TH-ROOF LEVEL GROSS FLOOR AREA CALCULATION DIAGRAM

SCALE: 1"=50'-0"

SHEET NO.
IA2.4



B30

0 16' 32'

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

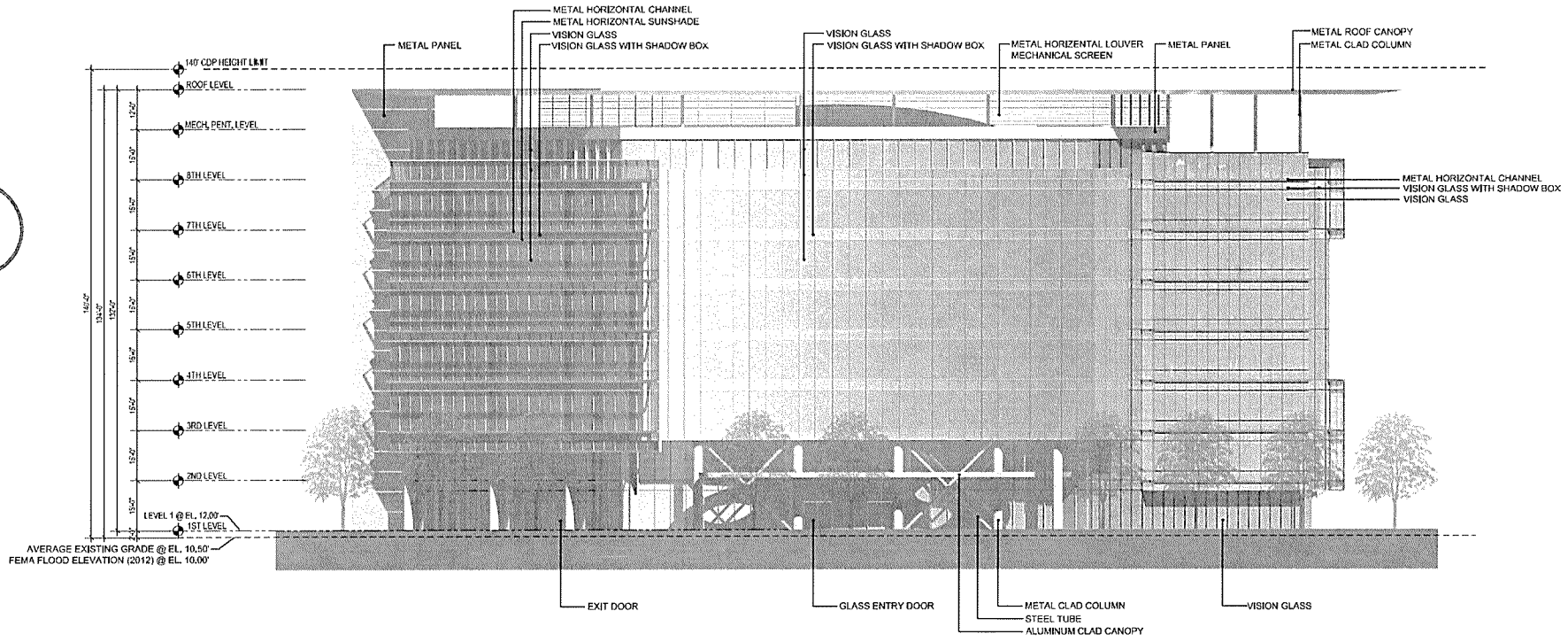
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 1
WEST ELEVATION

SCALE: 1/32"=1'-0"

SHEET NO.
IA3.1



B31

0 16' 32'

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

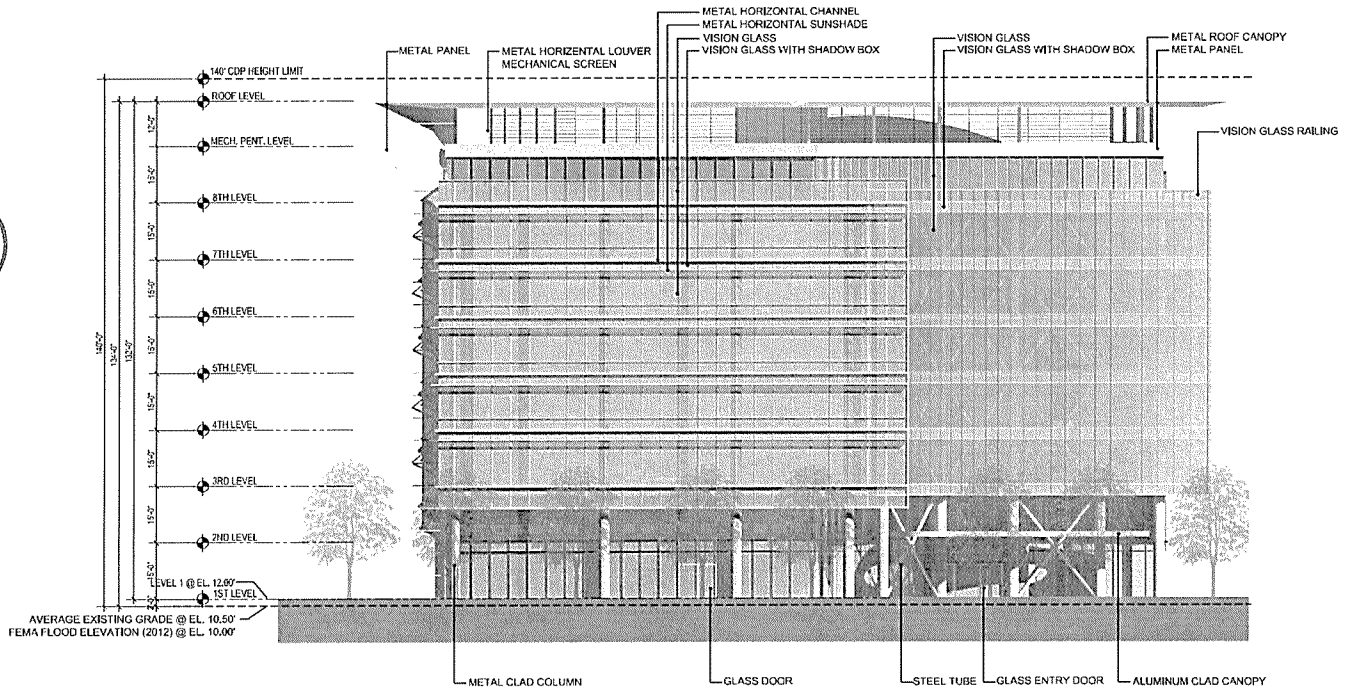
HELLER MANUS

ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 1
EAST ELEVATION

SCALE: 1/32"=1'-0"

SHEET NO.
IA3.2



B32

0 16' 32'

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

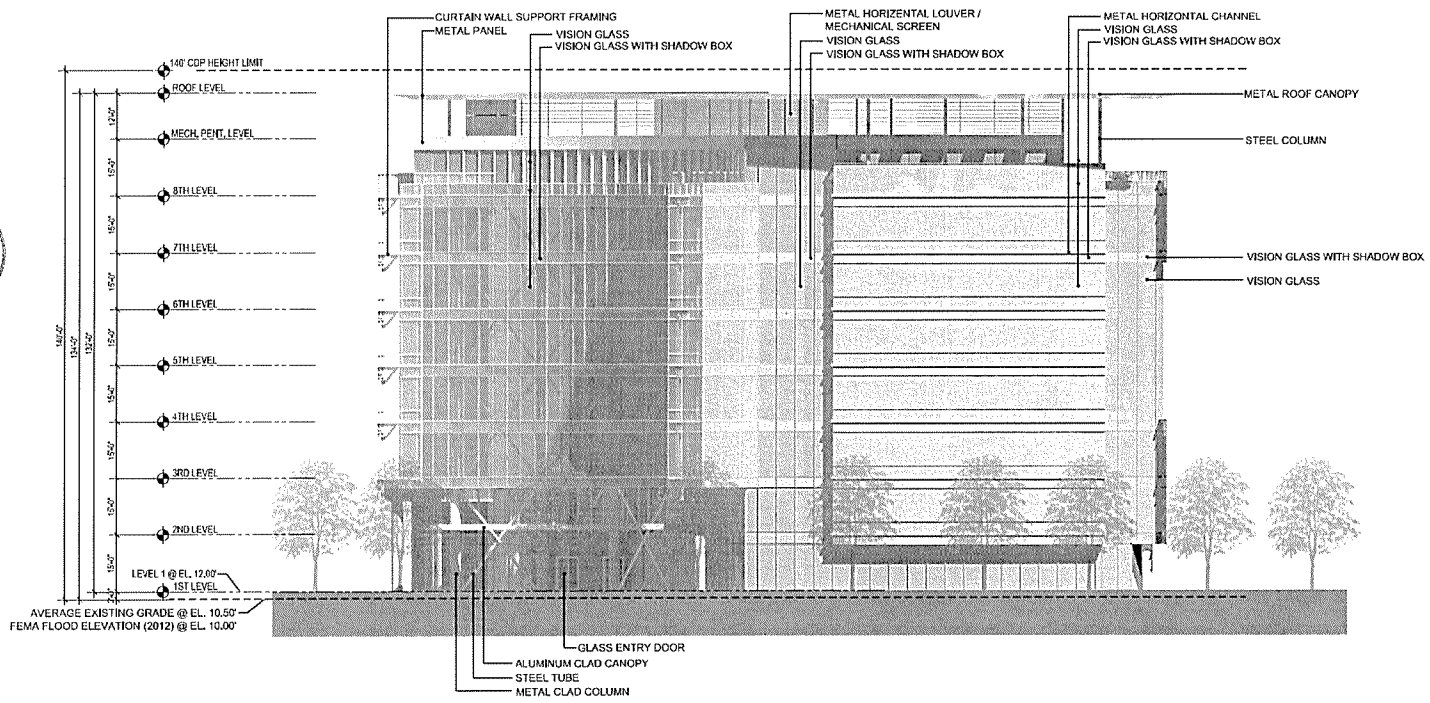
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 1
SOUTH ELEVATION

SCALE: 1/32"=1'-0"

SHEET NO.
IA3.3



B33

MENLO GATEWAY

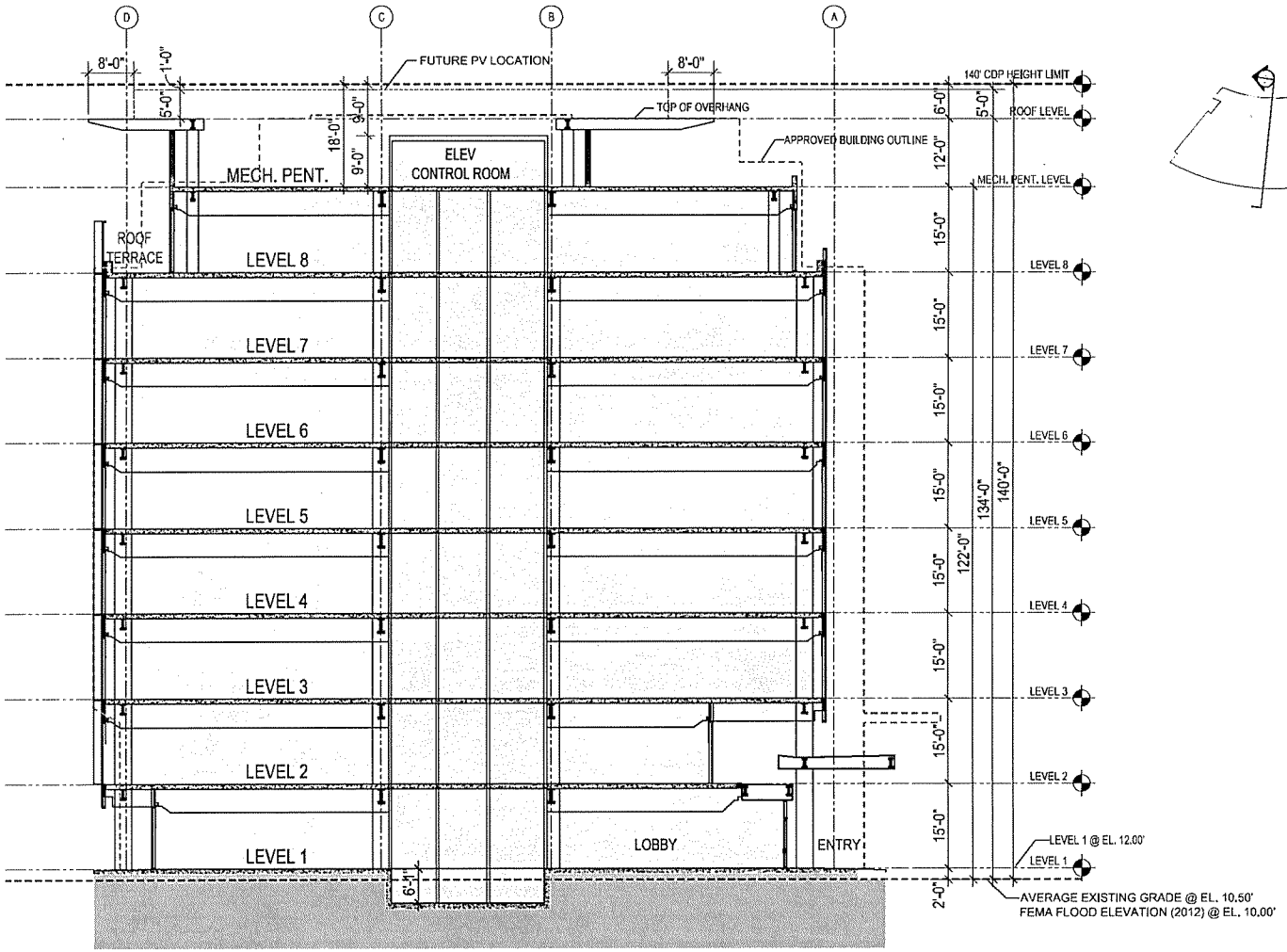
BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 1
NORTH ELEVATION
SCALE: 1/32"=1'-0"

SHEET NO.
IA3.4



B34

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

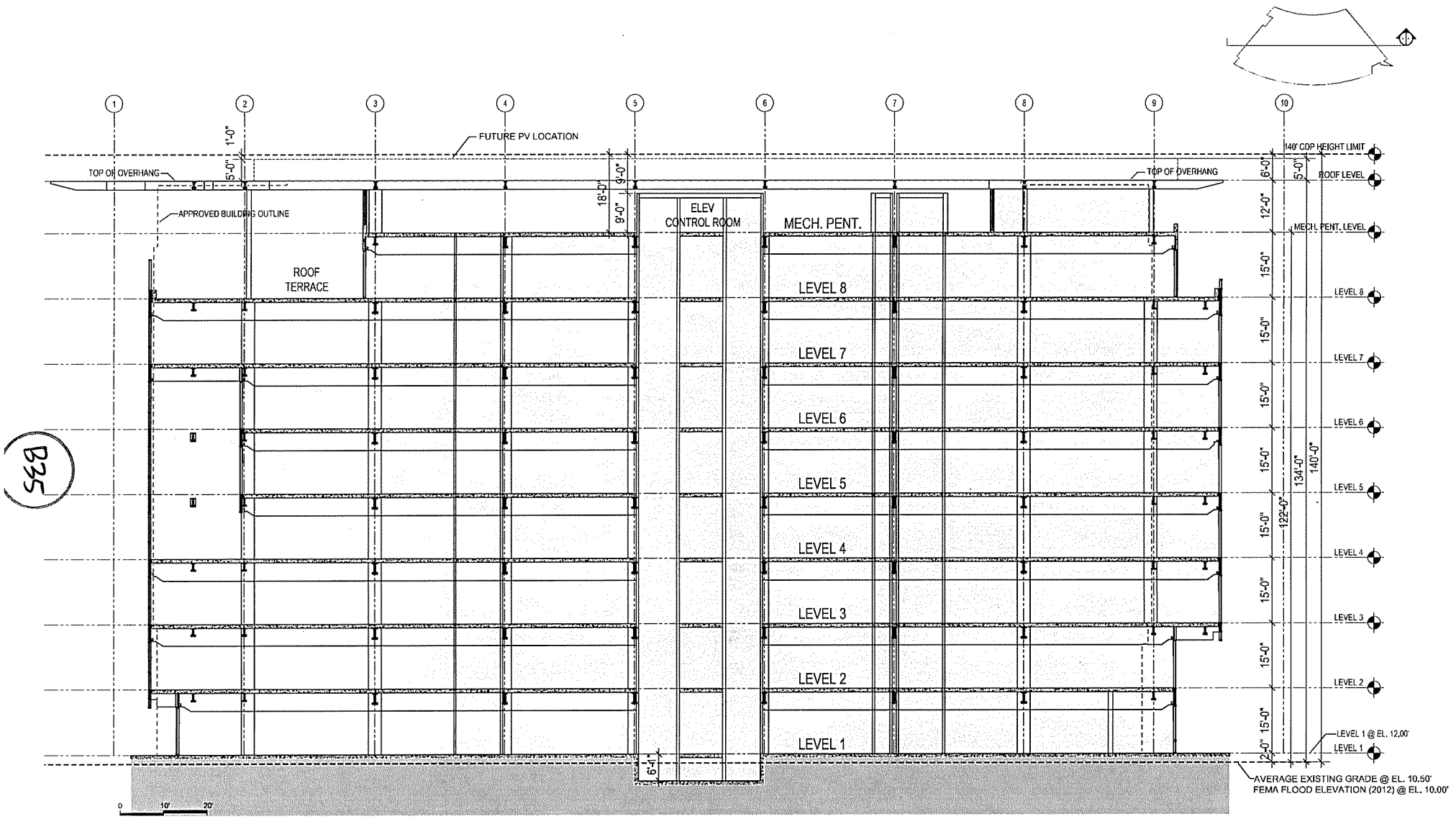
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 1
TRANSVERSE SECTION A-A

SCALE: 1"=20'-0"

SHEET NO.
IA3.5



B35

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

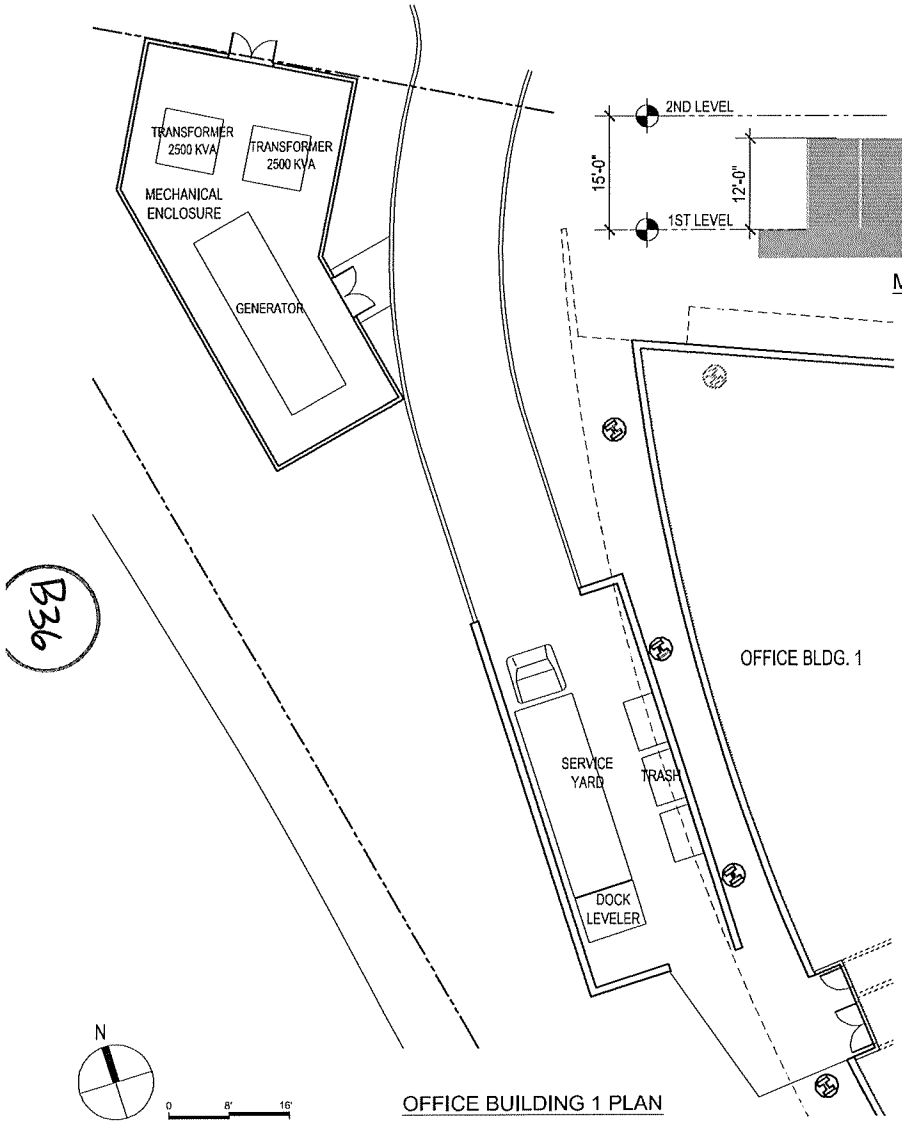
HEIDER MANUS

ISSUE DATE:
03/30/2015

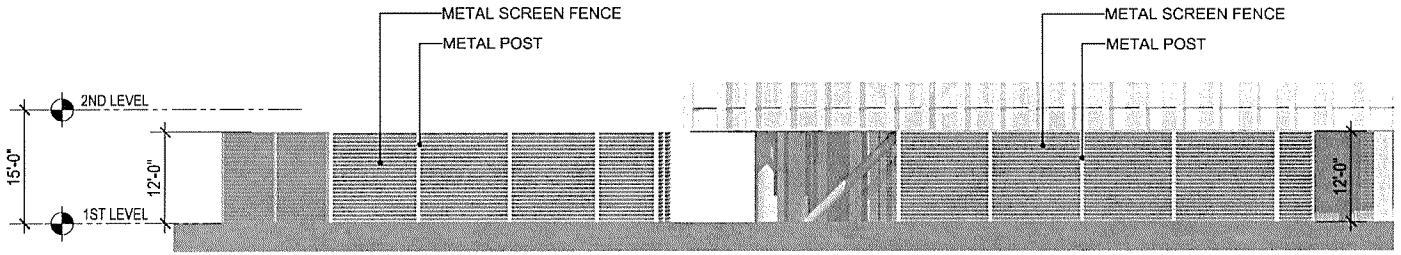
SHEET TITLE:
OFFICE BUILDING 1
LONGITUDINAL SECTION B-B

SCALE: 1"=20'-0"

SHEET NO.
IA3.6



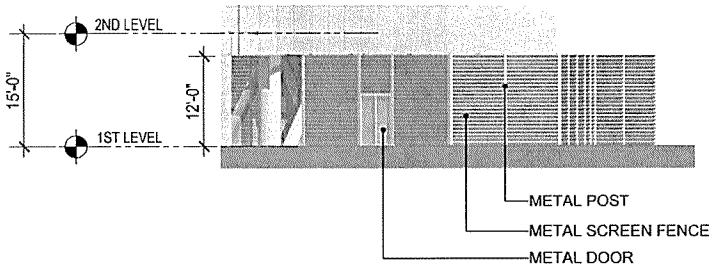
OFFICE BUILDING 1 PLAN



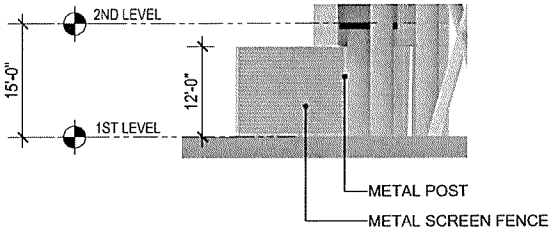
MECHANICAL ENCLOSURE

SERVICE YARD

WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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MENLO GATEWAY

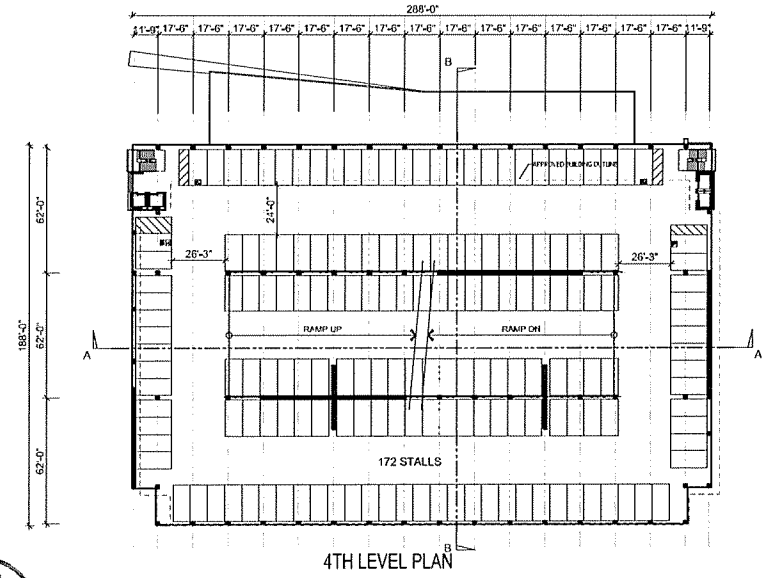
BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

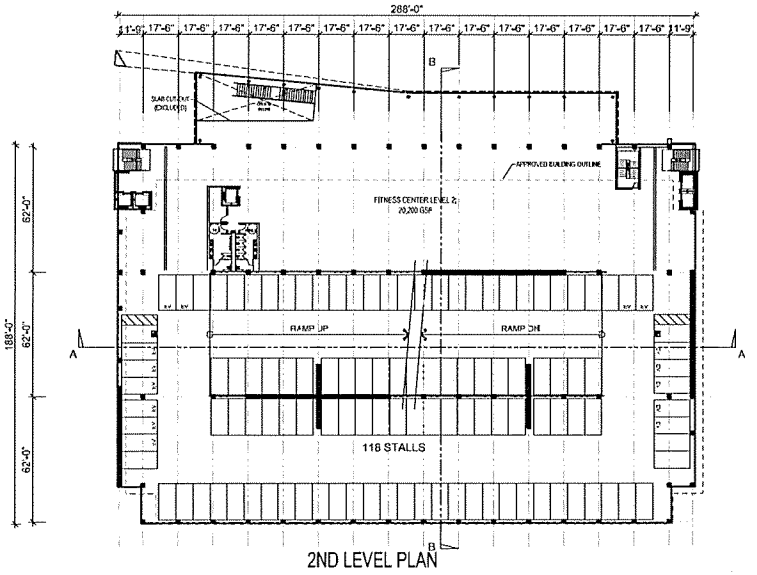
HELLER MANUS ARCHITECTS

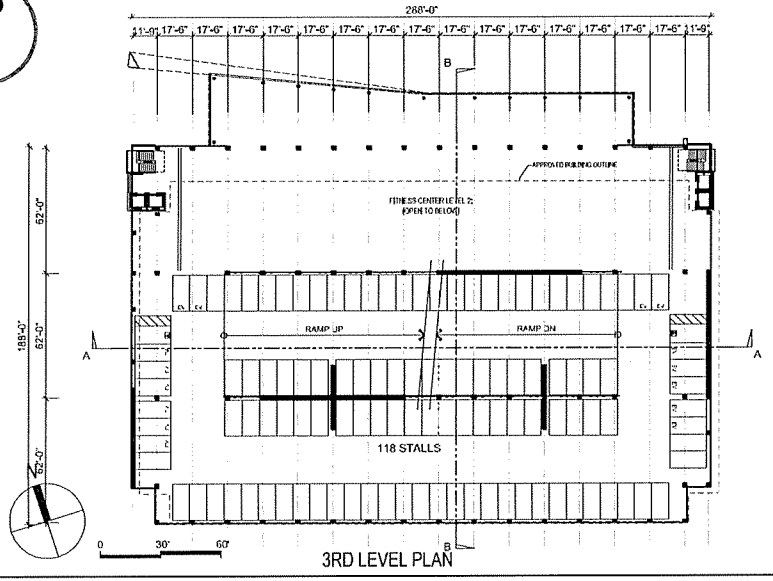
ISSUE DATE:
03/30/2015

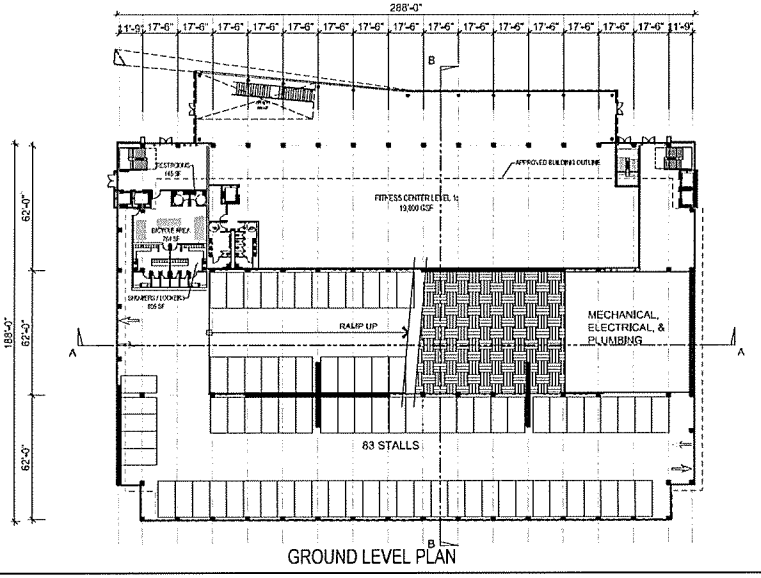
SHEET TITLE:
OFFICE BUILDING 1
SERVICE YARD / MECHANICAL ENCLOSURE DRAWINGS
SCALE: 1/16"=1'-0"

SHEET NO.
IA3.7









(837)

FLOOR AREAS

LEVEL	AREA
GROUND LEVEL	26,000 SF
2ND LEVEL	35,600 SF
3RD LEVEL	35,600 SF
4TH LEVEL	53,800 SF
5TH LEVEL	53,800 SF
6TH LEVEL	53,800 SF
7TH LEVEL	49,300 SF
TOTAL	**307,900 SF**

PARKING STALLS PROVIDED

LEVEL	STALLS
GROUND LEVEL	83
2ND LEVEL	118
3RD LEVEL	118
4TH LEVEL	172
5TH LEVEL	172
6TH LEVEL	172
7TH LEVEL	156
TOTAL	**991** (INCLUDES 20 ADA STALLS)

BICYCLE SPACES PROVIDED

LEVEL	SPACES
GROUND LEVEL	40

FITNESS CENTER AREA

LEVEL		AREA
GROUND LEVEL		
	MAIN AREA	19,800 SF
	RESTROOMS	145 SF
	SHOWERS/LOCKERS	855 SF
2ND LEVEL		20,200 SF
TOTAL		**41,000 SF**

MENLO GATEWAY

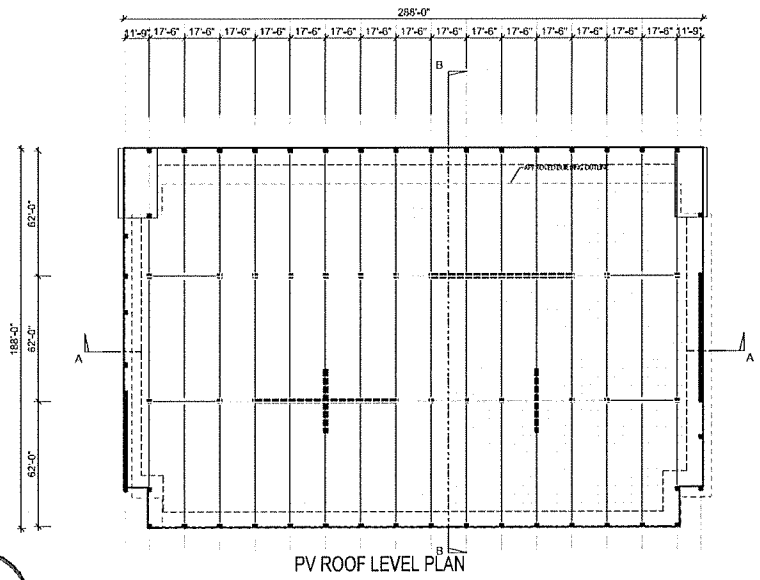
BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

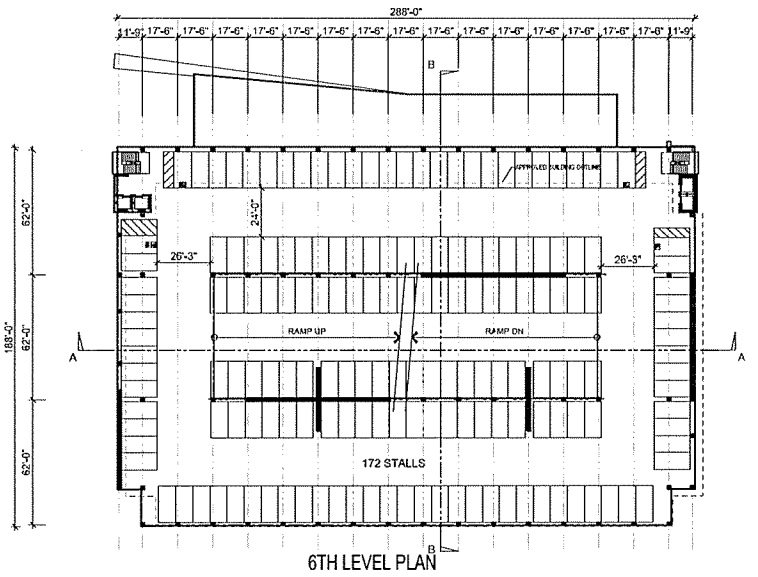
HELLER MANUS ARCHITECTS

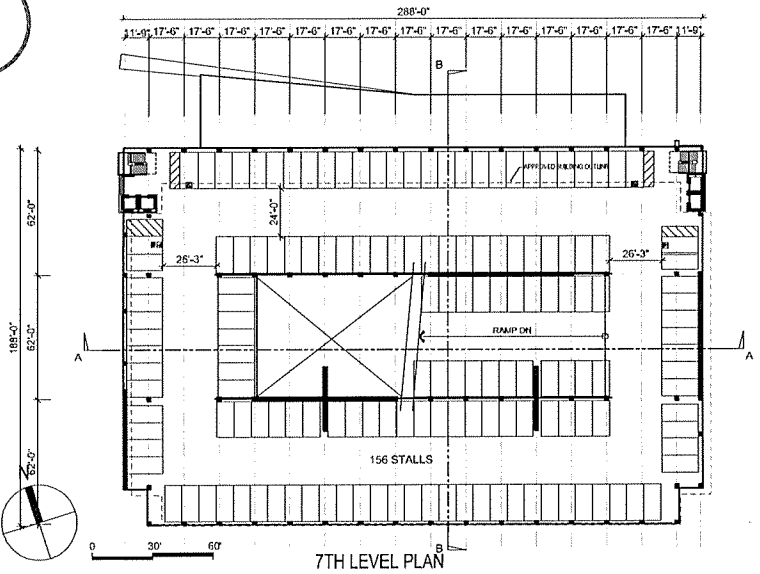
ISSUE DATE:
03/30/2015
04/27/2015

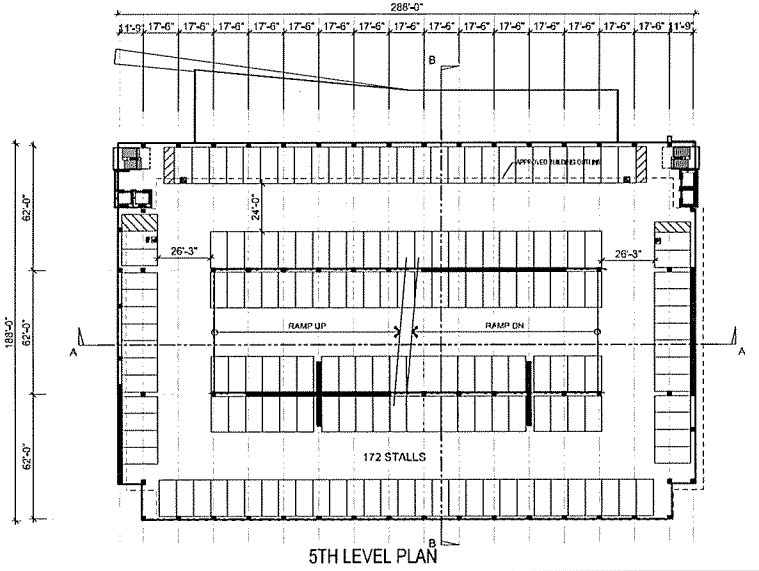
SHEET TITLE:
GARAGE 1
1ST-4TH LEVEL FLOOR PLANS
SCALE: 1"=60'-0"

SHEET NO.
IA4.1









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FLOOR AREAS

LEVEL	AREA
GROUND LEVEL	26,000 SF
2ND LEVEL	35,600 SF
3RD LEVEL	35,600 SF
4TH LEVEL	53,800 SF
5TH LEVEL	53,800 SF
6TH LEVEL	53,800 SF
7TH LEVEL	49,300 SF
TOTAL	**307,900 SF**

PARKING STALLS PROVIDED

LEVEL	STALLS
GROUND LEVEL	83
2ND LEVEL	118
3RD LEVEL	118
4TH LEVEL	172
5TH LEVEL	172
6TH LEVEL	172
7TH LEVEL	156
TOTAL	**991** (INCLUDES 20 ADA STALLS)

BICYCLE SPACES PROVIDED

LEVEL	SPACES
GROUND LEVEL	40

MENLO GATEWAY

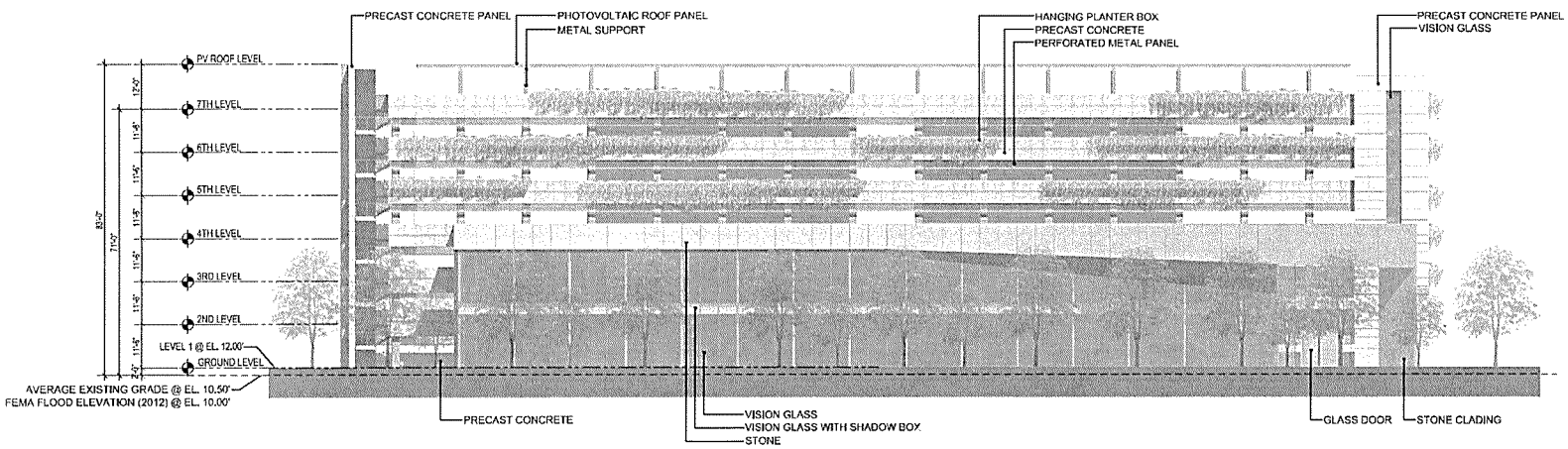
BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

HELLER MANUS

ISSUE DATE:
03/30/2015

SHEET TITLE:
GARAGE 1
5TH-ROOF LEVEL FLOOR PLANS
SCALE: 1"=60'-0"

SHEET NO.
IA4.2



1. NORTH ELEVATION

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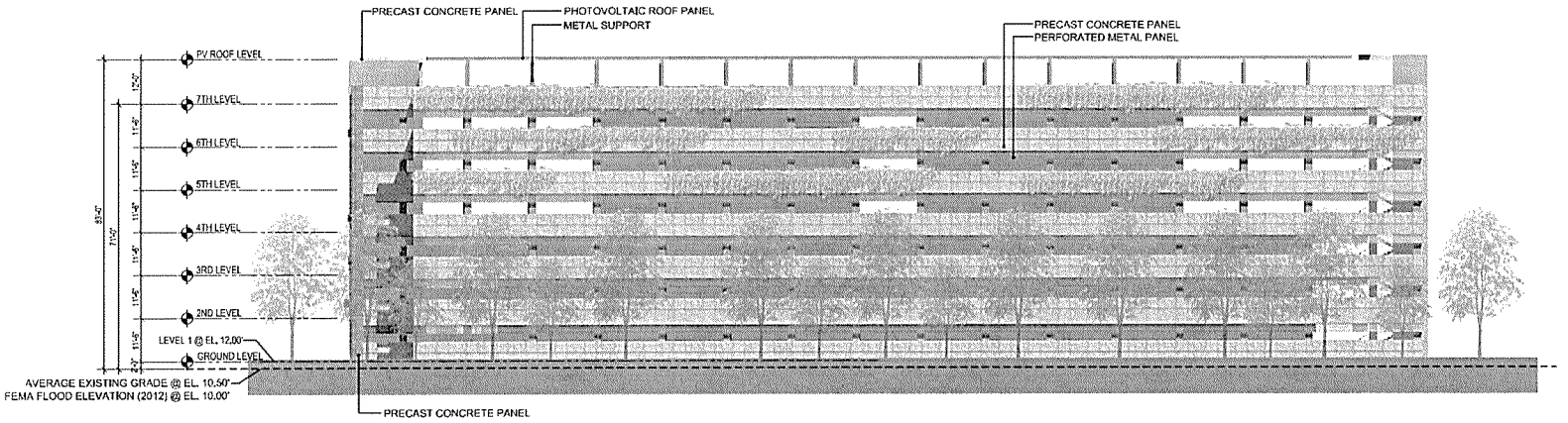


2. SOUTH ELEVATION

0 16' 32'

MENLO GATEWAY

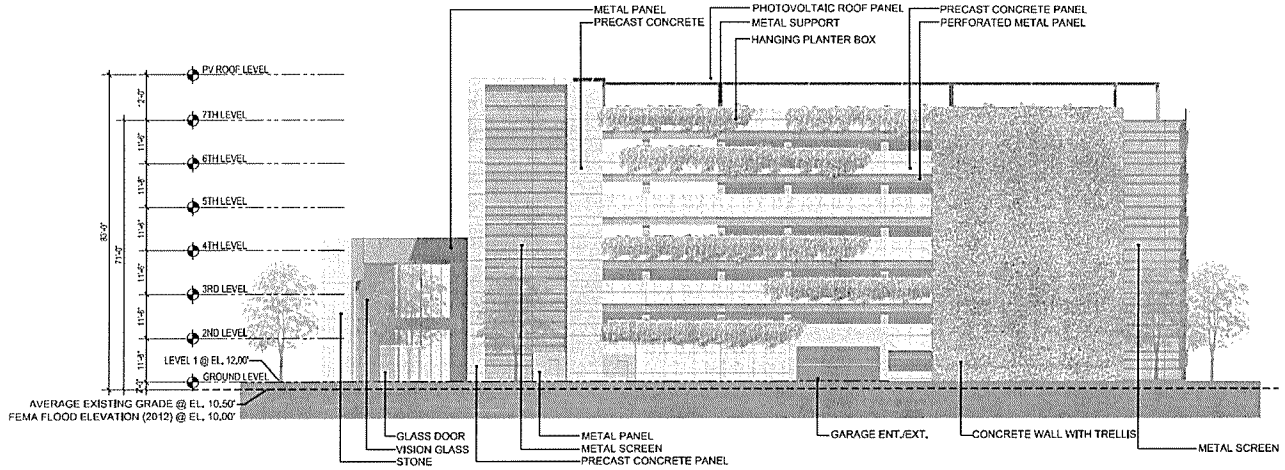
BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

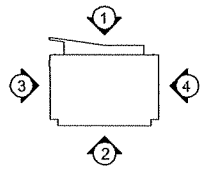
HELLER MANUS

ISSUE DATE:
03/30/2015

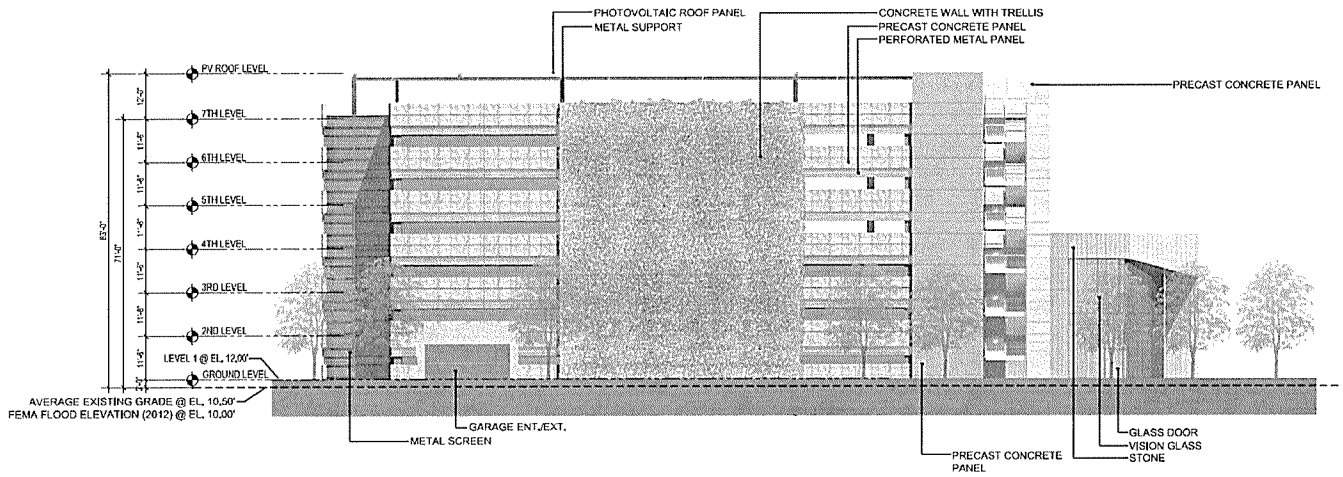
SHEET TITLE:
GARAGE 1
NORTH & SOUTH ELEVATIONS
SCALE: 1/32"=1'-0"

SHEET NO.
IA4.3





3. WEST ELEVATION



4. EAST ELEVATION

0 16' 32'

MENLO GATEWAY

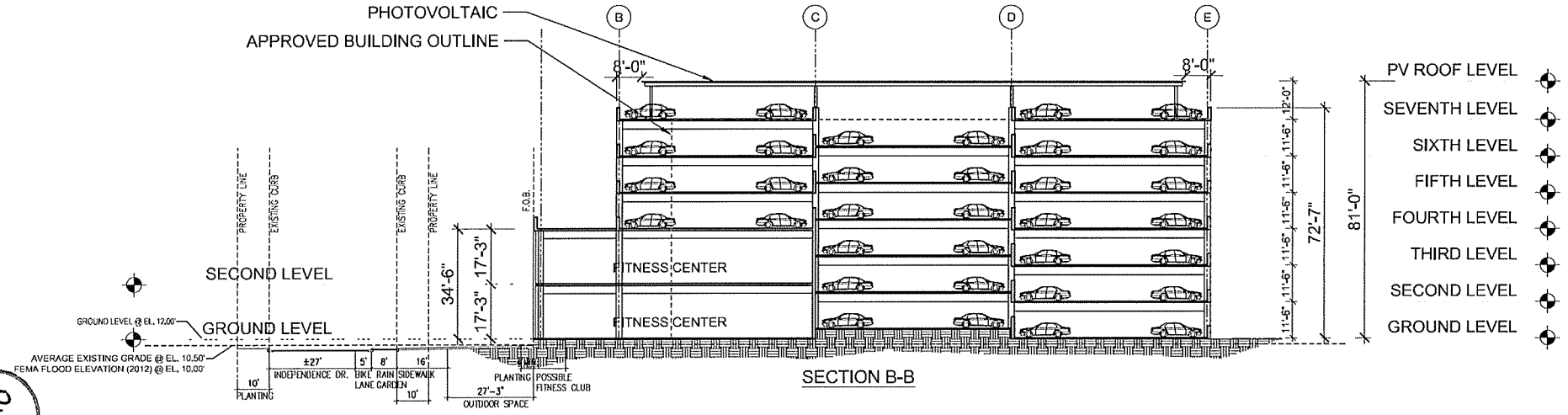
BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

HELLER MANUS

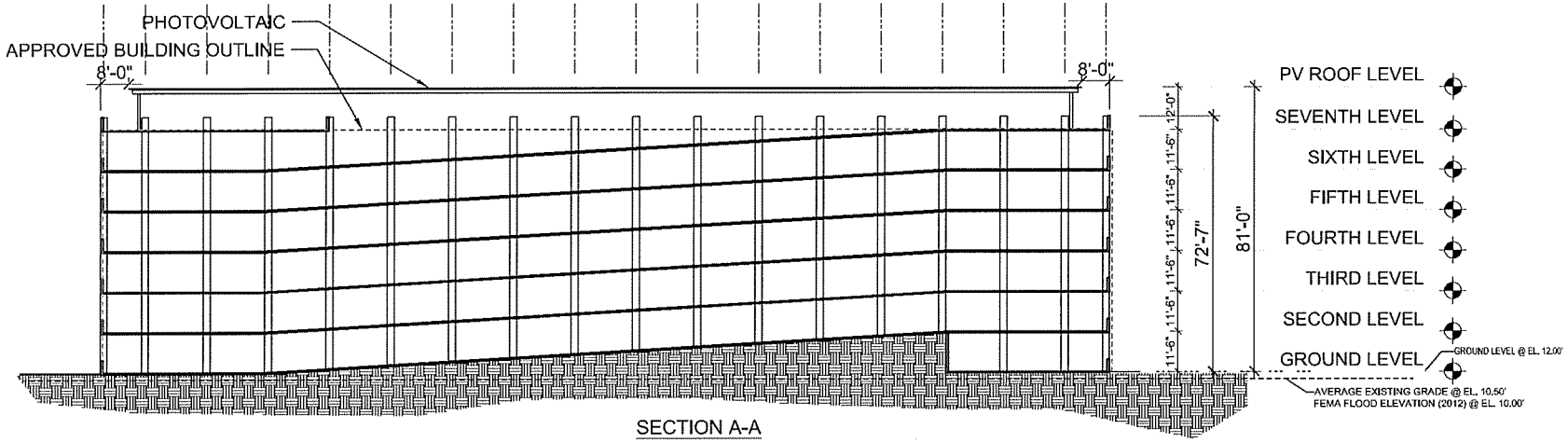
ISSUE DATE:
03/30/2015

SHEET TITLE:
GARAGE 1
EAST & WEST ELEVATIONS
SCALE: 1/32"=1'-0"

SHEET NO.
IA4.4



SECTION B-B



SECTION A-A

0 16' 32'

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
GARAGE 1
BUILDING SECTIONS

SCALE: 1/32"=1'-0"

SHEET NO.
IA4.5

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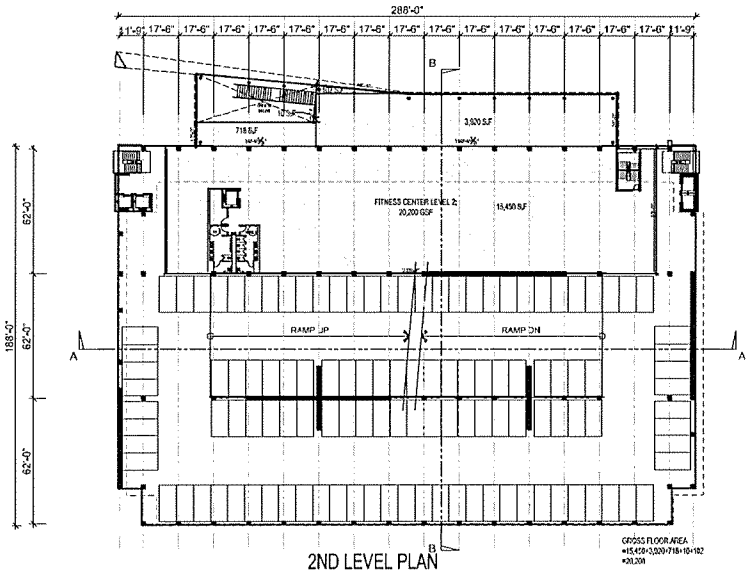
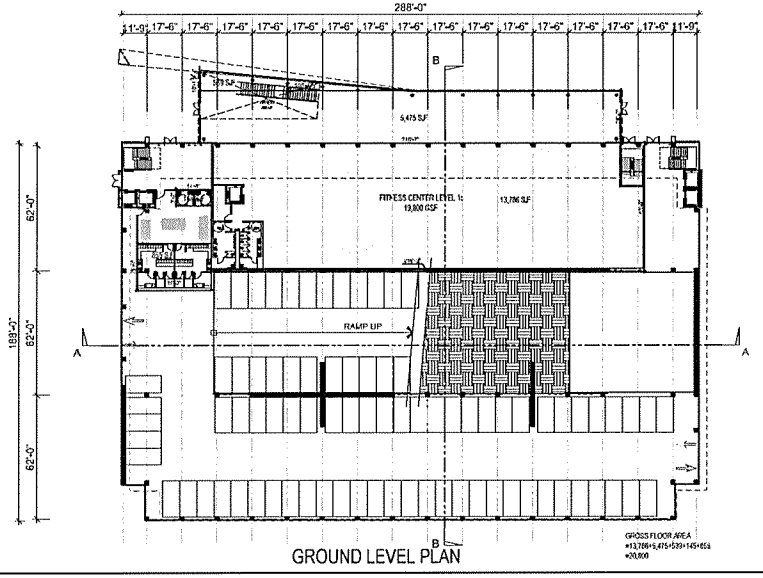


2ND LEVEL PLAN



GROUND LEVEL PLAN

NOTES

1. GROSS FLOOR AREA IS MEASURED AT THE OUTSIDE SURFACES OF EXTERIOR SKIN.

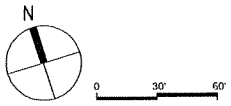
2. GROSS FLOOR AREA INCLUDES THE FOLLOWING FEATURES:
   - OCCUPIABLE FLOOR
   - ELEVATOR SHAFTS AND STAIRWELLS
   - SHARED RESTROOMS, SHOWERS AND LOCKERS

3. GROSS FLOOR AREA EXCLUDES THE FOLLOWING FEATURES:
   - SLAB CUTOUT AT 2ND FLOOR

4. AREAS OF CURVED AND IRREGULAR SHAPES ARE CALCULATED USING THE AREA CALCULATION FEATURE OF AUTOCAD FOLLOWING THE METHODS OUTLINED IN THE ABOVE NOTES TO DEFINE THE EXTENT OF THE AREA TO BE CALCULATED.

FITNESS CENTER AREA

LEVEL	AREA
GROUND LEVEL	
MAIN AREA	19,800 SF
RESTROOMS	145 SF
SHOWERS/LOCKERS	855 SF
2ND LEVEL	20,200 SF
TOTAL	**41,000 SF**



MENLO GATEWAY

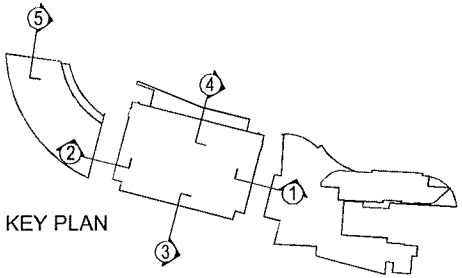
BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

HELLER MANUS ARCHITECTS

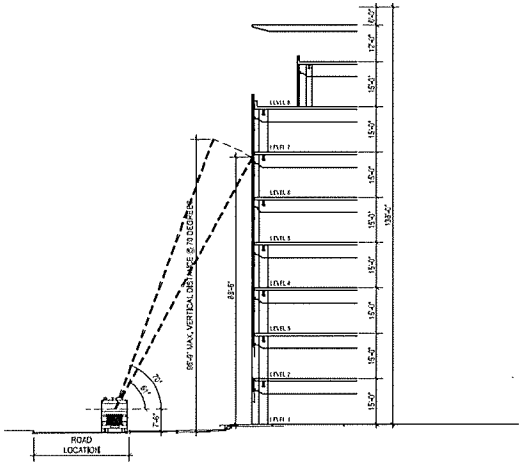
ISSUE DATE:
03/30/2015
04/27/2015

SHEET TITLE:
FITNESS CENTER
1ST-2ND LEVEL GFA CALCULATION DIAGRAM
SCALE: 1"=60'-0"

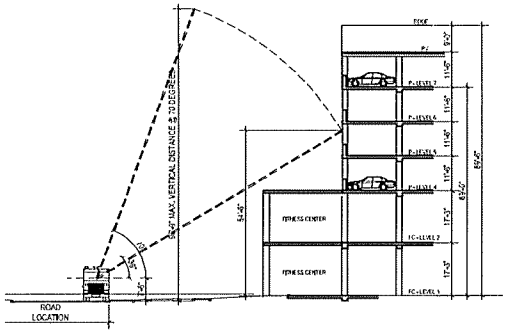
SHEET NO.
IA4.6



KEY PLAN

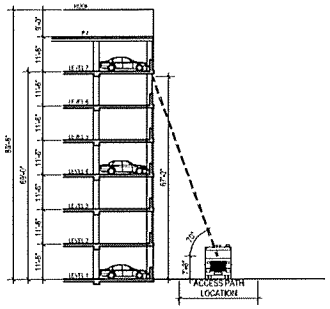


5. SECTION AT OFFICE 1

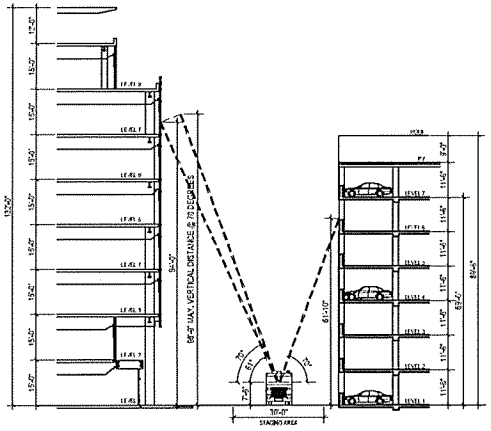


4. SECTION AT GARAGE 1

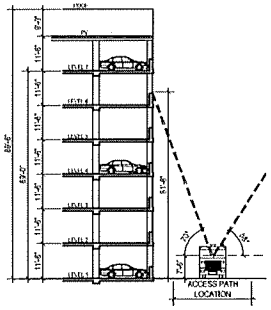
B43



3. SECTION AT GARAGE 1



2. SECTION AT OFFICE 1 AND GARAGE 1



1. SECTION AT GARAGE 1

0 20' 40'

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

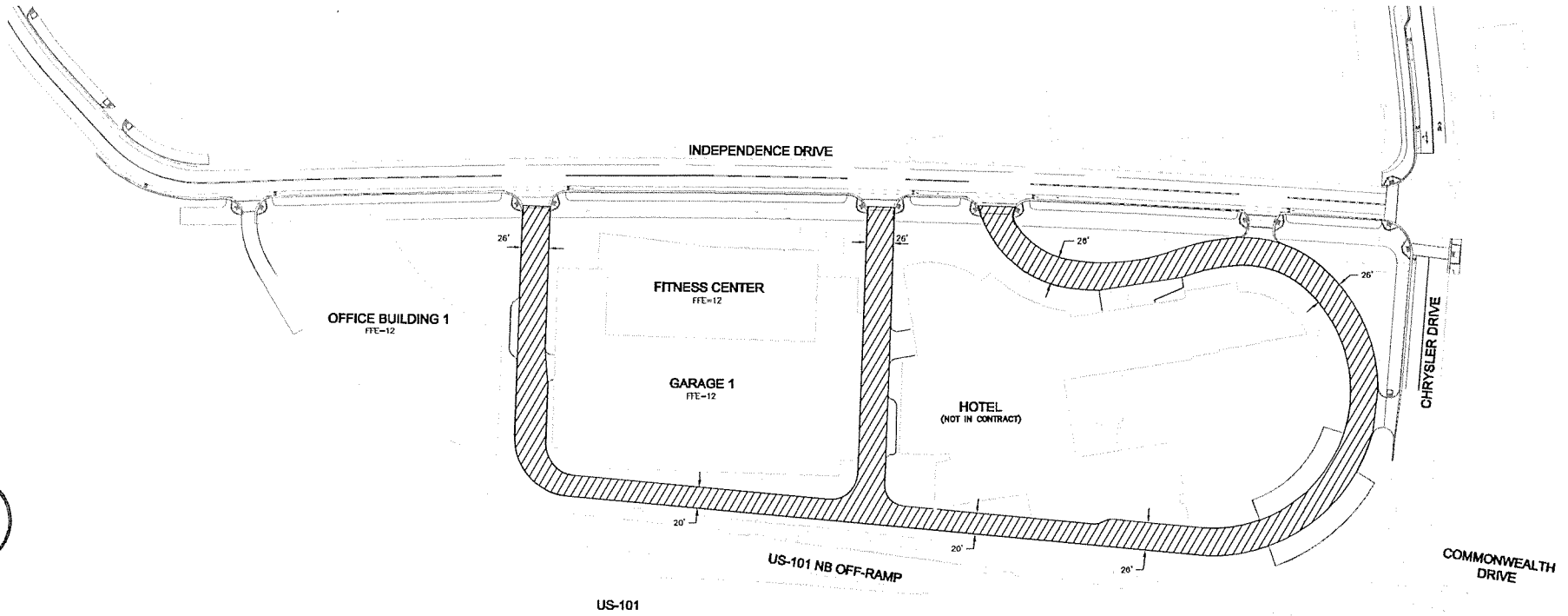
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
SECTIONS AT FIRE LANES

SCALE: 1"=40'-0"

SHEET NO.
IA5.1



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LEGEND

EMERGENCY ACCESS ROUTE

N

0 50' 100'

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

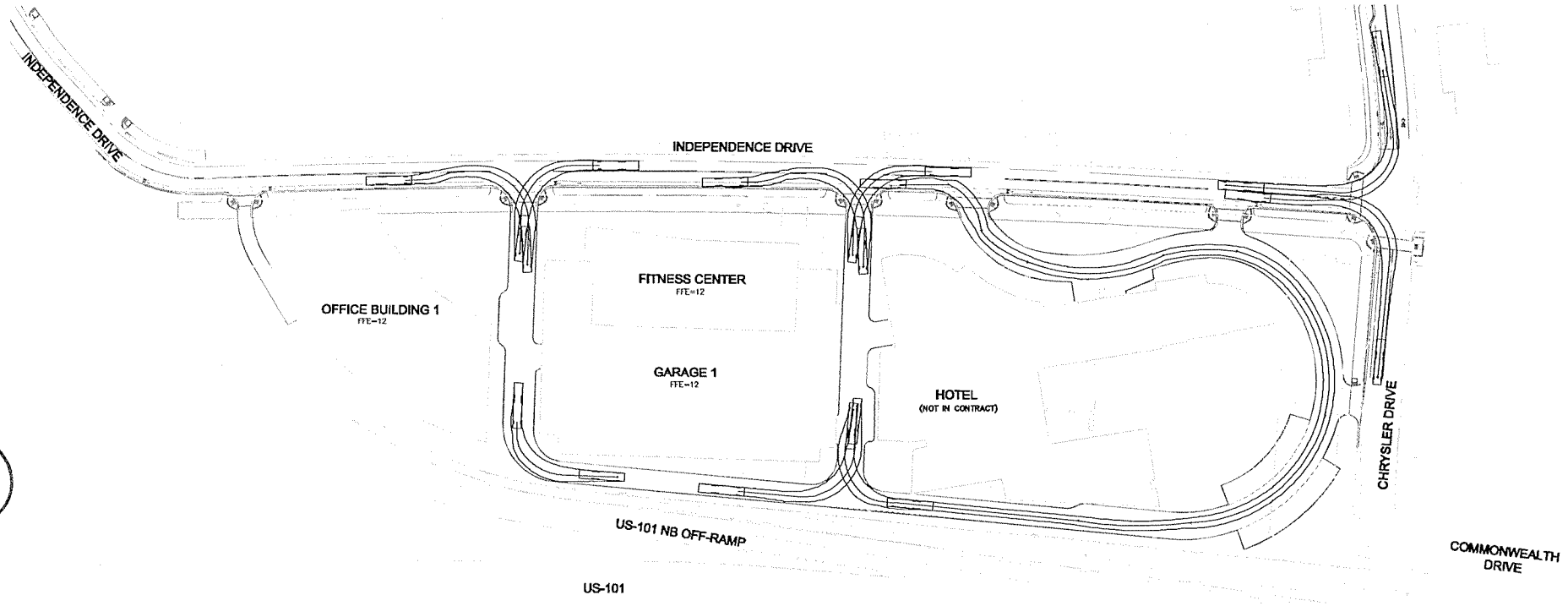
Kimley»Horn

ISSUE DATE:
03/30/2015
04/27/2015

SHEET TITLE
FIRE ACCESS PLAN

SCALE 1"=100'-0"

SHEET NO
IC1.1



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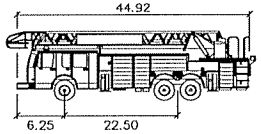
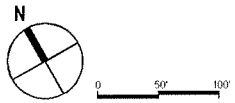


MP FIRE TRUCK

	feet
Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 25.4



MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
100-190 INDEPENDENCE DRIVE
MENLO PARK, CA

Heller Manus Architects | Kimley»Horn

ISSUE DATE:
03/30/2015
04/27/2015

SHEET TITLE
FIRE TRUCK TURNING MOVEMENTS

SCALE 1"=100'-0"

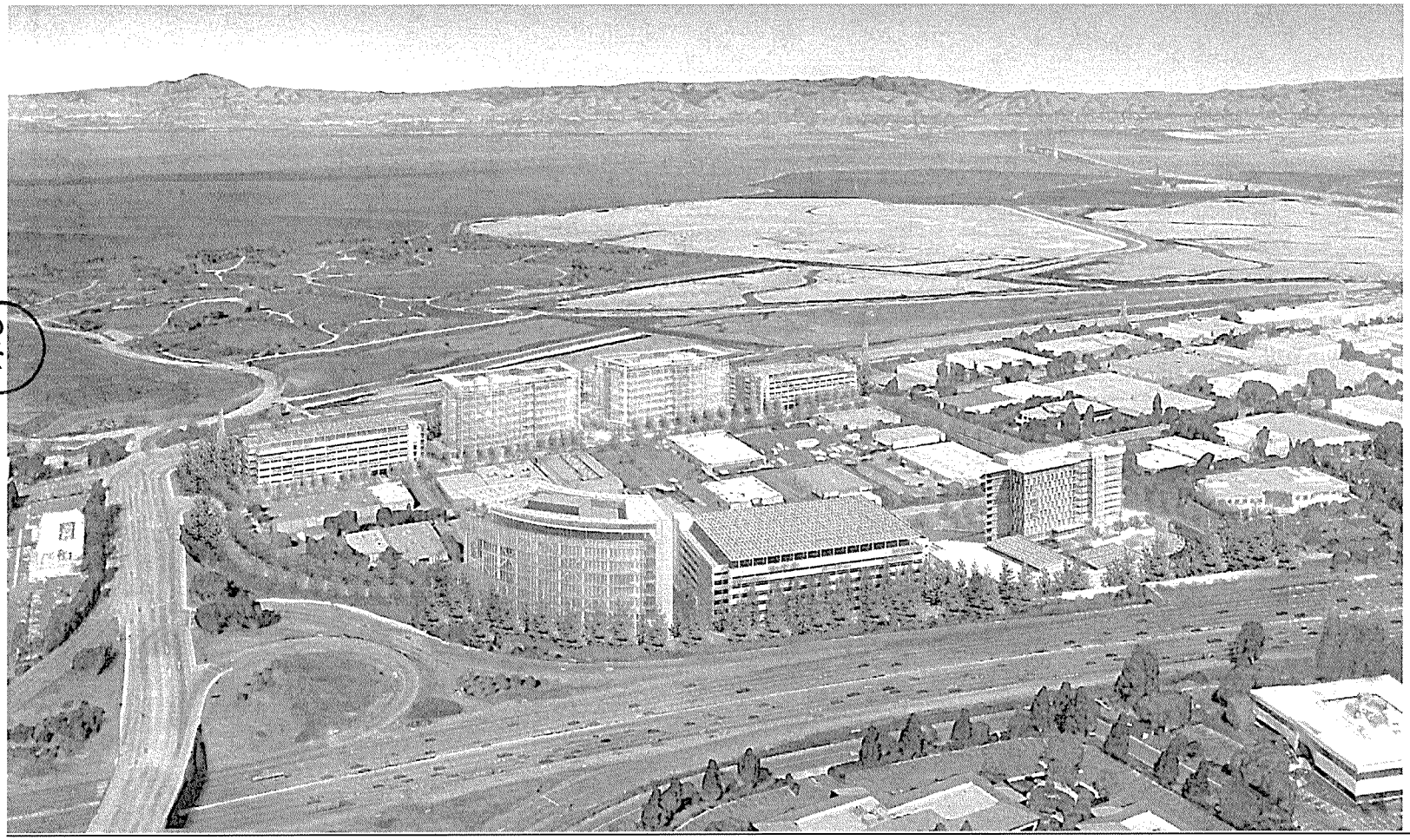
SHEET NO
IC1.2

MENLO GATEWAY

101-155 CONSTITUTION DRIVE, MENLO PARK, CA

PROJECT PLAN SET

APRIL 27, 2015



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SHEET INDEX

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

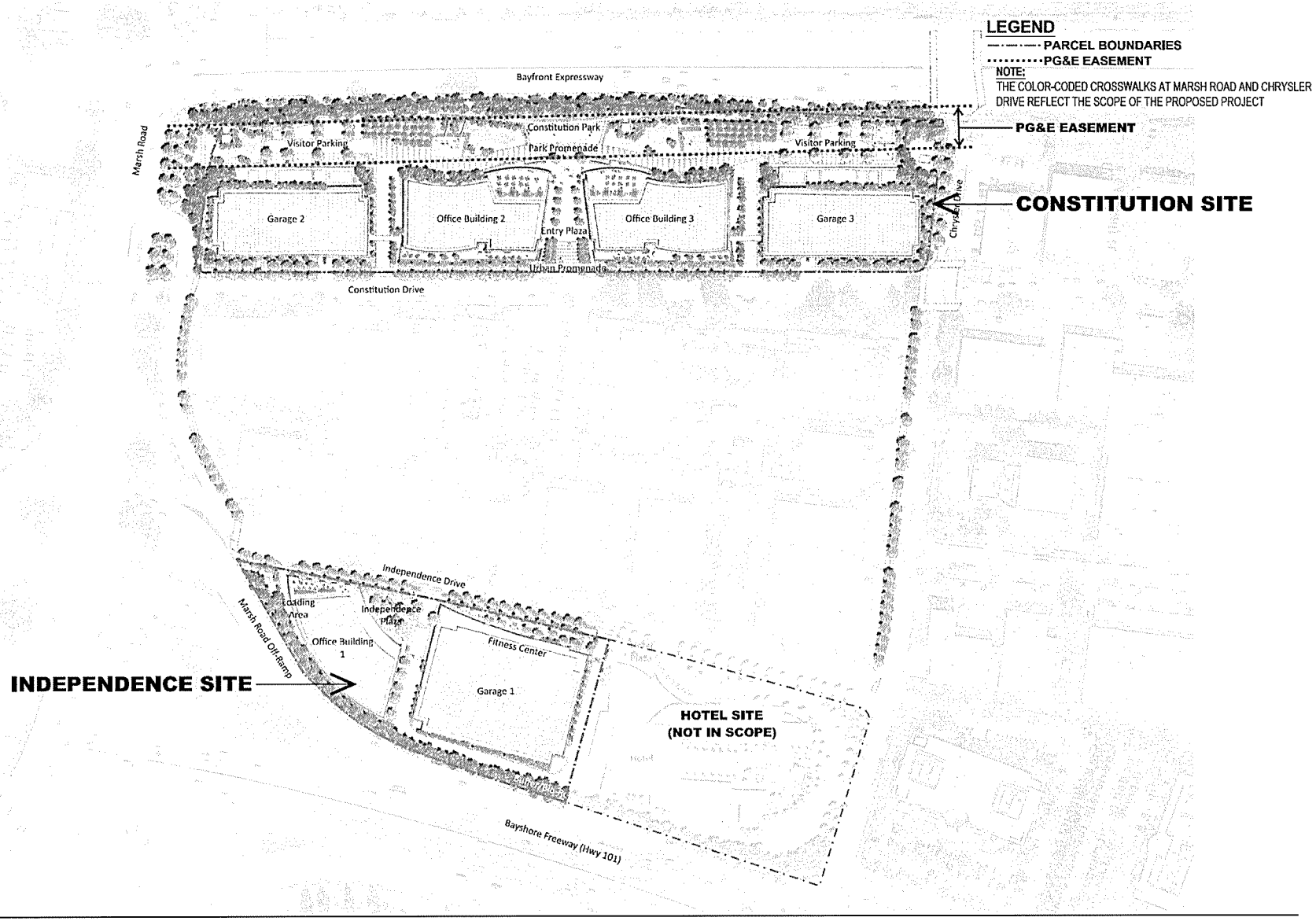
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015
04/27/2015

SHEET TITLE:
COVER PAGE & SHEET INDEX

SCALE:

SHEET NO.
CA0.1



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MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

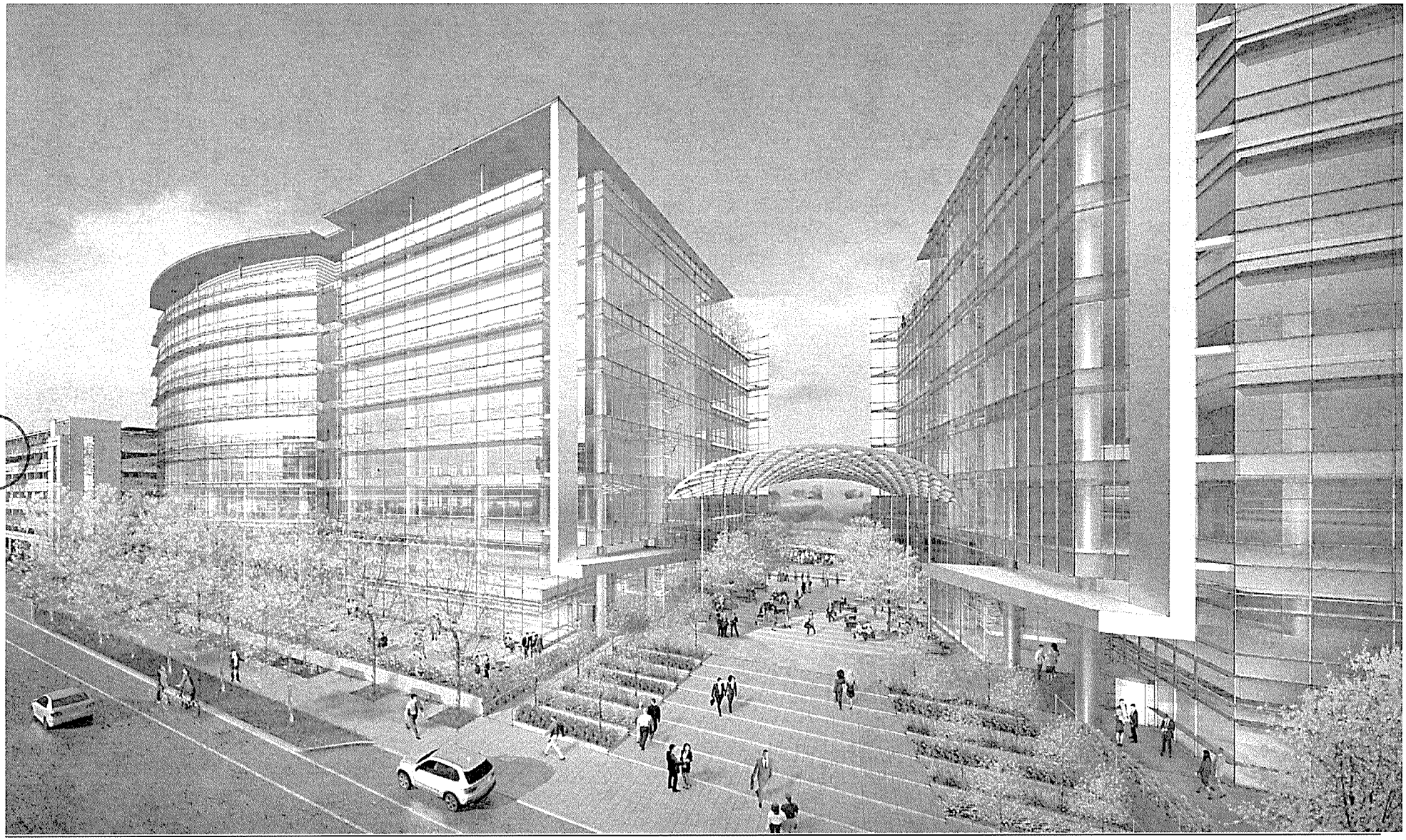
HELLER MANUS

ISSUE DATE:
03/30/2015
04/27/2015

SHEET TITLE:
SITE AREA PLAN

SCALE: NTS

SHEET NO.
CA0.2



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MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

HM Heller Manus

ISSUE DATE:
03/30/2015

SHEET TITLE:
RENDERING - CONSTITUTION OFFICE BUILDINGS 2 AND 3

SCALE:

SHEET NO.
CA0.3

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

HELLER MANUS

ISSUE DATE:
03/30/2015

SHEET TITLE:
RENDERING - CONSTITUTION ENTRY PLAZA

SCALE:

SHEET NO.
CA0.4

(B50)

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

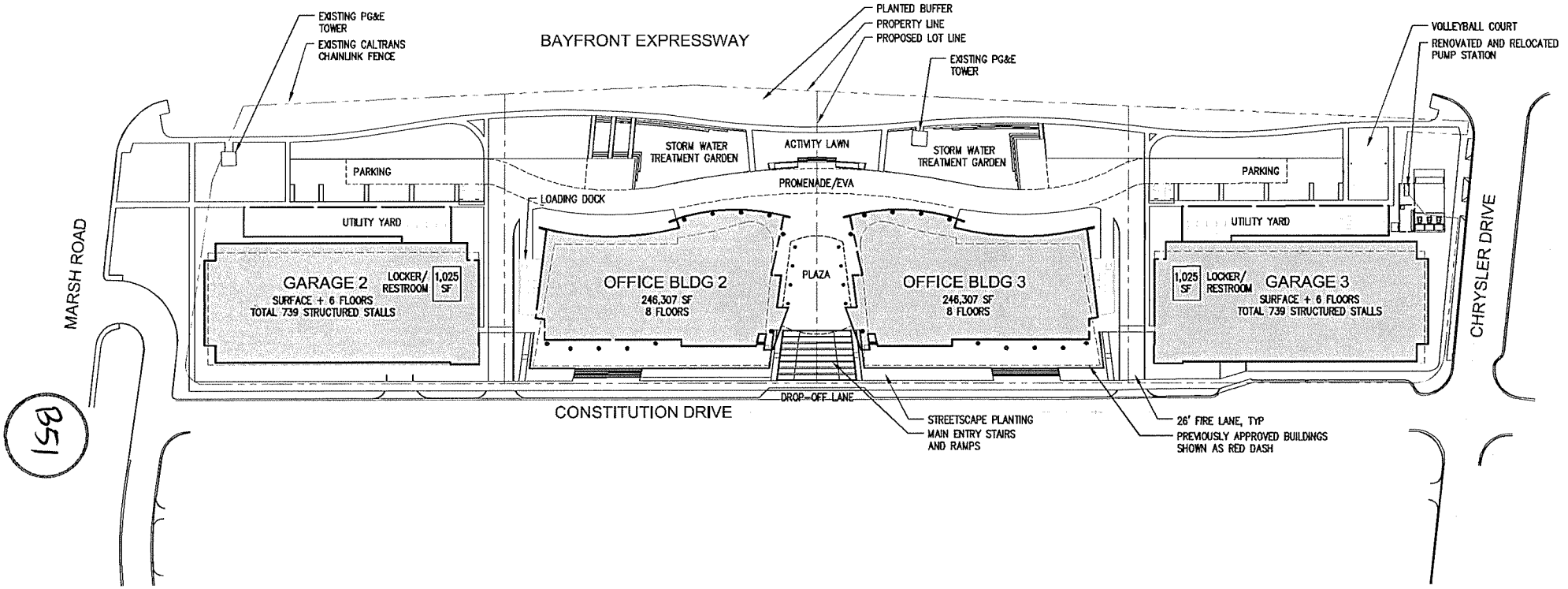
HM HELLER MANUS

ISSUE DATE:
03/30/2015

SHEET TITLE:
RENDERING - CONSTITUTION DRIVE URBAN PROMENADE

SCALE:

SHEET NO.
CA0.5



158

PROJECT DATA | CONSTITUTION SITE

PARCEL AREA:	385,819 SF
OFFICE SF:	492,614 SF
LOCKER/RESTROOM SF:	2,050 SF

FAR FOR TOTAL PROJECT (15.95 ACRES): 134%

BUILDING COVERAGE:	133,514 SF 35%
LANDSCAPE COVERAGE:	128,496 SF 33%
PAVING COVERAGE:	123,809 SF 32%

PARKING:	1478 STRUCTURED STALLS 40 SURFACE STALLS 136 RESERVE STALLS
BICYCLES:	100 SPACES

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

HM HELLER MANUS ARCHITECTS
SAN FRANCISCO

ISSUE DATE: 04/27/2015

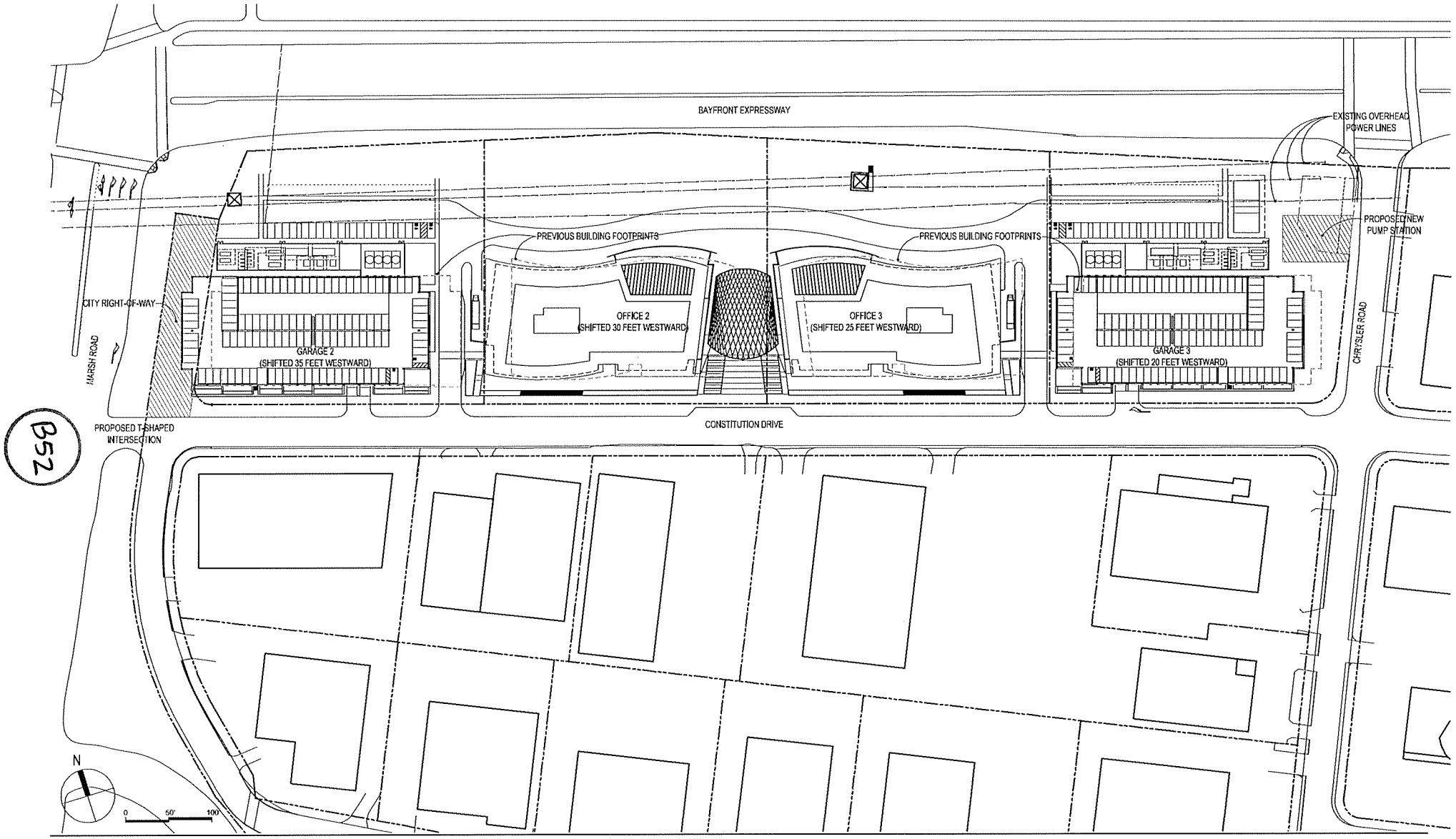
SHEET TITLE: PROPOSED SITE PLAN

SCALE: 1"=100'-0" 0 50' 100'

N

swa

SHEET NO. CA1.1



MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

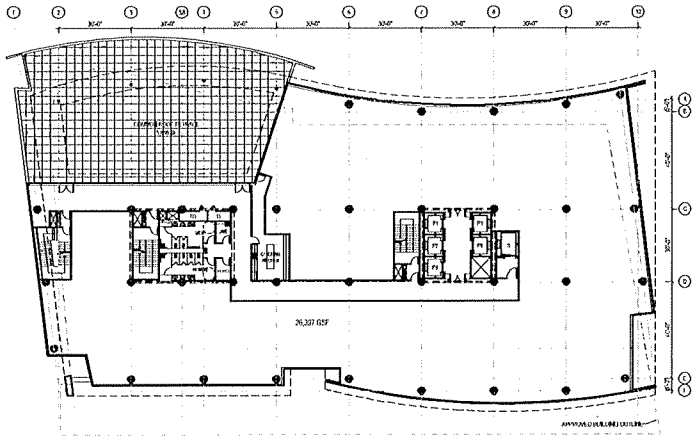
HM HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

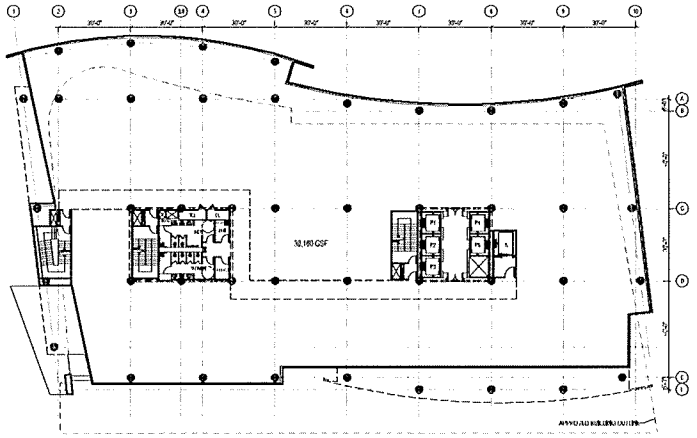
SHEET TITLE:
PROPOSED SITE PLAN
ALTERNATE SHIFTED BUILDINGS

SCALE: 1"=100'-0"

SHEET NO.
CA1.2

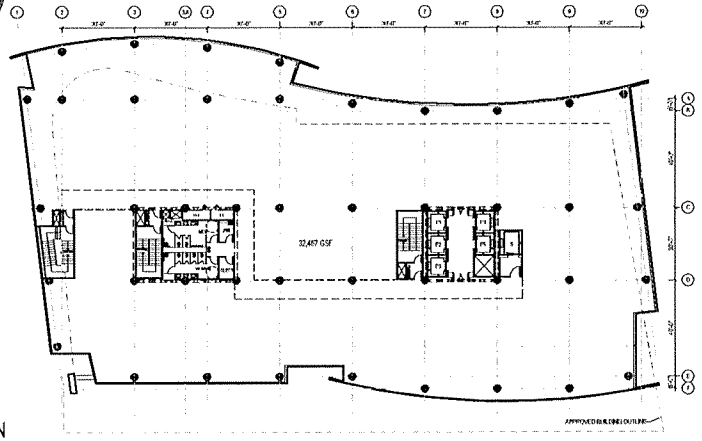


8TH LEVEL PLAN

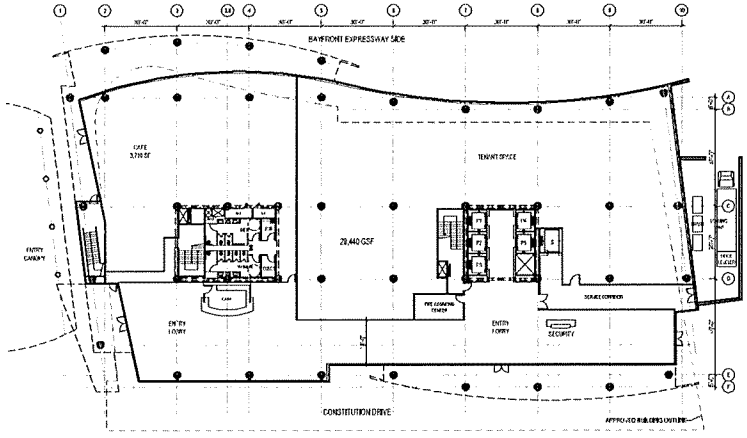


2ND LEVEL PLAN

B53



3RD-7TH LEVEL PLAN



1ST LEVEL PLAN

N

0 25' 50'

FLOOR AREAS

1ST FLOOR	28,440 SF
2ND FLOOR	30,160 SF
3RD FLOOR	32,467 SF
4TH FLOOR	32,467 SF
5TH FLOOR	32,467 SF
6TH FLOOR	32,467 SF
7TH FLOOR	32,467 SF
8TH FLOOR	26,397 SF
TOTAL	247,332 SF

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

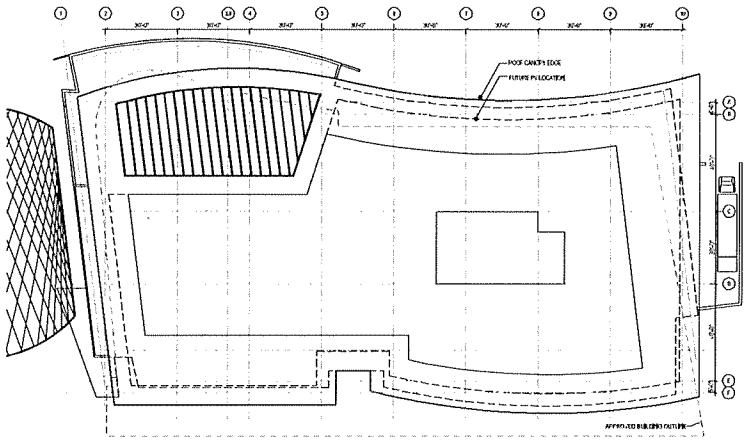
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

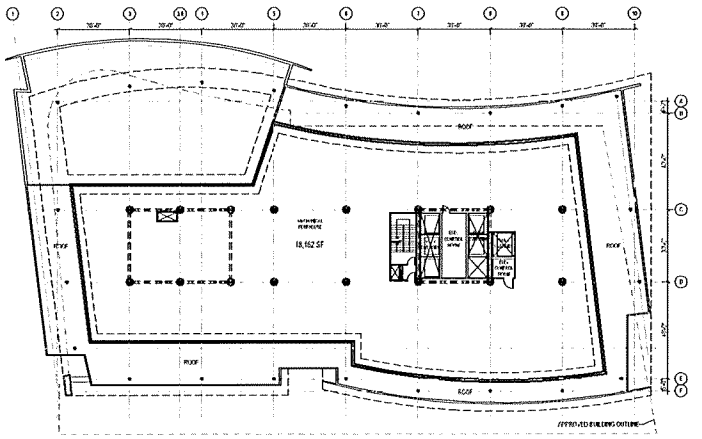
SHEET TITLE:
OFFICE BUILDING 3
1ST-8TH LEVEL FLOOR PLANS

SCALE: 1"=50'-0"

SHEET NO.
CA2.1



ROOF LEVEL PLAN



MECHANICAL PENTHOUSE LEVEL PLAN

FLOOR AREAS

1ST FLOOR	28,440 SF
2ND FLOOR	30,160 SF
3RD FLOOR	32,467 SF
4TH FLOOR	32,467 SF
5TH FLOOR	32,467 SF
6TH FLOOR	32,467 SF
7TH FLOOR	32,467 SF
8TH FLOOR	26,397 SF
TOTAL	247,332 SF

B54

N

0 25' 50'

MENLO GATEWAY

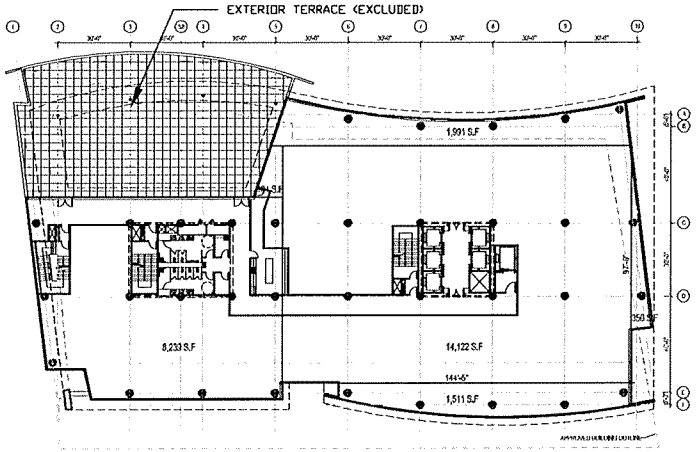
BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

HELLER MANUS ARCHITECTS

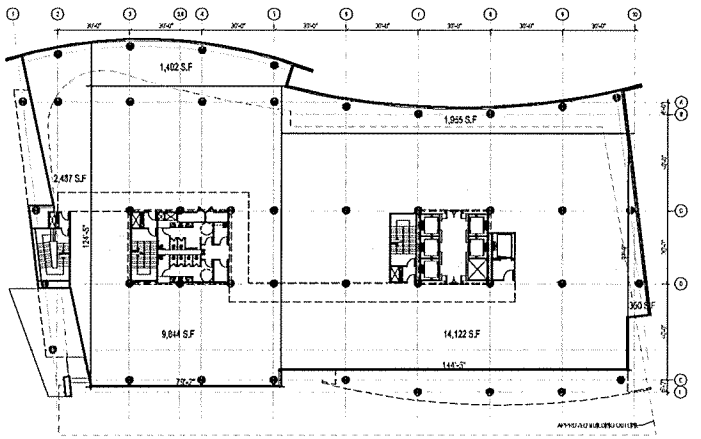
ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 3
MECHANICAL-ROOF LEVEL FLOOR PLANS
SCALE: 1"=50'-0"

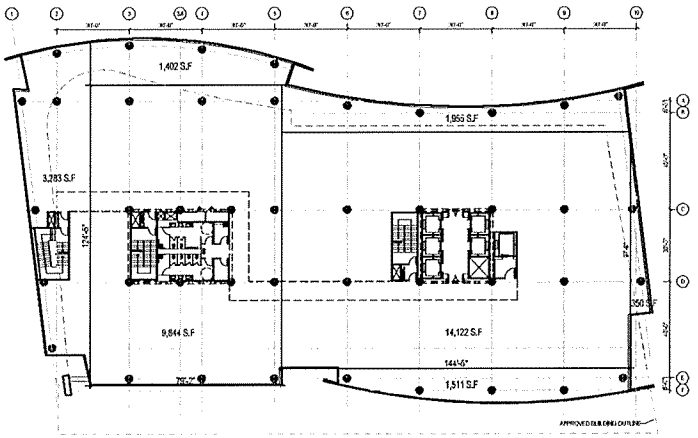
SHEET NO.
CA2.2



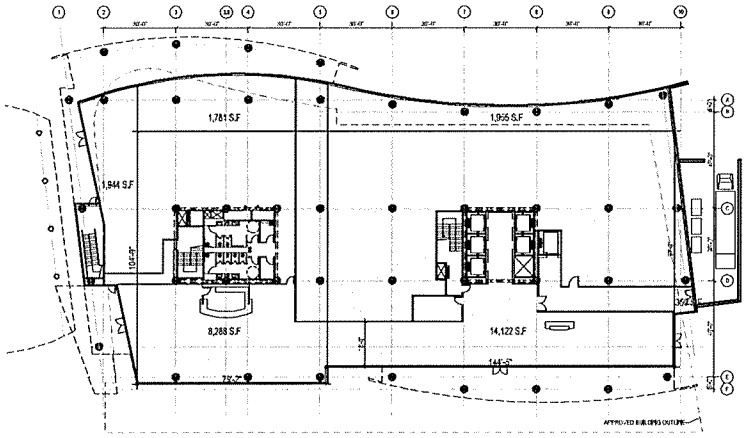
8TH LEVEL PLAN



2ND LEVEL PLAN



3RD-7TH LEVEL PLAN



1ST LEVEL PLAN

NOTES

1. GROSS FLOOR AREA IS MEASURED AT THE OUTSIDE SURFACES OF EXTERIOR SKIN.
2. GROSS FLOOR AREA INCLUDES THE FOLLOWING FEATURES:
   - OCCUPIABLE FLOOR
   - ELEVATOR SHAFTS AND STAIRWELLS
3. GROSS FLOOR AREA EXCLUDES THE FOLLOWING FEATURES:
   - EXTERIOR TERRACE AT 8TH FLOOR
4. AREAS OF CURVED AND IRREGULAR SHAPES ARE CALCULATED USING THE AREA CALCULATION FEATURE OF AUTOCAD FOLLOWING THE METHODS OUTLINED IN THE ABOVE NOTES TO DEFINE THE EXTENT OF THE AREA TO BE CALCULATED.

FLOOR AREAS

1ST FLOOR	28,440 SF
2ND FLOOR	30,160 SF
3RD FLOOR	32,467 SF
4TH FLOOR	32,467 SF
5TH FLOOR	32,467 SF
6TH FLOOR	32,467 SF
7TH FLOOR	32,467 SF
8TH FLOOR	26,397 SF
TOTAL	247,332 SF

N

0 25' 50'

MENLO GATEWAY

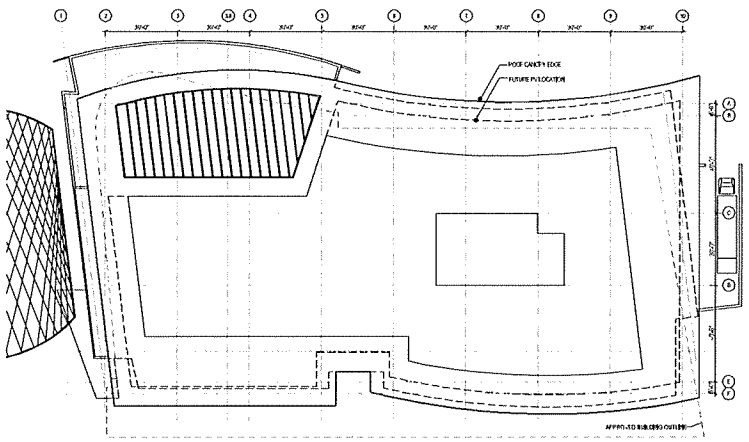
BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

HELLER MANUS ARCHITECTS

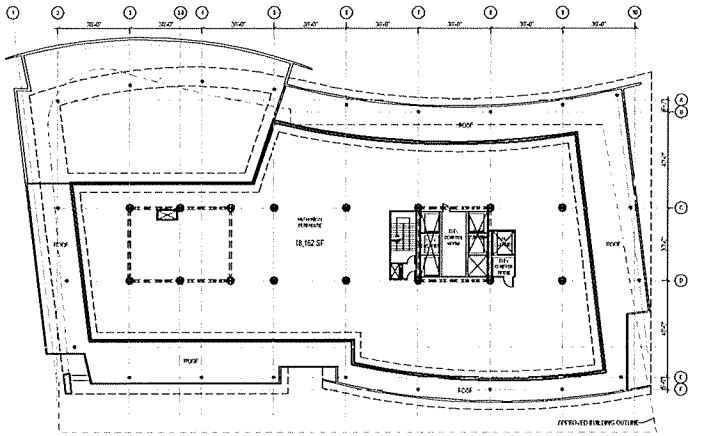
ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 3
1ST-8TH LEVEL GROSS FLOOR AREA CALCULATION DIAGRAM
SCALE: 1"=50'-0"

SHEET NO.
CA2.3



ROOF LEVEL PLAN



MECHANICAL PENTHOUSE LEVEL PLAN

NOTES

1. GROSS FLOOR AREA IS MEASURED AT THE OUTSIDE SURFACES OF EXTERIOR SKIN.
2. GROSS FLOOR AREA INCLUDES THE FOLLOWING FEATURES:
   - OCCUPIABLE FLOOR
   - ELEVATOR SHAFTS AND STAIRWELLS
3. GROSS FLOOR AREA EXCLUDES THE FOLLOWING FEATURES:
   - EXTERIOR TERRACE AT 8TH FLOOR
4. AREAS OF CURVED AND IRREGULAR SHAPES ARE CALCULATED USING THE AREA CALCULATION FEATURE OF AUTOCAD FOLLOWING THE METHODS OUTLINED IN THE ABOVE NOTES TO DEFINE THE EXTENT OF THE AREA TO BE CALCULATED.

FLOOR AREAS

1ST FLOOR	28,440 SF
2ND FLOOR	30,160 SF
3RD FLOOR	32,467 SF
4TH FLOOR	32,467 SF
5TH FLOOR	32,467 SF
6TH FLOOR	32,467 SF
7TH FLOOR	32,467 SF
8TH FLOOR	26,397 SF
TOTAL	247,332 SF

B56

N

0 25' 50'

MENLO GATEWAY

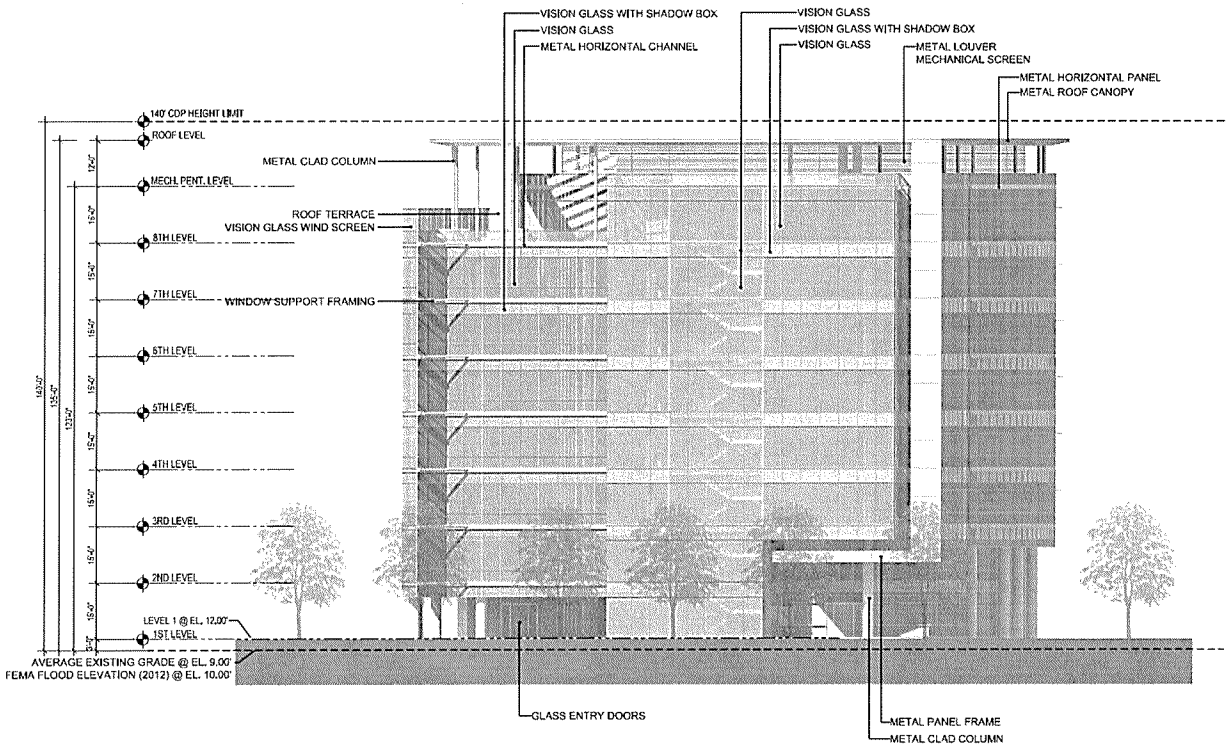
BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 3
MECHANICAL-ROOF LEVEL GROSS FLOOR AREA DIAGRAM
SCALE: 1"=50'-0"

SHEET NO.
CA2.4



B57

0 16' 32'

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

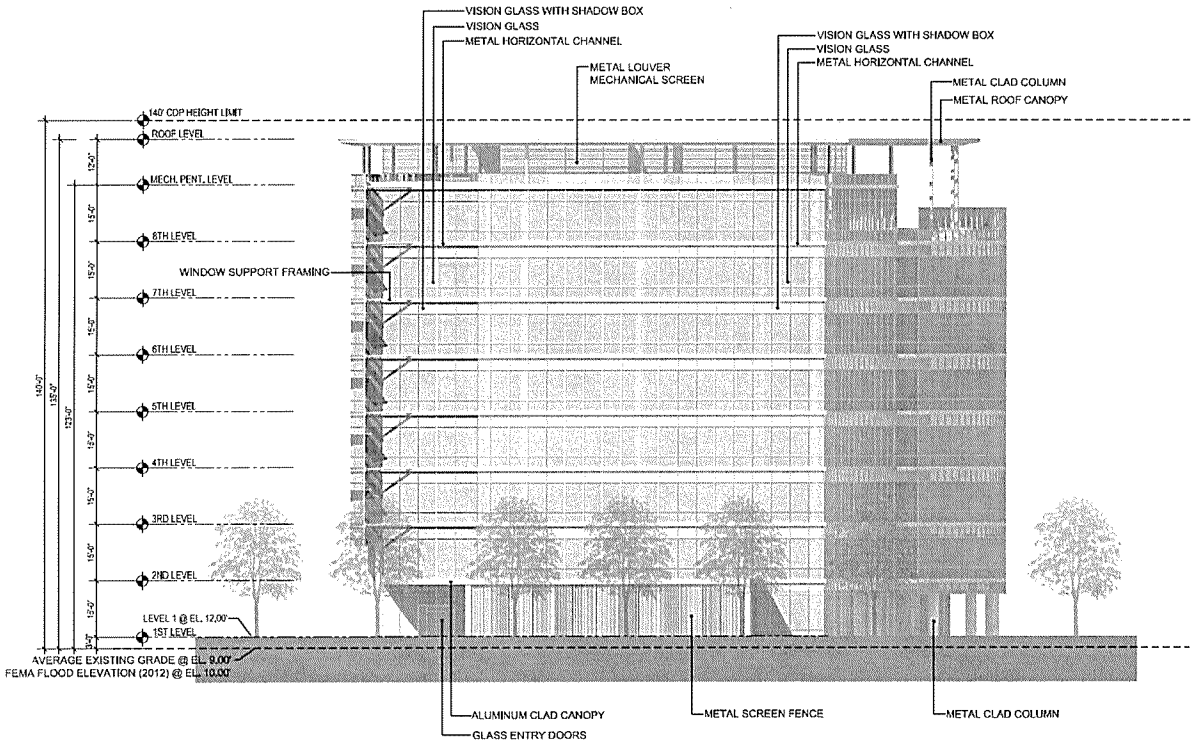
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 3
WEST ELEVATION

SCALE: 1/32"=1'-0"

SHEET NO.
CA3.1



858

0 16' 32'

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

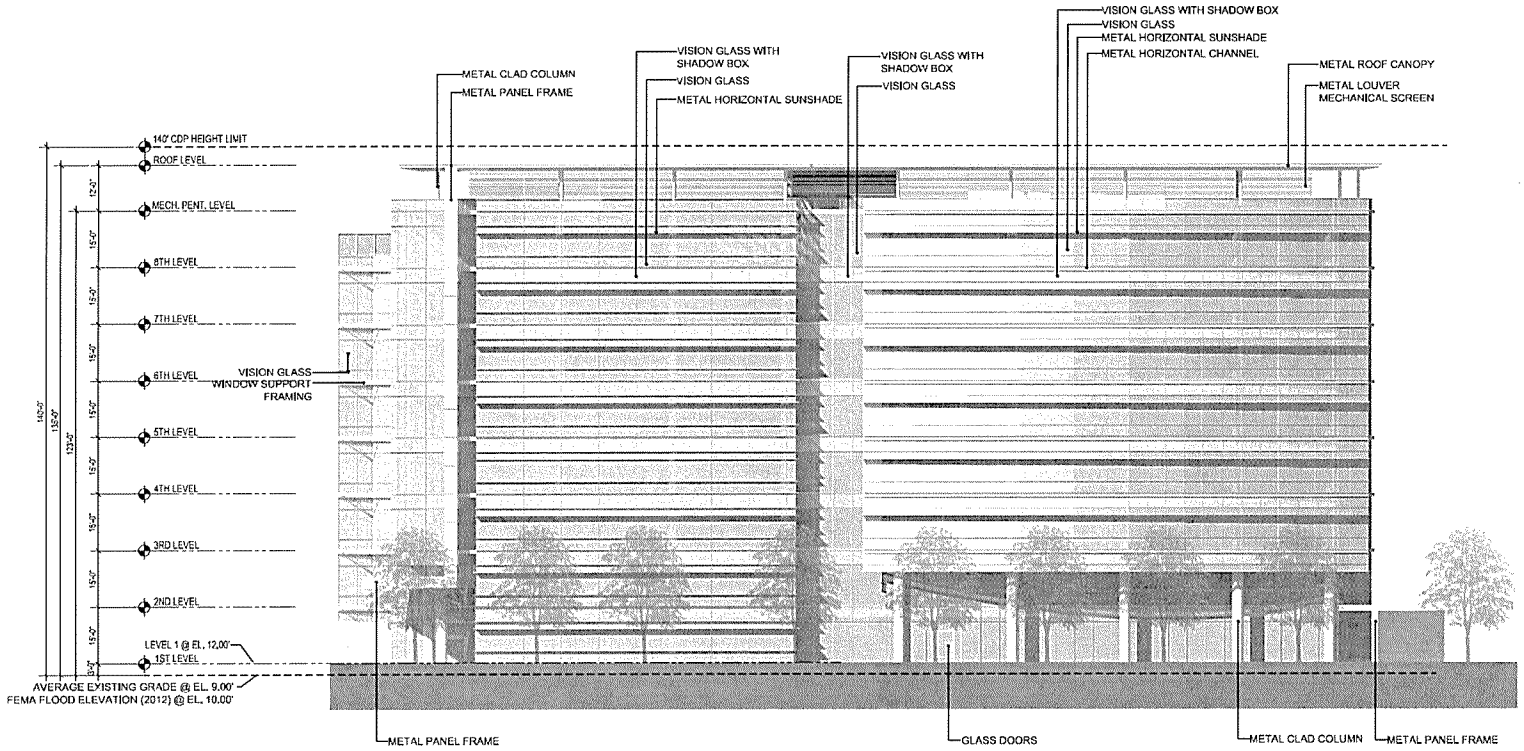
HELLER MANUS

ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 3
EAST ELEVATION

SCALE: 1/32"=1'-0"

SHEET NO.
CA3.2



B59

0 16' 32'

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

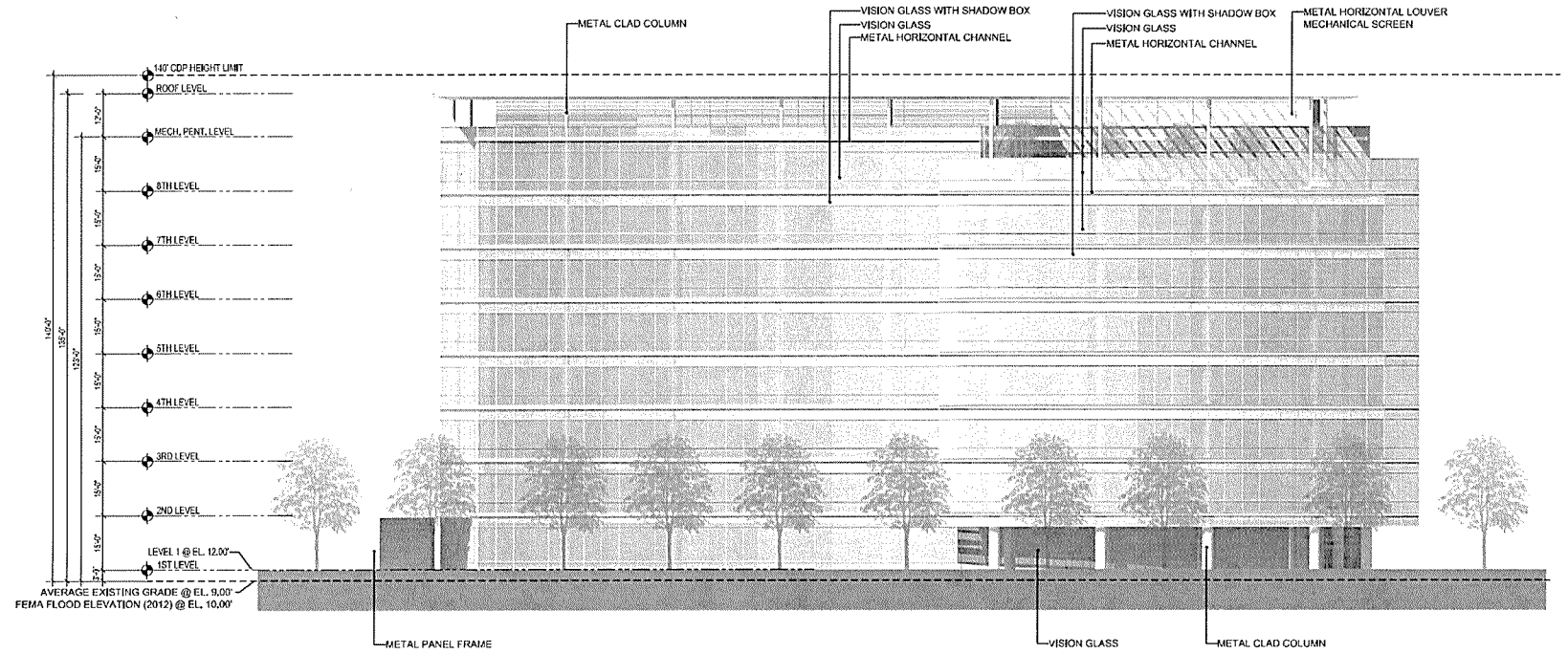
HMA HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 3
SOUTH ELEVATION

SCALE: 1/32"=1'-0"

SHEET NO.
CA3.3



B60

0 16' 32'

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

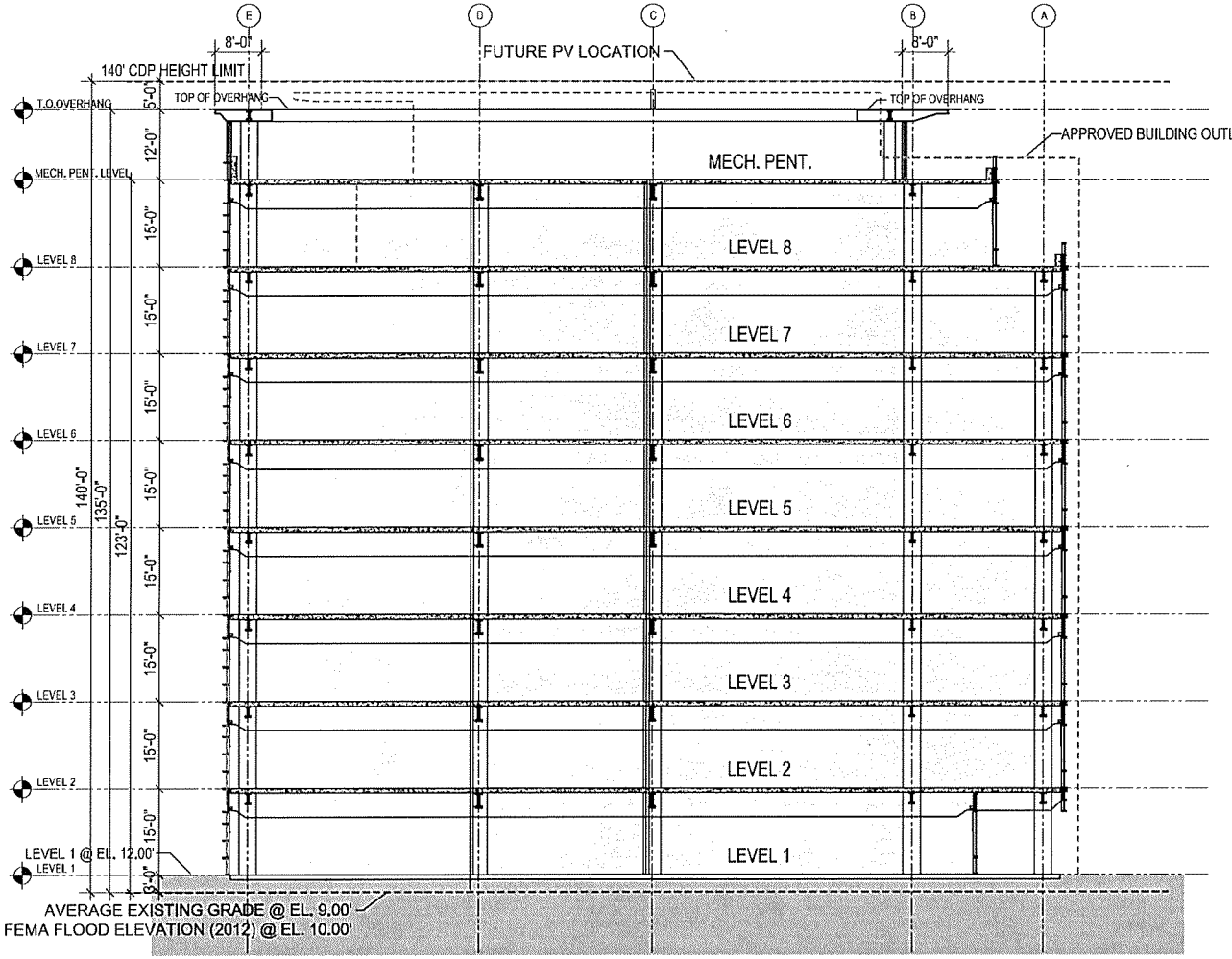
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 3
NORTH ELEVATION
SCALE: 1/32"=1'-0"

SHEET NO.
CA3.4

198



MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

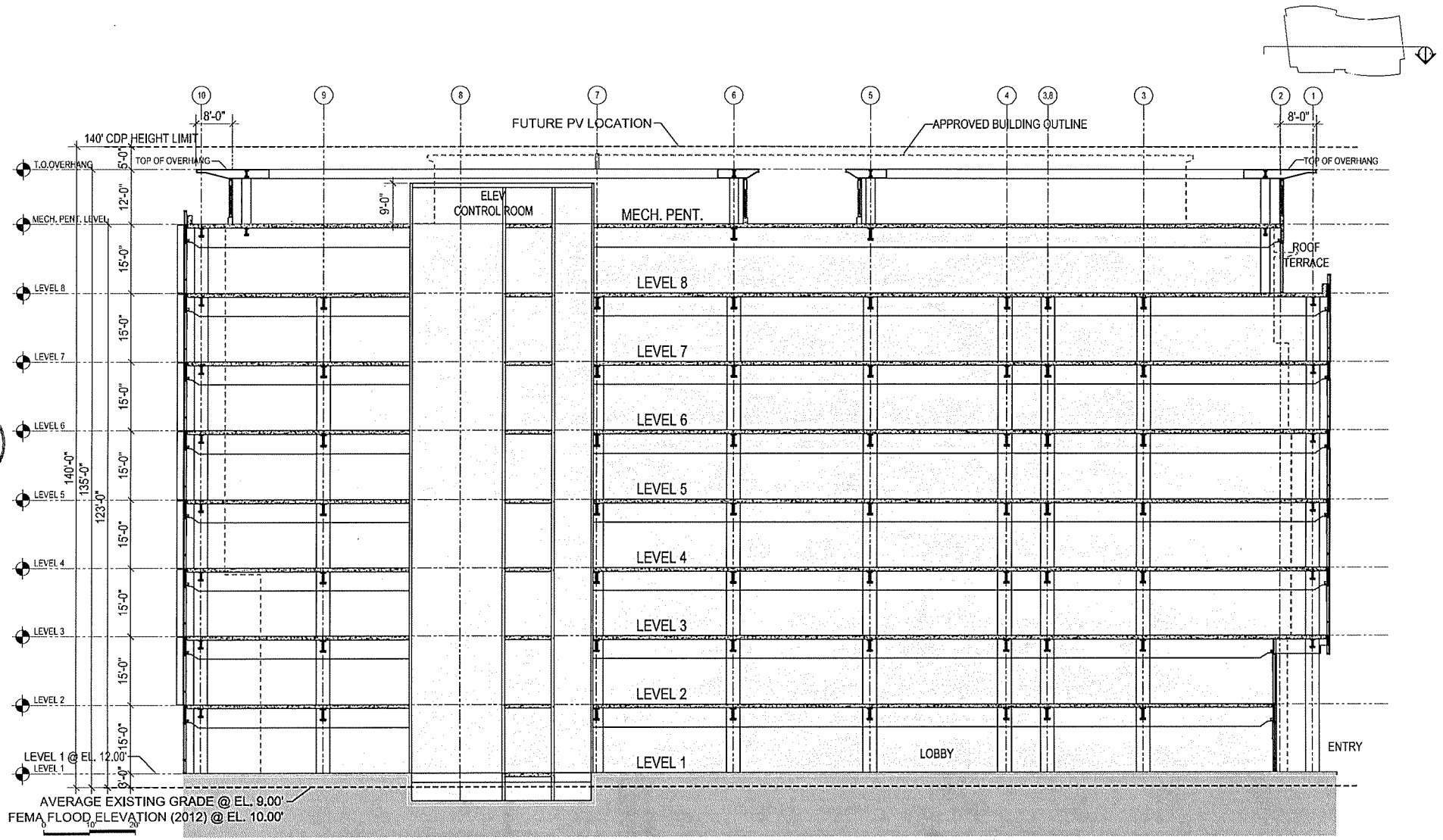
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 3
TRANSVERSE SECTION A-A

SCALE: 1"=20'-0"

SHEET NO.
CA3.5



B62

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

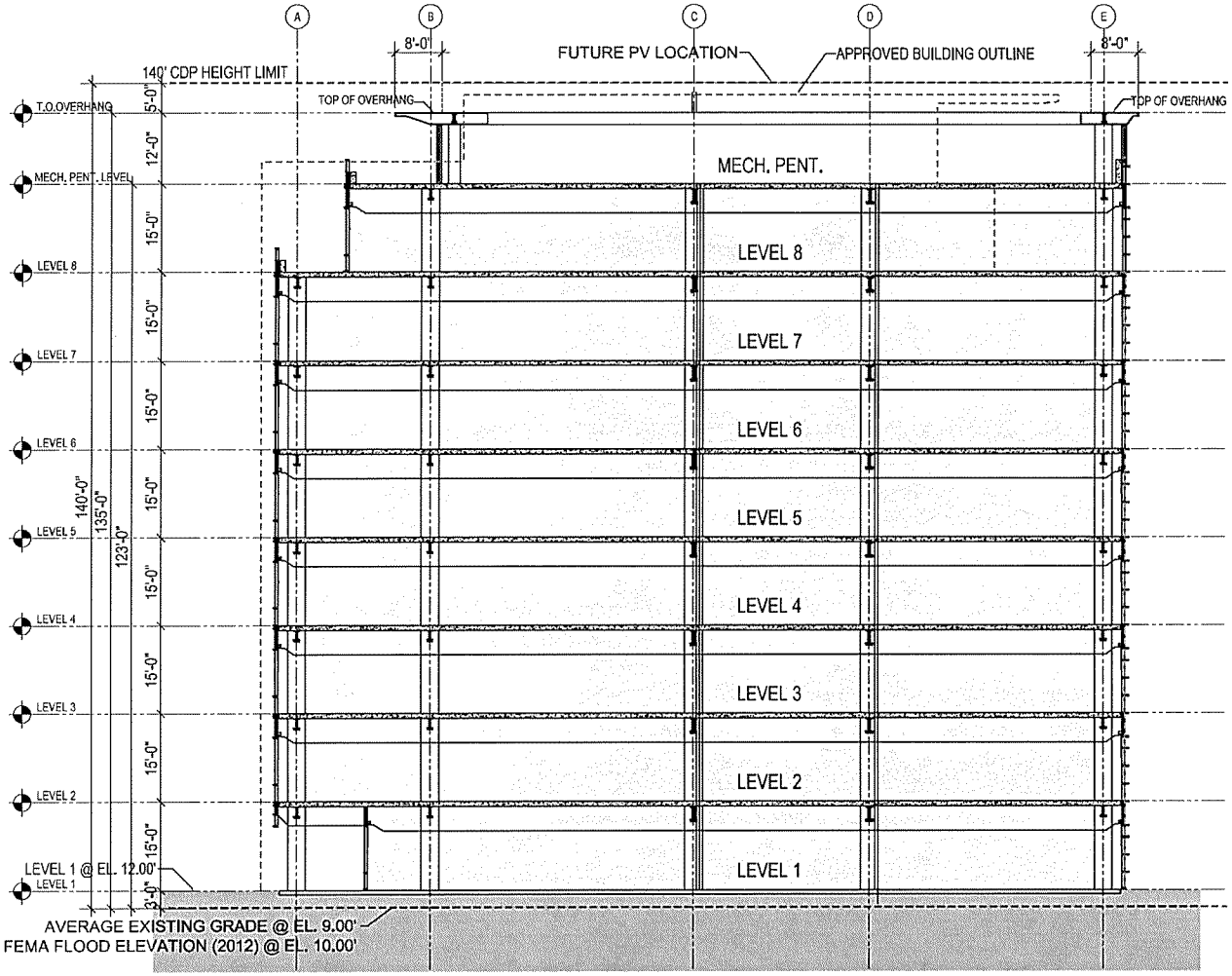
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 3
LONGITUDINAL SECTION B-B

SCALE: 1"=20'-0"

SHEET NO.
CA3.6



B67

MENLO GATEWAY

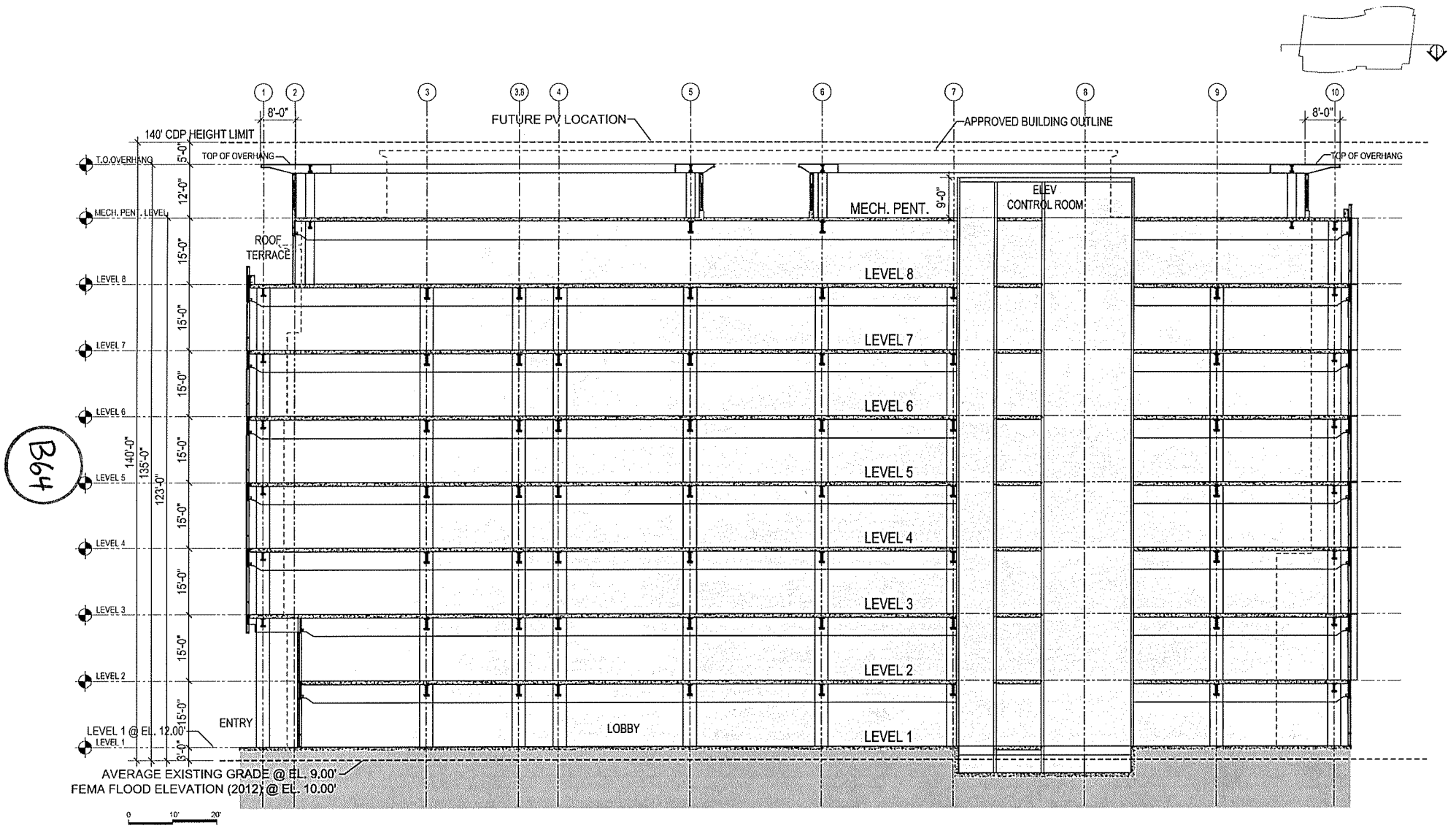
BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
OFFICE BUILDING 2
TRANSVERSE SECTION A-A
SCALE: 1"=20'-0"

SHEET NO.
CA3.7



B64

MENLO GATEWAY

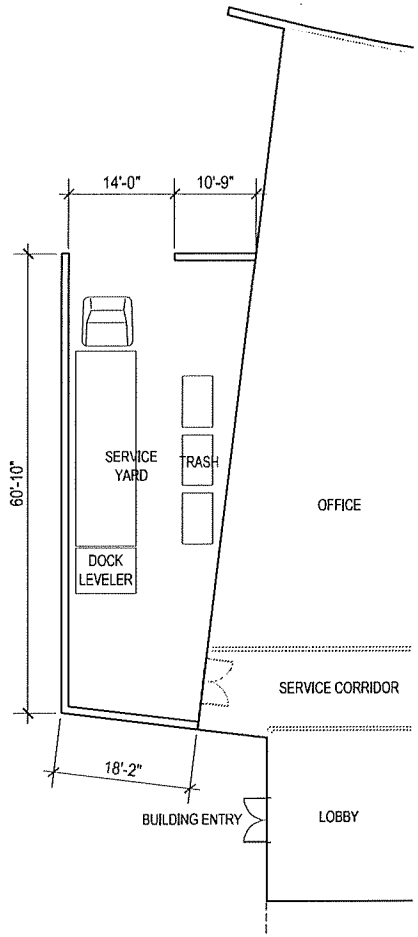
BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

HM HELLER MANUS ARCHITECTS

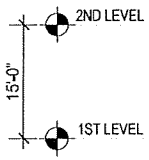
ISSUE DATE:
03/30/2015

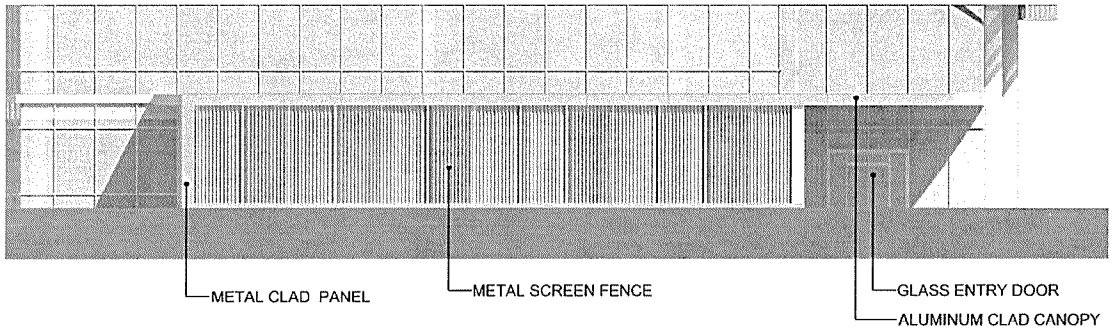
SHEET TITLE:
OFFICE BUILDING 2
LONGITUDINAL SECTION B-B
SCALE: 1"=20'-0"

SHEET NO.
CA3.8

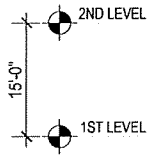


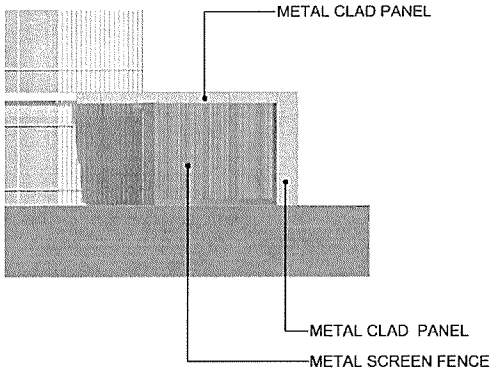
OFFICE BUILDING 2 PLAN



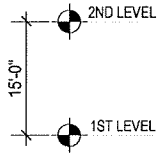


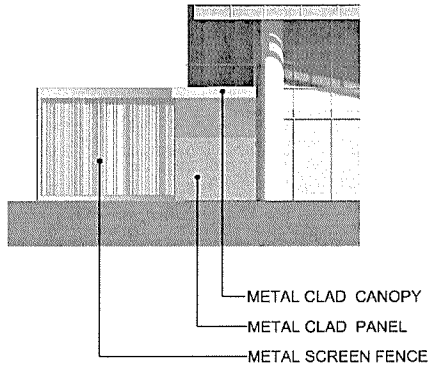
WEST ELEVATION





NORTH ELEVATION





SOUTH ELEVATION

B65

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

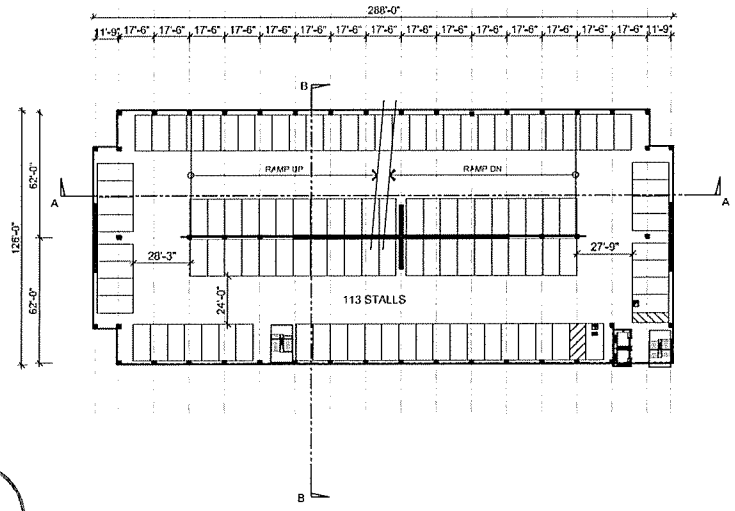
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

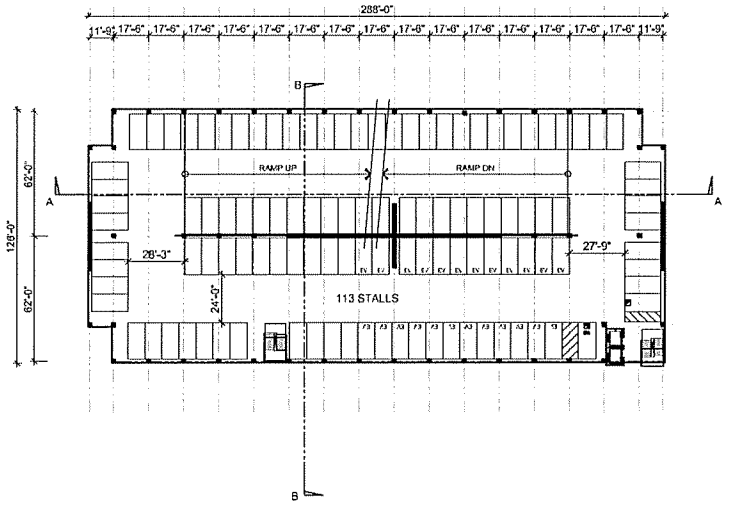
SHEET TITLE:
OFFICE BUILDING 2
SERVICE YARD DRAWINGS

SCALE: 1/16"=1'-0"

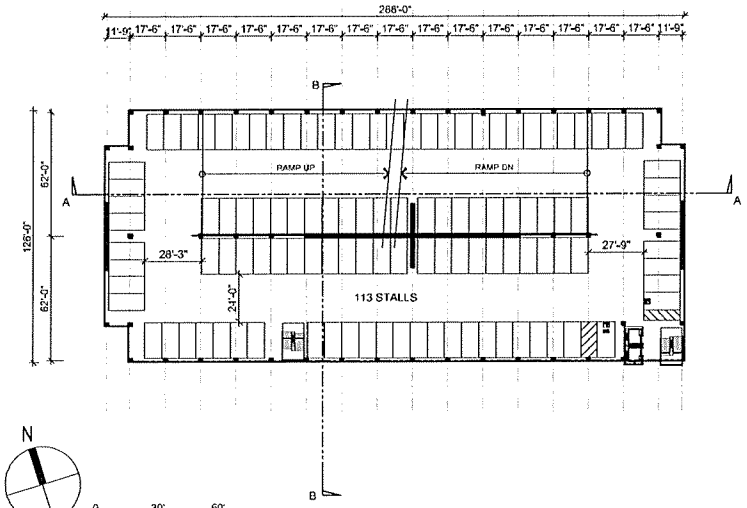
SHEET NO.
CA3.9



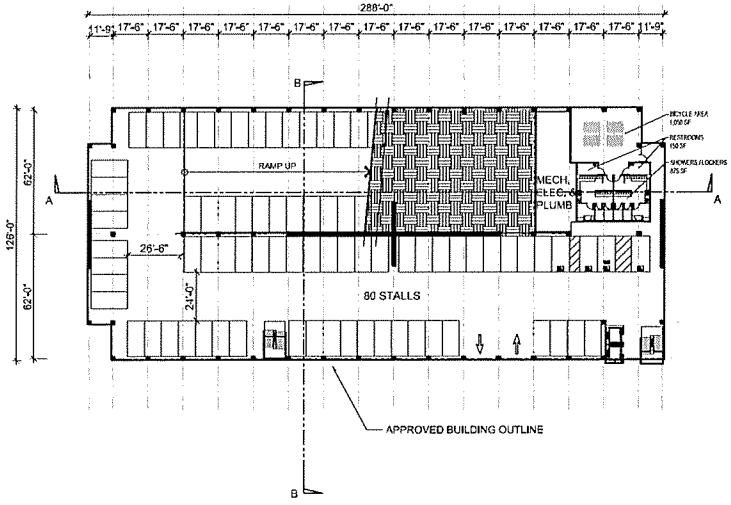
4TH LEVEL PLAN



2ND LEVEL PLAN



3RD LEVEL PLAN



1ST LEVEL PLAN

FLOOR AREAS

LEVEL	AREA
GROUND LEVEL	26,400 SF
2ND LEVEL	35,800 SF
3RD LEVEL	35,800 SF
4TH LEVEL	35,800 SF
5TH LEVEL	35,800 SF
6TH LEVEL	35,800 SF
7TH LEVEL	30,400 SF
TOTAL	**235,800 SF**

PARKING STALLS PROVIDED

LEVEL	STALLS
GROUND LEVEL	80
2ND LEVEL	113
3RD LEVEL	113
4TH LEVEL	113
5TH LEVEL	113
6TH LEVEL	113
7TH LEVEL	94
TOTAL	**739** (INCLUDES 15 ADA STALLS)

BICYCLE SPACES PROVIDED

LEVEL	SPACES
GROUND LEVEL	50

LOCKER / RESTROOM AREAS

USE	AREA
RESTROOMS	150 SF
SHOWERS/LOCKERS	875 SF
TOTAL	**1,025 SF**

GARAGE 3 NOTE:

GARAGE 3 IS AN EXACT MIRRORED PLAN, ELEVATIONS AND SECTION OF GARAGE 2.

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

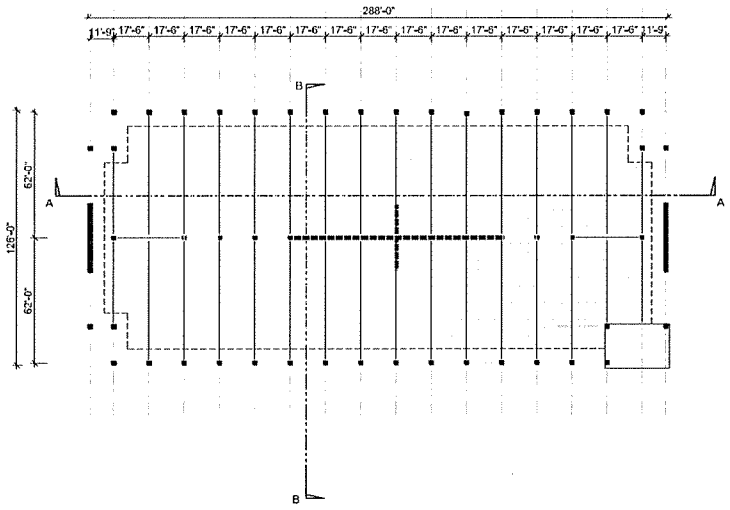
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015
04/27/2015

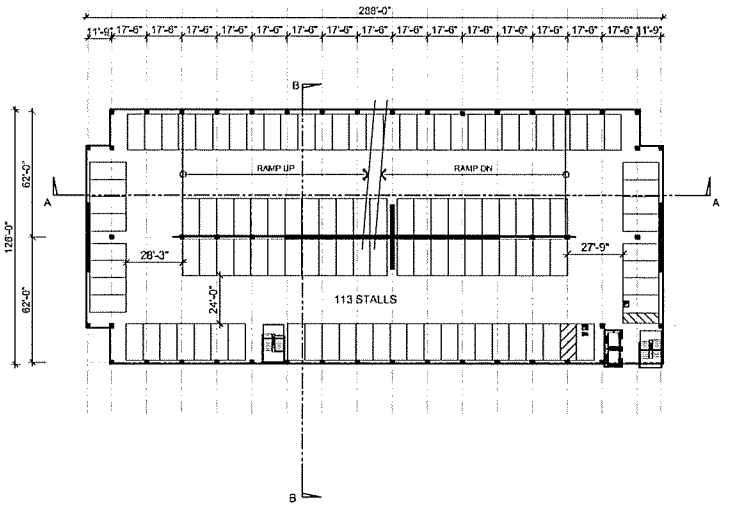
SHEET TITLE:
GARAGE 2
1ST-4TH LEVEL FLOOR PLANS

SCALE: 1"=60'-0"

SHEET NO.
CA4.1

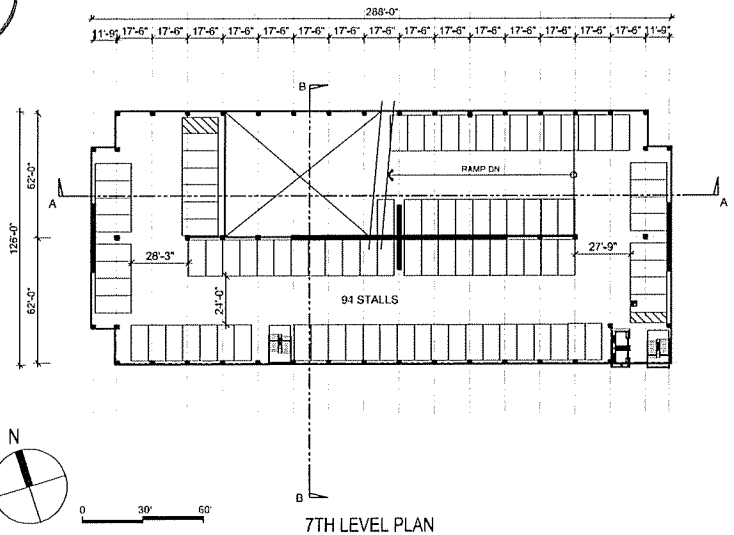


ROOF LEVEL PLAN

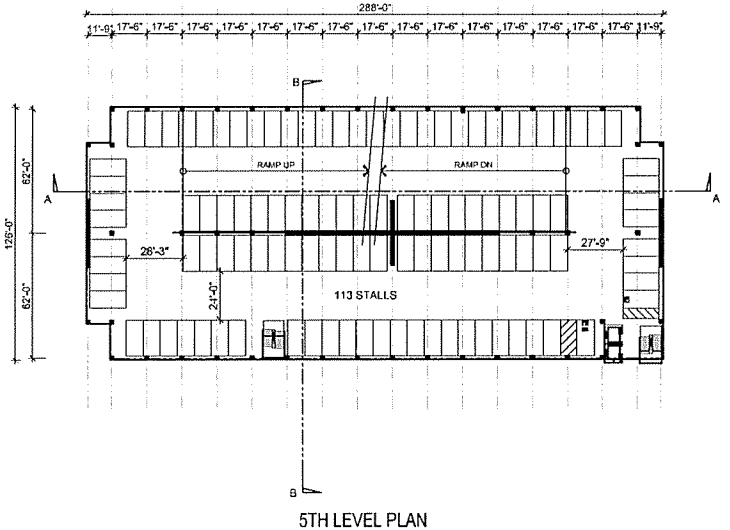


6TH LEVEL PLAN

867



7TH LEVEL PLAN



5TH LEVEL PLAN

FLOOR AREAS

LEVEL	AREA
GROUND LEVEL	26,400 SF
2ND LEVEL	35,800 SF
3RD LEVEL	35,800 SF
4TH LEVEL	35,800 SF
5TH LEVEL	35,800 SF
6TH LEVEL	35,800 SF
7TH LEVEL	30,400 SF
TOTAL	**235,800 SF**

PARKING STALLS PROVIDED

LEVEL	STALLS
GROUND LEVEL	80
2ND LEVEL	113
3RD LEVEL	113
4TH LEVEL	113
5TH LEVEL	113
6TH LEVEL	113
7TH LEVEL	94
TOTAL	**739** (INCLUDES 15 ADA STALLS)

BICYCLE SPACES PROVIDED

LEVEL	SPACES
GROUND LEVEL	50

MENLO GATEWAY

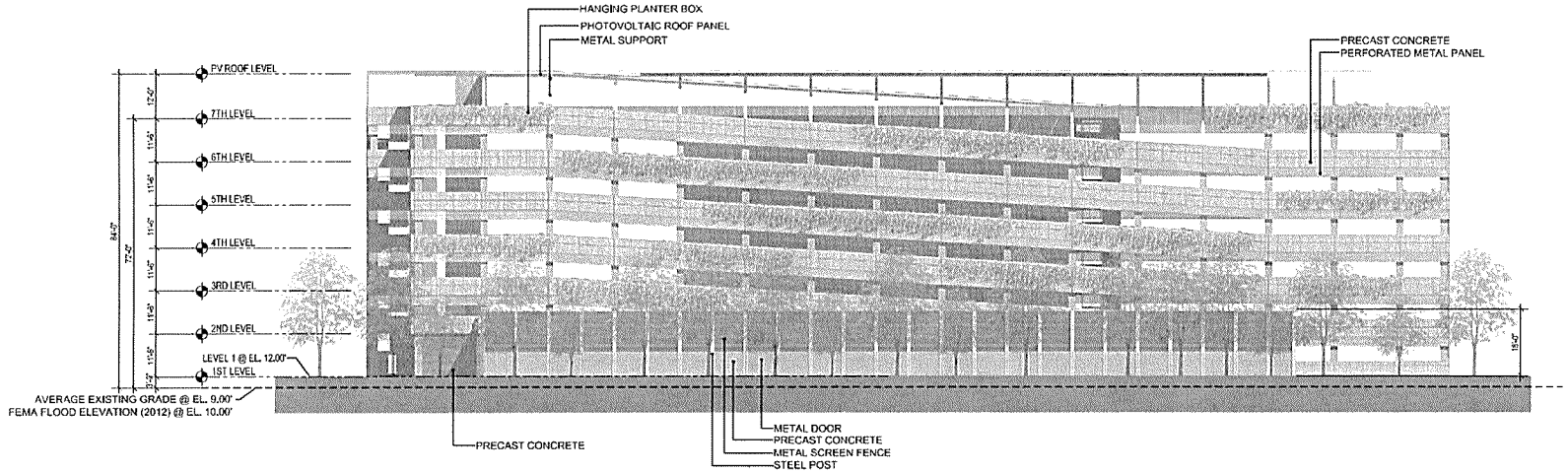
BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

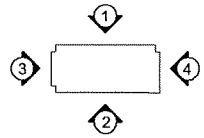
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
GARAGE 2
5TH-ROOF LEVEL FLOOR PLANS
SCALE: 1"=60'-0"

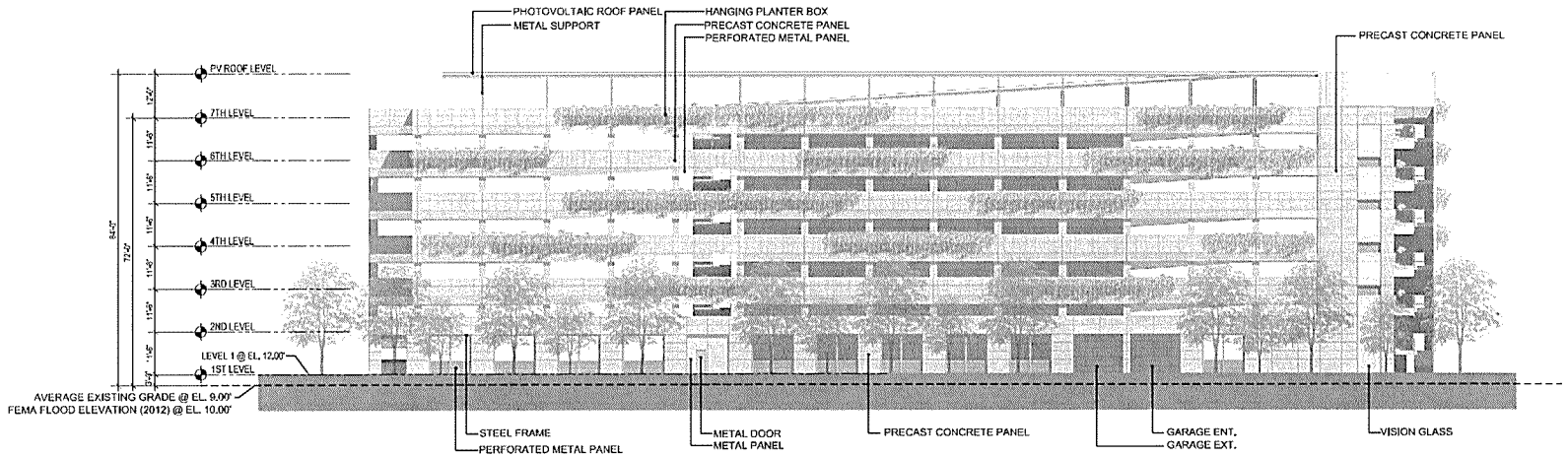
SHEET NO.
CA4.2





1. NORTH ELEVATION

848



2. SOUTH ELEVATION

0 16' 32'

MENLO GATEWAY

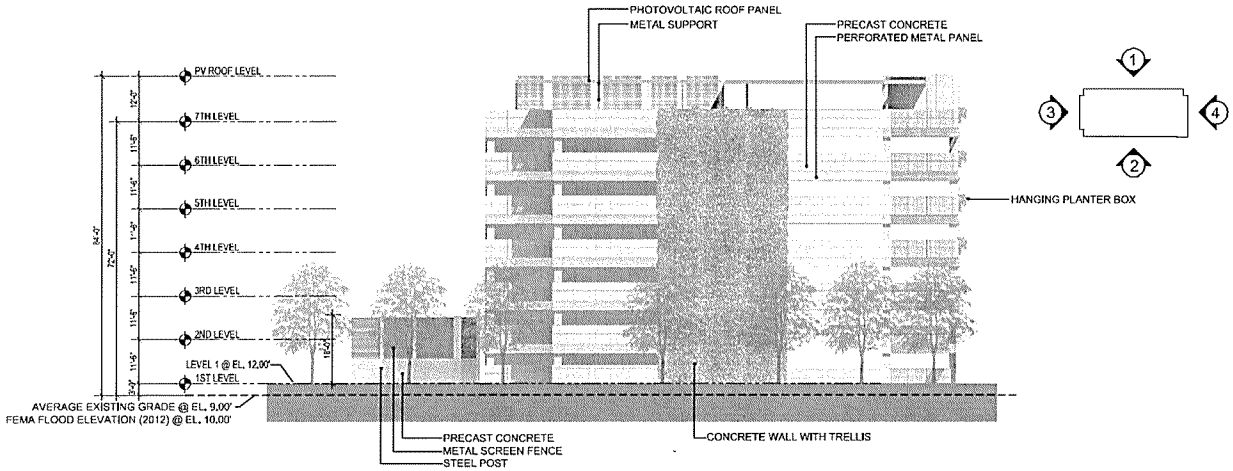
BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

HELLER MANUS

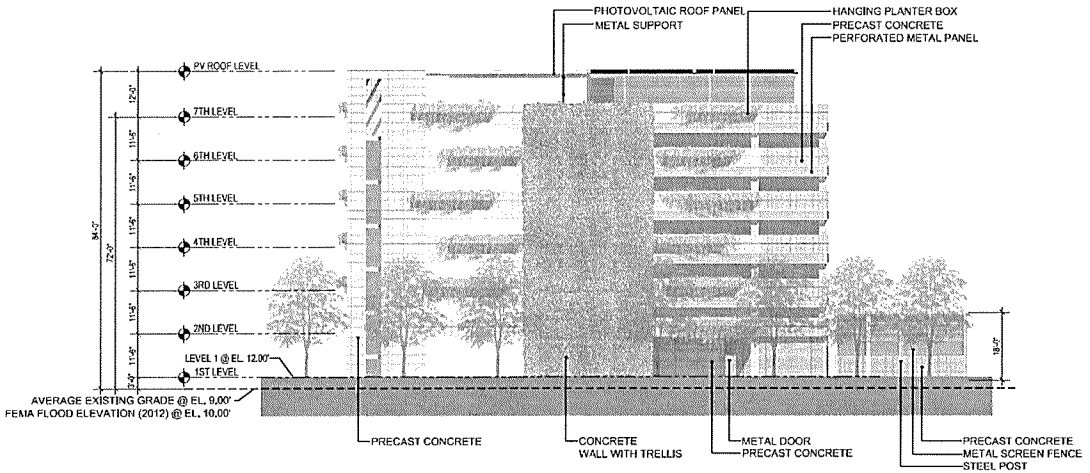
ISSUE DATE:
03/30/2015
04/27/2015

SHEET TITLE:
GARAGE 2
NORTH & SOUTH ELEVATIONS
SCALE: 1/32"=1'-0"

SHEET NO.
CA4.3



3. WEST ELEVATION



4. EAST ELEVATION

0 16' 32'

MENLO GATEWAY

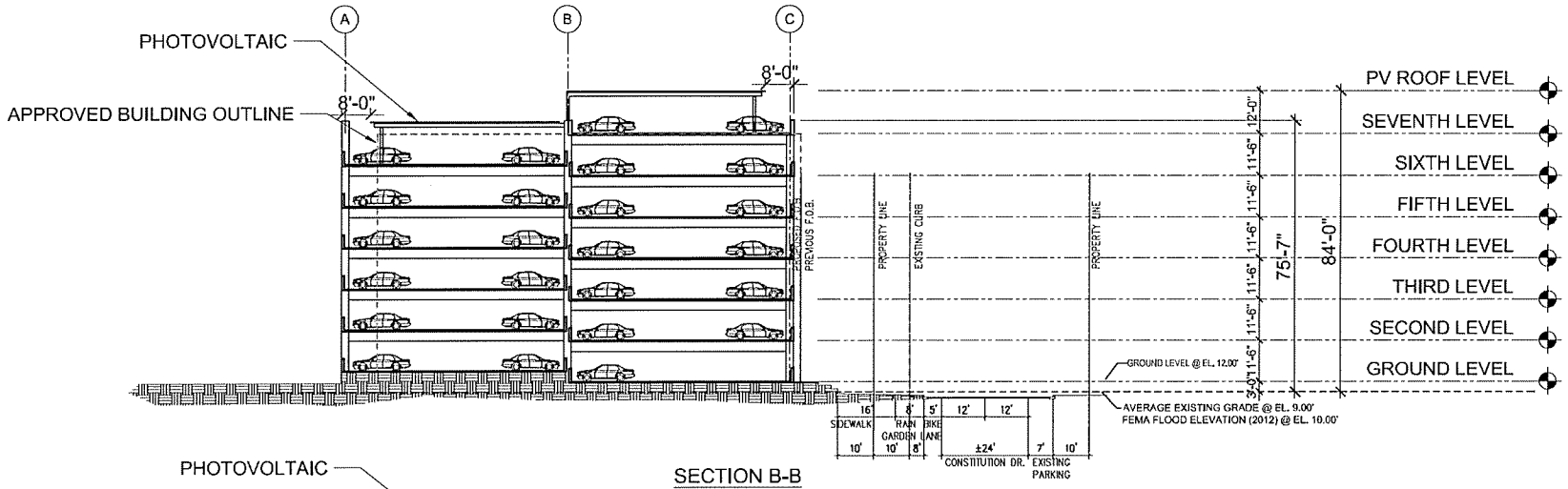
BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

HELLER MANUS ARCHITECTS

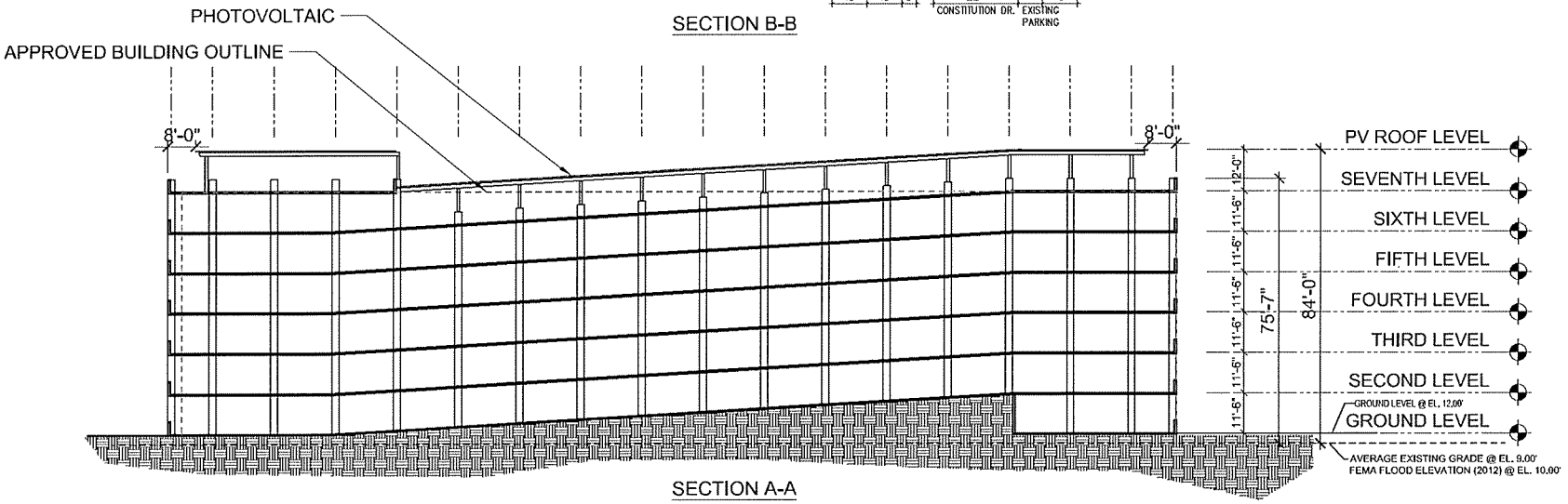
ISSUE DATE:
03/30/2015

SHEET TITLE:
GARAGE 2
EAST & WEST ELEVATIONS
SCALE: 1/32"=1'-0"

SHEET NO.
CA4.4



SECTION B-B



SECTION A-A

0 16' 32'

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

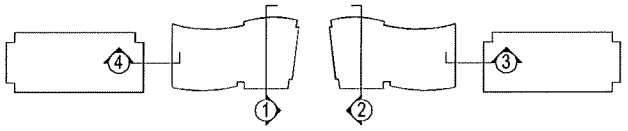
HMA HELLER MANUS ARCHITECTS

ISSUE DATE: 03/30/2015

SHEET TITLE:
GARAGE 2
BUILDING SECTIONS

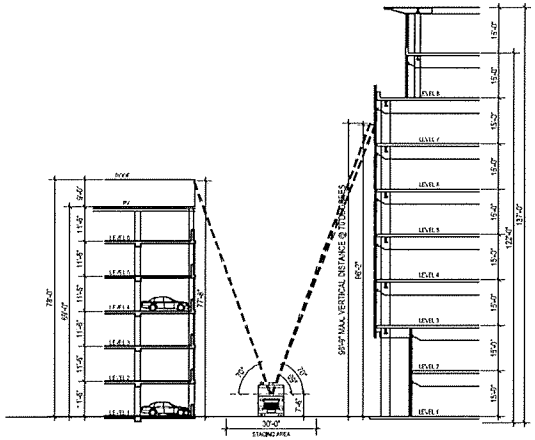
SCALE: 1/32"=1'-0"

SHEET NO.
CA4.5

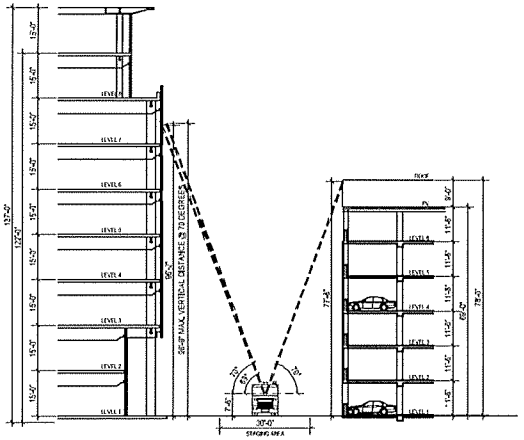


KEY PLAN

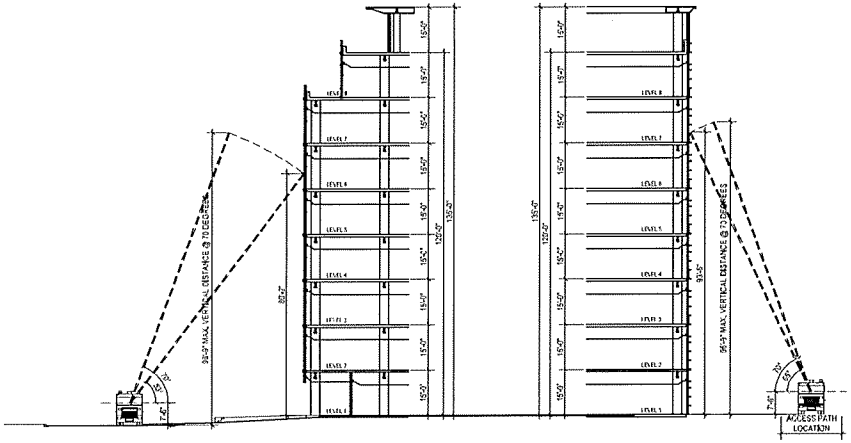
671



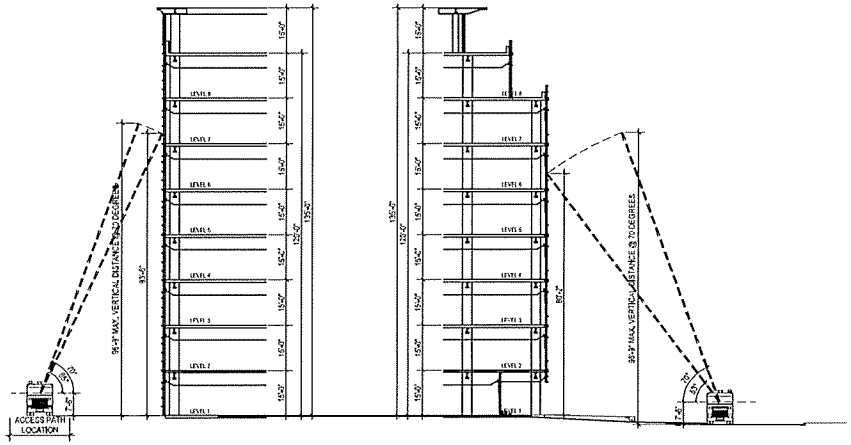
4. SECTION AT GARAGE 2 AND OFFICE 2



3. SECTION AT OFFICE 3 AND GARAGE 3



2. SECTION AT OFFICE 3



1. SECTION AT OFFICE 2

0 20' 40'

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

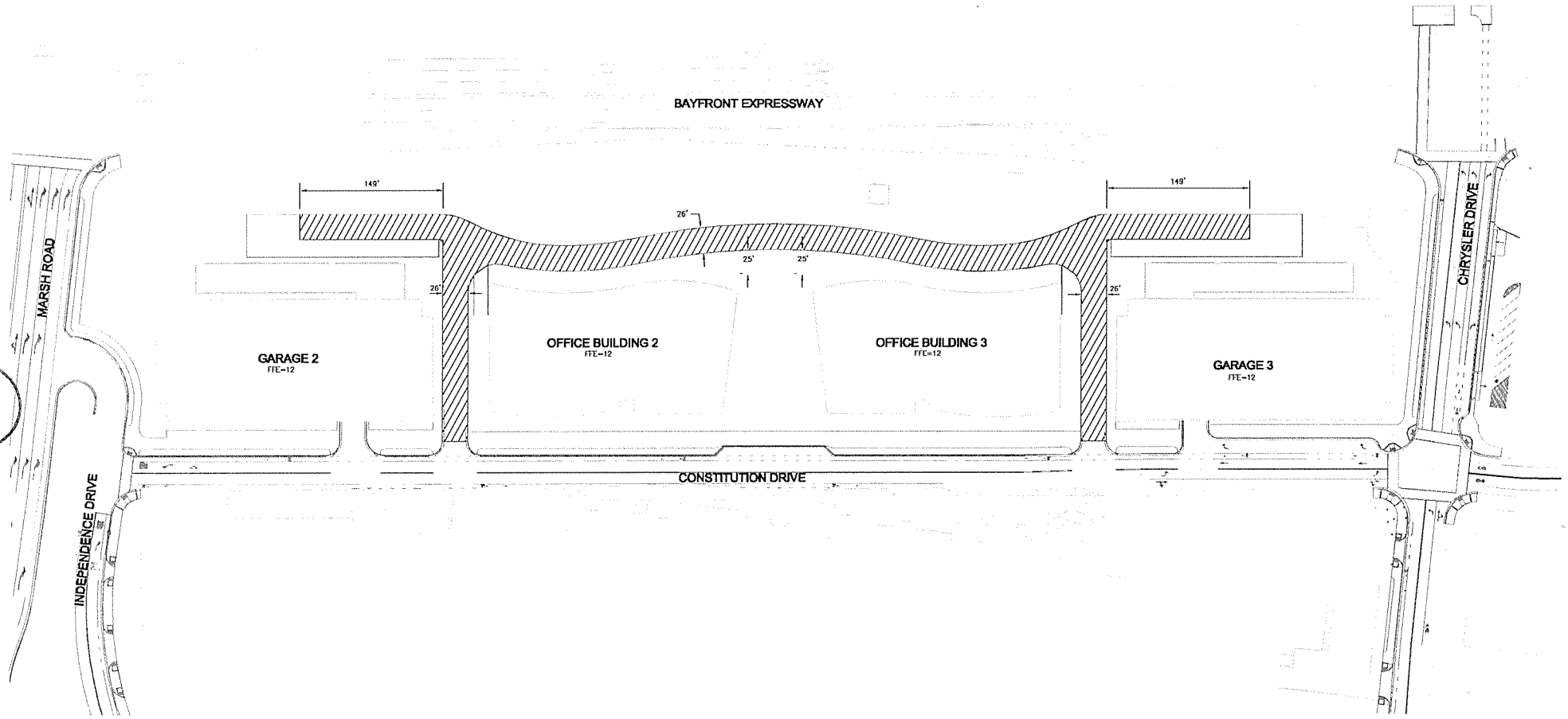
HELLER MANUS ARCHITECTS

ISSUE DATE:
03/30/2015

SHEET TITLE:
SECTIONS AT FIRE LANES

SCALE: 1"=40'-0"

SHEET NO.
CA5.1



B7L

MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

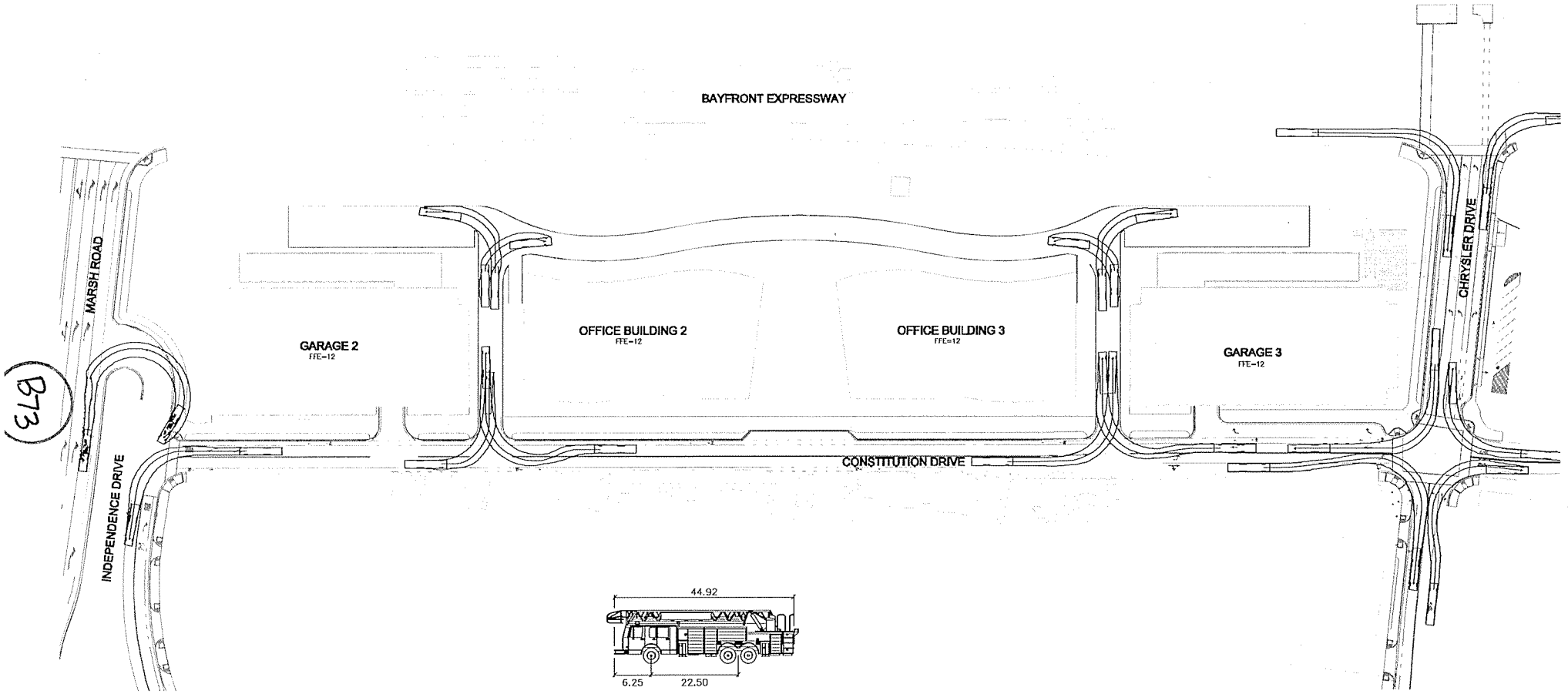
HM Heller Manus Architects | Kimley»Horn

ISSUE DATE:
03/30/2015
04/27/2015

SHEET TITLE
FIRE ACCESS PLAN

SCALE 1"=100'-0"

SHEET NO
CC1.1



MENLO GATEWAY

BOHANNON DEVELOPMENT COMPANY
101-155 CONSTITUTION DRIVE
MENLO PARK, CA

HELLER MANUS ARCHITECTS SAN FRANCISCO
Kimley»Horn

ISSUE DATE:
03/30/2015
04/27/2015

SHEET TITLE
FIRE TRUCK TURNING MOVEMENTS

SCALE 1"=100'-0"

SHEET NO
CC1.2

H.T. HARVEY & ASSOCIATES
Ecological Consultants

20 April 2015

David D. Bohannon II
Bohannon Development Company
60 31st Ave
San Mateo, CA 94403

Subject: Proposed Menlo Gateway Project – Avian Collision Risk Assessment (HTH #3706-01)

Dear Mr. Bohannon:

Per your request, H. T. Harvey & Associates has performed an assessment of avian collision risk for the proposed Menlo Gateway Project (Project) in Menlo Park, California. It is our understanding that two office buildings and two parking garages would be constructed on the Constitution Site adjacent to State Route 84 (Bayfront Expressway) and that an office building, a parking garage, and a hotel complex would be constructed on the Independence Site adjacent to Highway 101. Although the Project has already received its necessary approvals from the City of Menlo Park and an Environmental Impact Report was certified in 2010, we understand that organizations such as the Santa Clara Valley Audubon Society and Citizens Committee to Complete the Refuge have encouraged the City of Menlo Park to require bird friendly design for the Project. As a result, Bohannon Development Company has requested our assistance assessing the potential for avian collisions to occur with the proposed buildings and the potential significance (e.g., under the California Environmental Quality Act) of such an impact.

In summary, avian collisions with the glass facades of the proposed buildings on both the Independence and Constitution Sites are expected to be infrequent due to the relatively low abundance of birds in the vicinity of the Project site and the distinctive differences in habitat type and quality between the developed Project site and the more natural habitats north of Bayfront Expressway. Several features of the architecture of the proposed buildings would reduce the potential for avian collisions even further. The Project would not therefore result in the loss of a substantial proportion of any species' Bay-area populations or any Bay-area bird community, and, according to California Environmental Quality Act standards, I would consider such impacts to be less than significant.

Briefly, my qualifications are as follows (resume attached). I have a Ph.D. in biological sciences from Stanford University, where my doctoral dissertation focused on the effects of urbanization on riparian bird communities in the South San Francisco Bay area. I have been an active birder for more than 35 years and have conducted or assisted with research on birds since 1990. I have served for 6 years as an elected member of the California Bird Records Committee and for 10 years as a Regional Editor for the Northern California region of the journal *North American Birds*. I am a member of the Scientific Advisory Board for the San Francisco Bay Bird Observatory, the Technical Advisory Committee for the South Bay Salt Ponds Restoration Project, and the

Board of Directors of the Western Field Ornithologists. Although the subject of bird-friendly design is relatively new to the West Coast, I have performed avian collision risk assessments and identified measures to reduce collision risk for several projects in the Bay Area, including projects in the cities of San Francisco, Menlo Park, Mountain View, and San Jose.

Methods

On 10 April 2015, I visited the Project site to assess habitat conditions on and adjacent to the site, which in turn helped me to predict the types of birds that might occur near the proposed buildings and their relative abundance. I drove the roads on all sides of both the Constitution Site and the Independence Site, and I walked along segments of Constitution Drive and Independence Drive looking and listening for birds. I also assessed habitat conditions in the broader areas surrounding the site, including the developed areas to the northwest, southeast, and southwest, as well as the managed ponds, tidal marshes, and open space associated with Bedwell Bayfront Park to the north/northeast. While on the site, I reviewed the Project plan sets (dated 30 March 2015) prepared by Heller Manus Architects, as well as the plan set for the hotel component of the Project, considering the proposed heights, locations, facades, and landscaping that would be present following Project construction to allow me to assess the potential for avian collisions.

Results – Assessment of Bird Occurrence

Assessment of Bird Occurrence under Existing Conditions. Habitat conditions and bird occurrence in the immediate vicinity of the Project site (i.e., on the sites and on immediately adjacent lands) are typical of much of the urbanized San Francisco Bay area. The study area consists of existing buildings and hardscape lined with narrow, interrupted areas of landscaping. This landscaping is dominated by a wide variety of trees, nearly all of them non-native. Such species include the coast redwood (*Sequoia sempervirens*), which is native to the Santa Cruz Mountains but occurs on the site only as a planted ornamental, as well as non-native camphor tree (*Cinnamomum camphora*), Chinese elm (*Ulmus parvifolia*), sweet gum (*Liquidambar styraciflua*), olive (*Olea europaea*), plum (*Prunus* sp.), ash (*Fraxinus* sp.), eucalyptus (*Eucalyptus* sp.), white birch (*Betula papyrifera*), pine (*Pinus* sp.), and others.

Habitat conditions are of relatively low quality for most native birds found in the region owing to the predominance of non-native vegetation, the absence of well-layered vegetation (e.g., with ground cover, shrub, and canopy tree layers in the same areas), the small size of the vegetated habitat patches, and the amount of human disturbance by vehicular traffic and occupants of buildings on and/or adjacent to the Project site which is developed as an industrial business district. Non-native vegetation supports fewer of the resources required by native birds than native vegetation, and the structural simplicity of the vegetation further limits resources available to birds. Nevertheless, there is a suite of urban-adapted bird species that occur in such urban areas. During my visit, I observed native birds such as the Anna's hummingbird (*Calypte anna*), lesser goldfinch (*Spinus psaltria*), American crow (*Corvus brachyrhynchos*), Bewick's wren (*Thryomanes bewickii*), northern mockingbird (*Mimus polyglottos*), bushtit (*Psaltriparus minimus*), white-crowned sparrow (*Zonotrichia leucophrys*), and house finch (*Haemorhous mexicanus*), as well as the non-native European starling (*Sturnus vulgaris*) and house sparrow (*Passer*

domesticus), on the Project site. With the exception of the white-crowned sparrow, which occurs on the site only during migration and winter, all of these are species that may occur on the site year-round and may breed on or near the site. A number of other species, primarily migrants or winter visitors (i.e., nonbreeders), are expected to occur occasionally in the study area as well. For example, migrants may occasionally forage in the ornamental vegetation on the site. However, no bird species are expected to occur on the site in large numbers, and all of the species expected to occur regularly are regionally abundant species. No special-status birds (i.e., species of conservation concern) are expected to nest or occur regularly on the site.

The heavily used roads immediately adjacent to the site (Bayfront Expressway to the north and northwest, and Highway 101 to the southwest) support little to no bird use. Otherwise, the habitat conditions to the northwest, southeast, and southwest of the Project site are very similar to those on the Project site itself. These areas are dominated by commercial/office uses and have landscaping similar to that on the Project site. As a result, bird use of these surrounding areas is as described above for the Project study area.

Farther north/northeast, across Bayfront Expressway from the Constitution Site, the more natural habitats associated with the San Francisco Baylands support much higher bird diversity and abundance. The managed ponds and tidal marsh located between Bayfront Expressway and Bedwell Bayfront Park, and the tidal marsh west of the park, provide foraging habitat for a wide variety of waterfowl, herons, egrets, and shorebirds. Numbers of waterbirds using these habitats are highest in winter and during migration, but a number of breeding waterbirds are present in these areas as well. These birds are closely tied to wetlands and aquatic habitats, and the sharp physical division between these aquatic habitats and the adjacent developed areas (i.e., Bayfront Expressway and the commercial properties to the south) is very obvious. As a result, these waterbirds are not expected to use the Project site, or to move south of Bayfront Expressway, despite the proximity of the Constitution Site to these aquatic/wetlands habitats.

Bedwell Bayfront Park itself provides habitat used by grassland-associated birds, and the scattered trees in the park provide nesting habitat for some birds and foraging and resting habitat for migrant songbirds. Due to the location of the park along the edge of the bay, nocturnal migrant landbirds that find themselves over the bay at dawn may descend to forage at the park. As a result of higher habitat diversity, greater extent of vegetated area, and location adjacent to the bay, Bedwell Bayfront Park provides much higher-quality habitat than that present on the Project site. The much more sparse vegetation on the Project site, coupled with the obvious physical separation (and complete lack of suitable habitat) from the park resulting from the presence of Bayfront Expressway, reduces the likelihood that songbirds using the park would move onto or toward the Project site regularly or in large numbers.

Assessment of Bird Occurrence under Proposed Project Conditions. Bird occurrence on the Project site under future conditions is not expected to change substantially from existing bird occurrence. Bird use of surrounding areas will not be affected by the Project, and the landscaping vegetation shown on the Project plan set is similar to that currently present in the general vicinity of the site. As a result, after Project construction,

the Project site is expected to continue to support relatively low numbers of regionally common, urban-adapted bird species, with migrants and wintering birds occurring less frequently and in even lower numbers.

The primary change in terms of habitat conditions and bird abundance on the Project site itself may be along the northeastern side of the Constitution Site. There, the plan set depicts more extensive landscaping vegetation than is currently present. This vegetation is likely to attract somewhat greater numbers of landbirds, perhaps including more migrant songbirds, than under existing conditions. However, the low stature of that vegetation (without tall trees, owing to the presence of an electrical transmission line), coupled with the more open "park-like" nature of the landscaping, would not provide high-quality habitat for native birds. As a result, bird abundance and diversity in that area are not expected to be very high (e.g., as compared to more natural areas such as at Bedwell Bayfront Park).

In nearby areas, bird use is likely to change somewhat in the areas to the northeast of the site in the future. The South Bay Salt Ponds Restoration Project (SBSPRP) is proposing to manage two small ponds northeast of the intersection of Chrysler Drive and Bayfront Expressway specifically for pond-associated shorebirds and waterfowl. These ponds are currently managed for waterbird use, but as other portions of the SBSPRP are converted from managed pond to tidal marsh, management of the two ponds northeast of the Constitution Site specifically for certain pond-associated birds will be intensified (e.g., through creation of nesting or roosting islands and more focused management of water levels). Even farther to the northeast, some managed ponds are proposed to be converted to tidal salt marsh by the SBSPRP; the extent of area that is ultimately converted to tidal marsh versus managed for waterbirds will be determined by the SBSPRP's adaptive management plan, but two potential restoration endpoints are depicted on the two attached figures from the SBSPRP's EIR. Regardless of the SBSPRP's future activities, the waterbirds using those restored (or more intensively managed) habitats are expected to confine their activities to the baylands areas on the northeast side of Bayfront Expressway. As noted above, the habitat differs so much between the two sides of Bayfront Expressway, being completely unsuitable for waterbirds on the southwest side, that waterbirds are not expected to fly southward toward the Menlo Gateway Project site.

Results – Assessment of Collision Risk

It has been well documented that glass windows and building facades can result in injury or mortality of birds due to birds' collisions with these surfaces.[1] Birds do not perceive glass as an obstruction the way humans do, and as a result, they may collide with glass when the sky or vegetation is reflected in glass (e.g., they see the glass as sky or vegetated areas); when transparent windows allow birds to perceive an unobstructed flight route through the glass (such as at corners); and when the combination of transparent glass and interior vegetation (such as in planted atria) results in attempts by birds to fly through glass to reach that vegetation. A recent meta-analysis estimated that several hundred million birds are killed each year by building collisions in the

[1] Klem, D. Jr. February, 2009. Avian Mortality at Windows: The Second Largest Human Source of Bird Mortality on Earth. Proceedings of the Fourth International Partners in Flight Conference: Tundra to Tropics. 244-251.

United States.[2] That study determined that low-rise buildings (4-12 stories tall) were likely responsible for more than half of such mortality, with most of the remainder occurring at lower residences. The greatest risk of avian collisions with buildings occurs in the area within 60 feet of the ground, because this is the area in which most bird activity occurs.[3] Migrants may fly much higher above the ground, however, and the primary migration zone for small landbirds is generally 500-1000 feet above the ground.

Most U.S. studies of avian collisions have occurred in the East, and none of the large bird-strike events that have occasionally been documented (e.g., at towers during migration) have been observed in the western U.S. Therefore, although birds are known to strike windows in the West, mortality rates here are poorly known.

Below, the potential risk of avian collisions is discussed separately for the Independence and Constitution Sites.

Independence Site. As noted above, the number of native birds present in the immediate Project vicinity under existing or proposed conditions is relatively low. The Independence Site is completely surrounded by land uses similar to those on the site, having low density of vegetation, very little native vegetation, and large areas occupied by buildings, parking lots, and roads (including Highway 101). As a result, bird use of the Independence Site will continue to be relatively low, and thus few birds will be in the immediate vicinity of the proposed buildings on this site following Project construction.

The Independence Site is not located in a landscape position that would result in high numbers of birds to be moving immediately within or adjacent to the Project site. Although a number of birds move along the edges of San Francisco Bay, the distance between the Independence Site and the bay edge, and the hard habitat "break" separating the natural habitats north of Bayfront Expressway from the extensive urban area to the south, reduce the frequency with which birds associated with the baylands would fly within or toward the extensive urbanized area in which the Project site is located. In particular, waterbirds using habitats around the Bay would not commute in the direction of the Project site, and as a result, waterbirds associated with San Francisco Bay are not at risk of colliding with the proposed buildings. Moderate numbers of migratory songbirds are often concentrated at the edge of the bay during spring and fall migration, but they tend to use more heavily vegetated areas such as riparian corridors or large, well-vegetated parks such as Bedwell Bayfront Park near the site, Coyote Point in San Mateo, Shoreline Park in Mountain View, or Sunnyvale Baylands Park in Sunnyvale. No heavily vegetated areas or natural habitat such as riparian vegetation is present on or immediately adjacent to the Independence Site, and the Independence Site is not located between two high-quality habitat areas such that birds would be flying past the site at an altitude as low as the proposed buildings. As a result, there is no expectation that migratory songbirds would be particularly attracted to, or would make heavy use of, the habitats in the vicinity of the Independence Site.

[2] Loss, S. R., T. Will, S. S. Loss, and P. P. Marra. 2014. Bird-Building Collisions in the United States: Estimates of Annual Mortality and Species Vulnerability. Condor 116:8-23.
[3] San Francisco Planning Department. 2011. Standards for Bird-Safe Buildings.

Due to the relatively low abundance of birds in the vicinity, avian collisions with the glass facades of the proposed buildings on the Independence Site are expected to be infrequent regardless of the design of the facades. Further, several features of the architecture of the proposed buildings would reduce the potential for avian collisions. Based on the architectural renderings in the Project plan sets, numerous non-reflective mullions and vertical sun shade "fins" break up the glassy façades of the proposed office building. These features, as well as the shadows cast by the fins, would prevent the buildings from appearing as unbroken panes of glass, and would break up the reflection of the sky or vegetation within the glass. Similarly, mullions, metal panels and railings, and shadows from recessed windows where balconies are present break up the glassy appearance of the proposed hotel on the Independence Site. As a result of these features, birds would be better able to perceive these buildings as solid obstructions to flight than if the glassy surface appeared more uniform.

There are some features evident in the plan sets where strikes are more likely to occur than in other locations because they may not be as easily perceived by birds as physical obstructions. For example, the plan sets show a panel on the northwest side of the office building that has fewer mullions than the rest of the building, and vegetation is shown behind the glass (e.g., within the building and on an upper terrace). The risk of bird collisions in these areas is higher because birds may attempt to reach that vegetation and may not perceive the intervening glass. In addition, the glass-paneled railings on the balconies of the hotel (especially at its northwest end) and glass corners of buildings may be less evident to birds, and collisions with these panels may be greater than in other areas of these buildings.

Relatively little glass is proposed on the facades of the parking garage, and that glass also includes mullions that help to break up the appearance of a uniform glassy surface. As a result, the garage poses a low collision risk.

In summary, I expect avian collisions with glass facades on the Independence Site to occur; such collisions are likely highest in the aforementioned areas where the density of features breaking up the glass surface is lowest, and especially where vegetation is placed behind the glass. However, due to the overall low abundance of birds on and immediately adjacent to the Independence Site and the features that break up the glassy appearance of the facades throughout most of the buildings, I expect the frequency of such collisions to be low.

Constitution Site. As on the Independence Site, the number of birds occurring on the Constitution Site is expected to be relatively low. The northwestern, southwestern, and southeastern sides of the Constitution Site face extensive areas of highly developed commercial land uses with low bird abundance, and the risk of avian collisions on those sides is expected to be similar to that described above for the Constitution Site. The risk of collisions on the northeastern side of the Constitution Site may be somewhat higher because this side faces the natural habitat to the northeast and because Project renderings show more extensive landscaping vegetation proposed on the northeast side of this site. However, the proposed buildings on the Constitution Site are still embedded within the vast area of urbanization that is clearly demarcated from the natural baylands habitats to the northeast, and they are separated from those habitats by the heavily-traveled Bayfront Expressway. Furthermore, the landscaping vegetation between the proposed buildings and Bayfront Expressway is not expected to provide high-quality bird habitat, as described previously. For these reasons, I do not expect the

birds that use the natural areas northeast of Bayfront Expressway to fly onto the Project site (and thus fly toward the glass facades) frequently or in large numbers, even after implementation of SBSPRP habitat enhancement activities northeast of Bayfront Expressway. As a result, avian collisions with the glass facades of the proposed buildings on the Constitution Site are expected to occur infrequently regardless of the design of the facades.

Further, as described for the Independence Site buildings above, the buildings of the Constitution Site incorporate architectural features that are expected to reduce the potential for avian collisions by making the buildings more apparent to birds. The Project renderings of the two office buildings show numerous mullions and horizontal features, including some that Project out from the buildings and cast shadows on the glass (thus further breaking up the overall appearance of a uniform façade). The two garages would have relatively little glass in their facades and would not pose a high collision risk to birds.

The risk of bird collisions is expected to be higher at corners of buildings, where birds may be able to see through windows on two sides of the buildings and attempt to fly through. Overall, however, the number of avian collisions with buildings on the Constitution Site is expected to be relatively low.

Summary

Because birds are present in the vicinity of the proposed buildings, and the glassy facades of these buildings (particularly the office buildings and the hotel) may not always be perceived by birds as physical impediments to flight, I expect some avian collisions with the proposed buildings to occur. Among the Project components, I expect collision risk to be highest on the northeast side of the office buildings on the Constitution Site, at building corners, and at features where larger expanses of unbroken glass (e.g., where the density of mullions and other opaque features is lowest) occur, especially if vegetation is placed behind the glass.

However, I expect the frequency of bird collisions to be relatively low compared to circumstances in which buildings with more expansive, unbroken glass facades occur within more natural habitats or along regular flight paths between areas of high-quality habitat. I base this conclusion on (1) the relatively low numbers of birds expected to occur in the immediate vicinity of the proposed Project buildings due to habitat conditions, (2) the low numbers of birds expected to approach the Project site from more natural habitats to the northeast of the Constitution Site, (3) the absence of any features such as dense, native vegetation or water features on or immediately adjacent to the site, that might otherwise attract birds to the vicinity, and (4) the appearance of the facades, which in most areas are well broken-up by solid, opaque horizontal and vertical elements, thus making the façades more conspicuous.

Although building collisions by some migrant songbirds are likely to occur, I would expect that the majority of bird strikes would be by resident species, both because the low-quality habitat on the site is more conducive to use by urban-adapted resident birds than by migrants and because resident birds would spend far more time near the proposed buildings than would birds that are migrating through the region. The resident species

occurring on the Project site are all common, urban-adapted species that are widespread in urban, suburban, and (for many species) natural land use types throughout the San Francisco Bay area. As a result, these species have high regional populations, and the number of individuals that might be impacted by collisions with Project buildings would represent a very small proportion of regional populations. Therefore, the Project would not result in the loss of a substantial proportion of any species' Bay-area populations or any Bay-area bird community, and according to California Environmental Quality Act standards, I would consider such impacts to be less than significant.

Please feel free to contact me at (408) 722-0931 or srottenborn@harveyecology.com if you have any questions regarding this assessment. Thank you very much for contacting H. T. Harvey & Associates about this Project.

Sincerely,

Stephen C. Rottenborn

Stephen C. Rottenborn, Ph.D.
Principal - Wildlife Ecologist

Stephen C. Rottenborn, Ph.D.

Principal, Wildlife Ecology

srottenborn@harveyecology.com
408.458.3205

Areas of Expertise

- Avian ecology
- Wetlands and riparian systems ecology
- Endangered Species Act consultations/ compliance
- Environmental impact assessment

Education

- Ph.D. Biological Sciences, Stanford University, 1997
- B.S. Biology, College of William and Mary, 1992

Other Professional Experience

- Ecology Section Chief/Environmental Scientist, Wetland Studies and Solutions, Inc., 2000-2004
- Sr. Wildlife Ecologist, H. T. Harvey & Associates, 1997-2000
- Independent Consultant, 1989-1997
- Scientific Associate/Scientific Advisory Board, San Francisco Bay Bird Observatory, 1999-2004, 2009-present
- Member, Board of Directors, Virginia Society of Ornithology, 2000-2004
- Member, Board of Directors, Western Field Ornithologists, 2014-present

Key Projects

- Candlestick Point/Hunters Point Shipyard
- Concord Community Reuse Project EIR
- Santa Clara Valley Water District Stream Maintenance Program
- Envision San Jose 2040 General Plan Update
- South Bay Salt Ponds Restoration Project

Key Publications

Rottenborn, S. C. 2000. Nest-site selection and reproductive success of red-shouldered hawks in central California. Journal of Raptor Research 34:18-25.

Rottenborn, S. C. 1999. Predicting the impacts of urbanization on riparian bird communities. Biological Conservation 88:289-299.

Rottenborn, S. C. and E. S. Brinkley. 2007. Virginia's Birdlife. Virginia Society of Ornithology, Virginia Avifauna No. 7

Professional Profile

As a principal in our wildlife group, Steve's primary role is addressing wildlife-related CEQA/NEPA and special-status species issues. While much of his work focuses on wildlife issues, Steve's broad training enables him to expertly manage multi-disciplinary projects involving a broad array of biological issues.

In his past research, Steve conducted studies detailing the effects of urbanization, land use, and habitat degradation on riparian bird communities in the South San Francisco Bay. In addition, he identified habitat features important to individual bird species, predicted how urbanization would impact these communities, and conducted a study of nest-site selection and reproductive success of urban-nesting red-shouldered hawks. He has also conducted studies of shorebird use of agricultural fields, an assessment of habitat associations and population dynamics of colonially nesting birds, and a study of resource partitioning among members of an oak woodland foraging guild.

Combining his research and training as a wildlife biologist and avian ecologist, Steve has built an impressive professional career that is highlighted by a particular interest in wetland and riparian communities, as well as the effects of human activities on bird populations and communities. He has contributed to more than 600 projects involving wildlife impact assessment, NEPA/CEQA documentation, biological constraints analysis, endangered species issues (including California and Federal Endangered Species Act consultations), permitting, and restoration. Steve has conducted surveys for a variety of wildlife taxa, including threatened and endangered species, and contributes to the design of habitat restoration and monitoring plans. In his role as project manager and principal-in-charge for numerous projects, he has supervised data collection and analysis, report preparation, and agency and client coordination.

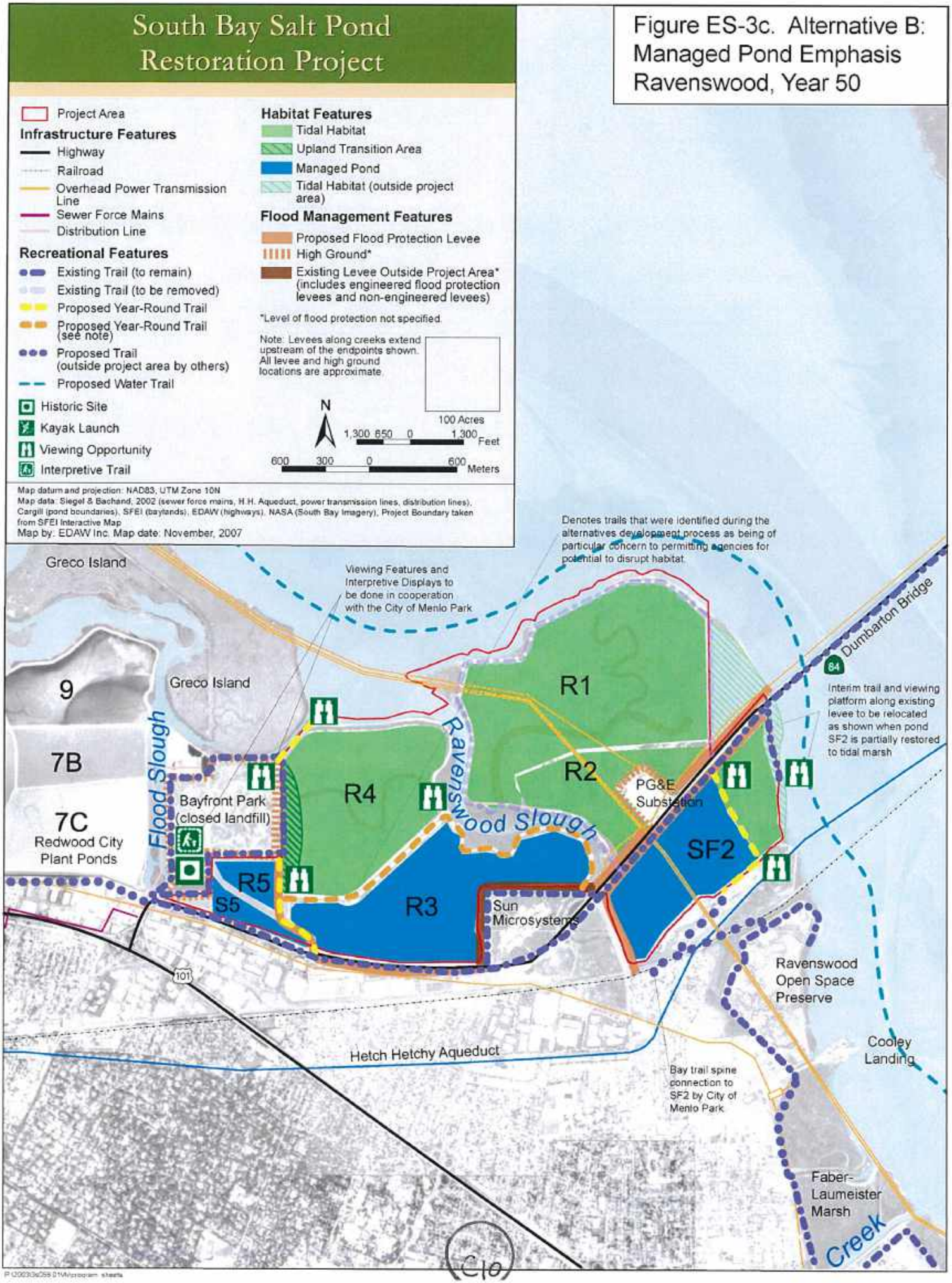
Steve has managed a number of large and complex projects involving wildlife issues, including CEQA assessment and/or Endangered Species Act consultation for the Santa Clara Valley Water District's Stream Maintenance Program, Concord Community Reuse Project, Braddock & Logan's Fallon Village project, Newark Areas 3 & 4 Specific Plan, Las Positas College Master Plan, and Hecker Pass Specific Plan. He served as the senior wildlife ecologist for our work on the South Bay Salt Pond Restoration Project. He managed the preparation of a resource management plan for the Santa Clara Valley Transit Authority's Coyote Ridge conservation area, and is currently assisting Lennar and the City of San Francisco with biological planning and permitting for the Candlestick Point – Hunters Point redevelopment project.

Steve also has considerable experience managing biological resources issues for large on-call projects. He has served as project manager or principal-in-charge for more than 35 task orders for Caltrans on-call projects, more than 30 task orders for the Santa Clara Valley Water District, and numerous task orders for PG&E's Hydrotest project.

Although much of Steve's work has been performed in the San Francisco Bay area, he has been heavily involved in projects throughout California. He provided considerable input on biological resources reports and permit applications for the California Valley Solar Ranch project in San Luis Obispo County and has managed a number of projects in the Central Valley, from the southern San Joaquin Valley north to the Sacramento Valley.

South Bay Salt Pond Restoration Project

Figure ES-3c. Alternative B: Managed Pond Emphasis Ravenswood, Year 50



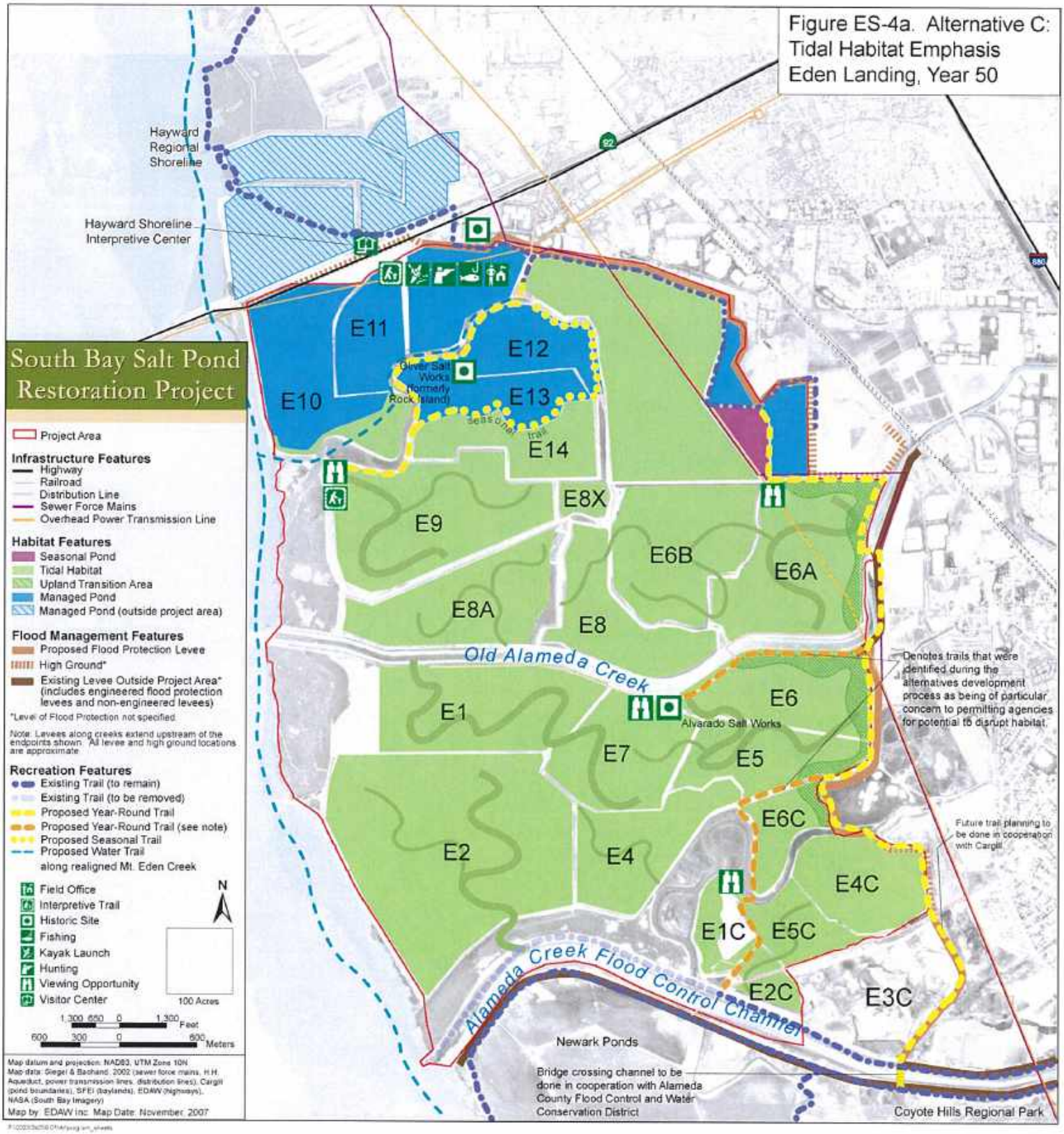


Figure ES-4a. Alternative C:
Tidal Habitat Emphasis
Eden Landing, Year 50
Hayward Regional Shoreline
Hayward Shoreline Interpretive Center
92
880
E11
E12
E10
E13
E14
Silver Salt Works (formerly Rock Island)
seasonal trail
E9
E8X
E6B
E6A
E8A
E8
Old Alameda Creek
E1
E6
Alvarado Salt Works
E7
E5
E2
E4
E6C
E4C
E1C
E5C
E2C
E3C
Alameda Creek Flood Control Channel
Newark Ponds
Bridge crossing channel to be done in cooperation with Alameda County Flood Control and Water Conservation District
Coyote Hills Regional Park
Denotes trails that were identified during the alternatives development process as being of particular concern to permitting agencies for potential to disrupt habitat.
Future trail planning to be done in cooperation with Cargill
South Bay Salt Pond Restoration Project
Project Area
Infrastructure Features
Highway
Railroad
Distribution Line
Sewer Force Mains
Overhead Power Transmission Line
Habitat Features
Seasonal Pond
Tidal Habitat
Upland Transition Area
Managed Pond
Managed Pond (outside project area)
Flood Management Features
Proposed Flood Protection Levee
High Ground*
Existing Levee Outside Project Area* (includes engineered flood protection levees and non-engineered levees)
*Level of Flood Protection not specified
Note: Levees along creeks extend upstream of the endpoints shown. All levee and high ground locations are approximate
Recreation Features
Existing Trail (to remain)
Existing Trail (to be removed)
Proposed Year-Round Trail
Proposed Year-Round Trail (see note)
Proposed Seasonal Trail
Proposed Water Trail along realigned Mt. Eden Creek
Field Office
Interpretive Trail
Historic Site
Fishing
Kayak Launch
Hunting
Viewing Opportunity
Visitor Center
N
100 Acres
1,300 650 0 1,300 Feet
600 300 0 600 Meters
Map datum and projection: NAD83, UTM Zone 10N
Map data: Siegel & Bachand, 2002 (sewer force mains, H.H. Aqueduct, power transmission lines, distribution lines), Cargill (pond boundaries), SFEI (baylands), EDAW (highways), NASA (South Bay Imagery)
Map by: EDAW Inc. Map Date: November 2007

Kimley»Horn

MEMORANDUM

To: Mr. Justin Murphy
Assistant Community Development Director
From: Michael Mowery, P.E.
Ben Huie, P.E.
Date: April 27, 2015
Subject: **Updated Parking Evaluation for Menlo Gateway Project**

The proposed Menlo Gateway project has recently updated its project description. For the Independence site, the project proposes to increase the hotel rooms from 230 rooms to 250 rooms, as well as decrease the health club from 68,964 square feet to 41,000 square feet, when compared to the Conditional Development Permit (CDP) in June 2010. The office will remain at 200,000 square feet. It should be noted that the 41,000 square feet of health club includes showers and locker rooms to be provided adjacent to the facility.

For the Constitution site, the project proposes to decrease the office space from 494,669 square feet to 494,664 square feet, when compared to the CDP in June 2010. With these updates to the land uses, the parking evaluation was updated.

Based on the evaluation, the proposed revisions to the Menlo Gateway project will result in a parking demand of 922 parking spaces for the Independence site and 1,424 parking spaces for the Constitution site. This memorandum discusses the assumptions, methodology, analysis, and results of the parking evaluation.

INDEPENDENCE SITE PROPOSED PARKING DEMAND

The project proposes the following land uses for the Independence site of the Menlo Gateway project:

- Office (200,000 square feet)
- Hotel (250 rooms)
- Health club (41,800 square feet)
- Restaurant (6,947 square feet)
- Retail (3,000 square feet)

The same parking demand rates for each land use were assumed from the previously approved Environmental Impact Report (EIR). **Table 1** shows the parking demand for the proposed project.

The total parking demand for the site, after accounting for shared parking is 922 parking spaces. The parking demand for each land use separately resulted in a parking demand of 1,123 parking spaces. However, since the project has various uses, that each have varying parking needs throughout the day, shared parking was considered. It was determined that at 1:00 PM, the peak shared parking demand was 922 parking spaces, which is a reduction of 201 occupied parking spaces.

Table 1 – Parking Demand for Independence Site

Independence Site				
Land Use	**ITE Code**	**Size**	**Rate**	**Spaces**
Office	701	200,000 sqft	2.84	568
Hotel	310	250 Rooms	0.91	228
Health Club	492	41,000 sqft*	5.19	213
Restaurant	931	6,947 sqft	15.40	107
Retail	820	3,000 sqft	2.65	7
Subtotal for Independence Site				1,123
Shared Parking				-201
Total Demand for Independence Site				**922**

*Health Club area includes showers/locker rooms

INDEPENDENCE SITE PARKING DEMAND VERSUS SUPPLY

The parking demand was compared to the parking supply to determine if there would be adequate parking for the Independence site of the Menlo Gateway project. **Table 2** shows a breakdown of the parking supply evaluation for the approved parking spaces and the proposed parking spaces.

Table 2 – Parking Supply for Independence Site

Independence Site					
Phase	**Parking Supply (# of spaces)**				**Parking Demand (# of spaces)**
	Structured Parking	**Surface Lots**	**Reserve Spaces**	**Total Parking**	
Approved	1,002	0	38	1,040	1,002
Proposed Parking Supply	991	28	21	1,040	922

The project was previously approved for 1,002 structured parking spaces and 38 reserved parking spaces, for a total of 1,040 parking spaces. The updated project proposes 991 structured parking spaces, 28 surface parking spaces, and 21 reserved parking spaces, for a total of 1,040 parking spaces. With a parking demand of 922 parking spaces, this results in an adequate supply of parking.

CONSTITUTION SITE PROPOSED PARKING DEMAND

The project proposes the following land uses for the Independence site of the Menlo Gateway project:

- Office (494,664 square feet)
- Retail (7,420 square feet)

The same parking demand rates for each land use were assumed from the previously approved Environmental Impact Report (EIR). **Table 3** shows the parking demand for the proposed project.

Table 3 – Parking Demand for Constitution Site

Constitution Site				
Land Use	**ITE Code**	**Size**	**Rate**	**Spaces**
Office	701	494,664 sqft	2.84	1,405
Retail	820	7,420 sqft	2.65	20
Subtotal for Constitution Site				1,425
Shared Parking				-1
Total Demand for Independence Site				**1,424**

The total parking demand for the site is 1,424 parking spaces. The parking demand for each land use separately resulted in a parking demand of 1,425 parking spaces. However, since the site has two uses, that each have varying parking needs throughout the day, shared parking was considered. It was determined that at 2:00 PM, the peak shared parking demand was 1,424 parking spaces, which is a reduction of one occupied parking space.

CONSTITUTION SITE PARKING DEMAND VERSUS SUPPLY

The parking demand was compared to the parking supply to determine if there would be adequate parking for the Constitution site of the Menlo Gateway project. **Table 4** shows a breakdown of the parking supply evaluation for the approved parking spaces and the proposed parking spaces.

Table 4 – Parking Supply for Constitution Site

Constitution Site					
Phase	**Parking Supply (# of spaces)**				**Parking Demand (# of spaces)**
	Structured Parking	**Surface Lots**	**Reserve Spaces**	**Total Parking**	
Approved	1,405	119	147	1,671	1,405
Proposed Parking Supply	1,478	40	136	1,654	1,424

The project was previously approved for 1,405 structured parking spaces, 119 surface lot spaces, and 147 reserve parking spaces, for a total of 1,671 parking spaces. The updated project proposes 1,478 structured parking spaces, 40 surface lot spaces, and 136 reserve parking spaces, for a total of 1,654 parking spaces. With a parking demand of 1,424 parking spaces, this results in an adequate supply of parking.

CONCLUSION

Based on the foregoing analysis, the proposed revisions to the Menlo Gateway Project will result in adequate parking supply to meet the updated parking demand for the Independence and Constitution sites.

Kimley»Horn

MEMORANDUM

To:	Mr. Justin Murphy Assistant Community Development Director
From:	Michael Mowery, P.E. Ben Huie, P.E.
Date:	April 27, 2015
Subject:	**Updated Trip Generation and Trip Distribution for Menlo Gateway Project**

In March 2010, the Final Environmental Impact Report (EIR) for the Menlo Gateway Project was certified by the City of Menlo Park and its consultant (PBS&J)[1]. As part of the EIR process, a traffic and circulation evaluation was completed to evaluate potential impacts related to the transportation elements of the project. The traffic and circulation evaluation included an estimate of the number of new vehicle trips generated by the Project once constructed and occupied. In June 2010, the Conditional Development Permit (CDP) was approved, documenting the final approved land use numbers and project trips for the Menlo Gateway Project. The Project has now moved into a conceptual design phase and some of the land use details assumed in the previous trip generation have been updated in a revised site plan. The proposed land uses and sizes are 694,664 square feet of office, a hotel with 250 rooms, and a 41,000 square foot health club. Discussed herein is a summary of the change in vehicular trips generated based on the comparison of the approved and proposed projects. Based on the evaluation of the approved and proposed trip generation for the Project, the proposed land uses resulted in 82 fewer AM peak hour trips, 9 fewer PM peak hour trips, and 591 fewer daily trips. This update in land use is not expected to change the trip distribution assumptions from the previous EIR. This memorandum documents the methodology, assumptions, and results of the trip generation and trip distribution comparison.

APPROVED LAND USE AND PEAK HOUR TRIPS

The trip generation rates for the Menlo Gateway Project are documented in the EIR and in an appendix prepared by DKS Associates.

The vehicle trips generated by each land use, except for the health club, were estimated using the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 7th Edition*, which was the current version of this standard resource for traffic engineers and planners at the time. The trip generation for the health club use was not based on the ITE standard but rather a new calculated rate for the proposed health club model based on observed field data. At the time of the EIR proposal, the health club was assumed to be a combined Marriott/Club Sport product, similar to two other site locations in California. An estimate of potential trips from this specific health club model was therefore calculated

[1] PBS&J, "Menlo Gateway Project Final Environmental Impact Report," March 2010.

using field data collected at one site in Walnut Creek, CA and one site in Southern California. Studies of the two existing sites resulted in a custom trip generation rate for the health club use studied for the EIR.

It should be noted that the ITE *Trip Generation Manual* determines the vehicle trips based on independent variables. These independent variables can be different for each land use type (e.g. the office land use is dependent on 1,000 square feet of gross floor area and the hotel land use is dependent on number of rooms). More specifically, for trip generation, the office land use specifies the size in 1,000 square feet of building foot print, whereas other calculations may specify the building size in 1,000 square feet of occupied space. Therefore, the sizes for each land use described in this memorandum for determining vehicle trips may be different than the sizes for other calculations such as energy use.

The approved land uses resulted in a net new 1,146 vehicle trips in the AM peak period, a net new 1,235 vehicle trips in the PM peak period, and a net new 11,113 daily vehicle trips.

PROPOSED LAND USES AND PEAK HOUR TRIPS

The proposed project will increase the number of hotel rooms from 230 rooms to 250 rooms, decrease the square footage of the health club from 68,964 square feet to 41,000 square feet, and decrease the square footage of the office from 694,669 square feet to 694,664 square feet. To determine the effect of the proposed project changes, a trip generation comparison was conducted. To be consistent with the approved trip generation, the proposed trip generation estimated trips using the *Trip Generation Manual, 7th edition*. One key change in the trip generation for the proposed changes is the use of the ITE trip rate for an athletic club land use (ITE Land Use code 493) to estimate the trip generation for the health club (now envisioned as a stand-alone health club unaffiliated with the hotel). The custom trip generation rate for the previous Marriot/Club Sport product is no longer appropriate. **Table 1** summarizes the trip generation for the Menlo Gateway Project proposed land uses.

The proposed land uses generate a net new 1,064 vehicle trips in the AM peak period, a net new 1,226 vehicle trips in the PM peak period, and a net new 10,522 daily vehicle trips.

It should be noted that if the trip generation for the proposed health club used the survey rates as assumed in the approved EIR, then the health club would generate 129 AM peak trips, 151 PM peak trips, and 1,486 daily trips. This would result in the proposed land uses generating a net new 1,068 vehicle trips in the AM peak period, a net new 1,141 vehicle trips in the PM peak period, and a net new 10,246 daily vehicle trips.

Table 1 – Proposed Trip Generation Summary

Uses	Land Use Code	Size (KSF)	Size (Rooms)	AM Peak Hour			PM Peak Hour			Daily
				In	Out	Total	In	Out	Total	
Existing Uses										
Existing Office Use - Independence	710	63.360	-	-86	-12	-98	-16	-78	-94	-698
Existing Office Use - Constitution	710	119.964	-	-164	-22	-186	-30	-148	-179	-1,321
Proposed Uses										
Independence Site										
Proposed Office	710	200.000	-	273	37	310	51	247	298	2,202
Proposed Hotel[1]	310	-	250	85	55	140	77	70	147	2,043
Proposed Athletic Club[2]	493	41.000	-	73	52	125	149	87	236	1,763
Proposed Restaurant	931	6.947	-	3	3	6	35	17	52	625
Proposed Retail	814	3.000	-	0	0	0	4	5	9	133
Total for Independence Site				*434*	*147*	*581*	*316*	*426*	*742*	*6,766*
Constitution Site										
Proposed Office	710	494.664	-	675	92	767	125	612	737	5,446
Proposed Retail	814	7.420	-	0	0	0	9	11	20	329
Total for Constitution Site				***675***	***92***	***767***	***134***	***623***	***757***	***5,775***
Total Net New Trips				859	205	1,064	404	823	1,226	10,522

[1]The proposed project hotel trip generation assumes ITE, Trip Generation, 7th Edition trip rates.

[2]The proposed project health club trip generation assumes ITE, *Trip Generation*, 7th Edition trip rates using Athletic Club (LU code 493).

Note: The proposed project is in the conceptual design phase and therefore the exact sizes have not been finalized for the office, restaurant, and retail land uses. Therefore, the trip generation presented in this table is conservative.

APPROVED VERSUS PROPOSED TRIP GENERATION

The trip generation for the approved land uses in 2010 and the proposed land uses were compared to determine if there was a net increase or decrease in project trip generation. **Table 2** summarizes the trip generation comparison between the approved and proposed trip generation.

Table 2 – Trip Generation Comparison Summary

Source	AM Peak	PM Peak	Daily
Approved EIR Trips	1,146	1,235	11,113
Proposed Trips	1,064	1,226	10,522
Difference in Trips	**-82**	**-9**	**-591**

The proposed Menlo Gateway project generates 82 less trips in the AM peak, 9 less trips in the PM peak, and 591 less daily trips compared to the 2010 approved CDP trip generation.

TRIP DISTRIBUTION ASSUMPTIONS

In the certified EIR, the trip distribution was determined based on the travel patterns outlined in Table 6 of the City's Circulation System Assessment (CSA). The office and research & development land uses were assumed to follow the employment trip distribution patterns, hotel trips were assumed to

follow the residential patterns, and the restaurant and health club were assumed to follow the commercial patterns.

The revised Menlo Gateway Project proposes no change in overall land uses, but proposes a minor change in intensity of those land uses. The number of hotel rooms is increasing from 230 rooms to 250 rooms, the health club is decreasing in square footage from 68,964 square feet to 41,000 square feet, and the office is decreasing in square footage from 694,669 square feet to 694,664 square feet. Since no land uses are being added or removed, and the change in intensity is relatively minor, the previous assumptions regarding the travel patterns are still valid.

CONCLUSION

Based on the foregoing analysis, the proposed revisions to the Menlo Gateway Project will result in fewer daily trips, fewer AM peak hour trips, and fewer PM peak hour trips than the original project approved in 2010. The Menlo Gateway Project will not result in a change in trip distribution and therefore the project remains in compliance with the 2010 certified EIR.

INTEGRAL

April 27, 2015

To: Justin Murphy, Development Services Manager
City of Menlo Park

From: Andrea Traber, Principal
Integral Group

CC: Dave Bohannon, Bohannon Development Company

Subject: Menlo Gateway Project: GHG, Energy, Water Use Estimates and LEED Compliance

Summary

The Menlo Gateway Project was approved in 2010, subject to the requirements of a Conditional Development Permit (CDP). The CDP sets maximum energy and water consumption targets on a site-wide basis for the buildings located on both the Independence and Constitution sites (Conditions 8.23 and 8.24), and establishes requirements for meeting LEED certification targets (Conditions 8.25 and 8.26). The energy and water consumption targets identified in the CDP were supported by a memo provided by Environ, dated March 3, 2010, and an appendix prepared by KEMA, which provided the basis for the City's environmental review of the approved project in a certified EIR for the project under the California Environmental Quality Act (CEQA). Since the original project approvals, minor modifications to the overall project have been proposed to increase the number of rooms in the hotel component, reduce the size of the fitness facility, improve the facades of the office buildings, and enhance the project's sustainability features. The revised project is currently in conceptual design. The project sponsor is in the process of obtaining approvals for the revisions to the project and anticipates pursuing building permits later this year.

The purpose of this memo is to evaluate the revised project against the CDP requirements for Greenhouse Gas emissions (GHG), Energy, Water and LEED in order to demonstrate that the revised project will not result in any increased energy-related greenhouse gas emissions or demand for water above and beyond the previously approved project and that the revised project therefore complies with the CDP. Although compliance with the CDP requirements is technically tied to the issuance of building permits, the project sponsor has requested this documentation now for the City's use in evaluating the revised project as may be required under CEQA.

In summary, the revised project has been designed to be within the thresholds identified in the CDP and to comply with the conditions for greenhouse gas emissions, water consumption and LEED certification through the use energy and water efficient equipment and management techniques to reduce the overall energy consumption and potable water needs of the site. Tables 1-1 and 1-3, and 1-4 below provide a comparison of the annual emissions and utility consumption for both the approved project and the revised project, and demonstrate that the revised project will comply with the emissions and water consumption targets when compared to the approved project. The usage rates shown for the 2010 project represent the targets identified in the CDP. This memorandum then presents the modeling inputs and assumptions utilized to support our conclusions, the parameters of which were discussed in meetings with City Staff.

Lastly, this memorandum includes LEED scorecards demonstrating that the revised project has been designed to achieve and exceed the CDP targets.

Annual Greenhouse Gas Emissions and Energy Consumption by Building and Site

Table 1-1. Annual Operation GHG Emissions

Operational Greenhouse Gas Emissions and Reductions, Revised Project (metric tons CO2e)				
Site	**Source of Emissions**	**Approved Project (CDP)**	**Revised Project**	**Reduction**
Constitution Site	**Direct Emissions**	317	92	225
	Indirect Emissions	1,162	1,149	14
	Emissions Total	**1,480**	**1,240**	**239**
Independence Site	**Direct Emissions**	589	462	127
	Indirect Emissions	1,002	949	52
	Emissions Total	**1,590**	**1,411**	**179**

The CDP for the approved project has outlined greenhouse gas (GHG) emissions limitations associated with the energy use of buildings proposed on the site. The calculated emissions based on the current modeled conceptual design are compared to the emissions numbers approved by the city in the original CDP approved project in Table 1-1.

The GHG emissions analysis has calculated the expected emissions resulting from the proposed design without accounting for the GHG reduction achieved through the use of any on-site renewable energy generation. The results illustrate that expected GHG emissions from both direct and indirect sources are reduced from those outlined in the CDP. The emission factors are sourced from third-party-verified emissions factor released from the future site's local utility, Pacific Gas and Electric (PG&E), most recently reported for the year 2013[1], and are shown in Table 1-2. PG&E GHG emission factor reports[2] reveal that since 2009, emissions factors for electricity have been reduced, as PG&E shifts from fossil-fuel based electricity generation to renewable electricity generation. Due to these emissions reductions, emissions from the current design are lower than the emissions cap set in the CDP. Additionally, PG&E has plans to further reduce the grid emissions factor in future years, as outlined in the 2014 Joint Annual Report to Shareholders[3]. Future grid emissions reductions will result in the proposed design's indirect emissions being reduced furthermore.

Table 1-2. PG&E Emissions Factors

lbs CO2/kWh	0.445	PG&E Greenhouse Gas Emission Factors Report: April 2013
lbs CO2/therm	11.7	PG&E Greenhouse Gas Emission Factors Report: April 2013

Notes

1. 2013 Emissions Factor - http://www.pgecurrents.com/2015/01/30/pge-cuts-carbon-emissions-with-clean-energy/
2. 2013 GHG's Report PG&E - http://www.pge.com/includes/docs/pdfs/shared/environment/calculator/pge_ghg_emission_factor_info_sheet.pdf
3. 2014 Annual Report - http://investor.pgecorp.com/files/doc_financials/2015/2014-Annual-Report-final.pdf

Table 1-3. Annual Energy Consumption

	Total Energy (kBtu/yr)			Electricity (kWh/yr)			Natural Gas (Therms)		
Building	Aproved Project (CDP)	Revised Project	Variance	Aproved Project (CDP)	Revised Project	Variance	Aproved Project (CDP)	Revised Project	Variance
Hotel and Healthclub	14,636,703	15,342,274	(705,570)	1,677,756	2,169,472	(491,716)	89,122	79,400	9,722
Independence Office and Retail	8,335,679	8,004,846	330,834	1,811,600	2,123,329	(311,729)	21,545	7,600	13,945
Constitution Office w/ Café	10,153,877	9,459,717	694,160	2,026,400	2,521,290	(494,890)	32,398	8,571	23,827
Constitution Office	9,603,980	9,473,812	130,168	2,016,700	2,521,124	(504,424)	27,230	8,717	18,513
Garage A	621,138	1,041,294	(420,156)	182,045	305,186	(123,141)	-	-	-
Garage B	712,610	1,168,731	(456,121)	208,854	342,536	(133,682)	-	-	-
Garage C	1,129,331	1,398,000	(268,669)	330,988	409,730	(78,742)	-	-	-
Total	45,193,319	45,888,674	(695,355)	8,254,343	10,392,666	(2,138,323)	170,295	104,289	66,006

The CDP (i.e., approved project) targets for total energy, electricity and natural gas values were based on models developed before building envelope and mechanical, electrical and plumbing systems were known. The values shown for the revised project, by contrast, are based on a conceptual design level of building envelope and mechanical, electrical and plumbing systems and are therefore more accurate than modeling that was conducted in the Environ Memorandum. Although the systems modeled will be further refined as the project moves forward into design phases, construction documents and building permit submittals, it is not anticipated that any of the consumption totals shown will exceed those shown on the table. Supporting details are provided in the Energy Consumption, Inputs and Assumptions section of this memo.

While Table 1-3 illustrates that the energy use of the current design exceeds that which was set in the CDP, without accounting for renewables generation. While the predicted natural gas consumption is significantly less than established by the CDP (104,289 vs. 170,295 therms), the electricity use is higher (10,392,666 vs 8,254,343 kWh). As covered previously in this document, due to changes in the grid, the current modeled results result in lower emissions than the predicted emissions from the original approved design.

In summary, at this time the revised project is under the emissions usage targets set forth in the CDP without use of renewables. Projected electrical usage for certain buildings is greater than predicted in the prior modeling results prepared by KEMA for the approved project. This is generally due to slight variations in building envelope design, glazing specifications, and HVAC, electircal, and plumbing system design options as indicated on the Table 1-4, Energy Modeling Inputs and Assumptions. As design develops and if energy usage increases resulting in the project exceeding the emissions targets, the project sponsor will consider on-site renewables installation as a method to meet the targets.

Table 1-4. Energy Modeling Inputs and Assumptions

Scenario	Approved Project (CDP)	Revised Project	Variance Explanation
Building Description			
Building Floor Area	Independence = 200,000 Constitution Buildings = 242,000/252,000 Hotel / Healthclub = 245,001	Independence = 200,000 Constitution = 247,332/247,332 Hotel = 193,000 Healthclub = 41,800	Revised Design
Climate Zone	3	3	
Number of Stories	Office = 8 Hotel = 11	Office = 8 Hotel = 11	
Space Types	Office = 694,669 sf Café = 6,947 sf Retail = 10,420 sf Hotel = 173,667 sf Health Club = 69,467 sf	Office = 694,664 sf Café = 6,947 sf Retail = 10,420 sf Hotel = 193,000 sf Health Club = 41,800 sf	Revised Design
Modeling Software			
Software	eQuest	OpenStudio	new T24 code cycle
Engine	DOE-2	EnergyPlus	
Compliance	T24 2008 Compliant	T24 2013 Compliant	
Vertical Glazing % of Wall			
North	Constitution Bldgs =42% Independence= 32% Hotel / Healthclub= 31%	Office: All Directions 85% Hotel: North:55% South:47% East:55% West:27%	Revised Design
East	Constitution Bldgs =39% Independence= 27% Hotel / Healthclub= 14%		
South	Constitution Bldgs =41% Independence= 27% Hotel / Healthclub= 27		
West	Constitution Bldgs =42% Independence= 31% Hotel / Healthclub= 25%		
Envelope Constructions			
Windows / Glazing Type	Virocon 6-67 or Solarban product NFRC Rated	SolarBan 70 XL	New product specification
U-Value	U-0.32 (Center of Glass)	U-0.4 - (Full assembly value)	
Solar Heat Gain Coefficient	0.31	0.28	
Exterior Wall Construction	Metal Frame with spandrel glass	Metal Curtain Wall	
Total Wall Assembly R-Value		Office: R-4 Hotel: R-9	Revised Design
Internal Gains			
Peak Lighting Power Density (W/sf)	Office = 0.80; Retail= 1.3 Dining= 0.80; Kitchen= 1.2	Office = 0.80; Retail= 1.3 Dining= 0.80; Kitchen= 1.2	
Office / Misc Equipment (W/sf)	Office = 1.34; Retail = 1.0 Dining = 0.5; Kitchen= 1.5	Office = 1.34; Retail = 1.0 Dining = 0.5; Kitchen= 1.5	
HVAC Systems			
Cooling Type	Office: Chilled Water VAV with hot water reheat at zone 2. Hotel rooms served by 4-pipe fancoil system	1. Chilled Water Central Plant with DOAS ventilation, 4-pipe Fan Coil Serving Spaces 2. Hotel Rooms - Water Source Heat Pumps	Revised Design
Cooling System	Chilled Water	Chilled Water	
Cooling Efficiency	7.03 COP; 0.500 kW/ton Variable speed drives	7 COP; 0.500 kW/ton Variable Speed Drives	
Heating System	Hot Water Boiler	Hot Water Boiler	
Heating Efficiency	0.85 Thermal Eff	0.9 Thermal Eff	
Fan System	VAV	VAV	
Economizer	Airside - Diff Temperature	Waterside	
Minimum Outdoor Air	15 cfm/pp or 0.15 cfm/sf	0.15 cfm/sf	
Heating Setpoints	70 °F	70 °F	
Cooling Setpoints	72 °F	72 °F	

References:
Wall Assembly – Based on Heller Manus Architectural Concept Drawings – February 12, 2015
Window Assembly – PPG SolarBan 70 XL
Building Areas – Heller Manus Architects Area takeoff – Single and Multi Tenant Area Summary - February 9, 2015
Space Types – Derived from latest Building areas (February 9, 2015), preserving space type areas for Café and Retail from CDP
HVAC Systems – Latest Mechanical Design Team specs – February 12, 2015

Note – Items in the scope of the core and shell design use the latest values from the conceptual design. Items in the scope of tenant improvement (lighting power density, internal gains) preserve assumptions used in the CDP, consistent with direction from City staff. The current proposed hotel/fitness center model estimates energy based on infromation from the hotel design team as well as T24-2013 standards for internal loads modeling.

Water Consumption by Building and Total Site

Table 1-5. Daily Water Consumption Summary (gallons per day gpd])

	Daily Water Consumption Summary (gallons per day [gpd])				
	Space Type	**Approved Project (CDP)**	**Proposed Project**	**Variance**	**Page Reference**
Independence Site	Hotel, Garage C	58,733	28,818	-	10
	Health Club	-	14,904	-	12
	Outdoor Rec	-	580	-	12
	Irrigation	-	2,976	-	15
	Subtotal: Hotel/Health Club/Garage C	**58,733**	**47,278**	**-20%**	
	Independence Office	9,522	10,274	-	13
	Retail	-	1,042	-	13
	Irrigation	-	1,403	-	15
	Subtotal: Independence Office and Retail	**9,522**	**12,719**	**34%**	
Constitution Site	Constitution Office 1/Garage A	21,678	11,983	-	14
	Café	-	3,392	-	14
	Irrigation	-	3,890	-	15
	Subtotal: Constitution Office 1/Garage A	**21,678**	**19,265**	**-11%**	
	Constitution Office 2/ Garage B	11,699	11,983	-	14
	Irrigation	-	6,266	-	15
	Subtotal: Constitution Office 2/Garage B	**11,699**	**18,249**	**56%**	
	Total	**101,632**	**97,512**	**-4%**	

As shown in this table above, the total water consumption projected for the revised proejct is below the maximum allowed CDP values. Supporting details are provided in the Water Consumption, Inputs and Assumptions section of this memo.

LEED Certification

As required by the CDP, the buildings have been designed to meet LEED certification as follows:

Building	CDP: Approved Project Requirement	CDP: Revised Project Goal	Minimum Points targeted
Hotel, including Fitness Center	LEED NC v2.2 Silver	LEED BDC/NC v2009 Silver	52 (Silver)
Indepedence Office Building	LEED CS v2.2 Gold	LEED BDC/CS v2009 Gold	67 (Gold)
Constitution Office Building 1 & 2	LEED CS v2.2 Gold	LEED BDC/CS v2009 Gold	67 (Gold)

Current LEED scorecards are included in this memo demonstrating that the buildings have been designed to achieve (and exceed) the LEED targets established by the CDP. One note to be aware of is that LEED v2.2 was the current LEED rating system at the time the project was approved in 2010; the current system is LEED v2009 and v2.2 can no longer be used for certification. This project has therefore been upgraded to v2009 standards.

Energy Consumption, Inputs and Assumptions

The project as approved in 2010 was subject to the previous building energy code standard, 2008 Title 24. Current code adopted in California and Menlo Park is 2013 Title 24 and 2013 CALGreen. Generally, the codes have become "stricter" in terms of required elements, values, and conservation targets. For purposes of energy modeling for the revised project, the 2013 Title 24 code compliant modeling program was used to determine annual consumption values for electricity, gas and total energy, correlating to the maximums determined by the CDP. Energy efficiency will be achieved through implementation of the energy efficient features listed here and to be determined as necessary through futher design improvements. The improvements as listed to-date meet all site requirements for energy use and are the "basis of design" and have been incorporated into energy models created for each building. Features of the Project include:

- Energy Efficiency. The proposed project will be built to exceed the energy efficiency of similar, conventionally designed structures built to the standards of California's Title 24-2013 energy code;
- Solar Ready Roof. The proposed project will specify solar ready roofs for the garages, office buildings and hotel;
- Building envelopes will be designed with high performance glazing, wall and roof assemblies. Significant shading of windows will be integrated into the design on appropriate facades;
- Glazing in all buildings will be required to be low thermal conductivity, and double paned.
- Air-to-air heat recovery will be employed in the office buildings with a dedicated outdoor air system
- Building controls systems will be installed in all buildings, such as digital controls that monitor the building's lighting, mechanical (heating and cooling) and ventilation systems for purposes of managing energy consumption;
- High performance 0.5 kW per ton chillers, and aggressive chilled water reset temperatures serve fan coils, decoupling ventilation from conditioning systems, will be installed.
- Variable speed cooling towers, air-handlers, and pumps; and
- High performance boilers (minimum 90% efficiency).

A comparison of the detailed values used for the approved project and revised project models is included in Table 2-1.

All direct electricity and natural gas consuming elements of the project buildings are included in the energy model and include energy used by the site lighting and the parking garages, as required by Title-24.

The energy use numbers presented in this memo are based on state-of-the-art energy modeling programs and models based on project-specific components, design, and performance specifications. While the design is currently conceptual, and a full HVAC design has not been completed, chosen components will meet or exceed the values used in the modeling inputs table. The current design of the buildings has been modeled to meet the requirements set in the CDP. Space for on-site photovoltaic panels has been reserved, allowing the site's total annual energy use to meet the requirements of the CDP. Emissions estimates for electricity and natural gas consumption are sourced from Pacific Gas and Electric.

The energy models have been constructed in the OpenStudio software program utilizing the EnergyPlus modeling engine. OpenStudio is an industry-standard energy modeling software program developed by the Department of Energy and the National Renewable Energy Laboratory and approved for California Title 24 2013 modeling. It takes into account site location, climate data, building envelope design characteristics, and mechanical, electrical and hot water system design elements. The resulting report is an accurate characterization of annual energy usage of the proposed building. Please see the OpenStudio website http://apps1.eere.energy.gov/buildings/energyplus/openstudio_suite.cfm/ for further information.

The modeling software used in the original CDP documentation used the older DOE-2 software engine. This engine is no longer approved for T24 compliance documentation, and California's new approved compliance modeling tool is built on OpenStudio and EnergyPlus engines. A robust comparison of the capabilities of several modeling softwares conducted by the US Dept. of Energy is available at the following link:
http://apps1.eere.energy.gov/buildings/tools_directory/pdfs/contrasting_the_capabilities_of_building_energy_performance_simulation_programs_v1.0.pdf

The concept-phase architectural drawings provided by Heller Manus (offices and garages) and Ensemble Hotel Partners (Hotel, Fitness Club) provided the basis of the model. Energy consumption was estimated based on the Title 24 standard, current mechanical design concepts, and engineering experience. To ensure a proper comparison between the CDP energy use requirements and current modeled office energy consumption, the internal loads, occupancy, and space type assumptions established in the CDP are kept consistent in the current design's energy models. Since the office buildings are being constructed as core-and-shell, internal loads and occupancy are dependent on the results of each space's future tenant improvement projects, which will require submission for city approval separately. The hotel energy consumption estimate is based on the concept level programming and design assumptions specific for the hotel. Table 2-1 below lists the modeling inputs and assumptions that were used to generate the estimates in Table 1-1.

Water Consumption, Inputs and Assumptions

The Conditional Development Permit (CDP) sets the maximum allowed daily water consumption for the entire campus at 101,632 gallons per day (gpd). Water consumption values in the CDP are derived from a memo by Environ supported by information provided by KEMA.

This memo (describing values for the revised project) provides the results of the current water consumption calculations demonstrating compliance with the CDP limits based on more accurate and specific inputs and assumptions. Background information on the inputs,assumptions, and results is provided below. It should be noted that the project has not begun the design phase and the values throughout this memo represent the extent of conceptual design of the buildings and systems as is currently known in this planning phase. The CDP values are required to be met at building permit submittal and this memo is intended to show that the values can be met and the intended roadmap for meeting the requirements.

Some of the information and methodologies utilized in the prior analysis for the approved project and the analysis for the revised project differ:

1. Various area (square footage, sf, SF) values have changed since the project concepts have developed. These different area values are reflected in Table 2 below.

2. For the revised proejct, the Ensemble Hotel Partners Team (EHP) provided the expected usage data which the current design team used to more accurately calculate consumption of various space types. For example, a demand factor can be applied directly to the EHP provided value of 2,500lbs of laundry per day, instead of the prior methodology of inferring a demand factor from the usage breakdown from a case study hotel water use.

3. We have estimated the number of non-hotel guests that will be using the facilities and plumbing fixtures per EHPs estimate of public event users. These values are identified in our analysis as "Non-Hotel Guest Fixtures." Estimated daily Non-Hotel Guests are 122 per EHP. All other plumbing fixture uses are captured in the Hotel Guest and Hotel Employee fixture usages.

4. In the memo prepared by KEMA for the approved project, the water consumption associated with the cooling tower is included within all of the building water assumptions. For purposes of this memo, cooling tower water consumption is calculated within the energy model which takes into account local climate data, building footprint, internal loads, etc.

5. Per direction from City staff, the Compliance Form and Worksheet for Baseline Water Use (WS-1) from CALGreen 2013 Chapter 8 is to be used to determine building fixture usage and The City of Menlo Park Landscape Water Efficiency Ordinance is used as the basis of irrigation water consumption.

Menlo Gateway will employ efficient plumbing fixtures and water management techniques in order to reduce the overall potable water needs of the site. Potable water use is considered as usage by buildings, buildings systems, amenities, and irrigation requirements as approved.

A summary of the daily potable water consumption is provided in the table below. Water consumption calculations for the revised project are based on area and occupancy, CALGreen 2013 WS-1 Fixture Usage calculations, the requirements of Menlo Park's Landscape water Efficiency Ordinance, and we have included cooling tower usage because this consumption is not captured in CALGreen worksheet. Detailed calculations of all water consumption is included in the body of this memo.

	Table 1. Daily Water Consumption Summary (gallons per day [gpd])				
	Space Type	Approved Project (CDP)	Proposed Project	Variance	Page Reference
Independence Site	Hotel, Garage C	58,733	28,818	-	10
	Health Club	-	14,904	-	12
	Outdoor Rec	-	580	-	12
	Irrigation	-	2,976	-	15
	Subtotal: Hotel/Health Club/Garage C	**58,733**	**47,278**	**-20%**	
	Independence Office	9,522	10,274	-	13
	Retail	-	1,042	-	13
	Irrigation	-	1,403	-	15
	Subtotal: Independence Office and Retail	**9,522**	**12,719**	**34%**	
Constitution Site	Constitution Office 1/Garage A	21,678	11,983	-	14
	Café	-	3,392	-	14
	Irrigation	-	3,890	-	15
	Subtotal: Constitution Office 1/Garage A	**21,678**	**19,265**	**-11%**	
	Constitution Office 2/ Garage B	11,699	11,983	-	14
	Irrigation	-	6,266	-	15
	Subtotal: Constitution Office 2/Garage B	**11,699**	**18,249**	**56%**	
	Total	**101,632**	**97,512**	**-4%**	

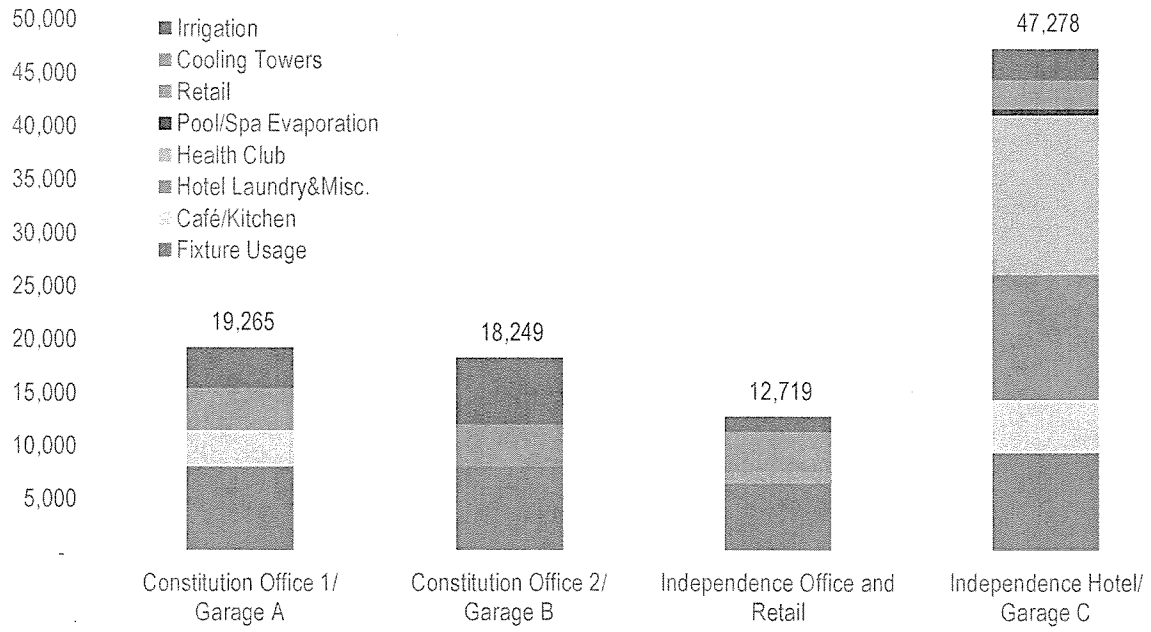


Figure 1. Total Water Use Breakdown by Building (gpd)

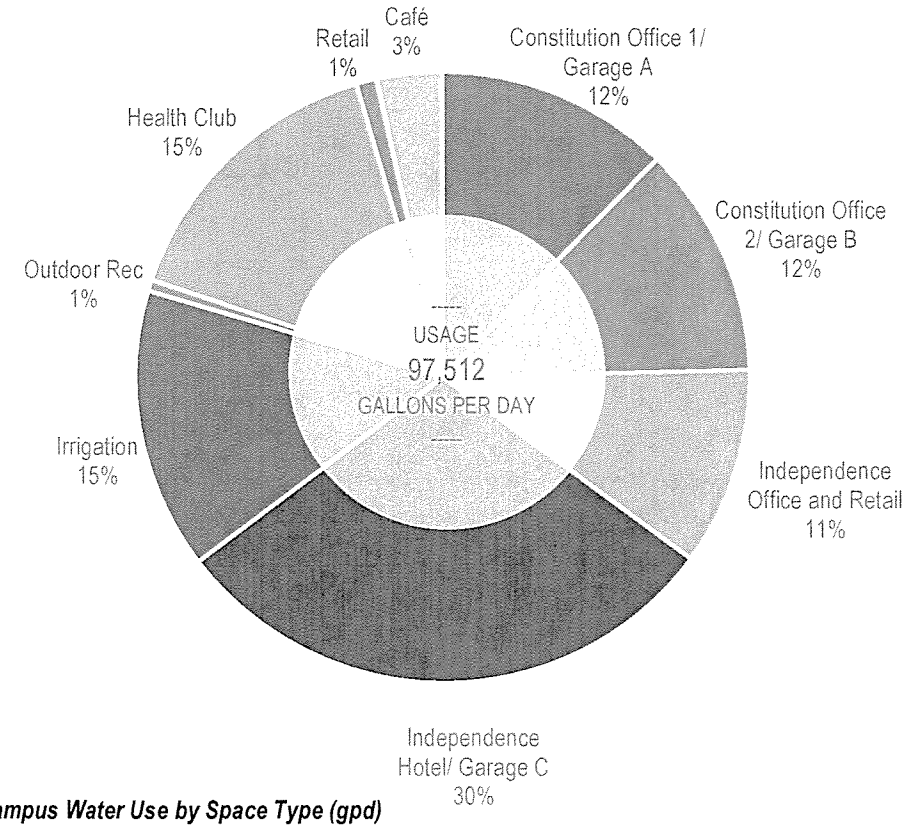


Figure 2. Total Campus Water Use by Space Type (gpd)

Area and Occupancy Assumptions

In order to maintain an appropriate comparison between the data for the approved and revised projects, an effort has been made to split the site water usage into the same space types. With the exception of the Cooling Tower Space Type, all of the space types from the prior analysis have been carried over into the analysis of the revised project. Table 2 shows the breakdown of the various areas on the site and the occupancy densities that were used for each PC2010 and PC2015.

Table 2: Area and Occupancy Assumptions

		Approved Project (sf)	Revised Project (sf)	Occupancy Density (sf/person)	Average Daily Occupancy
A	Hotel Guest	173,667	193,000	-	300
B	Hotel Employee	-	-	1,500	129
C	Non-Hotel Guest Fixtures (for Events)	-	-	-	122
D	Health Club	69,467	41,000	100/40	1,640
E	Office	694,669	694,664	400	1,737
E	(Café)	6,947	-	-	-
E	(Retail)	10,420	-	-	-
F	Outdoor Rec. Water Features	28,379	2,500	-	-
G	Irrigated Landscape	296,208	227,562	-	-

A. Occupancy per Leadership in Energy and Environmental Design (LEED):
Total Hotel Guests = 250 Rooms*1.5 Guests/Room * 80% Occupied = 300 Guests. 80% Occupancy per EHP.
B. Per LEED Core & Shell Appendix 1: Default Occupancy Counts: 1,500 sf/occupant.
C. EHP estimates an average of 610 occupants daily for events with 20% being non-hotel guests. 610*0.2 = 122 non-hotel guest.
D. For Health Club Occupancy Profile assumptions, see Appendix A.
E. 694,664 sf is the revised area of the total combined office areas. For the Revised Project, the Café and Retail areas are captured within this total area. Average Daily Occupancy is based on this total area.
F. Revised Project Outdoor Rec. consists of swimming pool sf only.
G. Provided by SWA Group. See Appendix B (04/10/2015).

Occupancy quantities and usage profiles have been estimated using a variety of approaches for each space type. The following sections further break down the assumptions and calculation methodology used to estimate water use within the different space types.

Water Use by Space Type

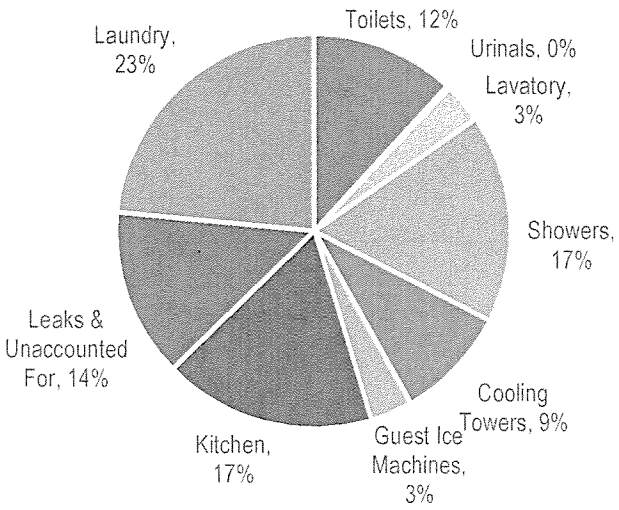
Metrics and data provided for water use in the hotel are annual consumption numbers averaged over the course of a year. The information provided is not meant to provide a minimum or maximum daily consumption. This analysis does not consider vacation days, sick days, holidays, or weekends.

Hotel

Hotel Daily Water Consumption Breakdown

The KEMA memo's analysis of the hotel water consumption was largely based on a study, Hotel Water Conservation: A Seattle Demonstration (see reference C below). The daily water consumption was reported on a per-room basis. The KEMA memo assumed a total of 230 hotel rooms and 160 gal per day(gpd) per room gave a daily total of 36,800 gallons. The fixture consumption associated with the Hotel Employees and Non-Hotel Guest Fixtures was not accounted for in KEMA's analysis. In the updated analysis for the Revised Project, a total of 250 hotel rooms and 116 gpd/room lends to a daily total of 28,818 gallons. A further breakdown of the analysis and reference data is described in the table and references below:

	Table 3. Hotel Water Use, Revised Project		
		GPD	% Total
A	Toilets	3,407	12%
A	Urinals	63	0%
A	Lavatory	957	3%
A	Showers	4,929	17%
	Subtotal: Hotel Fixtures	**9,355**	-
B	Cooling Towers	2,712	9%
C	Guest Ice Machines	1,000	3%
D	Kitchen	5,000	17%
C	Leaks & Unaccounted For	4,000	14%
E	Laundry	6,750	23%
	Total	**28,818**	gpd
	Total	**115**	gpd /room



References

A California Green Building Code (CalGreen) 2013, Chapter 8, Worksheet WS-1 Fixture Usage. Fixtures meet or exceed CalGreen flow criteria.

B Cooling tower makeup water is determined from energy model. Energy model determines total cooling demand per local climate data, building footprint, internal loads, etc. Makeup water determined from cooling demand.

C Guest Ice, Leaks and Unnacoutned for is from "Hotel Water Consumption: A Seattle Demonstration." July 2002. Seattle Public Utilities. 4 gpd/room per similar hotel in study. (4 gpd/room * 250 rooms = 1,000 gpd)

D Meals per day determined per programming requirements outlined by EHP; 100 meals for breakfast. 100 meals for lunch. 100 meals for dinner. 200 meals for banquet. 7.6 gal/meal for Modeled Water Use in Hotels, rounded up to 10 gal/meal to be conservative. "Waste Not, Want Not: The Potential for Urban Water Conservation in California." (2003). Pacific Institute (500 meals/day * 10 gal/meal = 5,000 gpd).

E Laundry per day determined per programming requirements outlined by EHP; 2,500lbs of laundry per day making use of an Ozone laundry system. 3 gal/lb laundry, 10% savings from Ozone. Riesenberger, James. "PBMP - Commercial Laundry Facilities." Koeller and Company, 4 Nov. 2005.
(2,500 lbs/day * 3 gal/lb = 7,500 gpd * 10% Ozone Technology Savings = 6,750 gpd)

CalGreen Calculation Tables for Hotel Occupants

The following three tables show the breakdown of the CalGreen 2013 usages and flowrates used in the calculations for the revised project. The calculation is equivalent to the Compliance Form and Worksheet for Baseline Water Use (WS-1) from CalGreen 2013 Chapter 8. The daily usages of Hotel Guests are considered residential occupancy. The daily usages for Hotel Staff are considered nonresidential occupancy. The compliance worksheet states that, "shower use by occupants depends on the type of use of a building or portion of a building." Therefore, the calculation below references daily shower usages corresponding to the Resident, Full Time Equivalent, and Student/Visitor occupancy types for the Hotel Guests, Hotel Employees, and Hotel Banquet, respectively.

Table 4. Hotel Guest Fixtures

300 Occupants (See Table 2)	Daily Usage	Fixture Flush and Flowrates			Potable Water Usage		% Reduction
	CalGreen 2013 (Residential)	CalGreen 2013 Baseline	Revised Project Design	Duration	CalGreen 2013 Baseline	Revised Project Design	-
	(uses/day)	(gpf or gpm)	(gpf or gpm)	(min)	(gallons)	(gallons)	%
Male - Water Closet	3	1.28	1.28	-	1,152	**1,152**	0%
Female - Water Closet	3	1.28	1.28	-	1,152	**1,152**	0%
Lavatory	3	2.2	1	0.75	1,485	**675**	55%
Shower	1	2.5	2	8	6,000	**4,800**	20%
				Subtotal	9,789	**7,779**	**-**

Table 5. Hotel Employee Fixtures

129 Occupants (See Table 2)	Daily Usage	Fixture Flush and Flowrates			Potable Water Usage		% Reduction
	CalGreen 2013 (Non Res)	CalGreen 2013 Baseline	Revised Project Design	Duration	CalGreen 2013 Baseline	Revised Project Design	-
	(uses/day)	(gpf or gpm)	(gpf or gpm)	(min)	(gallons)	(gallons)	%
Male - Water Closet	1	1.28	1.1	-	165	**142**	14%
Female - Water Closet	3	1.28	1.1	-	494	**425**	14%
Male - Urinal	2	0.5	0.125	-	129	**32**	75%
Lavatory	3	0.5	0.5	0.75	145	**145**	0%
Shower	0.1	2	2	5	129	**129**	0%
				Subtotal	1,061	**872**	**-**

Table 6. Non-Hotel Guest Fixtures (for Events)

122 Occupants (See Table 2)	Daily Usage	Fixture Flush and Flowrates			Potable Water Usage		% Reduction
	CalGreen 2013 (Non-Res)	CalGreen 2013 Baseline	Revised Project Design	Duration	CalGreen 2013 Baseline	Revised Project Design	-
	(uses/day)	(gpf or gpm)	(gpf or gpm)	(min)	(gallons)	(gallons)	%
Male - Water Closet	1	1.28	1.1	-	156	**134**	14%
Female - Water Closet	3	1.28	1.1	-	468	**403**	14%
Male - Urinal	2	0.5	0.125	-	122	**31**	75%
Lavatory	3	0.5	0.5	0.75	137	**137**	0%
				Subtotal	884	**705**	**-**

Hotel Fixture Total	11,734	**9,355**	**20.3%**

Outdoor Recreation

The swimming pool of the hotel is the only water feature being considered within this memo.

	Table 8. Outdoor Rec					
		Area	Estimated Total Volume*	Evaporation	Filter Backwash	PC2015 Design
		(sf)	(gal)	(gpd)	(gpd)	(gpd)
A,B	Pool	2,500	56,000	330	380	580

References

A. Pool evaporation has been calculating using the "Simplified Method of Calculating Evaporation from Swimming Pools" by Mirza M.Shah, PHD,PE,FASHRAE, FASME, van Zelm Heywood & Shadford. Inc. - HPAC Engineering. This methodology takes into account local temperature and relative humidity.

B. 5,600 gallons per month of filter back wash per a case study by a pool industry expert of a 50,000 gallon pool. We have doubled the esitimate in order to be conservative.

*Estimating the depth and slope of a traditional hotel swimming pool.

Health Club

The daily water consumption of the Health Club is a combination of the total plumbing fixture usage and total cooling tower consumption. The breakdown of the analysis and reference data is described in the table, chart, and CalGreen calculation below.

	Table 7. Health Club Summary		
		GPD	% Total
A	Toilets	1,260	8%
A	Urinal	82	1%
A	Lavatory	215	1%
B	Shower	12,300	83%
C	Drinking Fountain	144	1%
	Subtotal: Health Club Fixtures	**14,000**	-
D	Cooling Tower	904	6%
	Total	**14,904**	gpd
	Total	**0.37**	gpd /sq.ft.

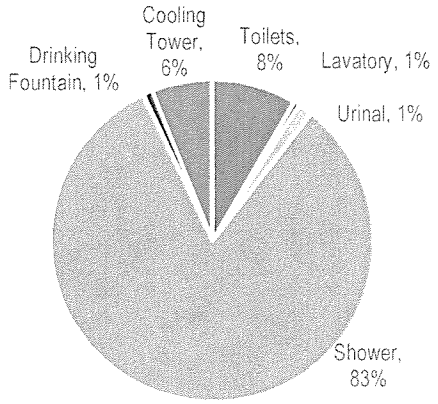


Table 9. Health Club Fixtures							
1,640 Occupants (See Table 2)	Daily Usage	Fixture Flush and Flowrates			Potable Water Usage		% Reduction
	LEED Visitor/Transient	CalGreen 2013 Baseline	Revised Project Design	Duration	CalGreen 2013 Baseline	Revised Project Design	-
	(people)	(gpf or gpm)	(gpf or gpm)	(min)	(gallons)	(gallons)	%
Male - Water Closet	0.1	1.28	1.28	-	210	**210**	-
Female - Water Closet	0.5	1.28	1.28	-	1,050	**1,050**	-
Male - Urinal	0.4	0.5	0.125	-	328	**82**	75%
Lavatory	0.5	0.5	0.35	0.75	308	**215**	30%
Shower	1	2	1.5	5	16,400	**12,300**	25%
Drinking Fountain	1	-	0.35	0.25	-	**144**	-
				Total	18,295	**14,000**	**23%**

References

A California Green Building Code (CalGreen) 2013, Chapter 8, Worksheet WS-1 Fixture Usage. Fixtures meet or exceed CalGreen flow criteria. As CalGreen is silent on the occupancy type that would correspond to the Health Club, all daily usages corresponding to the Visitor/Transient Occupancy Type are borrowed from LEED. CalGreen does not differentiate between full time users and transient users (partial day occupants). LEED values are generally representative of partial day users and are generally accepted values in the industry for the purposes of water usage calculations.

B Daily shower usages is based on the Compliance Form and Worksheet for Baseline Water Use from CalGreen 2013 Chapter 8 which states that shower use by occupants equates to the total occupant load for a health club.
C Drinking fountain consumption is not included in CalGreen. Assumptions of flow and duration are by the design team.
D Cooling tower water is calculated within the energy model. The energy model determines total cooling demand per local climate data, building footprint, internal loads, etc. Makeup water determined from cooling demand.

Independence Office

The daily water consumption of the Independence Office is a combination of the total plumbing fixture usage and total cooling tower consumption. The breakdown of the analysis and reference data is described in the table, chart, and CalGreen calculation below.

	Table 10. Independence Office Summary		
		GPD	% Total
A	Toilets	2,561	25%
A	Urinal	125	1%
A	Lavatory	394	4%
A	Kitchen Sink	3,001	29%
B	Shower	375	4%
C	Drinking Fountain	44	0%
	Subtotal: Office Fixtures	**6,500**	-
D	Cooling Tower	3,775	37%
	Total	**10,274**	gpd
	Total	**0.051**	gpd /sq.ft.

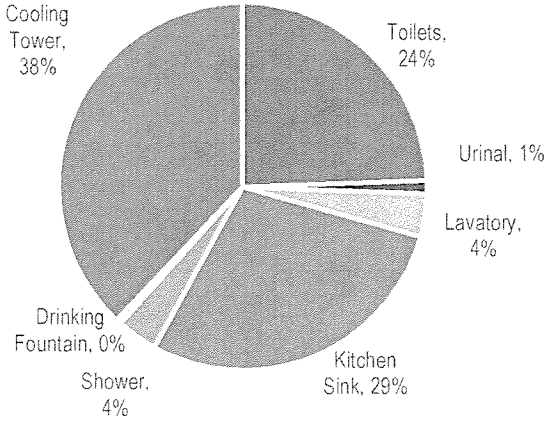


	Table 11. Independence Office Fixtures							
	500 /1,737 Occupants (See Table 2)	Daily Usage	Fixture Flush and Flowrates			Potable Water Usage		% Reduction
		CalGreen 2013 (Non-Res)	CalGreen 2013 Baseline	Revised Project Design	Duration	CalGreen 2013 Baseline	Revised Project Design	-
		(uses/day)	(gpf or gpm)	(gpf or gpm)	(min)	(gallons)	(gallons)	%
A	Male - Water Closet	1	1.28	1.28	-	640	**640**	-
A	Female - Water Closet	3	1.28	1.28	-	1,921	**1,921**	-
A	Male - Urinal	2	0.5	0.125	-	500	**125**	75%
A	Lavatory	3	0.5	0.35	0.75	563	**394**	30%
A	Kitchen Sink	1	2.2	1.5	4	4,401	**3,001**	32%
B	Shower	0.1	2	1.5	5	500	**375**	25%
C	Drinking Fountain	1	-	0.35	0.25	-	**44**	-
					Total	8,525	**6,500**	**24%**

References

A California Green Building Code (CalGreen) 2013, Chapter 8, Worksheet WS-1 Fixture Usage. Fixtures meet or exceed CalGreen flow criteria.
B CalGreen recognizes that shower use of depend on the type of use of a building or portion of a building. Therefore we have used the daily shower usages corresponding to a LEED Full Time Equivalent occupant, a method that is generally accepted in the industry for the purpose of water usage calculations.
C Drinking fountain consumption is not included in CalGreen. Assumptions of flow and duration are by the design team.
D Cooling tower water is calculated within the energy model. The energy model determines total cooling demand per local climate data, building footprint, internal loads, etc. Makeup water determined from cooling demand.

Constitution Offices

The daily water consumption of the Constitution Offices is a combination of the total plumbing fixture usage and total cooling tower consumption. The breakdown of the analysis and reference data is described in the table, chart, and CalGreen calculation below.

	Table 13. Constitution Office Summary		
		GPD	% Total
A	Toilets	3,165	26%
A	Urinal	155	1%
A	Lavatory	487	4%
A	Kitchen Sink	3,710	31%
B	Shower	464	4%
C	Drinking Fountain	54	0%
	Subtotal: Office Fixtures	**8,034**	-
D	Cooling Tower	3,949	33%
	Total	**11,983**	gpd
	Total	**0.048**	gpd /sq.ft.

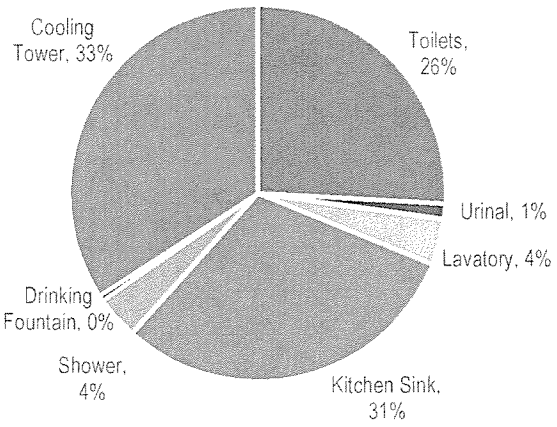


	Table 14. Constitution Office Fixtures							
	618 /1,737 Occupants Per Office (See Table 2)	Daily Usage	Fixture Flush and Flowrates			Potable Water Usage		% Reduction
		CalGreen 2013 (Non-Res)	CalGreen 2013 Baseline	Revised Project Design	Duration	CalGreen 2013 Baseline	Revised Project Design	-
		(uses/day)	(gpf or gpm)	(gpf or gpm)	(min)	(gallons)	(gallons)	%
A	Male - Water Closet	1	1.28	1.28	-	791	**791**	-
A	Female - Water Closet	3	1.28	1.28	-	2,374	**2,374**	-
A	Male - Urinal	2	0.5	0.125	-	618	**155**	75%
A	Lavatory	3	0.5	0.35	0.75	696	**487**	30%
A	Kitchen Sink	1	2.2	1.5	4	5,441	**3,710**	32%
B	Shower	0.1	2	1.5	5	618	**464**	25%
C	Drinking Fountain	1	-	0.35	0.25	-	**54**	-
					Total	10,538	**8,034**	**24%**

References

A California Green Building Code (CalGreen) 2013, Chapter 8, Worksheet WS-1 Fixture Usage. Fixtures meet or exceed CalGreen flow criteria. See below for detailed analysis.

B CalGreen recognizes that shower use of depend on the type of use of a building or portion of a building. Therefore we have used the daily shower usages corresponding to a LEED Full Time Equivalent occupant, a method that is generally accepted in the industry for the purpose of water usage calculations.

C Drinking fountain consumption is not included in CalGreen. Assumptions of flow and duration are by the design team.

D Cooling tower water is calculated within the energy model. The energy model determines total cooling demand per local climate data, building footprint, internal loads, etc. Makeup water determined from cooling demand.

Retail

The Retail area is located in one of the office buildings. The daily water consumption estimates and references are included below. CalGreen does not address the daily usage patterns of this type of occupancy. The daily water consumption estimates and references are included below and are based on the assumptions made in the CDP approved project.

	Table 12. Retail Water Use			
		Area	Demand Factor	Revised Project Design
		(sf)	(gpd /sf)	(gpd)
A	Retail	10,420	0.1	1,042

References

A. Billings, R. Bruce and C. Vaughn Jones, 1996.Forecasting Urban Water Demand.

Café

The café located in one of the office buildings. CalGreen does not address the daily usage patterns of this type of occupancy. The daily water consumption estimates and references are included below and are based on the assumptions made in the CDP approved project.

	Table 15. Café Water Use					
		Area	Demand Factor	Baseline	% Savings	Revised Project Design
		(sf)	(gpd /sf)	(gpd)	%	(gpd)
A	Café	7,000	0.57	3,990	15%	3,392

References

A. Mazzetti & Associates, June 2005 for Palo Alto Medical Foundation- San Carlos Center Water Demand Study, Sutter Health Foundation.

Site Irrigation

Landcaped areas and assumptions have been provided by SWA Group and irrigation demand numbers have been provided by RMA. See Appendix B for area and planting type assumptions.

Table 16. Irrigation Water Usage by Site		
	Total Irrigated Area	Revised Project Design
	(sf)	(gpd)
Independence Hotel/Garage C	46,599	2,976
Independence Office	21,966	1,403
Constitution Office 1 /Garage A	60,900	3,890
Constitution Office 2/Garage B	98,097	6,266

Conclusion

The estimated daily water usage for the Menlo Gateway project is 97,512 gallons per day. This is less than the maximum allotment set forth by the CDP of 101,636 gallons per day. The assumptions, models and calculation for the analysis are assumed correct based on a thorough evaluation of the project programming and criteria defined by the design team.

Appendix A: Health Club Occupancy and Daily Profile Assumptions

Health Club Daily Occupancy Profile

From ASHRAE 62.1 HealthClub Aerobic Room & Weight Room

41,000 sf Total
50% Ancillary Space

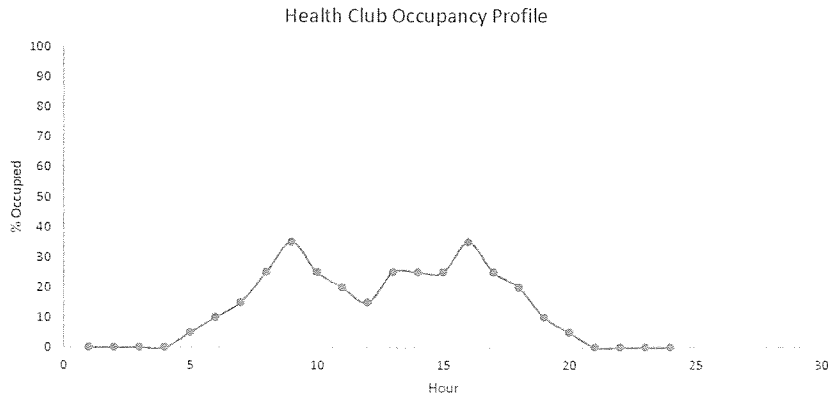
ASHRAE 62.1 HealthClub-Aerobic Room:

40 people/1,0000 sf
25% Portion of Aerobic HealthClub
10,250 sf (Occupied Aerobic)
410 Max Aerobic Room Occupants

ASHRAE 62.1 HealthClub-Weight Room

10 people/1,000 sf
25% Portion of Weights HealthClub
10,250 sf (Occupied Weights)
102.5 Max Weight Room Occupants

Total Occupants (Aerobic and Weight)	Hour	Percentage of Maximum Capacity
0	1	0
0	2	0
0	3	0
0	4	0
26	5	5
51	6	10
77	7	15
128	8	25
179	9	35
128	10	25
103	11	20
77	12	15
128	13	25
128	14	25
128	15	25
179	16	35
128	17	25
103	18	20
51	19	10
26	20	5
0	21	0
0	22	0
0	23	0
0	24	0
TOTAL DAILY GYM OCCUPANTS	**1640**	



Appendix B. Irrigation Daily Average Water Budget and Area Assumptions (04/10/2015)

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Water Budget (Daily Average):

Estimated Total Water Use Calculation (ETWU)
Maximum Applied Water Allowance (MAWA)

Project: Menlo Gateway

Designer: Chris Mitchell
Date: 4/10/2015

Constitution Office 1/Garage A - Typical AB1881 Planting Breakdown

ETO=	0.15									
Plant Type	High Water Use Area		Medium Water Use Area		Low Water Use Area		Total Landscape Area	Max. Applied Water Allowance (gal/day)	Estimated Total Water use Use (gal/day)	Water use surplus or deficit (gal/day)
PF=	0.8		0.5		0.3					
IE=	0.710		0.900		0.900					
	Area (S.F.)	ETWU	Area (S.F.)	ETWU	Area (S.F.)	ETWU				
Total	20,300.0	2,174.5	20,300.0	1,072.1	20,300.0	643.3	60,900.0	4,052.7	3,889.9	**162.8**

Constitution Office 2/Garage B --Typical AB1881 Planting Breakdown

ETO=	0.15									
Plant Type	High Water Use Area		Medium Water Use Area		Low Water Use Area		Total Landscape Area	Max. Applied Water Allowance (gal/day)	Estimated Total Water use Use (gal/day)	Water use surplus or deficit (gal/day)
PF=	0.8		0.5		0.3					
IE=	0.710		0.900		0.900					
	Area (S.F.)	ETWU	Area (S.F.)	ETWU	Area (S.F.)	ETWU				
Total	32,699.0	3,502.6	32,699.0	1,727.0	32,699.0	1,036.2	98,097.0	6,528.0	6,265.8	**262.2**

Independence Site Office -Typical AB1881

ETO=	0.15									
Plant Type	High Water Use Area		Medium Water Use Area		Low Water Use Area		Total Landscape Area	Max. Applied Water Allowance (gal/day)	Estimated Total Water use Use (gal/day)	Water use surplus or deficit (gal/day)
PF=	0.8		0.5		0.3					
IE=	0.710		0.900		0.900					
	Area (S.F.)	ETWU	Area (S.F.)	ETWU	Area (S.F.)	ETWU				
Total	7,322.0	784.3	7,322.0	386.7	7,322.0	232.0	21,966.0	1,461.8	1,403.0	58.7

Independence Site Garage C -Typical AB1881

ETO=	0.15									
Plant Type	High Water Use Area		Medium Water Use Area		Low Water Use Area		Total Landscape Area	Max. Applied Water Allowance (gal/day)	Estimated Total Water use Use (gal/day)	Water use surplus or deficit (gal/day)
PF=	0.8		0.5		0.3					
IE=	0.710		0.900		0.900					
	Area (S.F.)	ETWU	Area (S.F.)	ETWU	Area (S.F.)	ETWU				
Total	5,060.0	542.0	5,060.0	267.2	5,060.0	160.3	15,180.0	1,010.2	969.6	40.6

Independence Site Hotel-Typical AB1881

ETO=	0.15									
Plant Type	High Water Use Area		Medium Water Use Area		Low Water Use Area		Total Landscape Area	Max. Applied Water Allowance (gal/day)	Estimated Total Water use Use (gal/day)	Water use surplus or deficit (gal/day)
PF=	0.8		0.5		0.3					
IE=	0.710		0.900		0.900					
	Area (S.F.)	ETWU	Area (S.F.)	ETWU	Area (S.F.)	ETWU				
Total	10,473.0	1,121.8	10,473.0	553.1	10,473.0	331.9	31,419.0	2,090.8	2,006.8	84.0

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FORMULAS:

Estimated Total Water Use (ETWU) Gallons Per Average Day

ETWU= ((ETo)(.62)(PF(HA/IE) + SLA))

ETo = Reference evapotranspiration
PF = Plant factor for hydrozones
HA = Hydrozone area (square feet)
0.62 = Conversion factor (gallons per square foot per avg. day)
IE = Irrigation efficiency (0.71) overhead spray
IE = Irrigation efficiency (0.9) drip or bubbler

SLA = Special Landscaped Area

Maximum Applied Water Allowance (MAWA) Gallons per Average Day
MAWA = (ETo)(0.62)[(LA * 0.7) + (0.3 * SLA)]

ETo = Reference evapotranspiration
0.7= ET adjustment factor
LA=Landscaped Area (square feet)
0.62 = Conversion factor (gallons per square foot per avg. day)

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LEED CS v2009 Scorecard

Date: 2/24/2015

Menlo Gateway - Bohannon Development Company
Office Buildings @ Independence & Constitution
Menlo Park, CA

INTEGRAL GROUP

67	20	8	12	5	**Total Project Score**	Possible Points 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 or more points

Sustainable Sites — Possible Points 28

Y	Y?	?	N?	N	D/C			
Y					C	Prereq 1	Construction Activity Pollution Prevention	
1					D	Credit 1	Site Selection	1
			5		D	Credit 2	Development Density/ Community Connectivity	5
		1			D	Credit 3	Brownfield Redevelopment	1
	6				D	Credit 4.1	Alt. Transportation, Public Transportation Access	6
2					D	Credit 4.2	Alt. Transportation, Bicycle Storage & Changing Rooms	2
3					D	Credit 4.3	Alt. Transportation, Low-Emit/Fuel Efficient Vehicles	3
2					D	Credit 4.4	Alt. Transportation, Parking Capacity	2
	1				C	Credit 5.1	Site Development, Protect or Restore Habitat	1
	1				D	Credit 5.2	Site Development, Maximize Open Space	1
1					D	Credit 6.1	Stormwater Management, Quantity Control	1
1					D	Credit 6.2	Stormwater Management, Quality Control	1
1					C	Credit 7.1	Heat Island Effect, Non-Roof	1
1					D	Credit 7.2	Heat Island Effect, Roof	1
1					D	Credit 8	Light Pollution Reduction	1
1					D	Credit 9	Tenant Design & Construction Guidelines	1

Water Efficiency — Possible Points 10

Y	Y?	?	N?	N	D/C			
Y					D	Prereq 1	Water Use Reduction, 20% Reduction	
2					D	Credit 1.1	Water Efficient Landscaping, Reduce by 50%	2
			2		D	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	2
			2		D	Credit 2	Innovative Wastewater Technologies	2
2					D	Credit 3.1	Water Use Reduction, 30% Reduction	2
1					D	Credit 3.2	Water Use Reduction, 35% Reduction	1
		1			D	Credit 3.3	Water Use Reduction, 40% Reduction	1

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Energy & Atmosphere — Possible Points 37

Y	Y?	?	N?	N	D/C			
Y					C	Prereq 1	Fundamental Commissioning	
Y					D	Prereq 2	Minimum Energy Performance	
Y					D	Prereq 3	Fundamental Refrigerant Management	
8	8	5			D	Credit 1	Optimize Energy Performance	21
4					D	Credit 2	On-site Renewable Energy	4
2					C	Credit 3	Enhanced Commissioning	2
2					D	Credit 4	Enhanced Refrigerant Management	2
3					D	Credit 5.1	Measurement & Verification: Base Building	3
	3				D	Credit 5.2	Measurement & Verification: Tenant Submetering	3
2					C	Credit 6	Green Power	2

Materials & Resources — Possible Points 13

Y	Y?	?	N?	N	D/C			
Y					D	Prereq 1	Storage & Collection of Recyclables	
				5	D	Credit 1.1	Building Reuse, Maintain 55% of Existing Walls, Floors & Roof	5
1					C	Credit 2.1	Construction Waste Management, Divert 50%	1
1					C	Credit 2.2	Construction Waste Management, Divert 75%	1
			1		C	Credit 3	Materials Reuse, Specify 5%	1
1					C	Credit 4.1	Recycled Content, 10%	1
1					C	Credit 4.2	Recycled Content, 20%	1
1					C	Credit 5.1	Local/Regional Materials, 10%	1
1					C	Credit 5.2	Local/Regional Materials, 20%	1
1					C	Credit 6	Certified Wood	1

Indoor Environmental Quality — Possible Points 12

Y	Y?	?	N?	N	D/C			
Y					D	Prereq 1	Minimum IAQ Performance	
Y					D	Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1					D	Credit 1	Outdoor Air Delivery Monitoring	1
1					D	Credit 2	Increased Ventilation	1
1					C	Credit 3	Construction IAQ Management Plan, During Construction	1
1					C	Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
1					C	Credit 4.2	Low-Emitting Materials, Paints & Coatings	1
1					C	Credit 4.3	Low-Emitting Materials, Carpet Systems	1
1					C	Credit 4.4	Low-Emitting Materials, Composite Wood	1
1					D	Credit 5	Indoor Chemical & Pollutant Source Control	1
			1		D	Credit 6	Controllability of Systems, Thermal Comfort	1
1					D	Credit 7	Thermal Comfort, Design	1
1					D	Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
1					D	Credit 8.2	Daylight & Views, Views for 90% of Spaces	1

Innovation & Design Process — Possible Points 6

Y	Y?	?	N?	N	D/C			
1					D/C	Credit 1.1	Innovation in Design: TBD	1
1					D/C	Credit 1.2	Innovation in Design: TBD	1
1					D/C	Credit 1.3	Innovation in Design: TBD	1
1					D/C	Credit 1.4	Innovation in Design: TBD	1
1					D/C	Credit 1.5	Innovation in Design: TBD	1
1					C	Credit 2	LEED™ Accredited Professional	1

Regional Priority Credits — Possible Points 4

Y	Y?	?	N?	N			
1					Credit 1.1	Regional Priority: IEQc8.1 Daylight	1
	1				Credit 1.2	Regional Priority: SSc4.1 Alternative Transportation	1
		1			Credit 1.3	Regional Priority: WEc3 Water Use Reduction 40%	1
1					Credit 1.4	Regional Priority: Heat Island Effect, Non-Roof	1
1					Credit 1.5	Regional Priority: EAc2 Onsite Renewable Energy	1
			1		Credit 1.6	Regional Priority: WEc2 Innovative Wastewater	1

LEED NC v2009 Scorecard

Date: 2/23/2015

Menlo Gateway - Bohannon Development Company
Hotel & Health Club @ Constitution Drive
Menlo Park, CA

INTEGRAL GROUP

52	13	17	22	9

Total Project Score — Possible Points 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 or more points

7	5	2	12		D/C	Sustainable Sites — Possible Points 26	
Y	Y?	?	N?	N			
Y					C	Prereq 1 Construction Activity Pollution Prevention	
1					D	Credit 1 Site Selection	1
			5		D	Credit 2 Development Density/ Community Connectivity	5
		1			D	Credit 3 Brownfield Redevelopment	1
			6		D	Credit 4.1 Alt. Transportation, Public Transportation Access	6
	1				D	Credit 4.2 Alt. Transportation, Bicycle Storage & Changing Rooms	1
3					D	Credit 4.3 Alt. Transportation, Low-Emit/Fuel Efficient Vehicles	3
2					D	Credit 4.4 Alt. Transportation, Parking Capacity	2
			1		C	Credit 5.1 Site Development, Protect or Restore Habitat	1
		1			D	Credit 5.2 Site Development, Maximize Open Space	1
	1				D	Credit 6.1 Stormwater Management, Quantity Control	1
	1				D	Credit 6.2 Stormwater Management, Quality Control	1
	1				C	Credit 7.1 Heat Island Effect, Non-Roof	1
1					D	Credit 7.2 Heat Island Effect, Roof	1
	1				D	Credit 8 Light Pollution Reduction	1

4	1	1	4		D/C	Water Efficiency — Possible Points 10	
Y	Y?	?	N?	N			
Y					D	Prereq 1 Water Use Reduction, 20% Reduction	
2					D	Credit 1.1 Water Efficient Landscaping, Reduce by 50%	2
			2		D	Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation	2
			2		D	Credit 2 Innovative Wastewater Technologies	2
2					D	Credit 3.1 Water Use Reduction, 30% Reduction	2
	1				D	Credit 3.2 Water Use Reduction, 35% Reduction	1
		1			D	Credit 3.3 Water Use Reduction, 40% Reduction	1

19	4	11	1		D/C	Energy & Atmosphere — Possible Points 35	
Y	Y?	?	N?	N			
Y					C	Prereq 1 Fundamental Commissioning	
Y					D	Prereq 2 Minimum Energy Performance	
Y					D	Prereq 3 Fundamental Refrigerant Management	
10	4	4	1		D	Credit 1 Optimize Energy Performance	19
7					D	Credit 2 On-site Renewable Energy	7
		2			C	Credit 3 Enhanced Commissioning	2
		2			D	Credit 4 Enhanced Refrigerant Management	2
		3			D	Credit 5.1 Measurement & Verification	3
2					C	Credit 6 Green Power	2

5	1	1		8	D/C	Materials & Resources — Possible Points 14	
Y	Y?	?	N?	N			
Y					D	Prereq 1 Storage & Collection of Recyclables	
				5	D	Credit 1 Building Reuse	4
2					C	Credit 2 Construction Waste Management	2
				2	C	Credit 3 Materials Reuse	2

						Materials & Resources Continued...	
1					C	Credit 4.1 Recycled Content, 10%	1
1					C	Credit 4.2 Recycled Content, 20%	1
1					C	Credit 5.1 Local/Regional Materials, 10%	1
	1				C	Credit 5.2 Local/Regional Materials, 20%	1
				1	C	Credit 6 Rapidly Renewable Materials	1
		1			C	Credit 7 Certified Wood	1

10	1	1	3		D/C	Indoor Environmental Quality — Possible Points 15	
Y	Y?	?	N?	N			
Y					D	Prereq 1 Minimum IAQ Performance	
Y					D	Prereq 2 Environmental Tobacco Smoke (ETS) Control	
		1			D	Credit 1 Outdoor Air Delivery Monitoring	1
1					D	Credit 2 Increased Ventilation	1
1					C	Credit 3.1 Construction IAQ Management Plan, During Construction	1
			1		C	Credit 3.2 Construction IAQ Management Plan, Before Occupancy	1
1					C	Credit 4.1 Low-Emitting Materials, Adhesives & Sealants	1
1					C	Credit 4.2 Low-Emitting Materials, Paints & Coatings	1
1					C	Credit 4.3 Low-Emitting Materials, Carpet Systems	1
1					C	Credit 4.4 Low-Emitting Materials, Composite Wood	1
			1		D	Credit 5 Indoor Chemical & Pollutant Source Control	1
1					D	Credit 6.1 Controllability of Systems, Lighting	1
1					D	Credit 6.2 Controllability of Systems, Thermal Comfort	1
1					D	Credit 7.1 Thermal Comfort, Design	1
			1		D	Credit 7.2 Thermal Comfort, Verification	1
	1				D	Credit 8.1 Daylight & Views, Daylight 75% of Spaces	1
1					D	Credit 8.2 Daylight & Views, Views for 90% of Spaces	1

6					D/C	Innovation & Design Process — Possible Points 6	
Y	Y?	?	N?	N			
1					D/C	Credit 1.1 Innovation in Design: TBD	1
1					D/C	Credit 1.2 Innovation in Design: TBD	1
1					D/C	Credit 1.3 Innovation in Design: TBD	1
1					D/C	Credit 1.4 Innovation in Design: TBD	1
1					D/C	Credit 1.5 Innovation in Design: TBD	1
1					C	Credit 2 LEED™ Accredited Professional	1

1	1	1	2	1	Regional Priority Credits — Possible Points 4	
Y	Y?	?	N?	N		
	1				Credit 1.1	Regional Priority: IEQc8.1 Daylight	1
			1		Credit 1.2	Regional Priority: SSc4.1 Alternative Transportation	1
		1			Credit 1.3	Regional Priority: WEc3 Water Use Reduction 40%	1
1					Credit 1.4	Regional Priority: Heat Island Effect, Non-Roof	1
				1	Credit 1.5	Regional Priority: EAc2 Onsite Renewable Energy	1
			1		Credit 1.6	Regional Priority: WEc2 Innovative Wastewater	1

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