



REGULAR MEETING MINUTES

Date: 7/22/2019
Time: 6:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

6:00 P.M. Special Session

A. Call To Order

Chair Andrew Barnes called the Special Session to order at 6:00 p.m.

B. Roll Call

Present: Andrew Barnes (Chair), Chris DeCardy, Michael Doran, Henry Riggs (Vice Chair), Michele Tate, Katherine Strehl

Absent: Camille Kennedy

Staff: Kaitie Meador, Senior Planner; Kyle Perata, Principal Planner; Matthew Pruter, Associate Planner

C. Reports and Announcements

Principal Planner Kyle Perata said the City Council on July 16, 2019 reviewed the 975 Florence Lane project, which the Planning Commission had reviewed in May, and approved the project. He said the City Council at its July 15, 2019 meeting reviewed the policy for Council review of potentially large impactful projects. He said the Council adopted a resolution identifying criteria for projects that would warrant notification from the Planning Commission to the City Council informing them of the Planning Commission's action and giving the City Council the opportunity to request to review the project.

Chair Barnes noted that Item G1, 1704 El Camino Real, on the agenda, was continued.

D. Study Session Part 1

D1. Study Session/Andrew Morcos/110 Constitution Drive, 104 Constitution Drive, and 115 Independence Drive:

Request for a study session review for a future application for use permit, architectural control, environmental review, lot line adjustment, and lot merger to redevelop three sites with approximately 320 multi-family dwelling units, 33,100 square feet of office and 1,608 square feet of neighborhood benefit space split between two buildings with above grade two-story parking garages integrated into the proposed seven-story residential building and three-story commercial building, located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. The project sites currently contain three single-story office buildings that would be demolished. The proposed

residential building would contain approximately 311,341 square feet of gross floor area with a floor area ratio of 223 percent. The proposed commercial building would contain approximately 34,708 square feet of gross floor area with a floor area ratio of 25 percent. The proposal includes a request for an increase in height, density, and floor area ratio (FAR) under the bonus level development allowance in exchange for community amenities. ***Continued by the Planning Commission from the meeting of June 24, 2019. (Staff Report #19-048-PC)***

Applicant Presentation: Andrew Morcos, Senior Development Director at Greystar, made a presentation on the proposed project. He noted that 15% or 48 of the residential units would be affordable. He said they would work with the City to determine the income level for those. He said the project included 12,500 square feet of publicly accessible open space. He said the project would be subject to the appraisal and community benefit requirement. He said they had identified a space in the building as potential community benefit. He said the central plaza open space was designed to connect to the site through pedestrian and bicycle routes and from Independence Drive to Constitution Drive. He said their parking ratio was near the minimum for the multi-family building at 1 space per unit. He said the project would be certified LEED Gold and operated with 100% renewable energy.

Clark Manus, Heller Manus, project architect, said the project as proposed was 100% compliant. He said they would continue to work with staff and the City's architectural consultant as noted in the staff report. He said the office building was one-story with parking shielded. He made a visual presentation on the project. He said they were proposing a rooftop amenity for the office building. He commented on sustainability and sea level rise measures, water efficiency and waste management.

Mark Wessels, PGA Design, Landscape Architects, said the entire site had to be raised five feet to address current flooding and future threats from sea level rise. He made a visual presentation focusing on the central plaza, noting it was important public space around which, and to, all the elements of the project were oriented and organized.

Commissioner Michael Doran said in disclosure that he had met with the project developers. He said overall that he liked the project and thought it was architecturally appropriate for the area. He said he particularly liked the screening for the parking. He asked if they had given thought to a grocery store on the site. Mr. Morcos said they met with a retail broker consultant that day, who indicated 10,000 heads were needed within a small area of a grocery store for it to work. He said they would continue looking into retail at the site that had a certainty of being sustainable.

Chair Barnes opened the public comment period and closed it as there were no speakers.

Commissioner Comment: Commissioner Katherine Strehl asked about the potential tenant for the office space. Mr. Morcos said at 30,000 square feet the office space had a wide potential for tenants. He said what he had seen generally in the market was that the building could have multiple tenants.

Commissioner Chris DeCardy asked about the community benefit. Mr. Morcos said the project would go through an appraisal process with staff that would determine a dollar amount for community benefit to be included in the project. He referred to the ConnectMenlo list of community benefits. He said after the appraisal process, they would seek community input on the community

benefit preferred. He said at this point they were indicating 1,700 square feet for potential use as a community gathering or serving space. Responding to Commissioner DeCardy, Mr. Manus said due to anticipated sea level rise the garage could not be placed underground. He said the generous size of the plaza offered opportunities for activation to encourage people to get outdoors. He said the space on the upper level of the roof was a supplement to the office space, but the idea was to draw people out of the building, which was why it fronted the plaza. Mr. Morcos said that the plaza would have seating for whatever the community benefit space would be. He said they wanted to work with the community on whether art or other features should be incorporated within the area.

Commissioner Michele Tate asked about input from the Belle Haven residents regarding community serving amenities. Mr. Morcos said they had not started the outreach process on that yet for this project, but for their other project, Menlo Uptown, a 483-unit residential community between Jefferson and Constitution Drives, they heard a café would be interesting or a community space for rental use.

Commissioner Henry Riggs suggested the applicants might also want to do outreach with the community on the other side of Marsh Road. He said toward the idea of community space for rental use that he would not want that solely for one organization's use. He said that the applicant and staff had worked well together in terms of land use. He said he could not yet judge how the plaza would work as a community space. He said at this point it looked largely like a passageway with extensive hardscape and landscape. He said he thought the project needed to provide a better sense of home for the residential tenants, which he thought in a mixed-use project would become important as the area was built out. He said landscaping alone might not create that sense of home. He said he hoped the residential building, at the first floor at least, would use materials or scale that implied residences in a way that people could react to. He suggested looking at other screening for parking noting his concern with the aesthetics of what was proposed. He disclosed that he met with the project team briefly last week. He said he liked that the proposed modulations were not formulaic as had been numerous other project proposals in the Specific Plan and ConnectMenlo areas. He noted traffic congestion in the area. He said overall it was a good project.

Mr. Morcos said the number of people who might be able to use the central plaza just from the residential units was 460 people. He said the number of people in the office building who might be able to use the central plaza, based on how space was allotted per individual, could be from 75 to 150 people. He said with both residential and office having connections to the plaza that there was potential for activation all day and into the evening. He said at night office occupants or residential occupants could use the space as a gathering place. He said he wanted to encourage the community to help them put some local art in this location to drive some culture and sense of place.

Commissioner Strehl said she was happy Menlo Park was moving forward with housing. She said with the combined 800 residential units of this project and Menlo Uptown that there would be severe traffic impacts. She said some investment was needed to keep the area from being totally deadlocked with traffic. Mr. Morcos said they would work with the City on how to mitigate some of the traffic impacts. He said what they were doing on their site design was to provide ample opportunity for bicycles and promote central storage areas to allow for grocery delivery making that service easy for the residential occupants to use.

Chair Barnes said he was not clear what the wrap of the garage would look like. Mr. Manus said its primary purpose was to screen the view of cars in the multi-family and office buildings day and night. He said what was shown was one example of what they had reviewed, but there were a variety of ways to do that. He said the screening shown would go around the entire building. He said the color indicated was just what was used in the rendering, but it could be green screening or any number of opportunities. Chair Barnes said he would welcome seeing refinements to the proposed screening.

Chair Barnes said he thought income level was called out for the affordable housing under ConnectMenlo. Mr. Morcos said he understood the BMR requirement per code was that 15% of the units would be at low income affordability. He said they had heard there was interest in doing equal parts very low-, low- and moderate-income affordable housing. He said they were open to discussing that with the City and community, but he was unsure how deviation from the requirement was authorized.

Commissioner Tate said with a standard of AMI at 80% for affordable housing that developers were screening out rather than screening in as for example a credit ready person with an AMI of 60% would not have an opportunity for these residential units. She supported doing all income levels including an AMI of 120%. Mr. Morcos said they were happy to look at distribution across unit type, unit size, and throughout the project.

Commissioner DeCardy said he concurred with the last statement. He said regarding transportation issues that he appreciated the level of opportunity for bicycle use. He said bicycle storage location was important, so it looked and felt accessible. Mr. Manus said the access was from the street. Commissioner DeCardy said they also had to look at circulation. He said another piece was they had to look at a Transportation Demand Management program (TDM) to reduce trips by 20%, but they had the option to put a more aggressive TDM in place. Mr. Morcos showed a slide of existing bicycle trails and planned bicycle trails. He said he fully agreed that bicycle parking on site would be very helpful, but people would be most encouraged to bicycle to work if it felt safe. He said this area took that into account by eliminating street parking and having bicycle routes throughout.

Commissioner Tate said speaking as a former Housing Commissioner that it would be very impressive if the applicants, since they had two properties, would offer more than 15% affordable housing. She said it would be appreciated.

Commissioner Strehl supported the idea of offering more than 15% BMR units.

Summary of Commission Feedback

- Support in general for the building massing, siting, and land uses on the site.
- Concern with the design of the parking garage screening. Additional information requested on the type of screening and recommendation to look at additional screening options.
- Recommendation to do additional outreach and work with the surrounding neighborhood on the proposed community amenity.
- Recommendation to consider providing more than 15% of the units as BMR units and include a range in income levels (extremely low to moderate), sizes, and bedroom counts on the site.

- Concern with the usability of the central plaza which would be used as the publicly accessible open space. Consider ways that this space could be activated such as additional seating and live music.
- Consider how to create a sense of home at the pedestrian level. The residential building at the ground level should have some essence of residential units.
- Concern with the traffic impacts from the new office square footage and residential units.
- Consider a TDM plan that reduces the total trips for the development more than 20%.

Chair Barnes adjourned the Special Meeting at 7:18 p.m. for a brief recess.

7:00 P.M. Regular Meeting

Chair Barnes called the Regular Meeting to order at 7:27 p.m. He announced that item G1 was continued and would not be heard this evening. He reported that all Commissioners except Commissioner Kennedy were present at the dais.

E. Public Comment

- Lynne Bramlett, District 3, suggested the Planning Commission consider discussing a topic on establishing a task force for public benefit agreements. She said in researching she found that the City Council discussed public benefit in a 2015 study session, and she had attached the report and presentation of that discussion to her letter. She said through ConnectMenlo a resolution was adopted listing community amenities, but there was not a defined process for collectively looking at those. She said her letter also had a proposal with suggestions on organizing a task force to address the issue of public benefit.

F. Consent Calendar

- F1. Approval of minutes from the June 24, 2019, Planning Commission meeting. ([Attachment](#))

Commissioner Strehl noted on page 6 the minutes referred to a 15-foot wall but that should have been noted as a 13-foot wall. Commissioner Riggs said he had a suggested revision on page 4 that was at the dais for Commissioners to review.

ACTION: Motion and second (Riggs/Strehl) to approve the minutes with the following modifications; passes 4-0-2-1 with Commissioners DeCardy and Doran abstaining and Commissioner Kennedy absent.

- Page 4, penultimate paragraph, make the following change: City contracted with Recology and had applied rules for trash pickup for buildings on ~~the~~ Bohannon Drive ~~project~~ as it was located across the railroad tracks...
- Page 6, penultimate paragraph, change 15-foot wall to 13-foot wall.

G. Public Hearing

- G1. Architectural Control, Variance, Sign Review and Below Market Rate (BMR) In-Lieu Fee Agreement/Sagar Patel/1704 El Camino Real:
Request for architectural control approval to demolish an existing hotel and construct a new 70-

room hotel consisting of three stories with below grade parking in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The project would incorporate an eight-foot tall fence along the majority of the site perimeter. The project includes a variance request to permit reduced floor-to-floor height on the first floor. In addition, the applicant is requesting sign review, including review of a shared monument sign located on 1706 El Camino Real, and approval of a Below Market Rate (BMR) In-Lieu Fee Agreement. The proposal also includes a request for a Public Benefit Bonus, with the benefit consisting of Transient Occupancy Tax (TOT) revenue. As part of the proposed project, five heritage trees are proposed for removal and 20 heritage tree replacements would be planted, in addition to six replacement trees that have already been planted, to provide a two-to-one replacement ratio for the five heritage trees proposed for removal and the eight heritage trees previously removed. ***Continued by the Applicant***

H. Regular Business

- H1. Review of Determination of Substantial Conformance/Brian Nguen/445 Oak Court: Request for a substantial conformance memo for modifications to a previously approved use permit for a new two-story residence on a substandard lot. The modifications include changes to window styles. ([Attachment](#))

Staff Comment: Senior Planner Kaitie Meador said staff had no additional comments.

Commissioner Strehl asked why the applicant had installed a different style of windows than the style approved for the use permit without getting review for approval from Planning Division staff.

Mr. Brian Nguen said his architect had specified aluminum wood clad windows with picture lights. He said in building the house his supplier suggested using fiber glass windows for a number of different advantages including durability and resistance to rot, thermal performance and competitive pricing. He said also the supplier recommended going to Milgard rather than Marvin because of the unmatched lifetime warranty of those products. He said that seemed reasonable to him and he removed the picture lights feature because it interfered with view. He said it was his first time building a house and he did not realize the use permit was so specific.

Commissioner Strehl confirmed with the applicant that this was his third conformance review and the project had had much neighborhood opposition to it. She said that suggested he should have been more sensitive to the fact that any changes required approval. She said the look of the approved home had changed.

Chair Barnes opened for public comment and closed as there were no speakers.

Commission Comments: Commissioner Riggs said two changes had been made already to the project since the Commission had granted approval on a difficult application that was challenging for the neighborhood. He said neighbors were concerned with the bulk and appearance of the proposed home. He said he recalled with the Commission's use permit approval being impressed that the style of the home was well done and thorough. He said he had hopes that would make up for a quite visible home deep in the Willows. He said he thought the architecture had lost something with the change made to the entry and from an architect's perspective changing window types was a significant change. He said the windows were no longer reinforcing a major

part of a style and the era and now were barely approximate to that. He said he would prefer the requested modification be brought back for a public hearing.

Commissioner Strehl said she concurred. She confirmed with staff that public noticing other than the agenda was not done for substantial conformation determinations.

ACTION: Motion and second (Barnes/Strehl) to find that the proposed changes are not in substantial conformance with the previous use permit approval and require a use permit revision; passes 5-1-1 with Commissioner DeCardy opposed and Commissioner Kennedy absent.

I. Study Session Part 2

- I1. Study Session/HuHan Two LLC/201 El Camino Real & 612 Cambridge Avenue:
Request for architectural control and environmental review for the demolition of an existing commercial building and multi-family residential building and the construction of a new three-story mixed use building with a below-ground parking lot. The building would consist of medical office, retail, and restaurant uses on the first floor and 12 residential units on the second and third floors in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The project also proposes two townhouses to be built in the property located in the R-3 (Apartment District) zoning district. A lot merger is proposed to combine the SP-ECR/D lots and abandon a portion of Alto Lane and a major subdivision to create residential condominium units, along with a Below Market Rate (BMR) housing agreement for compliance with the City's below market rate housing program. The proposal also includes a request for a Public Benefit Bonus, with the benefit consisting of rounding up a fractional BMR unit requirement to incorporate two onsite BMR units into the project. As part of the project, the applicant proposes to remove three heritage sized coast redwood trees. ([Staff Report #19-049-PC](#))

Staff Comment: Associate Planner Matthew Pruter said the applicant's team provided written response to many of the comments received earlier in the year. He said all comments were included in the staff report as Attachment F, but the applicant's response letter had not been. He said the letter was forwarded to Commissioners earlier today and that hard copies were provided at the dais for the Commissioners, and at the back of the Council Chambers for the public. He referred to page 2 of the staff report where it indicated an existing 6,000 square foot commercial building on 201 El Camino Real with a restaurant unit, a services unit and two vacant units. He said there were actually four existing active units on site and the two vacant units. He said the active units were a restaurant, personal services, personal improvement and office. He said the applicant indicated the two vacant units were approximately 1400 square feet. He said an additional piece of correspondence was received that day expressing concern regarding parking, traffic, lighting, privacy, energy and sustainability similar to comments made by others and that were included in Attachment F. He said hard copies of that correspondence was at the dais and in the back of the Chambers for the public.

Applicant Presentation: Ms. Yihan Hu said her parents owned the property but were unable to attend this evening. She said the architect team would make a presentation and their land use attorney was also present.

Mark Wommach, EID Architects, referred to the eclectic character of the project's general site area that included commercial, retail, office and multifamily buildings. He said the neighboring Allied Arts area however had a very specific character. He said in outreach meetings they heard

from the community members that they wanted a project that was open, inviting and would encourage pedestrian traffic onto the site. He said they wanted retail businesses that would serve the Allied Arts neighborhood instead of focusing more on the El Camino Real project aspects. He made a visual presentation on the architectural elements proposed for the project. He said the design would have one vehicular access point and no onsite surface parking. He said they were creating pedestrian circulation through the project. He described how the scale of the residential units was minimized toward the closest Allied Arts residences. He said they received requests for different landscaping from neighbors, which they were open to.

Chair Barnes opened for public comment.

Public Comment:

- Andy Russell, 628 Cambridge Avenue, thanked the applicant team for their willingness to meet and noted he had submitted a longer comment letter earlier that day. He said in addition he wanted to raise some suggestions he and his two adjacent neighbors had, noting they were the residences closest to the project site. He said the plan indicated that parking was only accessible via Cambridge Avenue, but traffic backup and delay at that intersection was already bad. He asked the City to look at ways to mitigate traffic coming into that intersection. He said also they hoped for mitigation for overflow parking for the proposed restaurant use, noting parking problems from the previous restaurant use at the site. He said Cambridge Avenue did not have sidewalks. He asked if the City could reduce street parking and put in a pedestrian lane. He said regarding privacy they would appreciate the introduction of more trees between the existing residences and the proposed townhouses. He said an environmental concern was the proposed use of natural gas by the project rather than electricity. He said that change might increase the project from LEED Gold to LEED Platinum.
- Peter Edmonds, District 3, said he was interested in the preservation of heritage trees in Menlo Park, particularly Coast redwoods. He said in general it appeared the project would favorably enhance Menlo Park. He said his concern was the lack of justification for the removal of four Coast redwoods. He said a modification to the building entry would allow for preservation of Heritage tree #1, which was a healthy Coast redwood. He said tree #8 when measured in February was 14.8 inches in diameter. He said it should be measured again as the process continued to determine if its growth would protect it as a heritage tree. He said trees #6 and 8 should be preserved.
- Peter Colby said he was concerned about bicycle traffic that currently used Alto Lane to get from El Camino Real and safely onto Partridge Avenue, where he lived. He said the project proposed that the oak tree in the parking lot between the former Oasis and the project site be preserved, but he did not think the construction method would protect that tree and referred to instances of heritage oak trees being relocated for protection.
- Martin Bernstein asked if the Chair could find out from the applicant what the estimated project schedule was.

Commission Comment: Commissioner Riggs confirmed with staff that the oak tree mentioned by the speaker was Tree #9. He said he had noted the difficulty of losing Alto Lane as it was a west

side of El Camino Real alternative bicycle route. Replying to Commissioner Riggs, Planner Pruter said Alto Lane was not identified as a bicycle facility in the Specific Plan.

Replying to Commissioner DeCardy regarding Alto Lane going through to Partridge Lane, Planner Pruter said currently Alto Lane did not go all the way through and was a dead end of sorts. Planner Perata said that Alto Lane was a public right of way approximately the length of the project parcel that then dead ended into the private parking lot of the former Oasis property and the back of another Partridge Avenue parcel.

Replying to Commissioner DeCardy, Planner Pruter said as discussed in the other study session, the BMR income level could potentially be configured differently than as proposed within the total average income designation.

Commissioner DeCardy said if a restaurant was one of the uses, he wanted to know whether its location had been considered away from the residential neighborhood noting the comments from a speaker regarding noise and pedestrian traffic from the former Oasis restaurant. He said he also wanted to hear about natural gas use and another speaker's encouragement to use electricity.

Chair Barnes asked the applicant to address the concern about impacts to Heritage tree #9, an oak tree, during construction. Mr. Wommach said currently there was no intent to remove the tree. He said the project arborist had identified protection measures for everything below the dripline of the tree. He said the dripline did extend slightly over the property line on the southeast side of the property, but the arborist had identified that encroachment would not endanger the tree. He said all of the excavation would occur within the property including the driving of the piles for the shoring with no planned access offsite onto the adjacent property for the construction. He said regarding the redwood tree in the front they turned the foundation inward near the ramp as it approached the tree to try to minimize impact on the redwood tree's root structure. He said they had no intent to do any construction near the oak tree.

Replying to Chair Barnes, Mr. Wommach said once permits were secured and financing was in place that a project like this could easily take two years to complete. Chair Barnes said for the record that if there was a project approval from demolition site preparation all the way through to occupancy ready that they were anticipating 24 months for construction.

Commissioner Strehl said for disclosure that she had met with the applicant. She said she liked the project and that it, best as it could, transitioned into a residential neighborhood. She said they did a respectful job of trying to minimize bulk and volume. She said she liked how the project transitioned to the townhomes and having those closest to the adjacent residential area. She said also it complied with the Specific Plan.

Commissioner Riggs said he also met with the applicant group the past week. He said overall, he saw a lot of promise in the project including that it was anticipated to be new net zero. He said very nice materials were being proposed and the parking was well hidden. He encouraged that the residential stairs be attractive to encourage use. He said his only issue was the aesthetics particularly the major corner portion of the property. He said the rear of the property and the two townhomes was quite successful architecturally. He said his issue was the main portion of the building, and he thought what did not seem right was that the two tops of the building were

fighting with each other somewhat. He said the goal was to have a three-story building with a two-story appearance and that was the challenge. He said the project had so much potential that he was looking forward to seeing it at its next iteration.

Replying to Commissioner Riggs regarding separators on the outside of windows, Mr. Wommach said the most common solution to avoid the light line that showed the false applique of mullions on window exteriors was to use insulation bars in between the outer grid. He said often in high quality windows insulation bars were used on the inner windows too. He said the windows in this project would incorporate that style of insulating bar in between the mullions.

Replying to Commissioner Riggs about the staff report comment about minimum projections needed for façade variance under the Specific Plan, Planner Pruter said staff would need to make a determination on that and would work with the applicant and devise a solution that worked per the requirement. He said it had not been clearly articulated in the plan set yet, which was why the comment was included in the staff report.

Chair Barnes replied to the considerations asked of the Commission by staff. He said the overall approach and density of the project were fine. He said he needed to think more about the proposed abandonment of the public access easement of Alto Lane. He said he was fine with the commercial land use breakdown. He said he would pass for now on the value of the public benefit provided as the process of determining public benefit was not clear. He said regarding the architectural design and the materials that he was considering durability, thoughtfulness, and contextual and creative aspects. He said he found the proposed design comported with the prescriptiveness of the Specific Plan. He said he would not deny the proposed architecture from an architectural review standpoint but creatively he felt disappointed. He said he would like somewhat of a modern take on the proposed classic design.

Commissioner Doran said overall, he liked the proposed project and found it appropriate for the location. He seconded the thought that the townhouses were an appropriate transition into the adjacent residential neighborhood. He noted that Commissioner Riggs had commented that something seemed wrong and thought it might be a problem with the two tops of the building. He said he also thought that. He said it seemed much less pronounced on the Cambridge Avenue side with the lower top and the longer façade. He said however that the top seemed squashed on the El Camino Real side as it was a fairly narrow parcel from that side and seemed a problem there. He said the El Camino Real side needed a better solution. He mentioned that he had met with a representative of the developers.

Commissioner DeCardy said regarding the public benefit and BMR housing that for other projects the public benefit was greater than what was proposed with this one. He said this one had a 1.4 BMR requirement. He suggested consideration of 3.0 BMR requirement.

Summary of Commission Feedback

- Support in general for the design style of the mixed-use building but some concerns about the timelessness of the architectural design.
- General support for overall project design/site layout and support for the transition from mixed-use building to residential neighborhood through the townhomes at the western edge of the site.

- Recommendation to consider adding a third Below Market Rate (BMR) housing unit; possibly as part of the public benefit for the project.
- Recommendation to look into relocating the restaurant space to another location, possibly closer to El Camino Real, or revising the restaurant entry points.
- Suggestion to make the staircase more visually appealing for occupant use.
- Recommendation to differentiate between the second and third floors of the mixed-use building, particularly vis-à-vis the rooflines, to offer a more significant transition between the two floors.
- Suggestion to explore some design modifications on the roof forms (please see previous comment).
- Avoidance of faux mullions, and recommendation to provide simulated true divided light windows.

12. Study Session/Ernest Lee/Facebook West Campus Hotel:

Request for a conditional development permit amendment to increase the number of hotel rooms associated with the previously approved hotel land use. The proposed approximately 90,868 square foot, five-story hotel with a surface parking lot would consist of 240 hotel rooms, a restaurant, and hotel amenities. The modifications to the conditional development permit include a request to increase the approved number of hotel rooms from 200 to 240 rooms and decrease the number of onsite parking spaces from 245 to 120 parking spaces. The proposed conditional development permit amendment would also incorporate the architectural review of the design of the hotel. The project would also include environmental review to analyze the proposed hotel for consistency with the Facebook Campus Expansion Project Environmental Impact Report (EIR). ([Staff Report #19-050-PC](#))

Staff Comment: Senior Planner Meador said staff had no comments.

Applicant Presentation: Ernest Lee, CitizenM development team, described the company's vision, hotel product, and employment ethos.

Nils Sanderson, CitizenM development team, described the proposed amendment to the conditional development permit (CDP). He said programs included in the hotel and restaurant would be ample open space and higher transient occupancy tax (TOT) than originally projected. He said the restaurant would have a spacious lobby and bar, canteen and meeting rooms. He described the layout, access and circulation. He noted the use of modules for construction. He said they were working with HD Harvey on bird safe glass. He said they would achieve LEED Gold, but their aspiration was LEED Platinum. He said with the proposed changes, the project was below the CDP required parking and they were working with Fehr & Peers Transportation Consultants to identify actual parking demand for the project. He said to meet the peak parking load they were working with Facebook to develop a shared parking agreement. He said one aspect of that was to encourage hotel and restaurant employees to park in the Facebook parking structure to the east of the project site and the other aspect was to provide valet parking at peak times. He noted the landscaping attention to connecting interior space to exterior space. He said they were working with In Situ Landscape Architects.

Replying to Commissioner Doran, Ben McGee, project manager for CitizenM, said he was currently working on the Los Angeles hotel mentioned. He said over the past year and a half the processes for permitting by state and local jurisdictions were now better defined. He said

generally the metric modular construction was a unique setup where the state and local jurisdictions split the review duties. He said local jurisdiction would inspect everything that was site-built and for this project that was everything below the guest rooms. He said the guest rooms would be reviewed from a drawing and permitting viewpoint, and construction inspections by the state.

He said the California State Housing and Community Development Department had authority for inspections of factories where modules were fabricated. He said the state, which is the Housing and Community Development Department, transferred authority of inspections to third parties. In Los Angeles, he said they were using NTA, a nationwide third party inspector. Being a European company, he said they started out building modularly in Europe. For the Los Angeles project, he said they were partnering with CIMC, the largest modular builder in the world, out of China. Currently, he said they were looking for opportunity to expand in the United States.

Chair Barnes opened for public comment and closed it as there were no speakers.

Commission Comment: Chair Barnes asked to see the slides of other hotel projects and to identify those that were modular construction. Mr. Lee did so. Chair Barnes asked him to expand on the proposed architecture and the location. Mr. Lee said from a contextual compatibility standpoint that this specific location on Bayfront and Chilco fitted within the modern architecture that was either under construction or soon to be developed. He said there was compatibility in terms of programs and the actual density of the project. He said with the actual traffic usage that came from employers in this area that the project would be able to self-contain the travel-related traffic and the travel-related trends that happened in this part of Menlo Park.

Chair Barnes said it appeared like an airport lobby and he was not sure if the design would be durable. He asked for more information on how a parking arrangement would work. Mr. Lee said given the PG&E easement and the site size it would have been very difficult to accommodate the required parking spaces onsite. He said the vast majority of their guests did not rely on traditional transportation modes. He said they believed the majority of their guests would be affiliated with the employers in the area and would rely on walking or using bicycles to get to their meetings. He said they benefitted from the office and hotel operating on different cycles, and hotel guests would park their vehicles in the nearby parking garage. He said their onsite parking priority was the quick in and out of consumers for the restaurant and bar. Chair Barnes noted the trip cap. He said he liked the idea of utilizing existing infrastructure and time of day to solve parking rather than building a parking garage.

Mr. Sanderson said Chair Barnes' comment regarding the durability of the architectural design was well taken. He said in this architectural design there were some strong echoes of classic California modernism noting that the elevation of the building on columns, the use of the grid, and selective use of color were conscious references to that.

Replying to Chair Barnes, Planner Meador said one of the items for the Commission's consideration and feedback was how exterior art would be permitted. She said as part of project approval there would be a known artwork component to it, but staff suggested the actual artwork could be approved through the building permit process as the applicants continued to work with local artists to refine the exact location of the artwork. She said alternatively it could be reviewed

similar to a conformance memo such that once the artwork was determined it could return to the Planning Commission for review.

Case Creal, Gensler Architects, said his firm was working on a project in the Pioneer Square Preservation District, Seattle, Washington, with a similar question of what art was and how did they get it approved. He said that approving body had a particular concern that it was not signage, but there was no permitting process for art. He said separately CitizenM put together a panel, whose members were presented to that Board for approval. He said that panel was independent with a connection to CitizenM and were facilitating the process. He said it was local gallerists, artists, and neighbors who were providing expertise and guidance to that Board and providing guidance while allowing an artist to create art.

Chair Barnes said he liked the idea, but the process was unclear. Mr. Creal said there was an initial way the building and artwork were considered together by the referenced Preservation District Board to the point where the Board felt the building was working with a placeholder for art. He said they approved the building without knowing what the artwork would be. Replying further to Chair Barnes, Mr. Creal said in some CitizenM projects that artwork had been replaced on a seven-year basis and in others that the approving jurisdiction wanted the artwork permanent.

Replying to Chair Barnes regarding the request for 40 additional rooms, Mr. Lee said their business model was different from an investment standpoint. He said they invested heavily into the buildings but did not charge a lot of money for their use. He said it was not the best kind of investment when looked at from that scale. He said here they would be investing in a number of amenities like open space, landscaping and a restaurant and the bar design that their urban hotels did not typically have. He said through research they found that the employers in this area were generating 400 to 450 rooms up and down the Bay Area peninsula on a daily basis. He said that was a great deal of hotel consumption happening in other cities that they thought they could self-contain. He said also it was an appropriate amount of scale without being an egregious request that accommodated both their project feasibility sensitivities and the needs and the usage of this hotel in Menlo Park.

Replying to Chair Barnes, Mr. Sanderson said the windows were clear glass. He said they provided two levels of privacy within the room with a sheer blind for daytime privacy and a blackout blind for nighttime privacy. He said a technological feature of the room was that the room was able to track status as to whether someone was checked-in, whether the room was empty for the day, or checked in but no one was in the room with the blinds corresponding accordingly to mitigate energy consumption and solar impact.

Commissioner DeCardy said in general on the questions in the staff report that he thought the room increase was fine and the parking seemed creative. He said he liked the architectural design and materials and those worked with the Facebook area. He referred to energy use and the reference to LEED Platinum and asked if they were using all electricity. Mr. Creal said there was natural gas for boilers and cooking, but they were using a very efficient series of units that brought energy consumption down very low.

Commissioner DeCardy asked about the development cap of 400 hotel rooms and what that meant for the 40 additional rooms. Planner Perata said the ConnectMenlo General Plan had a

development cap of 400 hotel rooms. He said it was essentially first-come, first-serve. He said with projects on file there was more than 400 hotel rooms, which had been discussed at the City Council level. He said it was likely that one project would have to reduce the number of hotel rooms or apply for a General Plan amendment if they wanted to increase the cap for that. He said this project potentially might be one of the first to go through the process so the 40 rooms would likely be within the hotel room cap of 400.

Commissioner DeCardy said the arts component was welcome. He said whether artwork might be finalized through Planning Division staff review that he thought there had to be public engagement. He said having a lot of people signing off on an artwork was a recipe for a terrible piece of art but on the other hand some guidelines were desirable. He said this space would be highly visible for people coming into the community and for people going by it, and it would say something about Menlo Park. He said as they moved that aspect forward, he would encourage them to think about the history of what had come before in that space. He suggested that the art not simply reinforce the hip, new, avant-garde Facebook sensibility but be relevant to everyone with some interplay with what had been there before. He said he hoped they could find a way to do art at the location. He said in general the way they had looked at art in other places made sense.

Commissioner Strehl said regarding the artwork they would want to get input, but not necessarily decision making from the local community. She said although they were requesting to add 40 rooms the size of the building had been reduced by approximately half, which was significant.

Commissioner Riggs said he met with the applicant last week. He said regarding the suggestion of shared parking with Facebook that he had found their parking to be always full. He said it was not at all evident to him that the parking garage in the West Campus expansion project would have spare parking. He said to reduce the parking on the project from 240 to 120 spaces the Planning Commission would need to know that only 120 spaces were needed. He said right now he expected all the anticipated hotel guests were Facebook-related persons and he understood many of those housed in hotels currently were job applicants. He said if that particular group need decreased and the hotel was used more for meetings that he suspected persons coming in for several days would want to rent a car and visit scenic places. He said the architecture was refreshing and went with the Frank Gehry buildings. He said he was interested in how they would handle the podium level from a curiosity standpoint. He said he would like to see a render of the entry. He said at this point the entry looked pretty well refined from the progression of how a vehicle approached and how the rooms overhung an area that had particular openness, some depth and some invitation. He noted the new building with a lot of glass faced southwest and asked beyond blackout blinds and just meeting Title 24 what their considerations were to address solar impact.

Mr. Sanderson said they would have to meet Title 24 and in doing their energy modeling it would be clear glass. He said however that what was put into the glass to make it bird safe would have the potential to increase the energy performance of the glazing specification.

Commissioner Doran said the City had regulations regarding modulations. He said the center block seemed particularly long and he did not see any modulation there. Planner Meador said there were no modulation requirements for this property. She said its development regulations

were governed by the CDP for Facebook. She said it had height and setback requirements but no modulations requirement.

Commissioner Doran said he liked the modular construction and it had many advantages. He said one downside of it though was the strong grid. He said he heard the grid was part of a modern architectural aesthetic, but he found it blocky, boxy and unappealing. He said it was less offensive to him when it was on a high rise. He said he was not sure if they could do anything about that.

Mr. Sanderson said they embraced the clarity and honesty of the modular expression. He said one box was one room, it was how it was occupied and how it was fabricated. He said in terms of building modulation that was not really expressed at midscale of the module. He said it happened at the extreme scales so with the very large scale of the building, the modulation of the building mass and at the very personal and private scale of the individual user. He said there was a variation, but it was a much finer level of granularity. He said the strong abstract grid was very much activated by the people that inhabited it.

Commissioner Doran said he really liked what they had done with the kinks in the building and that helped break up what would have been a really long façade. He said he thought the middle module was really long and wondered if they could do anything with that, perhaps set back half of it.

Mr. Creal said on the Bayfront side there was a series of setbacks starting with the landscaping in the parking area. He said the lower volumes of the restaurant and meeting areas would help give more definition to that center zone. He said on the south side in particular the landscaping with the large specimen tree would help to change the scale there in interesting and important ways.

Commissioner Doran said for the record that he had met with the applicant last week and expressed his feelings then about the architecture.

Commissioner Tate said she also met with the applicant this week. She said she liked the project and that it fit within the area, noting Facebook. She said it was too bad the project had been approved before ConnectMenlo was but was glad they were seeing it again. She said regarding art that the community would definitely need to be involved with that, particularly the direct community that would be passing it more frequently. She said regarding building out the hotel staff she hoped there was priority hiring from the area.

Replying to Chair Barnes, Planner Perata said the Facebook West Campus Expansion Development Agreement applied to the entire site but components of it applied specifically to the hotel such as the TOT basis point increase of 1% more than the standard across the City. He said also the TOT guarantee of \$1.25 million annually had a commencement date when TE vacated the site.

Chair Barnes said the exterior from the Constitution Drive view seemed to be panelized and in looking through the architectural plans that most of them showed a smooth façade. He asked if the panels would be texturized. Mr. Sanderson said they were looking at a further development of the materials that had been submitted. He said their intent was they would be panelized on the

smooth facades, which would continue to break down and add more scale to the large expanses. Replying further to Chair Barnes, Mr. Sanderson said the finish was yet to be determined but given the kind of range of materials and the glossiness of the glass that there would be a counterpoint to something that would add more of a satiny luster.

Chair Barnes asked if the hotel would piggyback on the water recycling facilities that Facebook used in their office buildings. Fergus O'Shea, Facebook, said the equipment designed for the wastewater treatment at Buildings 21 and 22 was sized only for the amount of volume of wastewater from those buildings.

Commissioner Strehl said she had also met with the applicants and their representatives.

Summary of Commission Feedback

- Support in general for a modular building design but some concerns with the implementation of this specific modular design.
- Recommendations by some Commissioners to make the modules less obvious.
- Some Commissioners commented on the design of the building being compatible with the Facebook office buildings on-site.
- Support of the shared parking between the hotel and the Facebook parking garage but concern with the availability of parking in that garage.
- Support of the large-scale exterior artwork and recommendation to do additional outreach and work with the surrounding community on the type of artwork chosen for the building.
- Concerns with the proposed type of window screening. Consider exploring additional screening or sun shading options.
- Recommendation to prioritize hiring staff from the local community.

J. Informational Items

J1. Future Planning Commission Meeting Schedule

- Regular Meeting: July 29, 2019

Planner Perata said that he would not be at the July 29 meeting. He said Thomas Rogers would be the staff liaison. He said he probably would not be at the August 12 meeting and that Deanna Chow would be staff liaison if he was not.

Planner Perata said the July 29 meeting agenda would have a couple of single-family development projects, review of 115 El Camino Real architectural control and major subdivision with redevelopment of the hotel site there with multi-family and small commercial space. He said there would be an annual review of the 1300 El Camino Real project development agreement.

- Regular Meeting: August 12, 2019

Planner Perata said tentatively for this agenda they expected a number of single-family projects and possibly a report on the Heritage Tree Ordinance update.

- Regular Meeting: August 26, 2019

K. Adjournment

Chair Barnes adjourned the meeting at 10:14 p.m.

Staff Liaison: Kyle Perata, Principal Planner

Recording Secretary: Brenda Bennett

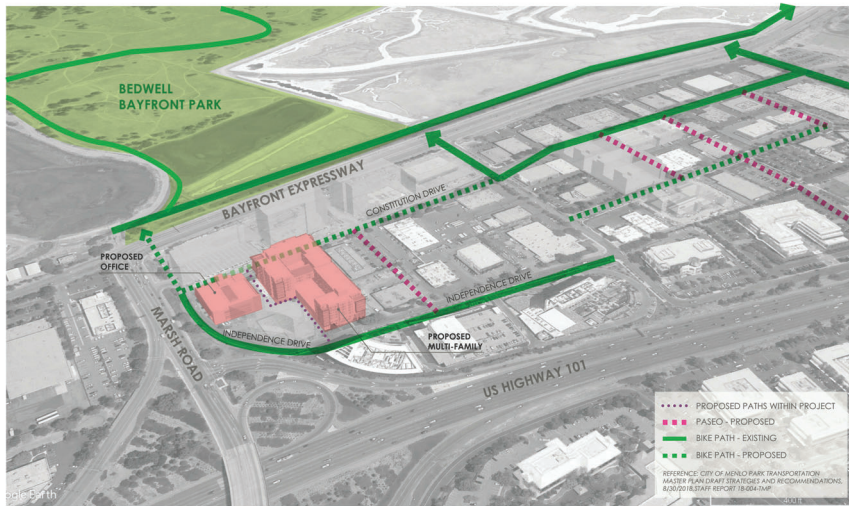
Approved by the Planning Commission on August 12, 2019



MENLO PORTAL
MULTI-FAMILY HOUSING & OFFICE
MENLO PARK, CA

Project highlights

Affordability	<ul style="list-style-type: none"> 15% multifamily units or 48 units to be below market rate BMR units located onsite, equitably distributed
Public open space	<ul style="list-style-type: none"> 12,575 SF publicly accessible open space in Central Plaza
Neighborhood benefit	<ul style="list-style-type: none"> ~1,600 SF on ground floor as dedicated benefit space
Connectivity	<ul style="list-style-type: none"> Central Plaza open space designed to connect site to walking and biking routes Satisfies minimum parking requirement w/ 1.02 spaces/unit for multifamily and ~3 spaces / 1000 SF for office building
Environmental	<ul style="list-style-type: none"> LEED Gold design standard and 100% renewable energy EV pre-wiring for 100% required parking and EV chargers for 15% of required parking



Project information

- Site area:** 3.20 acres / 139,565 SF
- Public open space:** 12,575 SF (Central Plaza)
- Average height:** 61.5 ft

Compliant?

Yes
Yes
Yes

Multifamily

- Unit count:** 320 units (100 units / acre, FAR ~223%)
- Vehicular parking:** 324 spaces
- Bicycle parking:** 480 long-term, 48 short-term

Yes
Yes
Yes

Office

- Gross square footage:** 34,708 SF (FAR ~24.9%)
- Vehicular parking:** 96 spaces (additional 10 motorcycle)
- Bicycle parking:** 6 long-term, 12 short-term

Yes
Yes
Yes





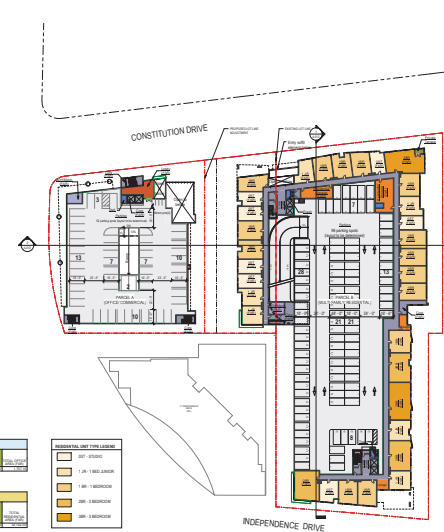
GREYSTAR | HM | BKF 100 YEARS | PGAdesign | MENLO PORTAL | MENLO PARK, CA | 05-20-19 | PROJECT VIEW - MULTI-FAMILY FROM CONSTITUTION DRIVE | A-004E



GREYSTAR | HM | BKF 100 YEARS | PGAdesign | MENLO PORTAL | MENLO PARK, CA | 05-20-19 | PROJECT VIEW - MULTI-FAMILY FROM CONSTITUTION DRIVE | A-004E



GREYSTAR | HM | BKF 100 YEARS | PGAdesign | MENLO PORTAL | MENLO PARK, CA | 05-20-19 | PLAN LEVEL R-01 | A-005



GREYSTAR | HM | BKF 100 YEARS | PGAdesign | MENLO PORTAL | MENLO PARK, CA | 05-20-19 | PLAN LEVEL R-02 | A-006



OFFICE AREA SUMMARY LEVEL 1				
OFFICE COMMONS	OFFICE COMMONS	OFFICE COMMONS	OFFICE COMMONS	OFFICE COMMONS
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RESIDENTIAL AREA SUMMARY LEVEL 1				
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RESIDENTIAL UNIT TYPE LABELS	
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OFFICE AREA SUMMARY LEVEL 1				
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OFFICE AREA SUMMARY LEVEL 1				
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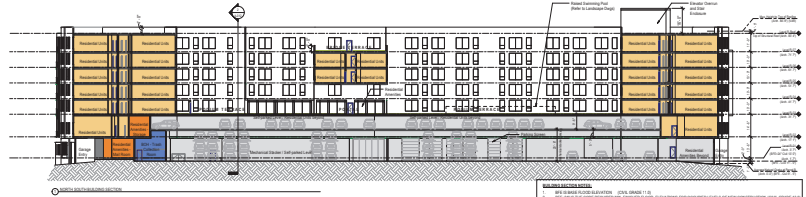
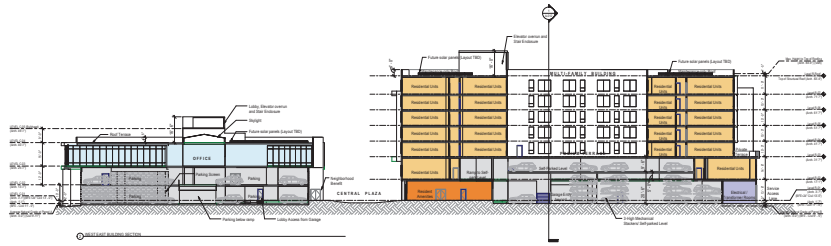
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OFFICE AREA SUMMARY LEVEL 1				
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RESIDENTIAL UNIT TYPE LABELS	
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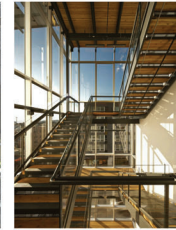
Multifamily Inspiration Image 1 - Facade Orientation for Views and Solar Optimization



Multifamily Inspiration Image 2 - Projecting Bays



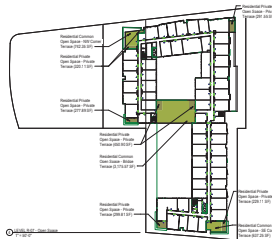
Office Inspiration Image 3 - Porosa & Dynamic Parking Screens



Office Inspiration Image 4 - Plentiful Stair to Encourage Usage



Office Inspiration Image 5 - Expression of Office Use



Municipal Code 16.45120 (4) - Open Space:
All development in the Residential-Mixed Use district shall provide a minimum amount of open space equal to 25% of the total lot area, with a minimum amount of publicly accessible open space equal to 25% of the total required open space area.

One hundred (100) square feet of open space per unit shall be created as common open space. In the case of a mix of private and common open space, such common open space shall be provided at a ratio equal to one and one-quarter (1.25) square feet for each one (1) square foot of private open space that is not provided.

Project Requirements - Open Space:

25% of the Total Site Area (139,565 SF) = 34,891.25 SF Open Space Required

25% of Required Open Space (34,891.25 SF) = 8,722.81 SF Public Open Space Required

80 SF of Private Open Space per dwelling unit

✓ **Project Compliance - Open Space:**
53,674.67 SF of Open Space provided by design (38.46% of Total Site Area)

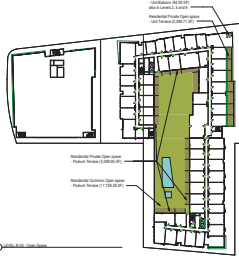
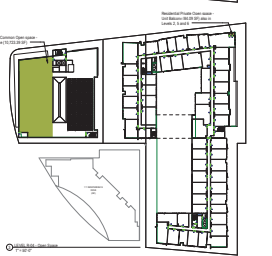
Includes:
Public Open Space: 12,575.26 SF
Private & Common Open Space: 41,099.62 SF

PUBLIC OPEN SPACE: 12,575.26 SF

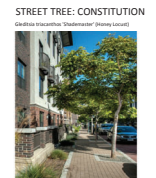
PRIVATE OPEN SPACE: 8,092.77 SF

COMMON OPEN SPACE: 33,006.85 SF

Open Space Summary by Levels:
Refer to Sheet A-002b for more detailed open space calculation



STREET LEVEL LANDSCAPE ELEMENTS



CENTRAL PLAZA TREES



UNDERSTORY PLANTING



COLUMNAR TREE AT SERVICE ACCESS DRIVE



BIKE RACKS



TRASH RECEPTACLE

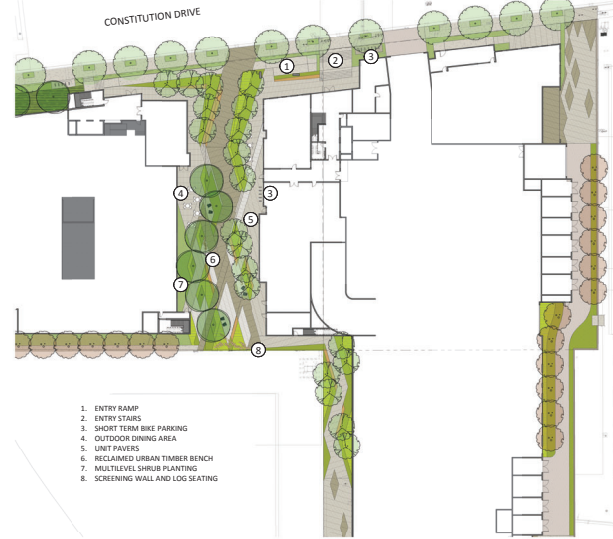


STREET LEVEL LANDSCAPE PLAN - OVERALL VIEW





CENTRAL PLAZA & FRONT ENTRIES LANDSCAPE PLAN ENLARGEMENTS



1. ENTRY RAMP
2. ENTRY STAIRS
3. SHORT TERM BIKE PARKING
4. OUTDOOR DINING AREA
5. UNIT FAVES
6. RECLAIMED URBAN TIMBER BENCH
7. MULTILEVEL SHRUB PLANTING
8. SCREENING WALL AND LOG SEATING

PAVING & STAIRS BLENDING WITH TIMBER ELEMENTS



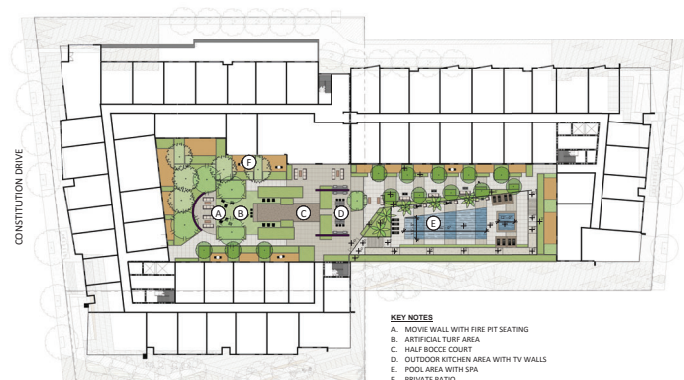
URBAN TIMBER BENCHES WITH ADIRONDACK CHAIRS



SCREENING WALL WITH END OF LOG SEATING



RESIDENTIAL COURTYARD LANDSCAPE PLAN - (LEVEL 3)



- KEY NOTES**
- A. MOVIE WALL WITH FIRE PIT SEATING
 - B. ARTIFICIAL TURF AREA
 - C. HALF BOCCO COURT
 - D. OUTDOOR KITCHEN AREA WITH TV WALLS
 - E. POOL AREA WITH SPA
 - F. PRIVATE PATIO

POOL AREA



MOVIE WALL



BOCCO COURT



FOCAL TREES NEAR BOCCO COURT



AMENITY ROOM OPENING OUT INTO KITCHEN AREA





PROJECT ADDRESSES
 101 CONSTITUTION DRIVE - COMMERCIAL (PARCEL A SITE AREA 36,057SF)
 115 INDEPENDENCE DRIVE AND 110 CONSTITUTION DRIVE - MULTI-FAMILY RESIDENTIAL (PARCEL B SITE AREA 103,508SF)



ZONING: R-MU-B Zoning District (Bonus level development)
 SITE AREA: 3.20 Acres i.e., 139,565 SF (Parcel A 36,057SF + Parcel B 103,508SF)

COMMERCIAL FLOOR AREA SUMMARY:
 MAX. ALLOWED FAR % 25% of the Total Site Area = 34,891.25 SF
 MAX. ALLOWED FLOOR AREA (139,565 SF X 0.25)

OFFICE GSF (Office Total Built Area (Excludes Parking)) Includes "NEIGHBORHOOD BENEFIT" of 1,607.95 SF at Level 01
 FAR % PROVIDED 24.87%

MULTIFAMILY FLOOR AREA SUMMARY:
 MAX. ALLOWED FAR % 225% of the Total Site Area = 314,021.25 SF
 MAX. ALLOWED FLOOR AREA (139,565 SF X 2.25)

MULTIFAMILY GSF (Residential Total Built Area excludes Parking, Trash & Utility shafts)
 FAR % PROVIDED 223.08%

UNIT COUNT SUMMARY: 320 Units on net lot area of 3.20 acres (100 dwelling units/acre)

MULTI-FAMILY HOUSING (320 UNITS) AND OFFICE PROJECT - AREA SUMMARY

Area Schedule ("VIZ" UNIT TYPE AREAS - MENLO PORTAL SCHEME A) - AREA SUMMARY																		
LEVEL	OFFICE GSF (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITIES (INCLUDED IN FAR)	OFFICE UTILITIES NOT INCLUDED (IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	OFFICE TOTAL BUILT AREA	RESID GSF	RESID. AMENITIES GSF	RESID. COMMON GSF	RESID UTILITIES (INCLUDED IN FAR)	RESID UTILITIES (NOT INCLUDED IN FAR)	RESID OPEN SPACE (NOT INCLUDED IN FAR)	RESID PARKING GSF (NOT INCLUDED IN FAR)	RESID TOTAL BUILT AREA	TOTAL BLDG GSF	TOTAL FAR (OFFICE-RESID)	
Level R-00f	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,978.62	0.00	0.00	0.00	0.00	1,978.62	1,978.62	1,978.62	
Level R-07	0.00	0.00	0.00	0.00	0.00	0.00	38,370.77	837.42	7,669.88	536.22	790.17	6,327.82	0.00	0.00	47,413.30	54,521.28	47,413.30	
Level R-06	0.00	0.00	0.00	0.00	0.00	0.00	44,067.74	1,587.38	7,947.08	535.23	867.75	84.09	0.00	0.00	54,137.42	55,089.27	54,137.42	
Level R-05	0.00	0.00	0.00	0.00	0.00	0.00	44,067.74	1,587.38	7,947.08	535.23	867.75	84.09	0.00	0.00	54,137.42	55,089.27	54,137.42	
Level R-04	0.00	381.85	1,210.49	0.00	70.36	0.00	10,723.39	1,572.34	42,602.77	353.17	7,338.08	960.35	84.09	0.00	50,894.37	64,143.38	52,426.71	
Level R-03	25,861.35	628.03	636.54	0.00	66.98	0.00	25,927.89	39,728.40	3,288.62	7,250.64	546.22	632.77	23,712.04	0.00	60,791.48	103,302.28	177,719.37	
Level R-02	0.00	0.00	1,507.57	249.60	66.08	0.00	21,273.61	0.00	1,757.16	22,609.82	1,823.67	7,419.91	289.10	330.88	84.09	52,043.33	32,142.50	95,897.66
Level R-01	0.00	1,607.56	1,915.39	927.11	400.56	0.00	20,184.61	4,088.70	4,450.44	0.00	8,855.92	6,534.63	4,095.75	1,108.59	6,486.56	52,837.50	19,886.30	111,443.27
Grand Total	25,861.35	2,597.80	5,271.99	1,176.70	603.62	0.00	41,458.22	14,812.09	34,707.84	231,444.24	18,313.86	54,486.22	7,897.09	5,826.20	38,862.78	92,880.84	311,341.41	540,493.01

- NOTES:
 1. TOTAL OFFICE AREAS ARE SUM OF ALL OFFICE AREAS INCLUDED IN FAR.
 2. THE OFFICE AMENITY SPACE AT LEVEL 01 IN THE OFFICE BUILDING IS DESIGNATED TO BE A NEIGHBORHOOD BENEFIT (REFER TO LEVEL 01 FLOOR PLAN IN SHEET A-005).
 3. TOTAL RESIDENTIAL BUILT AREAS ARE SUM OF ALL RESIDENTIAL AREAS INCLUDED IN FAR.
 4. TOTAL BUILDING GSF INCLUDE ALL AREAS (INCLUDED IN FAR AND NOT INCLUDED IN FAR) FOR OFFICE AND RESIDENTIAL BUILDINGS.
 5. TOTAL FAR (OFFICE + RESID) IS INCLUSIVE OF THE EXTERIOR WALLS

MULTI-FAMILY - UNIT COUNT AND UNIT MIX

Area Schedule ("VIZ" UNIT TYPE AREAS - MENLO PORTAL SCHEME A) - UNIT SUMMARY	STUDIO	JR 1 BR	1 BR	2 BR	3 BR	# UNITS
Level R-07	8	18	24	4	1	55
Level R-06	7	18	25	8	2	60
Level R-05	7	18	25	8	2	60
Level R-04	7	15	23	10	2	57
Level R-03	11	16	21	6	2	56
Level R-02	7	6	14	3	2	32
Grand Total	47	91	132	39	11	320

NET TARGET TYP. UNIT SIZES
 650 630 700 1000 1300
 UNIT MIX 14.69% 28.44% 41.25% 12.19% 3.44% 100.00%

OFFICE - PARKING REQUIREMENTS & PROVISIONS		
REQUIRED	PROVIDED	
Vehicular Parking 2-3 spaces/1000sf (70-105 spaces)	2,77 spaces/1000sf (96 spaces)	
Bike Parking 1 space per 5000sf (i.e., 7 spaces (80% Long Term (8 spaces) (20% Short Term (2 spaces)))	6 spaces in Level 1 Garage 12 spaces at office entry	
Motorcycle Parking Not required	10 provided in Levels 1 & 2	

MULTIFAMILY - PARKING REQUIREMENTS & PROVISIONS
 REQUIRED: 1 space/unit (320 vehicular spaces)
 PROVIDED: 244 spaces (Parking Ratio 1.02 spaces/unit)

AVERAGE BUILDING HEIGHT SUMMARY
 AVERAGE BUILDING HEIGHT = 61.5' (< 62.5' Max. Height)
 NOTE: BUILDING HEIGHTS ARE MEASURED FROM AVERAGE NATURAL GRADE. REFER A-010 FOR LEVEL HEIGHTS. RESIDENTIAL ROOF CORE AREA IS NOT INCLUDED IN THE BUILDING HEIGHT CALCULATION. THE RESIDENTIAL ROOF IS FOR MAINTENANCE ACCESS ONLY. ROOF HEIGHT CALCULATION DOES NOT INCLUDE PARAPET HEIGHTS.

REFER A-011 PLAN LEVEL R-00F FOR DETAILED CALCULATIONS

PARCEL A (SITE AREA 36,057SF)
 PUBLIC OPEN SPACE 25% of Req. Open Space 2,253.56 SF

PARCEL B (SITE AREA 103,508SF)
 PUBLIC OPEN SPACE 25% of Req. Open Space 6,489.25 SF

OPEN SPACE REQUIRED PER CHAPTER 16.45 R-MU DISTRICT 16.45.03 RESIDENTIAL STANDARDS (A) (C)
 8,092.77 SF
 17,507.23 SF x 1.25
 = 21,884.04 SF

RES. PRIVATE OPEN SPACE
 Residential Private Open Space Required (80 SF/Unit) = 25,600.00 SF
 Residential Private Open Space Provided = 8,092.77 SF
 Residential Private Open Space Not Provided = 17,507.23 SF

TOTAL RESIDENTIAL UNITS = 320
 Residential Common Open Space Provided = 22,283.45 SF (is > than 21,884.04 required)

OPEN SPACE AREA SUMMARY BY LEVELS

Level	OFFICE COMMON OPEN SPACE					RESIDENTIAL COMMON OPEN SPACE		RESIDENTIAL PRIVATE OPEN SPACE		TOTAL
	OFFICE COMMON OPEN SPACE	RESIDENTIAL COMMON OPEN SPACE	RESIDENTIAL PRIVATE OPEN SPACE	RESIDENTIAL COMMON OPEN SPACE	RESIDENTIAL PRIVATE OPEN SPACE	RESIDENTIAL COMMON OPEN SPACE	RESIDENTIAL PRIVATE OPEN SPACE			
Level R-07	0.00	0.00	0.00	4,555.17	1,772.65				6,327.82	
Level R-06	0.00	0.00	0.00	0.00	84.09				84.09	
Level R-05	0.00	0.00	0.00	0.00	84.09				84.09	
Level R-04	0.00	10,723.39	0.00	0.00	84.09				10,807.49	
Level R-03	0.00	0.00	0.00	17,728.28	5,983.75				23,712.04	
Level R-02	0.00	0.00	0.00	0.00	84.09				84.09	
Level R-01	4,088.70	0.00	8,486.56	0.00	0.00				12,575.26	
Grand Total	4,088.70	10,723.39	8,486.56	22,283.45	8,092.77				53,674.88	

OPEN SPACE SUMMARY - PROJECT SITE (Refer sheet A-014 for Zoning Compliance - Open Space Diagrams and Calculations)

MULTI-FAMILY HOUSING & OFFICE PROJECT SITE AREA (Parcel A+Parcel B) = 139,565 SF (Refer to sheet C-004 for Parcel Information)

CALCULATION FOR THE COMBINED PROJECT (SITE AREA 139,565 SF)	REQUIRED (%)	REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
OFFICE OPEN SPACE	25% of Site Area	34,891.25 SF	53,674.88 SF (i.e., 38.46% of Total Site Area)
PUBLIC OPEN SPACE	25% of Min. Open Space	8,722.81 SF	12,575.26 SF (Central Plaza (i.e., 36.04% of Req. Open Space)

OPEN SPACE SUMMARY - FOR INDIVIDUAL PARCELS (A & B) - Refer to sheet C-004 for Parcel Information

CALCULATION FOR OFFICE BUILDING OPEN SPACE	REQUIRED (%)	REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
OFFICE OPEN SPACE	25% of Site Area	9,014.25 SF	14,812.09 SF (i.e., 4,800.70 SF (Central Plaza in Parcel A) + 10,723.39 SF (Office Common Roof Terrace) (41.07% of Site Area)

PARCEL A (SITE AREA 36,057SF)
 PUBLIC OPEN SPACE 25% of Req. Open Space 2,253.56 SF

PARCEL B (SITE AREA 103,508SF)
 PUBLIC OPEN SPACE 25% of Req. Open Space 6,489.25 SF

OPEN SPACE REQUIRED PER CHAPTER 16.45 R-MU DISTRICT 16.45.03 RESIDENTIAL STANDARDS (A) (C)
 8,092.77 SF
 17,507.23 SF x 1.25
 = 21,884.04 SF

RES. PRIVATE OPEN SPACE
 Residential Private Open Space Required (80 SF/Unit) = 25,600.00 SF
 Residential Private Open Space Provided = 8,092.77 SF
 Residential Private Open Space Not Provided = 17,507.23 SF

TOTAL RESIDENTIAL UNITS = 320
 Residential Common Open Space Provided = 22,283.45 SF (is > than 21,884.04 required)

OFFICE BUILDING CODE SUMMARY

CHAPTER 7 - OCCUPANCY GROUPS
SECTION 7.02 - OCCUPANCY GROUPS
SECTION 7.02.01 - OCCUPANCY GROUPS
SECTION 7.02.02 - OCCUPANCY GROUPS

CHAPTER 8 - ALLOWABLE HEIGHTS AND AREAS
SECTION 8.01 - ALLOWABLE HEIGHTS AND AREAS
SECTION 8.01.01 - ALLOWABLE HEIGHTS AND AREAS
SECTION 8.01.02 - ALLOWABLE HEIGHTS AND AREAS

CHAPTER 9 - FIRE PROTECTION SYSTEMS
SECTION 9.01 - FIRE PROTECTION SYSTEMS
SECTION 9.01.01 - FIRE PROTECTION SYSTEMS
SECTION 9.01.02 - FIRE PROTECTION SYSTEMS

CHAPTER 10 - MEANS OF EGRESS
SECTION 10.01 - MEANS OF EGRESS
SECTION 10.01.01 - MEANS OF EGRESS
SECTION 10.01.02 - MEANS OF EGRESS

CHAPTER 11 - HOUSING ACCESSIBILITY
SECTION 11.01 - HOUSING ACCESSIBILITY
SECTION 11.01.01 - HOUSING ACCESSIBILITY
SECTION 11.01.02 - HOUSING ACCESSIBILITY

CHAPTER 12 - FIRE AND SMOKE PROTECTION FEATURES
SECTION 12.01 - FIRE AND SMOKE PROTECTION FEATURES
SECTION 12.01.01 - FIRE AND SMOKE PROTECTION FEATURES
SECTION 12.01.02 - FIRE AND SMOKE PROTECTION FEATURES

CHAPTER 13 - ACCESSIBILITY FOR PHYSICALLY HANDICAPPED
SECTION 13.01 - ACCESSIBILITY FOR PHYSICALLY HANDICAPPED
SECTION 13.01.01 - ACCESSIBILITY FOR PHYSICALLY HANDICAPPED
SECTION 13.01.02 - ACCESSIBILITY FOR PHYSICALLY HANDICAPPED

MULTI-FAMILY BUILDING CODE SUMMARY

CHAPTER 7 - OCCUPANCY GROUPS
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SECTION 7.02.01 - OCCUPANCY GROUPS
SECTION 7.02.02 - OCCUPANCY GROUPS

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MULTI-FAMILY BUILDING CODE SUMMARY

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SECTION 13.01.02 - ACCESSIBILITY FOR PHYSICALLY HANDICAPPED

PROJECT SUMMARY

MULTI-FAMILY BUILDING (MF-4)
PROJECT ADDRESS
PROJECT CITY
PROJECT COUNTY
PROJECT STATE
PROJECT ZIP
PROJECT DATE

COMMERICAL OFFICE BUILDING (OF-1)
PROJECT ADDRESS
PROJECT CITY
PROJECT COUNTY
PROJECT STATE
PROJECT ZIP
PROJECT DATE

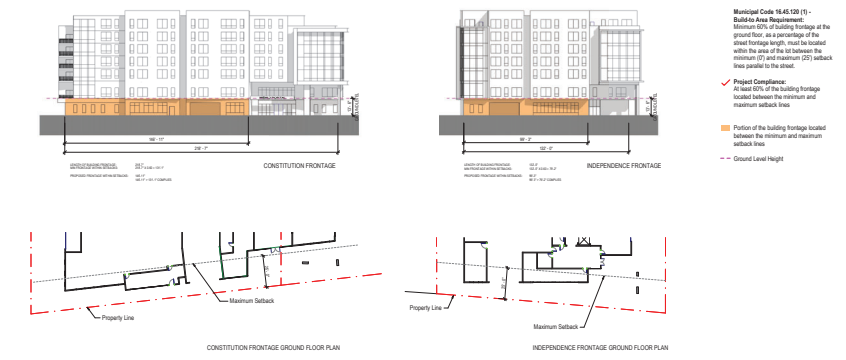
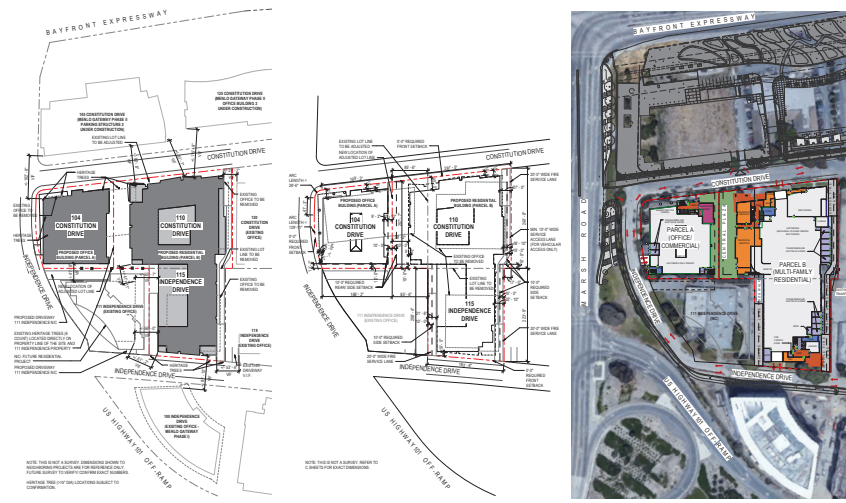
CODES USED
INTERNATIONAL RESIDENTIAL CODE BOOK (IRC)
INTERNATIONAL BUILDING CODE (IBC)
INTERNATIONAL FIRE CODE (IFC)
INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC)
INTERNATIONAL ELECTRICAL CODE (NEC)
INTERNATIONAL ENERGY EFFICIENCY CODE (IECC)
INTERNATIONAL SCHEDULED TRAFFIC CONTROL AND SIGNALING CODE (STC)
INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC)
INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC)
INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC)

PROJECT SUMMARY
PROJECT ADDRESS
PROJECT CITY
PROJECT COUNTY
PROJECT STATE
PROJECT ZIP
PROJECT DATE

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PROJECT STATE
PROJECT ZIP
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PROJECT SUMMARY
PROJECT ADDRESS
PROJECT CITY
PROJECT COUNTY
PROJECT STATE
PROJECT ZIP
PROJECT DATE



CONSTITUTION FRONTAGE GROUND FLOOR PLAN | INDEPENDENCE FRONTAGE GROUND FLOOR PLAN

Municipal Code 16.45.020 (1) - Build-to-Area Requirement:
 Minimum 25% of building frontage at the ground floor, as a percentage of the street frontage length, must be located within the area of the lot between the minimum (25%) and maximum (25%) setbacks lines parallel to the street.

Project Compliance:
 60% of the building frontage located between the minimum and maximum setback lines.
 100% of the building frontage located between the minimum and maximum setback lines.
 - - - Ground Level Height

OFFICE AREA SUMMARY - ROOF LEVEL			
OFFICE AREA	Area (Sq Ft)	Count	Average Height (ft)
Office Area 1	10,000	10	10.00
Office Area 2	10,000	10	10.00
Office Area 3	10,000	10	10.00
Office Area 4	10,000	10	10.00
Office Area 5	10,000	10	10.00
Office Area 6	10,000	10	10.00
Office Area 7	10,000	10	10.00
Office Area 8	10,000	10	10.00
Office Area 9	10,000	10	10.00
Office Area 10	10,000	10	10.00
TOTAL	100,000	100	10.00



CONSTITUTION ELEVATION



INDEPENDENCE ELEVATION

Municipal Code 16.45120 (2) - Minor Building Modulations:
 10' for a minimum of 75% of the building face along public streets for the building's upper stories. A maximum of 25% of the building face along public streets may be exempted from this standard in order to provide architectural variation.

✓ **Project Compliance:**
 Building steps back at least 10' for 75% of the building face on the upper stories.

■ Stepped back portion of the building

— Base Height



CONSTITUTION ELEVATION



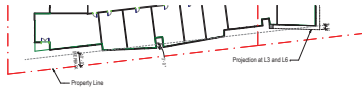
INDEPENDENCE ELEVATION

Municipal Code 16.45120 (2) - Building Projections:
 Maximum 8' from the required setback for portions of the building above the ground floor.

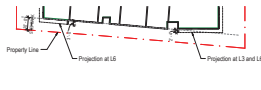
✓ **Project Compliance:**
 All building projections are within 8' from required setback.

■ Building projection beyond required setback

— Ground level height



CONSTITUTION FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)



INDEPENDENCE FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)



CONSTITUTION ELEVATION



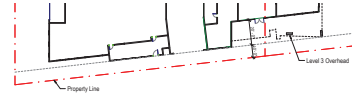
INDEPENDENCE ELEVATION

Municipal Code 16.45120 (2) - Major Building Modulations:
 Minimum one recess of 15' wide by 10' deep per 200' of facade length facing publicly accessible spaces (streets, open spaces, and parks) applicable from the ground level to the top of the building's base height.

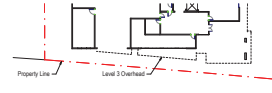
✓ **Project Compliance:**
 At least one major building recess provided every 200' of facade on Constitution elevation. Not applicable for Independence elevation since the facade length is less than 200'.

■ Major building recess

— Base Height



CONSTITUTION FRONTAGE GROUND FLOOR PLAN



INDEPENDENCE FRONTAGE GROUND FLOOR PLAN



WEST ELEVATION FACING CENTRAL PLAZA

Municipal Code 16.45120 (2) - Minor Building Modulations:
 Minimum one recess of 15' wide by 10' deep per 200' of facade length facing publicly accessible spaces (streets, open spaces, and parks) applicable from the ground level to the top of the building's base height.

✓ **Project Compliance:**
 At least one minor building recess provided every 200' of facade on Constitution elevation. Not applicable for Independence elevation since the facade length is less than 200'.

■ Minor building recess

— Base height



WEST FRONTAGE GROUND FLOOR PLAN



CONSTITUTION ELEVATION



INDEPENDENCE ELEVATION

Municipal Code 16.45120 (2) - Minor Building Modulations:
 Minimum recess of 15' wide by 10' deep per 200' of facade length facing publicly accessible spaces (streets, open spaces, and parks).

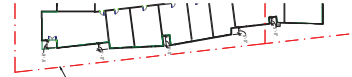
Building projections spaced no more than 50' apart with a minimum of 2' depth and 2' width may satisfy this requirement in lieu of a recess.

✓ **Project Compliance:**
 At least one minor building recess or building projection provided every 50' of facade.

■ Minor building recess

■ Building projections

— Base height



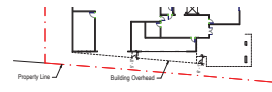
CONSTITUTION FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)



INDEPENDENCE FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)



CONSTITUTION FRONTAGE GROUND FLOOR PLAN



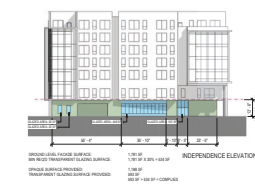
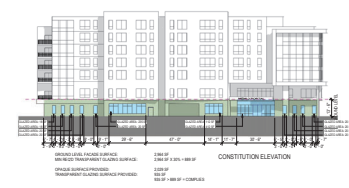
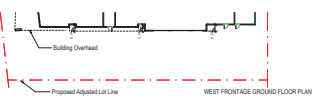
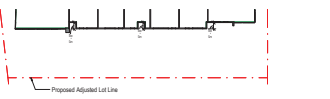
INDEPENDENCE FRONTAGE GROUND FLOOR PLAN



Municipal Code 16.45120 (2) - Minor Building Modifications:
 Minimum recess of 5' wide by 2' deep per 50' of facade length facing publicly accessible spaces (parks, open space, and plazas).
 Building projections spaced to more than 50' apart with a minimum of 5' depth and 5' width may satisfy this requirement in lieu of recess.

Project Compliance:
 At least one minor building recess or building projection provided every 50' of facade.

- Minor building recess
- Building projections
- Base height



Municipal Code 16.45120 (3) - Ground Floor Transparency:
 Minimum 30% for residential uses of the ground floor facade that must provide visual transparency.
Project Compliance:
 Transparent glazing exceeds 30% of the ground floor facade.

- Ground level transparent glazing surface
- Ground level opaque surface
- Ground level height



Municipal Code 16.45120 (3) - Minimum Ground Floor Height Along Street Frontage:
 10' for residential uses.
Project Compliance:
 The ground level is 10'.

- Ground level
- Ground level height



Municipal Code 16.45120 (3) - Garage Entrances:
 Maximum 24' opening for two-way entrance.
Project Compliance:
 A 24' opening for two-way vehicular entrance is provided on Independence and Constitution.

- Garage opening



Municipal Code 16.45120 (3) - Building Entrances:
 One entrance every 100' of building length along a public street or plaza.
Project Compliance:
 At least one entrance is provided every 100'.

- Building entrance





CONSTITUTION ELEVATION

NOTE: RE-ARRANGED OR DAMPED ALONG CONSTITUTION



INDEPENDENCE ELEVATION

NOTE: RE-ARRANGED OR DAMPED ALONG INDEPENDENCE

Municipal Code 16.45139 (3) - Awnings, Signs, and Canopies:
Maximum 7' horizontal projection

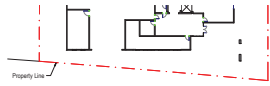
✓ **Project Compliance:**
All awnings and canopies project less than 7' horizontally from face of building. A minimum vertical clearance of 8' from building grade to the bottom of the projection is required.

■ Projecting awning and canopy



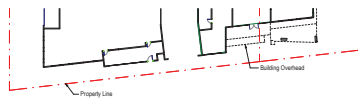
WEST ELEVATION FACING PUBLIC OPEN SPACE

NOTE: RE-ARRANGED OR DAMPED ALONG PUBLIC OPEN SPACE



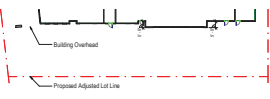
INDEPENDENCE FRONTAGE GROUND FLOOR PLAN

Property Line



CONSTITUTION FRONTAGE GROUND FLOOR PLAN

Property Line



WEST FRONTAGE GROUND FLOOR PLAN

Building Overhead

Proposed Adjusted Lot Line



CONSTITUTION ELEVATION



INDEPENDENCE ELEVATION

Municipal Code 16.45139 (4) - Roof Line:
Roof lines and eaves adjacent to street frontage buildings shall vary across a building, including four-foot minimum height modulation to break visual monotony and create a visually pleasing skyline as seen from public streets.

✓ **Project Compliance:**
Roof line varies across the building, including a four-foot minimum height modulation.

— Roof line

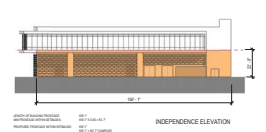


WEST ELEVATION FACING PUBLIC OPEN SPACE



CONSTITUTION ELEVATION

MINIMUM BUILDING SETBACK: 10 FT. (10'-0")
MINIMUM BUILDING SETBACK: 10 FT. (10'-0")
MINIMUM BUILDING SETBACK: 10 FT. (10'-0")



INDEPENDENCE ELEVATION

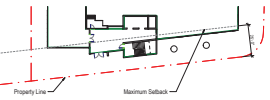
MINIMUM BUILDING SETBACK: 10 FT. (10'-0")
MINIMUM BUILDING SETBACK: 10 FT. (10'-0")
MINIMUM BUILDING SETBACK: 10 FT. (10'-0")

Municipal Code 16.45139 (1) - Building Area Requirement:
Minimum 60% of building footage at the ground floor, and percentage of the street footage length, shall be located within the area of the lot between the minimum (5') and maximum (25') setback lines parallel to the street.

✓ **Project Compliance:**
At least 60% of the building footage located between the minimum and maximum setback lines.

■ Portion of the building footage located between the minimum and maximum setback lines

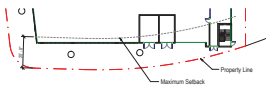
— Ground Level Height of Office Use



CONSTITUTION FRONTAGE GROUND FLOOR PLAN

Property Line

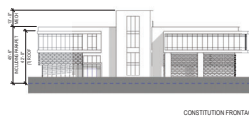
Maximum Setback



INDEPENDENCE FRONTAGE GROUND FLOOR PLAN

Property Line

Maximum Setback

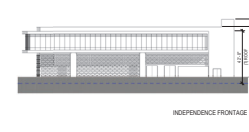


CONSTITUTION FRONTAGE

MINIMUM BUILDING SETBACK: 10 FT. (10'-0")

MINIMUM BUILDING SETBACK: 10 FT. (10'-0")

MINIMUM BUILDING SETBACK: 10 FT. (10'-0")



INDEPENDENCE FRONTAGE

MINIMUM BUILDING SETBACK: 10 FT. (10'-0")

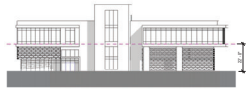
MINIMUM BUILDING SETBACK: 10 FT. (10'-0")

MINIMUM BUILDING SETBACK: 10 FT. (10'-0")

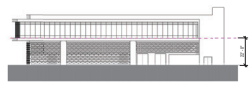
Municipal Code 16.45139 (2) - Base Height:
Maximum 45' height of a building at the minimum setback (5') of street. Proportions within the base zone or adjacent to building and area level line are allowed a 15-foot height increase.

✓ **Project Compliance:**
Maximum height of the building at the minimum setback is less than 50' (45'-10'-0").

--- Street level (2' if below L1 finished floor)

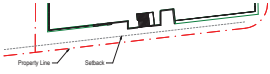


CONSTITUTION ELEVATION

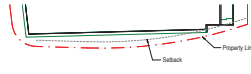


INDEPENDENCE ELEVATION

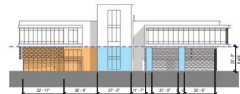
Municipal Code 16.45.130 (2) - Building Projections
 Maximum 5' depth of allowable building projections from the required setback for portions of the building above the ground floor.
Project Compliance:
 All projections above the ground floor have maximum 5' depth.
 ■ Building Projections
 - Ground Level Height of Office Uses



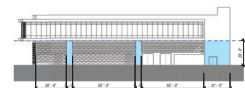
CONSTITUTION FRONTAGE UPPER LEVELS FLOOR PLAN (7TH FL)



INDEPENDENCE FRONTAGE UPPER LEVELS FLOOR PLAN (7TH FL)



CONSTITUTION ELEVATION

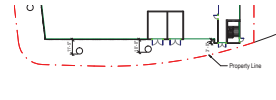


INDEPENDENCE ELEVATION

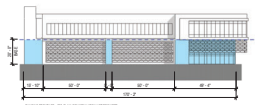
Municipal Code 16.45.130 (2) - Major Building Modifications
 From ground level to the top of the building's base height, provide minimum of one recess of 5' wide by 5' deep per 200' of facade length.
Project Compliance:
 All facades being publicly accessible spaces are less than 200' in length, and therefore no major building modifications required.
Minor Building Modifications:
 From ground level to the top of the building's base height, provide minimum recess of 5' wide by 5' deep per 50' of facade length for building facades facing publicly accessible spaces.
 Building projections spaced no more than 50 feet apart with a minimum of 3' depth and 2' width may satisfy this requirement in lieu of a recess.
Project Compliance:
 From ground level to the top of the building's base height, the minor modification requirement is satisfied through a combination of 5' wide by 5' deep recesses and 3' deep by 2' wide projections per 50' of facade.
 - Base Height
 ■ Building recess for minor modification
 ■ Building projection for minor modification



CONSTITUTION FRONTAGE GROUND FLOOR PLAN

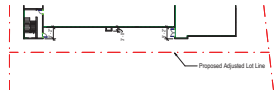


INDEPENDENCE FRONTAGE GROUND FLOOR PLAN

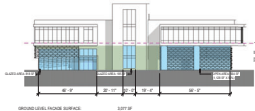


EAST ELEVATION FACING PUBLIC OPEN SPACE

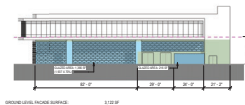
Municipal Code 16.45.130 (2) - Major Building Modifications
 From ground level to the top of the building's base height, provide minimum of one recess of 5' wide by 5' deep per 200' of facade length.
Project Compliance:
 All facades being publicly accessible spaces are less than 200' in length, and therefore no major building modifications required.
Minor Building Modifications:
 From ground level to the top of the building's base height, provide minimum recess of 5' wide by 5' deep per 50' of facade length for building facades facing publicly accessible spaces.
 Building projections spaced no more than 50 feet apart with a minimum of 3' depth and 2' width may satisfy this requirement in lieu of a recess.
Project Compliance:
 From ground level to the top of the building's base height, the minor modification requirement is satisfied through a combination of 5' wide by 5' deep recesses and 3' deep by 2' wide projections per 50' of facade.
 - Base Height
 ■ Building recess for minor modification
 ■ Building projection for minor modification



EAST FRONTAGE GROUND FLOOR PLAN



CONSTITUTION ELEVATION



INDEPENDENCE ELEVATION

Municipal Code 16.45.130 (3) - Ground Floor Transparency
 Minimum 50% of the ground floor for commercial uses that must provide visual transparency.
Project Compliance:
 Transparent glazing exceeds 50% of the ground floor facade.
 ■ Ground level transparent glazing surface
 ■ Ground level opaque surface
 - Ground level height

MINOR LEVEL FLOOR SURFACE: 0.00 FT
 MINOR LEVEL FLOOR SURFACE: 0.00 FT
 OFFICE SURFACE FINISH: 1.00 FT
 OFFICE SURFACE FINISH: 1.00 FT
 TRANSPARENT GLAZING SURFACE FINISH: 1.00 FT
 TRANSPARENT GLAZING SURFACE FINISH: 1.00 FT

MINOR LEVEL FLOOR SURFACE: 0.00 FT
 MINOR LEVEL FLOOR SURFACE: 0.00 FT
 OFFICE SURFACE FINISH: 1.00 FT
 OFFICE SURFACE FINISH: 1.00 FT
 TRANSPARENT GLAZING SURFACE FINISH: 1.00 FT
 TRANSPARENT GLAZING SURFACE FINISH: 1.00 FT

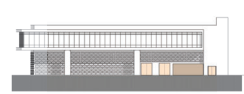


INDEPENDENCE ELEVATION

Municipal Code 16.45.130 (3) -
Garage Entrances:
Maximum 24' opening for two-way
entrance.
Project Compliance:
A 24' opening for two-way vehicular
entrance is provided on Independence.
Garage opening



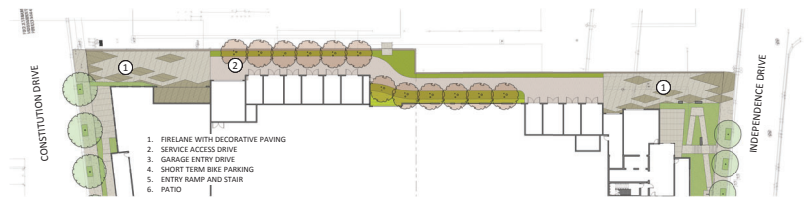
CONSTITUTION ELEVATION



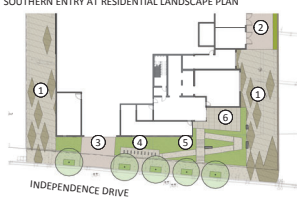
INDEPENDENCE ELEVATION

Municipal Code 16.45.130 (3) -
Building Entrances:
At least one entrance per public street
frontage.
Project Compliance:
At least one entrance per public street
frontage is provided.
Building entrance

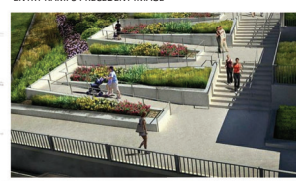
FIRELANE & SERVICE ACCESS DRIVE AT EAST SIDE LANDSCAPE PLAN



SOUTHERN ENTRY AT RESIDENTIAL LANDSCAPE PLAN



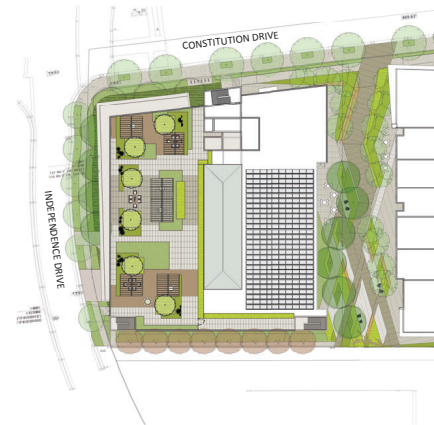
ENTRY RAMPS PRECEDENT IMAGE



DECORATIVE PAVING PRECEDENT IMAGE



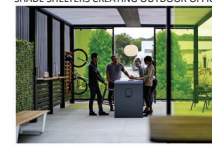
OFFICE/ COMMERCIAL LANDSCAPE PLAN



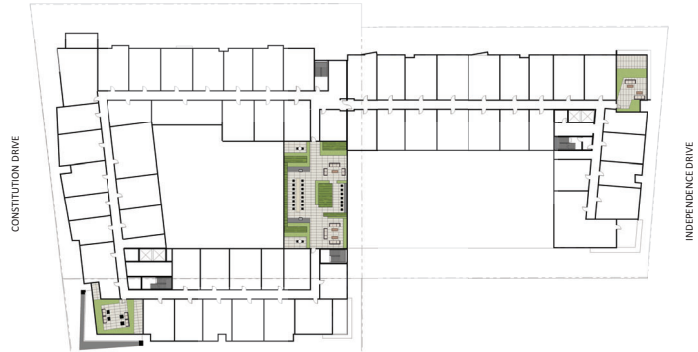
LOW PLANTING FORMING OUTDOOR ROOMS



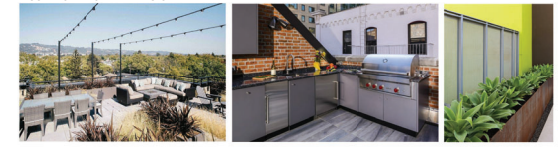
SHADE SHELTERS CREATING OUTDOOR OFFICE ROOMS

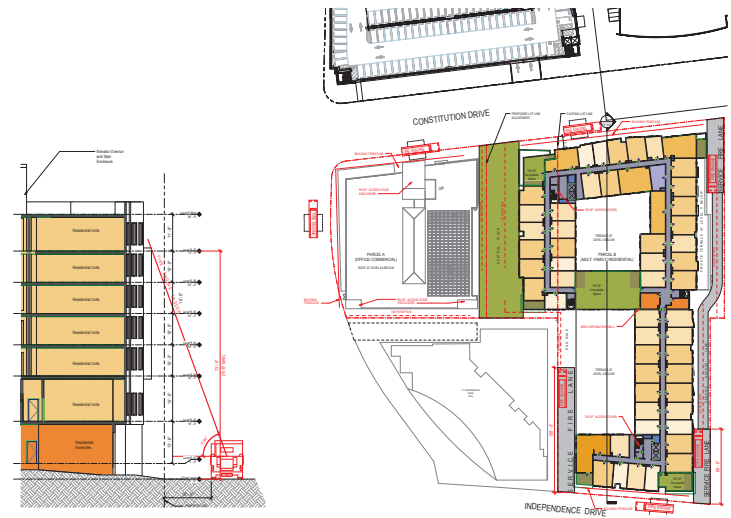
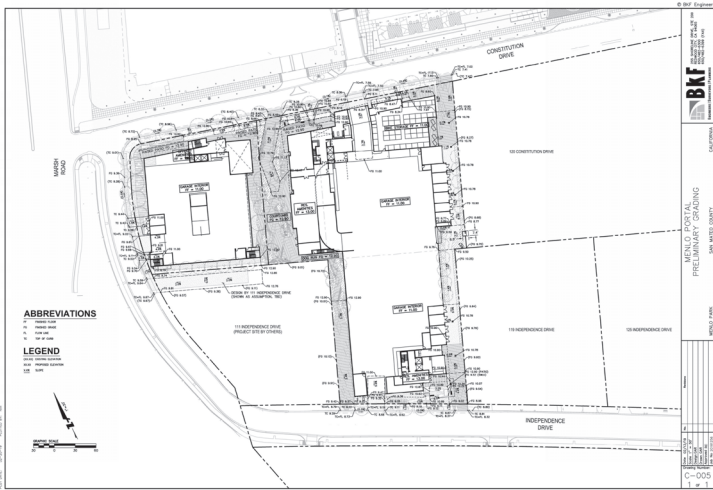
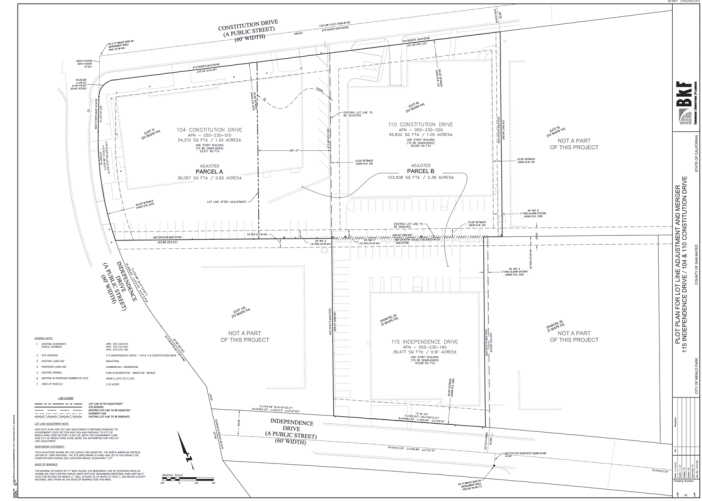
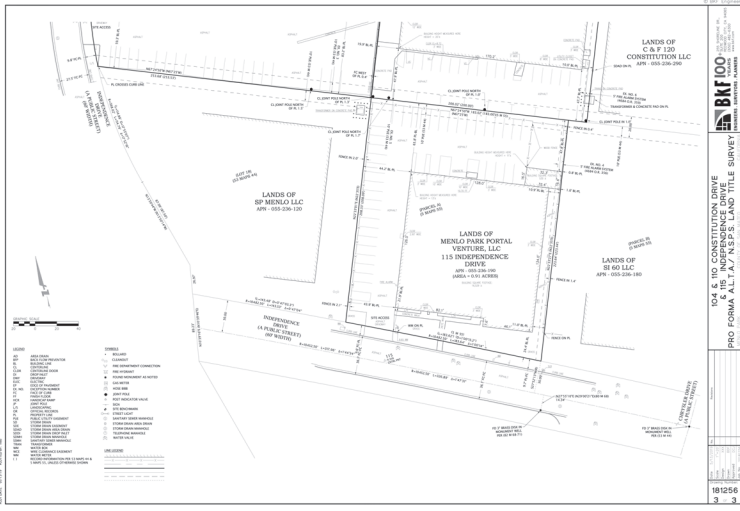


ROOF DECK LANDSCAPE PLANS



ROOF DECK PRECEDENT IMAGES





To: Planning Commission

From: Lynne Bramlett

Meeting Date: July 22, 2019

Re: Discussing Topic of a Task Force on Public Benefit Agreements

Request

I ask the Planning Commission consider discussing the topic of a Task Force on Public Benefit Agreements. I know of multiple residents who would apply to serve on such a Task Force. To prepare this report, I reviewed other similar efforts and prepared a consolidated initial recommendation to the Planning Commission.

A prior City Council requested a study session on “different strategies for defining public benefit” at their April 14, 2015 Council Meeting. Council wanted “an opportunity to discuss options for further defining public benefit in our development process.” However, the Study Session did not lead to specific outcomes.

The proposed Task Force also supports Council’s stated goal of a more inclusive public engagement and participation process.

Background

On April 14, 2015, Staff Report #15-063, and the accompanying presentation by Up Urban, provided a framework for City Council to “discuss options for further defining public benefit in [Menlo Park’s] development process.” The report noted that “the “lack of an outcome has reduced some of the clarity that the Specific Plan hoped to create for the community on what to expect in exchange for additional development.” The discussion was timely then.

It’s more so now given the recent Council discussion of a development moratorium. In a June 19, 2019 editorial, *The Almanac* commended the subsequent Council subcommittee efforts while expressing “hope that they take a close look at the so-called public benefit bonus policy written into the zoning rules; the rule permits developers to exceed space restrictions if they include public benefits in their projects. That policy has already been shown to be subject to abuse with the favorable response by the city to a hotel developer's proposal to consider legally required future hotel taxes to be the "public benefit" that will permit exceeding allowable size limits.”

In late 2016, Council approved the ConnectMenlo M-2 Zoning. This included Council’s approval of Resolution 6360: Approving the Community Amenities List Developed through the Connect Menlo Process. However, the Amenities List lacks an enforceable and accountable process. As a result, District 1 residents are still waiting for public benefit amenities that were supposed to come with prior developments.

During 2019, Park Forest residents expressed concerns regarding a developer’s request to demolish a nearby hotel and replace it with a much larger Hampton Inn at the bonus-level density. The hotel owner proposes a “public benefit” of paying his legally required hotel taxes.

Why Planning Commission

If the Planning Commission agreed to discuss the topic of a Task Force on Public Benefit Agreements, your efforts would help to replace a process known to be unsatisfactory with one that's more resident-focused, accountable, transparent and enforceable.

In addition to what you've directly heard at your meetings, the below comments have been made regarding an improved public benefits process.

- Residents note that the City's current "value analysis" for considering bonus-level development is very focused on the amount of revenue generated for the City from the grant of a bonus-level development. Residents would like this analysis to be expanded to quantify ALL the benefits and liabilities from the proposed granting of a Public Benefit Bonus.
- Residents would also like a policy that includes an explicit consideration of the negative cumulative impacts of a proposed development on the nearby residents' quality of life. These residents believe that a Public Benefit Bonus should only be granted when the total value to the City -- minus the negative impact on the residents' quality of life -- is comparable to the economic benefit received by the developer.
- Some, such as in District 1, have wanted a tangible public amenity that would help the residents most negatively impacted by development. These residents are still waiting for their grocery store, ATM, pharmacy, retail shops and restaurants -- among other requests.
- Finally, some have asked that the Fiscal Impact analysis be conducted earlier in the Environmental Impact Review process. They would like to see the public benefit agreed to *before* a major development project has so much momentum it's hard to modify or stop.
- Hotel Transient Occupancy Taxes (TOT), or a cash payment as part of a developer's agreement, going directly to the General Fund does not help a particular neighborhood impacted by development. The Hotel Transient Occupancy Tax (TOT) is added to the City's overall General Fund. Instead, residents have requested that a public benefit be one that benefits those impacted by a development.

If the Planning Commission agreed to discuss the topic, you would help to move forward a positive step related to land use planning issues. I hope that you will agree to do so, and in turn, propose that Council hear your recommendations.

Task Force on Public Benefits – Proposed Charter

The proposed Task Force on Public Benefits would be established as a temporary Task Force to make recommendations to Council. Once the report is delivered, the work of the Task Force shall cease and the Task Force shall be dissolved. The Task Force would start with bi-weekly meetings and ideally complete the task within a 4-month time period.

Acting in an advisory capacity, the Task Force could have the following powers and duties:

- a. Review best practices of agreements negotiated in other municipalities and evaluate their applicability to Menlo Park.
- b. Study past and present benefit agreements in Menlo Park and around the country in order to devise a process that provides clear expectations, broad-based participation and enforceable benefits that comply with current legal states.
- c. Work with staff to solicit feedback regarding the public benefit process through tools such as surveys, community meetings and workshops.

- d. Review the General Plan's Bonus-Level Development Process and make recommendations related to the "value analysis" for considering bonus-level development. The goal would be to expand this analysis to quantify ALL the benefits and liabilities from the proposed granting of a Public Benefit Bonus.
- e. Develop a framework for community benefits that includes a mix of housing, parks, citywide facilities and quality jobs.
- f. Develop suggestions related to the public benefit negotiation process to increase informed participation, an enforcement mechanism and protections against conflict of interest.
- g. Develop process suggestions that do not add additional time to an already lengthy land use process.
- h. Develop recommendations related to implementing suggestions. .
- i. The Task Force may form Ad Hoc Subcommittees and/or host community workshops to involve a broader base of residents for the purposes of information gathering on specific issues related to the general topic of public benefits, thus creating more community involvement and more in-depth participation.

Proposed Task Force Composition

The Task Force on Public Benefits would consist of between 7-10 Council-appointed members and one Council liaison member.

The makeup of the Task Force Committee members is *encouraged* as follows:

- At least one member with the skills, background and abilities to develop a model that would quantify all the benefits and liabilities from a proposed granting of a public benefit bonus.
- At least five people should be residents, preferably evenly distributed across all Menlo Park voting districts.
- At least one member should represent a local non-profit housing advocacy organization
- At least one person should represent an organization that provides job training opportunities for the local workforce

Attachments

- A. April 14, 2015 Staff Report and Presentation
- B. Resolution 6360: Resolution of the City Council of the City of Menlo Park Approving the Community Amenities List Developed through the Connect Menlo Process ([hyperlink](#))

Proposal Drafted by: Lynne Bramlett, District 3 Resident
lynne.e.bramlett@gmail.com or 650-380-3028 (mobile)



OFFICE OF THE CITY MANAGER

Council Meeting Date: April 14, 2015
Staff Report #: 15-063

STUDY SESSION: **Review and Provide General Direction on Different Strategies for Defining Public Benefit**

RECOMMENDATION

Staff recommends that the City Council provide general direction on policies to better define "public benefit" in the development approval process.

POLICY ISSUES

The City Council requested this study session as an opportunity to discuss options for further defining public benefit in our development process. The goal of this study session is to receive City Council feedback on different strategies that the Council would like to see incorporated into long-range planning efforts.

BACKGROUND

On February 24, 2015, the City Council approved an appropriation to hire Up Urban (now Build Public) to complete work on the Economic Development Plan Update. Included in this action were additional services for facilitating Council review and direction on refining how the City approaches the subject of determining public benefit through the development process.

This discussion is incredibly timely as the City is working to update the Menlo Park General Plan and is slated to review the El Camino Real/Downtown Specific Plan later this year. A similar discussion is taking place in every city in the Bay Area that is working to balance the need to be responsive to the strong market demand for additional development with the natural desire to ensure that additional development enhances the community.

ANALYSIS

Currently, the City has a well-defined process for determining the public benefit that a developer must provide in exchange for development rights in excess of the base level development allowed within the El Camino Real/Downtown Specific Plan area. While this is a well-defined process, it does not have a well-defined outcome, e.g. public parking facilities, public open space, in-lieu payments, ongoing revenue generation, public

improvements beyond the determined project impact mitigations, etc. The lack of an outcome has reduced some of the clarity that the Specific Plan hoped to create for the community on what to expect in exchange for additional development.

The goal of tonight's study session is to provide examples of how other cities have defined public benefit, what new tools are available to cities, and how Menlo Park can provide more clarity to the community on what to expect in exchange for supporting additional development.

The City Council's feedback will form the basis for recommendations in the Economic Development Plan and will be incorporated into long-range planning efforts.

IMPACT ON CITY RESOURCES

This study session has no additional impact on city resources.

ENVIRONMENTAL REVIEW

The study session is not subject to CEQA.

PUBLIC NOTICE

Public Notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting.

Report prepared by:

Jim Cogan

Economic Development Manager



What is a Public Benefit?



Something That Enhances Public Well-Being

Public Amenities

- Parks & Open Space
- Community centers & libraries
- Cultural facilities
- Livable Streets
- Transportation Improvements (Transit, Bikes & Pedestrian)

Net Fiscal Benefit

- New revenues from development (taxes, etc.) exceed new public costs from development (increases to public services & facilities)

Climate & Sustainability

- Increased transit, bike and pedestrian viability
- Decreased GHG emissions (per capita)
- Preserve regional open space

Private Amenities

- More housing options
- More urban services and amenities (local shops, restaurants, gyms, etc.)
- Revitalization of blighted areas

Where Does the Money Come From?

- **Landowners** – capture excess value from up-zoning so long as residual value is greater than existing use
- **Developers** – absorb new costs so long as risk-based project returns are sufficient to attract equity investors
- **Occupants** – absorb higher prices and/or fees so long as rents or sales prices are competitive & affordable
- **Utilities/Ratepayers** – use revenues for capital and/or services
- **City** – dedicate general revenue for specific capital and/or services
- **Regional/State/Federal** – leverage value capture revenues to secure grants and loans



Economics of Infill Development

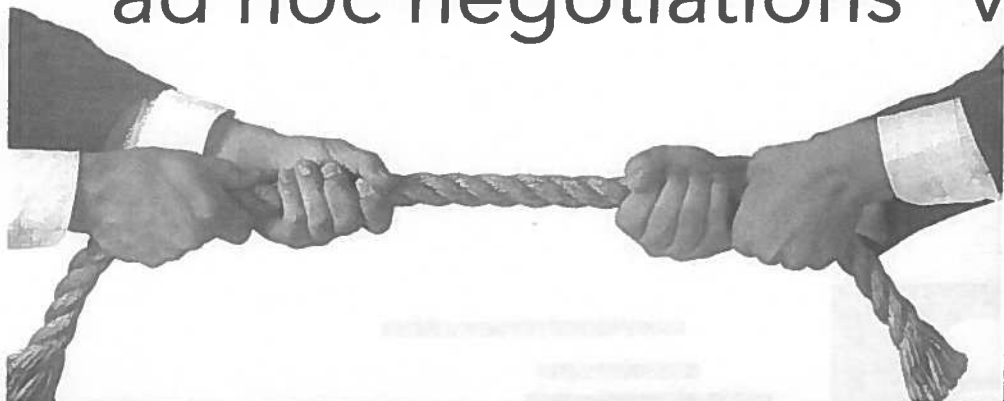
- **High Threshold for Redeveloping Existing Uses/Buildings** – Residual Land Value generated by new project must be greater than the capitalized value of the existing use
- **Higher Density = Higher Construction Costs**
- **Existing Communities = Greater Political Risk & Uncertainty**
- **Retrofitting Existing Infrastructure can be Expensive**
 - Retrofitting while maintaining services
 - Higher cost of property acquisition

Economics of Value Capture

NO "SILVER BULLETS"
or free money, just different ways to spread costs over
time, space & ownership

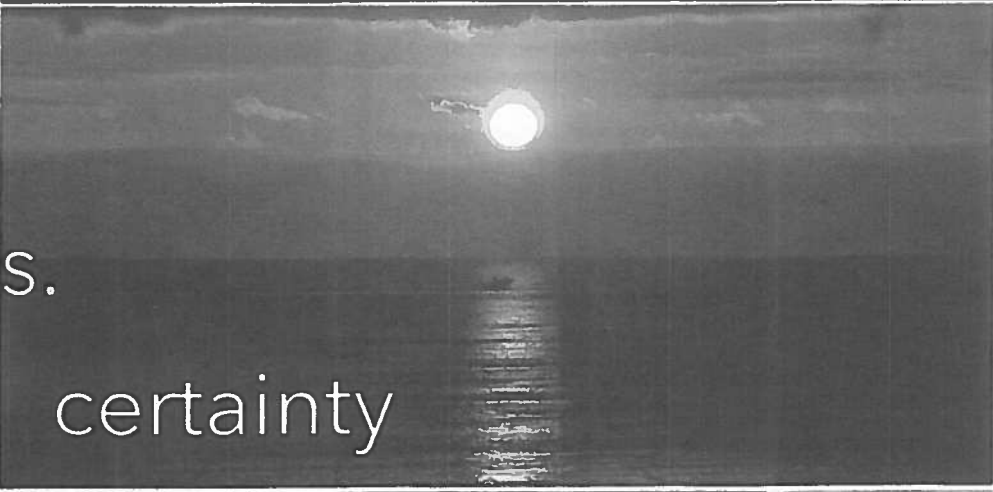


ad hoc negotiations vs. standard formulas



$$1 + 1 = 2$$

uncertainty



vs.

certainty

public trust





Tools

Direct & Immediate

- Impact Fees, Exactions & Development Agreements
- BID?
- "Public Development Rights"



Tools

Directly Over Time: Amortized Payments

- **BIDs**
- **CFDs**
- **Transfer Taxes/Benefit Covenants**
- **Utility Revenue Bonds**



Tools

Indirectly Over Time: Future Value Capture

- Infrastructure Financing Districts (IFD Bonds)
- Certificate of Participation (COP Bonds)



Tools

Outside Sources (aka, "Free Money")

- Low-Interest Loans - SCIP, Infrastructure Bank, etc.
- Grants - Private, Regional, State, or Federal



Public Benefit Challenges

- **Multiple Parcels and Owners** - Makes agreement unwieldy and difficult to coordinate collectively beneficial investments
- **Over-sized Infrastructure & Fairness in Reimbursement** - Difficult to increase capacity project-by-project
- **Existing Deficiencies vs. Growth-Related Impacts** - Must separate to allocate appropriately
- **Hidden Benefits vs. Amenity Creation** - Developers may not realize rent or price premiums if the benefit of their fees/assessments are "invisible"



Tools

Summary

- **Impact Fees**
- **Public Development Rights**
- **BIDs**
- **CFDs**
- **Transfer Taxes/Benefit Covenants**
- **Utility Revenue Bonds**
- **IFD/EIFD Bonds**
- **COP Bonds**
- **Low Interest Loans**
- **Grants**

RESOLUTION NO. 6360

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK APPROVING THE COMMUNITY AMENITIES LIST DEVELOPED THROUGH THE CONNECTMENLO PROCESS

WHEREAS, the City of Menlo Park recently updated the Housing, Open Space and Conservation, and Safety Elements of the General Plan; and

WHEREAS, the Land Use and Circulation Elements of the General Plan have not been updated since 1994 and the City desires to complete the next phase in its update of the General Plan; and

WHEREAS, in December 2014, the City Council adopted the guiding principles for the ConnectMenlo General Plan Update, which were crafted through a rigorous community outreach and engagement process; and

WHEREAS, subsequent to the adoption of the guiding principles, the City embarked on a multi-year process to update the Land Use and Circulation Elements of the General Plan known as ConnectMenlo; and

WHEREAS, the ConnectMenlo General Plan and M-2 Zoning Update included over 60 organized events including workshops and open houses, mobile tours of the City of Menlo Park and nearby communities, informational symposia, stakeholder interviews, focus groups, recommendations by a General Plan Advisory Committee composed of City commissioners, elected officials, and community members, and consideration by the Planning Commission and City Council at public meetings; and

WHEREAS, the Land Use Element includes a policy and program for bonus level development in exchange for the provision of community amenities; and

WHEREAS, the O (Office), L-S (Life Sciences), and R-MU (Residential, Mixed Use) districts also allow the potential for bonus level development within specific areas defined by the zoning map where denoted by B (Bonus), in exchange for sufficient community amenities provided by the developer; and

WHEREAS, bonus level development allows a project to develop at a greater level of intensity with an increased floor area ratio, density, and/or increased height. There is a reasonable relationship between the increased density and/or intensity of development and the increased effects on the surrounding community. The required community amenities are intended to address identified community needs that result from the effect of the increased development intensity on the surrounding community. The value of the community amenities is a generally applicable legislatively imposed formula; and

WHEREAS, the City developed the Community Amenities List, attached hereto as Exhibit A, through an extensive public outreach and input process that included community members, including residents, property owners, and key stakeholders through outreach meetings, public meetings, GPAC meetings, and public hearings; and

WHEREAS, the Community Amenities List reflects the community's priority of benefits within the M-2 Area as identified through the community outreach and engagement process; and

WHEREAS, the City Council may amend the Community Amenities List from time to time by resolution to reflect potential changes in the community's priorities and desired amenities; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, an Environmental Impact Report was prepared for the project, which includes the bonus development potential and certified by the City Council on November 1, 2016, in accordance with the provisions of the California Environmental Quality Act and CEQA Guidelines. Findings and a statement of overriding considerations were adopted by the City Council on November 1, 2016 by Resolution No.; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the Planning Commission of the City of Menlo Park on October 19, 2016 and October 24, 2016 whereat all persons interested therein might appear and be heard; and

WHEREAS, the Planning Commission of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to recommend to the City Council of the City of Menlo Park to approve the Community Amenities List; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the City Council of the City of Menlo Park on November 15, 2016 and November 29, 2016 whereat all persons interested therein might appear and be heard; and

WHEREAS, the City Council of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to approve the Community Amenities List; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menlo Park hereby approves the Community amenities List, attached hereto as Exhibit A, incorporated herein by this reference.

I, Pamela Aguilar, City Clerk of Menlo Park, do hereby certify that the above and foregoing Council Resolution was duly and regularly passed and adopted at a meeting by said Council on the 29th day of November, 2016, by the following votes:


AYES: Carlton, Cline, Keith, Ohtaki

NOES: Mueller

ABSENT: None

ABSTAIN: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 28th day of May, 2019.



Judi A. Herren
City Clerk

COMMUNITY AMENITY SURVEY RANKINGS

The following is a table of the community amenities that have been requested during the planning process; the categories and the amenities within each category are listed in order of how they were ranked by respondents at a community workshop on March 12, 2015 and in a survey that followed.

MARCH 12 WORKSHOP RANKING	ONLINE - REGISTERED RESPONDENTS	ONLINE - UNREGISTERED RESPONDENTS	PAPER - COLLECTED IN BELLE HAVEN	PAPER - MAILED IN	TOTAL SURVEYS COMBINED
22 RESPONSES	53 RESPONSES	26 RESPONSES	55 RESPONSES	60 RESPONSES	194 SURVEY RESPONSES
Transit and Transportation Improvements	Transit and Transportation Improvements	Transit and Transportation Improvements	Transit and Transportation Improvements	Transit and Transportation Improvements	Transit and Transportation Improvements
Sidewalks, lighting, and landscaping	Sidewalks, lighting, and landscaping	Sidewalks, lighting, and landscaping	Traffic-calming on neighborhood streets	Sidewalks, lighting, and landscaping	Sidewalks, lighting, and landscaping
Bike trails, paths or lanes	Bike trails, paths or lanes	Traffic-calming on neighborhood streets	Sidewalks, lighting, and landscaping	Traffic-calming on neighborhood streets	Traffic-calming on neighborhood streets
Dumbarton Rail	Traffic-calming on neighborhood streets	Bike trails, paths or lanes	Dumbarton Rail	Dumbarton Rail	Bike trails, paths or lanes
Traffic-calming on neighborhood streets	Dumbarton Rail	Dumbarton Rail	Innovative transportation solutions (i.e. personal rapid transit)	Bike trails, paths or lanes	Dumbarton Rail
Bus service and amenities	Bus service and amenities	Bus service and amenities	Bike trails, paths or lanes	Bus service and amenities	Innovative transportation solutions (i.e. personal rapid transit)
Innovative transportation solutions (i.e. personal rapid transit)	Innovative transportation solutions (i.e. personal rapid transit)	Innovative transportation solutions (i.e. personal rapid transit)	Bus service and amenities	Innovative transportation solutions (i.e. personal rapid transit)	Bus service and amenities
Community-serving Retail	Community-serving Retail	Community-serving Retail	Community-serving Retail	Community-serving Retail	Community-serving Retail
Grocery store	Grocery store	Grocery store	Grocery store	Grocery store	Grocery store
Restaurants	Restaurants	Pharmacy	Pharmacy	Pharmacy	Restaurants
Pharmacy	Pharmacy	Restaurants	Restaurants	Restaurants	Pharmacy
Bank/ATM	Bank/ATM	Bank/ATM	Bank/ATM	Bank/ATM	Bank/ATM
Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies
Job opportunities for residents	Education and enrichment programs for young adults	Job opportunities for residents	Job opportunities for residents	Job opportunities for residents	Job opportunities for residents
Education and enrichment programs for young adults	Job opportunities for residents	Education and enrichment programs for young adults	Education and enrichment programs for young adults	Education and enrichment programs for young adults	Education and enrichment programs for young adults
Job training programs and education center	Paid internships and scholarships for young adults	Job training programs and education center	Job training programs and education center	Job training programs and education center	Job training programs and education center
Paid internships and scholarships for young adults	Job training programs and education center	Paid internships and scholarships for young adults	Paid internships and scholarships for young adults	Paid internships and scholarships for young adults	Paid internships and scholarships for young adults
Social Service Improvements	Energy, Technology, and Utilities Infrastructure	Social Service Improvements	Social Service Improvements	Social Service Improvements	Social Service Improvements
Education improvements in Belle Haven	Underground power lines	Education improvements in Belle Haven	Education improvements in Belle Haven	Education improvements in Belle Haven	Education improvements in Belle Haven
Library improvements at Belle Haven	Telecommunications investment	Library improvements at Belle Haven	Medical center	Medical center	Medical center
Medical center	Incentives for private home energy upgrades, renewable energy, and water conservation	Medical center	High-Quality Affordable Housing	Senior service improvements	Library improvements at Belle Haven
Senior service improvements	Soundwalks adjacent to Highway 101	High-Quality Affordable Housing	Library improvements at Belle Haven	Library improvements at Belle Haven	High-Quality Affordable Housing
Add restroom at Onetta Harris Community Center		Senior service improvements	Senior service improvements	High-Quality Affordable Housing	Senior service improvements
Pool House remodel in Belle Haven	Social Service Improvements	Add restroom at Onetta Harris Community Center	Add restroom at Onetta Harris Community Center	Add restroom at Onetta Harris Community Center	Add restroom at Onetta Harris Community Center
High-Quality Affordable Housing	Education improvements in Belle Haven	Pool House remodel in Belle Haven	Pool House remodel in Belle Haven	Pool House remodel in Belle Haven	Pool House remodel in Belle Haven
	Library improvements at Belle Haven				
Energy, Technology, and Utilities Infrastructure	Medical center	Energy, Technology, and Utilities Infrastructure	Energy, Technology, and Utilities Infrastructure	Energy, Technology, and Utilities Infrastructure	Energy, Technology, and Utilities Infrastructure
Underground power lines	Senior service	Underground power lines	Incentives for private home energy upgrades, renewable energy, and water conservation	Underground power lines	Underground power lines
Telecommunications investment	High-Quality Affordable Housing	Telecommunications investment	Underground power lines	Incentives for private home energy upgrades, renewable energy, and water conservation	Incentives for private home energy upgrades, renewable energy, and water conservation
Incentives for private home energy upgrades, renewable energy, and water conservation	Pool House remodel in Belle Haven	Incentives for private home energy upgrades, renewable energy, and water conservation	Telecommunications investment	Telecommunications investment	Telecommunications investment
Soundwalks adjacent to Highway 101	Add rest at Onetta Harris Community Center	Soundwalks adjacent to Highway 101	Soundwalks adjacent to Highway 101	Soundwalks adjacent to Highway 101	Soundwalks adjacent to Highway 101
Park and Open Space Improvements	Park and Open Space Improvements	Park and Open Space Improvements	Park and Open Space Improvements	Park and Open Space Improvements	Park and Open Space Improvements
Bedwell Bayfront Park improvements	Bedwell Bayfront Park improvements	Bedwell Bayfront Park improvements	Tree planting	Bedwell Bayfront Park improvements	Tree planting
Tree planting	Tree planting	Tree planting	Community garden(s)	Tree planting	Bedwell Bayfront Park improvements
Dog park	Dog park	Dog park	Dog park	Community garden(s)	Community garden(s)
Community garden(s)	Community garden(s)	Community garden(s)	Bedwell Bayfront Park improvements	Dog park	Dog park

WHERE SURVEY RESPONDENTS LIVE:

Neighborhood/City	Count	Neighborhood/City	Count	Neighborhood/City	Count
Belle Haven	136	Pine Forest	1	Palo Alto/ East Palo Alto	2
Central Menlo	1	West Menlo	2	Glroy	1
Downtown	2	Willows/Willow Road	7	Linfield Oaks	1
East Menlo Park	3	Flood Park	1	Undisclosed	37
				TOTAL	194



REVIEW THE PROPOSED COMMUNITY AMENITIES

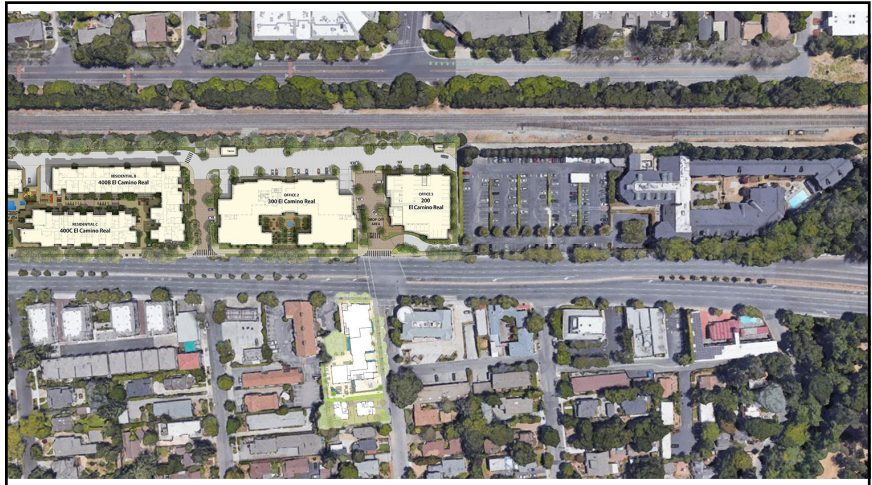
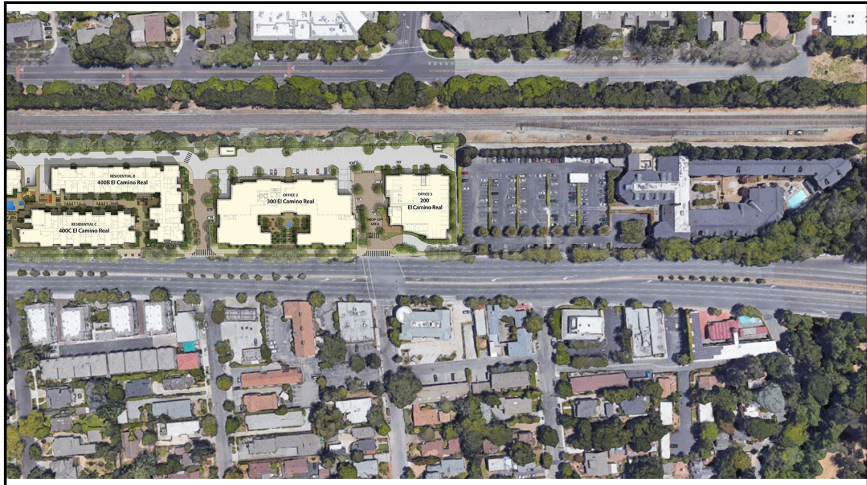
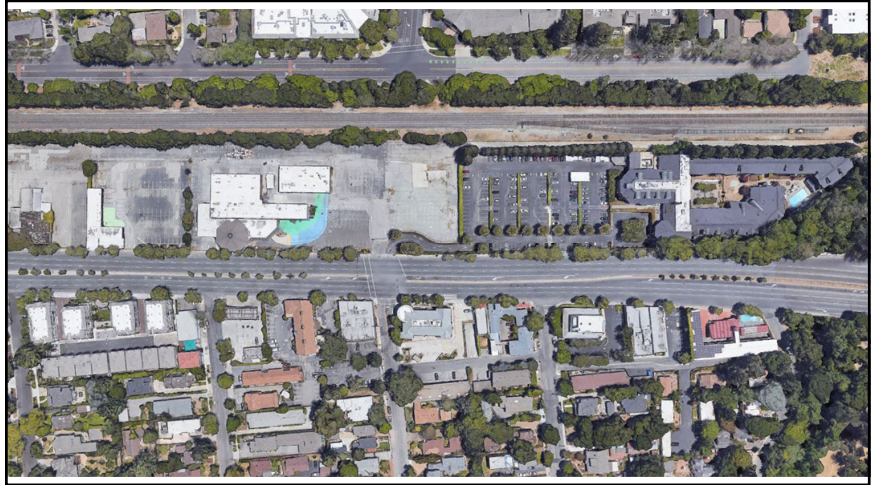
The amenities described below were identified during the Belle Haven Vision Plan and during the first year of the ConnectMenlo process. They were ranked in this order in a survey in March/April, 2015. Approximate cost estimates have been added for each amenity.

Place a dot to the left of the amenities that you think are most important.

Transit and Transportation Improvements	Jobs and Training at M-2 Area Companies	Social Services Improvements
A. Sidewalks, lighting, and landscaping – \$100 per linear foot <i>Enhance landscaping and lighting and fill gaps in sidewalk to improve the overall walkability</i>	A. Job opportunities for residents – \$10,000 in specialized training per employee <i>Local employers have a hiring preference for qualified residents</i>	A. Education improvements in Belle Haven – \$10,000 per student <i>Improvements to the quality of student education and experience in Belle Haven</i>
B. Traffic-calming on neighborhood streets – \$100,000 per block/intersection <i>Address cut-through traffic with design features</i>	B. Education and enrichment programs for young adults – \$10,000 per participant <i>Provide programs that target students and young adults to be competitive in the job market, including existing tech jobs</i>	B. Medical center – \$6 million to construct (\$300 per square foot) <i>Medical center providing health care services and out-patient care</i>
C. Bike trails, paths or lanes – \$100,000/mile <i>Install new bike lanes and pedestrian paths and connect them to existing facilities and BayTrail</i>	C. Job training programs and education center – \$10,000 per participant <i>Provide residents with job training programs that prepare them with job skills</i>	C. Library improvements at Belle Haven – \$300,000 <i>Expand library programs and activities, especially for children</i>
D. Dumbarton Rail- \$175 million to construct and open trolley <i>Utilize the right-of-way for new transit line between Redwood City and Menlo Park in the near term with stations and a new bike/pedestrian path</i>	D. Paid internships and scholarships for young adults – \$10,000 per participant <i>Provide internships at local companies and scholarships to local youth to become trained for tech jobs</i>	D. High-Quality Affordable Housing – \$440,000/unit less land; \$82,000 typical per-unit local gap financing needed for a tax-credit project <i>Integrate quality affordable housing units into new development</i>
E. Innovative transportation solutions (i.e. personal rapid transit) – Price Varies <i>Invest in new technology like pod cars and transit that uses separate tracks</i>		E. Senior service improvements – \$100,000 per year <i>Increase the senior services at the Senior Center to include more aides and programs</i>
F. Bus service and amenities – \$5,000 per rider seat <i>Increase the number of bus stops, bus frequency and shuttles, and bus shelters</i>		F. Add restroom at Onetta Harris Community Center – \$100,000 <i>Additional restroom at the community center</i>
	Energy Technology & Utility Infrastructure	G. Pool House remodel in Belle Haven – \$300,000 <i>Remodel pool for year-round use with new heating and changing areas</i>
Community-serving Retail	A. Underground power lines – \$200/foot min.; \$50,000/project <i>Remove overhead power lines and install them underground along certain roads</i>	Park and Open Space Improvements
A. Grocery store – \$15 million to construct (\$200 per sq ft) plus 25% soft costs, financing, etc.; \$3.7 million for 2 years of subsidized rent <i>A full-service grocery store providing a range of goods, including fresh fruits, vegetables and meat and dairy products</i>	B. Incentives for private home energy upgrades, renewable energy, and water conservation – \$5,000 per home <i>Offer financial assistance or other incentives to help area residents pay for energy-efficient and water conserving home improvements</i>	A. Tree planting – \$10,000 per acre <i>Plant trees along streets and parks to increase tree canopy</i>
B. Restaurants – \$1.5 million (3,000 sq ft at \$400 per sq ft plus 25% for soft costs, financing, etc.) <i>A range of dining options, from cafes to sit-down restaurants, serving residents and local employees</i>	C. Telecommunications investment – \$250 per linear foot <i>Improve the area's access to wifi, broadband, and other new technologies</i>	B. Bedwell Bayfront Park improvements – \$300,000 <i>Improve access to the park and trails within it</i>
C. Pharmacy – \$3.75 million (15,000 sq ft at \$200 per sq ft, plus 25% for soft costs, financing, etc.) <i>A full-service pharmacy that fills prescriptions and offers convenience goods</i>	D. Soundwalls adjacent to Highway 101 – \$300,000 (\$600/linear ft) <i>Construct soundwalls between Highway 101 and Kelly Park to reduce sound</i>	C. Community garden(s) – \$26,000 to construct ~0.3 acres, 25 beds, 2 picnic tables <i>Expand space for community to plant their own produce and flower gardens</i>
D. Bank/ATM – \$1.88 million (3,000 sq ft at \$500 per sq ft plus 25% for soft costs, financing, etc.) <i>A bank or credit union branch with an ATM</i>		D. Dog park – \$200,000 for 0.5 acre (no land cost included) <i>Provide a dedicated, enclosed place where dogs can run</i>

201 El Camino Real
612 Cambridge Avenue
Menlo Park, CA









• Cambridge Avenue Perspective



• Cambridge Avenue Perspective



• Cambridge Avenue Perspective

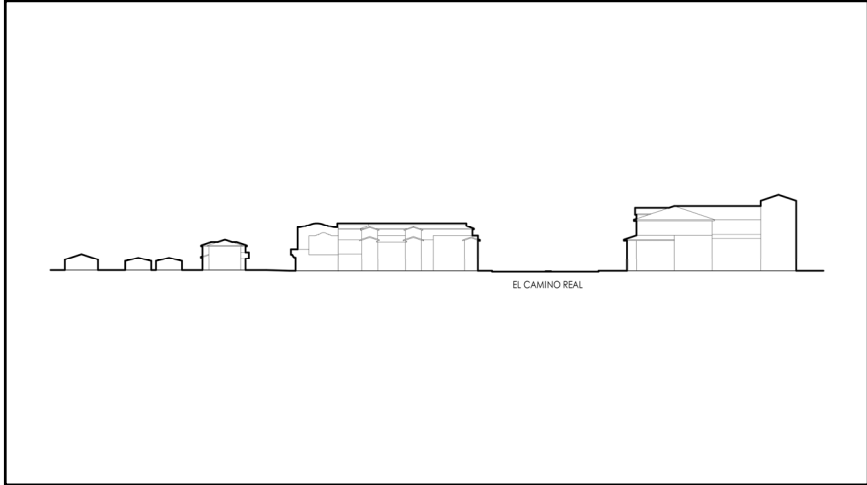












Thank You

