



August 14, 2023

Payal Bhagat
Planner
Planning Division
Community Development Department
City Hall, First Floor
701 Laurel Street
Menlo Park, CA 94025

Community Amenities Proposal for 1125 O'Brien Drive

Dear Ms. Bhagat:

Tarlton Properties is pleased to provide this letter memorializing its Communities Amenities Proposal for the proposed project at 1125 O'Brien Drive, Menlo Park, CA 94025, in the Life Science-Bonus District. Per Section 16.44.070 of the Menlo Park Municipal Code, an applicant must provide one or more community amenities in exchange for bonus level development in the Life Sciences (LS) district. Tarlton Properties proposes provision of the required community amenity through compliance with Section 16.44.070 (4)(B), which provides that an applicant for bonus development may elect to pay one hundred and ten percent (110%) of the value of the community amenity, as calculated pursuant to subsection (3) of Section 16.44.070, in order to meet its community amenities obligation. This letter confirms the Applicant's proposal to pay the in-lieu fee for 1125 O'Brien Drive, which the City has previously noted on page 20 of Staff Report #23-026-PC.

Pursuant to subsection (3) of Section 16.44.070, the value of the community amenities to be provided shall equal fifty percent (50%) of the fair market value of the additional gross floor area of the bonus level development. Per the March 13, 2023 appraisal update performed by Kenneth E. Matlin of Newmark Knight Frank, CA Appraiser License # AG002022, the community amenity value for the 1125 O'Brien Drive Project is \$3,150,000, which the Community Development Director accepted as noted on page 20 of Staff Report #23-026-PC. Tarlton proposes to pay 110% of the community amenity value, or \$3,465,000, consistent with the requirements of Section 16.44.070 (4)(B).

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and lines, representing the name John Tarlton.

John Tarlton,
President and CEO