3705 Haven Avenue, Menlo Park
Project Description Letter

19 February 2025

PROPERTY INFORMATION

ADDRESS	3705 Haven Avenue, Menlo Park, CA 94025
PARCEL NUMBER	55170240
LOT SIZE	±28,808 sq. ft., 0.66 ± acres
ZONING DISTRICT	Residential Mixed Use (R-MU-B)

EXISTING USES & EXISTING CONDITIONS

3705 Haven ("Property") is a corner lot that fronts Haven Avenue on both sides. The Property is currently developed with a one-story cement plaster, approximately 10,361-square-foot commercial building, parking, and landscaping ("Existing Improvements").

The Property has a 9'-0" non-buildable easement along the north property line. The Property is accessed by two driveways.

The neighboring property to the West is Elan Menlo Park Apartments with 146 units, to the North is a two-story office building. Across the street to the South is a one-story office building and to the East is a large one-story shipping warehouse building.

PROJECT

The Project would demolish the Existing Improvements and create a new, eight-story, 112-unit apartment complex with associated parking and landscaping ("Project"). Of the 112 units, 10 would be affordable to very low-income households and 4 to moderate-income households. The Project, like the Existing Improvements, would be served by two driveways in approximately the same locations as the existing driveways. The Project also includes sidewalk improvements, including lighting and landscaping, along the Property frontages.

The Project would provide six floors of housing over ground floor and second floor parking. A third-floor courtyard space would contain resident amenities, including a swimming pool, clubhouse, gym as well as ample outdoor seating areas. There will be additional roof decks on the fifth and eighth floors. The proposed unit sizes and mix are as follows:

Studio	1 Bedroom	2 Bed / 1 Ba	2 Bed / 2 Ba	3 Bed / 2 Ba
36	**49**	**3**	**23**	**1**

Below market rate units, dispersed throughout building					
Unit	**Unit Type**	**Unit #**	**SF**	**FLOOR**	**BMR Cat.**
Studio	A.1	202	525	2	Very Low
Studio	A.1	315	525	3	Very Low
Studio	A.1	418	525	4	Very Low
Studio	A.1	518	525	5	Moderate
Studio	A.1	618	525	6	Moderate
1 Bedroom	B.4	201	750	2	Very Low
1 Bedroom	C	513	769	5	Very Low
1 Bedroom	D	314	752	3	Very Low
1 Bedroom	D	417	752	4	Very Low
1 Bedroom	D	517	752	5	Very Low
1 Bedroom	D	617	752	6	Moderate
2-Bed / 1 Ba	A.6	204	815	2	Very Low
2 Bed / 2 Ba	F.1	312	957	3	Very Low
2 Bed / 2 Ba	F.2	416	1,001	4	Moderate
Total:		14	**9,925**		

STATE DENSITY BONUS LAW REQUESTS

The Project provides a total of 21 percent onsite affordable housing, 10 of which would be affordable to very-low-income households and 4 to moderate income households. With a base density of 66 units, 15 percent results in providing 10 (0.15 x 66) very-low-income affordable units. An additional 6 percent on the 66 units yields four (0.06 x 66) moderate income households. These 14 units would be dispersed throughout the Project, as described above.

The Project's percent and level of affordability entitle it to the following State Density Bonus Law ("SDBL") benefits: 72.5 percent density bonus (Gov. Code, § 65915, subds. (f)(2), (v).), three incentives/concessions (*id*., subd. (d)(2)(C)), unlimited waivers (*id*., subd. (e)), and use of SDBL parking ratios (*id*., subd. (p)). The Project requests a 69.7 percent density bonus to allow 112 units (66 base + 46 bonus). The Project currently requests three incentives/concessions and nine waivers. The Project applicant reserves the right to request additional/different concessions or waivers at a later time.

The Project applicant requests the following concessions / incentives:

o Exceeding 75 Percent Rental Cap. BMR Program Units (i.e., those units provided to satisfy City inclusionary requirements) must comply with the City's BMR Guidelines, which restrict rental amounts for such units from exceeding 75 percent of market rate rents. (BMR Guidelines, § 4.1.2.) This restriction particularly impacts moderate income units and, applied here, would render the Project economically infeasible. Thus, the Owner requests an incentive to allow rents for moderate income BMR Program Units to exceed the 75 percent cap, up to the rental amount permitted by the Health and Safety Code. This incentive will result in cost savings through increased revenue from the moderate income units, thus reducing overall costs and facilitating the production of affordable housing.

o Adding Rather Than Replacing a Utility Pole. The City asked the Project to replace an existing utility pole that transitions power lines from above ground to underground. Rather than replace this pole, the Project would accomplish the necessary step up by adding a utility pole. Adding a new pole rather than replacing the existing utility pole results in significant cost savings due to the decrease in construction necessary to add a new pole compared to replacing the existing pole. Replacing the existing pole would require construction of an additional underground vault and more extensive underground exploration efforts than necessary for a new pole.

o Not Pre-Plumbing For Recycled Water. City Municipal Code section 16.45.130(3)(D) requires all new buildings to be dual plumbed for the internal use of recycled water. The Owner requests an incentive to not pre-plumb the Project for recycled water. There is no recycled water available now or in the foreseeable future for the Project's location. Not pre-plumbing for recycled water saves hundreds of thousands of dollars in construction costs and thus results in an identifiable and actual cost saving to provide for affordable housing.

The Project applicant requests the following waivers, which are needed to allow the Project to fit on the Property at the density proposed:

o Increase in Residential Floor Area Ratio ("FAR"). The maximum Bonus Level Development residential FAR is 225 percent. The Owner requests a waiver of this standard to allow an FAR of 409 percent. This waiver is necessary for the Project to be constructed at the density allowed and as designed by the Project applicant. Absent this waiver, the density bonus units would not fit in the Project.

o Increase in Height. The maximum Bonus Level Development height is 70 feet, plus an additional 10 feet for a location in a flood zone, for a total of 80 feet. (Mun. Code, § 16.45.050.) The Owner requests a waiver to increase the maximum height to approximately 86 feet measured from average natural grade to top of roof plywood, excluding rooftop mechanical equipment, stairs, and the elevator. With this increase in the maximum height, the average building height would be 71.1 feet. The waiver is necessary for the Project to be constructed at the density allowed and as designed by the Owner. Absent the waiver, the density bonus units would not fit in the Project.

o Decrease Ground-Floor Height. City Municipal Code section 16.45.120(3) requires a minimum ground-floor height of 10 feet for residential uses. The Owner requests a waiver to decrease this minimum to no lower than 8.5 feet. The waiver is necessary for the Project to be constructed at the density allowed and as designed by the Owner. Absent the waiver, the Project would further exceed the height limit.

o Decrease in Parking. The City Municipal Code is a bit unclear regarding whether a leasing office in a multifamily apartment building must be parked as an office use. The Municipal Code requires two parking spaces per 1,000 square feet of office. (Mun. Code, § 16.45.080.) The Owner requests a waiver to provide no office parking. In addition, the Project provides 99 full sized parking spaces for 112 units, which is fewer parking spaces than required. (§ 16.45.080.) The parking waivers are necessary for the Project to be constructed at the density allowed and as designed. Absent these waivers, the Project would need to reduce units to make room for additional parking spaces. Although not required, the Owner has agreed to explore potential options for shared parking with nearby property owners.

o Reduction in Parking Space Size. To address City concerns regarding the number of parking spaces, Owner requests the ability to construct compact spaces, which would be 7. 5 x 15 feet rather than 8.5 x

16.5 feet, and to decrease the wall clearance from one foot to no clearance. The size of the compact spaces is consistent with city of San Francisco requirements, indicating that such spaces would be useable and safe. At this time, Owner has yet to study exactly how many spaces it could add to the Project, but compact spaces would allow the Project to get closer to the City's desired parking ratio of 1 space per unit.

o BMR Unit Size. The BMR Guidelines, section 5.1, states, "BMR housing units shall generally be of the same proportionate size (number of bedrooms and square footage) as the market-rate units." The BMR Program Units (i.e., the 15 percent affordable units provided to comply with the City's inclusionary ordinance) have the same proportionate bedrooms as the market-rate units but are not the same size. A waiver is requested to allow some BMR Program Units to be slightly smaller than the market-rate units to allow the Project to fit the density allowed in the design proposed. HCD has affirmed that waivers can be requested to alter inclusionary requirements. (See HCD Letter to West Hollywood, dated Sept. 2, 2022, at p. 3 ["The SDBL can be used to modify or waive provisions of an inclusionary ordinance."].)

o Reduction in Ground Floor Transparency. City Municipal Code section 16.45.120(3) requires 30 percent of the ground floor to be transparent. The Owner requests a waiver to reduce the ground floor glazing to below 30 percent. The waiver is necessary for the Project to be constructed at the density allowed and as designed by the Owner. To meet the ground floor transparency requirements, the required indoor bicycle parking and utility space would need to be relocated to the second floor, replacing units.

o Building Mass and Scale, Minor Modulations. City Municipal Code section 16.45.120(2) includes certain standards related to building mass and scale. While the Owner believes that the Project design meets the intent of the Municipal Code, it has been determined that the proposed building design is not completely compliant with these standards. The Owner thus requests a waiver to allow the Project's minor building modulations along the south and east building facades to be accepted. The waiver is necessary for the Project to be constructed at the density allowed and as designed by the Owner. Altering the proposed design would either reduce units, if the proposed design was "pushed in," or would impact design intent and coordinated elements (e.g., location of backflow preventers, areas of common open space, etc.), if the proposed design was "pushed out."

o Private Open Space. City Municipal Code section 16.45.120(4) includes certain standards related to the provision of private open space. The Project design intends to comply with the specified private open space requirements, but it has been determined that there is a slight deficiency in the total amount of private open space. The Owner thus requests a waiver to allow the Project's private open space to be accepted. The waiver is necessary for the Project to be constructed at the density allowed and as designed. Increasing the amount of private open space would require either reducing unit sizes or encroaching into the setback area.

PROJECT OBJECTIVES

The Project is a response to the region's need for housing, providing the maximum number of units allowed on the Property for a mixed-income project under State Density Bonus Law and the Property's zoning. The primary Project objectives are:

- Provide a Project that is within the density permitted by the Property's zoning and State Density Bonus Law.
- Help the City and region achieve a better jobs/housing ratio by replacing a commercial building with housing.
- Improve the pedestrian experience adjacent to and through the Project site.
- Alleviate traffic from commuters living outside the City by providing housing close to a jobs center and public transit such as buses and shuttles.
- Develop the site at a sufficient density and intensity to provide the City with community benefits.
- Provide enough market-rate residential units to have an economically viable and feasible project, while also helping satisfy the region's need for very-low-income and moderate-income rental housing.
- Support the State's carbon reduction goals by complying with the Building Energy Efficiency Standards in the California Building Code (Title 24, Parts 6 and 11), providing an all-electric building, and contributing to reduced mobile emissions by siting residential uses in a job-rich area.
- Construct an aesthetically pleasing building that is in harmony with the recent developments in the surrounding neighborhood.

REQUIRED APPROVALS

The following City discretionary approvals would be required prior to development of the Project:

- CEQA Community Plan Exemption or EIR Certification, including Adoption of Findings and Mitigation Monitoring and Reporting Program
- Use Permit for Bonus Level Development, including approval of the Community Amenity
- Architectural Control
- Below Market Rate Housing Agreement

In addition, the Project may require permits or approvals from the following non-City agencies:

- San Francisco Regional Water Quality Control Board
- Bay Area Air Quality Management District
- West Bay Sanitary District

ARCHITECTURAL AND LANDSCAPE DESIGN

Site Layout

The site layout is designed to maximize daylight into the courtyard while promoting unit views and privacy. The ground floor residential entry and lobby are located along the southern side of the building in response to residential neighbors to the west. Two additional pedestrian doors have been provided along Haven East for additional access point to the ground-floor bike room and ingress/egress from the parking garage. Two vehicular access points for the two floors of parking are located as far as possible from the southeast corner where Haven Avenue turns the corner.

Architectural Style & Materials

The Project is a contemporary take on a courtyard building. The architectural scale and rhythm of the building contains several elements that enhance the pedestrian experience while minimizing perceived scale and mass. At the ground floor, the Project would provide recessed areas with planting and

storefront entrances at the lobby and adjacent spaces for visual interest, creating an active presence. The lobby space sequence begins with a seating node at the entry and a mailbox area central to the space with an offset package room, and connects to the resident amenity space, bike room, elevators, stairs and garage area towards the rear of the lobby. The building has a distinct break for the courtyard at the center of the building along the east facing Haven façade with the frontage designed to respond aesthetically to the program above.

The massing of the building contains visual hierarchies of subset volumes that break down the overall mass of the building with decks and setbacks at the upper levels. Planning requirements are met with the base height stepping back above 45 feet (55' maximum allowed) as well as major and minor building modulations. The building is arranged in a U-shape around a central courtyard featuring a pool and amenity spaces. Units have been removed at the Southern edge of the courtyard at the fifth floor and above to increase the sun exposure, with this space designed as a quiet outdoor space. The uppermost level steps back from the street frontages to allow for another outdoor gathering space. Sloped parapets create interest with modulation at the roof plane which are reflected in angled plans. The building sides facing the property lines feature undulating facades that embrace recessed balconies and pick up on the angles of the street frontages.

Exterior finishes include cement plaster, fiber cement panels in varying colors, large format fiber cement panels, corrugated metal panels, metal guardrails, perforated metal panels at the garage and aluminum wood-looking siding. These materials are durable and of a high quality to wear well over time. Fenestration details vary across different finish materials, with vinyl windows and storefront door and glazing at the lobby, and the garage doors are perforated metal. The material vocabulary is carried throughout the project to emphasize different volumes of the building to break down the scale.

Site Landscaping
Site landscaping features at-grade planters and raised stormwater flow through planters, new trees, shrubs, grasses, and perennials will be provided per the landscape drawings. The planting design shall utilize a variety of Mediterranean-style, native, and drought-tolerant plant species to create layers of color and texture to complement the architecture and setting. 80% of plant material to be native or low water use and follow MWELO guidelines. Of the 17 trees existing on site, 13 will be removed and 4 saved. New trees include 4 at the street, 11 at the ground level, and 23 on podium and roof terrace.

Publicly Accessible Open Space & Site Lighting
At the southeastern corner, an outdoor area has been carved out of the building with modular stacked seating and planters, decorative back racks, and pavers. Large and small building recesses with planting have been created throughout the frontages to provide a pedestrian scale and promote wandering around the Property. Luxuriously planted walkways have been provided on the north and west sides of the Property with sculptural pre-cast concrete seating and bollard lighting to create an inviting space. Entries to these walkways have been framed with feature gateways with integrated lighting. Building-mounted dark-sky compliant light fixtures will be used to light this publicly accessible open space as well as the building entrances.

Residential Outdoor Spaces
The Project provides three common outdoor spaces for Project residents: the third-floor courtyard, fifth-floor deck, and rooftop deck. These common open spaces are accessible for resident use with key

fobs, and the hours, scheduled events and music volume would be managed by the Property Management team to comply with City requirements.

Each open space has its own identity. The third-floor courtyard has a swimming pool and ample outdoor seating areas. The fifth-floor deck is a serene spot with lounge seating, tables for quiet chats, and greenery in planters. The rooftop deck is a social hub with shade structure, an outdoor kitchen, a communal dining table, and comfortable seating. Subtle integrated lighting would help create a lively atmosphere, making it perfect for gatherings.

Windows & Bird-friendly Glazing

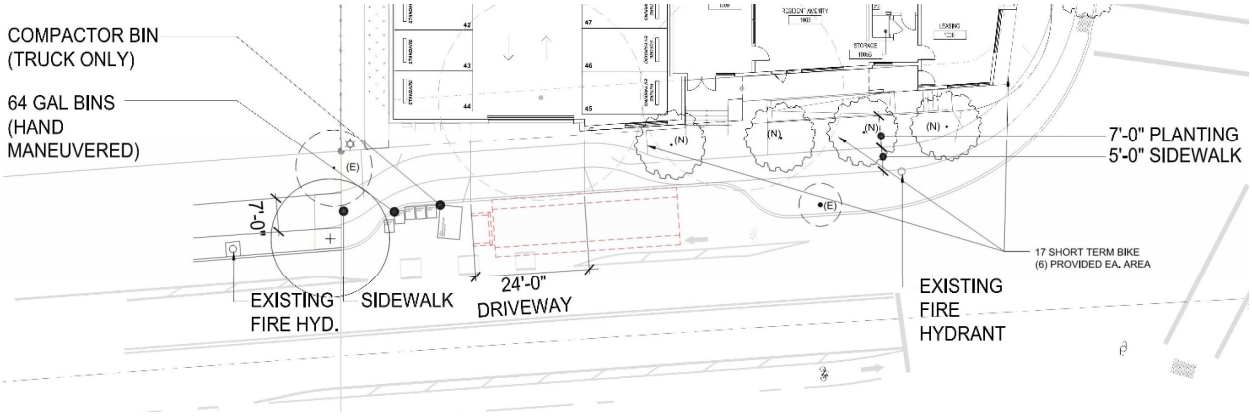
Tied to the materials, the windows relate to the building volumes as well. Tall windows are utilized at the street frontages with taller forms; the lower base elements and property line facades feature smaller punched openings. To provide bird-friendly glazing, windows throughout the building will have external screens on operable panels. On non-operable panels, UV Patterned Glass or fritted glass will be utilized.

Sustainability Features

The building design will comply with the Reach Codes & Menlo Park Municipal Code Chapter 12.16 California Energy Code amendments and Chapter 16.45.130 R-MU Residential Mixed Use District Green and sustainable building requirements. The building will be designed to meet LEED Gold BD+C. Some sustainable features include an increased first floor elevation above the base flood elevation for sea level rise, bird friendly glazing, solar ready zone, Electric Vehicle charging stations and EV ready parking spaces.

Trash Collection

Trash collection will occur along Haven South adjacent to the first-floor garage entrance. Trash receptacles will be staged by Property management outside the flow of traffic. The Property size does not allow for a garbage truck to pull onto the Property, so a portion of the curb will be carved out to provide a place for service. Factors that contributed to this design included the lack of parking along the Property frontage, the need to minimize disturbance to a bike lane, and the need to address sight lines at the corner of Haven. The proposed design allows for trash collection trucks to pull off the street for safe servicing outside of the existing bike lane.



Community Amenity Proposal
The Project applicant is proposing to provide three (3) very low income residential rental units on site as the Project's community amenity. These three very low income units will consist of two (2) two-bedroom units and one (1) one-bedroom unit.

CONSTRUCTION TIMING AND METHODS
The building is three stories of Type I construction under 5 stories of Type III construction. Construction would occur in a single phase and is expected to take approximately 22 months. The projected excavation depth is approximately 3 feet. The total estimated net export is expected to be 2,000 cubic yards. During construction, the contractor shall coordinate to provide dust control without the use of potable water.

OUTREACH TO NEIGHBORING PROPERTIES
A project informational package was shared with adjoining neighbors at 3715 Haven Ave (property to the North) and 3645 Haven Ave, Elan Menlo Park Apartments (property to the East) by the Project applicant via virtual meetings that occurred on November 23, 2022, and December 22, 2022. Neighbors were presented with a summary of the Project and given opportunities to voice questions and concerns. Discussions included clarifying the setbacks, easement along the north Property line, construction timing, management of the property, considerations for shadows, and removing existing driving access across the site.

DEVELOPMENT AND DESIGN STANDARDS PER MENLO PARK MUNICIPAL CODE SECTION 16.45.120		
	REQUIRED	PROPOSED
DENSITY*	>30 DU / ACRE TO 100 DU / ACRE 20 UNITS - 66 UNITS	170 DU / ACRE 112 UNITS
SETBACKS	STREET SETBACKS: 0' SIDE SETBACKS: 10'-0" REAR SETBACKS: 10'-0"	SEE ARCHITECTURAL PLANS (ALL MEET MIN. REQUIREMENTS)
HEIGHT LIMIT*	PROPERTIES W/IN FLOOD ZONE ARE ALLOWED 10' INCREATE IN HEIGHT. MAXIMUM HEIGHT 70'-0" + 10'-0" = 80'-0" (SCREEN FOR MECH. EQUIP. +14', ELEVATOR TOWERS & EQUIP. +20').	74'-9" HIGHEST OCCUPIABLE FLOOR LEVEL 84'-9" TOP OF ROOF SHEATHING 71.1' AVERAGE HEIGHT
MAXIMUM RESIDENTIAL FLOOR AREA RATIO (FAR)*	>90%-225% (BONUS LEVEL) RESIDENTIAL	409%
OPEN SPACE*	25% OF SITE: 7,202 SF 25% OPEN SPACE PUBLICLY ACCESSIBLE: 1,801 SF 100 SF / UNIT COMMON OPEN SPACE - OR - 80 SF / UNIT PRIVATE OPEN SPACE PRIVATE OPEN SPACE: MIN. DIMENSION 6' X 6' MIX OF OPEN SPACE: RATIO OF 1.25 SF	PROJECT IS COMPLIANT & MEETS 25% OF REQ'D OPEN SPACE FOR RESIDENTIAL BUT REQUESTS WAIVER FOR PRIVATE OPEN SPACE. 4,670 SF AT GRADE PUBLICLY ACCESSIBLE OCCURS ALONG NORTH AND WEST SIDES OF BUILDING WITH

	COMMON OPEN SPACE FOR 1.0 PRIVATE OPEN SPACE COMMON OPEN SPACE: MIN. OF 1 SPACE, 40' MIN. DIMENSION; 1,600 SF TOTAL MIN. (101 OR MORE UNITS)	FEATURE GATEWAYS WITH LIGHTING, WALKWAYS ENHANCED WITH LIGHTING AND SCULPTURAL SEATING. CORNER PLAZA WITH MODULAR STACKED SEATING AND PLANTERS, DECORATIVE BIKE RACKS, AND PAVERS AT CORNER OF HAVEN. COMMON OPEN SPACE INCLUDES 3,200 SF AT COURTYARD, 895 AT 5TH FLOOR ROOF DECK, AND 1,995 AT ROOF DECK. ADDITIONAL PRIVATE DECKS PROVIDED, SEE G0.05B, C & D. PRIVATE DECKS INCLUDE: 36 - NON-COMPLIANT PRIVATE OPEN SPACE 16 - PARTIALLY COMPLIANT PRIVATE OPEN SPACE, MEETS 6'X6' MIN, BUT DOES NOT MEET 80 SF. 20 - COMPLIANT COMMON PRIVATE OPEN SPACE, 6'X6' MIN & 80 SF
BICYCLE PARKING	<u>RESIDENTIAL:</u> 168 SPACES (1.5 LONG TERM/ UNIT) 17 SPACES (10% ADDITIONAL SHORT-TERM FOR GUESTS, MUST BE WITHIN 50' OF LOBBY)	168 SPACES LONG TERM SPACES LOCATED AT THE GROUND FLOOR 17 SPACES SHORT-TERM FOR GUESTS LOCATED AT GROUND FLOOR WITHIN 50' OF THE LOBBY
VEHICLE PARKING - RESIDENTIAL UNITS*	1 SPACE/UNIT - 1.5 SPACES / UNIT MAX. (112 - 168 MAX.)	104 UNASSIGNED PARKING SPACES (5% ADA REQUIRED) 6 ACCESSIBLE PARKING SPACES (INCLUDES 1 VAN PARKING SPACE) PARKING OCCURS AT FLOORS 1 & 2, 34 STANDARD SIZE SPACES AND 48 COMPACT SIZE SPACES UNLESS OTHERWISE NOTED.

ELECTRIC VEHICLE PARKING	PER 4.106.4.2.1., 15% SHALL BE EVCS / EVSE EQUIPPED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT WITH MINIMUM OF LEVEL 2 EV READY. 15% OF 104 = 16 SPACES ELECTRIC VEHICLE SUPPLY EQUIPMENT (WHICH INCLUDES 1 EVSE SPACE WITH 8' AISLE)	16 EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT, INCLUDES 1 EVSE SPACE WITH 8' WIDE LOADING AISLE) ALL REMAINING PARKING SPACES SHALL HAVE A LOW POWER LEVEL 2 EV READY SPACE PER 4.106.4.2.1
FRONTAGE LANDCAPING	25% MIN OF SETBACK AREA BETWEEN PROP. LINE & FACE OF BUILDING (50% SHOULD PROVIDE ON-SITE INFILTRATION OF STORMWATER RUNOFF).	SEE L-6 LANDSCAPE FRONTAGE CALCULATIONS FOR CLARITY
BUILDING MASS & SCALE: BASE HEIGHT	55' MAX. AT SETBACK OR BEFORE HORIZONTAL DISTANCE SETBACK REQUIRED. MIN. SETBACK: 10' FOR A MIN. OF 75% OF THE BUILDING FACE ALONG PUBLIC STREETS (ABOVE 45'). MAX. 25% OF BUILDING FACE ALONG PUBLIC STREETS MAY BE EXCEPTED. ASSUME PROJECTIONS (I.E. BALCONIES) DO NOT COUNT TOWARDS THIS. BUILDING PROJECTIONS: 6' MAX. DEPTH (I.E. BALCONIES/BAY WINDOWS ABOVE GROUND FLR.)	REQUIREMENTS MET, SEE PLANS ON A2.05-A2.09 & ELEVATIONS ON A3.01, AS WELL AS DIAGRAMS ON A3.05B AND A3.05C.
BUILDING MASS & SCALE: MAJOR & MINOR BUILDING MODULATIONS*	MAJOR BUILDING MODULATIONS: MIN. ONE RECESS OF 15' WIDE X 10' DEEP PER 200' FACADE. MINOR BUILDING MODULATIONS: MIN. RECESS OF 5' WIDE X 5' DEEP PER 50' OF FACADE LENGTH. BUILDING PROJECTIONS SPACED NO MORE THAN 50' APART WITH MIN. 3' DEPTH & 5' WIDTH MAY SATISFY THIS IN LIEU OF A RECESS.	MAJOR BUILDING MODULATION REQUIREMENT MET, SEE PLANS & ELEVATIONS. THE PROJECT IS SEEKING WAIVER FOR MINOR BUILDING MODULATION, DESIGN MEETS THE SPIRIT OF THE CODE BUT WAS DETERMINED TO NOT BE COMPLETELY COMPLIANT.
GROUND FLOOR EXTERIOR: BUILDING ENTRANCES	BUILDING ENTRANCES: ONE ENTRANCE EVERY 100' OF BUILDING LENGTH, MIN. ONE ALONG EACH LENGTH.	REQUIREMENTS MET, ENTRY PROVIDED ON EACH FRONTAGE, SEE PLAN ON G0.02D & A2.01, AND ELEVATION DIAGRAM ON A3.05A.
GROUND FLOOR EXTERIOR: TRANSPARENCY*	GROUND FLOOR TRANSPARENCY: 30% FOR RESIDENTIAL	SEEKING WAIVER FOR LESS THAN 30%, SEE PLAN ON A2.01 & ELEVATION DIAGRAM ON

		A3.05F. APPROX. 22% & 29% TRANSPARENCY PROVIDED.
GROUND FLOOR EXTERIOR: GROUND FLOOR HEIGHT ALONG ST. FRONTAGE.	10' RESIDENTIAL (GROUND FLOOR LEVEL TO CEILING ALONG STREET)	SEEKING WAIVER FOR 10' FLOOR-TO-FLOOR HEIGHT, WITH APPROX. 9'-0" GROUND FLOOR LEVEL TO CEILING ALONG STREET
GROUND FLOOR EXTERIOR: GARAGE ENTRANCES	MAXIMUM 24-FOOT OPENING FOR TWO-WAY ENTRANCE.	MAXIMUM 24-FOOT OPENING PROVIDED.
GROUND FLOOR EXTERIOR: AWNINGS, SIGNS & CANOPIES	7' MAX. DEPTH. 8' MIN. VERTICAL CLR. TO GRADE; SHALL NOT EXTEND INTO PUBLIC RIGHT OF WAY.	REQUIREMENTS MET, SEE PLANS & ELEVATIONS.
BUILDING DESIGN	ROOF LINES: 4' MIN. HEIGHT MODULATION TO BREAK VISUAL MONOTONY AND CREATE VISUALLY INTERESTING SKYLINE AT PUBLIC STREETS	REQUIREMENTS MET, SEE PLANS & ELEVATIONS.
*See requested density bonus and waivers pursuant to State Density Bonus Law (Gov. Code, § 65915)		