



STAFF REPORT

City Council

Meeting Date:

6/23/2026

Staff Report Number:

26-112-CC

Public Hearing:

Consider and adopt a resolution to amend the El Camino Real/Downtown Specific Plan to modify land uses allowed within the Downtown/Station Area “Main Street” Overlay land use designation; allow existing buildings within the “Main Street” Overlay to have up to two-thirds of the public benefit bonus floor area ratio for office uses, if located in the rear half of the ground floor without frontage on Santa Cruz Avenue and/or on the second floor and not increasing the overall square footage of the building, subject to a use permit and a public benefit agreement; and modify four use classifications across the entire El Camino Real/Downtown Specific Plan

Recommendation

Staff recommends that the City Council adopt a resolution approving the following amendments to the El Camino Real/Downtown Specific Plan (Specific Plan amendments):

- Modify the land uses allowed on Santa Cruz Avenue between the Caltrain station and University Drive within the Downtown/Station Area “Main Street” Overlay (“Main Street Overlay”) land use designation (Chapter E). The proposed revisions include 1) changing the animal clinics and hospitals use from not allowed to conditional, 2) changing the animal retail sales and service use from limited to less than 5,000 square feet to permitted, 3) changing the banks and financial institutions use from not allowed to conditional, subject to a maximum size of 5,000 square feet and a total development limit of 30,000 square feet for all existing and proposed banks and financial institutions, 4) changing the business services use from not allowed to conditional, 5) changing the personal improvement services use from on upper floors only to permitted, 6) changing personal services – general from on upper floors only to permitted, and 7) changing commercial recreation small-scale from not permitted to conditionally permitted;
- Allow existing buildings within the Main Street Overlay (Chapters E and G) to have an additional allowance of up to two-thirds (2/3) of the public benefit bonus floor area ratio (FAR) for office uses, if located in the rear half of the ground floor without ground floor frontage on Santa Cruz Avenue and/or on the second floor, and not increasing the overall square footage of the building, subject to a use permit and a public benefit agreement; and
- Modify four use classifications across the entire El Camino Real/Downtown Specific Plan (Specific Plan) area (Chapter H): 1) business services: expand to include businesses that primarily provide goods and services to the public, 2) personal improvement services: remove spas, 3) personal services

– restricted: remove therapeutic massage services, and 4) personal services – general: expand to include therapeutic massage services, nail salons, biometric screening, and a broader set of spa services, which include non-surgical and non-invasive cosmetic and aesthetic services, such as injectables, laser treatments, skin rejuvenation, and body contouring.

The draft resolution adopting the proposed Specific Plan amendments is included in Attachment A and the project description letter is included in Attachment A, Exhibit A.

The Planning Commission reviewed the proposed Specific Plan amendments and recommended that the City Council approve the proposed amendments with the following changes:

- Maintain the banks and financial institutions use classification as not allowed within the Downtown/Station Area Main Street Overlay land use designation.
- Change the commercial recreation – small scale use classification from not allowed to conditional, requiring a use permit, within the Downtown/Station Area Main Street Overlay land use designation.

Staff incorporated the Planning Commission's recommendation to include commercial recreation-small scale as a conditional use within the Main Street Overlay land use designation and included an alternative for the banks and financial institutions recommendation that is intended to address the Planning Commission's concerns, while incorporating a potential incentive to redevelop sites.

Policy Issues

The City Council will need to consider the merits of the proposed amendments to the Specific Plan, including consistency with the City's General Plan and the El Camino Real/Downtown Specific Plan's guiding principles to generate vibrancy and promote healthy living and sustainability.

The City's General Plan includes goals and associated policies used to implement those goals that may be considered in evaluating the amendments, including:

- Goal LU-3: Retain and enhance existing and encourage new neighborhood-serving commercial uses, particularly retail services, to create vibrant commercial corridors;
- Goal LU-4: Promote and encourage existing and new business to be successful and attract entrepreneurship and emerging technologies for providing goods, services amenities, local job opportunities and tax revenue for the community while avoiding or minimizing potential environmental and traffic impacts;
- Goal LU-5: Strengthen Downtown and the El Camino Real Corridor as a vital, competitive shopping area and center for community gathering, while encouraging preservation and enhancement of Downtown's atmosphere and character as well as creativity in development along El Camino Real; and
- Policy LU-4.6: Employment Center Walkability. Promote local-serving retail and personal service uses in employment centers and transit areas that support walkability and reduce auto trips.

The proposed Specific Plan amendments support downtown vibrancy, one of the City Council's top five priorities for fiscal year 2026-27.

Background

The Specific Plan (Attachment B) establishes a framework for private and public improvements on El Camino Real, in the Caltrain station area and in downtown Menlo Park. The guidelines and regulations of the Specific Plan are intended to enhance community life and vitality through public space improvements, mixed use infill projects and improved connectivity. The document contains the zoning regulations for all properties within the Specific Plan area, a geographic area generally to the west of the Caltrain tracks and east of Fremont Park, centered along the north-south axis of El Camino Real and the east-west axis of Santa Cruz Avenue. A location map is included as Attachment C.

The project applicant, Windy Hill Property Ventures, owner of the 870 Santa Cruz Ave. property, submitted an application to amend the Specific Plan to modify land uses allowed on Santa Cruz Avenue within the Main Street Overlay land use designation. The Main Street Overlay is located along Santa Cruz Avenue between University Drive to the west and Merrill Street and the Menlo Park Caltrain Station to the east. The Main Street Overlay currently promotes a retail emphasis by limiting many non-retail ground floor uses on Santa Cruz Avenue.

The applicant has experienced challenges leasing the existing ground floor retail space at 870 Santa Cruz Ave. With the proposed amendments, the applicant is seeking flexibility to fully lease their building by permitting other uses, while also creating more flexibility for all properties within the Main Street Overlay. A desired outcome of the Specific Plan amendments is to create more downtown vibrancy and a synergy between complementary uses that could benefit the downtown. Any proposal to modify uses within the existing 870 Santa Cruz Ave. building would be provided in a separate future application, if required; the current proposal is only to make legislative modifications to the Specific Plan that apply to all properties within the Main Street Overlay.

Planning Commission review

On May 18, the Planning Commission reviewed the proposed Specific Plan amendments, and 10 members of the public spoke at the meeting, all expressing support. Of those expressing support, four commenters also raised the following issues for consideration:

- Two commenters asked that the commercial recreation – small scale use classification be allowed as a conditional use along Santa Cruz Avenue;
- One commenter asked whether there were any general negative impacts from the proposed amendments; and
- One commenter asked whether a vacancy tax or other financial mechanism could additionally assist in limiting vacancies downtown.

The Planning Commission discussed the issue of vacancies within the downtown and specifically along Santa Cruz Avenue, asking the applicant about the specific challenges that property owners and businesses faced in committing to spaces and remaining in spaces in the downtown. The Commission offered suggestions to pursue additional research and restructuring of the Specific Plan to provide a more comprehensive update to the Specific Plan area overall, in addition to exploring funding and fee mechanisms to address vacancies along Santa Cruz Avenue and the downtown more generally.

The Planning Commission recommended (5-0-2, two absent) that the City Council approve the proposed Specific Plan amendments with the following changes:

- Maintain the banks and financial institutions use classification as not allowed within the Downtown/Station Area Main Street Overlay land use designation.
- Change the commercial recreation – small scale use classification from not allowed to conditional, requiring a use permit, within the Downtown/Station Area Main Street Overlay land use designation.

The Planning Commission also included a recommendation that the City Council direct staff and the Planning Commission to conduct a future Planning Commission study session aimed at exploring additional zoning modifications within the Specific Plan area in the interest of downtown vibrancy. The May 18 Planning Commission staff report is included as Attachment D, and the approved meeting minutes are included as Attachment E. Staff’s review of the Planning Commission’s recommendations are discussed in the Analysis section below.

Analysis

The following sections provide an overview and analysis of the proposed Specific Plan modifications. Additional information is available in the Planning Commission staff report (Attachment D).

Existing and proposed permitted and conditional uses within the Main Street Overlay

All land use classification definitions are provided in Chapter H of the Specific Plan. The proposed amendments would update many of the use classifications that are currently restricted or not permitted within the Main Street Overlay land use designation (per Table E1 Chapter E of Specific Plan). Table 1 summarizes the applicant’s proposed amendments, including the Planning Commission and staff’s recommended changes.

Table 1: Proposed use changes for the Main Street Overlay land use designation		
Land use category	Current	Proposed
Animal clinics and hospitals	Not permitted	Use permit required
Animal retail sales and service	Permitted when less than 5,000 s.f.; use permit required when 5,000 s.f. or greater	Permitted
Banks and financial institutions	Not permitted	Use permit required with square footage limits ¹
Business services	Not permitted	Use permit required
Commercial recreation - small-scale	Not permitted	Use permit required

Review of Planning Commission’s recommendations

The Planning Commission recommended to add the commercial recreation – small-scale use classification as a conditional use in the Main Street Overlay land use designation. The use classification is defined in Chapter H of the Specific Plan as one involving the provision of participant or spectator recreation to the general public, excluding public park and recreation facilities, and including small, generally indoor facilities, such as poolrooms and amusement arcades, although some facilities may be outdoor, including dance halls, gymnasiums, handball, badminton, racquetball, or tennis club facilities less than 20,000 square feet. Within this land use category, it is possible to also include restaurants, snack

bars, and other incidental food and beverage services. This use is currently not allowed within the Main Street Overlay. The Planning Commission recommended that this land use category be conditionally permitted within the Main Street Overlay land use designation. Staff evaluated the Planning Commission’s recommendation and believes this use type could provide additional activity options in the downtown and help enhance Santa Cruz Avenue. Allowing this use conditionally within the Main Street Overlay would be consistent with the broader Downtown/Station Area Retail/Mixed Use land use designation that regulates uses within the downtown core.

For all other uses identified in Table 1, the May 18 Planning Commission staff report (Attachment D) provides a more detailed description, background, and analysis for each affected use, along with a breakdown of the proposed changes and the staff analysis.

The Planning Commission also recommended to maintain the banks and financial institutions land use classification as not permitted in the Main Street Overlay, while the applicant proposed to allow them as a conditional use. Staff evaluated the Planning Commission’s recommendation and their general concern that an increase in banks and financial institutions could reduce vibrancy in downtown, and explored potential approaches that would address the Planning Commission’s concerns, while providing flexibility.

There are five banks and/or financial institutions located on Santa Cruz Avenue. Table 2 provides the approximate square footages and the average of the total square footage.

Address	Business name	Square footage
620 Santa Cruz Ave.	U.S. Bank	5,774 square feet
633 Santa Cruz Ave.	Bank of America	7,260 square feet
650 Santa Cruz Ave.	Chase	5,034 square feet
701 Santa Cruz Ave.	BMO	1,948 square feet
735 Santa Cruz Ave.	Wells Fargo	8,200 square feet
Total square footage	N/A	28,216 square feet
Average square footage	N/A	5,643 square feet

Prohibiting banks and financial institutions on Santa Cruz Avenue could disincentivize redevelopment, since a bank could not relocate elsewhere on Santa Cruz Avenue once it vacates. To address this possibility, staff proposes an approach that factors in current square footage along Santa Cruz Avenue and allows limited redevelopment potential to incentivize redevelopment while adapting to future downtown needs and interests. Staff recommends that the amendments permit banks and financial institutions on Santa Cruz Avenue as a conditional use with a total square footage limit of 30,000 square feet for all bank and financial institution uses. To further ensure opportunity for redevelopment while also balancing a desire to avoid banks or financial institutions from proliferating in the Main Street Overlay, staff included a limit that any future bank and financial institution not exceed 5,000 square feet in size. As outlined in Table 2, bank uses occupy approximately 28,000 square feet and banks range in size from

approximately 2,000 square feet to 8,200 square feet. The development limit would allow existing banks to expand, relocate, and/or add an additional bank to locate on Santa Cruz Avenue, provided the development limit and total square footage are not exceeded. If a bank leaves, then that square footage would be available for another bank to utilize. These changes are included in Attachment A. Staff believes this approach addresses the Planning Commission’s recommendation while creating an incentive to redevelop existing buildings occupied by banks/financial institutions and provide a service to the community

Use classification changes across the Specific Plan area

The applicant is proposing changes to clarify and modernize four of the land use classifications across the Specific Plan area. Table 3 provides the full extent of use classification changes proposed for Chapter H. Text to be added to a use classification is noted as underlined, and text to be removed is noted as ~~strikethrough~~.

Table 3: Use classification changes for Chapter H		
Use classification	Current language	Proposed language
Business services	Establishments that primarily provide goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, office equipment rental and leasing, office security, photo finishing, and model building.	Establishments that primarily provide goods and services to other businesses <u>and the public</u> on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, office equipment rental and leasing, office security, photo finishing, and model building.
Personal improvement services	Provision of instructional services or related facilities, including photography, fine arts, crafts, dance, or music studios; driving schools; and diet centers, reducing salons, spas, and single-purpose fitness studios, such as yoga studios or aerobics studios. This classification is intended for more small-scale storefront locations and is distinguishable from small-scale commercial recreation uses that tend to occupy larger sites and generate more noise.	Provision of instructional services or related facilities, including photography, fine arts, crafts, dance, or music studios; driving schools; and diet centers, reducing salons, spas , and single-purpose fitness studios, such as yoga studios or aerobics studios. This classification is intended for more small-scale storefront locations and is distinguishable from small-scale commercial recreation uses that tend to occupy larger sites and generate more noise.
Personal services – general	Provision of recurrently nonmedical services of a personal nature. This classification includes barber and beauty shops, clothing rental, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, and self-service laundries.	Provision of recurrently nonmedical services of a personal nature. This classification includes barber and beauty shops, <u>nail salons, as well as spa services (non-surgical and minimally-invasive cosmetic and aesthetic services, such as injectables, laser treatments, skin rejuvenation, and body contouring), therapeutic massage services, and biometric screening.</u>
Personal services – restricted	Personal services that may have a blighting or deteriorating effect on the surrounding area and may need to be dispersed and subject to standards to minimize impacts. This classification includes check-cashing services; palm reading; therapeutic massage services; and tattooing, piercing, or similar services.	Personal services that may have a blighting or deteriorating effect on the surrounding area and may need to be dispersed and subject to standards to minimize impacts. This classification includes check-cashing services; palm reading; therapeutic massage services; and tattooing, piercing, or similar services.

These modifications would provide a cohesive and clear sense that general personal services specialize in wellness. The business services modification would allow the current range of services to be available to more customers instead of limiting them to business-to-business transactions. The proposed changes could help increase patronage of downtown businesses, create greater synergy among complementary uses in the downtown, and would encourage greater downtown vibrancy.

Bonus office FAR and public benefit agreement

The proposed amendments include an opportunity for expansion of office square footage within existing buildings in the Main Street Overlay beyond the current non-medical and medical office maximum FAR, as shown in Table 4.

Table 4: Office square footage capabilities within the “Main Street” Overlay		
Use classification	Current maximum	Proposed maximum
Non-medical office FAR	1/3 of the bonus FAR	2/3 of the bonus FAR
Medical office FAR	1/2 of the bonus FAR	2/3 of the bonus FAR

To obtain additional office square footage up to two-thirds (2/3) of the bonus FAR, the following must be met:

- Within an existing building, which has received a certificate of occupancy no later than June 23, 2026;
- No increase in the square footage of the existing building;
- All new office square footage must be on upper floors and/or the rear half of the ground floor; and
- All new office square footage cannot have any ground-floor frontage on Santa Cruz Avenue.

In addition, an applicant would need to obtain a use permit and meet the public benefit requirement by providing a public benefit agreement. Other projects would continue through the existing public benefit bonus process.

For an existing building seeking bonus FAR office uses, the Planning Commission would review and decide on the public benefit agreement concurrent with action on the use permit and any other applicable land use entitlements. This would occur in a single meeting with one opportunity for an action, unlike other public benefit bonus development proposals that involve a study session.

Conclusion

Staff believes the recommended updates to the Specific Plan land use classifications, including the Planning Commission recommendation to include commercial recreation – small scale as a conditional use in the Main Street Overlay, and the updates to the use classifications would incorporate appropriate changes to the regulations that would be more aligned with an active downtown. These changes have the potential to offer generally more opportunities for engaging, active use categories, primarily along Santa Cruz Avenue and within the Main Street Overlay. After evaluating the applicant’s proposal and the concerns expressed by the Planning Commission concerning banks and financial institutions, staff believes the recommendation to permit banks conditionally and include two simultaneous square footage limits for banks and financial institutions within the Main Street Overlay provides a balanced approach. Staff believes that the proposed office FAR increases for existing buildings that meet specific criteria in the

Main Street Overlay would limit office growth in the downtown by ensuring that projects satisfy a series of requirements, including a public benefit agreement and use permit process. Lastly, the use classifications would better align the wellness and spa-type uses into one cohesive category, while also expanding business services uses that are currently not available to members of the public. Staff recommends the City Council adopt the resolution in Attachment A to amend the Specific Plan.

Impact on City Resources

The project sponsor is required to pay planning, building and public works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164, an addendum to the program EIR was prepared. As discussed in the addendum (Attachment A, Exhibit B), it is the City's conclusion that the proposed changes and associated environmental effects do not meet the conditions described in Section 15162 calling for preparation of a subsequent EIR. The May 18 Planning Commission staff report contains additional information regarding this CEQA determination.

As a matter of clarification, after the May 18 Planning Commission meeting staff identified that the addendum prepared to assess potential impacts from the implementation of the Middle Avenue Pedestrian and Bicycle Rail Crossing Study Project (under the Caltrain railway tracks) was not referenced in the addendum. As a result of this finding, the addendum associated with the proposed project has been updated to account for the previous addendum. This update did not impact the conclusion of the addendum.

Public Notice

Public notification also consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within the Specific Plan and a 300-foot radius of all Specific Plan properties. Public notification was also achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. In addition, information about the meeting was included on the City's Weekly Digest email and the city has maintained a project webpage on the amendments (Attachment F).

Attachments

- A. Resolution
 - [Exhibit to Attachment A](#)
 - A. Project description letter
 - B. Fifth Addendum to El Camino Real/Downtown Specific Plan Final Environmental Impact Report
- B. Hyperlink – El Camino Real/Downtown Specific Plan:
www.menlopark.gov/files/sharedassets/public/v/1/community-development/documents/general-plan/20240701-specific-plan-update.pdf
- C. Location map
- D. Hyperlink – May 18 Staff Report #26-019-PC:
www.menlopark.gov/files/sharedassets/public/v/3/agendas-and-minutes/planning-commission/2026-

[meetings/agenda/20260518-planning-commission-agenda-packet.pdf#page=199](#)

E. Minutes from May 18 Planning Commission meeting

F. Project webpage: www.menlopark.gov/Government/Departments/Community-Development/Planning/Comprehensive-planning/EI-Camino-Real-and-Downtown-Specific-Plan/2025-Specific-Plan-amendments

Report prepared by:

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Report reviewed by:

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RESOLUTION NO. XXXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK TO AMEND THE EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN (SPECIFIC PLAN) TO INCREASE THE TYPES OF USES PERMITTED IN THE DOWNTOWN/STATION AREA “MAIN STREET” OVERLAY LAND USE DESIGNATION; ALLOW QUALIFYING EXISTING BUILDINGS IN THE “MAIN STREET OVERLAY” LAND USE DESIGNATION TO INCREASE THE OFFICE SQUARE FOOTAGE TO TWO-THIRDS OF THE PUBLIC BENEFIT BONUS FLOOR AREA RATIO (FAR); MODIFY FOUR USE CLASSIFICATIONS ACROSS THE SPECIFIC PLAN AREA; ALLOW A PUBLIC BENEFIT AGREEMENT PROCESS FOR QUALIFYING PUBLIC BENEFIT BONUS PROJECTS REQUESTING BONUS LEVEL OFFICE SQUARE FOOTAGE; AND ADOPT AN ADDENDUM TO THE CERTIFIED EIR FOR THE EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN

WHEREAS, the City of Menlo Park (“City”) received an application requesting amendments to the El Camino Real/Downtown Specific Plan (“Specific Plan”), and a request for environmental review (collectively, the “Project Revisions”) from Tod Spieker, Windy Hill Property Ventures (“Applicant”), located at 870 Santa Cruz Ave. (APN 071-092-270) (“Property”), located within the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, and, within this zoning district, the Downtown/Station Area “Main Street” Overlay (Main Street Overlay) land use designation (Exhibit A); and

WHEREAS, the proposed amendments to the Specific Plan would expand the land uses allowed on Santa Cruz Avenue within the Main Street Overlay land use designation; and

WHEREAS, the proposed amendments to the Specific Plan would also modify four use classifications across the entire Specific Plan area: business services, personal improvement services, personal services – general, and personal services – restricted to clarify and/or expand the types of businesses within the use classifications; and

WHEREAS, the proposed amendments to the Specific Plan would also allow a revision to the public benefit requirements to allow for the provision of an in-lieu payment, via a public benefit agreement, to account for the public benefit value, only for qualifying projects in which an existing building proposes to increase the office floor area ratio (FAR) up to two-thirds (or 0.67) of the public benefit bonus level floor area ratio (FAR) for the lot; and

WHEREAS, the proposed amendments to the Specific Plan would allow all qualifying existing office uses within the Main Street Overlay an increase in bonus FAR by up to two-thirds (or 0.67) of the public benefit bonus level FAR through a public benefit agreement; and

WHEREAS, the proposed amendments to the Specific Plan are consistent with the rest of the Specific Plan, including the guiding principles; and

WHEREAS, the proposed amendments assist in addressing one of the City’s identified priorities, Downtown vibrancy; and

WHEREAS, the proposed amendments relate to several goals and policies within the General Plan involving the Specific Plan, uses, and economic activity within the downtown; and

WHEREAS, the City, as lead agency, pursuant to the California Environmental Quality Act and the CEQA Guidelines (CEQA) had previously prepared and certified the Program Environmental Impact Report for adoption of the Specific Plan (Specific Plan EIR), and relied on the Specific Plan EIR to approve the Project; and

WHEREAS, the City prepared an Addendum to the Program EIR in compliance with CEQA that examined the environmental impacts of the Project and proposed amendments to the Specific Plan, and found no substantial evidence to support requiring additional environmental review, in part given that alterations to the Project will not increase actual residential, office or community serving space or lead to any activity that might cause new or increased environmental effects, and uses being permitted were adequately considered in the Program EIR, as discussed in more detail in the Addendum (Exhibit B); and

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

WHEREAS, at a duly and properly noticed public hearing held on May 18, 2026, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and the resolution, prior to recommending action regarding the proposed resolution; 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 that the City Council of the City of Menlo Park make findings that the proposed amendments to the El Camino Real/Downtown Specific Plan (Specific Plan Amendments) are in compliance with all applicable State regulations and the City General Plan, and adopt a resolution approving the proposed Specific Plan Amendments; and

WHEREAS, the Planning Commission of the City of Menlo Park, upon reviewing at the meeting of May 18, 2026, recommended to the City Council to maintain the banks and financial institutions use classification as not allowed within the Main Street Overlay, and to allow commercial recreation – small scale as a conditional use within the Main Street Overlay; and

WHEREAS, in coordination with staff and the applicant, revisions were made to the banks and financial institutions use classifications to conditionally permit the use within the Main Street Overlay, but require a use permit, a total development limit of 30,000 square feet, and an individual cap of 5,000 square feet for any new banks and financial institutions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MENLO PARK:

Section 1. The above recitals are hereby declared to be true and correct findings of the City Council of the City of Menlo Park.

Section 2. The El Camino Real/Downtown Specific Plan is hereby amended as follows:

Proposed Downtown Specific Plan Amendments

1. Section 1. Chapter E. (Land Use + Building Character), Section E.2.1 (Land Use Designations), Subsection “Downtown/ Station Area “Main Street” Overlay,” paragraph 1 on Page E4 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

The Downtown/Station Area “Main Street” Overlay ~~enhances~~ supports the retail emphasis of the Downtown/Station Area Retail/Mixed Use designation by specifically ~~limiting non-retail ground floor~~ promoting retail and complementary uses on Santa Cruz Avenue. Development standards and guidelines otherwise match the underlying Downtown/Station Area Retail/Mixed Use designation.

2. Section 2. Chapter E. (Land Use + Building Character), Table E1 (Land Use Designations and Allowable Uses) on Pages E6 and E7, is hereby amended to read as follows (Additions in underline, deletions in ~~strike through~~):

Land Use Designations and Allowable Uses					
Allowable Uses	El Camino Real Mixed Use	El Camino Real Mixed Use/ Residential	Downtown/ Station Area Retail/Mixed Use	Downtown/ Station Area Main Street <u>Overlay</u>	Downtown Adjacent Office/ Residential
Commercial					
Adult Business Establishments	C	C	-	-	-
Animal Sales & Services					
Animal Boarding	C	C	C	-	-
Animal Clinics and Hospitals	C	C	C	C	-
Animal Retail Sales and Service	P	P	P	LC (less than 5,000 SF) <u>P</u>	-
Automobile/ Vehicle Sales and Service					
Automobile/ Vehicle Sales & Leasing	P	P	-	-	-
Gas Stations and Light Vehicle Service	C	C	-	-	-
Banks and Financial Institutions	P	P	LC (less than 5,000 SF)	C ¹	LC (less than 5,000 SF)
Business Services	P	P	LC (less than 5,000 SF)	C	LC (less than 5,000 SF)
Commercial Recreation					

Small-Scale Cinemas	P C	C P	C P	<u>-C</u> -	- -
Eating & Drinking Establishments					
Restaurants, Full/Limited Service	P	P	P	P	-
Restaurants, Full/Limited Service with Alcohol and/or Outdoor Seating	A	A	A	A	-
Restaurants, Full/Limited Service with Live Entertainment	A	A	A	A	-
Restaurants, Take-Out Only	P	P	-	-	-
Bars and Lounges	-	C	C	C	-
Funeral & Interment Service	C	C	-	-	-
Hotels and Motels	P	P	P	C	C
Offices, Business and Professional (see Footnote #1)	L (no greater than one-half the base or public benefit bonus FAR)	L (no greater than one-half the base or public benefit bonus FAR)	L (no greater than one-half the base or public benefit bonus FAR)	L (no greater than one-half the base or public benefit bonus FAR and upper floors only) ²	L (no greater than one-half the base or public benefit bonus FAR)
Offices, Medical and Dental (see Footnote #1)	L (no greater than one-third the base or public benefit bonus FAR, up to a maximum of	L (no greater than one-third the base or public benefit bonus FAR, up to a maximum of	L (no greater than one-third the base or public benefit bonus FAR)	L (no greater than one-third the base or public benefit bonus FAR and	L (no greater than one-third the base or public benefit bonus FAR)

	33,333 square feet)	33,333 square feet)		upper floors only) ²	
Personal Improvement Services	P	LC (less than 5,000 SF)	LC (less than 5,000 SF)	L (upper floors only) P	LC (less than 5,000 SF)
Personal Services					
General	P	P	LC (less than 5,000 SF)	L (upper floors only) P	LC (less than 5,000 SF)
Restricted	C	C	-	-	-
Retail Sales					
General	P	P	P	P	-
Convenience Market	C	C	C	-	-
Food and Beverage Sales	P	P	P	P	-
Liquor Stores	C	C	C	C	-
Restricted	C	C	-	-	-
Public, Semipublic and Service					
Clubs and Lodges	C	C	C	C	-
Community Social Service Facilities	C	C	-	-	-
Cultural Institutions	LC (less than 5,000 SF)	LC (less than 5,000 SF)	LC (less than 5,000 SF)	C	A
Day Care Center	A	A	A	-	A
Parking Facilities, Public	-	P	P	-	-
Public Safety Facilities	C	C	-	-	C
Religious Facilities	C	C	-	-	C
Residential					
Residential Dwelling Units	P	P	P	L (upper floors only)	P
P = uses permitted L = uses permitted subject to limitations which may not be exceeded/modified LC = uses permitted subject to limitations; limitations may be exceeded/modified following review/approval of Use Permit by Planning Commission					

A = uses may be permitted following review/approval of administrative use permit by Community Development Director
C = uses may be permitted following review/approval of Use Permit by Planning Commission
Use definitions available in Chapter H "Appendix."

1. The cumulative square footage of banks and financial institutions uses within the Main Street Overlay shall not exceed 30,000 square feet and individual banks and financial institutions shall not exceed 5,000 square feet.
2. Buildings which have received a final certificate of occupancy prior to June 23, 2026, may (1) be allowed up to two thirds (.67) of the public benefit bonus FAR, on upper floors and/or the rear half of the ground floor without any ground-floor frontage on Santa Cruz Avenue, if there is no increase in the overall square footage of the building, and (2) may increase the office gross floor area beyond the base level FAR identified in Table E1 with the issuance of a use permit. Such use permits may be issued where the proposed change of uses (1) meet the requirements of MPMC Section 16.82.010 through 16.82.040, and (2) provide a public benefit bonus through a public benefit agreement with the City.

3. Section 3. Chapter E. (Land Use + Building Character), Section E.2.3 (Special Land Use Topics), Subsection "Independent Retail," paragraph 3 on Page E8 is hereby amended to read as follows (Additions in underline, deletions in ~~striketrough~~.):

In general, the Specific Plan supports mechanisms that are easy to understand and monitor by the general community, developers and City staff. Therefore, the Specific Plan includes two of the limits discussed above: limits on the size of specific types of uses (primarily non-retail service and office uses); and density limits for new construction or conversions of office and, more specifically medical and dental office. Table E1 includes the specific limitations. Section E.3.1 "Development Intensity" discusses these limitations in more detail. ~~In addition, the Downtown/Station Area "Main Street" Overlay limits permitted ground floor uses on Santa Cruz Avenue to retail establishments and restaurants.~~ In addition, the Main Street Overlay limits the ground floor fronting Santa Cruz Avenue to a mix of active uses to encourage Downtown vibrancy.

4. Section 4. Chapter E. (Land Use + Building Character), Section E.2.3 (Special Land Use Topics), Subsection "Uses Permitted with Limits," paragraph 5 on Page E9 is hereby amended to read as follows (Additions in underline, deletions in ~~striketrough~~.):

Regulating Uses

The Specific Plan proposes two ways to regulate competition from formula or chain retailers and to limit competition for space from non-retail uses, such as banks: 1) limit the size of particular establishments, and 2) limit the location of particular establishments. As noted previously, the Specific Plan establishes size limits for certain types of uses, as summarized in Table E1. This may discourage larger chain businesses from locating in the downtown and station areas. The plan also limits ground-floor uses in the Downtown/Station Area "Main Street" retail/mixed use designation to primarily retail and restaurant uses, and other complementary uses that promote an active lifestyle, including but not limited to such uses as personal services and personal improvements services. The Specific Plan includes use limits and also suggests that the City continue to monitor changes in the composition of uses over time and, as necessary, institute additional regulations that restrict formula or chain retailers.

5. Section 5. Chapter E. (Land Use + Building Character), the Notes section of Table E2 (Development Standards by Zoning Districts) on Page E15 is hereby amended to read as follows (Additions in underline, deletions in ~~striketrough~~.):

Notes	*	<p>Step-Up FAR requires at least 50% of the overall building FAR to be residential use with no more than 65% residential FAR in the D, SA E, and SA W zoning districts.</p> <p>In all zoning districts, developments must have an average net residential unit size of at least 1,000 square feet, a maximum individual unit size of 2,000 square feet, and either A) 50% of units with 2+ bedrooms and 10% with 3+ bedrooms, or B) all for sale units.</p>
	**	<p>In the D, SA E, SA W zoning districts, maximum heights for projects with residential uses would be 50' (54' with pitch roofs 3:12 or greater) for density of 20 to 40 du/ac; 60' (64' with pitch roofs 3:12 or greater) for density over 40 du/ac to 60 du/ac; 71' (75' with pitch roofs 3:12 or greater) for density over 60 du/ac to 80 du/ac; and 81' (85' with pitch roofs 3:12 or greater) for density over 80 du/ac.</p> <p>In the DA, ECR NE, ECR NE-L, NCR NE-R, ECR NW, ECR SE, and ECR SW zoning districts, maximum heights for projects with residential uses would be 40' (44' with pitch roofs 3:12 or greater) for density of 20 to 30 du/ac; 50' (54' with pitch roofs 3:12 or greater) for density over 30 du/ac to 50 du/ac; and 60' (64' with pitch roofs 3:12 or greater) for densities over 50 du/ac.</p>
	***	<p>Where density exceeds 60 du/ac, setbacks are required in lieu of building profile at required building sides as follows: Stepback 1 (10' back from primary façade at/below maximum façade height); and Stepback 2 (10' back at building wall at 60' above grade or at uppermost level if lower than 60').</p>
	1	<p>MSO = Main Street Retail Frontage Overlay along Santa Cruz Avenue. Property fronting Santa Cruz Avenue shall be required to have a minimum 1.0 FAR of commercial use. Note, ground floor uses shall be retail, restaurant, etc. per Table E1 of the Specific Plan.</p>
	2	<p>Minimum residential floor area ratio (FAR): Minimum ratio of residential square footage of the gross floor area of all buildings on the lot to the square footage of the lot shall increase on an even gradient from 53% for 20 du/ac to 264% for 100 du/ac.</p>
	3	<p>Minimum Residential Density (20 du/ac): Any development in the Specific Plan area that includes residential uses shall have a minimum density of 20 du/ac. Additions to existing residential development do not need to meet this minimum density requirement.</p>
	4	<p>Non-Residential FAR: Most zoning districts limit office use to one-half of FAR but allow other non-office non-residential uses to the allowed FAR.</p>
	5	<p>Maximum FAR for offices and medical offices shall be based on the Non-Residential base or public benefit bonus FAR in all subdistricts per the Specific Plan regulations (i.e., 1/2 or 1/3 of the base or public benefit bonus FAR, <u>except for</u></p>

		buildings that meet the criteria in Note #6). These maximums shall not be increased with use of the Residential or Mixed-Use FAR, Step-Up base or Step-Up public benefit bonus FAR provisions.
	<u>6</u>	<u>Buildings which have received a final certificate of occupancy prior to June 23, 2026, may (1) be allowed up to two thirds (.67) of the public benefit bonus FAR, on upper floors and/or the rear half of the ground floor without any ground-floor frontage on Santa Cruz Avenue, if there is no increase in the overall square footage of the building, and (2) may increase the office gross floor area beyond the base level FAR identified in Table E1 with the issuance of a use permit. Such use permits may be issued where the proposed change of uses (1) meet the requirements of MPMC Section 16.82.010 through 16.82.040, and (2) provide a public benefit bonus through a public benefit agreement with the City.</u>

6. Section 6. Chapter E. (Land Use + Building Character), Section E.3.1 (Development Intensity), Standards E.3.1.01 and E.3.1.02 on Page E16 are hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

E.3.1.01 Business and Professional office (inclusive of medical and dental office) shall not exceed one half of the base FAR or public benefit bonus FAR, whichever is applicable.¹

E.3.1.02 Medical and Dental office shall not exceed one third of the base FAR or public benefit bonus FAR, whichever is applicable; in the ECR districts, this is additionally limited to an absolute maximum of 33,333 square feet per development project.¹

7. Section 7. Chapter E. (Land Use + Building Character), Section E.3.1 (Development Intensity), Subsection “Public Benefit Bonus and Structured Negotiation” paragraph two on Page E16 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

~~Two~~ Three common approaches for sharing the benefits of increased development include bonuses for on-site improvements, ~~and~~ bonuses achieved through individual developer “structured” negotiations, and bonuses provided by public benefit agreement. These ~~two~~ three approaches are distinct from, and not to be confused with, impact fees and other development exactions where the fee or other exaction is based on the development’s impact on the need for public facilities (for instance, more residents create a greater need for parks).

8. Section 8. Chapter E. (Land Use + Building Character), Section E.3.1 (Development Intensity), Footnote 1 on Page E16 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

1. Buildings which have received a final certificate of occupancy prior to June 23, 2026, may (1) be allowed up to two thirds (.67) of the public benefit bonus FAR, on upper floors and/or the rear half of the ground floor without any ground-floor frontage on Santa Cruz Avenue, if there is no increase in the overall square footage of the building, and (2) may increase the office gross floor area beyond the base level FAR identified in Table E1 with the issuance of a use permit. Such use permits may be issued where the proposed change of uses (1) meet the requirements of MPMC Section 16.82.010 through 16.82.040, and (2) provide a public benefit bonus through a public benefit agreement with the City.

9. Section 9. Chapter E. (Land Use + Building Character), Section E.3.1 (Development Intensity), Subsection “Individual Developer Structured Negotiation” paragraphs one and two on Page E17 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

The Specific Plan recommends an individual developer structured negotiation as one approach for the sharing of the benefits from increased development above the base FAR, density, and/or height. This approach is the most flexible and effective way to determine appropriate public benefits. The downside is that it creates some uncertainty and often delays the approval process, which can increase cost and risk for developers. However, the Specific Plan ~~requires~~ includes a structured process to minimize delays and uncertainty.

Projects requesting a public benefit bonus FAR, density and/or height, and proposing a public benefit agreement, are required to conduct an initial public study session with the Planning Commission, in which both the project and the proposed public benefit are presented for initial evaluation and comment (both from the Planning Commission and the public). Applicants may also request a subsequent study session with the City Council, although this should be expected only for larger or more complicated projects. The study session(s) should incorporate appropriate fiscal/economic review (with work overseen by City staff), which should broadly quantify the benefits/costs of the bonus FAR/density/height and the proposed public benefit. Following the study session(s), the applicant would revise the project and public benefit (if needed) and present them again for full review and action.

10. Section 10. Chapter E. (Land Use + Building Character), Section E.3.1 (Development Intensity), new subsection named “Public Benefit Agreement” after Subsection “Individual Developer Structured Negotiation” on Page E17, amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

Public Benefit Agreement

Alternatively, and as an option only possible for existing buildings seeking to increase the office square footage to two thirds (0.67) of the public benefit bonus FAR within the Downtown/Station Area “Main Street” Overlay land use designation, an applicant may propose a public benefit agreement, in which a proposed public benefit would be provided in exchange for the increased office FAR in excess of allowable FAR.

The applicant would then proceed to a Planning Commission hearing for review and decision on the public benefit agreement as part of the Planning Commission’s action on the use permit and other applicable land use entitlements.

11. Section 11. Chapter E. (Land Use + Building Character), the Development Intensity section of Table E12 (Development Standards for Station Area East (SA E) District) on Page E80 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

Development Intensity (Refer to Section E3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 1.35 Public Benefit Bonus: 1.75
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable ¹
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable ¹

	Base Density: 60 dwelling units per acre
	Public Benefit Bonus Density: 100 dwelling units per acre

12. Section 12. Chapter E. (Land Use + Building Character), the Note section of Table E12 (Development Standards for Station Area East (SA E) District) on Page E81 is hereby amended to read as follows (Additions in underline, deletions in strikethrough.):

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

1. Buildings which have received a final certificate of occupancy prior to June 23, 2026, may (1) be allowed up to two thirds (.67) of the public benefit bonus FAR, on upper floors and/or the rear half of the ground floor without any ground-floor frontage on Santa Cruz Avenue, if there is no increase in the overall square footage of the building, and (2) may increase the office gross floor area beyond the base level FAR identified in Table E1 with the issuance of a use permit. Such use permits may be issued where the proposed change of uses (1) meet the requirements of MPMC Section 16.82.010 through 16.82.040, and (2) provide a public benefit bonus through a public benefit agreement with the City.

13. Section 13. Chapter E. (Land Use + Building Character), the Development Intensity section of Table E13 (Development Standards for Station Area West (SA W) District) on Page E85 is hereby amended to read as follows (Additions in underline, deletions in strikethrough.):

Development Intensity (Refer to Section E3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 2.00
		Public Benefit Bonus: 2.25
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable ¹
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable ¹
	Base Density: 60 dwelling units per acre	
	Public Benefit Bonus Density: 100 dwelling units per acre	

14. Section 14. Chapter E. (Land Use + Building Character), the Note section of Table E13 (Development Standards for Station Area West (SA W) District) on Page E86 is hereby amended to read as follows (Additions in underline, deletions in strikethrough.):

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

1. Buildings which have received a final certificate of occupancy prior to June 23, 2026, may (1) be allowed up to two thirds (.67) of the public benefit bonus FAR, on upper floors and/or the rear half of the ground floor without any ground-floor frontage on Santa Cruz Avenue, if there is no increase in the overall square footage of the building, and (2) may increase the office gross floor area beyond the base level FAR identified in Table E1 with the issuance of a use permit. Such use permits may be issued where the proposed change of uses (1) meet the requirements of MPMC Section 16.82.010 through 16.82.040, and (2) provide a public benefit bonus through a public benefit agreement with the City.

15. Section 15. Chapter E. (Land Use + Building Character), the Development Intensity section of Table E14 (Development Standards for Downtown (D) District) on Page E91 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

Development Intensity (Refer to Section E3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 2.00 Public Benefit Bonus: 2.25
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable ¹
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable ¹
	Base Density: 60 dwelling units per acre	
	Public Benefit Bonus Density: 100 dwelling units per acre	

16. Section 16. Chapter E. (Land Use + Building Character), the Note section of Table E14 (Development Standards for Downtown (D) District) on Page E92 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

1. Buildings which have received a final certificate of occupancy prior to June 23, 2026, may (1) be allowed up to two thirds (.67) of the public benefit bonus FAR, on upper floors and/or the rear half of the ground floor without any ground-floor frontage on Santa Cruz Avenue, if there is no increase in the overall square footage of the building, and (2) may increase the office gross floor area beyond the base level FAR identified in Table E1 with the issuance of a use permit. Such use permits may be issued where the proposed change of uses (1) meet the requirements of MPMC Section 16.82.010 through 16.82.040, and (2) provide a public benefit bonus through a public benefit agreement with the City.

17. Section 17. Chapter G. (Implementation), Section G.3 (Key Actions to Implement the Specific Plan), Subsection "Public Benefit Bonus Negotiated Agreement" on Page G15, is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

As described in more detail in Chapter E, density and intensity standards have both Base and Public Benefit Bonus categories for all districts, and the ECR NE and ECR NE-R zoning districts also have Base and Public Benefit Bonus height standards. In order to achieve any Public Benefit Bonus standard, an applicant would need to propose public benefit(s) for the City's consideration. If deemed appropriate, the benefit(s) would be memorialized through conditions of approval, ~~or a Development Agreement, or a Public Benefit Agreement, as described below.~~ Specifically for development agreements, the process as outlined in Resolution No. 4159 (Regulations Establishing Procedures and Requirements for Development Agreements) or any successor resolution would be followed.

Public Benefit Agreement

As described in Chapter E, an applicant seeking a use permit to increase office FAR to the Public Benefit Bonus level for existing buildings within the Main Street Overlay could propose a Public Benefit Agreement, in which a proposed public benefit would be provided in exchange for increased office FAR. The Planning Commission would review and take action on a Public Benefit Agreement in one meeting, generally simultaneous with action on the use permit.

18. Section 18. Chapter H. (Appendix), Section H.1 (Land Use Classifications), Subsection "Commercial Use Classifications" on Page H4, Item E is hereby amended to read as follows (Additions in underline, deletions in ~~strike through~~):

E. Business Services. Establishments that primarily provide goods and services to other businesses and the public on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, office equipment rental and leasing, office security, photo finishing, and model building.

19. Section 19. Chapter H. (Appendix), Section H.1 (Land Use Classifications), Subsection "Commercial Use Classifications" on Page H4, Item L is hereby amended to read as follows (Additions in underline, deletions in ~~strike through~~):

L. Personal Improvement Services. Provision of instructional services or related facilities, including photography, fine arts, crafts, dance, or music studios; driving schools; and diet centers, reducing salons, ~~spas~~, and single-purpose fitness studios, such as yoga studios or aerobics studios. This classification is intended for more small-scale storefront locations and is distinguishable from small-scale commercial recreation uses that tend to occupy larger sites and generate more noise.

20. Section 20. Chapter H. (Appendix), Section H.1 (Land Use Classifications), Subsection "Commercial Use Classifications" on Page H4, Item M is hereby amended to read as follows (Additions in underline, deletions in ~~strike through~~):

M. Personal Services.

1. General. Provision of ~~recurrently non-medical~~ services of a personal nature. This classification includes barber and beauty shops, nail salons, as well as spa services (non-surgical and minimally-invasive cosmetic and aesthetic services, such as injectables, laser treatments, skin rejuvenation, and body contouring), therapeutic massage services, and biometric screening.

These services also include clothing rental, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, and self-service laundries.

2. Restricted. Personal services that may have a blighting or deteriorating effect on the surrounding area and may need to be dispersed and subject to standards to minimize impacts. This classification includes check-cashing services; palm reading; ~~therapeutic massage services~~; and tattooing, piercing, or similar services.

Section 3. In any section, subsection, phrase or clause of this resolution is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this resolution. The City Council hereby declares that it would have passed this and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases or clauses be declared unconstitutional on their face or as applied.

Section 4. The City Council of the City of Menlo Park does hereby make the following findings and recommendation:

ENVIRONMENTAL REVIEW

The City Council makes the following findings, based on its independent judgment after considering the Specific Plan and the EIR Addendum (Exhibit B), and having reviewed and taken into consideration all written and oral information submitted in this matter:

- A. In June 2012, the City Council of the City of Menlo Park certified the Specific Plan EIR for adoption of the Specific Plan, including adoption of associated CEQA Findings and a Mitigation Monitoring and Reporting Program.
- B. The City Council further determines that the Project Revisions, including the Specific Plan amendments, are consistent with the analyses in the Specific Plan EIR and the Addendum and therefore, their approval complies with CEQA based on each of the applicable CEQA streamlining and/or tiering sections described below, each of which, separately and independently, provides a basis for CEQA compliance:
 - (1) The Addendum provides analysis and cites substantial evidence that supports the conclusion that the Project Revisions would not cause new significant impacts not previously identified in the previously certified Specific Plan EIR, nor result in a substantial increase in the severity of previously identified significant impacts. No new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the Project or the Property that would cause significant environmental impacts to which the Project Revisions would contribute considerably, and no new information has been put forward that shows that the Project Revisions would cause significant environmental impacts. Therefore, no supplemental environmental review is required for the Project Revisions in accordance with Public Resources Code Section 21166, and CEQA Guidelines Sections 15162 and 15164.

Section 5. This resolution shall become effective on the date of its adoption.

I, Judi A. Herren, City Clerk of the City of Menlo Park, do hereby certify that the above and foregoing City Council Resolution was duly and regularly passed and adopted at a meeting by said City Council on twenty-third of June, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this ___ day of June, 2026.

Judi A. Herren, City Clerk

Exhibits:

- A. Project description letter
- B. Fifth addendum to El Camino Real/Downtown Specific Plan Final Environmental Impact Report – May 13, 2026

Project Description

Text Amendment

Menlo Park El Camino Real and Downtown Specific Plan

May 11, 2026

Project

The property owners of 870 Santa Cruz Avenue are proposing a request to modify *Table E1. Land Use Designations and Allowable Uses* of the Menlo Park El Camino Real and Downtown Specific Plan and other associated sections to allow for additional uses within the Downtown/Station Area Main Street zone. The proposed changes are outlined below.

Project Background

Over the last few years there has been a collective concern among property owners and tenants about the future of businesses and properties along Santa Cruz Avenue. As invested tenants and property owners, we take pride in being part of the downtown community and are committed to maintaining and enhancing the vibrancy of Santa Cruz Avenue. However, we are increasingly concerned about the growing vacancy rates, empty storefronts, and reduced sales that have affected our community in recent years. We believe these factors threaten the viability of our businesses and would like to work with the City to address this issue before it further impacts the downtown area.

We understand that creating a welcoming and lively pedestrian environment is essential for attracting shoppers and diners, contributing to a thriving community atmosphere. While many downtown buildings are well-suited for retail, current limitations on allowed uses make it challenging to fill some of these spaces with viable businesses. Deep buildings with large floorplates, minimal frontage, and modern retail requirements can present particular difficulties for both tenants and property owners.

To help us navigate these challenges, we respectfully request that the City consider increased flexibility in the allowed uses within the buildings along Santa Cruz Avenue. Specifically, we propose the following:

- Allow animal clinics and hospitals use from not allowed to a conditional use.
- Permitting animal retail sales and service use instead of a use limited to less than 5,000 square feet
- Allowing banks and financial institutions uses from not allowed to conditional uses.

- Allowing business services uses from not allowed to conditional uses. This also involves changing the business services definition and expanding it to include businesses that primarily provide goods and services to the public.
- Permitting personal improvement service uses outright instead of only allowing these uses on upper floors. This also includes removing the spa portion of this use definition to include spa services within the general personal services use instead.
- Permitting personal services -general uses outright instead of only allowing these uses on upper floors. This also includes expanding the definition of general personal services to include therapeutic massage services, nail salons, biometric screening, and a broader set of spa services, which include non-surgical and non-invasive cosmetic and aesthetic services, such as injectables, laser treatments, skin rejuvenation, and body contouring
- Allow existing buildings to have an additional allowance of office uses up to two-thirds (2/3) of the public benefit bonus floor area ratio (FAR) if located in the rear half of the building and not containing frontage on Santa Cruz Ave., subject to a use permit and a public benefit requirement, which may be satisfied through provision of a public benefit agreement.

By implementing the above referenced modifications to the Downtown Specific Plan, we feel this will have direct beneficial effects that will help implement the goals of the General Plan and Downtown Specific Plan. Specifically, we feel the following are important to note:

- Many of the larger ground-floor spaces along Santa Cruz Avenue are simply too big to be filled by retail alone, and that is a key reason so many sit empty. Allowing a limited amount of office use in these existing buildings would enable smaller, more flexible retail floor plates that can attract a variety of vibrant, pedestrian-friendly businesses.
- More office workers downtown also means more daytime foot traffic that benefits everyone on the avenue.
- Given all the vacancy we need to be more accommodative and less restrictive. Adding fitness and wellness uses will bring more people downtown to eat and shop.
- While some fitness studios and wellness services exist in our broader area, they are not represented on Santa Cruz Avenue itself. Bringing these uses to our downtown corridor would make them more accessible to residents, fill vacant storefronts, and draw more foot traffic that supports the shops and restaurants already here.
- Allowing financial and other business-serving uses will diversify what Santa Cruz Avenue has to offer, attract more visitors throughout the day, and help support our existing local retailers and restaurants that are struggling with reduced foot traffic.

Allowing this flexibility could create opportunities to support downtown's vibrancy in the following ways:

Goals of the Downtown Specific Plan

Generate Vibrancy

Generate Vibrancy-The Specific Plan acknowledges the community's desire for a more active,

vibrant downtown and station area, with a mix of retail, residential and offices uses that

complement and support one another and bring vitality, including increased retail sales, to the area. In addition, the Specific Plan establishes standards and guidelines that encourage development of underutilized and vacant land on El Camino Real while ensuring a building character that is modulated and in keeping with Menlo Park's small-town character. The Specific Plan focuses on creating new connected places of activity and social life that enhance community life and contribute to a vibrant downtown.

Independent Retail

Independent retailers play an important role in the vitality of downtown and the unique character of Menlo Park. Community representatives expressed a desire to promote independent retailers, particularly in the downtown and station areas. The Specific Plan supports independent businesses by increasing demand for their goods and services and by limiting the size of certain categories of uses that might compete with independent businesses.

Increasing Demand One of the best ways to protect existing downtown businesses is to increase the supply of local shoppers by encouraging more residential development in the downtown and station areas. Downtown districts with large resident populations can help support convenience and specialty retail. Many households seek to reduce the amount of time spent on congested roadways for non-commute trips. For these types of residents, areas with abundant retail and services like downtown Menlo Park are attractive places to live and shop.

Goal I-A-5-Development of housing, including housing for smaller households, is encouraged in commercially zoned areas in and near Downtown. (Downtown is defined as the area bounded by Alma Street, Ravenswood Avenue/Menlo Avenue, University Drive and Oak Grove Avenue.) Provisions for adequate off-street parking must be assured

Goal I-B -To strengthen Downtown as a vital and competitive shopping area while encouraging the preservation and enhancement of Downtown's historic atmosphere and character.

Goal I-B-1-The Downtown shall include a complementary mix of stores and services in a quality design, adding natural amenities into the development pattern.

Goal I-B-4-Uses and activities shall be encouraged which will strengthen and complement the relationship between the Transportation Center and the Downtown area and nearby El Camino Real corridor.

Goal I-C-1 New and upgraded retail development shall be encouraged along El Camino Real near Downtown, especially stores that will complement the retailing mix of Downtown. Adequate parking must be provided and the density, location, and site design must not aggravate traffic at congested intersections. The livability of adjacent residential areas east and west of El Camino Real and north and south of Downtown must be protected.

The proposed text amendment would meet the above goals as described below:

- **Diverse Business Options:** Allowing additional uses downtown would support a variety of businesses, benefitting the community and enhancing services for residents, shoppers, and other businesses alike.
- **Optimized Retail Frontage:** This flexibility would enable existing and new retail tenants to optimize their floorplates, maximizing the ratio of sales to square footage along Santa Cruz Avenue. Meanwhile, businesses that do not require a prominent frontage (e.g., nail salons, fitness studios) could still contribute to downtown's activity from the rear of these buildings.
- **Enhanced Pedestrian Experience:** Currently, many rear sections of these buildings serve as storage or office space, providing little interaction with pedestrians. Allowing alternative uses would bring life to these spaces and increase foot traffic in underutilized areas, benefiting the entire downtown district.
- **Improved Leasing Opportunities:** Increased flexibility would provide property owners with more options for leasing and allow them to optimize building spaces, potentially stabilizing rents. This would support property owners and help ensure that retail spaces on Santa Cruz Avenue remain viable for current and future businesses.

Community Outreach

We have been conducting community outreach and an ongoing dialogue on the proposed text amendments since we first filed the application in 2024. The proposed text amendment changes were born out of discussions and concerns of our current tenant and from conversations with other building owners and their tenants. We have continually attended in-person and phone meetings with tenants, building owners, leasing brokers, etc. to keep them apprised of our progress and answer questions about the proposed amendments. We have also outreached to community groups, as well as friends and family within Menlo Park to solicit their thoughts on the proposal. We have received a great deal of support and excitement about our proposal and have given this feedback to City staff. In addition, letters have submitted directly to City staff with comments on the proposal.

870 Santa Cruz Project

If the above referenced text amendments are approved, it is likely that the current ground floor tenant will modify their footprint to allow for a more suitable square footage which will allow them to remain at this location. This business will continue to provide retail sales along Santa Cruz Avenue. We have reached out to other local businesses to gauge their interest in locating within the building. While the final additional tenants have not yet been finalized, it is anticipated that these additional tenants will fill the ground floor of the existing building, thereby increasing the vibrancy of the uses within the building, the pedestrian experience and the economic viability of these businesses. If an office use is proposed, we will work with City staff to apply for a use permit and provide for a public benefit in accordance with the recently adopted Downtown Specific Plan provisions.

Fifth Addendum to El Camino Real/Downtown Specific Plan Final Environmental Impact Report

Lead Agency: City of Menlo Park

Telephone: (650) 330-6702

Contact Person: Matt Pruter, Associate Planner

Project Title: El Camino Real/Downtown Specific Plan Amendments

Project Location: City of Menlo Park, San Mateo County

El Camino Real/Downtown Specific Plan

The City of Menlo Park (City) developed the El Camino Real/Downtown Specific Plan (Specific Plan) to establish a framework for private and public improvements in the Specific Plan area. The Specific Plan addresses approximately 130 acres and focuses on the character and density of private infill development, the character and extent of enhanced public spaces, and circulation and connectivity improvements. The primary goal of the Specific Plan is to “enhance the community life, character and vitality through mixed use infill Projects sensitive to the small-town character of Menlo Park, an expanded public realm, and improved connections across El Camino Real.” The Specific Plan includes objectives, policies, development standards, and design guidelines intended to guide new private development and public space and transportation improvements in the Specific Plan area.

Specific Plan Program Environmental Impact Report

On June 5, 2012, the City Council certified the Menlo Park El Camino Real and Downtown Specific Plan Program Environmental Impact (Program EIR). According to the Program EIR, the Specific Plan does not propose specific private developments, but establishes a maximum development capacity of 474,000 square feet of non-residential development (inclusive of retail, hotel, and commercial development), and 680 new residential units. The City amended the Specific Plan to remove the development cap on new residential units as part of its 6th Cycle (2023-2031) Housing Element Update. The removal of the residential unit development cap was evaluated in the Subsequent EIR to the City’s 2016 General Plan EIR. The Specific Plan includes public open space and streetscape improvements throughout the Specific Plan area.

Previously, the City adopted the first Addendum to the Program EIR to enable Specific Plan changes associated with the Guild Theatre, adopted a second addendum to assess

potential impacts from the implementation of the Middle Avenue Pedestrian & Bicycle Rail Crossing Study Project (under the Caltrain railway tracks), adopted a third addendum to enable changes associated with the Springline Mixed-Use development project (1300 El Camino Real), and most recently adopted a fourth addendum to allow the City Council to close portions of Santa Cruz Avenue and Ryans Lane to vehicle traffic and to consider additional street closures downtown (in addition to the Central Plaza concept of the Specific Plan). The City prepared an addendum to the certified Program EIR for each of the previous Specific Plan amendments. The City also amended the Specific Plan to remove the development cap on new residential units as part of its 6th Cycle (2023-2031) Housing Element Update and evaluated that change as part of the Subsequent EIR (SEIR) to the City’s 2016 General Plan EIR.

Proposed Project

Windy Hill Property Ventures submitted an application to amend the Specific Plan to modify land uses allowed on Santa Cruz Avenue within the Downtown/Station Area “Main Street” Overlay (“Main Street Overlay”) land use designation. The Main Street Overlay land use designation is generally located along Santa Cruz Avenue between University Drive to the west and Merrill Street/Menlo Park Caltrain Station to the east. The Main Street Overlay currently promotes a retail emphasis by limiting non-retail ground floor uses on Santa Cruz Avenue. The proposal would also modify the definitions of certain land use classifications applicable throughout the entire Specific Plan area.

Table 1: Proposed “Main Street Overlay” land use changes		
Land use	Current regulation	Proposed regulation
Animal Clinics and Hospitals	Not allowed	Use permit required
Animal Retail Sales and Service	Allowed when less than 5,000 s.f.; use permit required when 5,000 s.f. or greater	Permitted
Banks and Financial Institutions	Not allowed	Use permit required with square footage limit ¹
Business Services	Not allowed	Use permit required
Commercial recreation- small-scale	Not allowed	Use permit required
Offices, Business and Professional	Allowed when no greater than one-half the base or public benefit bonus floor area ratio (FAR) and upper floors only	Allowed when no greater than one-half the base or public benefit bonus floor area ratio (FAR) and upper floors only Added provision for existing buildings to increase office FAR up to 2/3 (0.67) of the maximum allowed public benefit bonus FAR, with additional requirements, through a use permit and Public Benefit Agreement in exchange for

		development at the public benefit bonus level.
		Allowed when no greater than one-half the base or public benefit bonus floor area ratio (FAR) and upper floors only
Offices, Medical and Dental	Allowed when no greater than one-third the base or public benefit bonus floor area ratio (FAR) and upper floors only	Added provision for existing buildings to increase office FAR up to 2/3 (0.67) of the maximum allowed public benefit bonus FAR, with additional requirements, through a use permit and Public Benefit Agreement in exchange for development at the public benefit bonus level.
Personal Improvement Services	Allowed on upper floors only	Permitted
Personal Services, General	Allowed on upper floors only	Permitted
Notes: 1. "Banks and financial institutions" is proposed to be a conditional use, requiring a use permit, but with a size limit of 5,000 square feet per each individual business and a total development limit of 30,000 square feet.		

In addition to the land use allowances within the "Main Street Overlay" the applicant is proposing modifications to the following land use classifications, which would apply across the entire Specific Plan:

- Business Services: Broaden definition to include businesses that also provide goods and services to the public, where the definition currently applies to establishments that primarily provide goods and services to other businesses.
- Personal Improvement Services: Remove spa use from this category.
- Personal Services – General: Allow spa services, including beauty treatments (such as injectables, laser treatments, skin rejuvenation and body contouring, therapeutic massage services, and similar services).
- Personal Services – Restricted: Remove therapeutic massage services use from this category.

Additionally, the proposed amendments would add the following item to the list of potential public benefits that can be considered for bonus level development:

- Public Benefit Agreement for projects seeking a use permit to increase office FAR to the Public Benefit Bonus level for existing buildings within the Main Street Overlay.

The proposed amendments described above are considered the "Project." To enable the applicant's proposed land use changes, the Specific Plan needs to be amended, attached hereto as Attachment A and incorporated herein by this reference. The Planning

Commission will review these amendments to the Specific Plan and make a recommendation to the City Council, which can adopt the amendment by resolution.

Potential Environmental Impacts

As stated previously, this is the fifth addendum to the Program EIR prepared by the City. This addendum evaluates whether the proposed Project requires additional environmental review or if it can be considered for approval based on the Program EIR prepared for the City's Specific Plan. Since the Project does not modify density, intensity, or development regulations applicable to residential development, an evaluation of the SEIR prepared for the 6th Cycle Housing Element is not necessary.

The proposed Project includes minor modifications to the land use designations and allowable uses, as well as the public benefit bonus process, in Chapters E and G (Land Use and Building Character, and Implementation, respectively), and use classifications found in Chapter H of the Specific Plan (Appendix). The changes allow for a greater variety of land uses on the ground level along Santa Cruz Avenue, expand the definitions of business services (to allow for the services to be provided to the general public) and personal services (to allow spas, beauty treatments, and therapeutic massage services), modify the definitions of personal improvement services (to remove spas) and personal services – restricted (to remove therapeutic massage services). The changes would also increase the maximum general office and medical office FAR for existing buildings to 0.67 at the public benefit bonus level and allow both office use types to occupy ground floor space on the rear-half of a building without frontage on Santa Cruz Avenue and/or on upper floors in the "Main Street Overlay" land use designation, without increasing the maximum allowed FAR in the underlying sub-districts, and would also identify the provision of a Public Benefit Agreement as a potential public benefit. Any future proposal that requests public benefit bonus office FAR of up to 0.67 within an existing building in the Main Street Overlay would require a use permit and Public Benefit Agreement in exchange for the public benefit bonus level office FAR.

While the proposed increase in office FAR could result in slightly larger office components within existing buildings, this proposed change does not apply to new buildings and would not increase the maximum allowable development capacity under the Specific Plan, nor would it increase the maximum allowed public benefit bonus level FAR within the D (Downtown), SA W (Station Area West), and SA E (Station Area East) sub-districts within the Specific Plan, the three sub-districts in which the Main Street Overlay is located. Thus, the Program EIR examined essentially the same project that is now being considered by the City. As a result, the proposed amendment would have no new impacts or more severe impacts than previously discussed and analyzed in the adopted Program EIR.

Findings: The changes are considered minor, and no new or more severe impacts have been identified beyond those examined in the previously adopted Program EIR. CEQA Guidelines Section 15162 provides that no subsequent document is needed unless the City determined on the basis of factual evidence that one of the following has occurred:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

There have been no substantial changes in the project or its circumstances since adoption of the Program EIR. Similarly, there is no substantial new information that could not have been known when the Program EIR was adopted. Therefore, there are no grounds for the City to undertake a subsequent EIR. An addendum is the appropriate documentation for these changes because the changes are not substantial changes and do not require major revisions to the adopted Program EIR (CEQA Guidelines Section 15164). Further, an addendum does not need to be circulated for public review. This addendum will be considered by the City in conjunction with the Program EIR when taking action on the proposed amendments.

Environmental Analysis

This comparative analysis has been undertaken to analyze whether the proposed amendments would have any significant environmental impacts that are not addressed in the Program EIR. This analysis discusses whether the impacts are increased, decreased, or unchanged from the conclusions discussed in the Program EIR.

Aesthetic Resources

Impacts would be the same as the Specific Plan. The Program EIR concluded that the Specific Plan would not have a substantial adverse effect on a scenic view, vista, or

designated state scenic highway, nor would the Specific Plan have significant impacts to the degradation of character/quality, light and glare, or shadows.

The proposed Project would alter the land use allowances in the “Main Street Overlay,” modify select land use classification definitions to provide additional flexibility, increase the maximum general office and medical office FAR for existing buildings to 0.67 at the public benefit bonus level within the “Main Street Overlay” land use designation without increasing the overall maximum allowed FAR in the underlying sub-districts, and identify the provision of a Public Benefit Agreement as a public benefit for such requests. These changes are in keeping with the development concepts evaluated through the Specific Plan Program EIR. While the increased office FAR could result in slightly larger office components within existing buildings, this proposed change does not apply to new buildings, and future development projects that include exterior modifications would be required to comply with the Specific Plan design standards and guidelines (as applicable) and would be subject to Planning Commission architectural control review and approval, which ensures aesthetic compatibility. Further, any proposal to increase the office FAR above 0.5 would require a use permit and the provision of a public benefit in exchange for utilizing the public benefit bonus level FAR. The proposed Project would not change the aesthetic analysis from the Program EIR.

Similar development concepts as contemplated by the proposed Project were evaluated under the Specific Plan EIR, which determined that changes to light and glare would not be substantially adverse, and the impact would be less than significant. The Specific Plan includes regulatory standards for nighttime lighting and nighttime and daytime glare. Therefore, the Project would not result in any impacts associated with substantial light or glare.

As was the case with the Specific Plan, the Project would not have a substantial adverse effect on a scenic view or vista, a state scenic highway, character/quality, or light and glare impacts. The proposed amendments would not alter the height limits or design standards set forth in the Specific Plan. Therefore, no new impacts have been identified and no new mitigation measures are required for the proposed amendments.

Agriculture Resources

Impacts would be the same as the Specific Plan. The Program EIR concluded that no impacts would result with regard to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, or any area zoned for agricultural use or forest land.

As was the case with the Program EIR, the Project would not result in any impacts to farmland, agricultural uses, or forest land. Therefore, no new impacts have been identified and no new mitigation measures are required for the proposed amendments.

Air Quality

Impacts would be the same as the Specific Plan. The proposed amendments would not result in more development in the Specific Plan area than was already allowed because the proposed project would not increase the maximum allowed FAR within the

underlying sub-districts. The proposed changes to land use designations would also result in uses similar in operational characteristics to uses already allowed under the Specific Plan.

AIR-1: The Program EIR determined that emissions of criteria pollutants associated with construction would be significant, and established Mitigation Measures AIR-1a and AIR-1b to address such impacts. However, the Program EIR concluded that impacts could still be significant and unavoidable even with implementation of such mitigations. While the proposed amendments include an allowance for an increase in office FAR within the “Main Street” Overlay land use designation for existing buildings only, the amendments would not increase the maximum allowed FAR within the underlying sub-districts, would not increase the non-residential development cap, and would not propose changes for new buildings. Overall construction activities as a result of the Project would be consistent with the Program EIR. Mitigation Measures AIR-1a and AIR-1b would continue to apply to all future development projects, as applicable, within the Specific Plan.

AIR-2: The Program EIR determined that the Specific Plan would have long-term emissions of criteria pollutants from increased vehicle traffic and on-site area sources that would contribute to an air quality violation (due to being inconsistent with an element of the *2010 Clean Air Plan*), and established Mitigation Measure AIR-2 requiring implementation of Mitigation Measure TR-2 regarding Transportation Demand Management (TDM) strategies to address this impact. However, the Program EIR noted that TDM effectiveness cannot be guaranteed and concluded that the impact would be significant and unavoidable. The Project would not increase the overall development potential within the Specific Plan and is consistent with the Program EIR analysis. Future projects would be required to implement Mitigation Measure AIR-2.

AIR-3: The Program EIR determined that the Specific Plan would increase levels of Toxic Air Contaminants (TACs) due to increased heavy-duty truck traffic, but that the impacts would be less than significant. The Project would not cause future development to generate an unusual amount of heavy truck traffic since the maximum FARs would not be increased nor would the development cap be increased, and any new development from the proposed amendments’ share of overall Specific Plan development would be accounted for through deduction of its totals from the Specific Plan Maximum Allowable Development.

AIR-4: The Program EIR concluded that the Specific Plan would not have a substantial adverse effect pertaining to Particulate Matter (PM_{2.5}). The proposed amendments are consistent with the assumptions of this analysis.

The land use changes would not impact the findings of the Program EIR related to air quality. While the Project includes an allowance for an increase in office FAR within the “Main Street” Overlay land use designation for existing buildings, the amendments would not increase the maximum allowed FAR within the underlying sub-districts and would also not increase the non-residential development cap. No new Air Quality

impacts have been identified and no new mitigation measures are required for the proposed Project.

Biological Resources

Impacts would be the same as the Specific Plan. The Program EIR determined that less-than-significant impacts would result with regard to special status plant and wildlife species, sensitive natural communities, migratory birds, and jurisdictional waters and wetlands upon implementation of the recommended Mitigation Measures BIO-1a, BIO-1b, BIO-3a, BIO-3b, BIO-5a through BIO-5c, and BIO-6a. Mitigation Measures BIO-1a, BIO-1b, BIO-3a, BIO-3b, and BIO-5a through BIO-5c, and BIO-6a would apply to any future projects facilitated by the proposed amendments. The analysis also found that the Specific Plan would not conflict with local policies, ordinances, or plans.

The proposed amendments would not result in more development in the Specific Plan area than was already allowed because the proposed project would not increase the maximum allowed FAR within the underlying sub-districts. The "Main Street" Overlay land use designation applies to urbanized properties along Santa Cruz Avenue between the Menlo Park Caltrain Station and University Drive. These parcels are located within the core of Menlo Park's downtown and therefore, these parcels include little wildlife habitat and essentially no habitat for plants other than the opportunity ruderal species adapted to the built environment or horticultural plants used in landscaping. The Project would not result in the take of candidate, sensitive, or special-status species. Any tree removals as part of any future developments would be evaluated for removal through the architectural control review process and, if applicable, the City's Heritage Tree ordinance. Applicable biological mitigation measures would be implemented.

The Specific Plan amendments contemplated through the Project would not result in new impacts and no new mitigation measures are required for the proposed amendments.

Cultural Resources

Impacts would be the same as the Specific Plan. The Program EIR determined that no significant impacts to a historic resource would result with implementation of Mitigation Measure CUL-1. The analysis also concluded that the Specific Plan would result in less-than-significant impacts to archeological resources, paleontological resources, and burial sites with implementation of Mitigation Measures CUL-2a, CUL-2b, CUL-3, and CUL-4. With regard to the "Main Street" Overlay land use designation within the Specific Plan area, the physical conditions, as they relate to archeological resources, have not changed in the Specific Plan area since the preparation of the Specific Plan EIR. The proposed amendments would not result in more development in the Specific Plan area than was already allowed because the proposed project would not increase the maximum allowed FAR within the underlying sub-districts. Any future development enabled by the Project would incorporate Mitigation Measure CUL-4 through notations on plan sheets and ongoing on-site monitoring. Mitigation Measure CUL-3 would be required for any future projects with excavation beyond disturbed soil. CUL-3 would

require that all construction forepersons and field supervisors receive training by a qualified professional paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), who is experienced in teaching non-specialists to ensure they can recognize fossil material and will follow proper notification procedures in the event any are uncovered during construction. No new impacts have been identified and no new mitigation measures are required.

Notwithstanding the above findings, the Project would amend the Downtown Specific Plan and therefore is subject to the Tribal consultation requirements of Senate Bill (SB) 18. On September 10, 2025, the City sent notification letters to all Native American Tribes affiliated with the Specific Plan area notifying them of the Project and opportunity to consult through the California Environmental Quality Act (CEQA) process. The City received a request to consult from the Tamien Nation on September 15, 2025. Through this process, the Tamien Nation requested the following be incorporated into Project mitigation measures:

- Tribal Monitoring and an Archaeological Monitor,
- Tribal Cultural Awareness Training (TCAT),
- Notification to consulting tribes if resources are discovered, and
- A 100-foot buffer if resources are discovered.

As mentioned previously, the Project would not result in any new impacts related to Cultural Resources. However, in response to the request, the City amended the Cultural Resources mitigation measures to incorporate the measures outlined in the Housing Element SEIR (Mitigation Measures CR-2a through CR-2c), with minor modifications to expand the applicability to all projects in the Specific Plan area, which were developed through a previous consultation process with the Tamien Nation in 2023. The City provided updated mitigation measures via email on March 2, 2026. The City followed up with the Tamien Nation by email to request comments on the updated mitigation measures on March 17, 2026, and closed the consultation period via email on April 14, 2026. Following that, the City provided a notice to all previously notified tribes on April 24, 2026, to provide a 45-day comment period prior to the proposed City Council meeting for the Project. All noticing required as part of SB 18 consultation will be completed prior to any City Council action on the proposed Project. Through this addendum the following mitigation measures would replace Specific Plan Program EIR mitigation measures:

Revised Mitigation Measure CUL-2a: Cultural Resources Study Requirements.

The City shall ensure that a cultural resources records search is performed at the Northwest Information Center (NWIC) of the California Historical Resources Information System for the project area for development projects arising from the Specific Plan that require ground disturbance (i.e., excavation, trenching, grading, etc.). To receive project approval, an archaeologist meeting the U.S. Secretary of the Interior's Standards (SOIS) for Archaeology must review the results and identify if the project would potentially impact cultural resources. If the archaeologist determines that known cultural resources or potential archaeologically sensitive areas may be impacted by the project,

a pedestrian survey must be conducted under the supervision of a SOIS-qualified archaeologist of all accessible portions of the project area, if one has not been completed within the previous five years. Additional research, including subsurface testing, monitoring during construction, and/or a cultural resources awareness training may be required to identify, evaluate, and mitigate impacts to cultural resources, as recommended by the SOIS-qualified archaeologist. If avoidance is not feasible, the City shall consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) to be affiliated with Menlo Park for the purposes of tribal consultation under Chapter 905, California Statutes of 2004 (if the resource is pre-contact or indigenous) to determine treatment measures to avoid, minimize, or mitigate any potential impacts to the resource pursuant to PRC Section 21083.2 and CEQA Guidelines Section 15126.4. This shall include documentation of the resource and may include data recovery (according to PRC Section 21083.2), if deemed appropriate, or other actions such as treating the resource with culturally appropriate dignity and protecting the cultural character and integrity of the resource (according to PRC Section 21084.3). A cultural report detailing the results of the research shall be prepared and submitted for review by the City and a final draft shall be submitted to the NWIC. Once the report has been approved by the City, the City may issue appropriate permits.

Revised Mitigation Measure CUL-2b: Inadvertent Discovery of Cultural Resources.

If pre-contact or historic-era archaeological resources are encountered during project construction and implementation, the project applicant shall halt all construction activities within 100 feet and notify the City. Pre-contact archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (“midden”) containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-era materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. An archaeologist meeting the U.S. Secretary of the Interior’s Standards (SOIS) for Archeology shall inspect the findings and work shall be stopped within 100 feet of the potential archaeological resource until the material is either determined by the archaeologist to not be an archaeological resource or appropriate treatment has been enacted, with appropriate consultation, as needed.

If the City determines that the resource qualifies as a historical resource or a unique archaeological resource (as defined pursuant to the CEQA Guidelines) and that the project has potential to damage or destroy the resource, mitigation shall be implemented in accordance with PRC Section 21083.2 and CEQA Guidelines Section 15126.4, with a preference for preservation in place. If preservation in place is feasible, this may be accomplished through one of the following means: (1) siting improvements to completely avoid the archaeological resource; (2) incorporating the resource into a park or dedicated open space, by deeding the resource into a permanent conservation easement; (3) capping and covering the resource before building the project on the

resource site after the resource has been thoroughly studied by a SOIS qualified archaeologist and a report written on the findings.

If preservation in place is not feasible, the City shall consult with California Native American tribes identified by the Native American Heritage Commissions (NAHC) to be affiliated with Menlo Park for the purposes of tribal consultation under Chapter 905, California Statutes of 2004 (if the resource is pre-contact or indigenous) to determine treatment measures to avoid, minimize, or mitigate any potential impacts to the resource pursuant to PRC Section 21083.2, and CEQA Guidelines Section 15126.4. This shall include documentation of the resource and may include data recovery (according to PRC Section 21083.2), if deemed appropriate by the archaeologist, in consultation with the City, or other actions such as treating the resource with culturally appropriate dignity and protecting the cultural character and integrity of the resource (according to PRC Section 21084.3).

Revised Mitigation Measure CUL-4. Inadvertent Discovery of Human Remains.

Procedures of conduct following the discovery of human remains have been mandated by Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5 (CEQA). According to the provisions in CEQA, if human remains are encountered, the project applicant shall ensure that all work in the immediate vicinity of the discovery shall cease and necessary steps are taken to ensure the integrity of the immediate area. The San Mateo County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the NAHC within 24 hours, who will, in turn, notify the person the NAHC identifies as the Most Likely Descendant (MLD) of any human remains. Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the landowner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance.

These changes would be incorporated into the Specific Plan Mitigation Monitoring and Reporting Program (MMRP) (incorporated herein as Exhibit B) and would address best practices and incorporate requests from the Tamien Nation. These modified measures are not required to address potential new impacts from the Project; however, these measures update the previously incorporated mitigation measures to better align with current practices implemented as part of the Housing Element Update SEIR.

Geology and Soils

Impacts would be the same as the Specific Plan. The Program EIR found that no significant impacts pertaining to earthquake faults, seismic ground shaking, seismically induced hazards (e.g., liquefaction, lateral spreading, land sliding, settlement, and ground lurching), unstable geologic units, expansive soils, corrosive soils, landslides, and soil erosion would result. No Mitigation Measures are required.

The Project would not alter the Specific Plan area. The proposed amendments would not result in more development in the Specific Plan area than was already allowed because the proposed project would not increase the maximum allowed FAR within the underlying sub-districts. Future development projects enabled by the proposed amendments would comply with requirements set in the California Building Code (CBC) to withstand settlement and forces associated with the maximum credible earthquake. The CBC provides standards intended to permit structures to withstand seismic hazards. Therefore, the code sets standards for excavation, grading, construction earthwork, fill embankments, expansive soils, foundation investigations, liquefaction potential, and soil strength loss. No new impacts have been identified and no new mitigation measures are required.

Greenhouse Gas Emissions

Impacts would be the same as the Specific Plan. The proposed amendments would not result in more development in the Specific Plan area than was already allowed because the proposed project would not increase the maximum allowed FAR within the underlying sub-districts. The proposed changes to land use designations would result in uses similar in operational characteristics to uses already allowed under the Specific Plan.

GHG-1: The Program EIR determined that the Specific Plan would generate Greenhouse Gas (GHG) emissions, both directly and indirectly, that would have a significant impact on the environment. Specifically, the operational GHG using the Bay Area Air Quality Management District (BAAQMD) GHG Model, measured on a “GHG: service population” ratio, were determined to exceed the BAAQMD threshold. The Project would amend the Specific Plan land use allowances. While the Project includes an allowance for an increase in office FAR within the “Main Street” Overlay land use designation for existing buildings, the amendments would not increase the maximum allowed FAR within the underlying sub-districts and would also not increase the non-residential development cap. Therefore, the share of any future development facilitated by the Project and associated GHG emissions and service population would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development, and as such is consistent with the Program EIR analysis. The Program EIR established Mitigation Measure GHG-1, although it was determined that the impact would remain significant and unavoidable even with this mitigation. Future development projects enabled through the Project would be required to comply with GHG-1, as applicable.

GHG-2: The Program EIR determined that the Specific Plan could conflict with AB 32 and its Climate Change Scoping Plan by exceeding the per-capita threshold cited in GHG-1. Again, the Project’s share of this development and associated GHG emissions and service population, would be accounted for through deduction of any future development projects from the Specific Plan Maximum Allowable Development, and as such is consistent with the Program EIR analysis. The Program EIR established

Mitigation Measure GHG-2a and GHG-2b, although it was determined that the impact would remain significant and unavoidable even with this mitigation.

No new impacts have been identified and no new mitigation measures are required for the Project.

Hazards and Hazardous Materials

Impacts would be the same as the Specific Plan. The Program EIR determined that a less-than-significant impact would result in regard to the handling, transport, use, or disposal of hazardous materials during construction operations. The Specific Plan analysis determined that with implementation of Mitigation Measures HAZ-1 and HAZ-3, impacts related to short-term construction activities, and the potential handling of and accidental release of hazardous materials would be reduced to less-than-significant levels.

The proposed land use changes would not impact the findings of the Program EIR related to Hazards and Hazardous Materials. The proposed amendments would not result in more development in the Specific Plan area than was already allowed because the proposed project would not increase the maximum allowed FAR within the underlying sub-districts. The proposed land use changes are not anticipated to result in development projects that would handle, store, or transport hazardous materials in quantities that would be required to be regulated, as the proposed amendments propose very minor changes to use definitions within the Specific Plan.

Due to the age of the buildings in the downtown core, building materials may contain asbestos or lead-based paint. Prior to any future demolition/construction of any building an asbestos and lead-based paint survey would be conducted by a qualified licensed professional and disposed of appropriately. The demolition of building walls containing asbestos would require retaining contractors who are licensed to conduct asbestos abatement work and notify the BAAQMD.

Thus, future operations associated with the Project would result in similar impacts as analyzed for the Specific Plan. No new impacts have been identified and no new mitigation measures are required for the Project.

Hydrology and Water Quality

Impacts would be the same as the Specific Plan. The Program EIR found that no significant impacts pertaining to construction-related impacts (i.e., water quality and drainage patterns due to erosion and sedimentation), or operational-related impacts to water quality, groundwater recharge, the alteration of drainage patterns, or flooding would result. The City of Menlo Park Engineering Division requires a Grading and Drainage Permit and preparation of a construction plan for any construction Project disturbing 500 square feet or more of dirt. The Project makes modest modifications to land use allowances within the Specific Plan and future development projects would be required to comply with the City's requirements. The proposed amendments would not

result in more development in the Specific Plan area than was already allowed because the proposed project would not increase the maximum allowed FAR within the underlying sub-districts. No new impacts have been identified and no new mitigation measures are required for the Project.

Land Use and Planning

Since the maximum development cap would remain in place and proposed changes to land use designation would result in uses similar to other uses already allowed under the Specific Plan, impacts would be the same as the Specific Plan.

LU-1: The Program EIR determined that the Specific Plan would not divide an established community. The Project would alter the land use allowances in the “Main Street Overlay,” modify select land use classification definitions to provide additional flexibility, increase office FAR, at the public benefit bonus level, within the “Main Street” Overlay land use designation for existing buildings without increasing the maximum allowed FAR within the underlying sub-districts, and identify the provision of a Public Benefit Agreement as a potential public benefit. The Project would also not increase the non-residential development cap. Any new development would occur along the existing grid pattern, and height and massing controls would result in buildings comparable to existing and proposed buildings found in the Specific Plan area. The Project would modify land use allowances within the Specific Plan and future development projects would be required to comply with the City’s requirements and therefore, the Project would not create a physical or visual barrier, and would not physically divide a community. There are no new impacts.

LU-2: The Program EIR determined that the Specific Plan would not alter the type and intensity of land uses in a manner that would cause them to be substantially incompatible with surrounding land uses or neighborhood character. The Project would modify land use allowances within the Specific Plan area and would meet the intent of the Specific Plan and would be consistent with the General Plan. There are no new impacts.

LU-3: The Program EIR determined that the Specific Plan would not conflict with the City’s General Plan, Zoning Ordinance, or other land use plans or policies adopted for the purpose of mitigating an environmental effect. The General Plan and Zoning Ordinance were amended concurrent with the Specific Plan adoption, as well as with subsequent amendments. Future development projects that would result from the Project would comply with all relevant regulations. There are no new impacts.

LU-4: The Program EIR determined that the Specific Plan, in combination with other plans and projects, would not result in cumulatively considerable impacts to land use. While the Project includes an allowance for an increase in office FAR within the “Main Street” Overlay land use designation for existing buildings, the amendments would not increase the maximum allowed FAR within the underlying sub-districts and would also not increase the non-residential development cap. The Project is consistent with this

determination. No new impacts have been identified and no new mitigation measures are required for the Project.

Mineral Resources

Impacts would be the same as the Specific Plan. The Program EIR noted that the Project site is not located within an area of known mineral resources, either of regional or local value.

As was the case with the Specific Plan, the Project would not result in the loss of availability of a known mineral resource or mineral resources recovery site. No new impacts have been identified and no new mitigation measures are required for the Project.

Noise

Since the maximum development cap would remain in place and proposed changes to land use designation is unlikely to change noise characteristics for the proposed uses as they are fairly similar to uses already allowed under the Specific Plan, impacts would be the same as the Specific Plan.

NOI-1: The Program EIR determined that construction noise, in particular exterior sources, such as jackhammering and pile driving, could result in a potentially significant impact, and established Mitigation Measures NOI-1a through NOI-1c to address such impacts. The physical conditions as they relate to noise levels have not changed substantially in the Specific Plan area since the preparation of the Specific Plan EIR. The Project would alter the land use allowances in the "Main Street Overlay," modify select land use classification definitions to provide additional flexibility, increase office FAR, at the public benefit bonus level, within the "Main Street" Overlay land use designation for existing buildings without increasing the maximum allowed FAR within the underlying sub-districts, and identify the provision of a Public Benefit Agreement as a public benefit. The Project would also not increase the non-residential development cap. Therefore, as with the Specific Plan, construction noise impacts of the Project would be less than significant, and these mitigation measures, as applicable, would apply to future development projects.

NOI-2: The Program EIR determined that impacts to ambient noise and traffic-related noise levels as a result of the Specific Plan would be less than significant. Any future development resulting from the Project would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development. As discussed in the Specific Plan EIR, noise increases of less than 1 decibel (dBA) are not perceptible; a 3 dBA change is barely perceptible to humans and does not cause adverse response. Therefore, the changes in noise level due to increased roadway traffic would not increase in substantial noise level increases that may impact sensitive receptors in the area.

NOI-3: The Program EIR determined that the Specific Plan could include the introduction of sensitive receptors (i.e., new residences) to a noise environment with noise levels in excess of standards considered acceptable under the City of Menlo Park Municipal Code (i.e., near the Caltrain tracks), as well as the introduction of sensitive receptors to substantial levels of ground borne vibration from the Caltrain tracks. The Project would modify the land use allowances in the “Main Street Overlay,” modify select land use classification definitions, increase office FAR, at the public benefit bonus level, within the “Main Street Overlay” land use designation for existing buildings without increasing the maximum allowed FAR within the underlying sub-districts, and identify the provision of a Public Benefit Agreement as a public benefit. The Project would also not increase the non-residential development cap. The proposed amendments would directly result in a need for detailed acoustical assessments for residential units constructed within the Specific Plan area to ensure that Title 24 interior noise level standards (Mitigation Measures NOI-3). To the extent future development projects resulting from the proposed amendments include residential units, NOI-3 would apply.

No new Noise impacts have been identified and no new mitigation measures are required for the Project.

Population and Housing

Since the maximum development cap would remain in place, impacts would be similar from that analyzed in the Program EIR.

POP-1: The Program EIR determined that the implementation of the Specific Plan would not cause the displacement of existing residents to the extent that the construction of replacement facilities outside of the Specific Plan area would be required. The Project would modify the land use allowances in the “Main Street Overlay,” modify select land use classification definitions, increase office FAR, at the public benefit bonus level, within the “Main Street” Overlay land use designation for existing buildings without increasing the maximum allowed FAR within the underlying sub-districts, and identify the provision of a Public Benefit Agreement as a potential public benefit. The Project would also not increase the non-residential development cap. No mitigation is required for this impact, which is less than significant.

POP-2: The Program EIR determined that the implementation of the Specific Plan would not be expected to induce growth in excess of current Projections, either directly or indirectly. The Project would modify the land use allowances in the “Main Street Overlay,” modify select land use classification definitions, increase office FAR, at the public benefit bonus level, within the “Main Street” Overlay land use designation for existing buildings without increasing the maximum allowed FAR within the underlying sub-districts, and identify the provision of a Public Benefit Agreement as a public benefit. The Project would also not increase the non-residential development cap. The proposed amendments would not directly include any additional construction; however, given the relatively common nature and scale of construction that would be associated with future developments enabled by the Project, the demand for construction

employment would likely be met within the existing and future labor market in the City and the County. The size of the construction workforce would vary based on the scale of the future development project (e.g., new construction or tenant improvements) and stages of construction, but a substantial quantity of workers from outside the City or County would not be expected to relocate permanently.

The Program EIR found that full build-out under the Specific Plan would result in 1,537 new residents, well within the Association of Bay Area Governments (ABAG) Projection of 5,400 new residents between 2010 and 2030 in Menlo Park and its sphere of influence. The Project would not modify the allowable residential density within the Specific Plan area and therefore would not be expected to result in a substantial increase in new residents. Additionally, the Program EIR projected the new job growth associated with the new retail, commercial and hotel development to be 1,357 new jobs. The ABAG projection for job growth within Menlo Park and its sphere of influence is an increase of 7,240 jobs between 2010 and 2030. The Program EIR further determined that based on the ratio of new residents to new jobs, the Specific Plan would result in a jobs-housing ratio of 1.56, below the projected overall ratio for Menlo Park and its sphere of influence of 1.70 in 2030 and below the existing ratio of 1.78. The Project would increase office FAR, at the public benefit bonus level, within the "Main Street" Overlay land use designation for existing buildings without increasing the maximum allowed FAR within the underlying sub-districts. The Project would also not increase the non-residential development cap. Since the maximum development cap would remain in place, the Project would not be expected to increase the number of jobs within the Specific Plan area.

POP-3: The Program EIR determined that implementation of the Specific Plan, in combination with other plans and projects, would not result in cumulatively considerable impacts to population and housing. The EIR identified an additional 959 new residents and 4,126 new jobs as a result of other pending Projects. These, combined with the projection for residents and jobs from the Specific Plan, equate to 2,496 new residents and 5,483 new jobs, both within ABAG Projections for Menlo Park and its sphere of influence in 2030. Any additional jobs associated with the Project would not be considered a substantial increase, would continue to be within all projections and impacts in this regard would be considered less than significant. Thus, no new impacts have been identified and no new mitigation measures are required for the Project.

No new Population and Housing impacts have been identified and no new mitigation measures are required for the Project.

Public Services and Utilities

Since the maximum development cap would remain in place, impacts would be the same as the Specific Plan. The Program EIR concluded that less-than-significant impacts to public services, including fire protection, police protection, schools, parks, and other public facilities would result. In addition, the Program EIR concluded that the Specific Plan would result in less-than-significant impacts to utilities and service

systems, including water services, wastewater services, and solid waste. No mitigation measures were required under the Program EIR for Public Services and Utilities impacts.

The Menlo Park Fire Protection District (MPFPD) currently serves the project area. MPFPD review and approval of individual development plans is a standard part of the Project review process, ensuring that new construction, building additions, and tenant improvement projects meet all relevant service requirements. The Project would not intensify development over what has previously been analyzed, nor modify building standards (height, setbacks, etc.) in a way that could affect the provision of emergency services by the MPFPD, and the MPFPD would be required to review and approve any potential future development projects enabled through the proposed Project. Therefore, the Project would not result in any impacts resulting in the need for new or physically altered fire facilities.

Public parks near the project area include Burgess Park, Fremont Park, and Nealon Park. Additional public facilities, such as the library and recreational facilities at the Civic Center complex are located next to Burgess Park. The Project would modify the land uses within the “Main Street” Overlay land use designation and increase office FAR, at the public benefit bonus level, within the “Main Street” Overlay land use designation for existing buildings without increasing the maximum allowed FAR within the underlying sub-districts. The Project would not modify the non-residential development cap. Therefore, the Project would not intensify development over what has previously been analyzed, and existing public facilities would continue to be sufficient to serve the population of the project area. Therefore, the proposed Project would not result in the demand for new public parks or other public facilities.

The existing water, wastewater, electric, gas, and solid waste infrastructure is adequate to support the Project, as the commercial development would not exceed what was previously analyzed.

No new Public Services and Utilities impacts have been identified and no new mitigation measures are required for the Project.

Transportation, Circulation and Parking

As noted previously, the Project would alter the land use allowances in the “Main Street Overlay,” modify select land use classification definitions to provide additional flexibility, increase office FAR, at the public benefit bonus level, within the “Main Street” Overlay land use designation for existing buildings without increasing the maximum allowed FAR within the underlying sub-districts, and identify the provision of a Public Benefit Agreement as a potential public benefit.

Retail development (the existing land use focus in the Main Street Overlay) typically generates higher total daily vehicle trips compared to office uses because of high customer turnover. Office employees are more likely to make trips to offices during peak

hours and visit nearby retail and other uses on foot in mixed-use environments during the day. Additionally, given that bonus level office uses would be limited to existing buildings and require a use permit and Public Benefit Agreement, the increase in office uses compared to retail, personal services and other customer-driven uses is likely to be limited within the Main Street Overlay given the limited size of most existing buildings in the area. Proximity to Caltrain and other modes of transit may further reduce office-based trips associated with any increase in office uses in the Main Street Overlay.

Since the maximum development cap will remain in place, the proposed Project would be consistent with the Specific Plan land uses. Future development projects enabled through the Project would generate a similar or lesser amount of traffic compared to the uses contemplated under the Specific Plan prior to the proposed amendments, and such projects would be subject to the fair share contribution towards infrastructure required to mitigate transportation impacts as identified in the Downtown Specific Plan Final Environmental Impact Report. Further, under current CEQA requirements, traffic would be analyzed according to vehicle miles traveled (VMT) and downtown Menlo Park is considered a low VMT area.

TR-1 and TR-7: The Program EIR concluded that the Specific Plan would result in significant and unavoidable traffic impacts related to operation of area intersections and local roadway segments, in both the short-term and cumulative scenarios, even after implementation of Mitigation Measures TR-1 and TR-7.

TR-2 and TR-8: The Program EIR determined that the Specific Plan would adversely affect operation of certain local roadway segments, in both the near-term and cumulative scenarios. Any new development from the proposed Project share of overall Specific Plan development would be accounted for through deduction of its totals from the Specific Plan Maximum Allowable Development, and, as such, is consistent with the Program EIR analysis.

Future development projects facilitated through the proposed Project would be required through the Mitigation Monitoring and Reporting Program (MMRP) to implement Mitigation Measure TR-2, requiring submittal and City approval of a Transportation Demand Management (TDM) program prior to Project occupancy. The goal of the TDM plan is to identify trip reduction methods to be implemented in order to reduce the number of AM and PM peak single occupant vehicle (SOV) trips that are generated by the project site. However, this mitigation (which is also implemented through Mitigation Measure AIR-2) cannot have its effectiveness guaranteed, as noted by the Program EIR, so the impact remains significant and unavoidable.

TR-3, TR-4, TR-5, and TR-6: The Program EIR determined that the Specific Plan would not result in impacts to freeway segment operations, transit ridership, pedestrian and bicycle safety, or parking in the downtown.

No new impacts have been identified and no new mitigation measures are required for the Project.

Conclusion

As discussed, this addendum identifies that 1) the Project does not exceed the environmental impacts analyzed in the Program EIR, 2) that no new impacts have been identified, and 3) no new mitigation measures are required. As detailed in the analysis presented above, the Project would not result in greater impacts than were identified for the Program EIR. No new impacts have been identified. Through the Tribal Consultation process undertaken as part of SB 18, the City and the Tamien Nation (consulting Tribe) amended mitigation measures CUL-2a, CUL-2b, and CUL-4 to incorporate mitigation measures from the General Plan SEIR prepared for the 6th Cycle Housing Element. Those measures were previously developed through the Tribal Consultation process with the Tamien Nation. The measures update the previous mitigation measures for current best practices and do not address any new impacts from the proposed Project.

Attachment

- A. Hyperlink – El Camino Real/Downtown Specific Plan:
www.menlopark.gov/files/sharedassets/public/v/1/community-development/documents/general-plan/20240701-specific-plan-update.pdf

El Camino Real/Downtown Specific Plan Amendments

- Section 1. Chapter E. (Land Use + Building Character), Section E.2.1 (Land Use Designations), Subsection “Downtown/ Station Area “Main Street” Overlay,” paragraph 1 on Page E4 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

The Downtown/Station Area “Main Street” Overlay ~~enhances~~ supports the retail emphasis of the Downtown/Station Area Retail/Mixed Use designation by specifically ~~limiting non-retail ground floor~~ promoting retail and complementary uses on Santa Cruz Avenue. Development standards and guidelines otherwise match the underlying Downtown/Station Area Retail/Mixed Use designation.

- Section 2. Chapter E. (Land Use + Building Character), Table E1 (Land Use Designations and Allowable Uses) on Pages E6 and E7, is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

Land Use Designations and Allowable Uses					
Allowable Uses	El Camino Real Mixed Use	El Camino Real Mixed Use/ Residential	Downtown/ Station Area Retail/Mixed Use	Downtown/ Station Area Main Street <u>Overlay</u>	Downtown Adjacent Office/ Residential
Commercial					
Adult Business Establishments	C	C	-	-	-
Animal Sales & Services					
Animal Boarding	C	C	C	-	-
Animal Clinics and Hospitals	C	C	C	C	-
Animal Retail Sales and Service	P	P	P	LC (less than 5,000 SF) <u>P</u>	-
Automobile/ Vehicle Sales and Service					
Automobile/ Vehicle Sales & Leasing	P	P	-	-	-
Gas Stations and Light Vehicle Service	C	C	-	-	-

Banks and Financial Institutions	P	P	LC (less than 5,000 SF)	<u>-C¹</u>	LC (less than 5,000 SF)
Business Services	P	P	LC (less than 5,000 SF)	<u>-C</u>	LC (less than 5,000 SF)
Commercial Recreation					
Small-Scale Cinemas	P C	C P	C P	<u>-C</u> -	- -
Eating & Drinking Establishments					
Restaurants, Full/Limited Service	P	P	P	P	-
Restaurants, Full/Limited Service with Alcohol and/or Outdoor Seating	A	A	A	A	-
Restaurants, Full/Limited Service with Live Entertainment	A	A	A	A	-
Restaurants, Take-Out Only	P	P	-	-	-
Bars and Lounges	-	C	C	C	-
Funeral & Interment Service	C	C	-	-	-
Hotels and Motels	P	P	P	C	C
Offices, Business and Professional (see Footnote #1)	L (no greater than one-half the base or public benefit bonus FAR)	L (no greater than one-half the base or public benefit bonus FAR)	L (no greater than one-half the base or public benefit bonus FAR)	L (no greater than one-half the base or public benefit bonus FAR and upper floors only) ²	L (no greater than one-half the base or public benefit bonus FAR)

Offices, Medical and Dental (<u>see Footnote #1</u>)	L (no greater than one- third the base or public benefit bonus FAR, up to a maximum of 33,333 square feet)	L (no greater than one- third the base or public benefit bonus FAR, up to a maximum of 33,333 square feet)	L (no greater than one- third the base or public benefit bonus FAR)	L (no greater than one- third the base or public benefit bonus FAR and upper floors only) ²	L (no greater than one-third the base or public benefit bonus FAR)
Personal Improvement Services	P	LC (less than 5,000 SF)	LC (less than 5,000 SF)	L (upper floors only) P	LC (less than 5,000 SF)
Personal Services					
General	P	P	LC (less than 5,000 SF)	L (upper floors only) P	LC (less than 5,000 SF)
Restricted	C	C	-	-	-
Retail Sales					
General	P	P	P	P	-
Convenience Market	C	C	C	-	-
Food and Beverage Sales	P	P	P	P	-
Liquor Stores	C	C	C	C	-
Restricted	C	C	-	-	-
Public, Semipublic and Service					
Clubs and Lodges	C	C	C	C	-
Community Social Service Facilities	C	C	-	-	-
Cultural Institutions	LC (less than 5,000 SF)	LC (less than 5,000 SF)	LC (less than 5,000 SF)	C	A
Day Care Center	A	A	A	-	A
Parking Facilities, Public	-	P	P	-	-
Public Safety Facilities	C	C	-	-	C
Religious Facilities	C	C	-	-	C
Residential					

Residential Dwelling Units	P	P	P	L (upper floors only)	P
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P = uses permitted
L = uses permitted subject to limitations which may not be exceeded/modified
LC = uses permitted subject to limitations; limitations may be exceeded/modified following review/approval of Use Permit by Planning Commission
A = uses may be permitted following review/approval of administrative use permit by Community Development Director
C = uses may be permitted following review/approval of Use Permit by Planning Commission
Use definitions available in Chapter H "Appendix."

1. The cumulative square footage of banks and financial institutions uses within the Main Street Overlay shall not exceed 30,000 square feet and individual banks and financial institutions shall not exceed 5,000 square feet.
2. Buildings which have received a final certificate of occupancy prior to June 23, 2026, may (1) be allowed up to two thirds (.67) of the public benefit bonus FAR, on upper floors and/or the rear half of the ground floor without any ground-floor frontage on Santa Cruz Avenue, if there is no increase in the overall square footage of the building, and (2) may increase the office gross floor area beyond the base level FAR identified in Table E1 with the issuance of a use permit. Such use permits may be issued where the proposed change of uses (1) meet the requirements of MPMC Section 16.82.010 through 16.82.040, and (2) provide a public benefit bonus through a public benefit agreement with the City.

3. Section 3. Chapter E. (Land Use + Building Character), Section E.2.3 (Special Land Use Topics), Subsection "Independent Retail," paragraph 3 on Page E8 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):
In general, the Specific Plan supports mechanisms that are easy to understand and monitor by the general community, developers and City staff. Therefore, the Specific Plan includes two of the limits discussed above: limits on the size of specific types of uses (primarily non-retail service and office uses); and density limits for new construction or conversions of office and, more specifically medical and dental office. Table E1 includes the specific limitations. Section E.3.1 "Development Intensity" discusses these limitations in more detail. ~~In addition, the Downtown/Station Area "Main Street" Overlay limits permitted ground-floor uses on Santa Cruz Avenue to retail establishments and restaurants. In addition, the Main Street Overlay limits the ground floor fronting Santa Cruz Avenue to a mix of active uses to encourage Downtown vibrancy.~~
4. Section 4. Chapter E. (Land Use + Building Character), Section E.2.3 (Special Land Use Topics), Subsection "Uses Permitted with Limits," paragraph 5 on Page E9 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

Regulating Uses

The Specific Plan proposes two ways to regulate competition from formula or chain retailers and to limit competition for space from non-retail uses, such as banks: 1) limit the size of particular establishments, and 2) limit the location of particular establishments. As noted previously, the Specific Plan establishes size limits for certain types of uses, as summarized in Table E1. This may discourage larger chain businesses from locating in the downtown and station areas. The plan also limits ground-floor uses in the Downtown/Station Area "Main Street" retail/mixed use designation to primarily retail and restaurant uses, and other complementary uses that promote an active lifestyle, including but not limited to such uses as personal services and personal improvements services. The Specific Plan includes use limits and also suggests that the City

continue to monitor changes in the composition of uses over time and, as necessary, institute additional regulations that restrict formula or chain retailers.

5. Section 5. Chapter E. (Land Use + Building Character), the Notes section of Table E2 (Development Standards by Zoning Districts) on Page E15 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

Notes	*	Step-Up FAR requires at least 50% of the overall building FAR to be residential use with no more than 65% residential FAR in the D, SA E, and SA W zoning districts. In all zoning districts, developments must have an average net residential unit size of at least 1,000 square feet, a maximum individual unit size of 2,000 square feet, and either A) 50% of units with 2+ bedrooms and 10% with 3+ bedrooms, or B) all for sale units.
	**	In the D, SA E, SA W zoning districts, maximum heights for projects with residential uses would be 50' (54' with pitch roofs 3:12 or greater) for density of 20 to 40 du/ac; 60' (64' with pitch roofs 3:12 or greater) for density over 40 du/ac to 60 du/ac; 71' (75' with pitch roofs 3:12 or greater) for density over 60 du/ac to 80 du/ac; and 81' (85' with pitch roofs 3:12 or greater) for density over 80 du/ac. In the DA, ECR NE, ECR NE-L, NCR NE-R, ECR NW, ECR SE, and ECR SW zoning districts, maximum heights for projects with residential uses would be 40' (44' with pitch roofs 3:12 or greater) for density of 20 to 30 du/ac; 50' (54' with pitch roofs 3:12 or greater) for density over 30 du/ac to 50 du/ac; and 60' (64' with pitch roofs 3:12 or greater) for densities over 50 du/ac.
	***	Where density exceeds 60 du/ac, stepbacks are required in lieu of building profile at required building sides as follows: Stepback 1 (10' back from primary façade at/below maximum façade height); and Stepback 2 (10' back at building wall at 60' above grade or at uppermost level if lower than 60').
	1	MSO = Main Street Retail Frontage Overlay along Santa Cruz Avenue. Property fronting Santa Cruz Avenue shall be required to have a minimum 1.0 FAR of commercial use. Note, ground floor uses shall be retail, restaurant, etc. per Table E1 of the Specific Plan.
	2	Minimum residential floor area ratio (FAR): Minimum ratio of residential square footage of the gross floor area of all buildings on the lot to the square footage of the lot shall increase on an even gradient from 53% for 20 du/ac to 264% for 100 du/ac.
	3	Minimum Residential Density (20 du/ac): Any development in the Specific Plan area that includes residential uses shall have a minimum density of 20 du/ac. Additions to existing residential development do not need to meet this minimum density requirement.

	4	Non-Residential FAR: Most zoning districts limit office use to one-half of FAR but allow other non-office non-residential uses to the allowed FAR.
	5	Maximum FAR for offices and medical offices shall be based on the Non-Residential base or public benefit bonus FAR in all subdistricts per the Specific Plan regulations (i.e., 1/2 or 1/3 of the base or public benefit bonus FAR, <u>except for buildings that meet the criteria in Note #6</u>). These maximums shall not be increased with use of the Residential or Mixed-Use FAR, Step-Up base or Step-Up public benefit bonus FAR provisions.
	6	<u>Buildings which have received a final certificate of occupancy prior to June 23, 2026, may (1) be allowed up to two thirds (.67) of the public benefit bonus FAR, on upper floors and/or the rear half of the ground floor without any ground-floor frontage on Santa Cruz Avenue, if there is no increase in the overall square footage of the building, and (2) may increase the office gross floor area beyond the base level FAR identified in Table E1 with the issuance of a use permit. Such use permits may be issued where the proposed change of uses (1) meet the requirements of MPMC Section 16.82.010 through 16.82.040, and (2) provide a public benefit bonus through a public benefit agreement with the City.</u>

6. Section 6. Chapter E. (Land Use + Building Character), Section E.3.1 (Development Intensity), Standards E.3.1.01 and E.3.1.02 on Page E16 are hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

E.3.1.01 Business and Professional office (inclusive of medical and dental office) shall not exceed one half of the base FAR or public benefit bonus FAR, whichever is applicable.¹

E.3.1.02 Medical and Dental office shall not exceed one third of the base FAR or public benefit bonus FAR, whichever is applicable; in the ECR districts, this is additionally limited to an absolute maximum of 33,333 square feet per development project.¹

7. Section 7. Chapter E. (Land Use + Building Character), Section E.3.1 (Development Intensity), Subsection “Public Benefit Bonus and Structured Negotiation” paragraph two on Page E16 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

~~Two~~ Three common approaches for sharing the benefits of increased development include bonuses for on-site improvements, ~~and~~ bonuses achieved through individual developer “structured” negotiations, and bonuses provided by public benefit agreement. These ~~two~~ three approaches are distinct from, and not to be confused with, impact fees and other development exactions where the fee or other exaction is based on the development’s impact on the need for public facilities (for instance, more residents create a greater need for parks).

8. Section 8. Chapter E. (Land Use + Building Character), Section E.3.1 (Development Intensity), Footnote 1 on Page E16 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

1. Buildings which have received a final certificate of occupancy prior to June 23, 2026, may (1) be allowed up to two thirds (.67) of the public benefit bonus FAR, on upper floors and/or the rear half of the ground floor without any ground-floor frontage on Santa Cruz Avenue, if there is no increase in the overall square footage of the building, and (2) may increase the office gross floor area beyond the base level FAR identified in Table E1 with the issuance of a use permit. Such use permits may be issued where the proposed change of uses (1) meet the requirements of MPMC Section 16.82.010 through 16.82.040, and (2) provide a public benefit bonus through a public benefit agreement with the City.

9. Section 9. Chapter E. (Land Use + Building Character), Section E.3.1 (Development Intensity), Subsection “Individual Developer Structured Negotiation” paragraphs one and two on Page E17 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

The Specific Plan recommends an individual developer structured negotiation as one approach for the sharing of the benefits from increased development above the base FAR, density, and/or height. This approach is the most flexible and effective way to determine appropriate public benefits. The downside is that it creates some uncertainty and often delays the approval process, which can increase cost and risk for developers. However, the Specific Plan ~~requires~~ includes a structured process to minimize delays and uncertainty.

Projects requesting a public benefit bonus FAR, density and/or height, and proposing a public benefit agreement, are required to conduct an initial public study session with the Planning Commission, in which both the project and the proposed public benefit are presented for initial evaluation and comment (both from the Planning Commission and the public). Applicants may also request a subsequent study session with the City Council, although this should be expected only for larger or more complicated projects. The study session(s) should incorporate appropriate fiscal/economic review (with work overseen by City staff), which should broadly quantify the benefits/costs of the bonus FAR/density/height and the proposed public benefit. Following the study session(s), the applicant would revise the project and public benefit (if needed) and present them again for full review and action.

10. Section 10. Chapter E. (Land Use + Building Character), Section E.3.1 (Development Intensity), new subsection named “Public Benefit Agreement” after Subsection “Individual Developer Structured Negotiation” on Page E17, amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

Public Benefit Agreement

Alternatively, and as an option only possible for existing buildings seeking to increase the office square footage to two thirds (0.67) of the public benefit bonus FAR within the Downtown/Station Area “Main Street” Overlay land use designation, an applicant may propose a public benefit agreement, in which a proposed public benefit would be provided in exchange for the increased office FAR in excess of allowable FAR.

The applicant would then proceed to a Planning Commission hearing for review and decision on the public benefit agreement as part of the Planning Commission’s action on the use permit and other applicable land use entitlements.

11. Section 11. Chapter E. (Land Use + Building Character), the Development Intensity section of Table E12 (Development Standards for Station Area East (SA E) District) on Page E80 is hereby amended to read as follows (Additions in underline, deletions in ~~strikethrough~~):

Development Intensity (Refer to Section E3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 1.35
		Public Benefit Bonus: 1.75
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable ¹
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable ¹
	Base Density: 60 dwelling units per acre	
	Public Benefit Bonus Density: 100 dwelling units per acre	

12. Section 12. Chapter E. (Land Use + Building Character), the Note section of Table E12 (Development Standards for Station Area East (SA E) District) on Page E81 is hereby amended to read as follows (Additions in underline, deletions in strikethrough.):

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

1. Buildings which have received a final certificate of occupancy prior to June 23, 2026, may (1) be allowed up to two thirds (.67) of the public benefit bonus FAR, on upper floors and/or the rear half of the ground floor without any ground-floor frontage on Santa Cruz Avenue, if there is no increase in the overall square footage of the building, and (2) may increase the office gross floor area beyond the base level FAR identified in Table E1 with the issuance of a use permit. Such use permits may be issued where the proposed change of uses (1) meet the requirements of MPMC Section 16.82.010 through 16.82.040, and (2) provide a public benefit bonus through a public benefit agreement with the City.

13. Section 13. Chapter E. (Land Use + Building Character), the Development Intensity section of Table E13 (Development Standards for Station Area West (SA W) District) on Page E85 is hereby amended to read as follows (Additions in underline, deletions in strikethrough.):

Development Intensity (Refer to Section E3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 2.00
		Public Benefit Bonus: 2.25
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable ¹
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable ¹
	Base Density: 60 dwelling units per acre	
	Public Benefit Bonus Density: 100 dwelling units per acre	

14. Section 14. Chapter E. (Land Use + Building Character), the Note section of Table E13 (Development Standards for Station Area West (SA W) District) on Page E86 is hereby amended to read as follows (Additions in underline, deletions in strikethrough.):

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

1. Buildings which have received a final certificate of occupancy prior to June 23, 2026, may (1) be allowed up to two thirds (.67) of the public benefit bonus FAR, on upper floors and/or the rear half of the ground floor without any ground-floor frontage on Santa Cruz Avenue, if there is no

increase in the overall square footage of the building, and (2) may increase the office gross floor area beyond the base level FAR identified in Table E1 with the issuance of a use permit. Such use permits may be issued where the proposed change of uses (1) meet the requirements of MPMC Section 16.82.010 through 16.82.040, and (2) provide a public benefit bonus through a public benefit agreement with the City.

15. Section 15. Chapter E. (Land Use + Building Character), the Development Intensity section of Table E14 (Development Standards for Downtown (D) District) on Page E91 is hereby amended to read as follows (Additions in underline, deletions in ~~strike through~~):

Development Intensity (Refer to Section E3.1)	Maximum FAR for all uses, inclusive of Offices	Base: 2.00
		Public Benefit Bonus: 2.25
	Maximum FAR for Offices, inclusive of Medical and Dental Offices	One half of the Base or Public Benefit Bonus FAR, whichever is applicable ¹
	Maximum FAR for Medical and Dental Offices	One third of the Base or Public Benefit Bonus FAR, whichever is applicable ¹
	Base Density: 60 dwelling units per acre	
	Public Benefit Bonus Density: 100 dwelling units per acre	

16. Section 16. Chapter E. (Land Use + Building Character), the Note section of Table E14 (Development Standards for Downtown (D) District) on Page E92 is hereby amended to read as follows (Additions in underline, deletions in ~~strike through~~):

Note: This table must be read in conjunction with Section E.3 "Development Standards and Guidelines" for additional relevant standards and guidelines.

1. Buildings which have received a final certificate of occupancy prior to June 23, 2026, may (1) be allowed up to two thirds (.67) of the public benefit bonus FAR, on upper floors and/or the rear half of the ground floor without any ground-floor frontage on Santa Cruz Avenue, if there is no increase in the overall square footage of the building, and (2) may increase the office gross floor area beyond the base level FAR identified in Table E1 with the issuance of a use permit. Such use permits may be issued where the proposed change of uses (1) meet the requirements of MPMC Section 16.82.010 through 16.82.040, and (2) provide a public benefit bonus through a public benefit agreement with the City.

17. Section 17. Chapter G. (Implementation), Section G.3 (Key Actions to Implement the Specific Plan), Subsection "Public Benefit Bonus Negotiated Agreement" on Page G15, is hereby amended to read as follows (Additions in underline, deletions in ~~strike through~~):

As described in more detail in Chapter E, density and intensity standards have both Base and Public Benefit Bonus categories for all districts, and the ECR NE and ECR NE-R zoning districts also have Base and Public Benefit Bonus height standards. In order to achieve any Public Benefit Bonus standard, an applicant would need to propose public benefit(s) for the City's consideration. If deemed appropriate, the benefit(s) would be memorialized through conditions of approval, ~~or a Development Agreement, or a Public Benefit Agreement, as described below.~~ Specifically for development agreements, the process as outlined in Resolution No. 4159 (Regulations Establishing Procedures and Requirements for Development Agreements) or any successor resolution would be followed.

Public Benefit Agreement

As described in Chapter E, an applicant seeking a use permit to increase office FAR to the Public Benefit Bonus level for existing buildings within the Main Street Overlay could propose a Public Benefit Agreement, in which a proposed public benefit would be provided in exchange for increased office FAR. The Planning Commission would review and take action on a Public Benefit Agreement in one meeting, generally simultaneous with action on the use permit.

18. Section 18. Chapter H. (Appendix), Section H.1 (Land Use Classifications), Subsection "Commercial Use Classifications" on Page H4, Item E is hereby amended to read as follows (Additions in underline, deletions in ~~strike through~~):

E. Business Services. Establishments that primarily provide goods and services to other businesses and the public on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, office equipment rental and leasing, office security, photo finishing, and model building.

19. Section 19. Chapter H. (Appendix), Section H.1 (Land Use Classifications), Subsection "Commercial Use Classifications" on Page H4, Item L is hereby amended to read as follows (Additions in underline, deletions in ~~strike through~~):

L. Personal Improvement Services. Provision of instructional services or related facilities, including photography, fine arts, crafts, dance, or music studios; driving schools; and diet centers, reducing salons, ~~spas~~, and single-purpose fitness studios, such as yoga studios or aerobics studios. This classification is intended for more small-scale storefront locations and is distinguishable from small-scale commercial recreation uses that tend to occupy larger sites and generate more noise.

20. Section 20. Chapter H. (Appendix), Section H.1 (Land Use Classifications), Subsection "Commercial Use Classifications" on Page H4, Item M is hereby amended to read as follows (Additions in underline, deletions in ~~strike through~~):

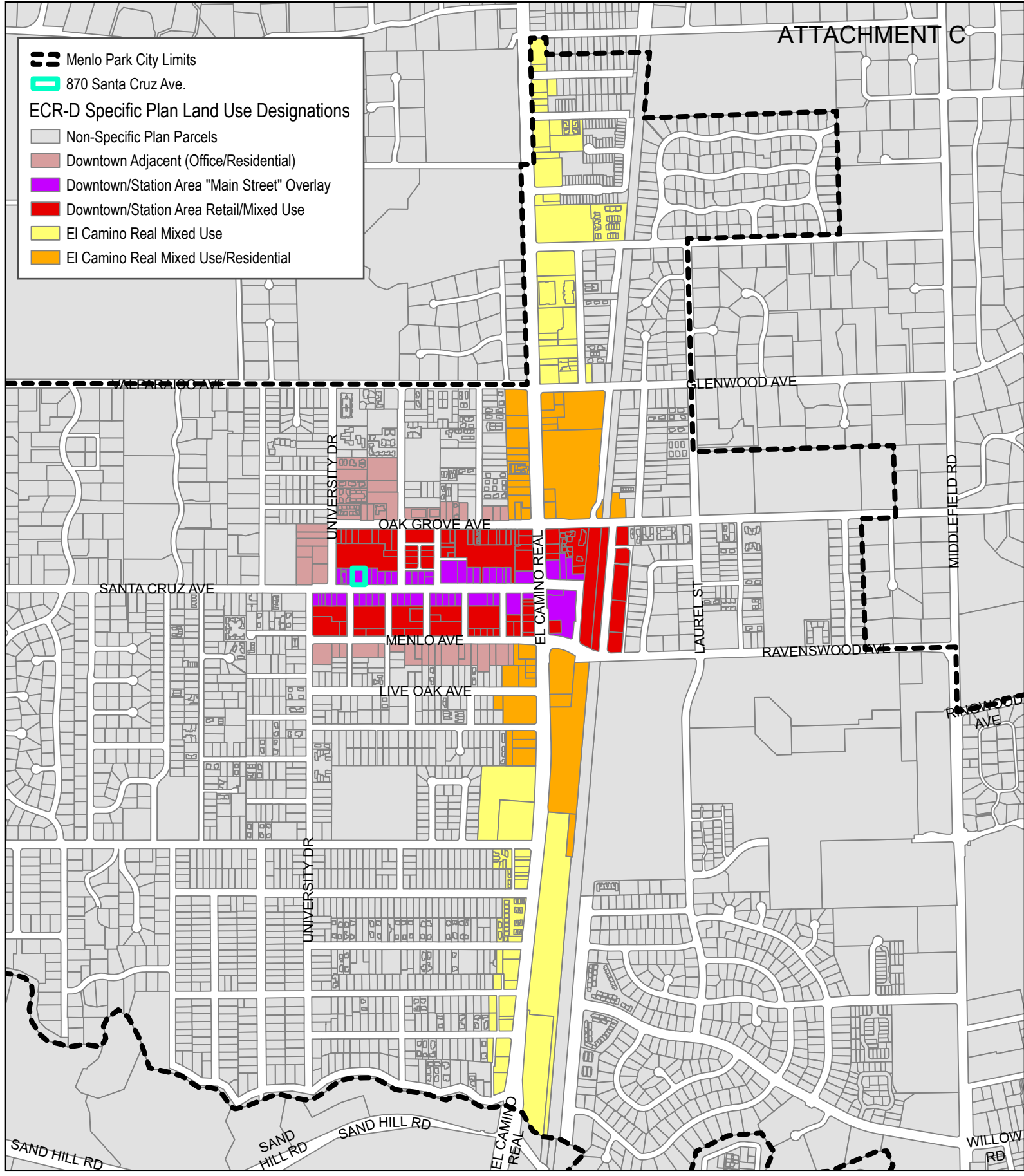
M. Personal Services.

1. General. Provision of ~~recurrently non-medical~~ services of a personal nature. This classification includes barber and beauty shops, nail salons, as well as spa services (non-surgical and minimally-invasive cosmetic and aesthetic services, such as injectables, laser treatments, skin rejuvenation, and body contouring), therapeutic massage services, and biometric screening.

These services also include clothing rental, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, and self-service laundries.

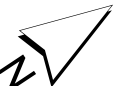
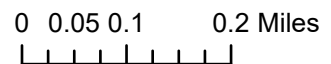
2. Restricted. Personal services that may have a blighting or deteriorating effect on the surrounding area and may need to be dispersed and subject to standards to minimize impacts. This classification includes check-cashing services; palm reading; ~~therapeutic massage services~~; and tattooing, piercing, or similar services.

-  Menlo Park City Limits
-  870 Santa Cruz Ave.
- ECR-D Specific Plan Land Use Designations**
-  Non-Specific Plan Parcels
-  Downtown Adjacent (Office/Residential)
-  Downtown/Station Area "Main Street" Overlay
-  Downtown/Station Area Retail/Mixed Use
-  El Camino Real Mixed Use
-  El Camino Real Mixed Use/Residential



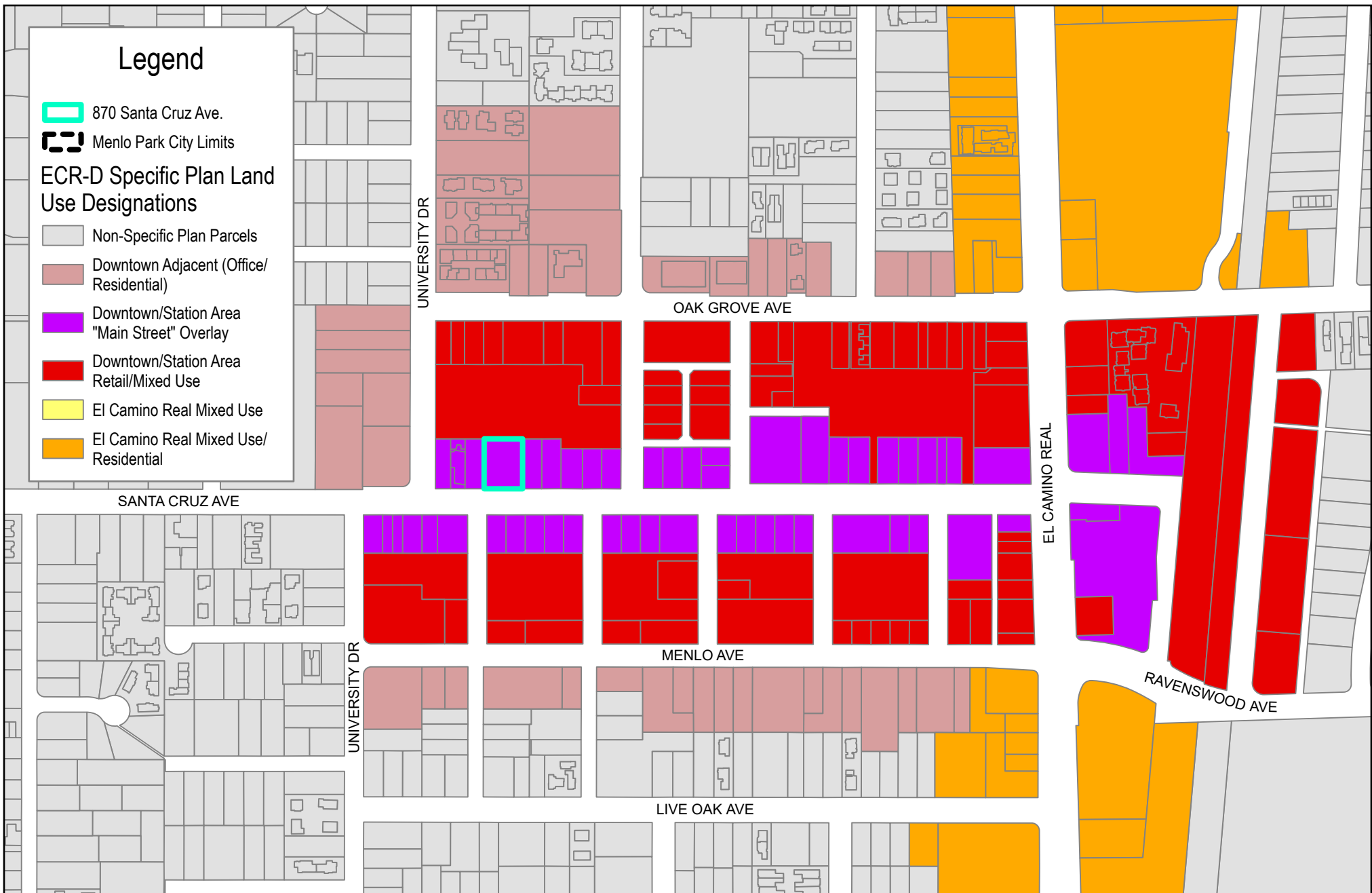
Drawn by: THR
 Checked by: MAP/TAS
 Date: 5/18/2026

**CITY OF MENLO PARK
 LOCATION MAP
 EL CAMINO REAL/DOWNTOWN
 SPECIFIC PLAN AREA**



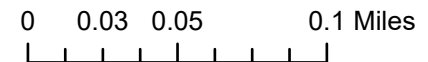
Legend

-  870 Santa Cruz Ave.
-  Menlo Park City Limits
- ECR-D Specific Plan Land Use Designations**
-  Non-Specific Plan Parcels
-  Downtown Adjacent (Office/Residential)
-  Downtown/Station Area "Main Street" Overlay
-  Downtown/Station Area Retail/Mixed Use
-  El Camino Real Mixed Use
-  El Camino Real Mixed Use/Residential



Drawn by: THR
 Checked by: MAP/TAS
 Date: 5/18/2026

CITY OF MENLO PARK LOCATION MAP MAIN STREET OVERLAY





REGULAR MEETING MINUTES

Date: 5/18/2026
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 846 9472 6242 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Ross Silverstein called the meeting to order at 7:01 p.m.

B. Roll Call

Present: Ross Silverstein (Chair), Katie Behroozi (Vice Chair), Andrew Ehrich, Jennifer Schindler, Misha Silin

Absent: Katie Ferrick, Nancy Larocca Hedley

Staff: Matt Pruter, Associate Planner; Corinna Sandmeier, Principal Planner; Brian Toy, Associate Planner; Chris Turner, Senior Planner

C. Reports and Announcements

Planner Sandmeier said the City Council at its May 20, 2026 meeting would introduce the ADU (accessory dwelling unit) ordinance, consider for approval the Meta Campus CDP (conditional development permit) amendment, and consider adoption of the Anti-Displacement Plan.

D. Public Comment

Chair Silverstein opened public comment and closed it as no persons requested to speak.

E. Consent Calendar

E1. Approval of minutes from the April 13, 2026 Planning Commission meeting (Attachment)

Chair Silverstein opened the item for public comment and closed it as no persons requested to speak.

ACTION: Commissioners voted to approve the item; passes 5-0 with Commissioners Ferrick and Hedley absent.

F. Public Hearing Items

- F1. Use Permit Revision/ KNR Design Studio/725 Cotton Street:
Consider and adopt a resolution to approve a use permit revision to add floor area to the first floor in the rear east (left) corner, along with some window and door modifications and gable modifications along the roof for an existing two-story, single-family residence on a substandard lot with regard to lot width in the R-1-S (Single Family Suburban Residential) zoning district. The original use permit was granted in 2000. The applicant is also requesting to maintain a fence greater than four feet in height within the front yard setback. Determine these actions are categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff report #26-016-PC)

Planner Pruter said staff had no additions to the written report.

Chair Silverstein disclosed his personal knowledge of the applicants with the disclaimer that would not affect his decision on the item.

Chair Silverstein opened the public hearing for the item and closed it as no persons requested to speak.

ACTION: Motion and second (Ehrich/Schindler) to adopt a resolution approving the item as presented; passes 5-0 with Commissioners Ferrick and Hedley absent.

- F2. Architectural Control and Sign Review/Amal Karimi/1215 El Camino Real:
Consider and adopt a resolution to approve an architectural control permit revision to replace exterior materials and colors to modernize the existing building, remove the existing tower element from the roof, reconfigure the existing storefronts including a new straight and full-height storefront along the parking lot, and square off the recessed entry of an existing building at 1215 El Camino Real in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The project is also requesting sign review for one internally illuminated sign on the building facade facing Oak Grove Ave. and one internally illuminated sign on the building facade facing El Camino Real which both feature lettering greater than 18 inches in height. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff report #26-017-PC)

Planner Toy said staff had no additions to the written report.

Jeff Schmierer spoke on behalf of the project.

Chair Silverstein opened the public hearing for the item and closed it as no persons requested to speak.

Commissioner Silin said he appreciated the applicant taking into consideration the look of nearby buildings. He said he thought the new design was a better fit with the surrounding area and that the larger sign size was warranted.

Commissioner Schindler said the changes in material, design, and additional landscaping nicely responded to the Commission's feedback. She said she did not have any concerns about the sign size and appreciated the additional supporting evidence.

ACTION: Motion and second (Silin/Schindler) to adopt a resolution approving the item as submitted; passes 5-0 with Commissioners Ferrick and Hedley absent.

- F3. Use Permit/Dane Bunton/1100 O'Brien Drive:
Consider and adopt a resolution to approve a use permit for a change of use from the existing commercial use (print shop) to a church in an existing multi-tenant commercial building in the LS (Life Sciences) zoning district. The proposed church is considered a special use and requires use permit approval. The proposed modifications to the building to change the use would not affect gross floor area and no modifications to the exterior of the building are proposed. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff report #26-018-PC)

Planner Toy said staff had no additions to the written report.

Andrea Montero spoke on behalf of the project.

Vice Chair Behroozi asked a clarifying question about the street in East Palo Alto that dead ends with a wall that connects to the property at 1100 O'Brien and whether there is an easement with pedestrian access from the street in East Palo Alto.

Chair Silverstein opened the public hearing for the item and closed it as no persons requested to speak.

ACTION: Motion and second (Ehrich/Schindler) to adopt a resolution approving the item as submitted; passes 5-0 with Commissioners Ferrick and Hedley absent.

- F4. Specific Plan Amendment/Tod Spieker/870 Santa Cruz Avenue:
Request for Specific Plan amendments to modify land uses allowed within the Downtown/Station Area "Main Street" Overlay land use designation, which is located within the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed revisions include changing the animal clinics and hospitals use from not allowed to conditional, changing the animal retail sales and service use from limited to less than 5,000 square feet to permitted, changing the banks and financial institutions use from not allowed to conditional, changing the business services use from not allowed to conditional, changing the personal improvement services use from on upper floors only to permitted, and changing personal services – general from on upper floors only to permitted. Regarding office uses, the applicant is proposing to allow existing buildings within the Main Street Overlay to have an additional allowance of up to two-thirds (2/3rd) of the public benefit bonus floor area ratio (FAR) for office uses, if located in the rear half of the ground floor and/or on the second floor, not containing frontage on Santa Cruz Ave., and not increasing the overall square footage of the building, subject to a use permit and a public benefit agreement. Lastly, the applicant proposes to modify four use classifications across the entire Specific Plan area: 1) business services: expand to include businesses that primarily provide goods and services to the public, 2) personal improvement services: remove spas, 3) personal services – restricted: remove therapeutic massage services, and 4) personal services – general: expand to include therapeutic massage services, nail salons, biometric screening, and a broader set of spa services, which include non-surgical and non-invasive cosmetic and aesthetic services, such as injectables, laser treatments, skin rejuvenation, and body contouring. Recommend adoption of an addendum to the certified final environmental impact report (EIR) for the Specific Plan. (Staff report #26-019-PC)

Planner Pruter reported receipt of 87 public comments on the proposed project and that 21 of which were included in the staff report and the remainder sent directly to Planning Commission or conveyed to the Planning Commission via the City Council email log. He said one comment expressed concern about potential jobs and housing impacts, and the other comments were all generally in support of the proposed project. He then presented the project.

Tod Spieker, applicant, spoke on behalf of the project.

Planner Pruter presented an addendum to his presentation.

Chair Silverstein opened the public hearing.

Public Comment:

- Laura Milan expressed support for the project and requested that the commercial recreation - small scale land use designation be allowed with a use permit.
- Miyko Harris-Parker expressed support for the project but wanted to know what the negative impacts of the proposed amendments might be.
- Chris Kummerer expressed support for the project.
- Kimberly Lytikainen expressed support for the project.
- Kelly Flannery expressed support for the project.
- Marnie Foody expressed support for the project.
- Ben Eiref expressed support for the project and also asked if a vacancy tax or other financial mechanism could additionally help in limiting vacancies.
- Kylie Holmes expressed support for the project.
- Michelle Wagner-Knapp expressed support for the project.
- Katherine Glass expressed support for the project and also expressed support for the earlier commenter's suggestion to allow for the commercial recreation - small scale land use designation with a use permit.

Chair Silverstein closed the public hearing.

The Commission discussed the issue of vacancies within the downtown and specifically along Santa Cruz Avenue, asking the applicant about the specific challenges that property owners and businesses faced in committing to spaces and remaining in spaces in the downtown. The Commission offered suggestions to pursue additional research and restructuring of the Specific Plan to provide a more comprehensive update to the Specific Plan area overall, in addition to exploring funding and fee mechanisms to address vacancies along Santa Cruz Avenue and the downtown more generally.

ACTION: Motion and second (Ehrich/Silin) to recommend that the City Council adopt the Specific Plan amendments proposed by 870 Santa Cruz Avenue with the following modifications; passes 5-0 with Commissioners Ferrick and Hedley absent.

- Keep the banks and financial institutions use classification as not allowed within the Downtown/Station Area “Main Street” Overlay land use designation.
- Change the commercial recreation – small scale use classification to conditional, requiring a use permit, within the Downtown/Station Area “Main Street” Overlay land use designation.

As part of its motion, the Planning Commission recommended that the City Council direct staff and the Planning Commission to conduct a study session aimed at exploring additional zoning modifications within the Specific Plan area in the interest of downtown vibrancy.

ACTION: Motion and second (Silverstein/Ehrich) to extend the meeting to 11:30 p.m.; passes 5-0 with Commissioners Ferrick and Hedley absent.

F5 and F6 are related items with the same staff report

- F5. Development Agreement Annual Review/Meta Platforms, Inc./1 Hacker Way and 1 Meta Way: Consider and adopt a resolution to determine that Meta has demonstrated good faith compliance with the development agreements for its East Campus (1 Hacker Way), West Campus (1 Meta Way, Building 20) and the West Campus Expansion project (1 Meta Way, Buildings 21 and 22, and citizenM Hotel) for the 2025 calendar year. Review of the development agreements does not qualify as a project under CEQA. (Staff report #26-020-PC)
- F6. Development Agreement Annual Review/Peninsula Innovation Partners, LLC/1350-1390 Willow Road, 925-1098 Hamilton Avenue, 1005-1275 Hamilton Court: Consider and adopt a resolution to determine Peninsula Innovation partners, LLC has demonstrated good faith compliance with the terms of the Development Agreement for the 2025 annual review period for the Willow Village mixed-use masterplan project. Review of the development agreement does not qualify as a project under CEQA. (Staff report #26-020-PC)

Planner Turner presented clarifying remarks regarding the locations and addresses for the respective development agreement reviews.

Juan Salazar and Eric Morley spoke on behalf of the two items.

Chair Silverstein opened the public hearing.

Public Comment:

- Pamela Jones said for the record she had consistently stated that the office space for Willow Village should be reduced by 50%, the housing doubled, and should include for sale condominiums to meet Menlo Park’s housing needs. She expressed concerns with the outreach of the Willow Village project with the Belle Haven community, and the motivations of Meta’s development in the City.

Chair Silverstein closed the public hearing.

Replying to Vice Chair Behroozi, Mr. Morley said for the Willow Village project and the occupancy of offices throughout the Meta properties that there were no timetables to share and that occupancy details could not be disclosed due to safety, security, and liability policies for both their buildings and employees.

Replying to Commissioner Schindler, Mr. Morley said the Willow Village project was paused and they did not have any more information about that at this time. He said Peninsula Innovation Partners was in compliance and had met all of its obligations under the development agreement.

ACTION: Motion and second (Silin/Schindler) to adopt a resolution of determination of good faith compliance as stated for Item F5; passes 5-0 with Commissioners Ferrick and Hedley absent.

ACTION: Motion and second (Silin/Behroozi) to adopt a resolution of determination of good faith compliance as stated for Item F6; passes 5-0 with Commissioners Ferrick and Hedley absent.

H. Informational Items

H1. Future Planning Commission Meeting Schedule

- Regular Meeting: June 8, 2026

Planner Sandmeier said the agenda was not finalized for the June 8th meeting, but it would include the study session on the SB9 Ordinance Update that was continued previously, some single-family home projects and potentially the 500 El Camino Real Development Agreement Annual Review.

- Regular Meeting: June 22, 2026

Both Commissioner Ehrich and Chair Silverstein said they would be absent for the June 22nd meeting.

I. Adjournment

Chair Silverstein adjourned the meeting at 11:27 p.m.

Staff Liaison: Corinna Sandmeier, Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on June 8, 2026