Housing Commission



REGULAR MEETING AGENDA

Date: 2/3/2021 Time: 6:30 p.m.

Regular Meeting Location: Zoom.us/join – ID #997-7506-7654

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

<u>Teleconference meeting</u>: All members of the Housing Commission, city staff, applicants, and members of the public will be participating by teleconference. To promote social distancing while allowing essential governmental functions to continue, the Governor has temporarily waived portions of the open meetings act and rules pertaining to teleconference meetings. This meeting is conducted in compliance with the Governor's Executive Order N-25-20 issued March 12, 2020, and supplemental Executive Order N-29-20 issued March 17, 2020.

- How to participate in the meeting
 - Access the meeting real-time online at: Zoom.us/join – Regular Meeting ID #997-7506-7654
 - Access the regular meeting real-time via telephone (listen only mode) at: (669) 900-6833 Regular Meeting ID 997-7506-7654

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website www.menlopark.org. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

Regular Session (Zoom.us/join - ID# 997-7506-7654)

- A. Call to Order
- B. Roll Call
- C. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under Public Comment for a limit of three minutes. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

Housing Commission Regular Meeting Agenda February 3, 2021 Page 2 of 2

D. Regular Business

- D1. Approve minutes for the Housing Commission regular meeting on November 4, 2020 and special meeting on November 18, 2020 (Attachment)
- D2. Recommendation of a below market rate housing agreement term sheet with Waymo for 950 O'Brien Drive (Staff Report 21-001-HC)
- D3. Recommendation of a below market rate housing agreement term sheet with Greystar for the Menlo Uptown Project (Staff Report 21-002-HC)
- D4. Recommendation of a below market rate housing agreement term sheet with SP Menlo, LLC for 111 Independence Drive (Staff Report 21-003-HC)
- D5. Information update on the notice of funding availability (NOFA) submissions received on or prior to January 22, 2021

E. Reports and Announcements

- E1. Ad hoc subcommittee reports
- E2. Commissioner updates
- E3. Recommend future agenda items
- E4. Staff updates and announcements

F. Adjournment

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

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.org. Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the City website at menlopark.org/agenda and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 1/28/2021)

Housing Commission



REGULAR MEETING MINUTES - DRAFT

Date: 11/4/2020 Time: 6:30 p.m.

Regular Meeting Location: Zoom.us/join - ID #997-7506-7654

A. Chair Grove called the meeting to order at 6:33 p.m.

B. Roll Call

Present: Bigelow, Conroy, Grove, Horst, McPherson, Merriman, Pimentel

Absent: None

Staff: Deputy Community Development Director Rhonda Coffman,

Management Analyst II Mike Noce, Assistant Planner Fahteen Khan

C. Public Comment

None.

D. Regular Business

D1. Approve minutes for the Housing Commission meetings of October 7, 2020

ACTION: Motion and second (Pimintel/Conroy), to approve the Housing Commission meeting minutes of October 7, 2020, passed unanimously.

D2. Recommendation of a below market rate agreement term sheet with Chase Rapp for 1162 El Camino Investors, LLC (Staff Report 20-007-HC)

Assistant Planner Fahteen Khan introduced the item.

ACTION: Motion and second (Conroy/Merriman), to approve the below market rate term sheet with Chase Rapp for 1162 El Camino Investors, LLC and include the revision of a two bedroom moderate income unit changed to a two bedroom low income unit, with a project total of two (2) low income units and one (1) very low income unit, passed unanimously.

D3. Recommendation to approve the Below Market Rate Housing Fund – Notice of Funding Availability (Staff Report 20-008-HC)

Deputy Community Development Director Rhonda Coffman introduced the item.

ACTION: Motion and second (Horst/Bigelow) to recommend the approval of the Below Market Rate Housing Fund – Notice of Funding Availability, passed 6-0-1 (Merriman abstaining).

E. Reports and Announcements

E1. Ad hoc subcommittee reports (10 minutes):

Housing Commission Meeting Minutes – DRAFT November 4, 2020 Page 2 of 3

None.

E2. Commissioner updates

None.

E3. Recommended future agenda items.

None.

E4. Staff updates and announcements

In advance of the next meeting, please send attendance availability for the Housing Commission's December meeting to staff.

Staff will update the Housing Commission on the potential for a special meeting focused on housing production allocation methodology and the regional housing needs assessment (RHNA).

F. Adjournment

Chair Grove adjourned the meeting at 8:01 p.m.

Mike Noce, Management Analyst II, Community Development

Housing Commission Meeting Minutes – DRAFT November 4, 2020 Page 3 of 3

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

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Housing Commission



SPECIAL MEETING MINUTES - DRAFT

Date: 11/18/2020 Time: 7:00 p.m.

Regular Meeting Location: Zoom.us/join - ID #997-7506-7654

A. Chair Grove called the meeting to order at 7:02 p.m.

B. Roll Call

Present: Bigelow, Conroy, Grove, Horst, McPherson, Merriman, Pimentel

Absent: None

Staff: Deputy Community Development Director Rhonda Coffman,

Management Analyst II Mike Noce

C. Regular Business

C1. Receive a presentation on the Regional Housing Needs Allocation (RHNA) – housing allocation methodology.

21 Elements repreentative Josh Abrams introduced the item and shared a presentation (Attachment).

- Pam Jones questioned the possible outcomes if Menlo Park does not meet RHNA allocation numbers.
- Henry Rigs commented on the increase of units, including the potential of units subsidized by Menlo Park and flexibility within RHNA allocations.

E. Reports and Announcements

E1. Ad hoc subcommittee reports (10 minutes):

None.

E2. Commissioner updates

None.

E3. Recommended future agenda items.

None.

E4. Staff updates and announcements

Commissioners Grove and McPherson assisted with the presentation of the Housing Commission work plan to the City Council, which was approved.

Housing Commission Special Meeting Minutes – DRAFT November 28, 2020 Page 2 of 3

Below market rate (BMR) housing fund notice of funding availability was release today.

F. Adjournment

Chair Grove adjourned the meeting at 8:28 p.m.

Mike Noce, Management Analyst II, Community Development

Housing Commission Special Meeting Minutes – DRAFT November 28, 2020 Page 3 of 3

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

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- How to participate in the meeting
 - Access the meeting real-time online at: Zoom.us/join – Regular Meeting ID# 956 1146 3274
 - Access the regular meeting real-time via telephone (listen only mode)
 at: (669) 900-6833 Regular Meeting ID# 956 1146 3274

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Community Development



STAFF REPORT

Housing Commission Meeting Date:

Meeting Date: 2/3/2021 Staff Report Number: 21-001-HC

Regular Business: Recommendation of a Below Market Rate Housing

Agreement Term Sheet with Waymo for 950

O'Brien Drive

Recommendation

Staff recommends that the Housing Commission recommend approval of the draft Below Market Rate (BMR) Housing Agreement Term Sheet ("Term Sheet") (Attachment A) to the Planning Commission for payment of the BMR in-lieu fee for the proposed change of use from warehouse to research and development (R&D) of an existing building at 950 O'Brien Drive.

Policy Issues

Each BMR Housing Agreement is considered individually. The Housing Commission should consider whether the proposal would be in compliance with the BMR Housing Program requirements and the BMR Housing Ordinance.

Background

Site location

The approximately 1.1-acre subject site is located at 950 O'Brien Drive and is comprised of three properties (APN 055-422-031, 055-422-140, and 055-422-130). The site is located in the LS (Life Sciences) zoning district. For the purposes of this staff report, O'Brien Drive is considered to have an east-west orientation, and all compass directions referenced will use this orientation. The parcel is located east of Willow Road between Ivy Drive and Alberni Street in East Palo Alto. Directly opposite the subject site and farther north, the properties are zoned LS-B (Life Sciences, Bonus). Properties east of the subject site are zoned LS, and parcels to the south are residential uses within East Palo Alto. Properties to the west of the subject site, across Willow Road, are a mix of R4S (AHO) (High-Density Residential, Special – Affordable Housing Overlay) and R1U (Single-family Urban Residential). A location map is included as Attachment B.

Analysis

Project description

The existing building is approximately 14,000 square feet, including a 2,080-square-foot mezzanine level that is proposed to be demolished. Since its construction in 1967, the building has been used as a moving and storage warehouse with associated administrative office space. The applicant is requesting a building permit for interior modifications to the building to facilitate a change of use to an R&D use, along with an

administrative permit for the outside storage of vehicles and equipment. Select sheets from the project plans are included for reference as Attachment C. The Housing Commission should note that the proposal is still under staff review, and aspects of the design are subject to change before final project actions. As long as the project scope regarding the conversion of the use remains consistent, the draft Term Sheet and the Housing Commission's recommendation would remain applicable to the project.

BMR housing program requirement

The applicant is required to comply with Chapter 16.96 of City's Municipal Code, ("BMR Ordinance"), and with the BMR Housing Program Guidelines adopted by the City Council to implement the BMR Ordinance ("Guidelines"). At this time, the Housing Commission should review the draft BMR Term Sheet and provide a recommendation to the Planning Commission. The draft Term Sheet would be used to inform the BMR Agreement, which would subsequently be reviewed by the Planning Commission.

Commercial development projects 10,000 square feet, and greater, in size are subject to the City's BMR Ordinance. The BMR Guidelines provide various alternatives to meet the intent of the BMR program. A commercial development may be required to provide BMR housing on site (if allowed by the zoning district) or off-site. If it is not feasible to provide below market rate housing units, the applicant shall pay an in-lieu fee. In this specific project, the residential unit equivalent is 0.21 units. However, residential use of the property is not allowed in the LS zoning district. Further, the applicant does not own any sites zoned for residential uses within the City. Based on the site's zoning designation, proposed land use, and the small residential unit equivalent, staff believes that payment of the in-lieu fee would be the appropriate method for meeting the City's BMR requirement.

The in-lieu fee would be calculated as set forth in the table below. The applicable fee for the project would be based upon the per square foot fee in effect at the time of payment and the proposed square footages within Group A and Group B at the time of payment. Areas for office and research and development (R&D) uses are considered Group A. Group B areas represent uses that are all other commercial and industrial uses not in Group A. The rates are adjusted annually at the beginning of each fiscal year. The applicant would be required to pay the applicable in-lieu fee prior to building permit issuance.

Table 1: BMR Requirements and Applicant Proposal							
	Fee per square foot	Square feet	Component fees				
Existing Building – Storage Warehouse (Group B)	\$10.64	13,925	(\$148,162.00)				
Proposed Building – R&D (Group A)	\$19.61	11,883	\$233,025.63				
BMR In-Lieu Fee Option			\$84,863.63				

Correspondence

Staff has not received any correspondence regarding the draft BMR Housing Agreement Term Sheet. Any comments that are received prior to the Housing Commission meeting will be shared with the Commission.

Conclusion

Given that the residential unit equivalent for the project is 0.21 units and residential use of LS-zoned properties is not permitted under current zoning regulations, staff recommends that the Housing Commission recommend approval of the terms stated in the draft BMR Housing Agreement Term Sheet to allow for the payment of the applicable in-lieu fees prior to building permit issuance for the project. The Planning Commission is expected to take action on the BMR Agreement at its meeting on February 22, 2021.

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

The proposed project is being evaluated with respect to compliance with the California Environmental Quality Act (CEQA) as part of the Planning Commission action. A recommendation on the draft BMR Housing Agreement Term Sheet is not an action under CEQA, so environmental review is not required by the Housing Commission. It is anticipated that there will be a finding of exemption when the item goes before the Planning Commission.

Public Notice

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

Attachments

- A. Draft BMR Housing Agreement Term Sheet
- B. Location Map
- C. Project Plans (Select Sheets)

Report prepared by:

Ori Paz. Associate Planner

Report reviewed by:

Rhonda Coffman, Deputy Community Development Director - Housing

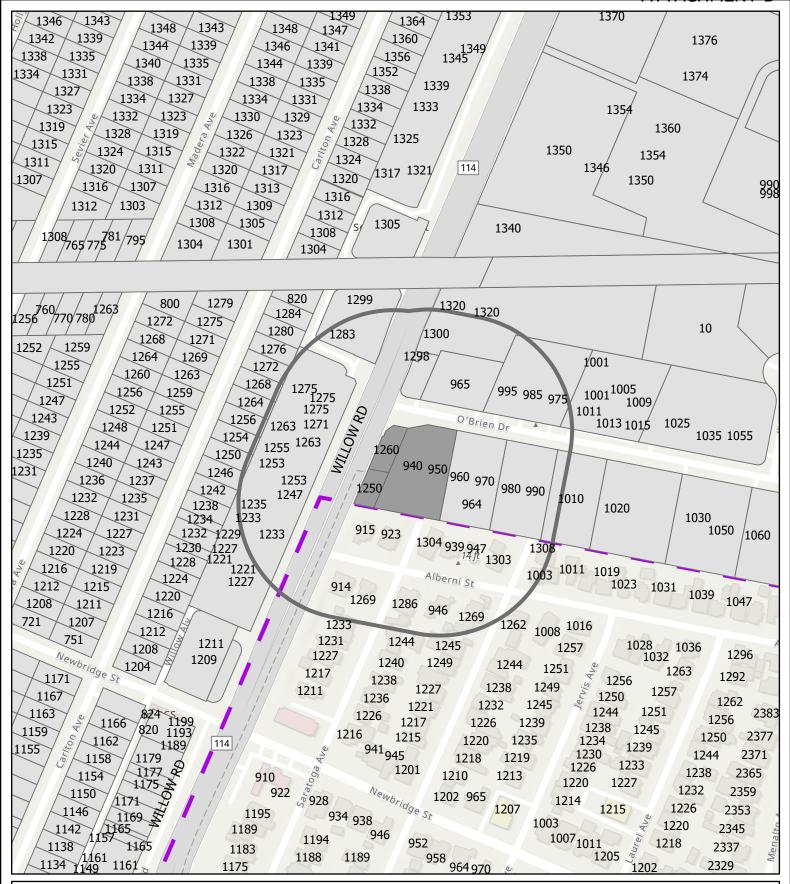
950 O'Brien Drive

Draft Below Market Rate (BMR) Housing Agreement Term Sheet

- 1. Applicant leases property comprised of three legal properties, Assessor's Parcel Numbers 055-422-070, 055-422-140, and 055-422-130 ("Property"), more commonly known as 950 O'Brien Drive, Menlo Park;
- 2. Applicant is requesting an administrative permit and building permit for tenant improvements to change the use of the building from a storage warehouse (Group B) to a research and development (R&D) use (Group A), and for the outdoor storage of vehicles and equipment in association with the R&D use. The subject building is greater than 10,000 square feet in gross floor area and therefore, Applicant is required to comply with Chapter 16.96 of City's Municipal Code ("BMR Ordinance") and with the Below Market Rate Housing Program Guidelines ("Guidelines") adopted by the City Council to implement the BMR Ordinance;
- 3. Property is located within the LS (Life Science) zoning district and the Life Sciences land use designation in the City of Menlo Park;
 - a. Property's General Plan land use and zoning designations do not permit residential uses;
- 4. Applicant does not own any other sites within the City that are zoned for residential land uses; and
- 5. Consistent with the BMR Ordinance and Guidelines, Applicant is permitted to satisfy the BMR housing requirement for the proposed project by delivering one off-site unit, combining resources with other applicants to deliver an off-site unit, or by payment of an in lieu fee;
 - a. The BMR in lieu fee is estimated at \$84,863.63;
 - b. The equivalent unit requirement is 0.21 units; however, residential use of the property is not permitted and the applicant does not own any sites for residential uses in the City;
 - c. Therefore, provision of an off-site unit is infeasible and prior to building permit issuance, the Applicant will need to pay the in-lieu fee, which would be adjusted based on the existing and proposed square footages at the time of building permit issuance. The applicable fee per square foot is adjusted annually on July 1. The table in Item 6 below shows the estimated in-lieu fee and its calculation.

6. The table below provides the estimated in lieu fee:

BMR In Lieu Fee Calculation						
	Fee per square foot	Square feet	Component fees			
Existing Building - Storage Warehouse	\$10.64	13,925	(\$148,162.00)			
Proposed Building – R&D (Research and Development)	\$19.61	11,883	\$233,025.63			
BMR In-Lieu Fee Option			\$84,863.63			





CITY OF MENLO PARK

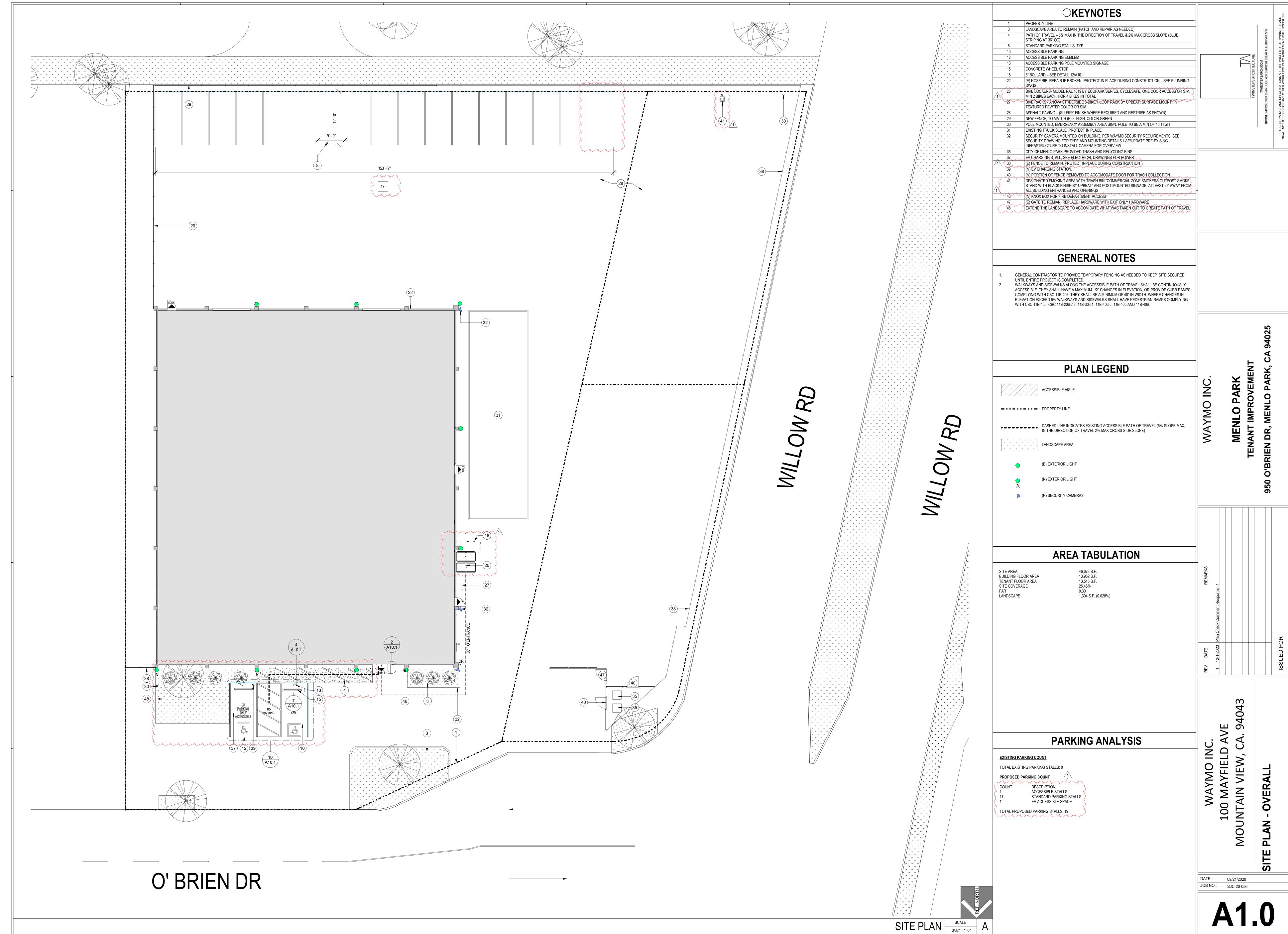
LOCATION MAP 950 O'BRIEN DRIVE

Scale: 1:3000 Drawn By: OP Checked B

Checked By: RLC

Date:2/3/2021















OKEYNOTES

REMOVE EXISTING DOOR AND PORTION OF EXISTING FENCE TO ACCOMMODATE NEW DOOR REMOVE EXISTING CHAINLINK FENCE TO ACCOMMODATE NEW FENCE REMOVE EXISTING DOOR AND FRAMES. REMOVE THE DAMAGED PORTION OF THE FENCE TO ACCOMMODATE FOR A NEW FENCE REMOVE SPLIT AC SYSTEM WITH ALL ASSOCIATED DUCT AND AIR UNITS

GENERAL NOTES

GENERAL CONTRACTOR TO PROVIDE TEMPORARY FENCING AS NEEDED TO KEEP SITE SECURED UNTIL ENTIRE PROJECT IS COMPLETED.

WALKWAYS AND SIDEWALKS ALONG THE ACCESSIBLE PATH OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE. THEY SHALL HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION, OR PROVIDE CURB RAMPS COMPLYING WITH CBC 11B-406. THEY SHALL BE A MINIMUM OF 48" IN WIDTH. WHERE CHANGES IN ELEVATION EXCEED 5% WALKWAYS AND SIDEWALKS SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 11B-405, CBC 11B-206.2.2, 11B-303.1, 11B-403.5, 11B-405 AND 11B-406.

PLAN LEGEND

PROPERTY LINE.

● • • (E) CHAIN LINK FENCE

DASHED LINE INDICATES EXISTING ACCESSIBLE PATH OF TRAVEL (5% SLOPE MAX, IN THE DIRECTION OF TRAVEL 2% MAX CROSS SIDE SLOPE)

REFERENCE PHOTOS



FIGURE 3

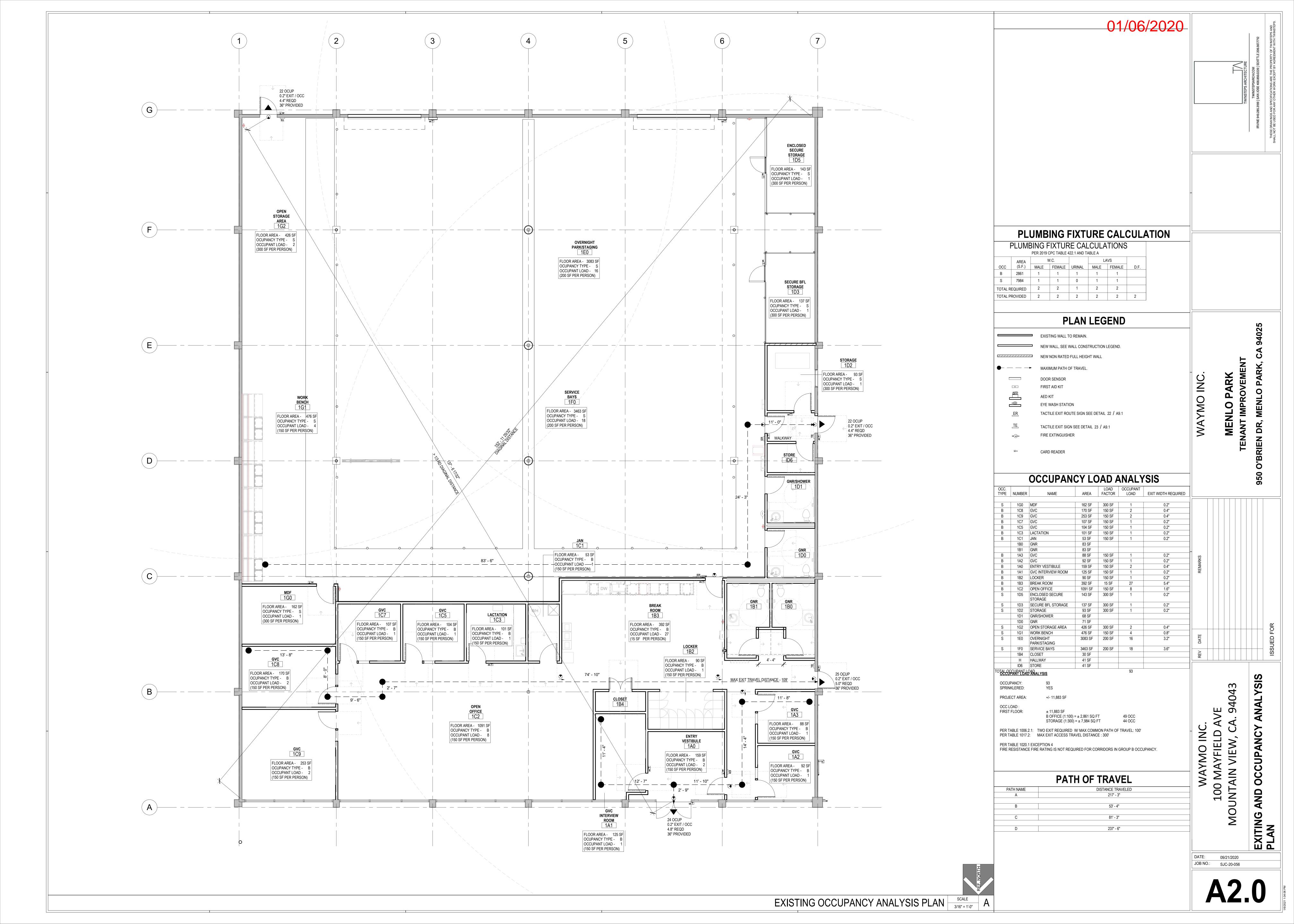
REFERENCE PHOTOS

FIGURE 4

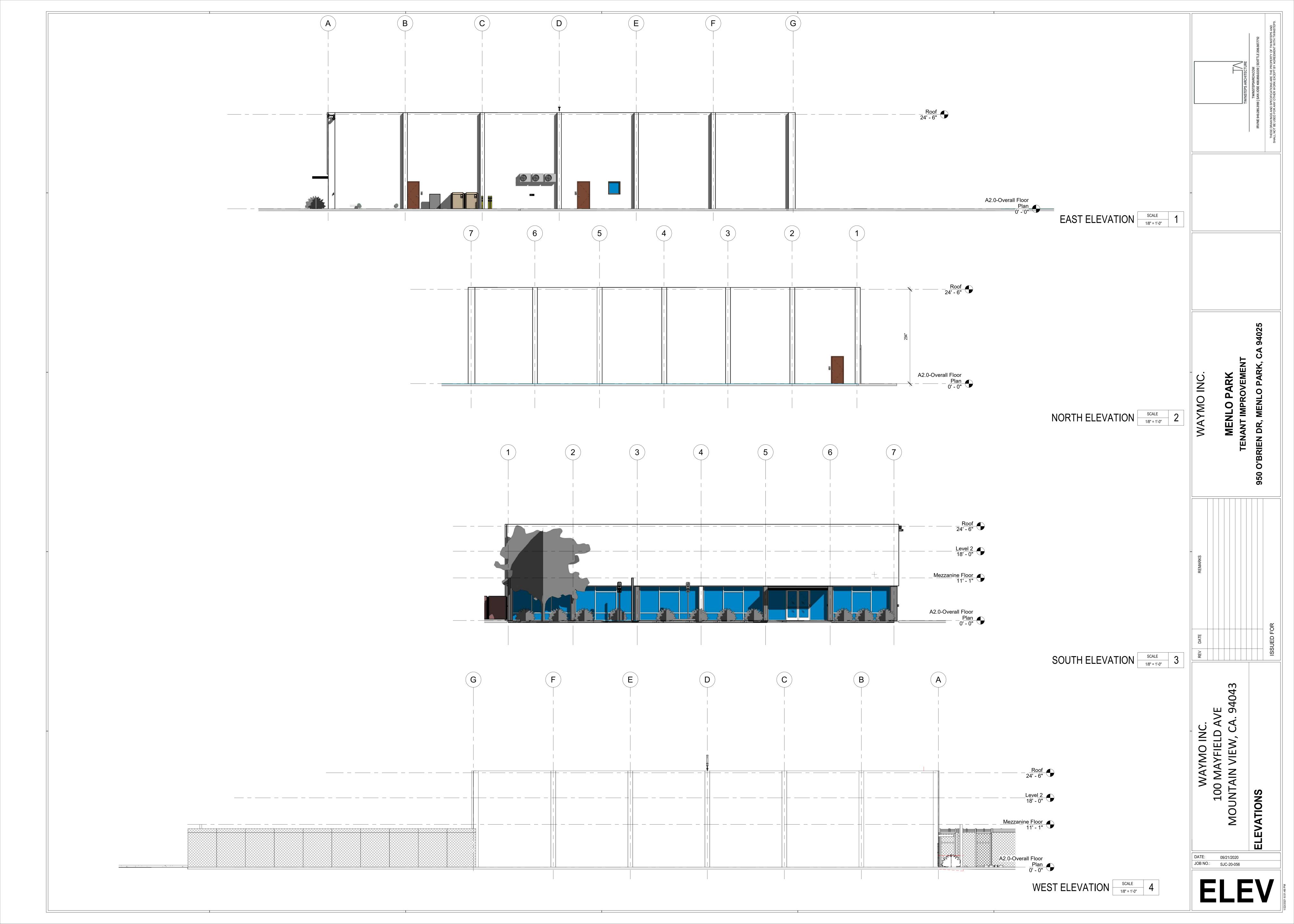
FIGURE 2

DEMOLITION PERMIT TO CITY - 09-21-2020

JOB NO.: SJC-20-056







Community Development



STAFF REPORT

Housing Commission Meeting Date:

Meeting Date: 2/3/2021 Staff Report Number: 21-002-HC

Regular Business: Recommendation of a Below Market Rate Housing

Agreement Term Sheet with Greystar for the Menlo

Uptown Project

Recommendation

Staff recommends that the Housing Commission recommend approval of the draft Below Market Rate (BMR) Housing Agreement Term Sheet (Term Sheet) to the City Council for 67 on-site BMR for-rent units and six on-site BMR ownership units as part of the proposed Menlo Uptown Project (project) to redevelop three parcels with 483 multi-family dwelling units. The proposed project would be comprised of 441 rental units split between two seven-story apartment buildings with above-grade parking garages integrated into the proposed buildings and approximately 2,940 square feet of office uses located on the ground floor of one of the proposed buildings, as well as 42 for-sale townhome-style condominium units, located at 141 Jefferson Drive and 180-186 Constitution Drive in the Residential Mixed-Use Bonus (R-MU-B) zoning district, as further described in the draft Term Sheet (Attachment A).

Policy Issues

Each BMR Housing Agreement is considered individually. The Housing Commission should consider whether the proposal would be in compliance with the BMR Housing Program (Menlo Park Municipal Code Chapter 16.96, referred to as the BMR Ordinance) and the BMR Housing Program Guidelines (BMR Guidelines) that implement the BMR Ordinance.

Background

Site location

The approximately 4.83-acre project site consists of three contiguous parcels zoned R-MU-B and is currently developed with three single-story buildings with a mix of office and industrial uses. The existing buildings would be demolished as part of the redevelopment of the project site.

To simplify directional references used in this staff report, roadways parallel to US 101 are described as having an east-west orientation and roadways parallel to Marsh Road are described having a north-south orientation. The project site is located south of State Route 84 (Bayfront Expressway) and east of Chrysler Drive. The project site is bounded by Constitution Drive to the north and Jefferson Drive to the south. The parcels to the north of the site are located in the O-B (Office, Bonus) district and contain a mix of office, light industrial, and research and development (R&D) uses. The parcel directly south of the project site is zoned PF (Public Facilities) and is the site of the TIDE Academy high school, which opened in 2019. Parcels immediately adjacent to the east and west of the project site are zoned R-MU-B and contain a mix

of office, light industrial, and R&D uses. A location map is provided as Attachment B.

Housing Crisis Act of 2019 (SB 330) application

The proposed project application was formally submitted in July 2019 under the City's typical review process. However, the proposed project qualifies as a housing development project pursuant to Senate Bill (SB) 330, the Housing Crisis Act of 2019, which became effective January 1, 2020. The project sponsor converted the project application to an SB 330 application in January 2020. SB 330 was designed to remove barriers to the development of housing projects. Some key features of SB 330 include shortening the timeframe for housing development project review under the Permit Streamlining Act and limiting the number of public meetings on a housing development project proposal that complies with all applicable objective general plan, zoning standards to no more than five hearings. Bonus level projects of this nature would typically include the following public hearings to adhere to the five-meeting limit and any increase in the number of hearings would require a waiver by the applicant:

- 1. Planning Commission EIR scoping meeting and study session
- 2. Planning Commission draft EIR public hearing and study session
- 3. Housing Commission public meeting (BMR proposal)
- 4. Planning Commission public hearing for recommendation to City Council on final EIR certification and land use entitlements
- 5. City Council public hearing for final action

In addition to the above-mentioned requirements, cities are prohibited from adding new fees or raising existing fees beyond automatic annual escalation. Furthermore, cities are prevented from requiring housing development projects to comply with an ordinance, policy, or standard, including subjective or objective development standards, not in effect when the complete preliminary application was submitted. While the City can apply subjective standards to a proposed housing development project, SB 330 contains provisions that limit the ability of a city to condition a project in a manner that would reduce the density of the proposed project. If a housing development project complies with all applicable objective general plan, zoning ordinance, and subdivision standards and criteria (including design review standards) in effect at the time the application is deemed complete, the City may not deny or impose a condition that the project be developed at a lower density, unless the City makes written findings supported by a preponderance of evidence that there is a specific adverse impact on public health or safety that cannot be satisfactorily mitigated (e.g., a significant and unavoidable environmental impact).

Analysis

Project description

The proposed project would result in the demolition of existing office and industrial buildings and redevelopment of the project site with residential buildings totaling approximately 471,986 square feet of gross floor area with a maximum of 441 multifamily rental units, 42 for-sale townhome units, and approximately 2,940 square feet of office space, as well as associated open space, circulation and parking, and infrastructure improvements. The total proposed bonus level development on the site, inclusive of all major project components, would have a density of 100 dwelling units per acre (du/acre), where 100 du/acre is the maximum permitted residential density for bonus level development and 30 du/acre is the maximum permitted for base level development in the R-MU-B zoning district. The total

project would have a residential FAR of approximately 223.1 percent and nonresidential FAR of 1.4 percent, where 225 percent is the maximum permitted for bonus level residential development (plus 25 percent for nonresidential uses) and 90 percent is the maximum permitted for base level residential development (plus 15 percent for nonresidential uses) in the R-MU-B zoning district.

Two proposed seven-story apartment buildings would be located on the existing 141 Jefferson Drive parcel, and are proposed to have a combined mix of the following rental unit amounts and types: 92 studio units, 81 junior one-bedroom units, 214 one-bedroom units, 45 two-bedroom units, and nine three-bedroom units. The two buildings would have similar footprints and forms and would be separated by a central area used for storm water treatment, a dog run, and landscaping that would run east to west between the two buildings. A 20-foot-wide paseo is proposed directly east of the apartment buildings and would run north to south connecting Constitution Drive and Jefferson Drive. A fire and service lane would also run north to south along the western edge of the apartment buildings between Constitution Drive and Jefferson Drive.

Farther east across the paseo and a 26-foot wide fire access road directly adjacent to the paseo, six townhome-style condominium buildings with seven units each (a total of 42 for-sale units) would be located in an array two buildings wide by three buildings deep. The townhome-style units are proposed to be a mix of 30 three-bedroom units and 12 four-bedroom units. The buildings would have north and south orientations fronting onto Constitution Drive, interior roads running east to west, a central lawn area, and paths and landscaping that would connect to the paseo across the fire lane. The U-shaped road would be bisected by a road and sidewalks running east to west between the four townhome buildings closest to Constitution Drive. Bollards would be installed in the portion of the fire lane adjacent to the paseo to prevent vehicles from using the area and to encourage more pedestrian activity adjacent to the paseo, except in the event of an emergency. The applicant's BMR proposal letter and select sheets from the project plans are included as Attachments C and D, respectively.

The project proposal, including the community amenities proposal discussed later in this report, is subject to additional review and refinement prior to a Planning Commission recommendation and City Council action on the overall project, including the BMR Housing Agreement. The Housing Commission should note that the project proposal is still under compliance review by City staff, and aspects of the design are subject to change before final project actions.

BMR Housing Program & related requirements

The applicant is required to comply with the BMR Ordinance and with the BMR Guidelines adopted by the City Council to implement the BMR Ordinance since the proposed project includes more than four residential units. Projects in the R-MU-B zoning district are required to design and construct inclusionary affordable housing on-site as part of the project. The City's BMR Ordinance requires 15 percent of the total number of proposed units to be provided at below market rates to very-low, low-, and moderate-income households in compliance with the BMR Guidelines.

The proposed project also includes an approximately 2,940 square-foot commercial office space. However, based on the existing use of the buildings on the site as offices, the proposed commercial component of the project would not require the payment of a commercial in-lieu fee or the provision of

additional BMR units as the credits of the existing office square footage would exceed the proposed office square footage.

The applicant proposes to provide 73 BMR housing units to comply with the City's BMR Ordinance. As previously mentioned, the proposed project is required to provide 15 percent of the total number of proposed units as BMR units, which for a project of 483 units equates to 72.45 units. The BMR Guidelines assess the project's BMR requirement on the entire project and not by housing product type (rental or forsale), with the exception that the BMR units must be evenly distributed throughout the project and the unit sizes/bedroom counts must be based on similar percentages of the unit sizes/bedroom counts within the proposed project. For the proposed project, the BMR requirement by unit type (rental and for-sale) would be 66.15 rental units and 6.3 for-sale units. Since both of the partial units add to less than 0.5 units, the project sponsor has proposed that the combined 0.45 partial unit obligation be fulfilled by adding one additional unit in the apartment component of the proposed project. As a result, 67 rental units are proposed to be made affordable to low-income households and six for-sale townhome units are proposed to be made affordable to moderate-income households. The 67 BMR rental units would consist of 17 studio units, 12 junior one-bedroom units, 33 one-bedroom units, four two-bedroom units, and one three-bedroom unit. The six for-sale BMR townhome units would consist of five three-bedroom units and one four-bedroom unit.

For reference, the City's current Housing Element (effective from 2015 through 2023) identified the need for 655 units to be produced affordable to very low-, low-, moderate-, and above moderate-income households. The 655 units were comprised of 233 very-low, 129 low-, 143 moderate-, and 150 above moderate-income units. As of January 1, 2020, the City has produced 148 very-low, 54 low-, 11 moderate-, and 947 above moderate-income units. The City still needs to produce 85 very low-, 75 low-, and 132 moderate-income units (although based on when, if approved, the project is anticipated for construction, the units may count toward the next Housing Element cycle). Moderate income units are currently considered a high need in the community since production of moderate income units has been lower than other income levels during the current Housing Element cycle. Additionally, large family units are also identified as a high need for the city since the majority of rental housing production in recent years has been directed toward units with lower bedroom counts. Since the project as proposed would only provide BMR rental units affordable to low-income households and BMR for-sale townhomes to moderateincome households, the Commission may consider providing a recommendation for the applicant to modify the BMR proposal to broaden the proposed range of affordability levels, consistent with the City's identified needs. The BMR Guidelines permit the City to approve a mix of affordability that is reasonably equivalent to providing all low-income BMR rental units.

Select plan sheets that include a site plan with project data illustrating the sizes of the units, and floor plans and elevation drawings of the proposed project are provided in Attachment D. As part of the project compliance review, the applicant is preparing diagrams indicating that the proposed BMR units would be equivalent in size and location within the buildings with the typical market-rate units. At this time, staff believes that the proposed BMR unit amounts and affordability levels strictly meet the requirements of the BMR Guidelines.

Applicant outreach efforts

According to the applicant, three in-person community meetings were held at the Belle Haven Senior Community Center over the past two years. The applicant also states that they placed over 50 one-on-one phone calls with community members. Ahead of the in-person community meetings before the start of the pandemic, Greystar distributed over 6,000 printed postcards to individual homes throughout Belle Haven and other Menlo Park neighborhoods, and East Palo Alto. To specifically reach mono-lingual Spanish-speaking community members, the postcard included a Spanish translation. During the community outreach events, Greystar hired Spanish language interpreters to make sure they could engage in dialogue with all community members present at the meeting.

At the three open house meetings, applicant reports that attendance was varied and included residents of Belle Haven and other Menlo Park neighborhoods, and East Palo Alto. Some of those in attendance were interested in learning about BMR housing and the feedback was to deliver as much as quickly as possible. From the open houses and subsequent phone calls, the applicant states that they learned that BMR housing is extremely important to the community, and that speed of production was of great importance. Greystar responded by proposing that the community amenity for the project be directed toward the creation of a community land trust to prevent further displacement of Belle Haven residents. The applicant believes that, in addition to the BMR units proposed, a community land trust would offer the community flexibility in deciding how, where, and at what affordability levels affordable housing units could be preserved or created. More information about the proposed community land trust is available in the Community Amenities Proposal section of this report, below.

Community amenities proposal

Under the R-MU-B zoning regulations, bonus level development is permitted in exchange for the provision of community amenities. Community amenities are intended to address identified community needs that result from the effects of the increased development intensity on the surrounding community. A list of community amenities was generated through robust public input and adopted through a resolution of the City Council, included as hyperlink Attachment E. As an SB 330 housing development project, the proposed project would not be subject to any potential future updates to the adopted list of community amenities. The Zoning Ordinance identifies several mechanisms for providing amenities, including selecting an amenity from the Council-approved list and including it as part of the proposed project or providing an amenity not on the approved list through a development agreement. Although the Zoning Ordinance identifies the potential for the payment of a fee, the City has not adopted any such fee. Project requirements (such as publicly-accessible open space, street improvements determined by the Public Works Director, and inclusionary housing) do not count as community amenities. The value of the amenity provided must equal a minimum of 50 percent of the fair market value of the additional GFA of the bonus level development.

Through the appraisal process it was determined that the fair market value of the proposed bonus level development would be \$17.8 million, with a corresponding required community amenities value of \$8.9 million. The project sponsor submitted a community amenities proposal that provides two alternative amenity packages (hyperlink Attachment F). In the first alternative (Alternative 1), the applicant would commit to providing office space in the project to the Valley Community Land Trust (VCLT) as well as a lump sum financial contribution to VCLT for housing preservation and stabilization in the Belle Haven

neighborhood. In the second alternative (Alternative 2), the project sponsor would commit to providing office space in the project to one or more other nonprofit entities as well as a lump sum financial contribution to the Menlo Park Community Campus project. Among the key terms of the proposal allocating office space within the proposed project to VCLT or another non-profit organization are the following:

- The space would be used by a nonprofit tenant (VCLT and/or another nonprofit entity approved by the City) at no cost to the tenant, including rent and operating expenses.
- The office space would be reserved for nonprofit use for the life of the project.
- The project sponsor would provide a one-time \$300,000 tenant improvement allowance to the nonprofit entity that occupies the space, which would be used to construct the tenant improvements necessary to outfit the space for the nonprofit tenant's use.
- The property owner would provide the nonprofit tenant with access to six parking spaces within the proposed project at no cost to the tenant.

Although the Housing Commission is not providing a recommendation on the community amenities proposal for City Council consideration, Commissioners may wish to ask questions and provide comments on the appropriateness of the applicant's proposal and indicate any desired performance standards for a community land trust serving the Belle Haven neighborhood.

Correspondence

At the time of the preparation of this staff report, staff has not received any correspondence regarding the draft BMR Housing Agreement Term Sheet. Any correspondence received prior to the Housing Commission meeting will be disclosed during the review of this proposed project at the meeting.

Term Sheet conclusion

The Housing Commission should review the draft Term Sheet and provide guidance to staff and the applicant and a recommendation to the City Council. The draft Term Sheet would be used to inform the preparation of the draft BMR Housing Agreement, which would be reviewed and acted on by the City Council along with other project actions.

Staff believes that the applicant's proposal of 73 on-site BMR units comprised of 67 rental units affordable to low-income families and six for-sale units affordable to moderate-income families meets the minimum requirements of the BMR Ordinance and BMR Guidelines. The size and location of these BMR units supports the City's goal of providing additional housing and creating a live/work/play environment in the Bayfront Area of the city. Staff recommends that the Housing Commission recommend to the City Council approval of the on-site BMR units under the terms stated in the draft BMR Agreement Term Sheet, but the Commission may wish to ask the applicant to modify the proposal to help meet the city's identified current Housing Element needs.

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

A draft EIR was prepared for the proposed project and released on December 4, 2020 with a public review period ending February 2, 2021. Prior to the draft EIR, an Initial Study (IS) was released on November 25, 2019 and included a public review period from November 25, 2019 through January 10, 2020, to evaluate the potential environmental impacts of the proposed project and determine what level of additional environmental review would be appropriate. In accordance with Section 15168 of the CEQA Guidelines, the project-level IS was prepared to disclose the relevant impacts and mitigation measures addressed in the certified program-level ConnectMenlo EIR and discuss whether the proposed project is within the parameters of the ConnectMenlo EIR or if additional analysis would be necessary. Based on the findings of the IS and consistent with the settlement agreement between the City of Menlo Park and the City of East Palo Alto (Settlement Agreement), the draft EIR addresses potential physical environmental effects of the proposed project in the following areas: population and housing, transportation, air quality, greenhouse gas emissions, and noise (operation period traffic and stationary noise).

The draft EIR describes the existing conditions (including regulatory and environmental settings), and analyzes the potential environmental impacts (noting the thresholds of significance and applicable methods of analysis). Impacts are considered both for the project individually, as well as cumulatively for the proposed project in combination with other projects and cumulative growth. The draft EIR prepared for the proposed project identifies less than significant effects and effects that can be mitigated to a less-than-significant level in all five studied topic areas:

- Population and Housing
- Transportation
- Air Quality
- GHGs
- Noise (Operation Traffic and Stationary Noise)

The draft EIR does not identify any potentially significant environmental effects that are significant and unavoidable in any topic area. The draft EIR found that the proposed project is within the number of residential units and population contemplated in the certified ConnectMenlo EIR. Furthermore, the proposed project would not induce substantial unplanned population growth, directly or indirectly. Additionally, because the proposed project population growth was already anticipated in the ConnectMenlo EIR and the project contributes towards the City's current 2014-2022 regional housing need allocation (RHNA) for BMR units, the draft EIR found that the project is not anticipated to result in new cumulative impacts, making its cumulative impact less than significant. The Population and Housing chapter of the draft EIR provides further analysis to support these conclusions. The draft EIR is available on the City's development projects environmental documents website (https://www.menlopark.org/1774/Development-Projects-Environmental-Docum). A hyperlink is also included in Attachment G.

As described in the Housing Needs Assessment (HNA) prepared with the draft EIR under the conditions of the Settlement Agreement (hyperlink Attachment H), the proposed project would increase the number of available housing units within the city by an estimated 498 units, including 73 BMR units (67 rental units affordable at the low-income level and six for-sale townhomes affordable at the moderate-income level).

This estimate reflects the combined effect of constructing 483 new residential units, removing 110 units of housing demand from workers employed in the current buildings on the site, and adding 95 units of housing demand from new workers that would be generated by the increased demand for off-site services from new residents to the area. Table 1, below, provides the net impacts on housing availability by income category.

Table 1: Net Impacts on Housing Availability by Income Category							
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Over 150% AMI	Total
Increase in available housing from construction of new units Rental units For-sale units Total	0 <u>0</u> 0	0 <u>0</u> 0	67 <u>0</u> 67	0 <u>6</u> 6	363 <u>0</u> 363	11 <u>36</u> 47	441 <u>42</u> 483
Increase in available housing from removal of existing on-site jobs, which reduces worker housing demand	8	29	41	19	8	5	110
Decrease in available housing from increase in housing demand by off-site workers in services to new residents	(12)	(27)	(32)	(12)	(6)	(6)	(95)
Net increase in housing availability	(4)	2	76	13	365	46	498

As shown in the table, the proposed project's impact on net housing availability in the region would result in a decrease of availability of four extremely low income units, but would increase housing availability by two very low income units, 76 low income units, 13 moderate income units, 365 above moderate income units, and 46 units over 150% of the area median income (AMI).

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of courtesy notification by mail of owners and occupants within a 300-foot radius of the subject property.

Attachments

- A. Draft BMR Agreement Term Sheet
- B. Location Map

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- C. Menlo Uptown BMR Proposal
- D. Excerpts of Project Plans
- E. Hyperlink: Community Amenities List https://www.menlopark.org/DocumentCenter/View/15009/6360---Community-Amenities?bidId
- F. Community Amenities Proposal https://www.menlopark.org/DocumentCenter/View/26992/Community-Amenities-Proposal
- G. Hyperlink: Menlo Uptown Project Draft EIR https://www.menlopark.org/DocumentCenter/View/26844/Menlo-Uptown-Project-Draft-EIR
- H. Hyperlink: Housing Needs Assessment (HNA) https://www.menlopark.org/DocumentCenter/View/26852/Appendix-D---Housing-Needs-Assessment

Report prepared by: Tom Smith, Senior Planner

Report reviewed by:

Rhonda Coffman, Deputy Community Development Director, Housing

141 Jefferson Drive and 180-186 Constitution Drive ("Menlo Uptown") Draft Below Market Rate Housing (BMR) Agreement Term Sheet

- 1. Applicant owns property known as Assessor's Parcel Numbers: 055-242-140; 055-242-030 and 055-242-040 ("Property"), more commonly known as 141 Jefferson Drive and 180-186 Constitution Drive, Menlo Park ("Menlo Uptown Project");
- 2. Applicant is proposing to demolish three existing office and industrial buildings on the Property and construct 441 rental units split between two seven-story apartment buildings with 2,940 square feet (s.f.) of office uses located on the ground floor of one of the proposed buildings, and 42 for-sale townhome units split across six three-story buildings. The Applicant is requesting environmental review, use permit, architectural control, major subdivision, and BMR Housing Agreement approval for the project;
- 3. The proposed project consists of more than four (4) residential units; therefore, Applicant is required to comply with Chapter 16.96 of City's Municipal Code ("BMR Ordinance") and with the Below Market Rate Housing Program Guidelines ("Guidelines") adopted by the City Council to implement the BMR Ordinance. The amount of commercial space in this project (approximately 2,940 s.f.) does not trigger any BMR requirement;
- 4. The development of 441 new rental units would result in a requirement of 66 BMR rental housing units and an in-lieu fee payment for a fractional .15 unit, and the development of 42 for-sale townhome units would result in a requirement of 6 BMR ownership housing units and an in-lieu fee payment for a fractional .3 unit. The total BMR requirement would be 72 BMR housing units and an in-lieu fee payment for a fractional .45 unit;
- 5. Applicant has elected to satisfy the BMR requirement for the proposed project by constructing on-site BMR units, and rather than provide an in-lieu fee for the combined remaining fractional .45 unit, would provide an additional on-site BMR rental unit for a total of 73 on-site BMR units consisting of 67 rental housing units and 6 ownership units. The 67 BMR rental units would be provided to eligible low income households and the six (6) BMR ownership units would be provided to eligible moderate income households;
- 6. The characteristics of the BMR units shall be in conformance with Section 5 of the BMR Guidelines:
- 7. The requirements for BMR rental and ownership developments shall be in conformance with the BMR Guidelines;
- 8. Applicant shall enter into a BMR Agreement memorializing these terms in a form acceptable to the City Attorney, pursuant to the BMR Ordinance and BMR Guidelines.





CITY OF MENLO PARK

LOCATION MAP MENLO UPTOWN PROJECT

DRAWN: TAS CHECKED: RLC DATE: 2/3/21 SCALE: 1" = 300' SHEET: 1





ATTACHMENT C

Tom Smith
City of Menlo Park
Planning Division
701 Laurel Street
Menlo Park, CA 94025

June 30, 2020

Subject: Below Market Rate Proposal

Project Name: Menlo Uptown

Project Address: 141 Jefferson Drive, 180-186 Constitution Drive, Menlo Park, CA 94025

Dear Tom,

We are pleased to share the following description of the Below Market Rate Proposal for Greystar's proposed Menlo Uptown project located at 141 Jefferson Drive, 180 Constitution Drive and 186 Constitution Drive in Menlo Park. In developing this proposal, we have referenced the "Below Market Rate Housing Program Summary of Residential Development Requirements" available on the City website. Menlo Uptown intends to provide on-site BMR units as outlined below.

General Description

According to the City guidelines, residential development projects which include twenty or more units and intend to provide on-site BMR units are required to provide not less than fifteen (15) percent of these units at below market rates to very low, low and moderate-income households. Greystar outlines two alternative proposals in this document to satisfy this requirement.

Additionally, in order to comply with Section 16.96 of the Menlo Park City Code and the City's requirements as it relates to Menlo Uptown, Greystar:

- Will prepare and submit a BMR Housing Agreement which further details plans for participation in the City's BMR Housing Program
- Confirms the following architectural attributes of the BMR units:
 - o BMR units will be of the same proportionate size as the market-rate units, distributed throughout the development and will be indistinguishable from the exterior (floor plan layouts will follow)
 - Design and materials to be used in construction of the BMR units will be of comparable quality to the other new units constructed in the development
- Intends to work with the City to set BMR rental prices before final building inspection and observe the City's guidelines concerning final inspection of market and BMR units
- Will cooperate with the City on an ongoing basis in its administration of the on-site BMR units
- Proposes establishing an inclusive BMR program which offers BMR housing units to all eligible residents, including those who are part of special needs populations (e.g. elderly/senior, veterans, etc.)

Finally, Greystar proposes that BMR units within Menlo Uptown be offered on a pre-assigned basis (vs. floating).



Program Description

As currently designed, Menlo Uptown consists of 483 residential units – 441 multifamily rental units and 42 for-sale townhomes. As of June 2020, the breakdown of the project by unit type overall is as follows:

UNIT MIX	SUMMARY								
Multifamily	/			Townhome					
Туре	Avg. SF	Total	%	Туре	Bed	Bath	Avg. SF	Total	%
Studio	557	104	24%	Plan 1	3	3.5	1,548	18	43%
JR1BR	612	68	15%	Plan 2	3	3.5	1,817	12	29%
1BR	690	224	51%	Plan 3	4	3.5	2,060	8	19%
2BR	1,190	33	7%	Plan 4	4	3.5	2,086	4	10%
3BR	1,281	12	3%						
Tot/Avg.	700	441	100%	Tot/Avg.			1,774	42	100%

In the following section, please find a detailed description of two proposed scenarios that are intended to satisfy the City's BMR requirements and also respond to discussions with members of the local community.

Scenario 1

In this scenario, Greystar proposes to meet the City's minimum requirement by offering 67 rental units and 6 for-sale townhome units as BMR units for a total of 73 units (15.1% of project total) – this plan would include multifamily BMR units at low income level and for-sale townhome units at moderate income level as shown below.

Multifamily					Inco	me Level	1
Туре	Avg. SF	Total	Market Rate	BMR	Very Low	Low	Moderate
Studio	557	104	87	17	0	17	0
JR1BR	612	68	56	12	0	12	0
1BR	690	224	191	33	0	33	0
2BR	1,190	33	29	4	0	4	0
3BR	1,281	12	11	1	0	1	0
Total /Avg.	700	441	374	67	0	67	0
Townhome					Inco	me Level	1
Туре	Avg. SF	Total	Market Rate	BMR	Very Low	Low N	/loderate
Plan 1	1,548	18	15	3	0	0	3
Plan 2	1,817	12	10	2	0	0	2
Plan 3	2,060	8	7	1	0	0	1
Plan 4	2,086	4	4	0	0	0	0
Total /Avg.	1,774	42	36	6	0	0	6
Project Total		483	410	73	0	67	6

 $^{^{\}rm 1}$ Income levels and rents determined based on 2020 San Mateo County HUD Income Limits



Scenario 2

In this scenario, Greystar proposes to meet the City's minimum requirement by offering 67 rental units and 6 for-sale townhome units as BMR units for a total of 73 units (15.1% of project total) at a mixture of income levels. The proposed detailed breakdown of BMR units in this scenario may be found here:

Multifamily		Income Level ¹					
Туре	Avg. SF	Total	Market Rate	BMR	Very Low	Low Mo	derate
Studio	557	104	87	17	5	6	6
JR1BR	612	68	56	12	3	4	5
1BR	690	224	191	33	10	11	12
2BR	1,190	33	29	4	1	1	2
3BR	1,281	12	11	1	0	0	1
Total /Avg.	700	441	374	67	19	22	26
Townhome					Income Level ¹		
Туре	Avg. SF	Total	Market Rate	BMR	Very Low	Low Mo	derate
Plan 1	1,548	18	15	3	0	0	3
Plan 2	1,817	12	10	2	0	0	2
Plan 3	2,060	8	7	1	0	0	1
Plan 4	2,086	4	4	0	0	0	0
	1,774	42	36	6	0	0	6
Total /Avg.	-,						

¹ Income levels and rents determined based on 2020 San Mateo County HUD Income Limits

For this scenario, the mixture of income levels was set such that the weighted average BMR rent is equivalent to the weighted average BMR rent for a scenario including all low-income level units per City requirements.

Thank you for the opportunity to present this preliminary BMR proposal and we look forward to continuing to work with you and City staff members to develop the BMR program for Menlo Uptown.

Kind regards,

Andrew Morcos

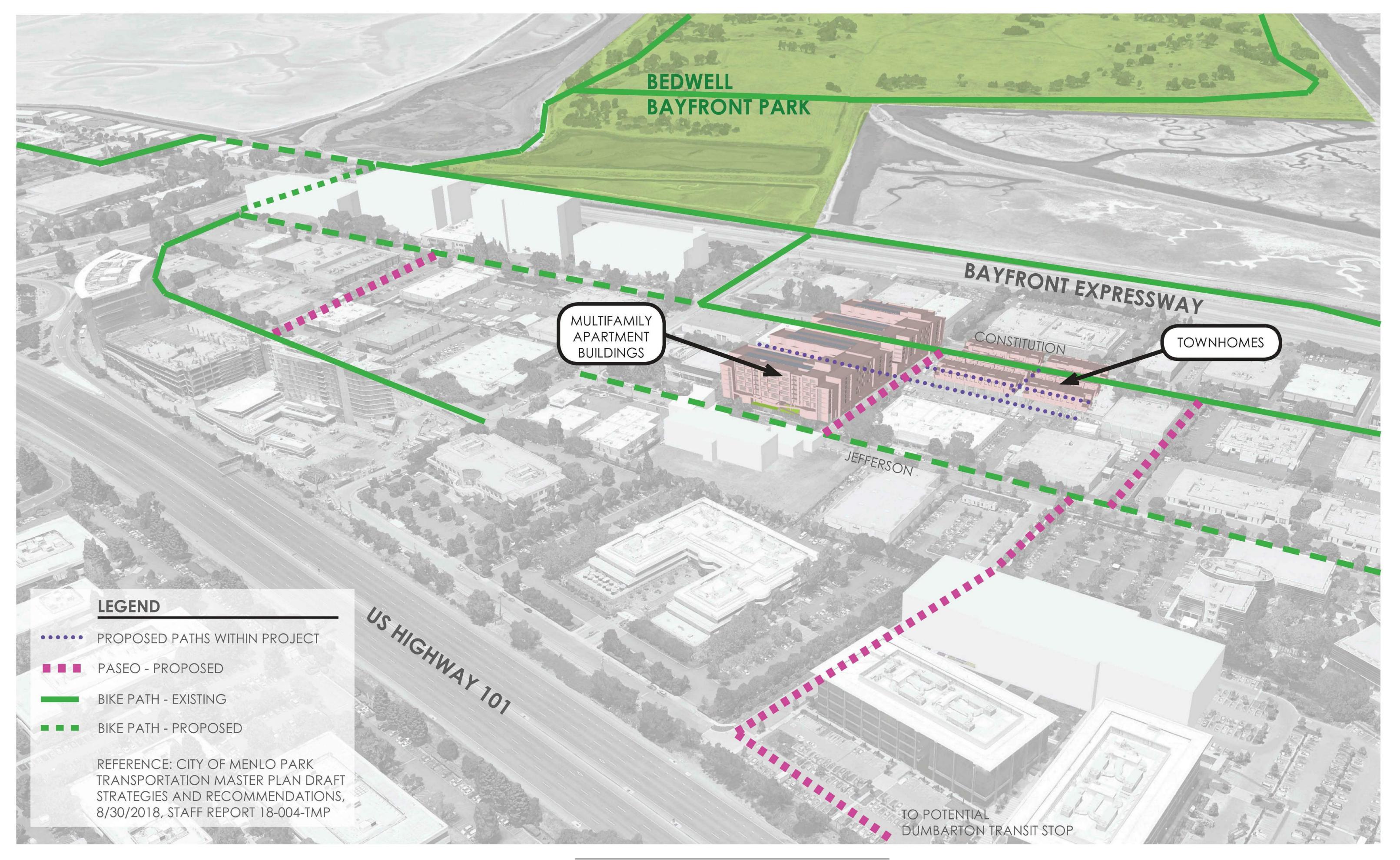
Senior Development Director















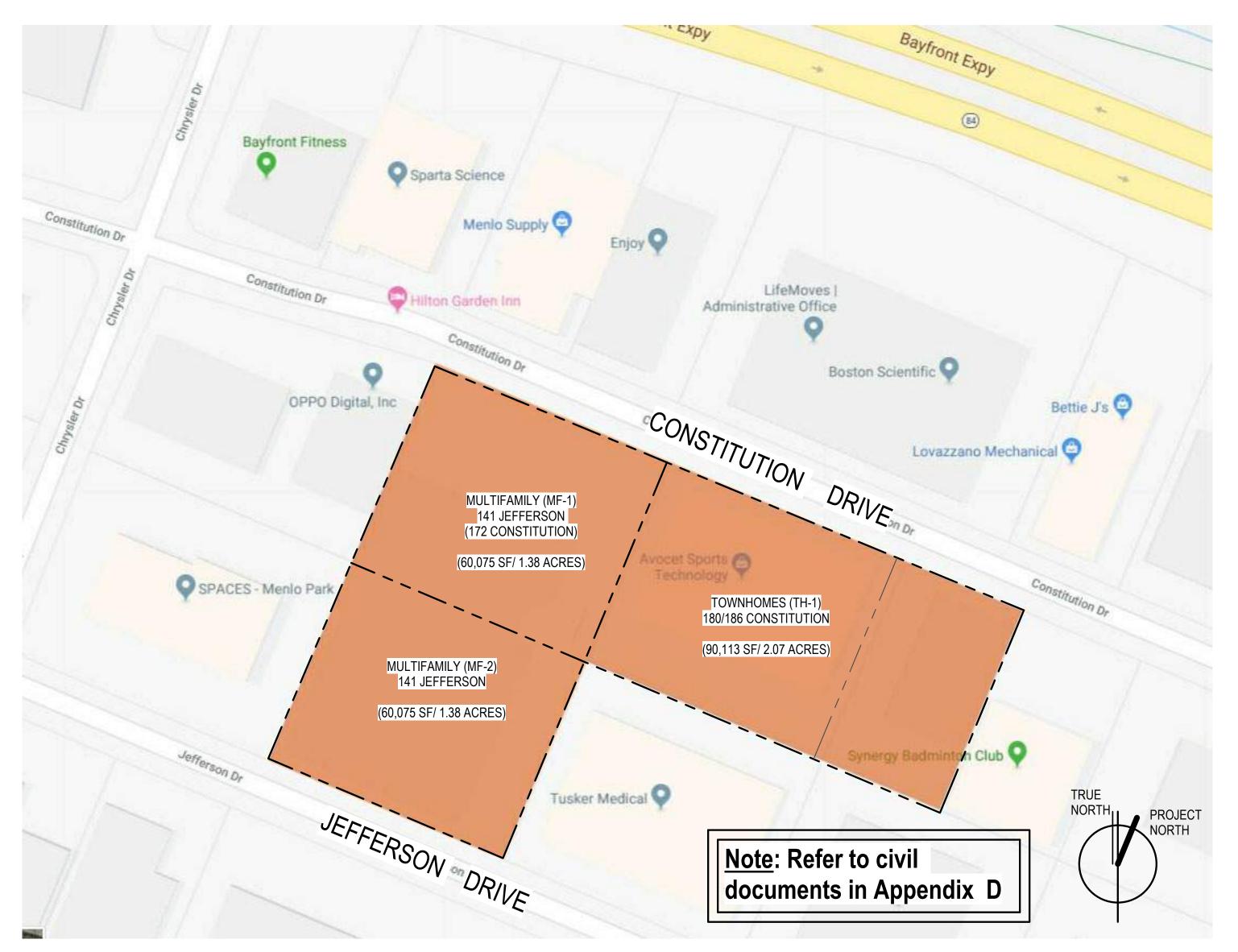


06-26-2020

PROJECT ADDRESSES

- 141 JEFFERSON (172 CONSTITUTION)
- 141 JEFFERSON
- 180 AND 186 CONSTITUTION

- MULTIFAMILY (MF-1 OR BUILDING A)
- MULTIFAMILY (MF-2 OR BUILDING B)
- TOWNHOMES (TH-1)



PROJECT SUMMARY

ZONING: R-MU-B Zoni	ng District (Bonus	s level (development)
FLOOR AREA SUMMARY:			
MAX. ALLOWED FAR % MAX. ALLOWED FLOOR AREA	225% (210,263 SF X 2.25)	=	473,092 SF
TOWNHOME GSF (Unit GSF + Utility box)		=	82,484 SF
MULTIFAMILY Max. Allowed (Max. MULTIFAMILY GSF provided (Inclu	390,608 SF 389,502 SF		
PROJECT TOTAL FLOOR AREA (1	ΓΟWNHOME+ MULTI FAMIL	.Y) =	471,986 SF

UNIT COUNT SUMMARY:

483 Units on net lot area of 4.83 acres (100 dwelling units/acre)

441 Multi-Family Units

42 Townhomes

FAR % PROVIDED

PARKING SUMMARY

PARKING RE	<u>QUIREMENTS</u>	BIKE PARKING REQUIREMENTS							
Min. 1 space/ Max. 1.5 space		Multi-Family & Townhomes	1.5 spaces / unit + 10% Short-term for guests						
Min.483 - Max	k. 725 Vehicular Parking	(725 long term + 74 short term = 799 total bike parking)							
PARKING PROVIDED (553 Vehicular spaces & 799 Bike spaces provided)									
Parking Ratio	/ Unit : 1.15 Vehicular Parking	and 1.65 Bike parking							
Parking Ration Multi-Family	Vehicular spaces: 441 vehicula	and 1.65 Bike parking ar spaces + 43 additional spaces for g rking indoors + 67 short term parking	1						

AVERAGE BUILDING HEIGHT CALCULATION SUMMARY

AVERAGE BUILDING HEIGHT = 62.06' (< 62.5' Max. Height) **NOTE**: REFER TO SHEET A-012 FOR DETAILED BUILDING HEIGHTS AND AREA CALCULATIONS

GREYSTAR® BKF LOO+ PGAdesign LANDSCAPE ARCI

MENLO UPTOWN HOUSING 141 JEFFERSON DR AND 172,180,186 CONSTITUTION DR, MENLO PARK, CA 06-26-2020

MULTI FAMILY - AREA SUMMARY (441 UNITS)

	. MULTI-FAMILY HOUSING PROJECT - AREA SUMMARY .												
	RESID.			RESID COMMON		RESID		RESID					
	UNITS	RESID. AMENITIES	RESID. COMMON	- OVERHANG	NEIGHBORHOOD	UTILITIES	PARKING GSF	TOTAL GSF					
Level	GSF (FAR)	GSF (FAR)	GSF (FAR)	GSF (FAR)	BENEFIT GSF (FAR)	(NOT IN FAR)	(NOT IN FAR)	(FAR)	TOTAL BLDG GSF				
Level Roof	0.0 SF	0.0 SF	797.9 SF	0.0 SF	0.0 SF	150.3 SF	0.0 SF	797.9 SF	948.2 SF				
Level 07	50,051.3 SF	0.0 SF	8,461.5 SF	0.0 SF	0.0 SF	356.4 SF	0.0 SF	58,512.8 SF	58,869.3 SF				
Level 06	58,289.6 SF	0.0 SF	8,243.2 SF	0.0 SF	0.0 SF	356.5 SF	0.0 SF	66,532.8 SF	66,889.3 SF				
Level 05	59,842.3 SF	0.0 SF	8,353.5 SF	0.0 SF	0.0 SF	356.6 SF	0.0 SF	68,195.9 SF	68,552.4 SF				
Level 04	61,802.3 SF	0.0 SF	8,374.0 SF	0.0 SF	0.0 SF	356.5 SF	0.0 SF	70,176.3 SF	70,532.8 SF				
Level 03	57,464.6 SF	3,767.0 SF	9,103.7 SF	0.0 SF	0.0 SF	356.4 SF	0.0 SF	70,335.4 SF	70,691.8 SF				
Level 02/P2/ P3	24,699.1 SF	120.6 SF	5,401.4 SF	0.0 SF	0.0 SF	220.8 SF	84,627.0 SF	30,221.0 SF	115,068.8 SF				
Level 01/P1	0.0 SF	13,824.6 SF	5,519.9 SF	3,357.2 SF	2,028.5 SF	1,746.6 SF	60,144.8 SF	24,730.1 SF	86,621.5 SF				
Grand total	312,149.2 SF	17,712.2 SF	54,255.2 SF	3,357.2 SF	2,028.5 SF	3,900.1 SF	144,771.8 SF	389,502.2 SF	538,174.0 SF				

GFA AREA SUMMARY NOTES -1. RESIDENTIAL UNITS GSF AREA INCLUDES AREAS OF RESIDENTIAL UNITS

2. RESIDENTIAL AMENITIES AREA INCLUDES LOBBY, RESIDENTIAL AMENITIES AND RESIDENTIAL STORAGE AREAS. 3. RESIDENTIAL COMMON AREA INCLUDES STAIR, ELEVATOR, CORRIDOR, MECHANICAL, GAS, PLUMBING, ELECTRICAL, GAS AND FP AREAS.

4. RESIDENTIAL COMMON - OVERHANG GSF AREA INCLUDES THE AREA UNDER THE BUILDING OVERHANG WHICH INCLUDES COLUMNS THAT ARE GREATER THAN 12". 5. RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR) ARE TRASH AREAS, SHAFT ENCLOSURES AND BOH AREA IN LEVEL 1 THAT IS NOT FULLY ENCLOSED. 6. PARKING GSF AREA INCLUDES VEHICULAR PARKING AREA, RESIDENTIAL BIKE STORAGE

AREAS AND LOADING DOCK AREA. 7. REFER TO FLOOR PLANS FOR GFA AREA BREAKDOWN. 8. AREA NUMBERS ARE ROUNDED IN TENTHS OF A SQUARE FOOT.

MULTIFAMILY FAR SUMMARY

MULTIFAMILY RESID. TOTAL GSF (FAR) = 389,502.2 SF (INCLUDES NEIGHBORHOOD BENEFIT

UNIT COUNT - MULTIFAMILY

•	MULTI-FAMILY HOUS	ING PROJECT	- UN	- UNIT TYPE MIX .				
Level	STUDIO	JR 1 BR	1 BR	2 BR	3 BR	# UNITS		
Level 07	26	10	34	4	2	76		
Level 06	28	12	38	6	2	86		
Level 05	20	12	46	6	2	86		
Level 04	16	16	46	6	2	86		
Level 03	12	12	46	6	2	78		
Level 02	2	6	14	5	2	29		
Grand total	104	68	224	33	12	441		
UNIT TYPES	STUDIO	JR 1 BR	1 BR	2 BR	3 BR	TOTALS		
AVERAGE UNIT SIZES	550	630	700	900	1200			
UNIT COUNT	104	68	224	33	12	441		
UNIT MIX	24%	15%	51%	7%	3%	100%		

UNIT COUNT - INDIVIDUAL MULTIFAMILY BUILDINGS

			-		-0								
Area Schedule (UNIT TYPE AREAS) - UNIT SUMMARY MF1							Area Sche	edule (UNI	ΓTYPE AR	EAS) -	UNIT S	SUMMA	RY MF2
Level	STUDIO	JR 1 BR	1 BR	2 BR	3 BR	# UNITS	Level	STUDIO	JR 1 BR	1 BR	2 BR	3 BR	# UNITS
Level 07	13	5	17	2	1	38	Level 07	13	5	17	2	1	38
Level 06	14	6	19	3	1	43	Level 06	14	6	19	3	1	43
Level 05	10	6	23	3	1	43	Level 05	10	6	23	3	1	43
Level 04	8	8	23	3	1	43	Level 04	8	8	23	3	1	43
Level 03	6	6	23	3	1	39	Level 03	6	6	23	3	1	39
Level 02	1	3	8	2	1	15	Level 02	1	3	6	3	1	14
Grand total	52	34	113	16	6	221	Grand total	52	34	111	17	6	220

TOWNHOME - AREA SUMMARY (42 TOWNHOMES) - REFER APPENDIX B2 FOR MORE INFORMATION ON TOWNHOMES

2.07 acres

90,113 sf

Area Summary					
(for identification of GFA calculations)	Residential units	Elec. Meters	Private garage	Trash Area	Open Space
	sf	sf	sf	sf	Public / Common / Private
	(included in FAR)	(included in FAR)	(not included in FAR)	(not included in FAR)	sf (not included in FAR)
Level 1	14,416	240	19,886	323	21,085
Level 2	30,304	0	0	0	6,168
Level 3	33,856	0	0	0	0
Roof	3,668	0	0	0	7,260
Total		82484	19886	323	34,513

Townhome Site Area:

R-3 Townhouse

Unit Name	Description	Garage	Approx NSF*	#	%	Approx NSF Total	Approx GSF**	Approx GSF Total
	1						• •	
Alley Loaded Townhomes, R-3								
P1	3 bd + 3.5 bath	1-car	1548	18	43%	27864	1704	30672
P2	3 bd + 3.5 bath	2-car	1817	12	29%	21804	2016	24192
P3	4 bd + 3.5 bath	2-car	2060	8	19%	16480	2266	18128
P4	4 bd + 3.5 bath	2-car	2086	4	10%	8344	2313	9252
Subtotal		•		42	100%	74492		82244
Overall Density			+/-	20.3	du/ac			
Approx. NET Avg. Unit Square Foot			+/-	1774	sq.ft.			

*Measured to interior stud of wall; **measured to exterior stud of wall

Provided	
Townhomes	
Total Unit GSF** 82,244	gsf
Utility Box (40 sf x 6 bldgs) 240	gsf
Total Townshomes GSF 82,484	gsf

^{**}Per Menlo Park Municpal Code: 16.04.325, GSF does not include covered parking or covered balconies or porches

OPEN SPACE SUMMARY (Refer to sheet A-013 for Open Space Calculation Diagrams for 441 Unit Multi-Family Buildings and Appendix B2 for Townhomes)

MULTI-FAMILY HOUSING PROJECT SITE AREA 120,150 SF

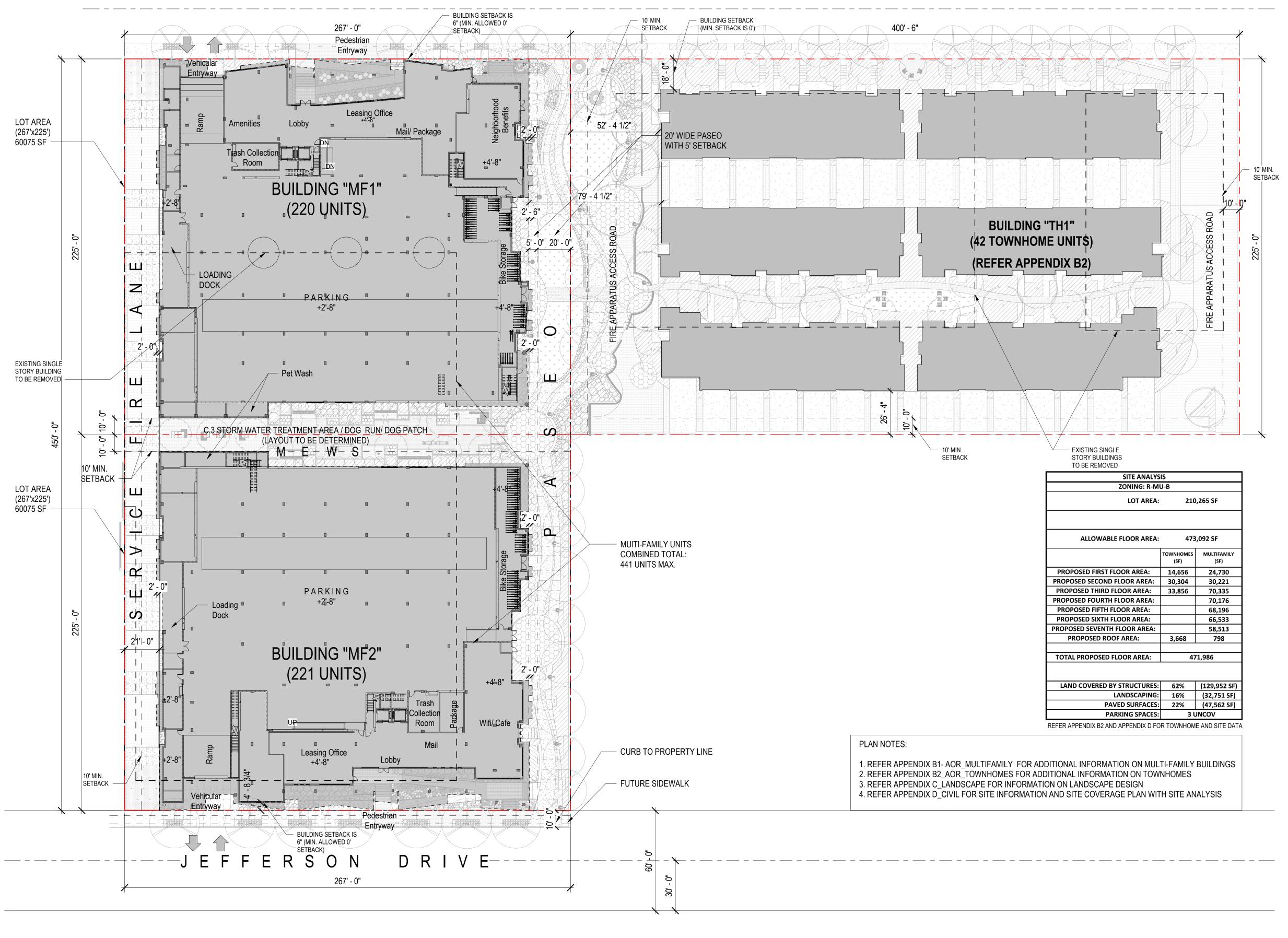
PERCENTAGE	REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
25% OF SITE AREA	30,038	52,439 SF (43.6 % Open Space)
25% OF MIN. OPEN SPACE	7,510	11,627 SF (Paseo)
80sf PRIVATE OPEN SPACE / UNIT	35,280	14,832 SF (Private Open Space) and 25,980 SF (Common Open Space)
	25% OF SITE AREA 25% OF MIN. OPEN SPACE 80sf PRIVATE OPEN SPACE /	25% OF SITE AREA 30,038 25% OF MIN. OPEN SPACE 7,510 80sf PRIVATE OPEN SPACE / 35,280

TOWNHOME PROJECT

SITE AREA 90,113 SF

Open Space Summary (per 16.45.120 (4c))									
Required:									
Min required (25%) of site	22528 sf								
Min Public reqquired (25% of OS)	5632 sf								
(includes common [400 sf min with 20' min wid	dth for one space] OR private	e [80 sf/du] open space)							
Provided:									
Common	2,453 sf	58 sf/du							
Public	10,075 sf	45% of total OS							
Private	13,428 sf	320 sf/du							
Landscape Area	8,557 sf								
Total provided	34513 sf								
	38%								

LOCATION MAP & PROJECT DATA SUMMARY



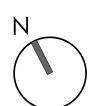


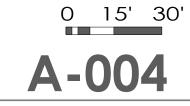


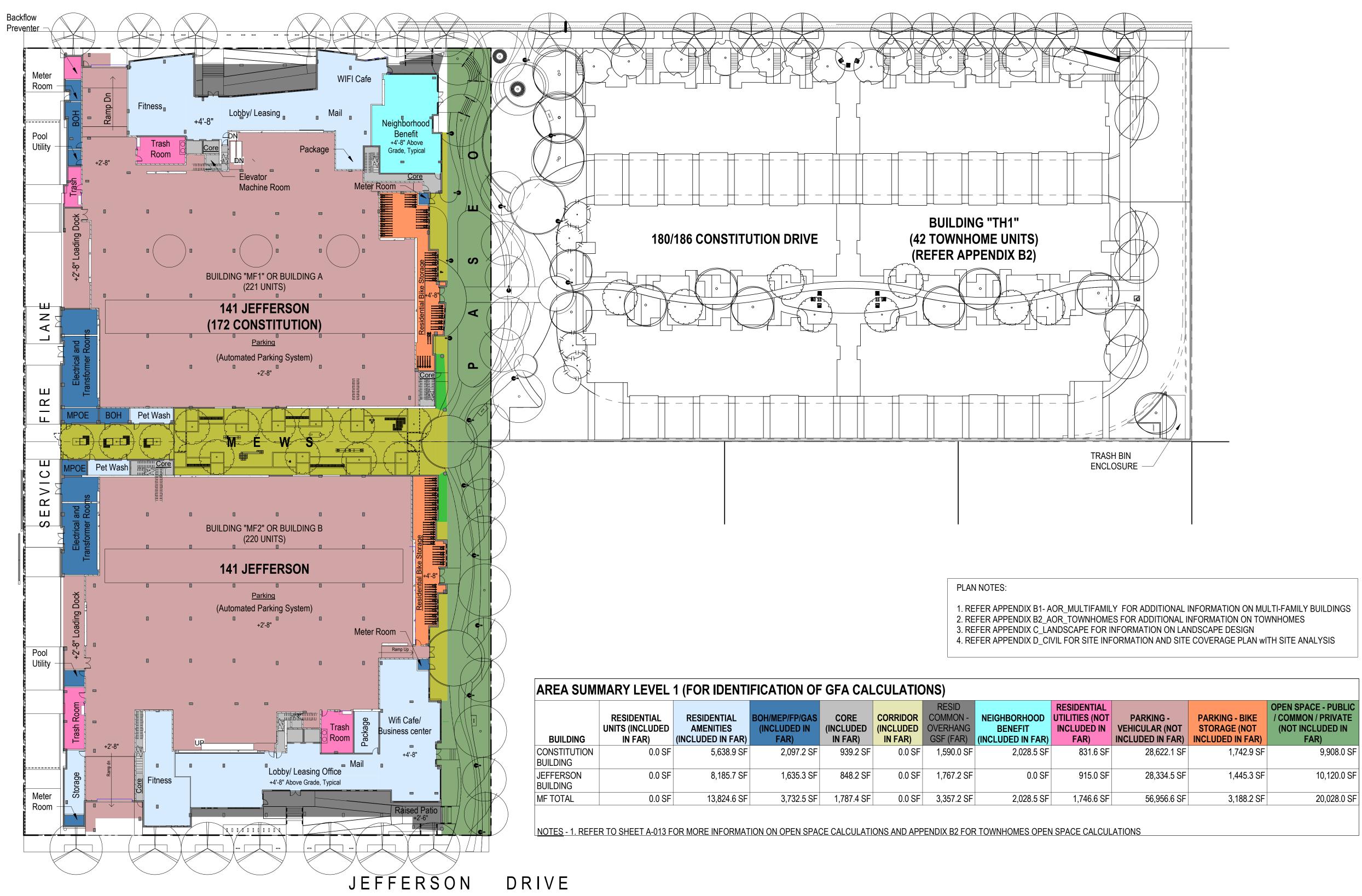












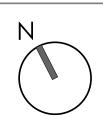


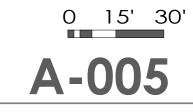






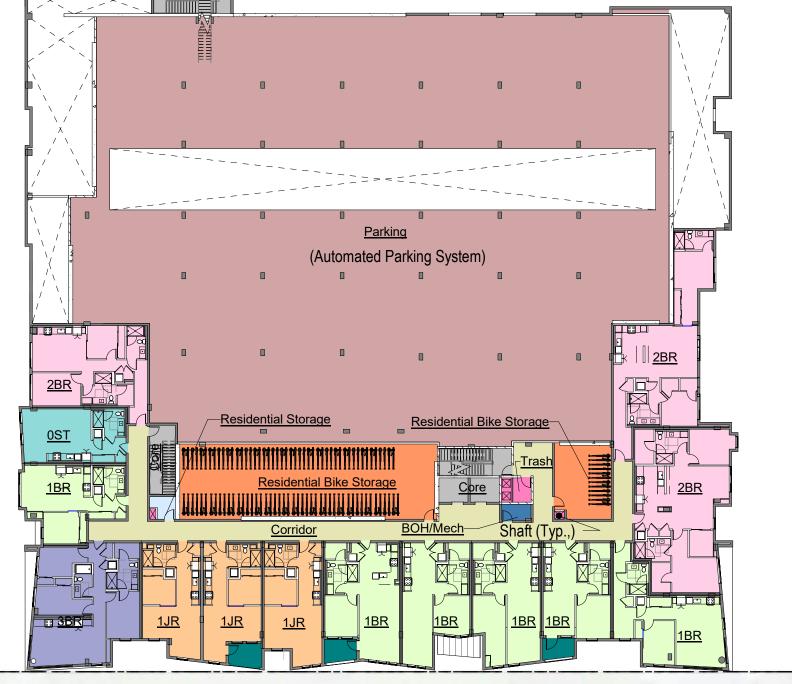








BUILDING "TH1" 180/186 CONSTITUTION DRIVE (42 TOWNHOME UNITS) (REFER APPENDIX B2)



PLAN NOTES:

1. REFER APPENDIX B1- AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS 3. REFER APPENDIX C_LANDSCAPE FOR INFORMATION ON LANDSCAPE DESIGN
4. REFER APPENDIX D_CIVIL FOR SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS

AREA SUMMARY LEVEL 2 (FOR IDENTIFICATION OF GFA CALCULATIONS)

AILA OUIIII	ANLA GOMMANT LEVEL Z (I ON IDENTILICATION OF GLA CALCOLATIONS)											
BUILDING	RESIDENTIAL UNITS (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	BOH/MEP/FP/G AS (INCLUDED IN FAR)	CORE (INCLUDED IN FAR)	CORRIDOR (INCLUDED IN FAR)	RESIDENTIAL UTILITIES(NOT INCLUDED IN FAR)	PARKING - VEHICULAR (NOT INCLUDED IN FAR)	PARKING - BIKE STORAGE (NOT	OPEN SPACE - PUBLIC / COMMON / PRIVATE (NOT INCLUDED IN			
	,		,	,	, ,	,	,	, , , , , , , , , , , , , , , , , , ,	FAR)			
CONSTITUTION BUILDING	12,265.6 SF	59.4 SF	53.8 SF	1,141.0 SF	1,609.0 SF	118.01 SF	39,866.0 SF	2,411.8 SF	240.6 SF			
JEFFERSON BUILDING	12,433.4 SF	61.1 SF	56.3 SF	825.3 SF	1,716.0 SF	102.80 SF	39,941.4 SF	2,407.8 SF	236.1 SF			
MF TOTAL	24,699.1 SF	120.6 SF	110.1 SF	1,966.3 SF	3,324.9 SF	220.81 SF	79,807.3 SF	4,819.6 SF	476.7 SF			

NOTES - 1. REFER TO SHEET A-013 AND A-022 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS.

JEFFERSON DRIVE



UNIT TYPES - PLAN LEGEND

0 Studio (FAR)

1 Bedroom (FAR)

2 Bedroom (FAR)

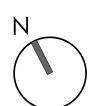
3 Bedroom (FAR)

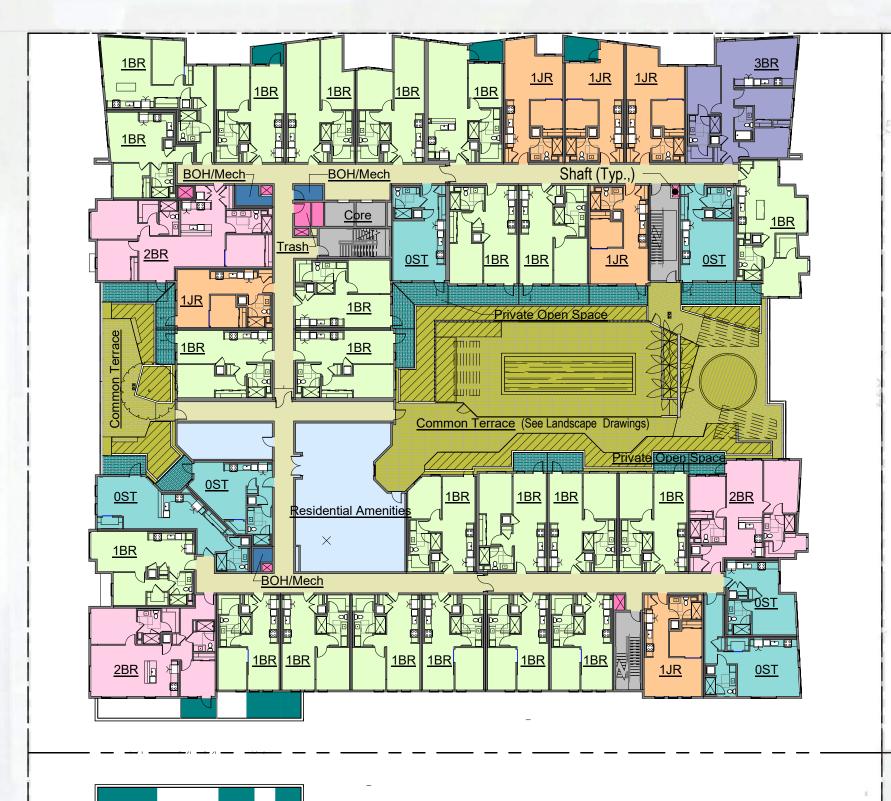
1 Junior Bedroom (FAR)



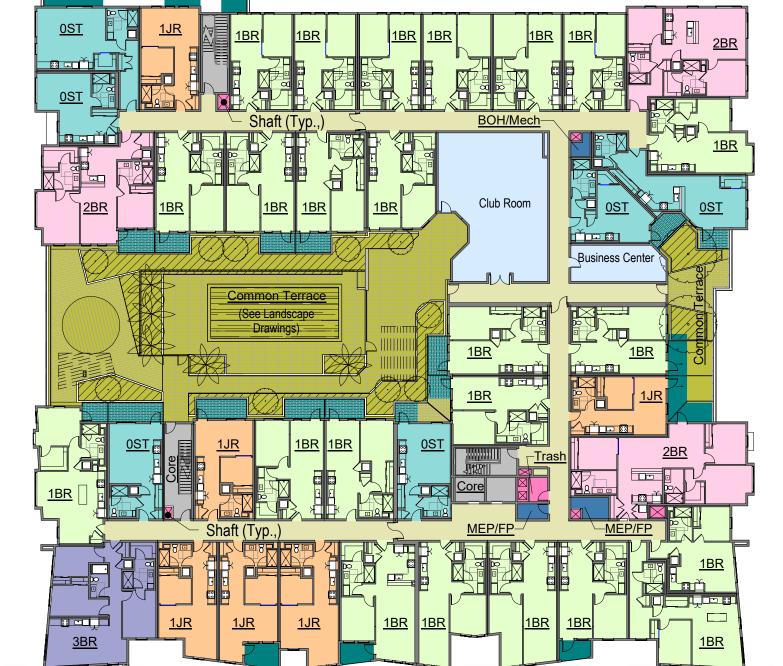








BUILDING "TH1" (42 TOWNHOME UNITS) (REFER APPENDIX B2)



PLAN NOTES:

AREA SUMMARY LEVEL 3 (FOR IDENTIFICATION OF GFA CALCULATIONS)

180/186 CONSTITUTION DRIVE

AILA SUN	ANCH SOMMAN TELVEL 3 (FOR IDENTIFICATION OF GLA CALCOLATIONS)											
BUILDINGS	RESIDENTIAL UNITS (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)		CORE (INCLUDED IN FAR)		RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	PARKING - VEHICULAR (NOT INCLUDED IN FAR)	PARKING - BIKE STORAGE (NOT INCLUDED IN FAR)	OPEN SPACE - PUBLIC / COMMON / PRIVATE (NOT INCLUDED IN FAR)			
CONSTITUTION BUILDING	28,673.7 SF	1,882.9 SF	168.7 SF	903.3 SF	3,477.0 SF	170.71 SF	0.0 SF	0.0 SF	8,965.8 SF			
JEFFERSON BUILDING	28,790.9 SF	1,884.1 SF	178.2 SF	890.0 SF	3,486.5 SF	185.70 SF	0.0 SF	0.0 SF	8,941.2 SF			
MF TOTAL	57,464.6 SF	3,767.0 SF	347.0 SF	1,793.3 SF	6,963.5 SF	356.41 SF	0.0 SF	0.0 SF	17,907.0 SF			

JEFFERSON DRIVE



UNIT TYPES - PLAN LEGEND

0 Studio (FAR)

1 Bedroom (FAR)

2 Bedroom (FAR)

3 Bedroom (FAR)

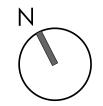
1 Junior Bedroom (FAR)

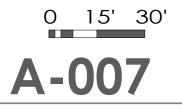














BUILDING "TH1" (42 TOWNHOME UNITS) (REFER APPENDIX B2)



PLAN NOTES:

AREA SUMMARY LEVEL 4 (FOR IDENTIFICATION OF GFA CALCULATIONS)

180/186 CONSTITUTION DRIVE

BUILDING	RESIDENTIAL UNITS (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	BOH/MEP/FP/GAS (INCLUDED IN FAR)	CORE (INCLUDED IN FAR)	CORRIDOR (INCLUDED IN FAR)	RESIDENTIAL UTILITIES(NOT INCLUDED IN FAR)	PARKING - VEHICULAR (NOT INCLUDED IN FAR)	PARKING - BIKE STORAGE (NOT INCLUDED IN FAR)	OPEN SPACE - PUBLIC / COMMON / PRIVATE (NOT INCLUDED IN FAR)
CONSTITUTION BUILDING	30,830.9 SF	0.0 SF	248.7 SF	901.4 SF	3,034.0 SF	170.71 SF	0.0 SF	0.0 SF	874.9 SF
JEFFERSON BUILDING	30,971.4 SF	0.0 SF	255.4 SF	870.4 SF	3,064.1 SF	185.81 SF	0.0 SF	0.0 SF	866.1 SF
MF TOTAL	61,802.3 SF	0.0 SF	504.1 SF	1,771.8 SF	6,098.1 SF	356.52 SF	0.0 SF	0.0 SF	1,741.0 SF

NOTES - 1. REFER TO SHEET A-013 AND APPENDIX B2 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS.

JEFFERSON DRIVE



UNIT TYPES - PLAN LEGEND

0 Studio (FAR)

1 Junior Bedroom (FAR)

1 Bedroom (FAR)

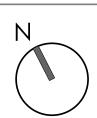
2 Bedroom (FAR)

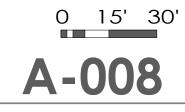
3 Bedroom (FAR)













180/186 CONSTITUTION DRIVE

BUILDING "TH1" BELOW (42 TOWNHOME UNITS)

(REFER APPENDIX B2)



PLAN NOTES:

- 1. REFER APPENDIX B1- AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
- 3. REFER APPENDIX C_LANDSCAPE FOR INFORMATION ON LANDSCAPE DESIGN
 4. REFER APPENDIX D_CIVIL FOR SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS

AREA SUMMARY LEVEL 5 (FOR IDENTIFICATION OF GFA CALCULATIONS)

BUILDING	RESIDENTIAL UNITS (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	BOH/MEP/FP/GAS (INCLUDED IN FAR)	CORE (INCLUDED IN FAR)	CORRIDOR (INCLUDED IN FAR)	RESIDENTIAL UTILITIES(NOT INCLUDED IN FAR)	PARKING - VEHICULAR (NOT INCLUDED IN FAR)	PARKING - BIKE STORAGE (NOT INCLUDED IN FAR)	OPEN SPACE - PUBLIC / COMMON / PRIVATE (NOT INCLUDED IN FAR)
CONSTITUTION BUILDING	29,862.1 SF	0.0 SF	251.4 SF	901.4 SF	3,031.1 SF	148.81 SF	0.0 SF	0.0 SF	1,345.1 SF
JEFFERSON BUILDING	29,980.2 SF	0.0 SF	257.3 SF	869.3 SF	3,042.9 SF	207.77 SF	0.0 SF	0.0 SF	1,345.3 SF
MF TOTAL	59,842.3 SF	0.0 SF	508.7 SF	1,770.7 SF	6,074.1 SF	356.58 SF	0.0 SF	0.0 SF	2,690.4 SF

NOTES - 1. REFER TO SHEET A-013 AND APPENDIX B2 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS. 2. NO FLOOR AREA ABOVE 4TH FLOOR FOR TOWNHOMES.

JEFFERSON DRIVE



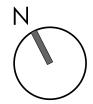














180/186 CONSTITUTION DRIVE

BUILDING "TH1" BELOW (42 TOWNHOME UNITS) (REFER APPENDIX B2)



PLAN NOTES:

1. REFER APPENDIX B1- AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS 2. REFER APPENDIX B2_AOR_TOWNHOMES FOR ADDITIONAL INFORMATION ON TOWNHOMES

AREA SUMMARY LEVEL 6 (FOR IDENTIFICATION OF GFA CALCULATIONS)

BUILDING	RESIDENTIAL UNITS (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	BOH/MEP/FP/GAS (INCLUDED IN FAR)	CORE (INCLUDED IN FAR)	CORRIDOR (INCLUDED IN FAR)	RESIDENTIAL UTILITIES(NOT INCLUDED IN FAR)	PARKING - VEHICULAR (NOT INCLUDED IN FAR)	PARKING - BIKE STORAGE (NOT INCLUDED IN FAR)	OPEN SPACE - PUBLIC / COMMON / PRIVATE (NOT INCLUDED IN FAR)
CONSTITUTION BUILDING	29,066.2 SF	0.0 SF	248.3 SF	850.5 SF	3,030.8 SF	196.91 SF	0.0 SF	0.0 SF	1,592.9 SF
JEFFERSON BUILDING	29,223.3 SF	0.0 SF	253.6 SF	813.5 SF	3,046.6 SF	159.57 SF	0.0 SF	0.0 SF	1,593.5 SF
MF TOTAL	58,289.6 SF	0.0 SF	501.8 SF	1,664.0 SF	6,077.4 SF	356.47 SF	0.0 SF	0.0 SF	3,186.3 SF

 $\underline{\text{NOTES}}$ - 1. REFER TO SHEET A-013 AND APPENDIX B2 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS. 2. NO FLOOR AREA ABOVE 4^{TH} FLOOR FOR TOWNHOMES.

JEFFERSON DRIVE



UNIT TYPES - PLAN LEGEND

0 Studio (FAR)

1 Bedroom (FAR)

2 Bedroom (FAR)

3 Bedroom (FAR)

1 Junior Bedroom (FAR)



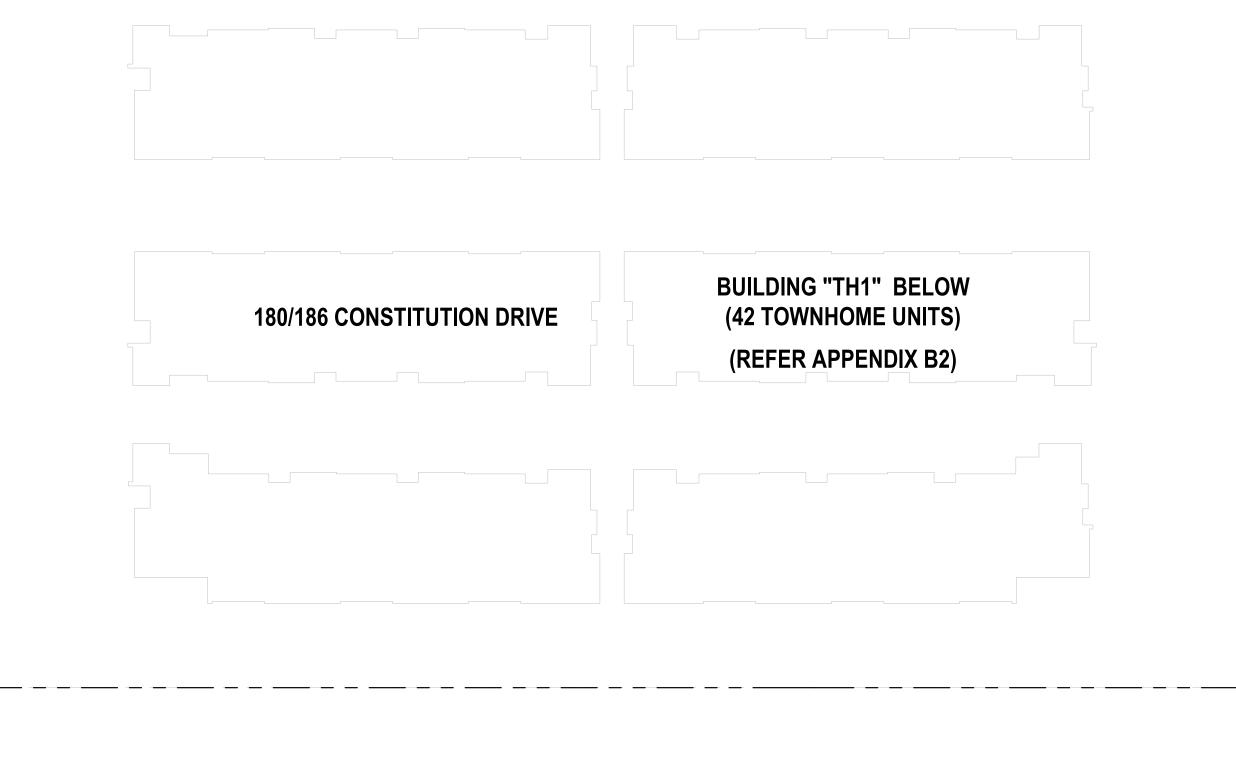












PLAN NOTES:

- REFER APPENDIX B1- AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
 REFER APPENDIX B2_AOR_TOWNHOMES FOR ADDITIONAL INFORMATION ON TOWNHOMES
 REFER APPENDIX C_LANDSCAPE FOR INFORMATION ON LANDSCAPE DESIGN
 REFER APPENDIX D_CIVIL FOR SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS

AREA SUMMARY LEVEL 7 (FOR IDENTIFICATION OF GFA CALCULATIONS)

BUILDINGS	RESIDENTIAL UNITS (INCLUDED IN FAR)	BOH/MEP/FP/GAS (INCLUDED IN FAR)	CORE (INCLUDED IN FAR)	(INCLUDED IN	RESIDENTIA L UTILITIES (NOT IN FAR)	PARKING - VEHICULAR (NOT INCLUDED IN FAR)	PARKING - BIKE STORAGE (NOT INCLUDED IN FAR)	RESIDENTIAL AMENITIES	OPEN SPACE - PUBLIC / COMMON / PRIVATE (NOT INCLUDED IN FAR)
CONSTITUTION BUILDING	25,025.4 SF	251.9 SF	851.6 SF	3,133.1 SF	170.73 SF	0.0 SF	0.0 SF	0.0 SF	3,320.8 SF
JEFFERSON BUILDING	25,025.9 SF	256.8 SF	843.7 SF	3,124.4 SF	185.68 SF	0.0 SF	0.0 SF	0.0 SF	2,765.7 SF
MF TOTAL	50,051.3 SF	508.7 SF	1,695.3 SF	6,257.6 SF	356.41 SF	0.0 SF	0.0 SF	0.0 SF	6,086.6 SF

NOTES - 1. REFER TO SHEET A-013 AND APPENDIX B2 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS. 2. NO FLOOR AREA ABOVE 4TH FLOOR FOR TOWNHOMES.



UNIT TYPES - PLAN LEGEND

0 Studio (FAR)

1 Bedroom (FAR)

2 Bedroom (FAR)

3 Bedroom (FAR)

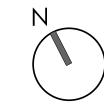
1 Junior Bedroom (FAR)

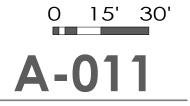


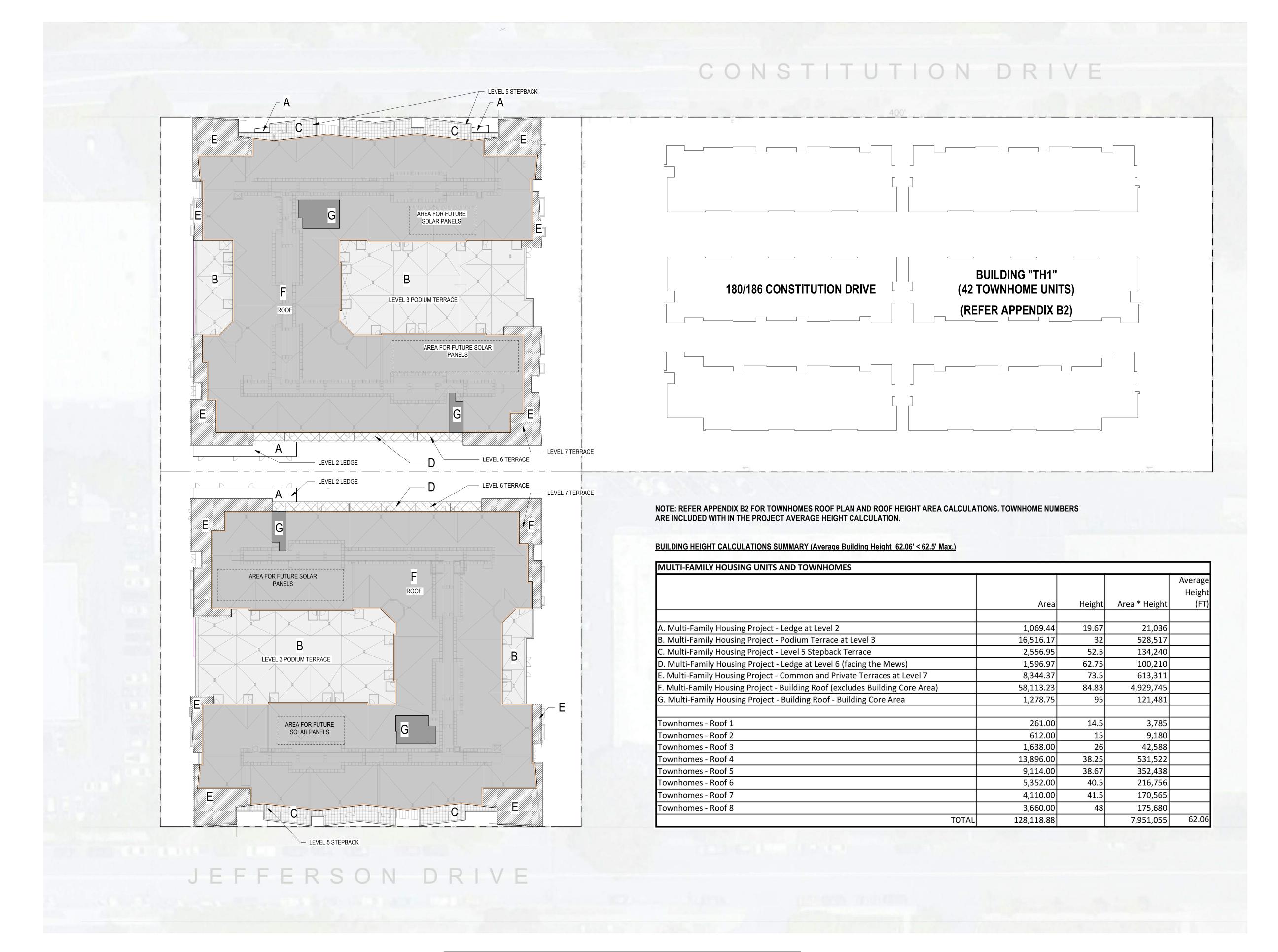














































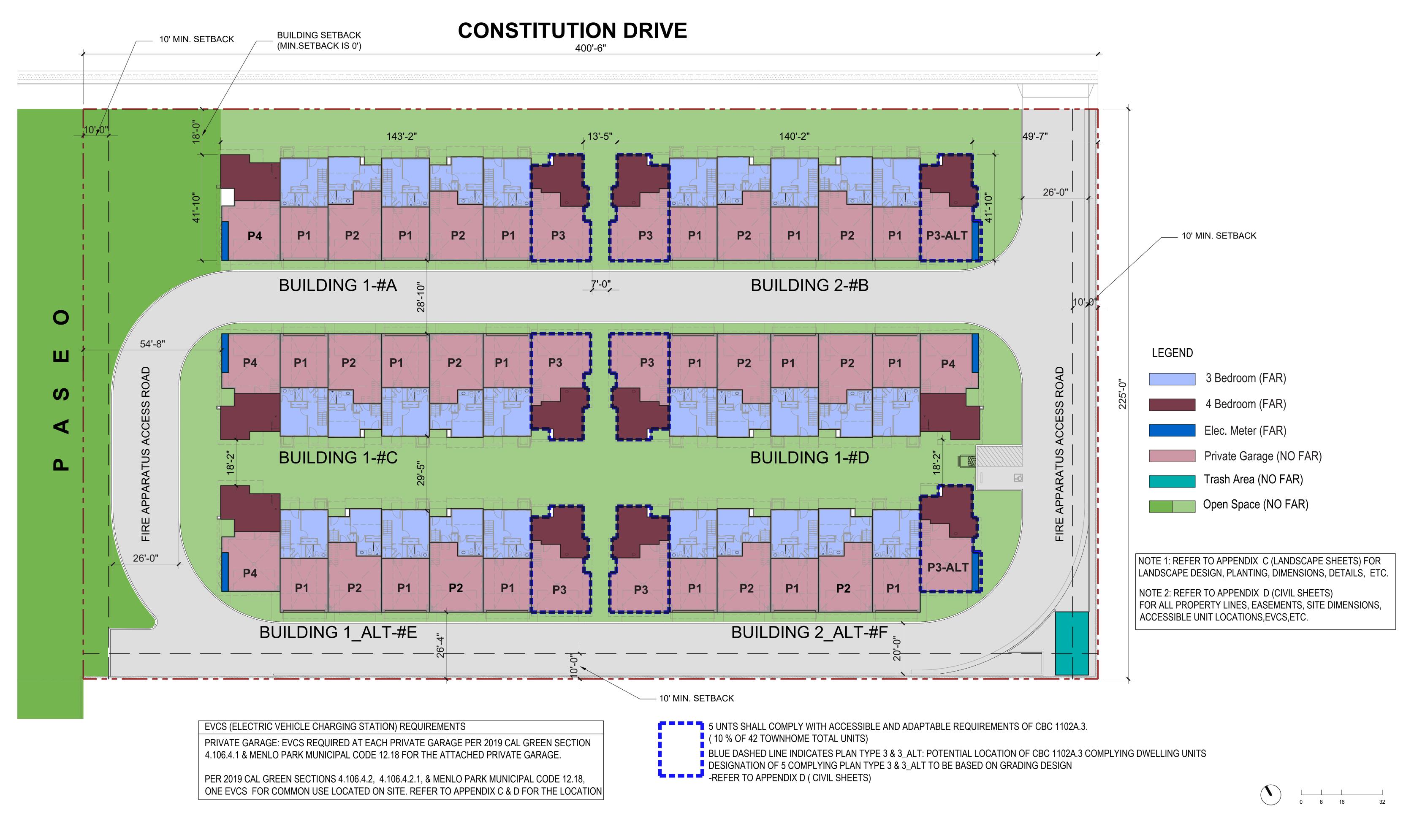
















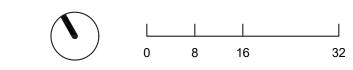






OPEN SPACE RESIDENTIAL UNITS ELEC.METER PRIVATE GARAGE TRASH AREA BUILDING -PUBLIC/ COMMON/ PRIVATE/LANDSCAPE ARA (NOT INCLUDED IN FAR) (INCLUDED IN FAR) (INCLUDED IN FAR) (NOT INCLUDED IN FAR) (NOT INCLUDED IN FAR) TOWNHOMES 323 SF 14,416 SF 240 SF 19,886 SF 21,085 SF

NOTE: REFER TO SHEET A-1.2.1 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS REFER TO APPENDIX C (LANDSCAPE SHEETS) FOR PLANTING, LANDSCAPE DESIGN, DETAILS AND ETC.



TRASH ELCLOSURE

FOR MORE DETAIL

REFER TO SHEET A-8.0.0







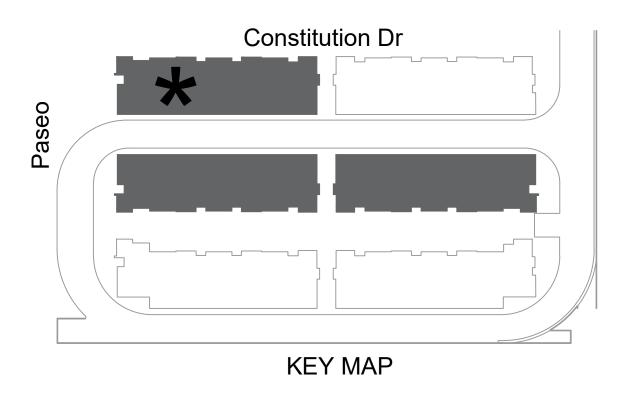








FRONT ELEVATION FACING CONSTITUTION DRIVE



WHERE STOOP OCCURS -SEE LANDSCAPE PLAN

- VINYL WINDOW
- **METAL CANOPY**
- METAL COLUMN
- BOARD FORM CONCRETE TILE
- STUCCO smooth finish
- FIBER CEMENT REVEAL PANEL SYSTEM
- METAL RAILING
- GARAGE DOOR
- LIGHT FIXTURE
- **UNIT ADDRESS**
- **ENTRY DOOR**
- WOOD FENCE









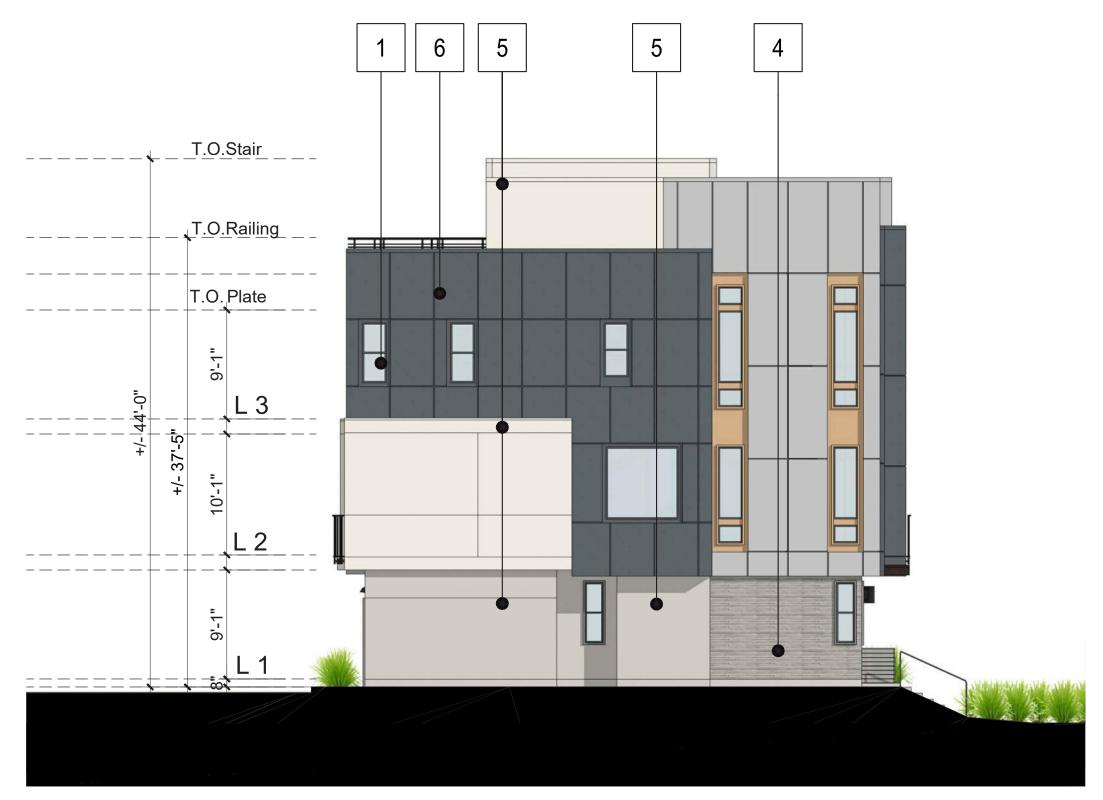








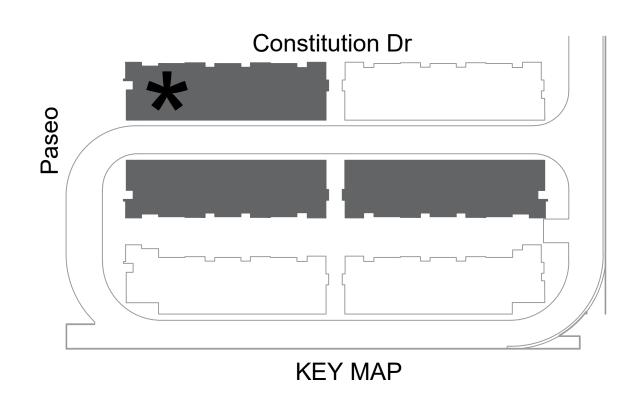
FRONT LEFT PERSPECTIVE



LEFT ELEVATION



RIGHT ELEVATION - FACING PASEO



WHERE STOOP OCCURS -SEE LANDSCAPE PLAN

- VINYL WINDOW
- **METAL CANOPY**
- METAL COLUMN
- BOARD FORM CONCRETE TILE
- STUCCO smooth finish
- FIBER CEMENT REVEAL PANEL SYSTEM
- METAL RAILING
- **GARAGE DOOR**
- LIGHT FIXTURE
- **UNIT ADDRESS**
- **ENTRY DOOR**
- WOOD FENCE











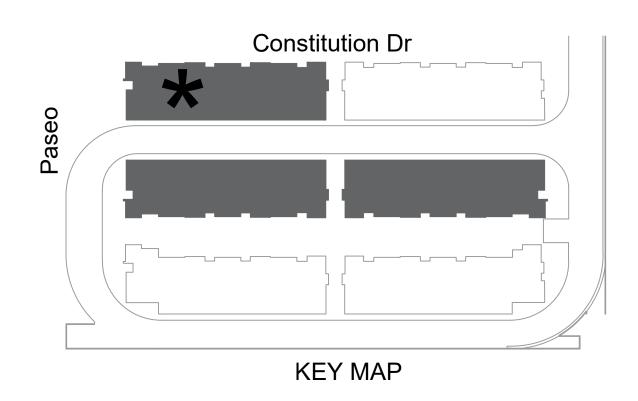








REAR ELEVATION



WHERE STOOP OCCURS -SEE LANDSCAPE PLAN

- VINYL WINDOW
- METAL CANOPY
- METAL COLUMN
- BOARD FORM CONCRETE TILE
- STUCCO smooth finish
- FIBER CEMENT REVEAL PANEL SYSTEM
- METAL RAILING
- GARAGE DOOR
- LIGHT FIXTURE
- **UNIT ADDRESS**
- **ENTRY DOOR**
- WOOD FENCE











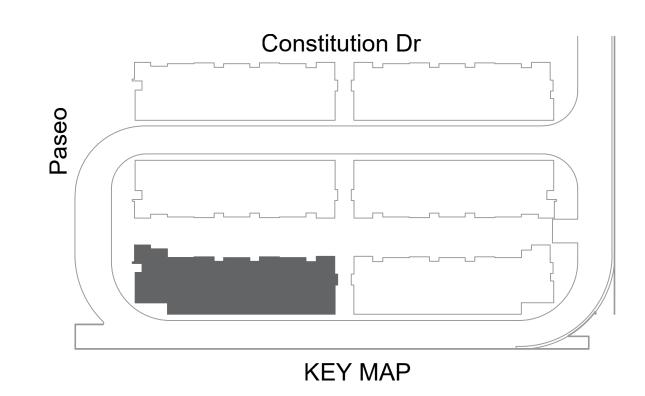




FRONT RIGHT PERSPECTIVE

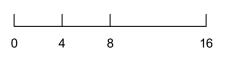


FRONT ELEVATION



WHERE STOOP OCCURS - SEE LANDSCAPE PLAN

- VINYL WINDOW
- **METAL CANOPY**
- METAL COLUMN
- BOARD FORM CONCRETE TILE
- STUCCO smooth finish
- FIBER CEMENT REVEAL PANEL SYSTEM
- METAL RAILING
- **GARAGE DOOR**
- LIGHT FIXTURE
- **UNIT ADDRESS**
- **ENTRY DOOR**
- 12. WOOD FENCE



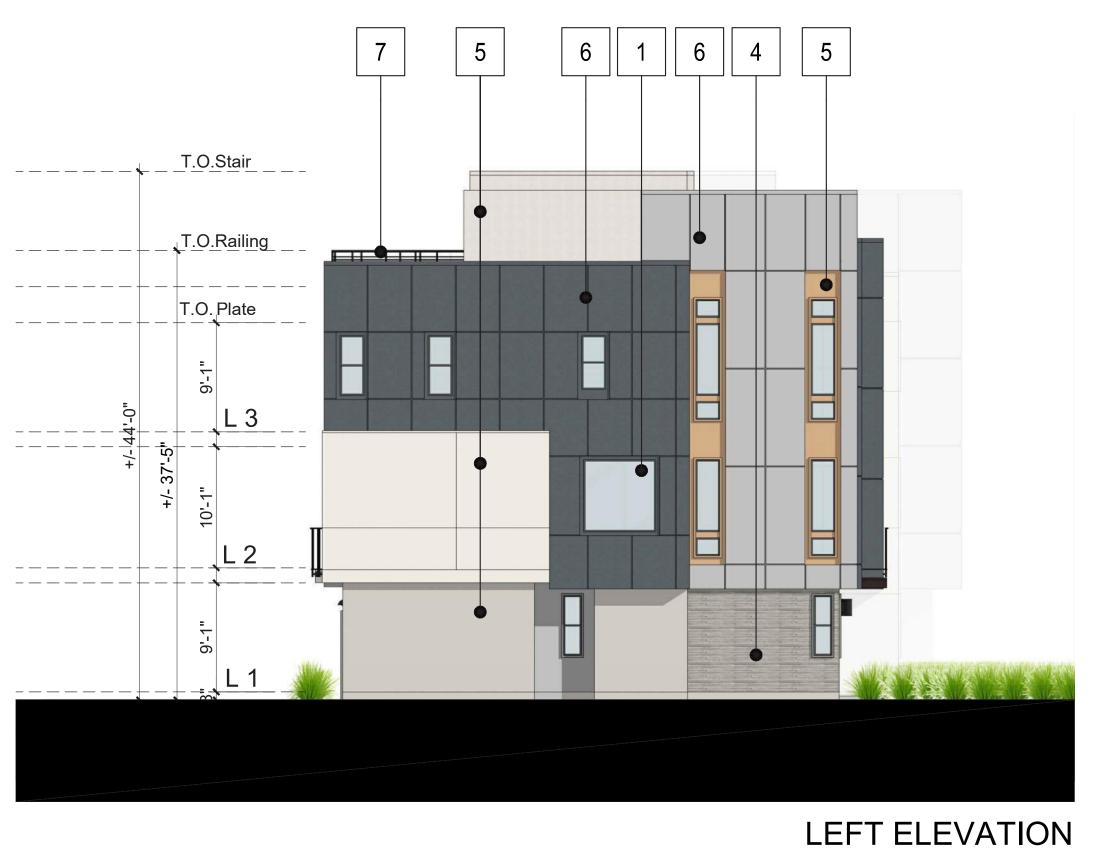






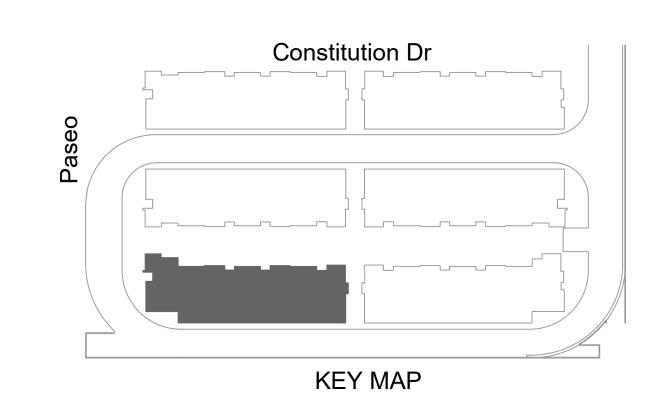






6 | 11 | 5 | 5 | 7 6 5 _ **_** _ _ _T.O.Stair_ _ _ _ T.O. Plate 9 10

RIGHT ELEVATION - FACING PASEO



WHERE STOOP OCCURS -SEE LANDSCAPE PLAN

MATERIAL LEGEND

- VINYL WINDOW
- METAL CANOPY
- METAL COLUMN
- BOARD FORM CONCRETE TILE
- STUCCO smooth finish
- FIBER CEMENT REVEAL PANEL SYSTEM
- METAL RAILING
- **GARAGE DOOR**
- LIGHT FIXTURE
- **UNIT ADDRESS**
- **ENTRY DOOR**
- 12. WOOD FENCE













BUILDING ELEVATIONS BUILDING -1 ALT

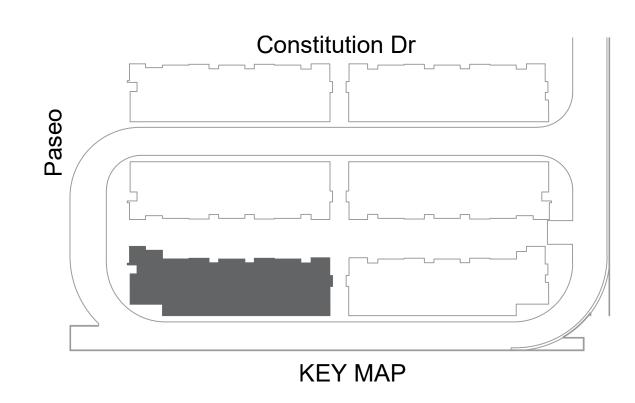
A-2.1.1



REAR RIGHT PERSPECTIVE



REAR ELEVATION



WHERE STOOP OCCURS -SEE LANDSCAPE PLAN

- VINYL WINDOW
- **METAL CANOPY**
- METAL COLUMN
- BOARD FORM CONCRETE TILE
- STUCCO smooth finish
- FIBER CEMENT REVEAL PANEL SYSTEM
- METAL RAILING
- **GARAGE DOOR**
- LIGHT FIXTURE
- **UNIT ADDRESS**
- **ENTRY DOOR**
- **WOOD FENCE**











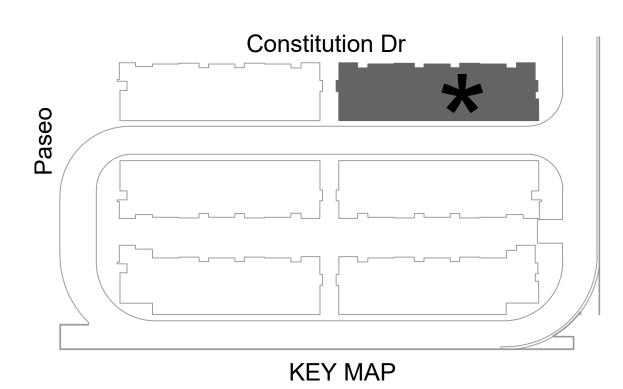








FRONT ELEVATION FACING CONSTITUTION DRIVE



WHERE STOOP OCCURS - SEE LANDSCAPE PLAN

- VINYL WINDOW
- **METAL CANOPY**
- METAL COLUMN BOARD FORM CONCRETE TILE
- STUCCO smooth finish
- FIBER CEMENT REVEAL PANEL SYSTEM
- METAL RAILING
- **GARAGE DOOR**
- LIGHT FIXTURE
- **UNIT ADDRESS**
- **ENTRY DOOR**
- WOOD FENCE









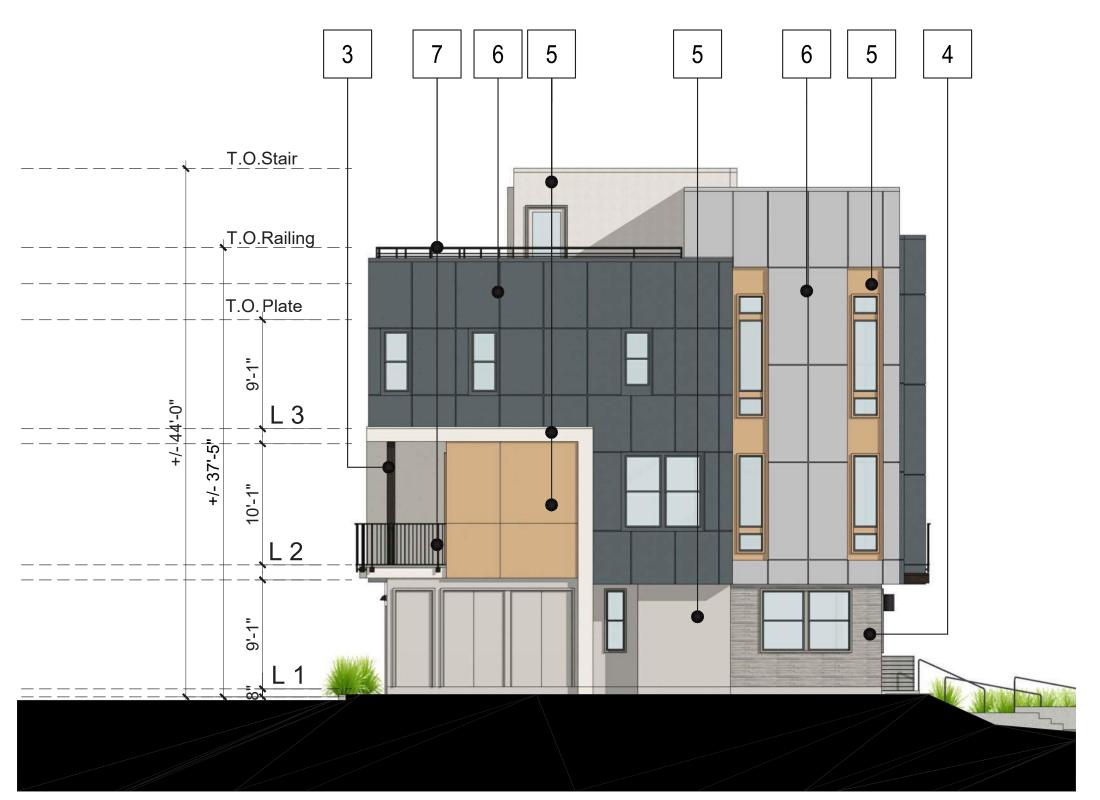








FRONT RIGHT PERSPECTIVE



T.O.Parapet T.O. Plate

LEFT ELEVATION

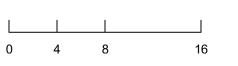
RIGHT ELEVATION

Constitution Dr **KEY MAP**

WHERE STOOP OCCURS - SEE LANDSCAPE PLAN

MATERIAL LEGEND

- VINYL WINDOW
- **METAL CANOPY**
- METAL COLUMN
- BOARD FORM CONCRETE TILE
- STUCCO smooth finish
- FIBER CEMENT REVEAL PANEL SYSTEM
- METAL RAILING
- **GARAGE DOOR**
- LIGHT FIXTURE
- **UNIT ADDRESS**
- **ENTRY DOOR**
- 12. WOOD FENCE













BUILDING ELEVATIONS BUILDING - 2

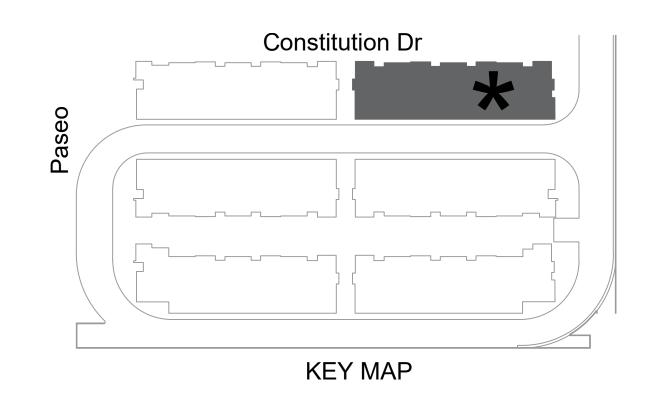
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REAR ELEVATION



WHERE STOOP OCCURS -SEE LANDSCAPE PLAN

- VINYL WINDOW
- **METAL CANOPY**
- METAL COLUMN
- BOARD FORM CONCRETE TILE
- STUCCO smooth finish
- FIBER CEMENT REVEAL PANEL SYSTEM
- METAL RAILING
- **GARAGE DOOR**
- LIGHT FIXTURE
- **UNIT ADDRESS**
- **ENTRY DOOR**
- WOOD FENCE









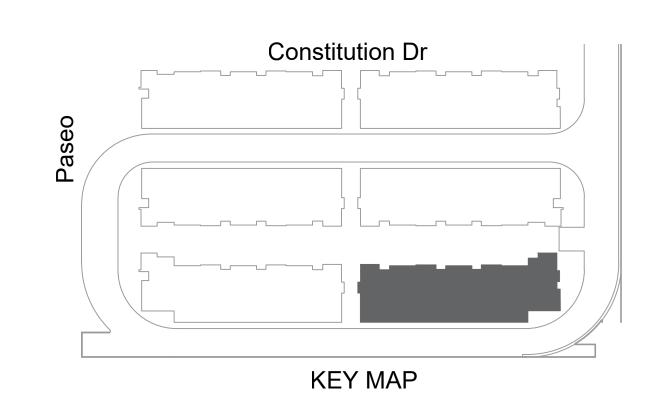








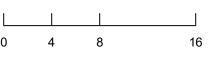




WHERE STOOP OCCURS -SEE LANDSCAPE PLAN

MATERIAL LEGEND

- VINYL WINDOW
- METAL CANOPY
- METAL COLUMN
- BOARD FORM CONCRETE TILE
- STUCCO smooth finish
- FIBER CEMENT REVEAL PANEL SYSTEM
- METAL RAILING
- **GARAGE DOOR**
- LIGHT FIXTURE
- **UNIT ADDRESS**
- **ENTRY DOOR**
- WOOD FENCE









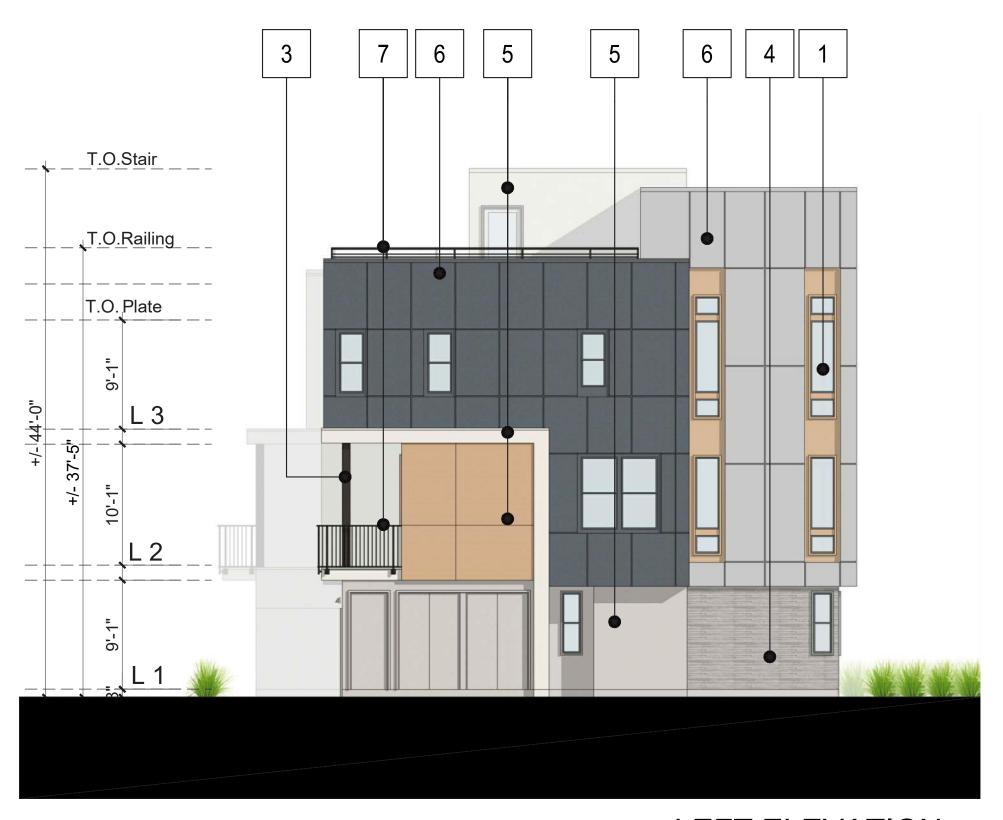


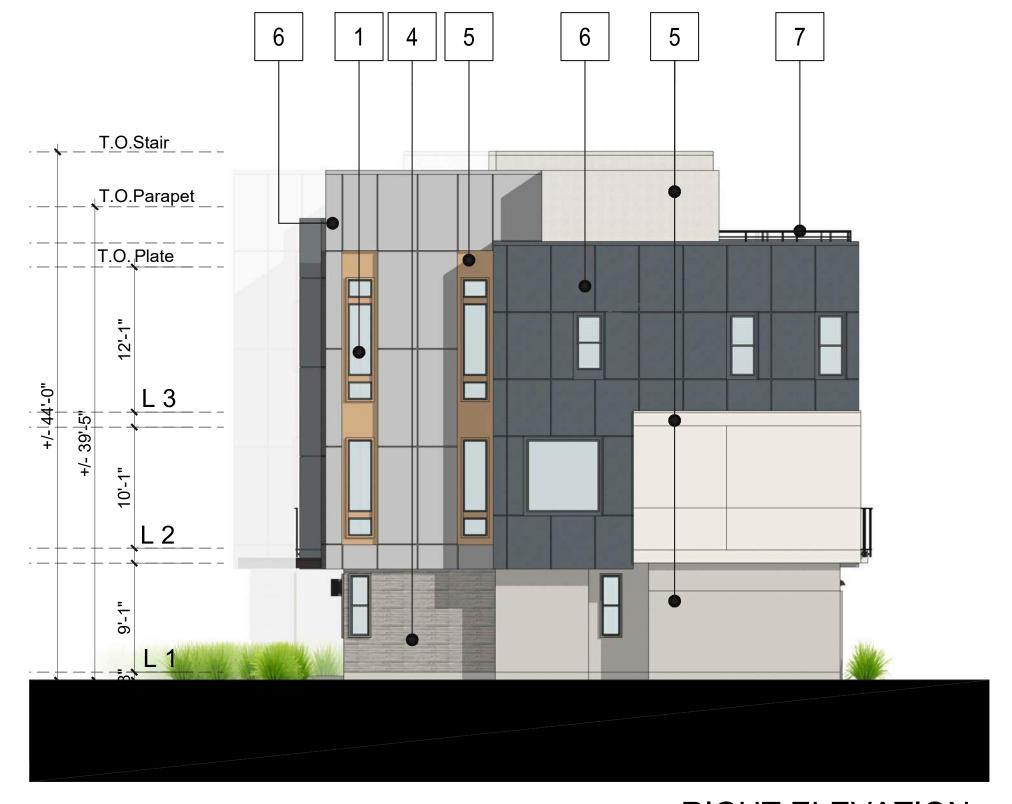


BUILDING ELEVATIONS BUILDING -2 ALT

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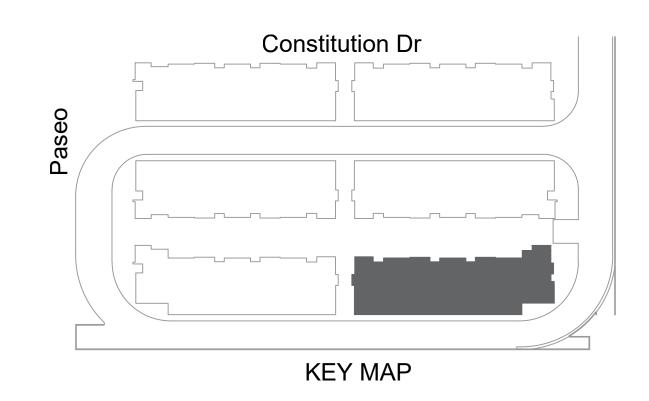






LEFT ELEVATION

RIGHT ELEVATION



WHERE STOOP OCCURS - SEE LANDSCAPE PLAN

- VINYL WINDOW
- METAL CANOPY
- METAL COLUMN
- BOARD FORM CONCRETE TILE
- STUCCO smooth finish
- FIBER CEMENT REVEAL PANEL SYSTEM
- METAL RAILING
- **GARAGE DOOR**
- LIGHT FIXTURE
- **UNIT ADDRESS**
- **ENTRY DOOR**
- WOOD FENCE









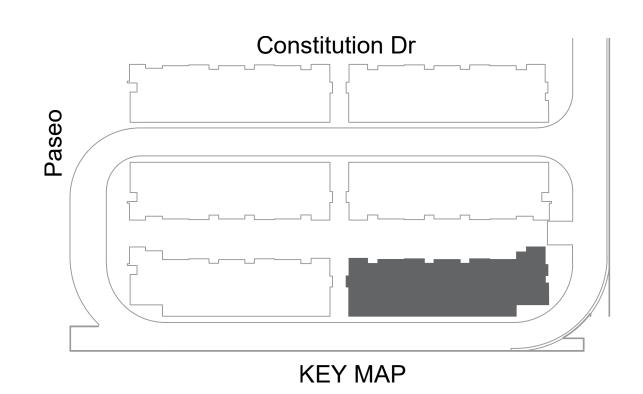








REAR ELEVATION



WHERE STOOP OCCURS - SEE LANDSCAPE PLAN

MATERIAL LEGEND

- **VINYL WINDOW**
- **METAL CANOPY**
- METAL COLUMN
- BOARD FORM CONCRETE TILE
- STUCCO smooth finish
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- METAL RAILING
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- LIGHT FIXTURE
- **UNIT ADDRESS**
- **ENTRY DOOR**
- WOOD FENCE





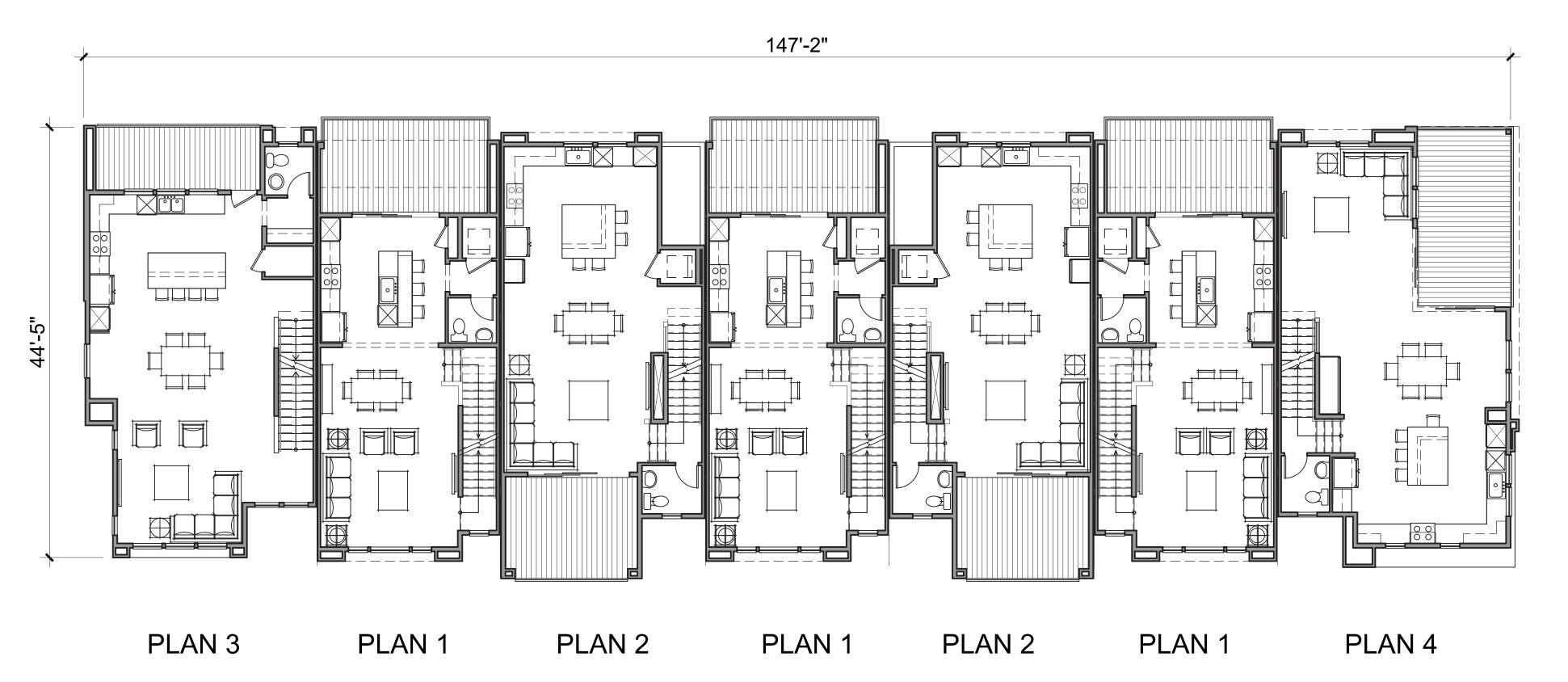


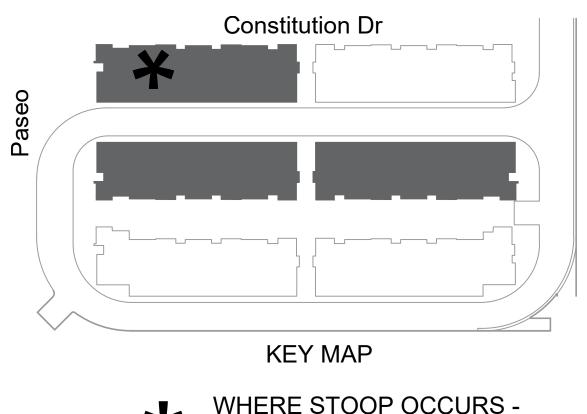






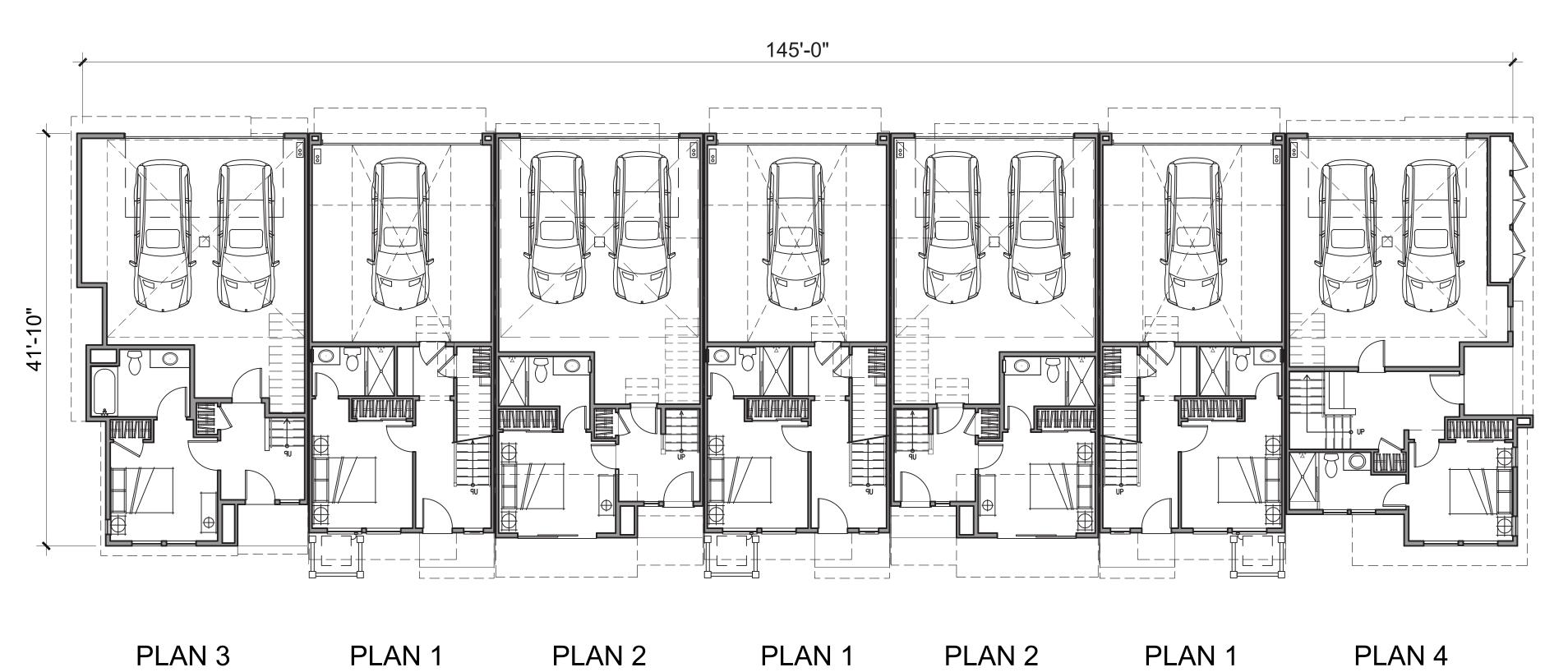
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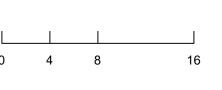




WHERE STOOP OCCURS -SEE LANDSCAPE PLAN

LEVEL 2



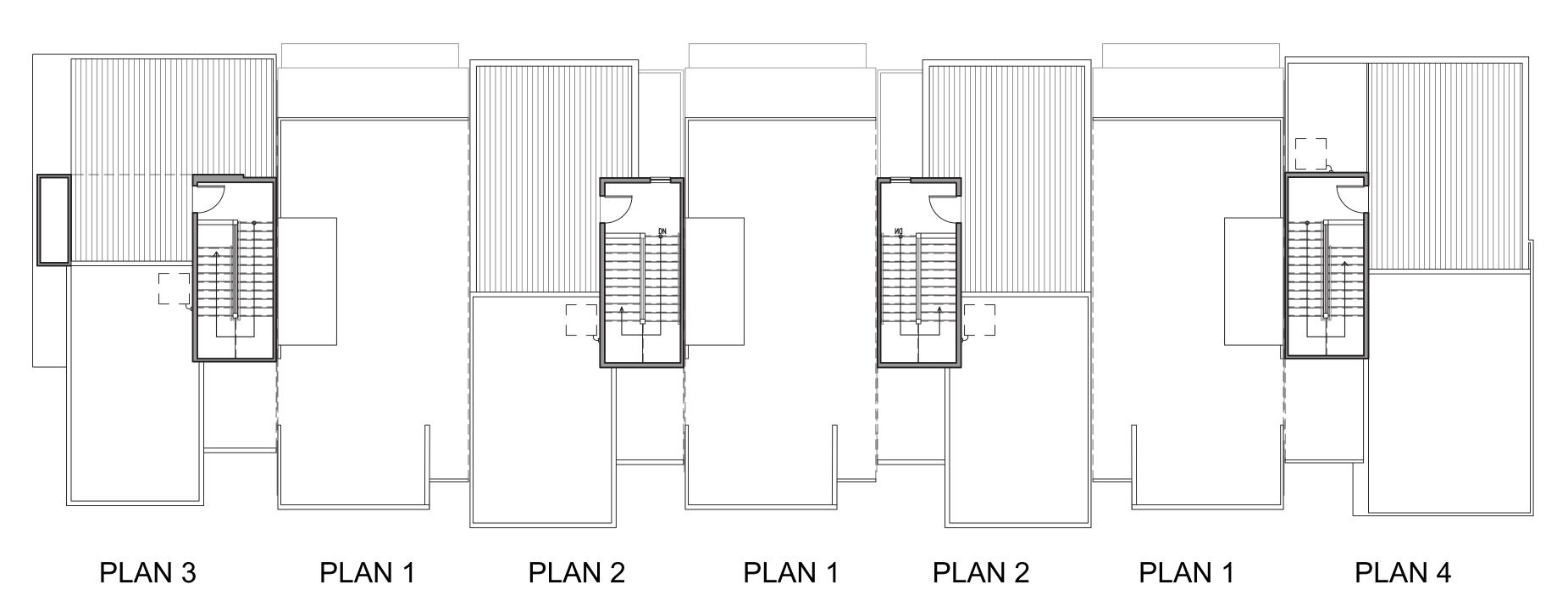


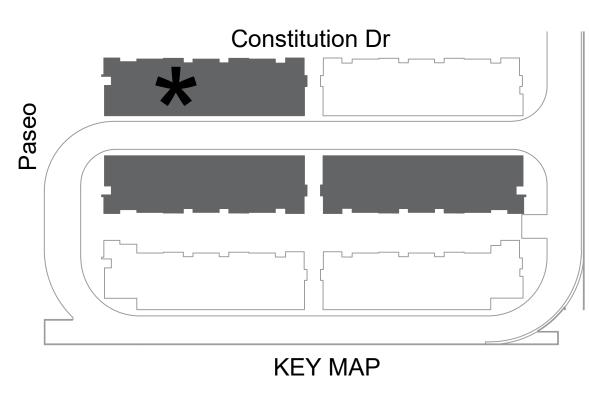












WHERE STOOP OCCURS - SEE LANDSCAPE PLAN



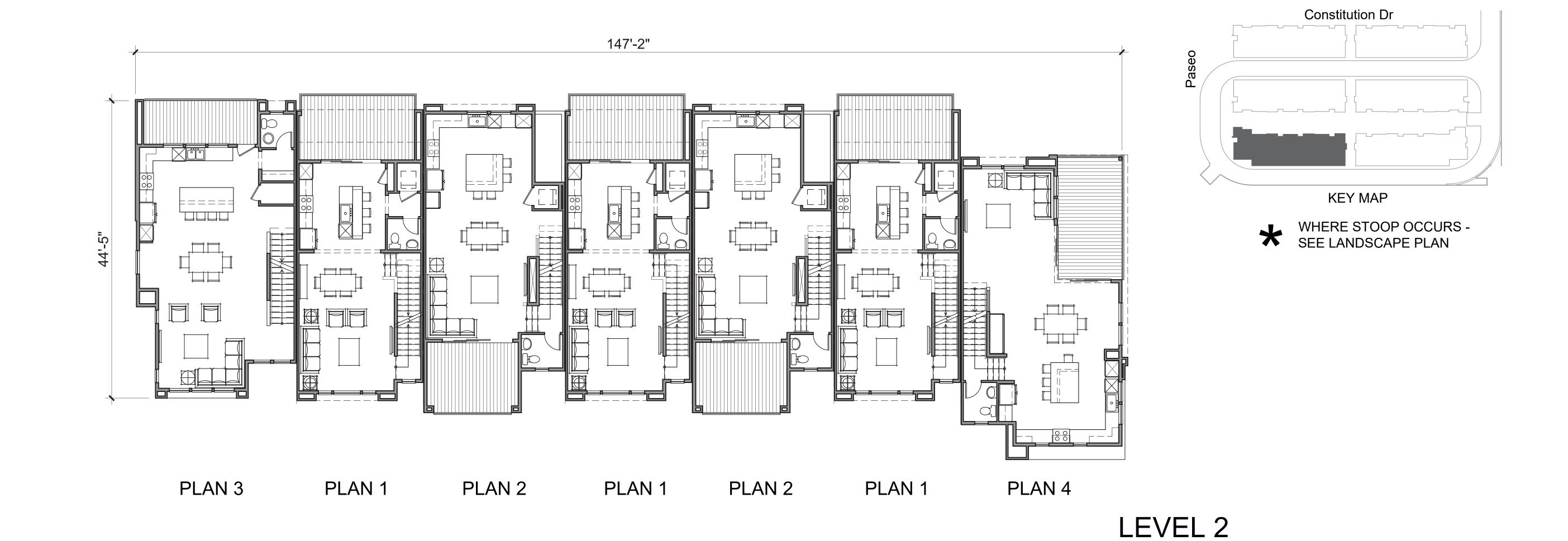


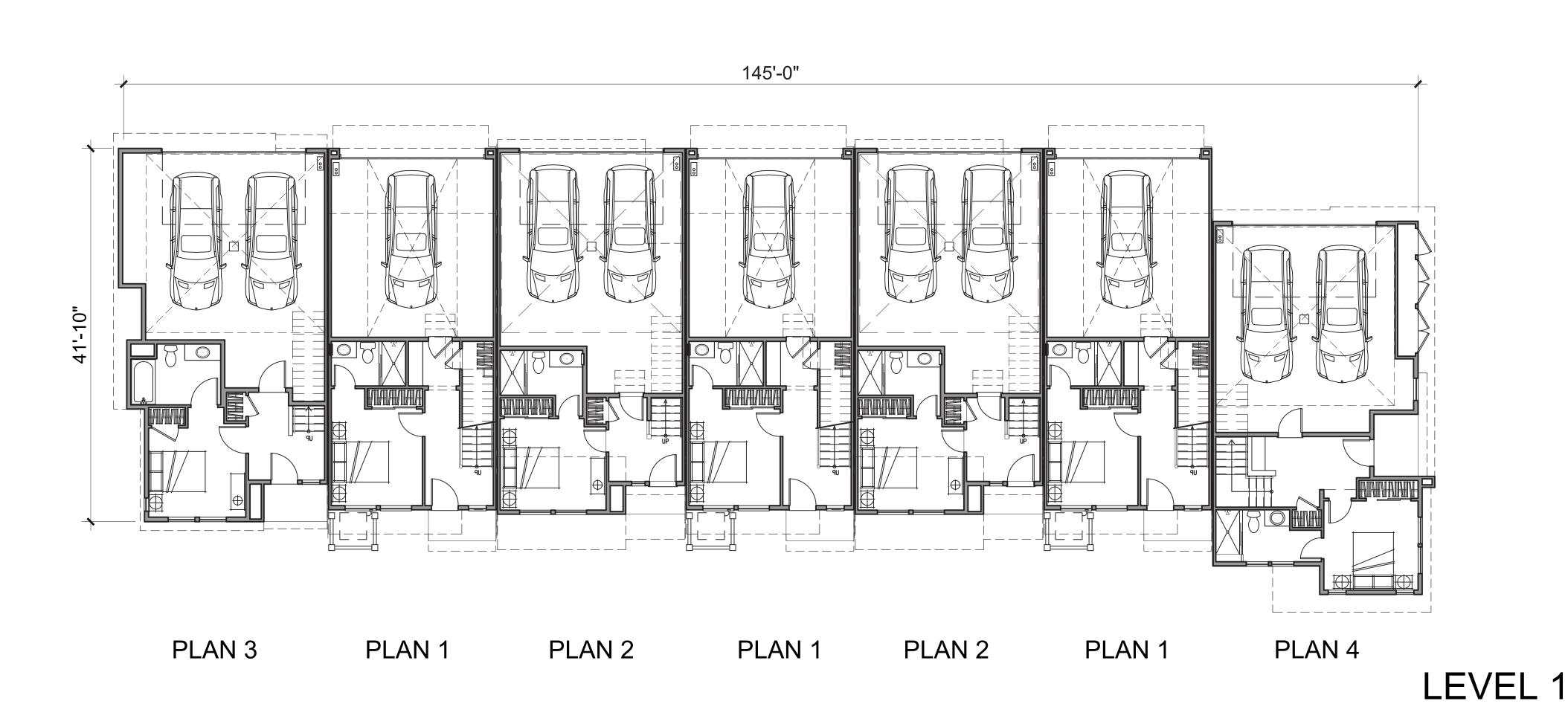










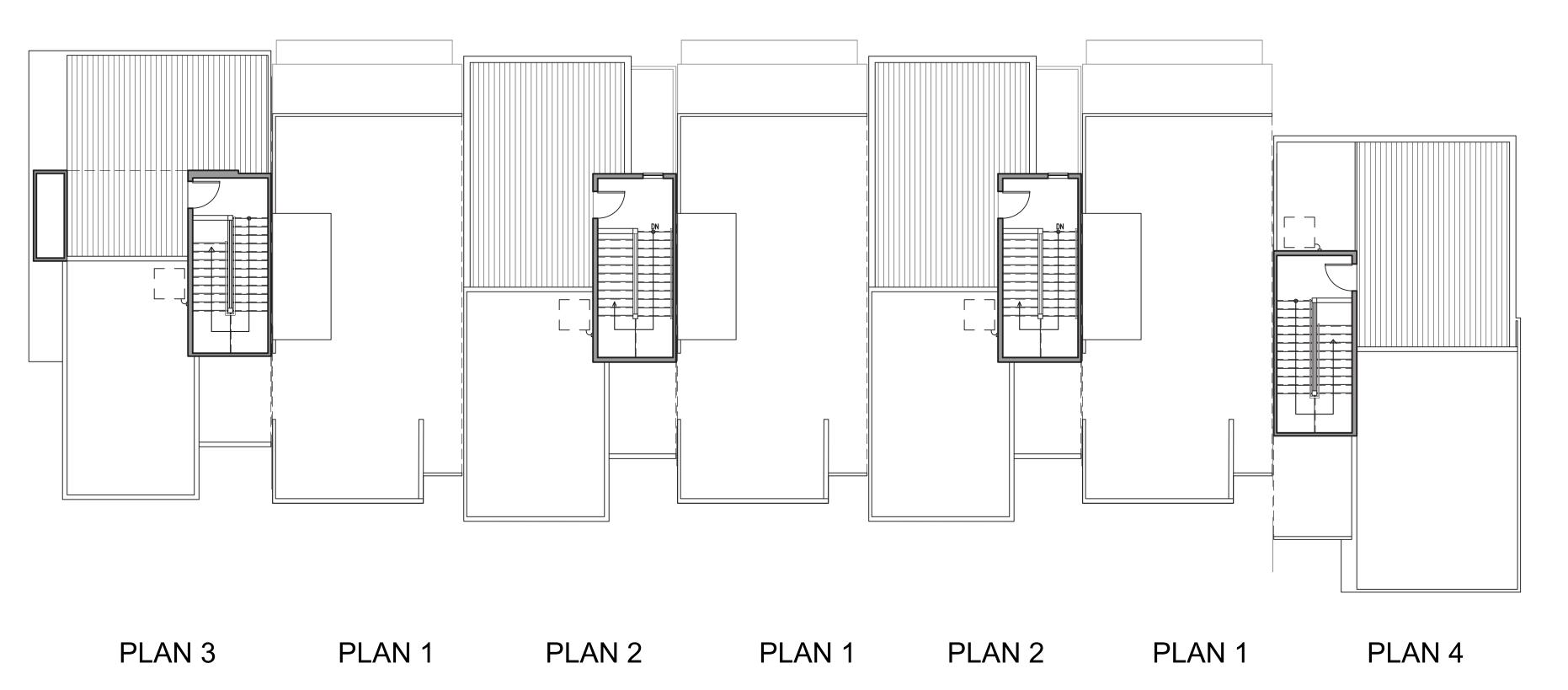


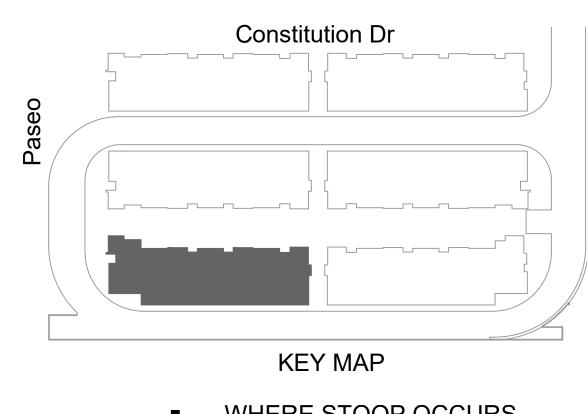








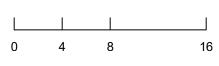




WHERE STOOP OCCURS - SEE LANDSCAPE PLAN

ROOF



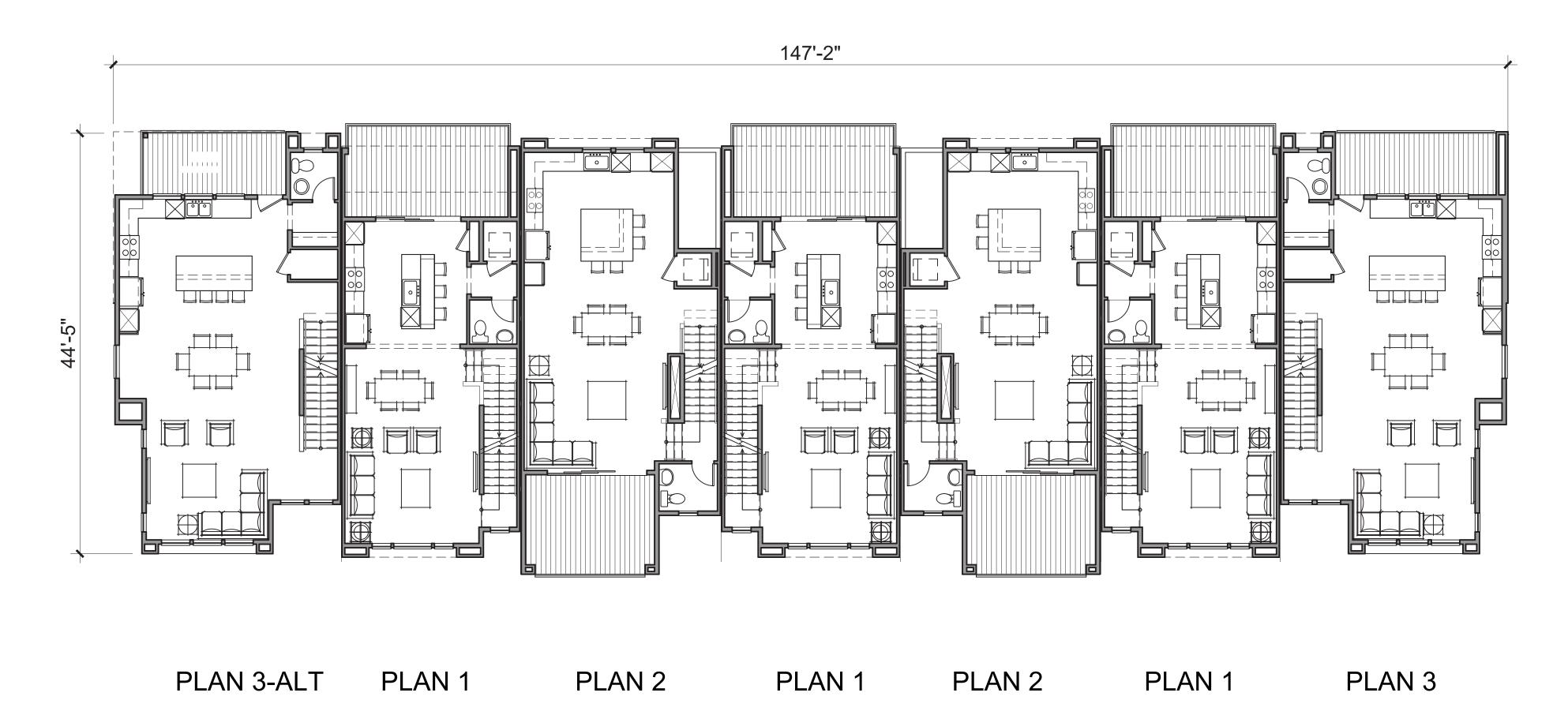


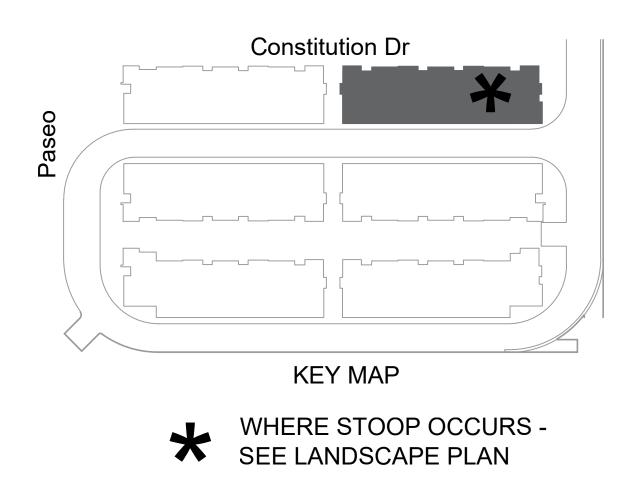




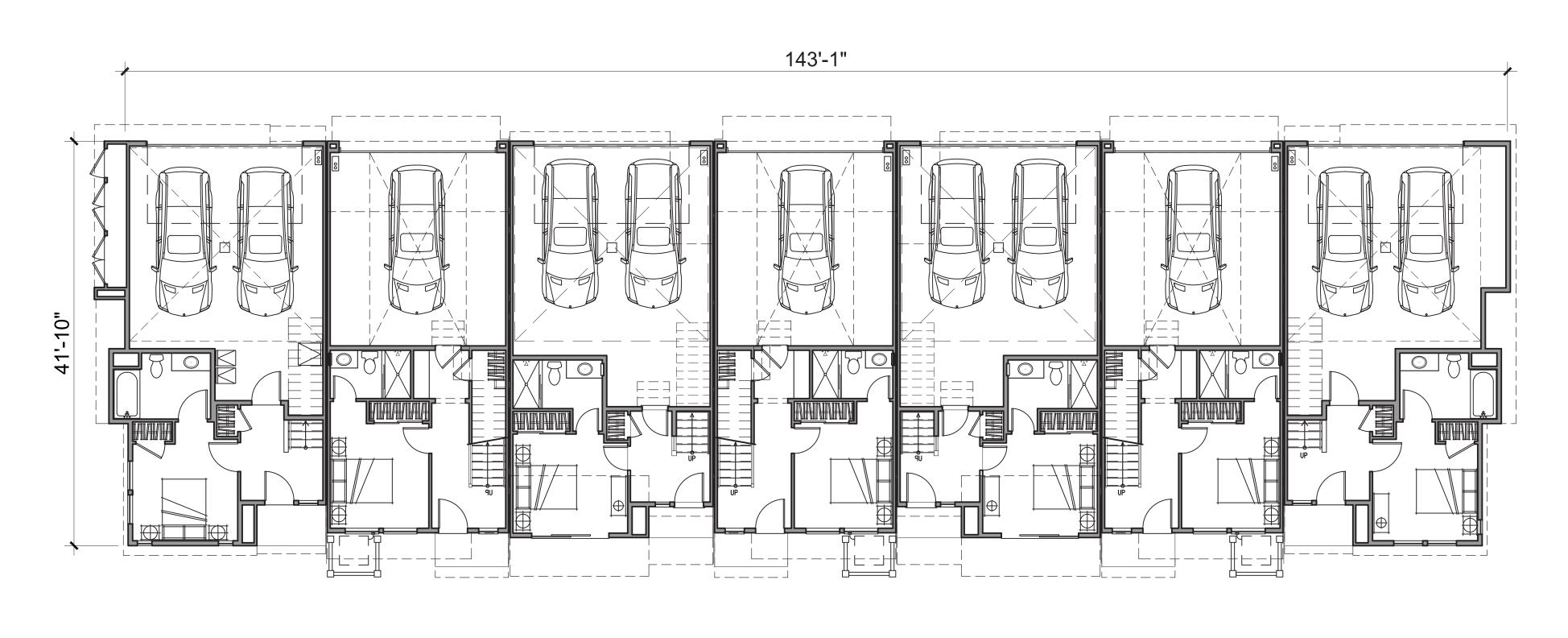




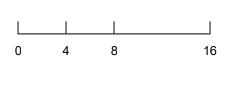




LEVEL 2



PLAN 3-ALT PLAN 2 PLAN 1 PLAN 2 PLAN 1 PLAN 1 PLAN 3

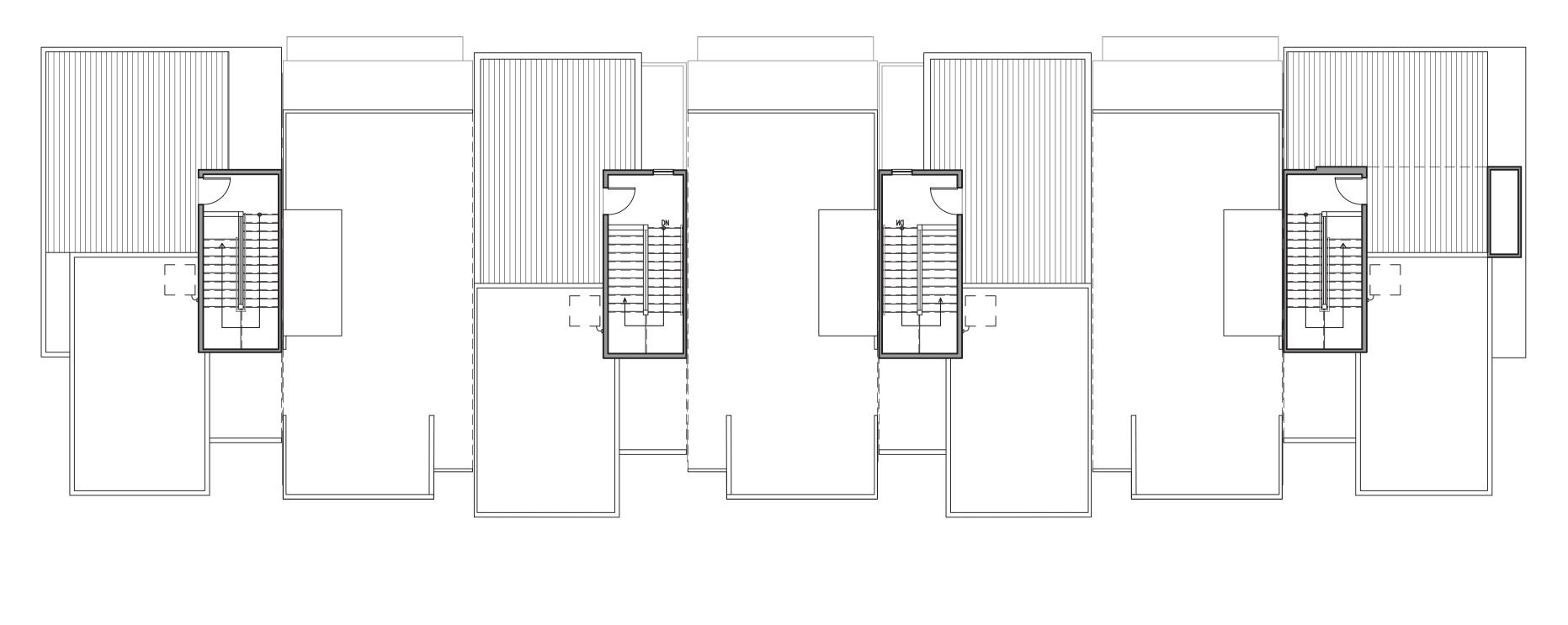








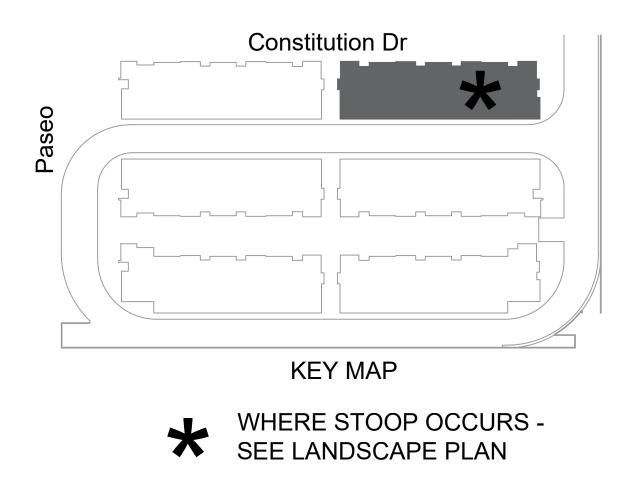




PLAN 1

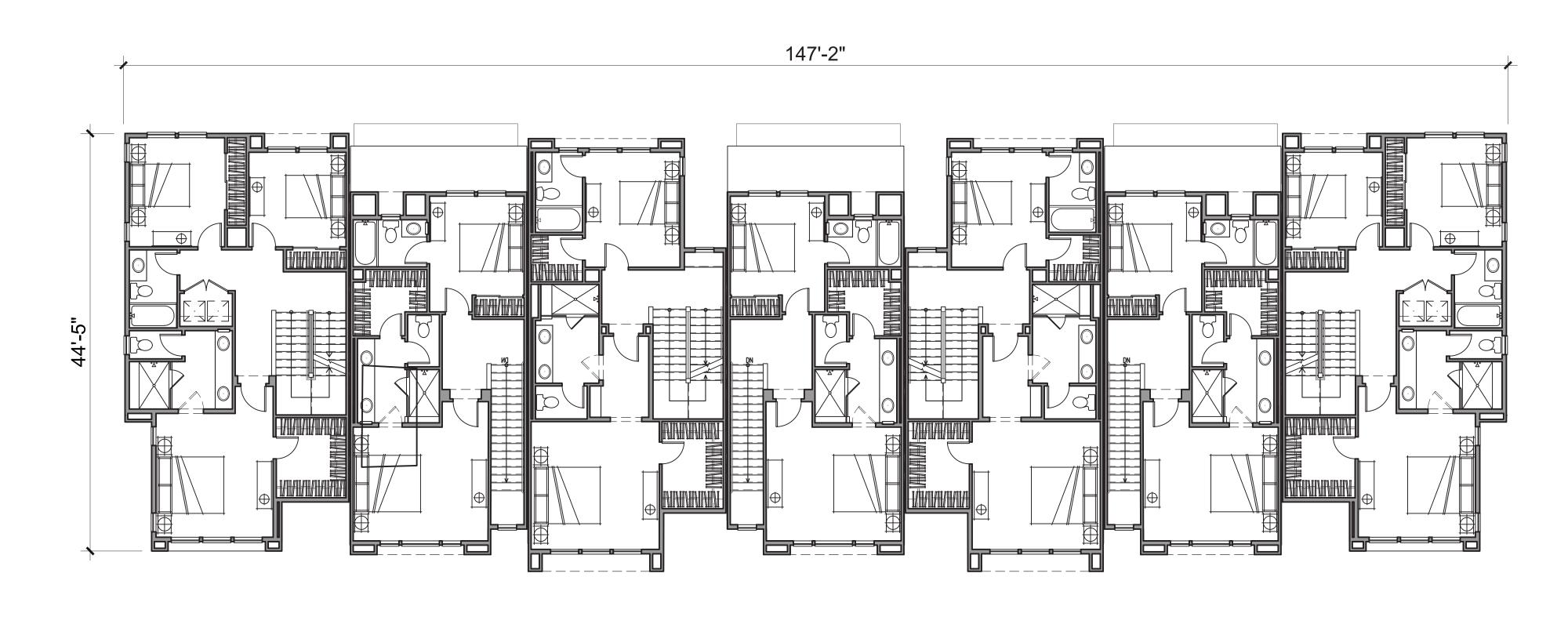
PLAN 2

PLAN 1



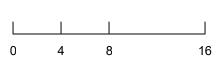
PLAN 3

ROOF



PLAN 3-ALT PLAN 3 PLAN 1 PLAN 2 PLAN 1 PLAN 2 PLAN 1

LEVEL 3









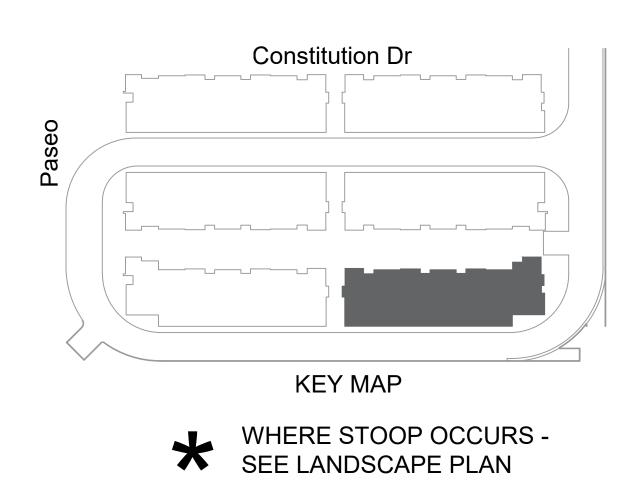


PLAN 3-ALT

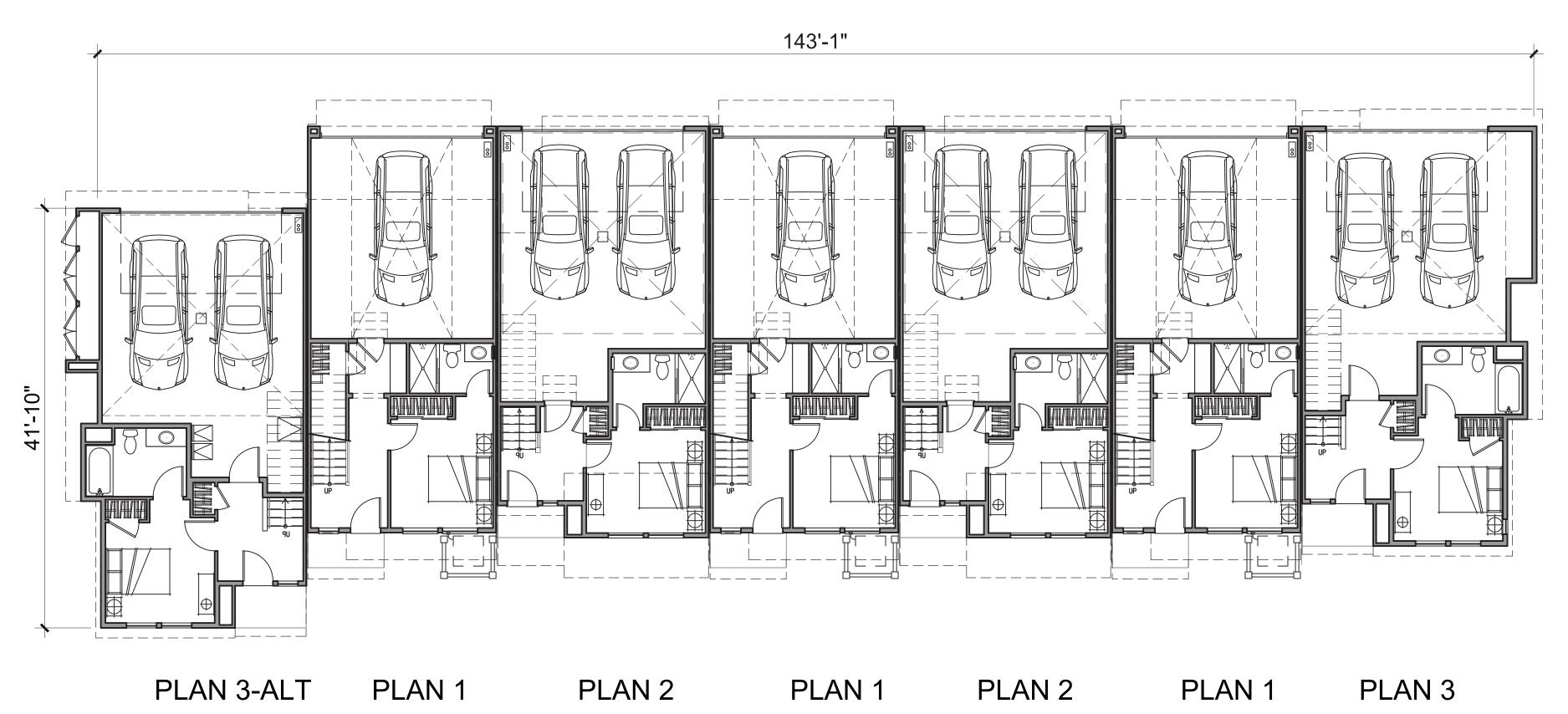
PLAN 1

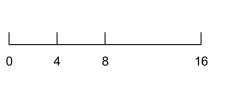
PLAN 2





LEVEL 2



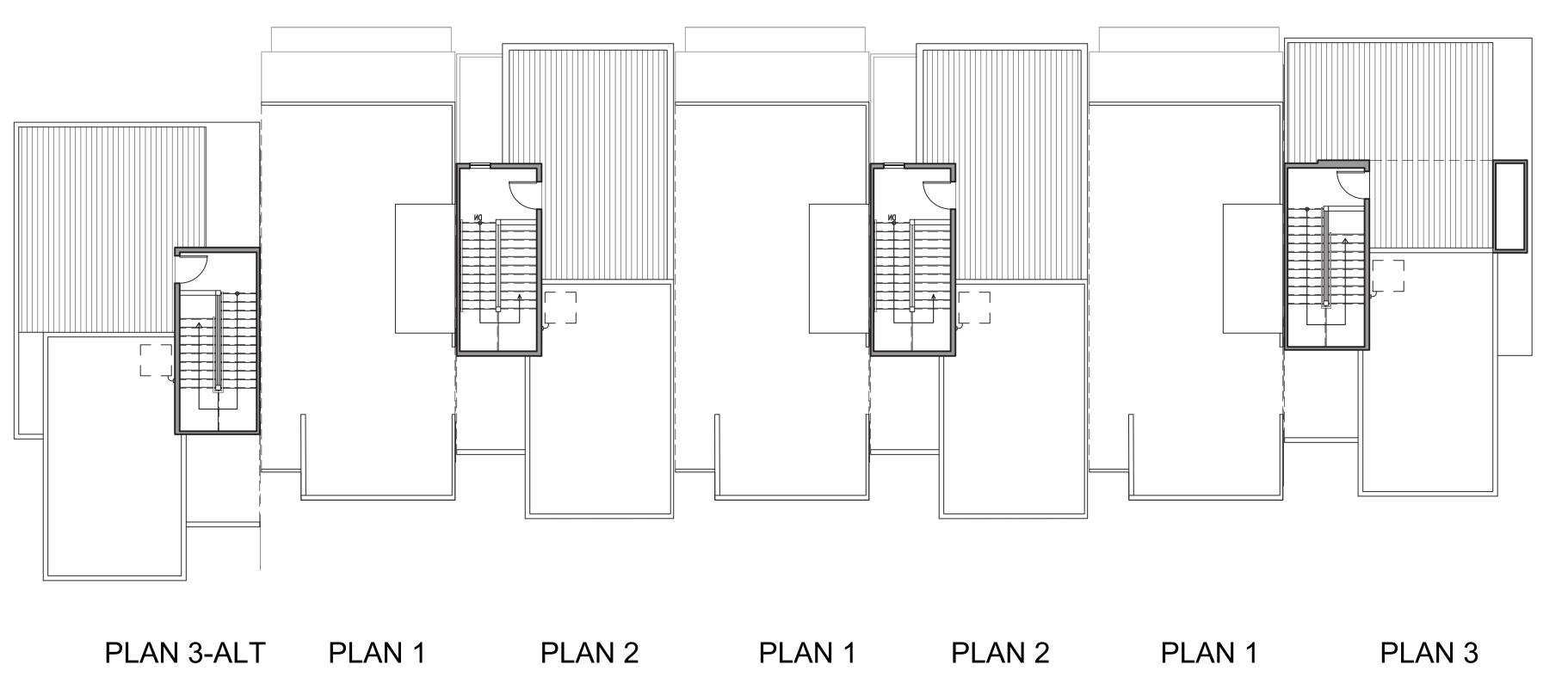


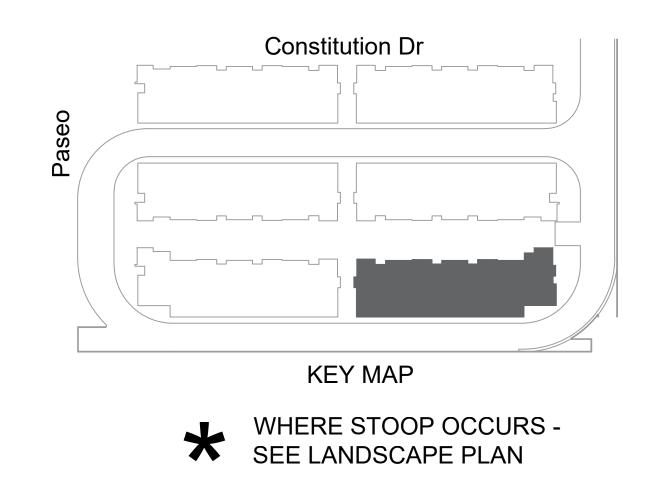




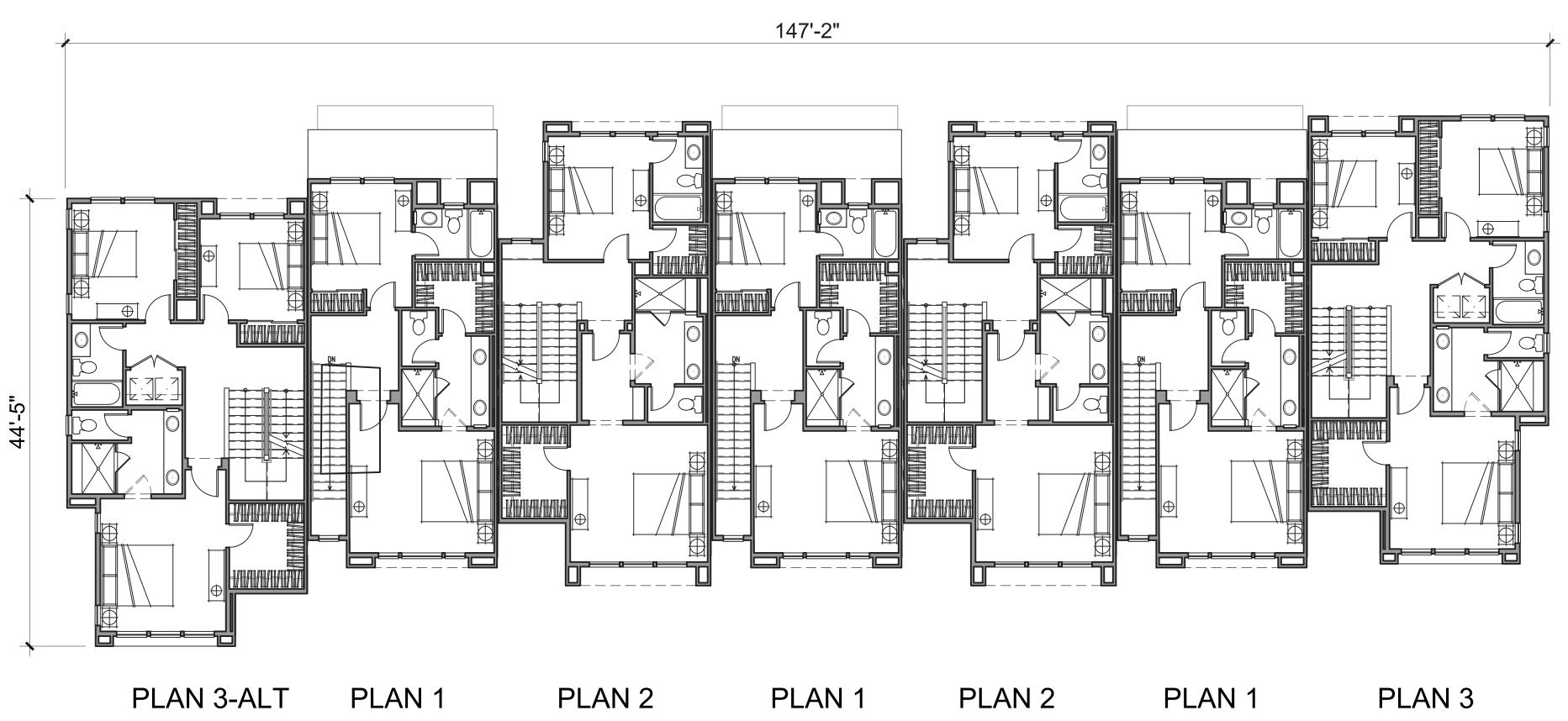








ROOF



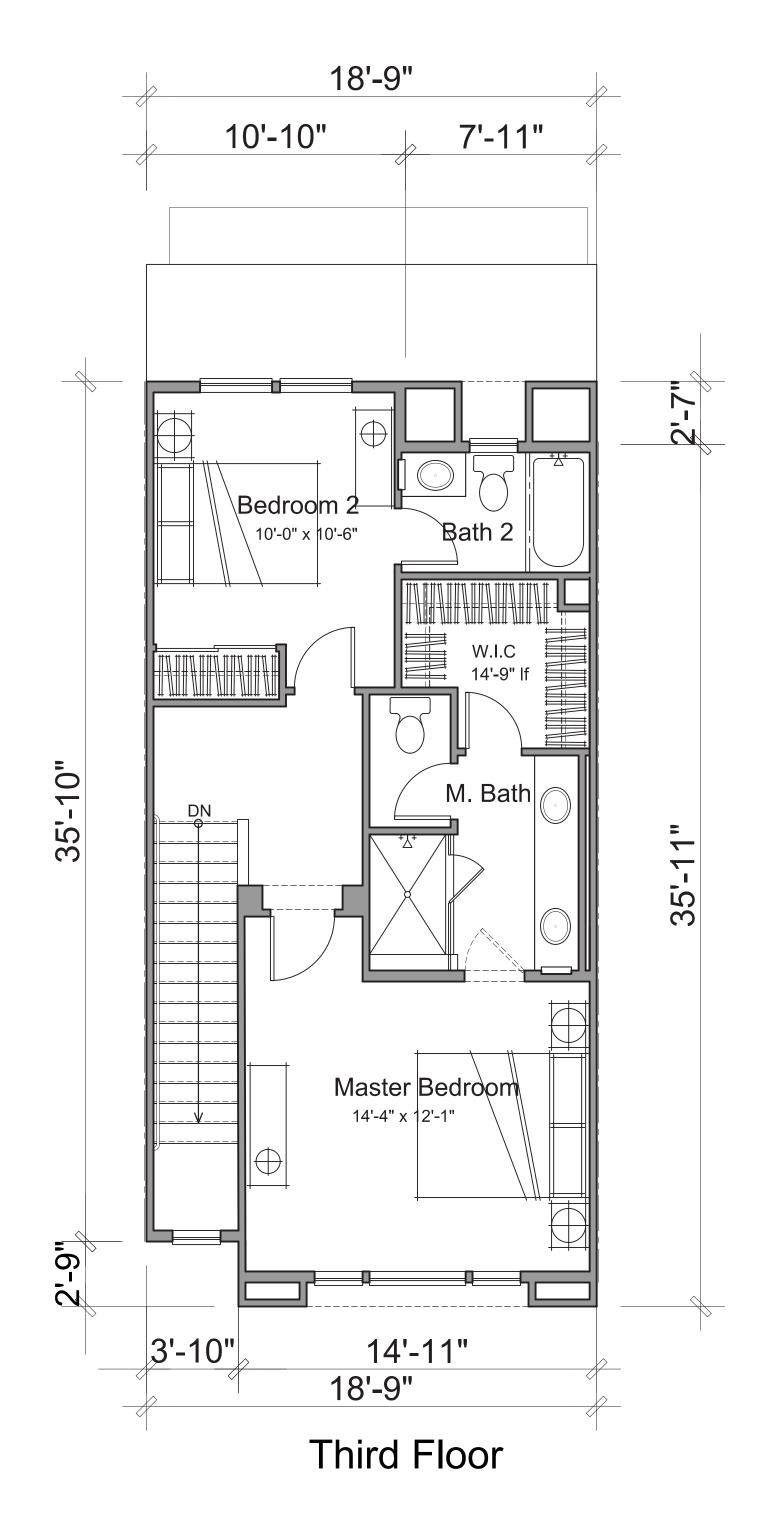


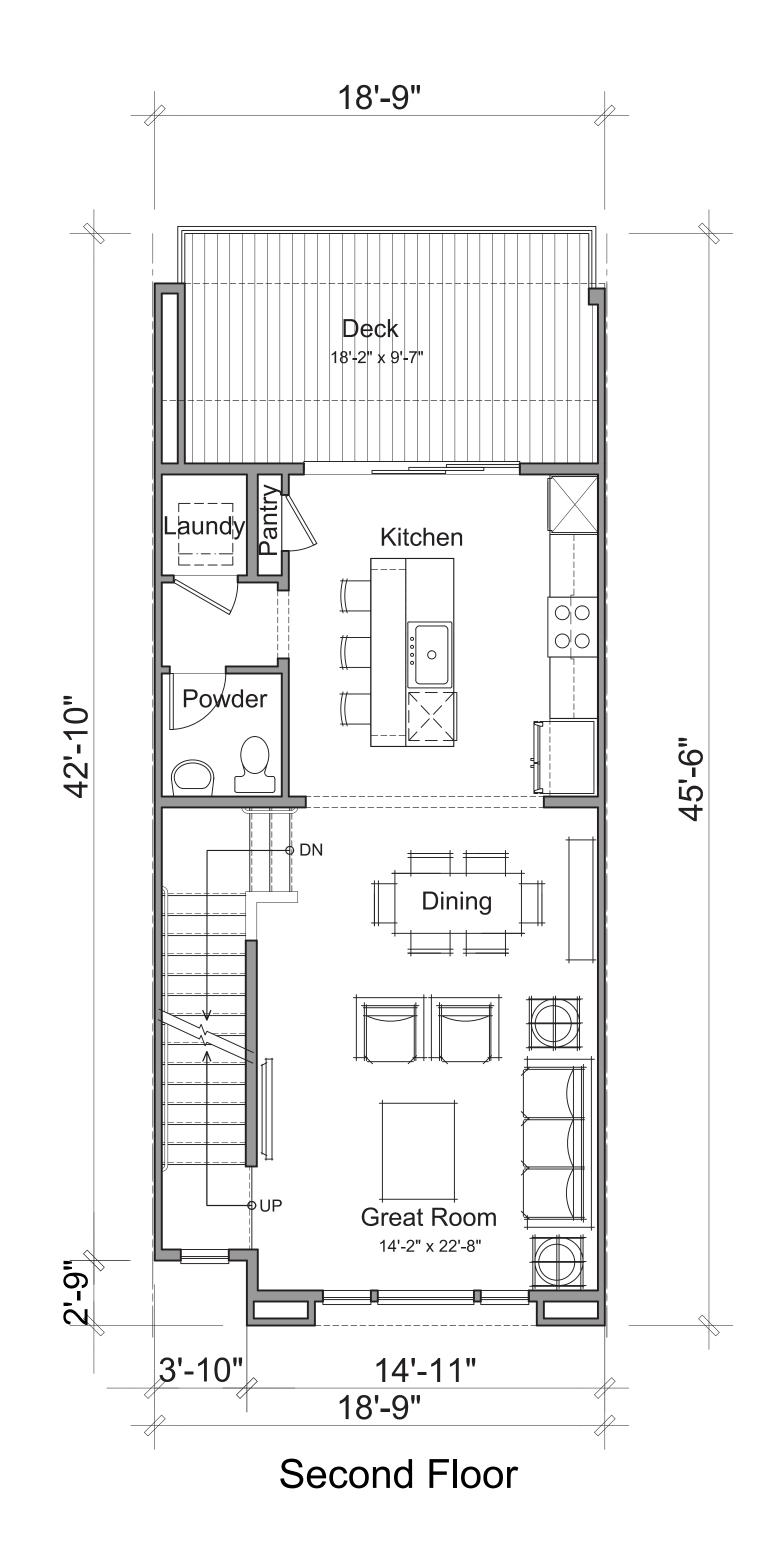


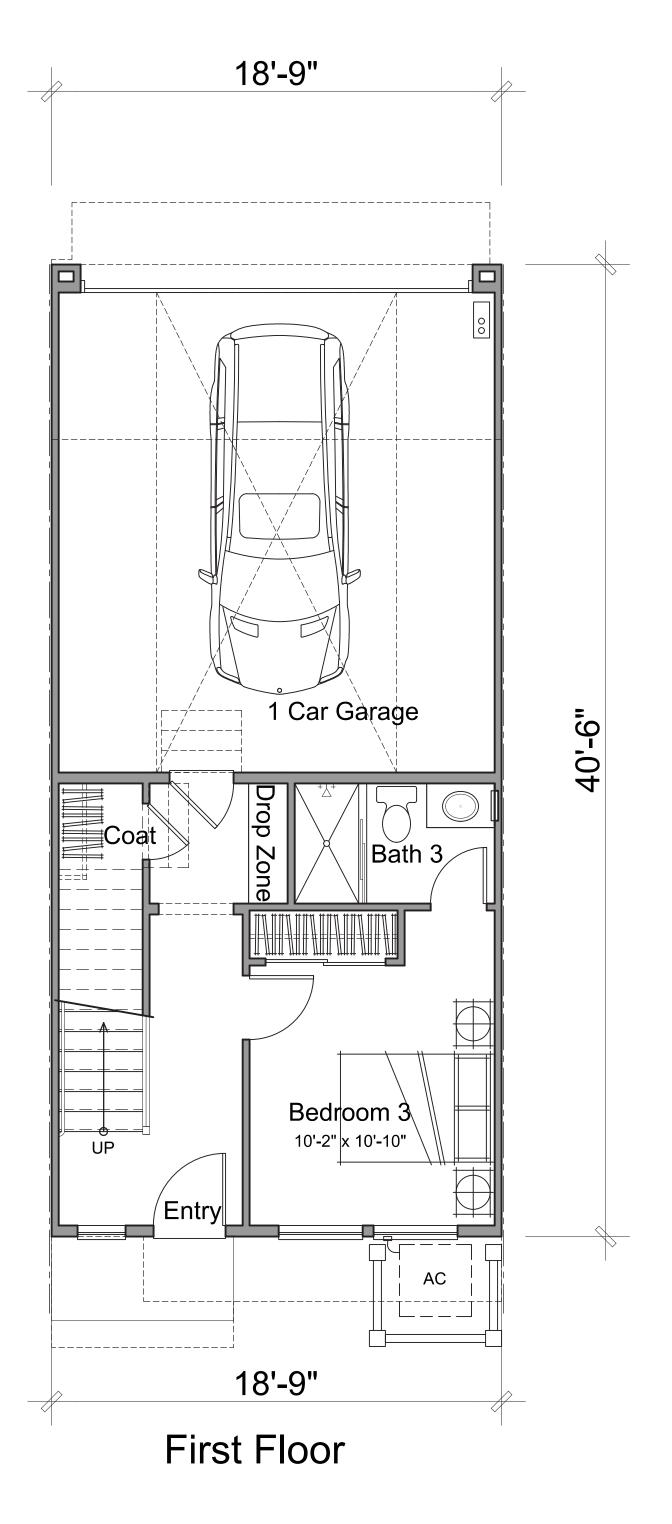












Plan 1 Floor Plan 3 Bedroom + 3.5 Bath 1,704 s.f.(gross) $\begin{bmatrix} 1 & 1 & 1 & 1 \\ 0 & 2 & 4 & 8 \end{bmatrix}$

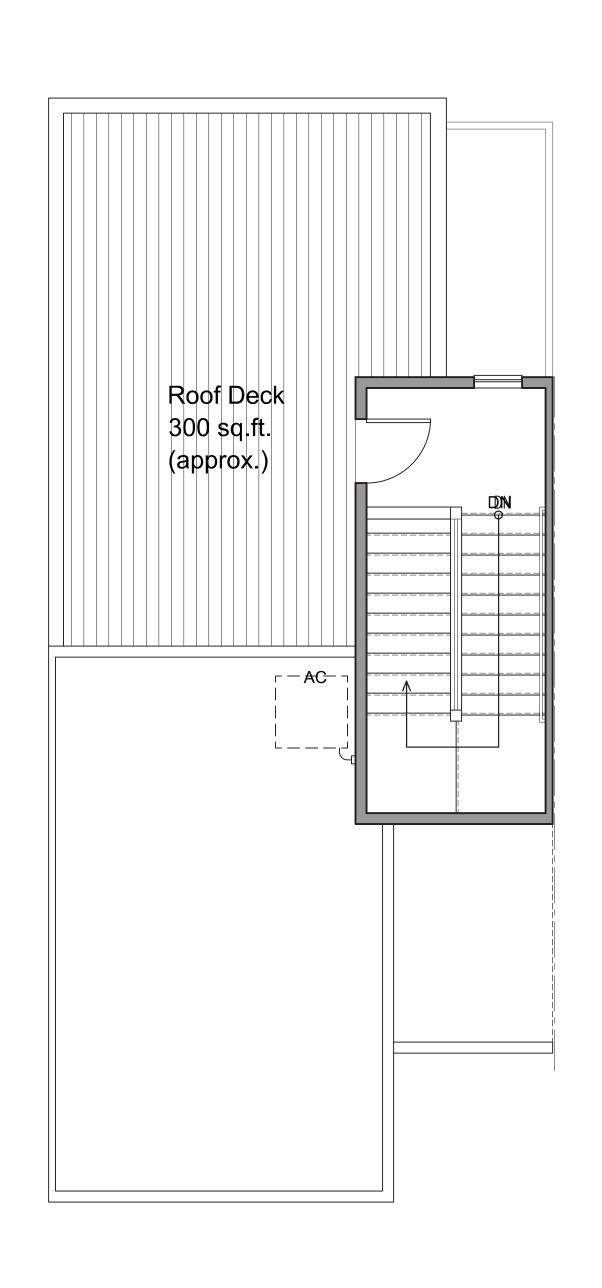


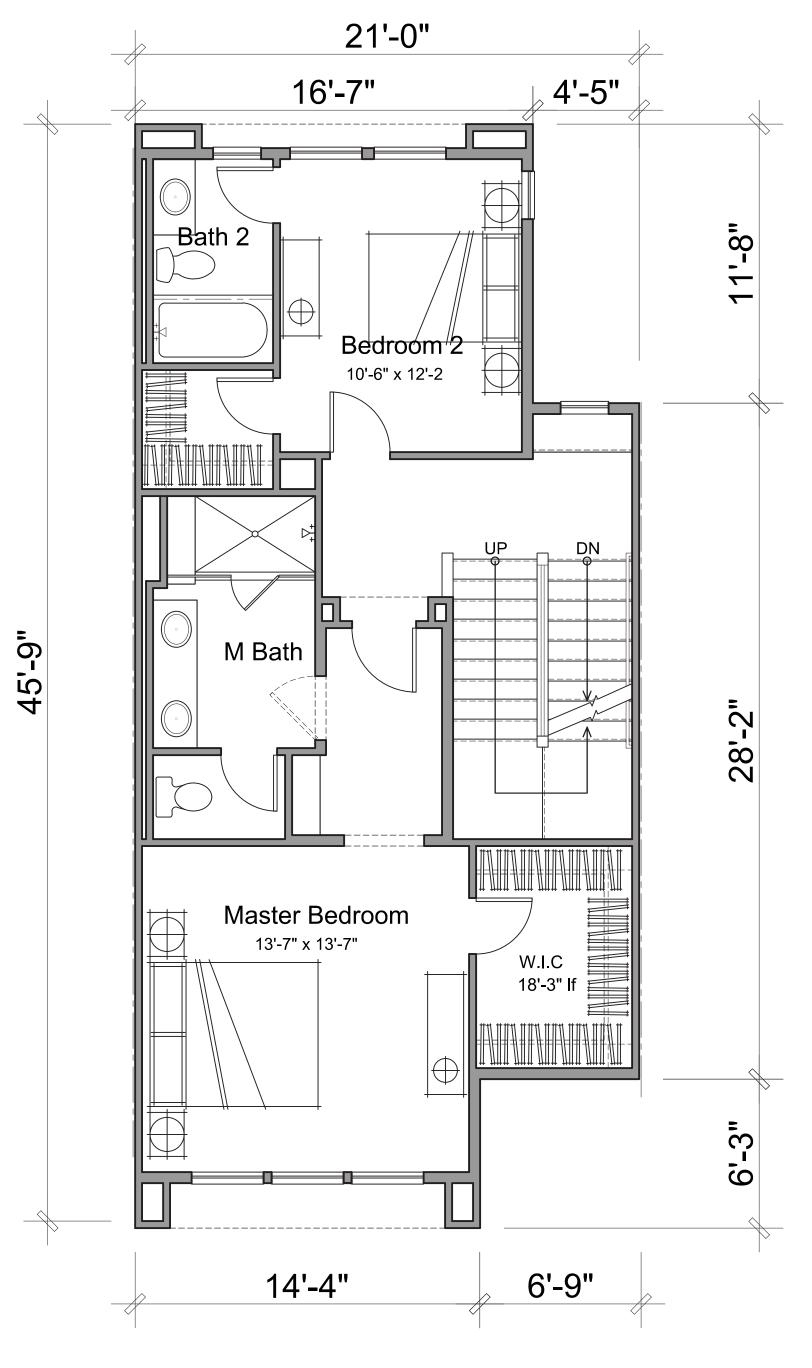


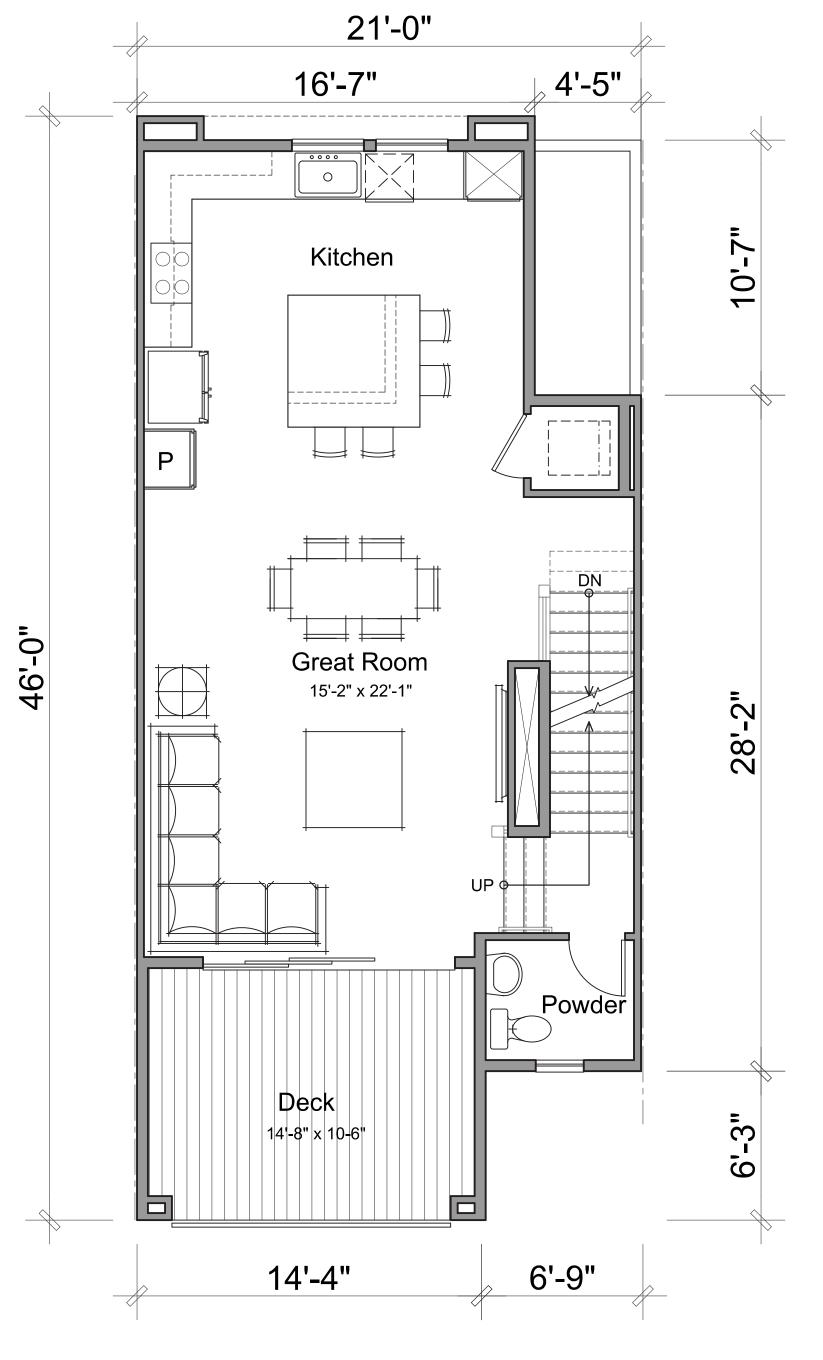


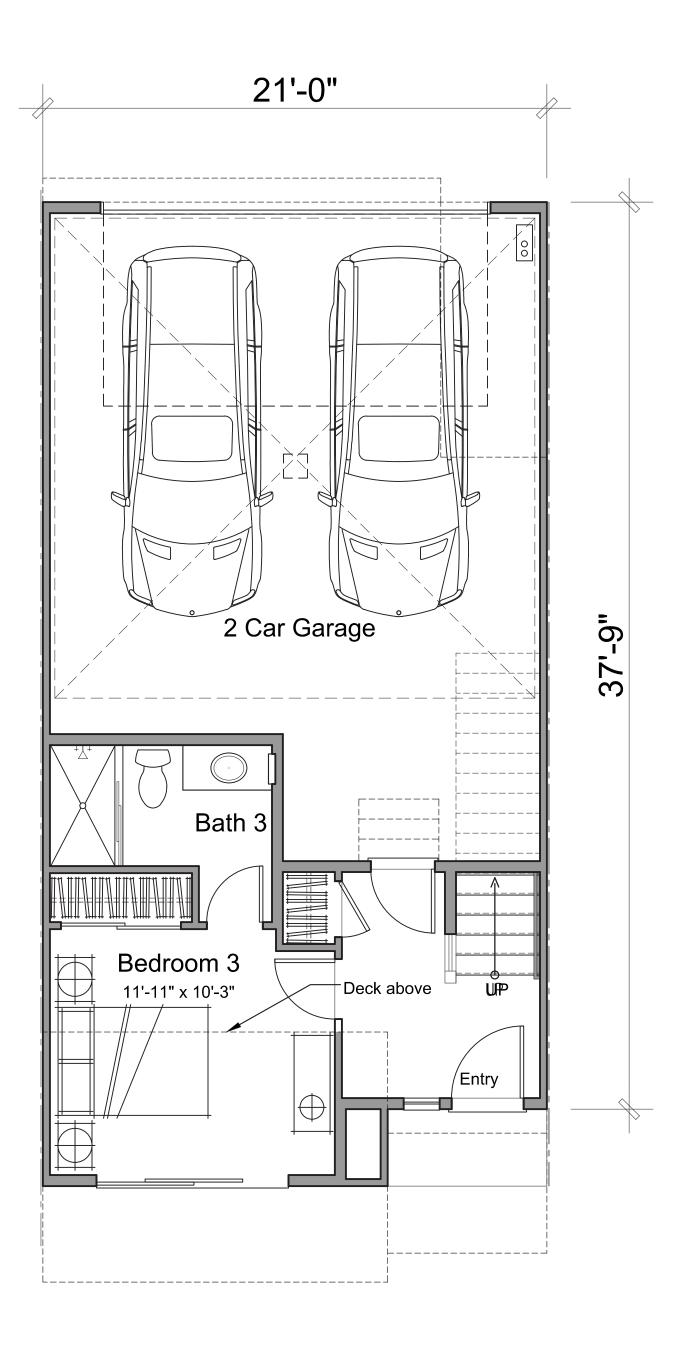












Third Floor Second Floor First Floor Roof

> Plan 2 Floor Plan 3 Bedroom + 3.5 Bath 2,016 s.f.(gross)

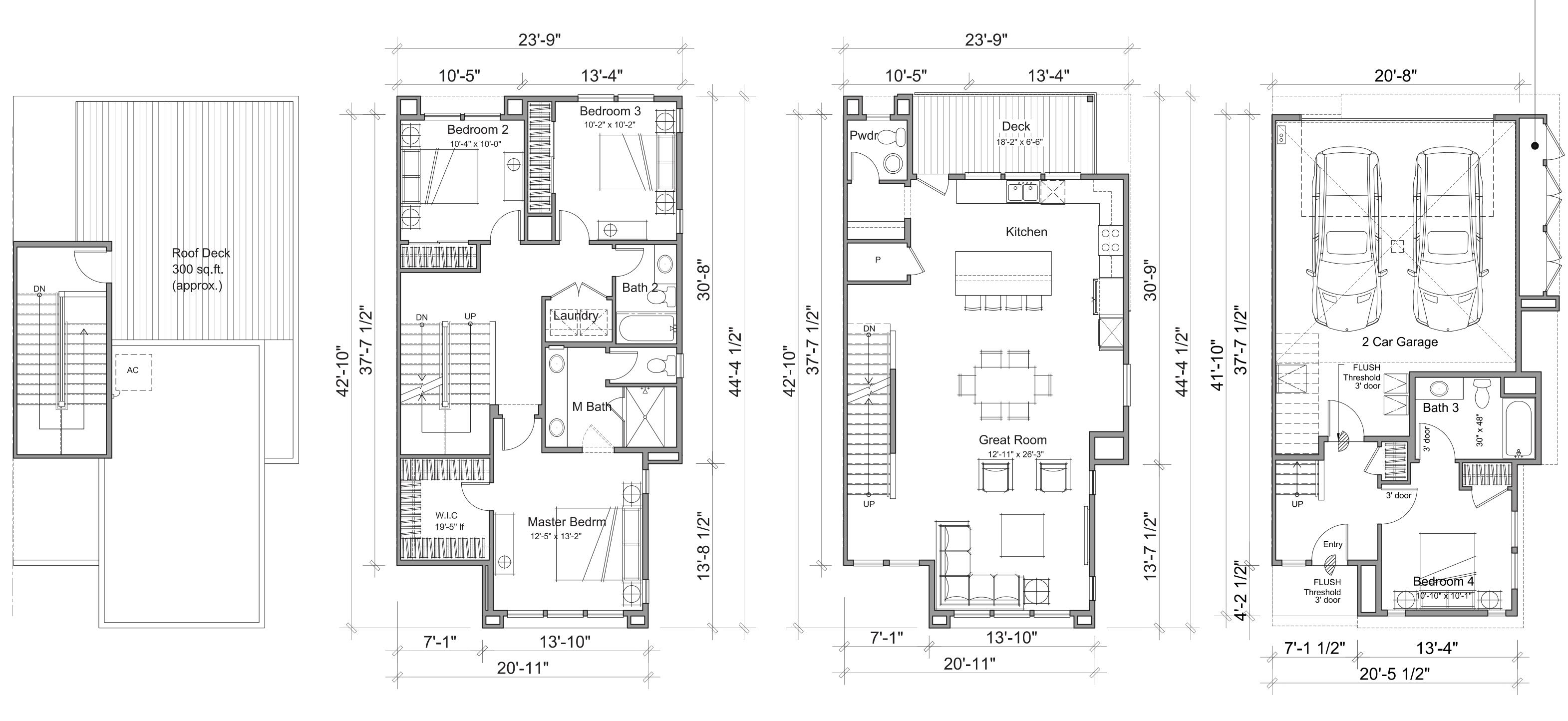












Plan 3_First Floor Roof Third Floor Second Floor : accessible unit

> Plan 3_ Floor Plan 4 Bedroom + 3.5 Bath 2,266 s.f.(gross)

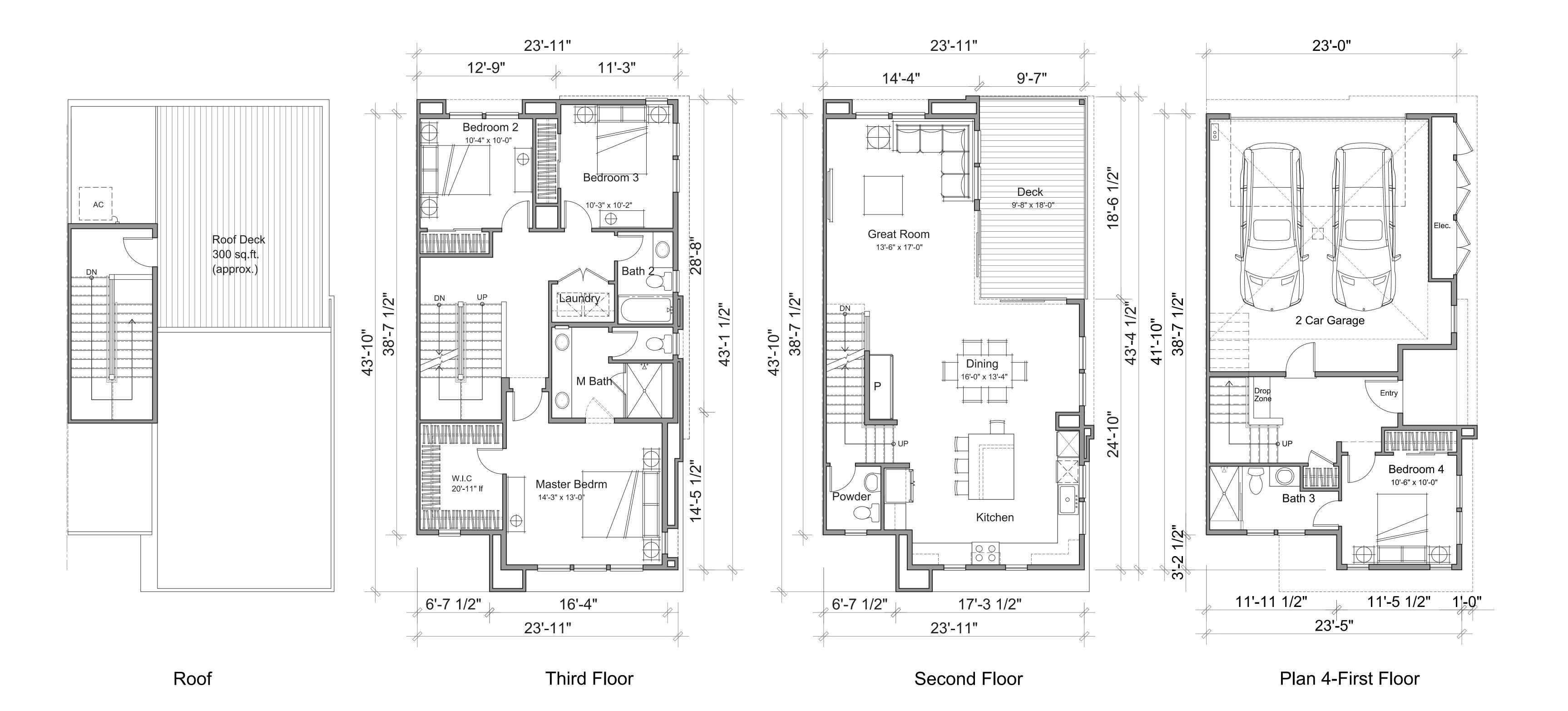




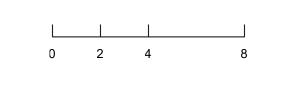




Elec. Meter occurs @P3-ALT



Plan 4 Floor Plan 4 Bedroom + 3.5 Bath 2,313 s.f.(gross)











Community Development



STAFF REPORT

Housing Commission Meeting Date:

Meeting Date: 2/3/2021 Staff Report Number: 21-003-HC

Regular Business: Recommendation of a Below Market Rate Housing

Agreement Term Sheet with SP Menlo, LLC for 111

Independence Drive

Recommendation

Staff recommends that the Housing Commission recommend approval of the draft Below Market Rate (BMR) Housing Agreement Term Sheet (Term Sheet) to the Planning Commission for eighteen on-site BMR rental units as part of a proposed 105-unit multifamily residential development including approximately 746 square feet of commercial (café) space, associated above grade parking, and onsite amenities contained in an eight story building, at 111 Independence Drive, as described in the draft Term Sheet (Attachment A).

Policy Issues

BMR housing proposals and terms are reviewed individually. The Housing Commission should consider whether the BMR housing proposal and terms are in compliance with Chapter 16.96 of City's Municipal Code (BMR Ordinance), and with the BMR Housing Program Guidelines (BMR Guidelines) adopted by the City Council to implement the BMR Ordinance (collectively the BMR Ordinance and BMR Guidelines are referred to as the BMR Housing Program).

Background

Site location

The project site consists of an R-MU-B (Residential Mixed Use-Bonus) zoned parcel, approximately 0.924 acre in size, which is currently developed with an approximately 15,000 square-foot, single-story office building. The existing building is proposed to be demolished as part of the redevelopment of the project site.

For purposes of this staff report, Highway US 101 is considered to have an east-west orientation, and all compass directions referenced will use this orientation. The project site is located north of US 101 and to the east of Marsh Road near the US 101 and Marsh Road interchange. The project site is located where Independence Drive curves from an east to west direction to a north to south direction across from the Marsh Road off-ramp, and the project site is bounded by Independence Drive to the south and west. The parcels to the north and east of the site are also located in the R-MU-B zoning district and currently are occupied by light manufacturing uses; however, the Planning Division has received a development application for these parcels which includes a 335 unit multi-family residential building and an approximately 34,868 square foot office building including approximately 1,609 square feet of ground floor

non-office commercial space (the proposed project is referred to as the Menlo Portal project). Across Independence Drive, to the south of the site, is the Menlo Gateway Independence Site, containing an office building, hotel, and parking structure. The Menlo Gateway Constitution Site is also located nearby and includes two office buildings and two parking structures. The Menlo Gateway Constitution Site has received its temporary occupancy from the City and construction is nearing completion. Both Menlo Gateway sites are zoned M-3(X) (Commercial Business Park). A location map is included in Attachment B.

Analysis

Project description

The applicant is proposing to demolish the existing building and site improvements across the entire project site and construct a housing development project consisting of an eight-story building. The applicant is proposing to develop the project utilizing the bonus level provisions identified in the Zoning Ordinance. The bonus level provisions of the R-MU-B zoning district allow a development to seek an increase in floor area ratio (FAR), density (dwelling units per acre), and/or height subject to obtaining a use permit and providing one or more community amenities.

The proposed building is designed to respond to the curve in Independence Drive at the project site. The main lobby entrance, cafe space, and active ground floor spaces such as the fitness area, lounge, and leasing office would be located along the curved façade of the building. The parking garage entrance would be located towards the south east portion of the site along Independence Drive before the arc of the curve. The proposed building includes a curved element that generally parallels the Independence Drive curve for first three levels and then a five-story tower element that is an inverted curve, curving the opposite of the lower levels and contains the majority of residential units, amenities for residents, and private open spaces. The fourth level is stepped back to the tower element to allow for private and common open spaces to be located on top of the podium level. These spaces are accessible only to the future tenants of the property. No heritage trees are proposed to be removed.

The applicant is required to comply with the City's BMR Housing Program. The BMR Housing Program requires the applicant to submit a BMR housing proposal for review by the Housing Commission. To comply with the City's BMR Housing Program the applicant is currently proposing that 15 percent or a minimum of 14 of the 92 units (maximum density in the R-MU zoning district before accounting for any density bonus from the BMR Ordinance) be set aside for four very low-, five low-, and five moderate-income households. These 14 units are generally referred to as inclusionary units. This mix of affordability is proposed as an equivalent alternative to providing all units at low-income. The City's BMR Program allows one additional market rate unit (and associated gross floor area) for every below market rate (BMR) unit provided; therefore, the proposal would include an additional 13 market rate units and associated gross floor area for a total of 105 dwelling units. The BMR proposal letter and select sheets from the project plans are attached herein as Attachments C and D, respectively.

In addition, as part of the community amenities proposal, the applicant is proposing to provide four one-bedroom BMR units affordable to low-income households and approximately 746 square feet café space. The applicant's community amenities proposal is included herein as Attachment F.

The project's community benefit obligation amounts to \$2,550,000. The applicant's community amenities contribution amounts to \$2,784,578. Table 1 below shows the proposed community contributions of the project.

Table 1: Project's Community Amenities Proposal						
Project's Community Amenities Proposal Item 1: 4 one-bedroom units affordable to low-income households = \$2,245,700 Item 2: Café = \$538,878						
Total projec	\$2,784,578					
Total require	\$2,550,000					

The proposed project is subject to additional review and refinement prior to Planning Commission recommendation and action on the overall project, which requires use permit, architectural control, environmental review, in addition to the BMR Housing Agreement. The BMR Ordinance requires the applicant to submit a BMR housing proposal for review by the Housing Commission. The Planning Commission will take final action on all requested entitlements for the proposed project, unless it is called up for review by or on appeal to the City Council.

BMR Housing Program & related requirements

The applicant is required to comply with the BMR Housing Program since the project includes more than twenty residential units. Projects in the R-MU-B zoning district are required pursuant to Municipal Code Section 16.96.020 to design and construct the required inclusionary affordable housing on-site as part of the project. The City's BMR Housing Program requires 15 percent of the proposed rental dwelling units be set aside for low-income households or an equivalent alternative. The proposed project reduces the commercial square footage on the site by approximately 14,254 square feet and based on the existing use of the building as offices, the proposed commercial component of the project would not require the payment of a commercial in-lieu fee or provision of additional BMR units. The applicant would be required to provide 14 low-income units or an equivalent alternative to comply with the City's BMR Housing Program. Of the 14 units, applicant has proposed to provide five at moderate income, five at low income and four at very-low income. As previously mentioned, the mix of affordable units is provided as an equivalent alternative to providing all units at low-income. To calculate the equivalency, the subsidy for each unit based on the bedroom size is calculated, which is the difference between the average market rate rents and the maximum low income rent. This subsidy is then compared to the alternative proposal to ensure the total subsidy is equivalent. An equivalency calculation for the project is attached to this report as Attachment E.

Additionally, as previously mentioned, as part of the community amenities proposal, the applicant proposes to provide four one-bedroom BMR units affordable to low-income households. These community amenities units are separate and apart from the inclusionary units required to comply with the BMR Ordinance. However, because these community amenity units will also be low-income units and will be subject to the same limitations on rent and occupancy, they will all be addressed in a single BMR agreement.

The City's current Housing Element (2015-2023) identified the need for 655 units to be produced affordable to very low-, low-, moderate-, and above moderate-income households. The 655 units were comprised of 233 very-low, 129 low-, 143 moderate-, and 150 above moderate-income units. As of January 1, 2020, the City has produced 148 very-low, 54 low-, 11 moderate-, and 947 above moderate-income units. As of preparation of this staff report, the City has produced sufficient above moderate-income units to meet the City's current Housing Element allocation. However, the City needs to provide additional 85 very-low, 75 low-, and 132 moderate-income units to meet the City's Housing Element allocation. Based on when, if approved, the project is anticipated for constructions, the units may count toward the next Housing Element cycle.

Providing four units as very low would provide 4.7 percent of the outstanding need (4*100/85=4.7 percent). Providing nine low-income units (five inclusionary and four community amenity) would provide 12 percent (9*100/75=12 percent) to the outstanding need. Providing five moderate income units would provide 3.78 percent (5*100/132=3.78 percent) to the outstanding need. Large family units are also identified as a high need for the City; however, this project does not include any large family units.

As required by the BMR Housing Program, the proposed 14 inclusionary and 4 community amenity BMR units are spread throughout all the residential floors of the building. The project proposes to provide BMR units on all residential floors as follows:

- 1 one-bedroom and 1 two-bedroom units on the second floor,
- 4 one-bedroom and 1 studio units on the third floor,
- 3 one-bedroom and 1 studio units on the fourth floor,
- 2 one-bedroom and 1 two-bedroom units on the fifth floor.
- 2 one-bedroom units on the sixth floor, and
- 2 one-bedroom units on the seventh floor.

All parking for the units would be accessed by the two-story above ground parking structure within the building. The BMR units would generally have the same floor plan and size as several other units within the project, as outlined in the table below.

Table 2: Summary of average unit size							
Unit Type Average Sq. Ft. Average Sq. Ft. Below Market Rate Unit Market Rate Unit							
Studio	545	524					
One Bedroom	656	669					
Two Bedroom	1,091	1,004					

As shown on the proposed elevations, the exterior of the BMR units would be indistinguishable from those of the market-rate units with the same contemporary architectural style. Select plan sheets that include a site plan with project data illustrating the sizes of the units, floor plans and elevation drawings of the proposed BMR units are provided in Attachment D. Since the BMR units would be equivalent in size as to several of the market-rate units, staff believes that the requirements for BMR unit characteristics, including

the size, location, design, and materials as identified in the BMR Guidelines are met by the proposed project.

Summary

At this time, the Housing Commission is expected to review the proposed BMR Term Sheet and provide their recommendations to staff, the applicant, and the Planning Commission. The draft Term will be used to inform the preparation of the draft BMR Agreement, which will subsequently be reviewed and approved by the Planning Commission.

Correspondence

At the time of the preparation of this staff report, staff has not received any correspondence regarding the BMR housing proposal or term sheet. Any correspondence received prior to the Housing Commission meeting will be disclosed during the review of this project at the meeting.

The applicant has solicited input on the project's BMR proposal from various stakeholders such as planning commission, members of the public, and community members from Belle Haven community through the development of the project since 2018. Some of the key factors that informed the applicant's proposal included:

- Units affordable to mix incomes
- BMR units provided on-site rather than off-site
- BMR units evenly distributed throughout the project
- BMR units designed the same as market rate units

Conclusion

Staff believes that the applicant's proposal of 14 on-site BMR units meets the BMR Housing Program requirements. The four additional community amenity BMR units would be included in the BMR agreement and would also comply with the BMR Housing Program requirements. Further, staff finds that these BMR units support the City's goal of producing affordable housing. Staff recommends that the Housing Commission recommend to the Planning Commission approval of the 14 inclusionary on-site BMR units with the mix income levels and other terms stated in the proposed BMR term sheet.

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

A Draft EIR has been prepared for the project and is available for comments through February 2, 2021. Following the close of the comment period, staff and the consultant will compile the response to comments document and will consider and respond to substantive comments received on the Draft EIR. Repeat comments may be addressed in Master Responses, and portions of the EIR may be revised in strikethrough (deleted text) and underline (new text) format. Once the responses and revisions are complete, the Final EIR will be released, consisting of the Response to Comments document plus the Draft EIR. The Final EIR will be considered for certification in compliance with CEQA by the Planning

Staff Report #: 20-003-HC Page 6

Commission prior to the final project actions.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of courtesy notification by mail of owners and occupants within a 300-foot radius of the subject property.

Attachments

- A. Proposed BMR Term Sheet
- B. Location Map
- C. 111 Independence Drive Project BMR Proposal
- D. Excerpts of Project Plans
- E. Proposed BMR low income equivalency analysis
- F. Community Amenities Proposal

Report prepared by:

Payal Bhagat, Contract Planner

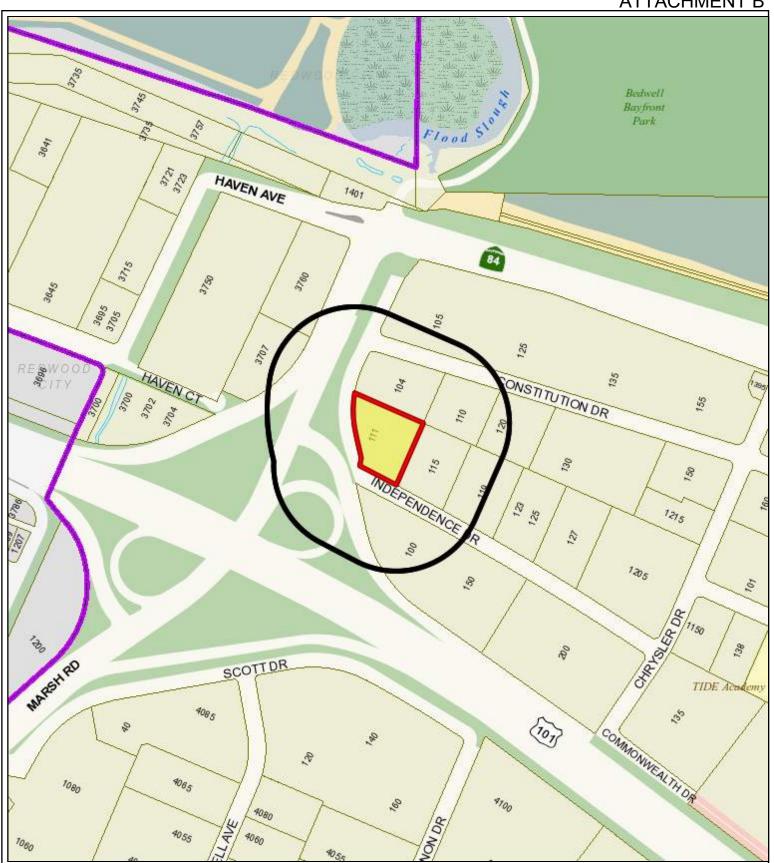
Report reviewed by:

Rhonda Coffman, Deputy Community Development Director, Housing Kyle Perata, Principal Planner Leigh Prince, Assistant City Attorney

111 Independence Drive Draft Below Market Rate Housing (BMR) Agreement Term Sheet

- 1. Applicant owns property known as Assessor's Parcel Number: 055-236-120 ("Property"), more commonly known as 111 Independence Drive, Menlo Park;
- 2. Applicant is proposing to demolish an existing approximately 15,000 square feet commercial building and constructing one hundred and five (105) multifamily apartment units and approximately 476 square feet café space at 111 Independence Drive. The Applicant is requesting Environmental Review, Use Permit, Architectural Control, Public Benefit Bonus, and Below Mark Rate (BMR) Housing Agreement approval for this project;
- 3. The proposed project consists of more than twenty (20) residential units; therefore, Applicant is required to comply with Chapter 16.96 of City's Municipal Code ("BMR Ordinance") and with the Below Market Rate Housing Program Guidelines ("Guidelines") adopted by the City Council to implement the BMR Ordinance. The amount of commercial space in this project (approximately 746 sf) does not trigger any BMR requirement;
- 4. The maximum density under the R-MU zoning district would yield ninety-two (92) dwelling units. To comply with the BMR Ordinance the applicant is required to provide minimum fifteen (15) percent or 0.15*92 = fourteen (14) inclusionary units. Pursuant to the City's Below Market Rate Housing Program, the project can include up to fourteen (14) additional market rate units. The project is proposing to include additional thirteen (13) market rate units resulting in a proposed development of one hundred and five (105) new residential units resulting in fourteen (14) inclusionary housing units;
- 5. Applicant has proposed to satisfy the inclusionary BMR requirement for the proposed project by constructing fourteen (14) on-site BMR units. The project proposes to provide four (4) units affordable to very low-, five (5) units affordable to low-, and five (5) units affordable to moderate-income households;
- 6. Pursuant to Section 16.45.070 of the Menlo Park Municipal Code, the applicant as a community amenity has proposed to provide four (4) additional on-site low-income rental BMR units subject to the BMR Guidelines. Combined the inclusionary and the community amenity units total eighteen (18) on-site BMR units. Of the total eighteen (18) BMR units, five (5) units at moderate, eight (8) units at low, and four (4) units would be available to very-low income households and provided as rental units;
- 7. The size and location, design and materials, timing of establishing rental price, determination of the rental price, and legal characteristics such as first right of refusal and deed restrictions shall be consistent with requirements outlined in Section 5 of the BMR Guidelines:

- 8. The income and rent standards, determination of the BMR unit rent, tenant selection and certification procedures, BMR rental interest list, rental term, vacation and rerenting of the BMR unit, annual recertification, and annual report shall be provided in conformance with Section 11 of the BMR Guidelines;
- 9. Applicant shall enter into a BMR Agreement memorializing these terms in a form acceptable to the City Attorney, pursuant to the BMR Ordinance and BMR Guidelines.





City of Menlo Park **Location Map** 111 Independence Drive Project



Checked By: KTP Date: 1/11/2021 Scale: 1:4,000 Drawn By: KTP Sheet: 1

Below Market Rate (BMR) Proposal – Revised (Version 5) 111 Independence Drive City of Menlo Park

January 19, 2021

Planning Commission
Housing Commission
Community Development Department
City of Menlo Park
701 Laurel St.
Menlo Park, CA 94025

SP Menlo LLC is pleased to provide this Below Market Rate (BMR) Proposal for the new apartment building proposed at 111 Independence Drive in Menlo Park. We are excited to play a role in addressing the ongoing housing crises and improve the jobs:housing balance through a housing-only project that replaces existing commercial stock, while not introducing any new office space despite such use being permitted in the Residential Mixed Use (RMU) district.

This proposal is based upon careful consideration given to the feedback provided at the June 2018 Planning Commission Study Session, and from insights gathered from the Housing Commission, Housing/Community Development Staff and Community Members over the last couple of years.

Number of BMR Units

SP Menlo proposes fourteen (14) Below Market Rate (BMR) units, which equals 15.22% of 92 dwelling units, which is the total amount of units allowed by zoning prior to the application of Section 4.1.3 of the BMR Guidelines.

Section 4.1.3 of the BMR Guidelines provides that, "for each BMR unit provided, a developer shall be permitted to build one additional market rate (bonus) unit. However, in no event shall the total number of units in a development be more than fifteen percent (15%) over the number otherwise allowed by zoning."

The table on the following page summarizes the calculations for the number of BMR and total units.

Number of units allowed by zoning before application of Section 4.1.3*:	92		
Number of above units which are proposed as BMR (15.22%):			
Number of additional market rate units allowed by Section 4.1.3**:			
Number of additional market rate units proposed via Section 4.1.3:			
Total number of units allowed (92+13):	105		
Total number of units proposed:	105		

^(*) Lot size is .92 acres (100 du/acre zoning).

BMR Unit Mix

SP Menlo proposes the following unit mix distribution for the 14 BMR units, which is consistent with the overall building unit mix distribution as illustrated in the table below:

Studios: 21-Bedrooms: 112-Bedrooms: 1

	# of Units (Total)	% of Units (Total)	# of Units (BMR)	% of Units (BMR)
Studios	15	14.3%	2	14.3%
1-Bedrooms	79	75.2%	11	78.6%
2-Bedrooms	11	10.5%	1	7.1%
Totals:	105	100%	14	100%

BMR Unit Locations

SP Menlo is proposing that all BMR units be onsite within the new apartment building and reasonably distributed throughout the building, both horizontally and vertically. SP Menlo proposes that the units identified in Exhibit A be designated as BMR at the outset.

^{(**) 14} units would be allowed according to the first part of Section 4.1.3 of the BMR Guidelines (the 1:1 bonus). However, that number would exceed the limitation contained in the second part of Section 4.1.3 of the BMR Guidelines (cannot be greater than 15%). Therefore, the next lowest number of 13 is fully compliant (14.1%).

SP Menlo proposes a flexible "floating" unit location system to be part of the BMR Agreement, whereby after initial lease-up of the BMR units, market rate units can be converted to BMR units, and vice versa. This approach allows for future BMR tenants to remain in their units should they no longer qualify due to income increases. Without this system, such tenants would be forced to move to a different unit or out of the building.

BMR Unit Sizes

The table below summarizes the average sizes of the unit types.

Unit Type	Avg Sq Ft (BMR) (A)	Avg Sq Ft (Total) (B)	Comparison (A/B)
Studio	545	524	104%
1 Bedroom	656	669	98%
2 Bedroom	1,091	1,004	109%

BMR Income Levels

SP Menlo is proposing the following allocation of BMR units by income level:

Income Level	# of Units	Unit Mix	
Moderate	5	2-Bedroom (1), 1-Bedroom (3), Studio (1)	
Low 5		1-Bedroom (4), Studio (1)	
Very Low	4	1-Bedroom (4)	

Additional BMR Units From Community Amenities Proposal

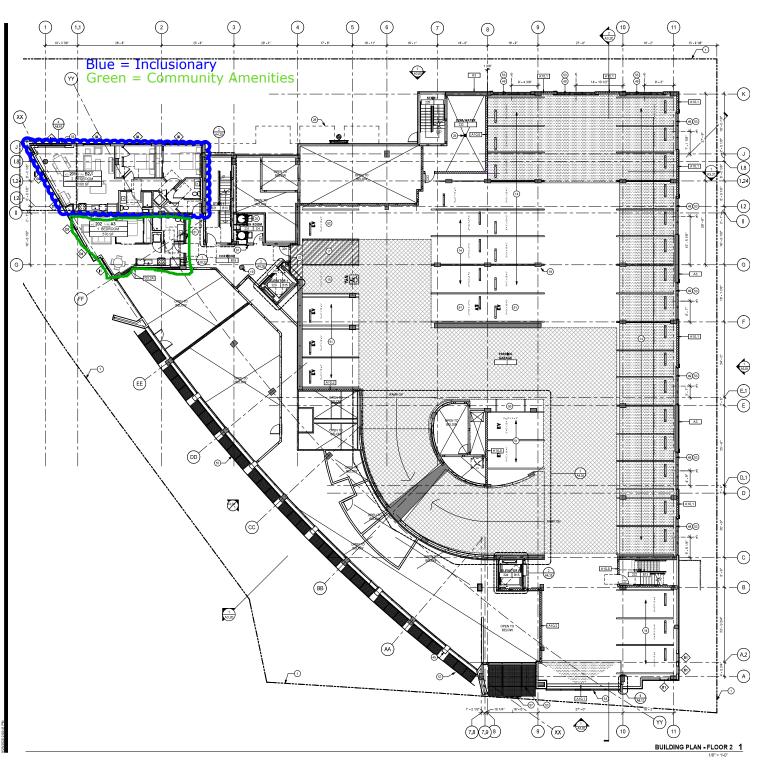
In addition to the 14 BMR units described herein to meet the BMR inclusionary requirements, SP Menlo is also providing four (4) additional 1-bedroom Low Income BMR units. The average square footage of these four 1-bedroom BMR units is 667 compared to 669 for 1-bedrooms in the overall building. SP Menlo proposes that the units identified in Exhibit A be designated as these BMR units at the outset.

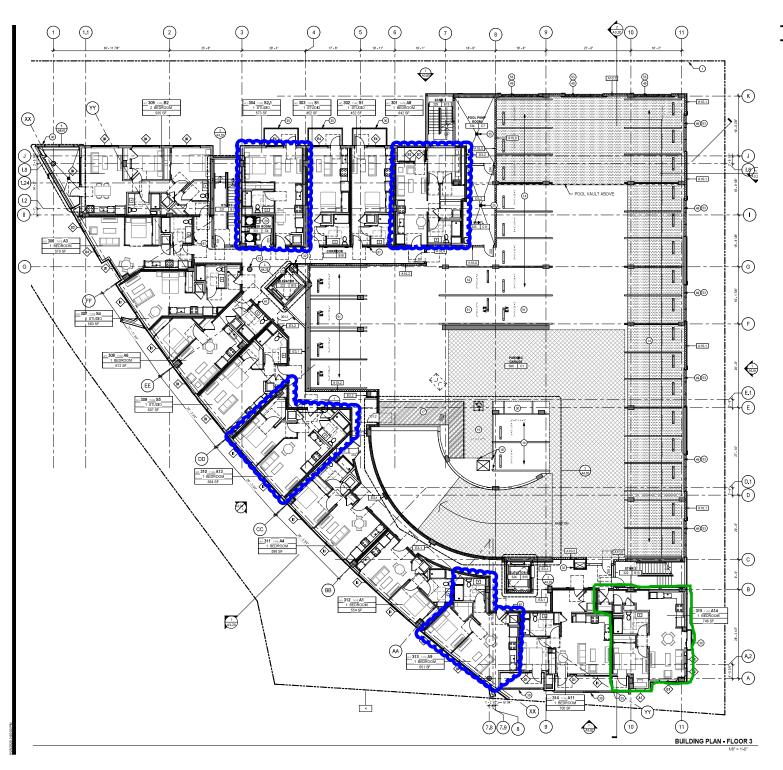
We sincerely hope that you share in our enthusiasm for this proposal and look forward to your feedback and/or approval.

Sincerely,

Sateez Kadivar SP Menlo LLC 111 Independence Drive Menlo Park, CA 94025

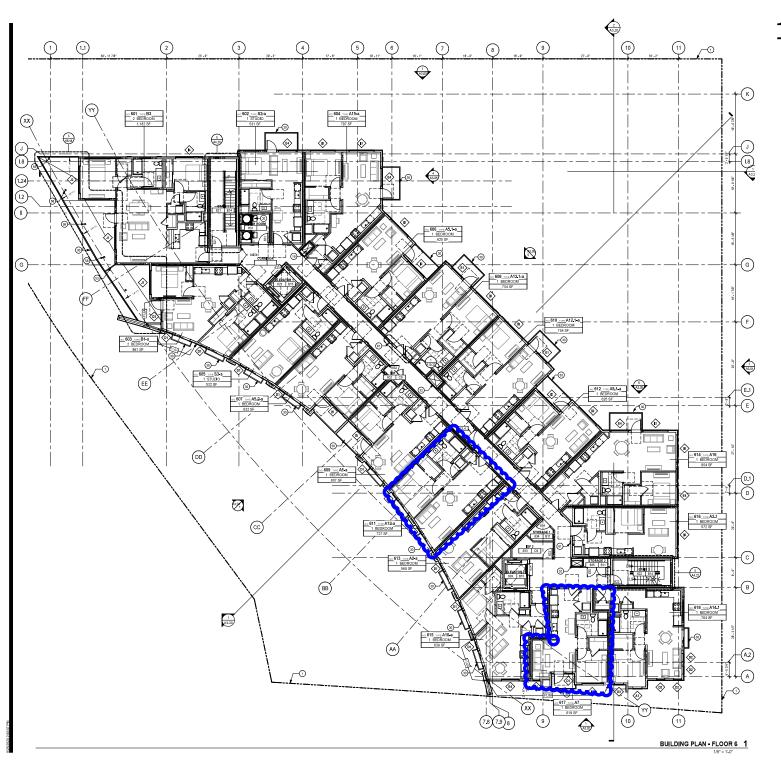
Attachment: Exhibit A – BMR Units in Plan View (beginning on following page)

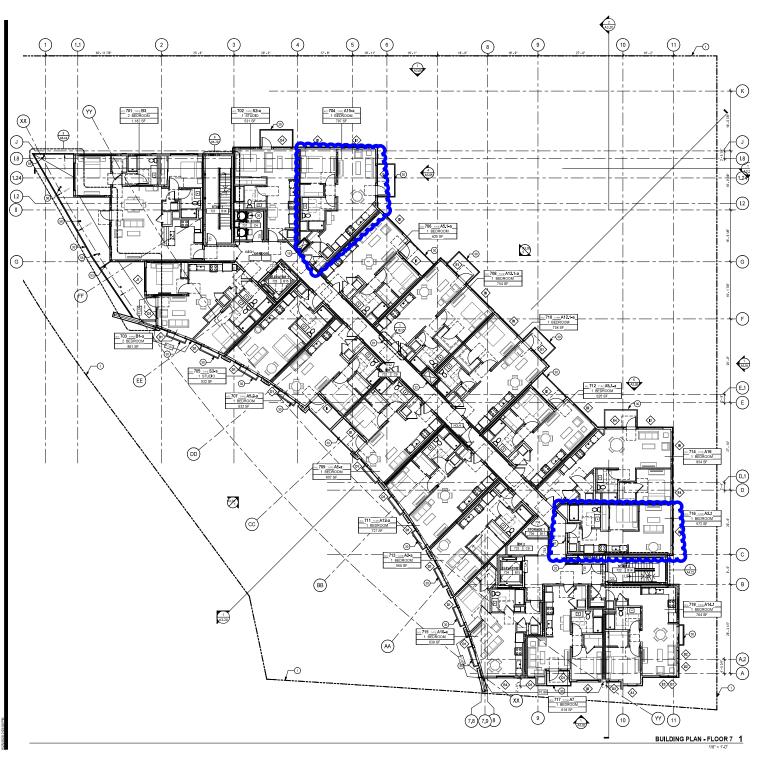












Perspective



OTHER PROJECT INFORMATION

- > 109 Parking Stalls (Near Minimum Allowed)
- > 160 Interior Resident Bike Parking Spaces (Maximum Allowed)
- > 17 Exterior Short-Term Bike Parking Spaces
- > 3,126 Sq Ft of Public Open Space
- > 746 Sq Ft of Commercial/Retail Space (Café)
- > 22 EVSE Stalls (35% More Than required)
- All-Electric Building
- Zero Office Space (Demolishing 15,000 Sq Ft of Office)

SITE PLAN



See elevations beginning on following page.

ELEVATIONS













BMR low income equivalent comparison

Applicant: 111 Independence

Original

Unit size				Number		
(e.g 1		Market	Affordable	proposed	Subsidy per	
bedroom)	AMI	Rents	rents	units	unit	Total subsidy
Studio	LI	2900	2258	2	642	1284
1 BDRM	LI	3300	2419	11	881	9691
2 BDRM	LI	4250	2902	1	1348	1348
Total				14		12323

880.21 (AVG/UNIT)

Revised

Unit size				Number		
(e.g 1		Market	Affordable	proposed	Subsidy per	
bedroom)	AMI	Rents	rents	units	unit	Total subsidy
Studio	LI	2900	2258	1	642	642
Studio	MOD	2900	2873	1	27	27
1 BDRM	VL	3300	1512	4	1788	7152
1 BDRM	LI	3300	2419	4	881	3524
1 BDRM	MOD	3300	3078	3	222	666
2 BDRM	MOD	4250	3694	1	556	556
Total				14		12567

897.64 (AVG/UNIT)

Community Amenities Proposal (Version 3) 111 Independence Drive City of Menlo Park

January 19, 2021

Planning Commission
Housing Commission
Community Development Department
City of Menlo Park
701 Laurel St.
Menlo Park, CA 94025

SP Menlo LLC is pleased to provide this Communities Amenities Proposal for the new apartment building proposed at 111 Independence Drive. We are excited to play a role in addressing the ongoing housing crises and improve the jobs:housing balance through a housing-only project that replaces existing commercial stock.

The City of Menlo Park has determined the required Community Amenity Value to be in the amount of **\$2,550,000**, which SP Menlo proposes to meet (exceed) as follows:

Four (4) one-bedroom Low Income BMR units:

\$ 2,245,700

• BAE valuation of two (2) BMR units of \$1,122,850 multiplied by two

A ground-floor café (approximately 746 square feet):

\$ 538,878

• BAE valuation of café

Total: \$ 2,784,578

Both of these community amenities are from the Resolution 6360 Community Amenities List. The need for affordable housing in Menlo Park is widely recognized as a City-wide imperative and as the top priority for community amenities. A ground-floor café helps provide essential services to the Bayfront area which promotes the Live-Work-Play goals of ConnectMenlo.

The values assigned to each of the above items are per the City's value determination via the BAE "Evaluation of 111 Independence Drive Community Amenities Proposal" dated January 4, 2021. This Community Amenities Proposal leads to a *surplus* of \$234,578. We sincerely hope that you share in our enthusiasm for this proposal, and we look forward to your approval.

Sincerely,

Sateez Kadivar SP Menlo LLC 111 Independence Drive Menlo Park, CA 94025