



REGULAR MEETING AGENDA

Date: 6/1/2022 Time: 7:15 p.m.

Location: Zoom.us/join – ID # 825 4657 7292

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

Consistent with Government Code section 54953(e), and in light of the declared state of emergency, and maximize public safety while still maintaining transparency and public access, members of the public can listen to the meeting and participate using the following methods.

- How to participate in the meeting
 - Access the meeting real-time online at: Zoom.us/join –Meeting ID# 825 4657 7292
 - Access the meeting real-time via telephone at: (669) 900-6833
 Meeting ID# 825 4657 7292
 Press *9 to raise hand to speak

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 Zoom webinar and/or the access code is subject to change. If you have difficulty accessing the Zoom webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

Regular Meeting (Zoom.us/join – ID# 825 4657 7292)

- 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.

D. Regular Business

- D1. Approve minutes for the Housing Commission regular meeting on May 4, 2022 (Attachment)
- D2. Recommendation of a Below Market Rate Housing Agreement Term Sheet with Tarlton Properties for 1350 Adams Court (Staff Report #22-004-HC)
- E. Reports and Announcements
- E1. Ad hoc subcommittee reports

Housing Commission Regular Meeting Agenda June 1, 2022 Page 2 of 2

- 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: 05/26/2022)



REGULAR MEETING MINUTES - DRAFT

Date: 5/4/2022 Time: 6:30 p.m. Location: Zoom

A. Call To Order

Vice Chair Bigelow called the meeting to order at 6:34 p.m.

B. Roll Call

Present: Bigelow, Campos, Leitch, Merriman, Pimentel, Nguyen, Walker

Absent: None

Staff: Acting Housing Manager Mike Noce

C. Public Comment

 Karen Grove welcomed new commissioners and spoke in favor of affordable housing development sites that increase housing opportunities for the lowest income levels.

D. Regular Business

D1. Approve minutes for the Housing Commission regular meeting on March 2, 2022 (Attachment)

ACTION: Motion and second (Leitch/ Merriman), to approve minutes for the Housing Commission regular meeting on March 2, 2022, passed 5-0 (Bigelow and Campos abstaining).

D2. Presentation from the City's Below Market Rate (BMR) Housing Program administrator, HouseKeys

HouseKeys representatives, Julius Nyanda and Candice Testa, made the presentation (Attachment).

- Pam Jones spoke in favor of the HouseKeys platform and inquired about annual compliance of inclusionary units.
- Karen Grove spoke about income categories, maximum allowable rents and increasing the number of participants in the City's BMR program.
- D3. Selection of the Chair and Vice Chair

Acting Housing Manager Mike Noce introduced the item.

ACTION: Motion and second (Merriman/ Nguyen), to approve the nomination of Commissioner Bigelow as the Housing Commission Chair, passed unanimously.

ACTION: Motion and second (Pimentel/ Leitch), to approve the nomination of Commissioner Nguyen as the Housing Commission Vice Chair, passed unanimously.

D4. Review and receive the 2022 advisory body handbook and 2020-21 Housing Commission work plan Acting Housing Manager Mike Noce introduced the item.

 Karen Grove spoke about updates to the BMR guidelines and the identification of housing sites as part of the Housing Element Update

ACTION: By acclamation the Housing Commission selected Commissioners Bigelow, Leitch, and Nguyen to serve on a Housing Commission work plan ad hoc subcommittee, passed unanimously.

E. Reports and Announcements

E1. Ad hoc subcommittee reports (10 minutes)

None.

E2. Commissioner updates

- Commissioner Merriman thanked past Housing Commission Chair, Karen Grove, and welcomed new commissioners, Campos and Walker.
- Commissioner Merriman announced May is affordable housing month with many regional events coordinated through the Housing Leadership Council.
- Commissioner Bigelow thanked past Housing Commission Chair, Karen Grove, and welcomed new commissioners, Campos and Walker.

E3. Recommended future agenda items

None.

E4. Staff updates and announcements

Acting Housing Manager Mike Noce provided updates on:

- Staff will follow up on a potential joint Housing and Planning Commission special meeting in May.
- The start time of the June 1, 2022 Housing Commission meeting will be 7:15 p.m. due to a Reimagining Public Safety community meeting being held that evening at 6 p.m.

F. Adjournment

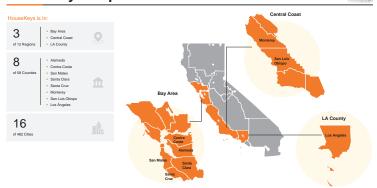
Chair Bigelow adjourned the meeting at 9:03 p.m.

Mike Noce, Acting Housing Manager, Community Development



HouseKeys Program Orientation Session – City of Menlo Park

HouseKeys Map of California



What do we do at HouseKeys? - Demand

- 1. Assist you to find and apply for affordable housing (for free)
 - 1. Program Applicant
- 2. Assist you to comply with affordable housing rules (Program Participant)
 - 1. Occupancy
 - 2. Income Requirements
 - 3. Resale
 - 4. Refinance
 - 5. Transfers

What do we do at HouseKeys? - Supply

- Assist homebuilders to comply with affordable housing requirements
- 2. Assist Local Government Agencies (Cities and Counties) to turn their affordable housing policies into effective everyday programming

Inclusionary Housing (A Builder must INCLUDE in their project a percentage of units that must be SOLD to Income-Eligible Buyers)

Builder wants to build and sell 100 Units - \$1,350,000 Market Price 10% of the Units – 10 Units must be sold to Income-Eligible Households at a "Affordable Price"

What do we do at HouseKeys? - Transaction

- 1. Own: Restriction Agreement, Note, Deed of Trust
- 2. Rent: Lease Addendum (Annual Compliance, Income Certifications)
- 3. Housing Professionals
 - 1. Homeownership Transactions & Compliance
 - Loan Officers
 - Real Estate Agents
 - Escrow Officers
 - Appraisers, Inspectors, Regulators
 - 2. Rental Transactions & Compliance
 - Property Managers (Rental Units)

MyHouseKeys.com vs. Housekeys10.com

The Two Websites that you'll be using

https://www.housekeys10.com/



Terminology (Definitions) – Part 1

#	Term	Definition	Purpose
1	"Affordable"	No more than 1/3 rd of the Household's Gross Monthly Income is being spent on the housing payment	Sets a standard that drives all housing policy according to each income limit.
2	Income	Gross Earned Income (before taxes) and any amount included from Assets. Assets can be included up to 10% of all liquid amounts (Excluding certain retirement accounts) above \$5,000	All income is Projected for the next 12 months and is meant to determine whether your total household income below the income limit according to each category.
3	Median Income	The Middle Income within a stated area (e.g., County). Area Median Income. 50% of the Incomes above Median and 50% of all Incomes are below it.	Sets the Categories: Acutely Low Income (up to 15%), Extremely Low (up to 30%), Very Low (up to 50%), Low (up to 80%), Moderate (up to 120%)
4	Eligible	Household Size and Total Income are within the Income Categories	Ensures that the local zoning policies serve target households
5	Qualified	Applicant earns enough to successfully make the housing payment (criteria-specific)	Ensures buyers don't foreclose; and tenants don't default.

Terminology (Definitions) – Part 2 (HouseKeys)

#	Term	Definition	Purpose
6	Program For-Sale Rental (Application ID)	A record that categorizes a local government agency's housing policies into Homeownership, Rental, or Finance policies and procedures (a rule book). HouseKeys is a Program Administrator	It formalizes the local government's housing policy and makes it easier for the public to understand, and for staff to manage
7	Opportunity (Notification)	A listing of an available home for rent or an available home for purchase. This can also include an available down payment assistance resource. Typically, it is presented as a single unit of benefit.	Classify available homes or resources by Price, Income Category, and Requirements. It also allows HouseKeys to provide details to the public.
8	Drawing (Enter)	A grouping that contains 1 or more opportunities.	Connect applicants to specific opportunities. This is separate from the Applicant Pool.
9	Selection Processes (Lottery, FCFS, Application ID)	A process by which a random number is assigned to each applicant in the Drawing. If preferences apply, the list is reordered, and the random number is the "tiebreaker"	Transparent and fair selection process for applicants; as there will always be more applicants than available homes
10	Preference	A priority given to certain applicants that meet certain criteria goals for he program	Determine the Final Selection Order

Terminology (Definitions) – Part 2

#	Term	Definition	Purpose
11	File	Verifiable evidence of an applicant's eligibility	Prove applicant eligibility

#	Preference Categorization 1	Tiers	Preference Categorization 2	
1	Live and/or Work. The applicant household's primary residence is within incorporated Menlo Park, or a member of the applicant household	1	Person or household with accessibility need meeting an existing Menlo Park preference, such as live and/or work, unhoused or displacement.	
	currently works or volunteers within incorporated Menlo Park.	2	Person or household with an accessibility need NOT meeting an existing Menlo Park Preference	
2	Unhoused Preference	3	Person or household meeting an existing Menlo	
3	Displacement Preference		Park Preference such as live and/or work, unhoused, or displacement	
		None	A person or household not meeting and existing Menlo Park preference	

Each of the 3,006 counties in the U.S. has a different Area Median Income. That County Area Median Income (AMI) is used to drive the Income Category Limits above. Each Income Category Limit is used to calculate the rental rates and sales prices for "affordable" housing units.

High Level Overview of the Process

1	2	3	4	5
Create a myhousekeys.com account, Get an Application ID and Enter a Drawing	Upload a File to the File Cabinet	File goes to Review by an Underwriter	Initial Review by the Underwriter	Final Review and Approval
There will be a Drawing Entry Deadline & a File Submission Deadline	Do you have enough of a file to review, Does it meet the minimum? 1. Application Forms 2. Proof of Income 3. Proof of Assets 4. Proof of Qualification 5. Proof of Preference	If you're file meets all the requirements identified in phase 2, your file will be sent to an Underwriter to be reviewed	What other paperwork do we need to document eligibility? A needs list will be sent, and you'll be given a deadline to submit the file	If you're file is good to go, you'll be approved and sent forward for contract or lease signing. If denied, you can appeal, but it won't hold up the other applicants

https://www.myhousekeys.com/



https://www.myhousekeys.com/



13

AGENDA ITEM D-2 Community Development



STAFF REPORT

Housing Commission

Meeting Date: 6/1/2022 Staff Report Number: 22-004-HC

Regular Business: Recommendation of a Below Market Rate Housing

Agreement Term Sheet with Tarlton Properties for

1350 Adams Court

Recommendation

Staff recommends that the Housing Commission recommend approval of the draft Below Market Rate (BMR) Housing Agreement Term Sheet ("Term Sheet") to the Housing Commission for a proposed life sciences research and development (R&D) building at 1350 Adams Court. The proposed development would consist of a new life science R&D building up to 260,400 square feet in size and associated site improvements, 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 the BMR Housing Program Guidelines and the BMR Housing Ordinance.

Background

Site location

The project site is an 11.2-acre, LS-B (Life Sciences-Bonus)-zoned parcel that currently contains an existing 188,104-square-foot R&D building on the southern half of the site occupied by Pacific Biosciences (PacBio). The proposed building would be located on the northern 4.4 acres of the project site that is currently vacant and undeveloped. A new address of 1350 Adams Court is proposed. For 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 project site is located immediately north of O'Brien Drive, with access points to the project site from O'Brien Drive to the south, Adams Drive to the east and Adams Court to the north. A location map is provided as Attachment B.

To the west of the project site is the former ProLogis Menlo Science and Technology Park and the site of the proposed Willow Village Project (https://www.menlopark.org/WillowVillage), which would include office, residential, and commercial uses as part of a multi-phase development. Those parcels are zoned O-B (Office, Bonus) and R-MU-B (Residential Mixed Use, Bonus) and currently contain 20 buildings occupied by R&D, offices, manufacturing, and warehousing uses on approximately 60 acres. Parcels to the north across Adams Court are zoned LS-B (Life Sciences, Bonus) and occupied by R&D and warehousing uses. The parcels to the east are also zoned LS-B and are part of the Menlo Business Park and occupied by

R&D uses. Parcels to the south across O'Brien Drive are zoned LS (Life Sciences) and contain R&D and manufacturing uses.

Analysis

Project description

The applicant, Tarlton Properties, Inc., is proposing to demolish existing surface parking lots, a concrete slab, and unimproved landscape areas in the northern portion of the project site and construct a new five-story research and development (R&D) building, up to 260,400 square feet in size. The existing building at 1305 O'Brien Drive would remain. The new building is proposed to utilize bonus level provisions identified in the Zoning Ordinance. The LS-B zoning district allows a development to seek an increase in floor area ratio (FAR) and/or height subject to obtaining a use permit or conditional development permit and providing one or more community amenities.

The proposal includes a request for architectural control to construct the new building and onsite improvements, a use permit to increase the height and floor area ratio (FAR) in exchange for community amenities (currently proposed to be provided in the form of an in-lieu fee), heritage tree removal permits, and environmental review. Select sheets from the project plans are included as Attachments C. The Planning Commission will take final action on all requested entitlements for the proposed project.

BMR Housing Program and related requirements

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 ("BMR Guidelines"), since the project includes more than 10,000 square feet of new non-residential development. At this time, the Housing Commission should review the draft Term Sheet and provide guidance to staff, the applicant, and the Planning Commission. The draft Term Sheet would be used to inform the BMR Agreement, which would subsequently be reviewed by the Planning Commission.

The BMR Guidelines strongly recommends that qualifying commercial developments provide on-site BMR units. However, residential use of the property is not allowed in the LS-B zoning district and consequently would not be consistent with the Life Sciences General Plan Land Use Designation. The subject site is located within a business park, and adjacent buildings are occupied by life sciences uses. The property owner does not own any sites zoned for residential uses. Based on the project zoning and land use, staff has found that development of BMR units on-site in accordance with the requirements of the BMR Ordinance and Guidelines is not feasible.

The applicant would be required to pay the applicable in-lieu fee prior to issuance of the building permit for this project. The in-lieu fee would be calculated as set forth in the table below (Table 1). 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. The new building is proposed to be 255,602 square feet according to the current project plans. If the final design increases the proposed gross floor area up to 260,400 square feet, then additional in lieu fees would be collected above the amount listed below.

Table 1: BMR Requirements and Applicant Proposal							
	Fee per square foot	Square feet	Component fees				
Existing Building - Office	\$20.46	0	\$0.00				
Existing Building - Non-Office	\$11.10	0	\$0.00				
Proposed Building - Office	\$20.46	255,602	\$5,229,616.92				
Proposed Building - Non-Office	\$11.10	0	\$0.00				
BMR In-Lieu Fee Option			\$5,229,616.92				

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 project at the meeting.

Conclusion

Given that the residential use of LS-B-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 issuance of a building permit for the project.

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. BMR inlieu fees are paid prior to issuance of a building permit and deposited to the BMR Housing Fund.

Environmental Review

The proposed project will be evaluated with respect to compliance with the California Environmental Quality Act (CEQA) as part of the Planning Commission final action. BMR housing direction is not a project under CEQA, so environmental review is not required by the Housing 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. Public notification also consisted of courtesy notification by mail of owners and occupants within a 300-foot radius of the subject property.

Staff Report #: 22-004-HC Page 4

Attachments

- A. Proposed BMR Term Sheet
- B. Location Map
- C. Excerpts of Project Plans

Report prepared by:

Tom Smith, Acting Principal Planner

Report reviewed by:

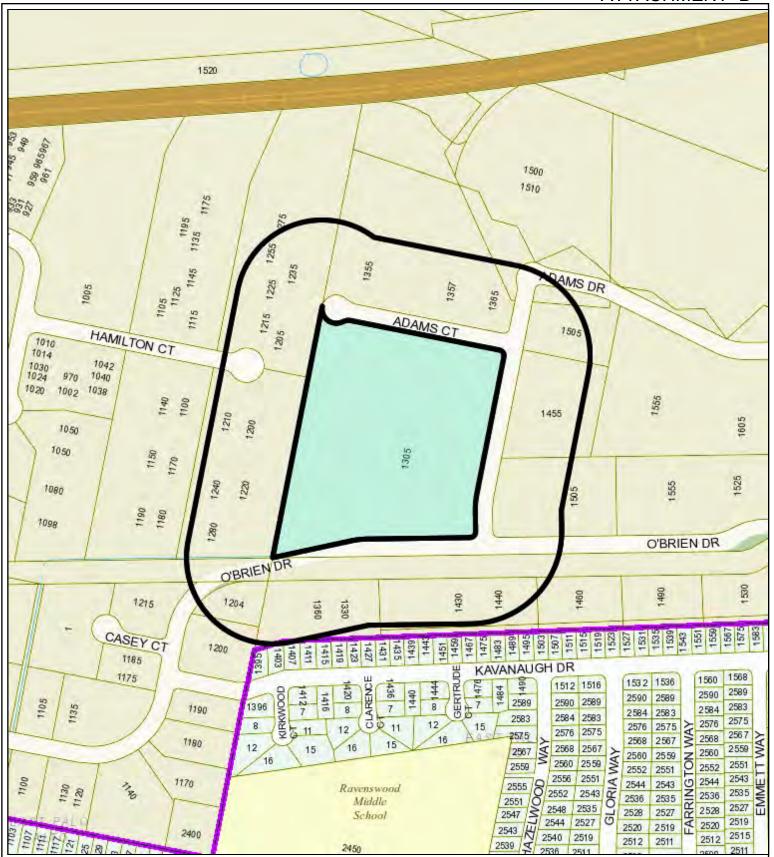
Mike Noce, Acting Housing Manager

1350 Adams Court Below Market Rate (BMR) Housing Agreement Term Sheet

- 1. Applicant owns property comprised of Assessor's Parcel Number 055-472-030, which includes the project site on the northern portion of the parcel more commonly known as 1350 Adams Court, Menlo Park;
- 2. Applicant is requesting a Use Permit, Architectural Control, Heritage Tree Removal Permit, a Below Market Rate (BMR) Housing Agreement, and building permits to construct a new Research and Development (R&D) building of up to 260,400 square feet on the vacant northern portion of the parcel. The proposed building is proposed to be 255,602 square feet per the current project plans, which will be 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 on-site or off-site BMR units, combining resources with other applicants to deliver such off-site units, or by payment of an in-lieu fee;
 - a. R&D is a Group A use under Section 16.96.030 of the City's BMR Ordinance and Housing Program Guidelines; and the in-lieu fee is calculated at \$20.46 per square foot. The BMR in-lieu fee is estimated at \$5,229,616.92;
 - b. 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 on-site or off-site units is infeasible and prior to building permit issuance, the Applicant will 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:

	Use Group	Fee/SF	Square Feet	Fees
Proposed	A – R&D and	\$20.46	255,602	\$5,229,616.92
Building – R&D	Office			
	\$5,229,616.92			

ATTACHMENT B





City of Menlo Park Location Map 1350 Adams Court

U

Scale: 1:4,000 Drawn By: TAS Checked By: MRN Date: 6/1/2022

Page D-2.7

Sheet: 1



PLANNING SUBMITTAL

03-18-2022





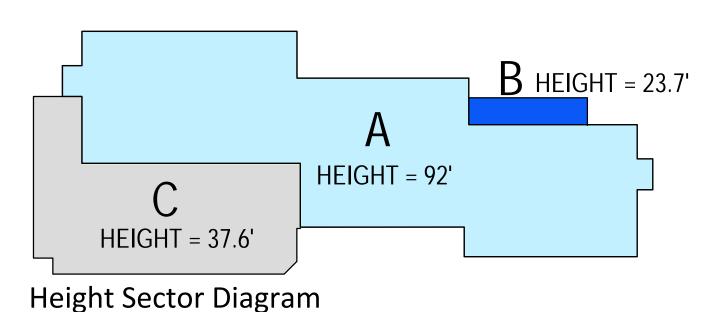
SHEET INDEX

- GO COVER SHEET
- G1 PROJECT DATA
- A1a EXISTING VICINITY MAP
- A1b FUTURE VICINITY MAP
- A1c ENLARGED EXISTING VICINITY MAP
- **EXISTING SITE CONDITIONS SITE PHOTOS**
- A3 EXISTING LOT 3 SITE PLAN
- A5a PROPOSED OVERALL SITE PLAN
- A5b PROPOSED ENLARGED SITE PLAN A5c PROPOSED RIGHT OF WAY IMPROVEMENTS
- A5d PROPOSED RIGHT OF WAY IMPROVEMENTS & OPEN SPACE
- A5e PROPOSED PASEO WITH CONTINGENT PASEO
- A5f PROPOSED ENLARGED BIKE STORAGE PLANS FIRE TRUCK CIRCULATION AND BUILDING HEIGHT DIAGRAMS
- FIRE ACCESS DIAGRAMS
- A8a OPEN SPACE DIAGRAM
- A8a.1 PUBLIC OPEN SPACE WEST ALTERNATE
- A8b EXAMPLES OF AMENITIES AT PUBLICLY ACCESSIBLE OPEN SPACE
- A8c PROPOSED ARTWORK AT PUBLIC SPACE
- A9 GROSS FLOOR AREA DIAGRAMS
- A10 GROSS FLOOR AREA DIAGRAMS
- A11 PO LEVEL PARKING PLAN
- A12 LEVEL 1/ ENTRY, P1 LEVEL PARKING PLAN
- A13 P2 LEVEL PARKING PLAN
- A14 LEVEL 2, P3 LEVEL PARKING PLAN
- A15 LEVEL 3 PLAN
- A16 LEVEL 4 PLAN
- A17 LEVEL 5 PLAN
- A18 ROOF PLAN
- A19 PROPOSED BUILDING ELEVATIONS
- A20 PROPOSED BUILDING ELEVATIONS
- A21 NORTH-SOUTH BUILDING SECTIONS
- A22 EAST-WEST BUILDING SECTIONS A24 TRASH ENCLOSURE ELEVATIONS
- A25 ELEVATION DIAGRAMS & ENCLOSURE CALCULATIONS
- A26 ELEVATION DIAGRAMS
- A27 STREETSCAPE ELEVATIONS
- AR1 RENDERING VIEW FROM ADAMS DRIVE/ ADAMS COURT INTERSECTION
- AR2 RENDERING VIEW FROM ADAMS DRIVE/ ADAMS COURT
 - INTERSECTION (EXISTING TREES SHOWN)
- AR3 RENDERING VIEW FROM ADAMS COURT/ BUILDING ENTRY
- AR4 RENDERING VIEW FROM ADAMS COURT (NORTH AND WEST SIDE OF BUILDING AND GARAGE)
- **EXISTING TREE PLAN ENTIRE SITE**
- **EXISTING TREE PLAN PROJECT SITE**
- LO3 TREE PROTECTION NOTES & DETAILS
- LANDSCAPE PLAN
- LO5 FRONTAGE LANDSCAPE COMPLIANCE DIAGRAM
- TP1 TOPOGRAPHY MAP NORTH
- TP2 TOPOGRAPHY MAP SOUTH
- C1 EXISTING EASEMENTS AND PROPERTY LINE EXHIBIT
- C2a PRELIMINARY UTILITY PLAN
- C2b PRELIMINARY UTILITY PLAN
- C3a PRELIMINARY GRADING PLAN
- C3b PRELIMINARY GRADING PLAN
- C3c PRELIMINARY GRADING PLAN PRELIMINARY GRADING PLAN
- PRELIMINARY STORMWATER MANAGEMENT PLAN
- EXISTING IMPERVIOUS/PERVIOUS AREA EXHIBIT
- C5b PRELIMINARY PROPOSED IMPERVIOUS/PERVIOUS AREA EXHIBIT

FIRE TRUCK TURNING AND FIRE HYDRANT COVERAGE

RECOLOGY TRUCK TURNING EXHIBIT

		LS ZONING						
		REQUIREMENT (BONUS LEVEL)			PROP	POSED DEVELOP	MENTS	
		(20:100 = 21 = 2)	1305 O'BRIEN DRIVE (FXISTING)	1 1101	1350 ADAMS COUR		OVERALL SITE
SITE AREA	MIN	25,000 SF	295,876 SF	<u>LXIOTINO)</u>		192,040 SF	T (NEW BOILDING)	487,916 SF (11.2 Acres)
	MIN	100' X 100' lot size	Width Depth (West) Depth (East)	654'-11" 566'-10" 366'-3"		Width Depth (West) Depth (East)	654'-11" 325'-3" 294'-0"	654'-11" 892'-1" 660'-2"
BUILDING AREA		-	188, 104 SF (PACBIO)	TOTAL		255,602 SF 59,170 SF	TOTAL TYPICAL FLOOR	443,706 SF
			Level 1 Level 2 Chemical Storage/ Other TOTAL	128,873 SF 58,853 SF 378 SF 188, 104 SF		P0 Level 1/P1 P2 Level 2/P3 Level 3 Level 4 Level 5 Roof TOTAL	70 39,48 66 35,56 59,17 59,17 59,17 1,68 255,60	5 0 0 0 0 0 0
							for square footage calcs by floor	
FAR		125%	(Building area total/ Site	area total) = (188,104	1 + 255,602	2) / 487,916		90.93%
BUILDING HEIGHT	MAX	110'	35'			92' (Measured to top average natural grad	of parapet from existing e)	
BUILDING					otprint			
AVERAGE		67.5' average	Building		Ft)	Bldg Height (Feet)	Footprint x Building Height	
HEIGHT		Using Footprint Method	1305 O'Brien Drive	Whole Building	129,218		35 4,522,63	
		N	1350 Adams Court	A- Lab	59,170		92 5,443,64	
		Note: 1350 Adams Drive		B-L1 Extension	2,550		60,43	
		height calculted from (E)		C- Garage	26,314	37	7.6 989,40	0
		average natural grade =	Factoriat Dieta v. Dvildie	a I la la la la tata l			44.040.44	4
		11.6' (sea level) 1305 O'Brien Drive height	Footprint Plate x Building Height total 11,016,111 Footprint Total (1305 O'Brien Drive + 1350 Adams Court) 217,252					
			Footprint Total (1305 O'Brien Drive + 1350 Adams Court)					4
	calculated from (E) permit package		Average Height				50.7	1
SET BACKS		5' min at STREET	Front Yard	65'-0" - 191'-0"		Front Yard	30'-2" at STREET (Adams Court)	
		10' min at INTERIOR, SIDE and REAR	Rear Yard West Side Yard East Side Yard	296'-0" 123'-0" 130'-0" - 145'-0"		Rear Yard West Side Yard East Side Yard	51'-6" at REAR/ INTERIOR 52'-10" at SIDE 38'-10" at STREET (Adams Drive	
BUILDING			129,218 SF			88,270 SF		(E) + (Proposed) /
FOOTPRINT			43.68%			45.96%		Total Site = 217,488 SF 44.57%
LANDSCAPE RATIO			42,412 SF 14.33%			34,047 SF 17.72%		(E) + (Proposed) / Total Site = 76,459 SF 15.67%
PAVING			124,246 SF 41.99%			69,723 SF 36.30%		15.67% (E) + (Proposed) / Total Site = 193,969 SF 39.76%



RON KRIETEMEYER

CONTACT

CLIENT/ OWNER

MENLO PARK PORTFOLIO II, LLC 1530 O'BRIEN DRIVE, SUITE C MENLO PARK, CALIFORNIA 94025

PHONE: (650) 330-3600 FAX: (650) 330-3636 WEBSITE: WWW.TARLTON.COM CONTACT: JOHN TARLTON

CONSTRUCTION TYPE:

ARCHITECTS

DES ARCHITECT + ENGINEERS, INC. 399 BRADFORD STREET REDWOOD CITY, CALIFORNIA 94063

(650) 364-6453 PHONE: (650) 364-2618 WEBSITE: WWW.DES-AE.COM CONTACT: SUSAN ESCHWEILER **KENNY HUNG**

STREET TYPE:
MIXED USE COLLECTOR

ZONING DESIGNATION: LIFE SCIENCE DISTRICT (LS-B)

TYPE I CONSTRUCTION

ADAMS DRIVE/ ADAMS COURT



LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

PROJECT DATA

11-28-17 01-07-19 03-18-22 03-20-18 03-12-21 10-19-18 11-29-21

LS ZONING **REQUIREMENT**

(BONUS LEVEL)

.5 cars/ 1000 SF

2.5 cars/ 1000 SF

8'-6" x 16'-6"

9'-0" x 18'-0"

8'-6" x 16'-6"

parking)

4'-0" min x 16'-6"

EV installed total=

1 bike /5000 SF

20% short-term

80% long-term

SITE AREA

total SITE AREA

of total SITE AREA

Private open space= 10%

48,792 SF MIN

CITY OF MENLO PARK MUNICIPAL CODE 2019

PER TABLE 16.44.080, RESEARCH USE 1.5

MIN. TO 2.5 MAX SPACES PER 1,000 SF

(255,602SF GROSS AREA)/1000 X 1.5= 384 MIN

(255,602SF GROSS AREA)/1000 X 2.5= 639 MAX

TABLE 5.106.5.3.3, (15% MIN OF TOTAL

PARKING = 10% INSTALLED + 5% FUTURE) =

(72+36 = 108)

706 x 10% =71

 $706 \times 5\% = 36$

N/A

N/A

N/A

TABLE 16.44.080, 1BIKE / 500 GROSS SF:

255602 SF / 5000 = 51

20% OF 51 = 11 MIN. (within 50' from entrance)

80% OF 51 = 41 MIN.

- ALL ACCESSIBLE STALLS ARE ON GRADE LEVEL (P1 AND ON SURFACE)

6+[1%(total parking stalls)]

PARKING MIN

Regular stalls

OPEN SPACE MIN

DESCRIPTION

OTAL PARKING

total in garage excluding EVCS

ACCESSIBLE

VAN ACCESSIBLE

CARPOOL/ CLEAN AIR/

EVCS STANDARD

stalled w/charger

EVCS ACCESSIBLE

stalled w/charger

nstalled w/charger

EVCS AMBULATORY

nstalled w/charger

BICYCLE PARKING

SHORT TERM

LONG TERM

MOTORCYCLE

EVCS VAN ACCESSIBLE

uture (prewire)

on surface

n surface

ADA stalls

EV stalls

New Building Provided Parking Stall Sizes:

1305 O'BRIEN DRIVE (EXISTING)

Existing Parking

Stalls To Remain

V pre-wire total= 5%(total (E) parking has EV provided and exceeds current

Total

Required: 373 cars per conditions of approval

Stall

Count

PARKING / BIKE CALCULATIONS

CALGREEN 2019

N/A

5.106.5.2 TABLE: 8%

OF TOTAL (EVCS

QUALIFY AS CLEAN

706 x 8% = 57

5.106.5.3.3 TABLE:

706 x 6% = 43

6% OF TOTAL

N/A

2 (within 200' from

entrance)

5% OF TOTAL

PARKING:

 $706 \times 5\% = 36$

REQUIRED

COUNT

CBC 2019

11B-208.2 TABLE

(EXCLUDING EVCS)

1 PER 1-25

586 x 2% = 12

11B-208.2.4

1 PER 6 ACCESSIBLE

1/6=1

11B-228.3.2.1 TABLE

2 MIN.

4 MIN.

4 MIN.

N/A

* TOTAL COUNT OF 706 INCLUDES 118 STANDARD STALLS RELOCATED FROM EXISTING PARKING AT 1305 O'BRIEN DRIVE

12 /6 =2

PROPOSED DEVELOPMENTS

ADA Count | EV Count

(1 Van

(SEE SHEET A8a)

Provided Open Space=

Provided Public Open Space =

Provided Private Open Space =

LEED

REDUCED

PARKING

FTE/100 = 846/100

= 9 MIN.

V4.1-LTc8 GREEN

VEHICLES

2% OF TOTAL

 $= 706 \times 2\% = 15$

V.4-LTc6 BICYCLE

5% OF FTE =

846 x 5% = 43 MIN.

FACILITIES

NOTE: No open space in right-of-way is counted towards totals shown above.

STALL SIZE

PER MENLO PARK

DESIGN GUIDELINES

1996: STANDARD 90°

STALL- 8'-6" X 16'-6"

WITH 23' TWO-WAY

DRIVEWAY AISLE

CBC 11B-502.2:

9'X 18' + 5' ACCESS

CBC 11B-502.2:

9'X 18' + 8' ACCESS

AISLE OR

12'X 18' + 5' ACCESS

CBC 11B-812

9'X18'+5' ACCESS

12'X18'+5' ACCESS

10'X18'+NO ACCESS

PER MENLO PARK

TABLE 16.44.120

FIGURE 7, RACK TO

ACCOMMODATE 6

LONG TYP. BIKE.

DOUBLE DECKER

RACKS ARE

PERMITTED

N/A

Note- 118 cars to be replaced within (N) Parking Garage

(3 Van + 4

1350 ADAMS COURT (NEW BUILDING)

See chart below.

OVERALL SITE

109,020 SF = 22.34%

48,800 SF = 10.0%

60,220 SF = 12.34%

PROVIDED

2 (INCLUDES VAN) ACCESS AISLE

STALL SIZE

STANDARD:

9'X 18' + 5'

9'X 18' + 8' ACCESS AISLE

8'-6"X16'-6"

ACCESS AISLE

12'X18'+5'

ACCESS AISLE

10'X18'+NO

ACCESS AISLE

ON SURFACE

WITHIN 50'

FROM ENTRY

INSIDE GARAGI

ON P1 LEVEL

4' x 16'-6" &

6' x 16'-6"

COUNT

706 *

garage)

689-108= 581

3 (INCLUDES VAN)

117 (9 CLEAN AIR +

PRE-WIRE)

108 (INCLUDES ALL

ACCESSIBLE STALLS

22

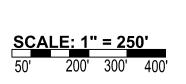
72 EVCS + 36 EV 8'-6"X16'-6"

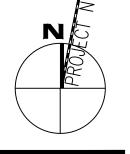
17 surface + 689 <



TARLTON

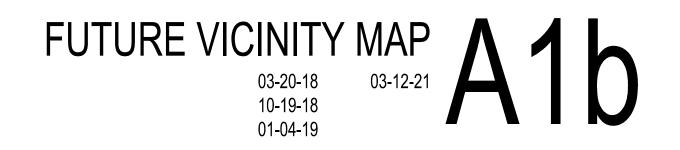


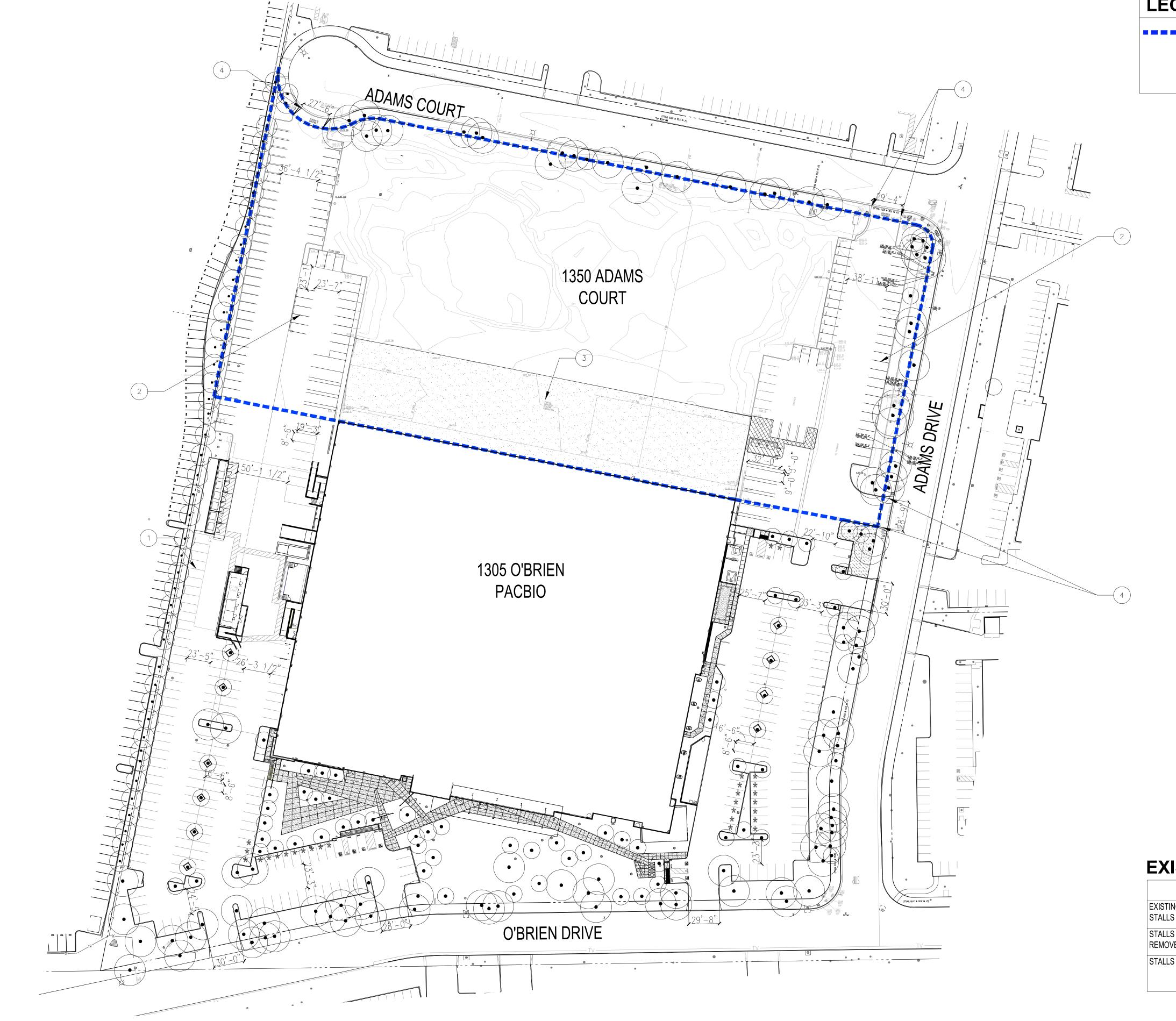






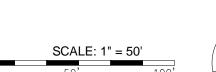


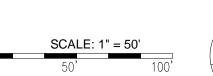




LEGEND KEY NOTES 1) (E) PARKING TO REMAIN ON SITE LIMIT OF WORK (E) PARKING WITHIN PROJECT AREA TO BE DEMOLISHED (3) (E) CONCRETE PAD (4) (E) CURB CUTS AND DRIVEWAY LOCATION

EXISTING PARKING COUNT							
	TOTAL	REGULAR STALL COUNT	ADA COUNT	EV COUNT			
EXISTING PARKING STALLS	373	337	7	29			
STALLS TO BE REMOVED	118	118	-	-			
STALLS TO REMAIN	255	219	7	29 (INCLUDES 1 ADA EV			





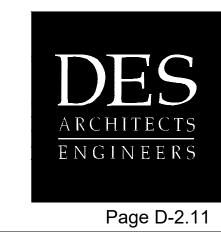


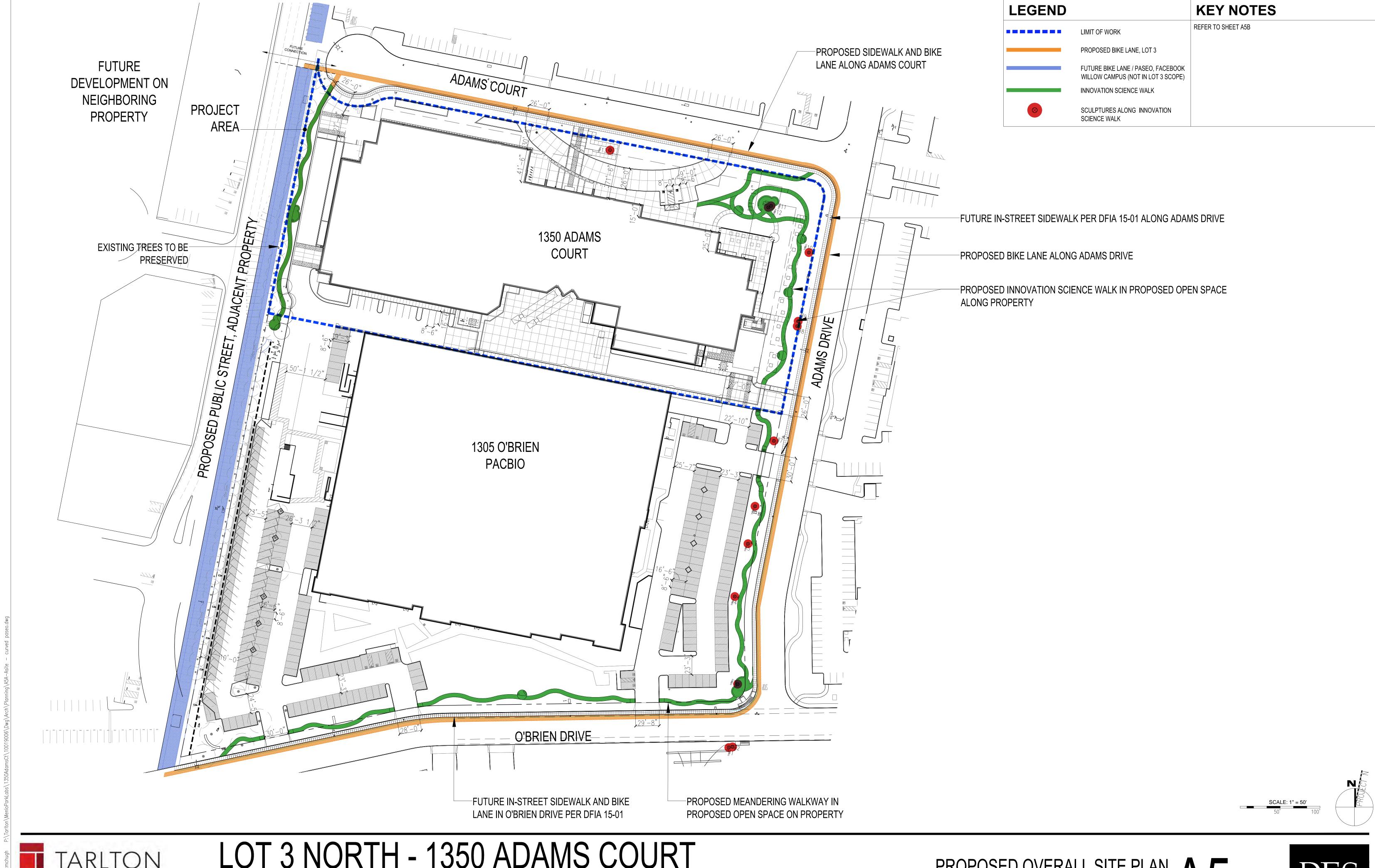
LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

EXISTING LOT 3 SITE PLAN

11-28-17 03-20-18 10-19-18





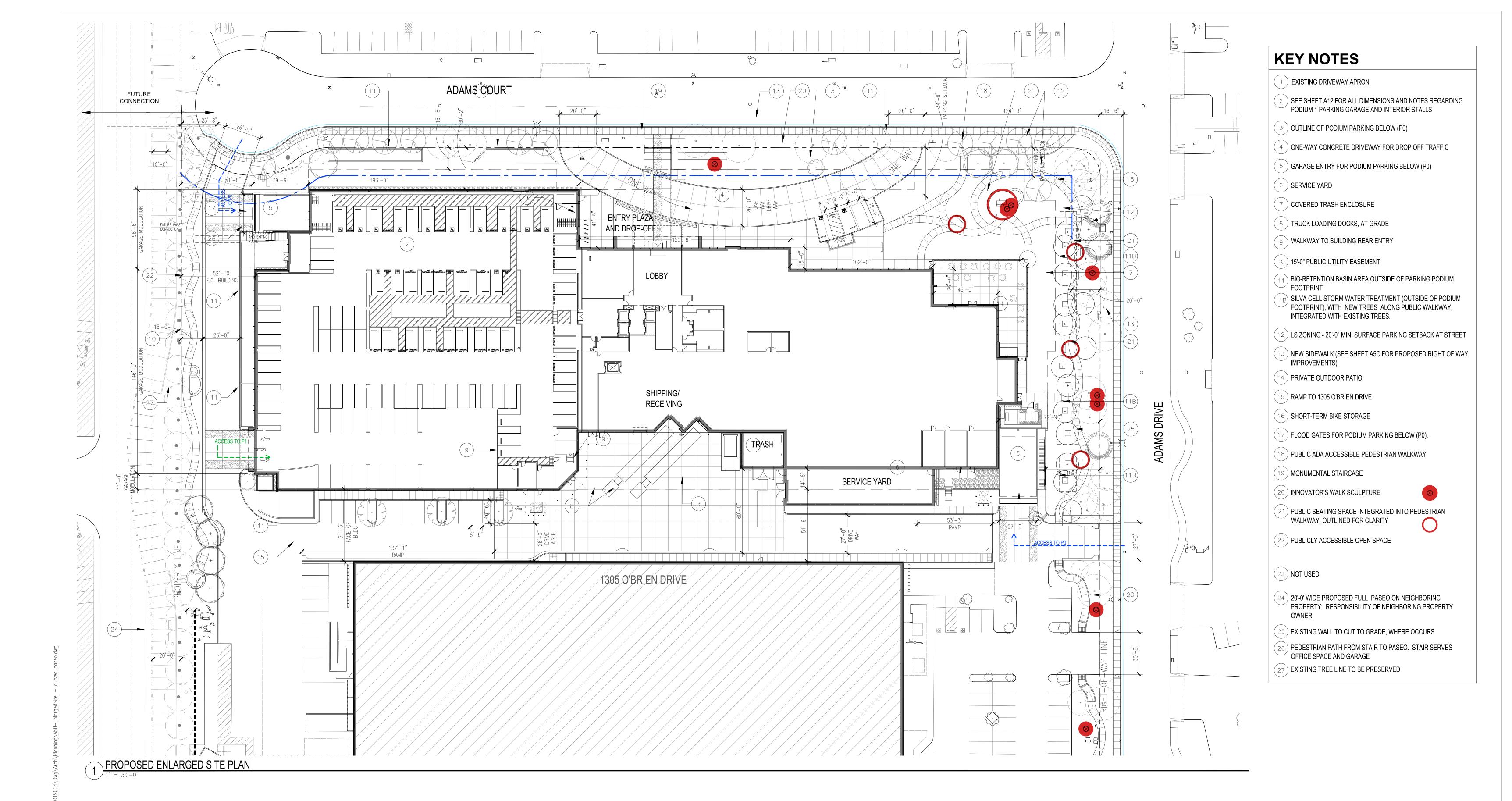
TARLTON

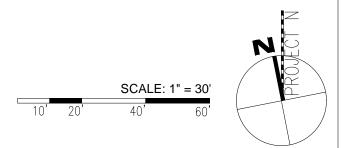
LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

PROPOSED OVERALL SITE PLAN \







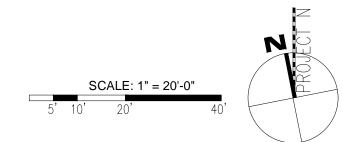








(E) BUILDING 1305 O'BRIEN DRIVE



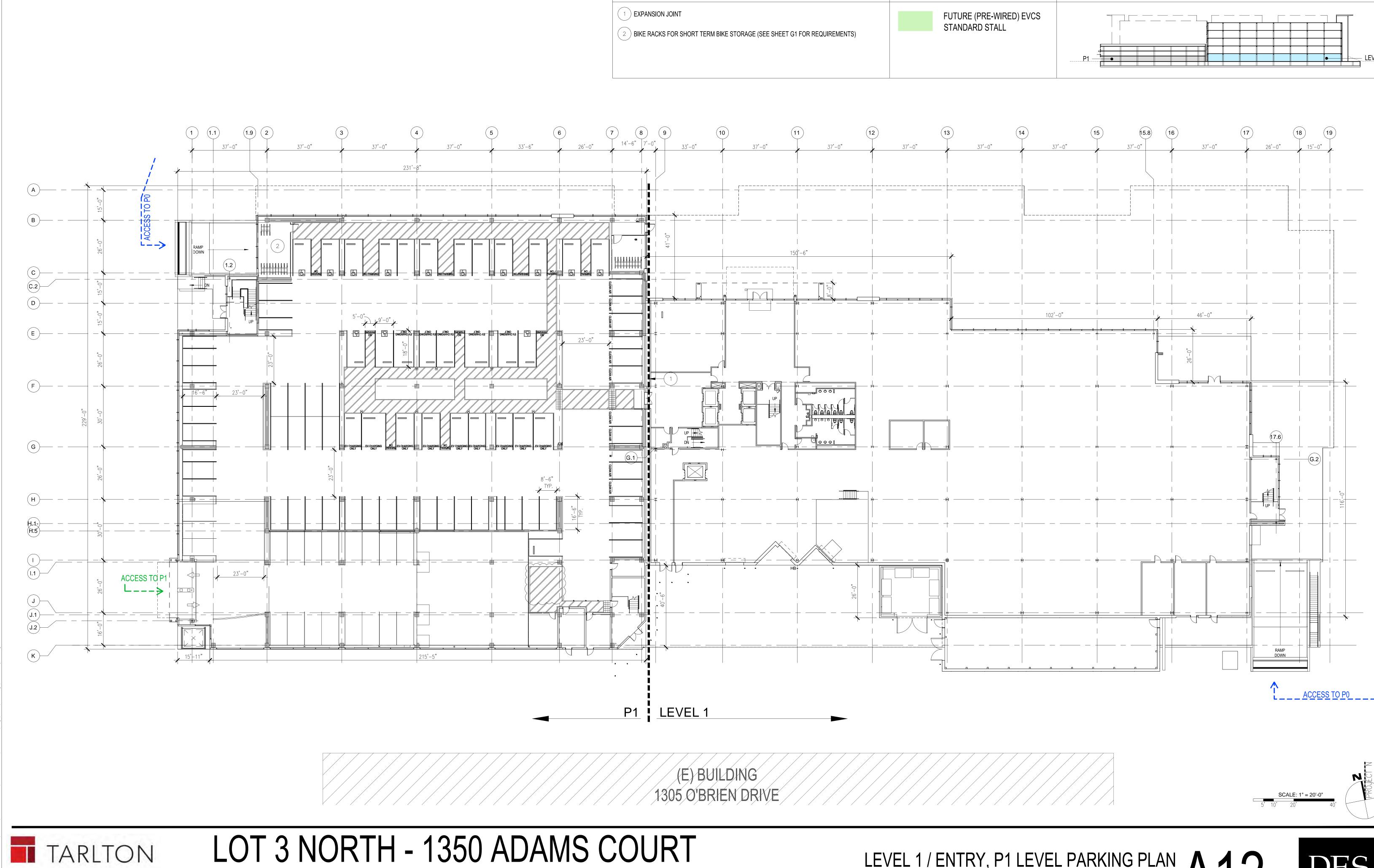


LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

P0 LEVEL PARKING PLAN





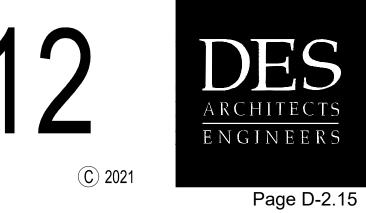
KEY NOTES

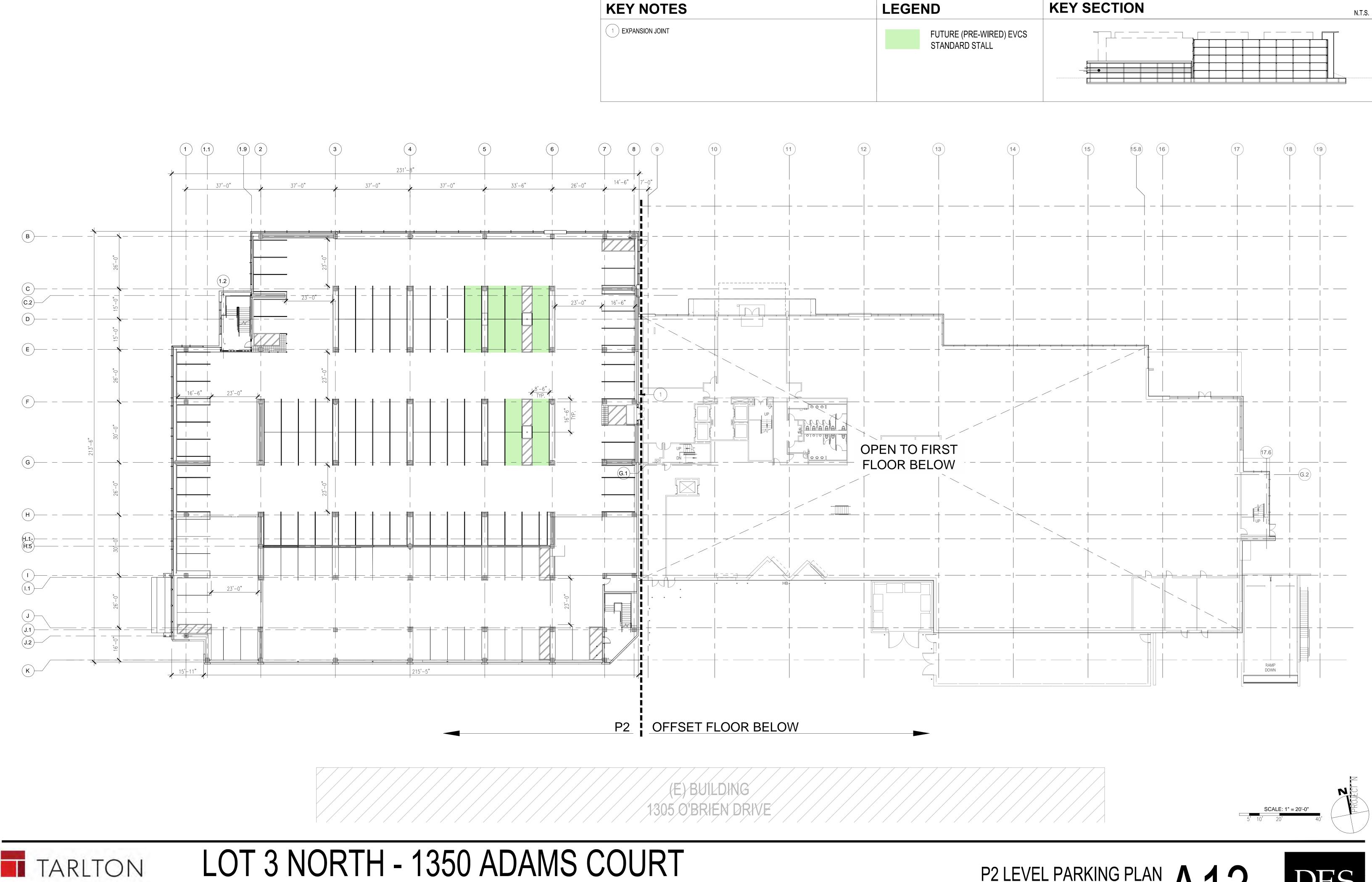
LEGEND

TARLTON DES Project Number: 10019.006 MENLO PARK, CA 94025

LEVEL 1 / ENTRY, P1 LEVEL PARKING PLAN \ \ \ \ \ \ \ \ \

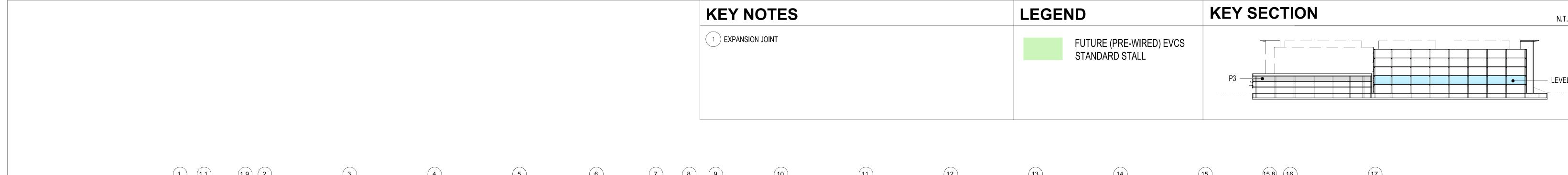
KEY SECTION





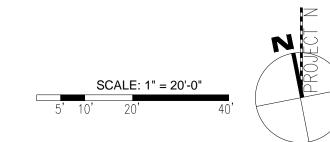
TARLTON DES Project Number: 10019.006 P2 LEVEL PARKING PLAN 1







(E) BUILDING 1305 O'BRIEN DRIVE



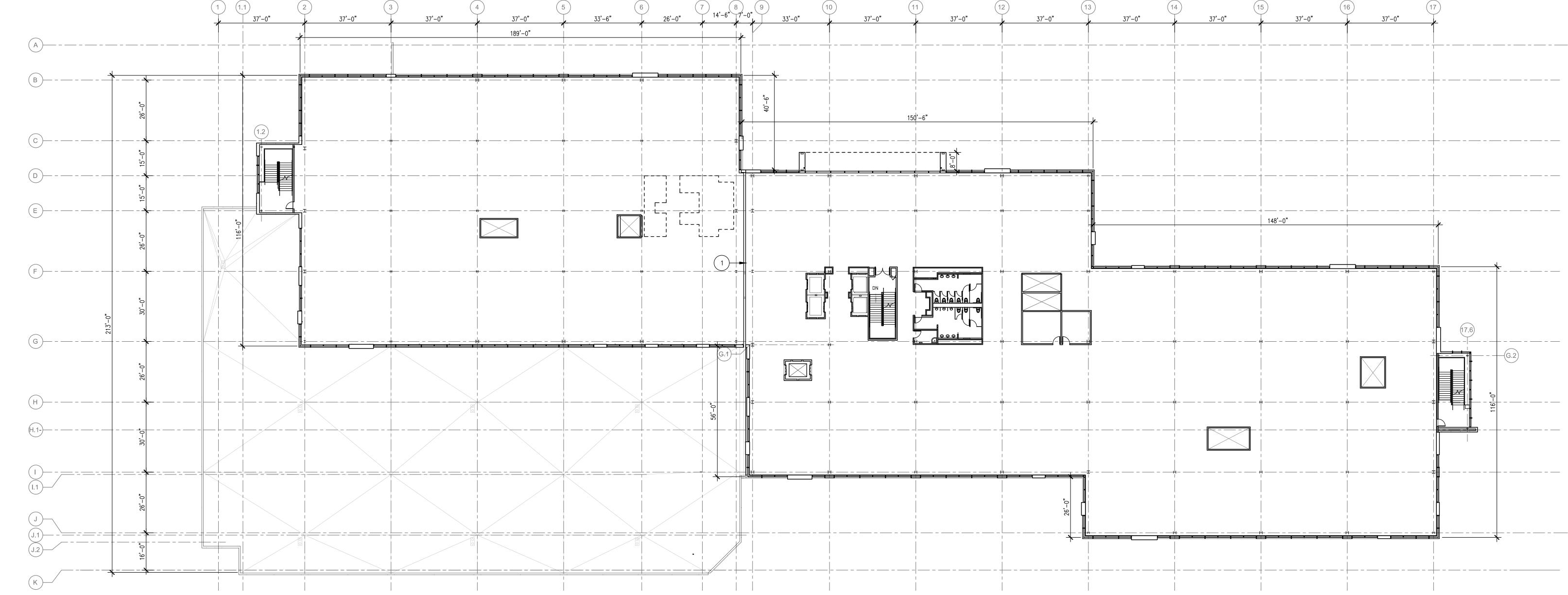


LOT 3 NORTH - 1350 ADAMS COURT

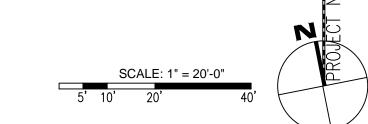
MENLO PARK, CA 94025

LEVEL 2, P3 LEVEL PARKING PLAN

11-28-17 03-12-21 03-20-18 11-29-21



(E) BUILDING





LOT 3 NORTH - 1350 ADAMS COURT





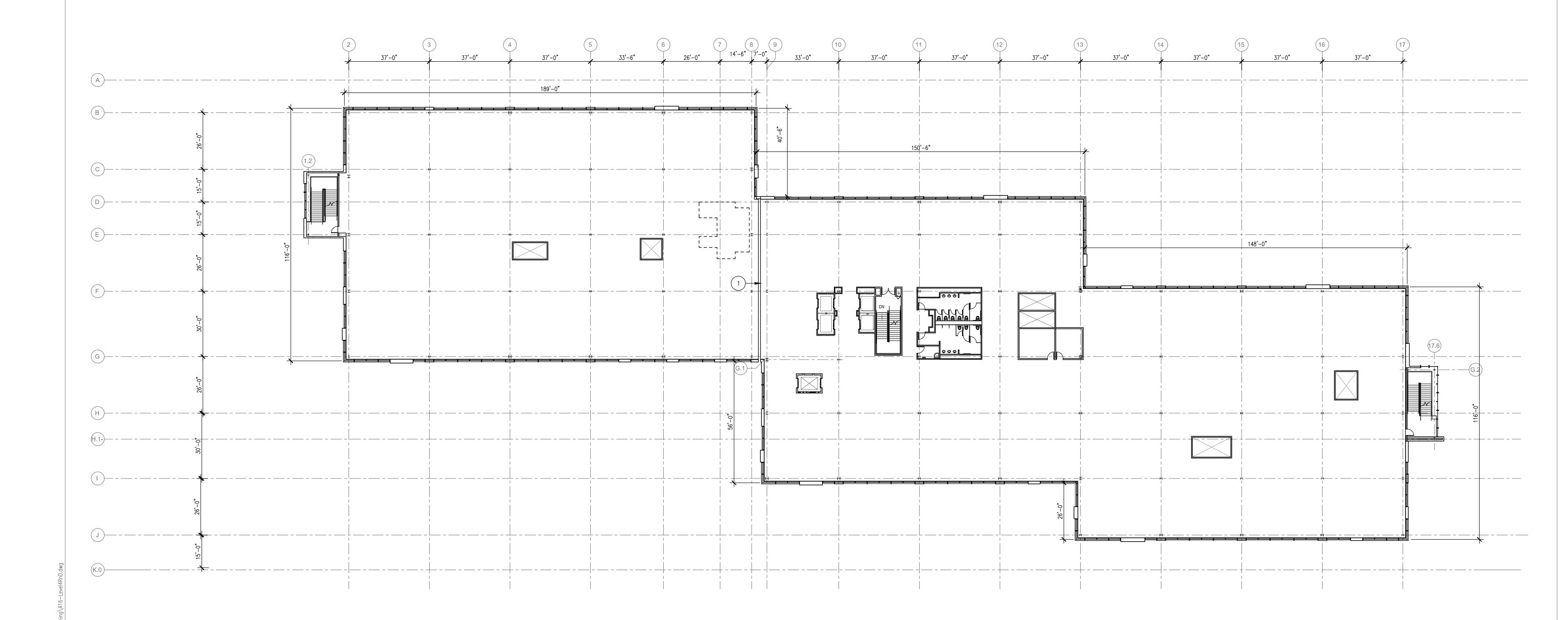
KEY NOTES

(1) EXPANSION JOINT

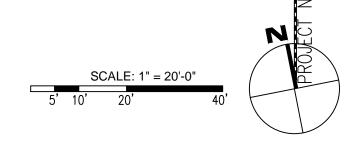
(2) EXPANSION JOINT

(3) EXPANSION JOINT

(4) EXPANSION JOINT



(E) BUILDING 1305 O'BRIEN DRIVE

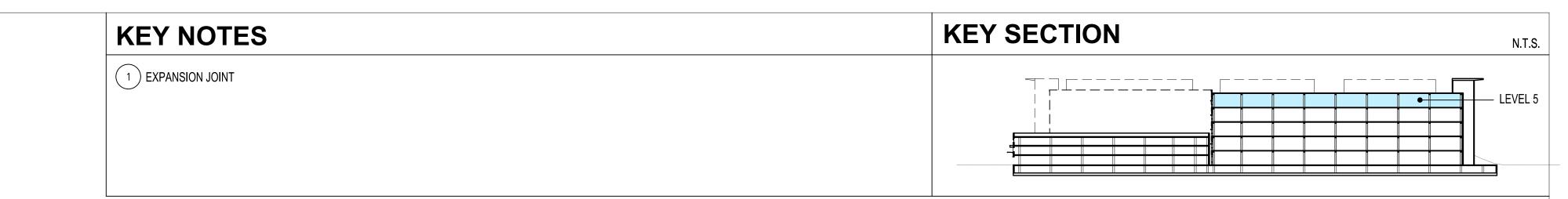


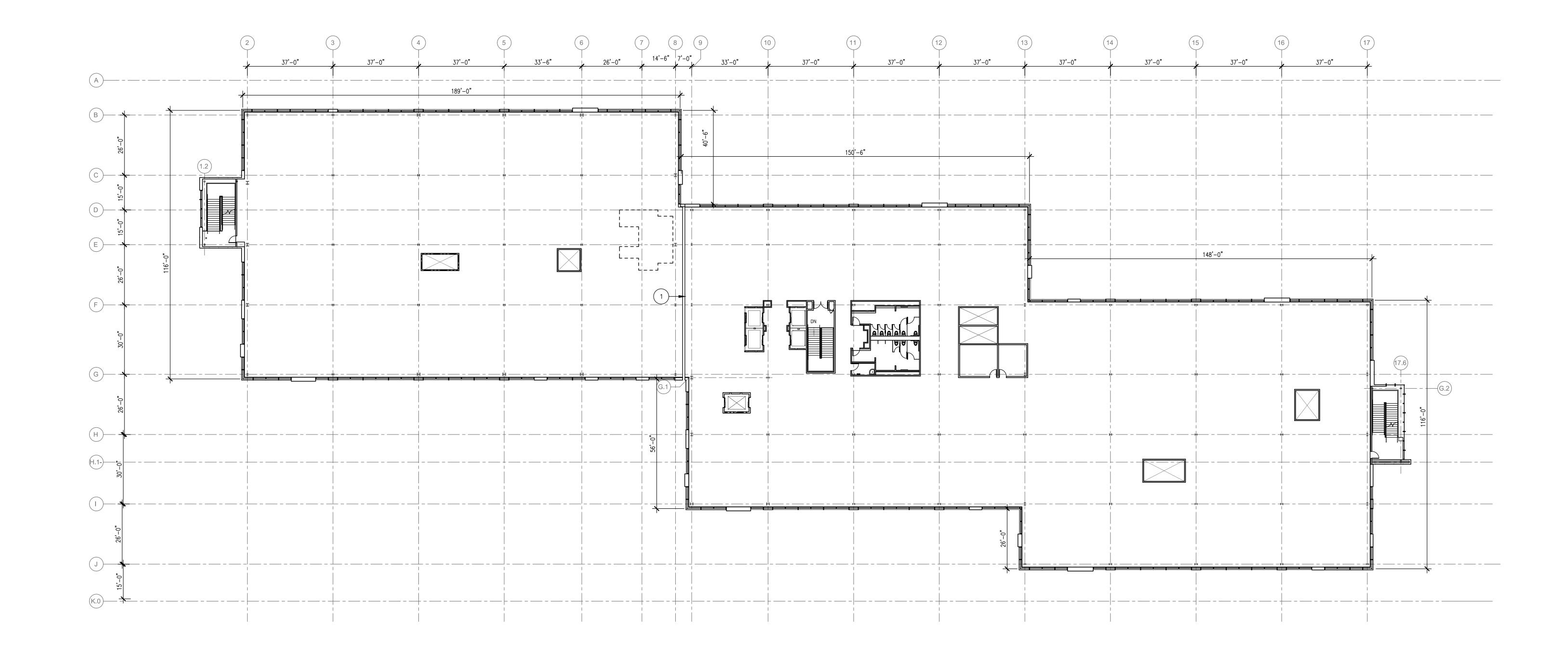


LOT 3 NORTH - 1350 ADAMS COURT

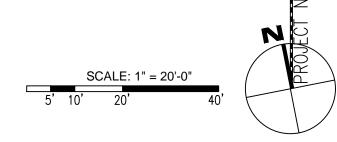








(E) BUILDING 1305 O'BRIEN DRIVE

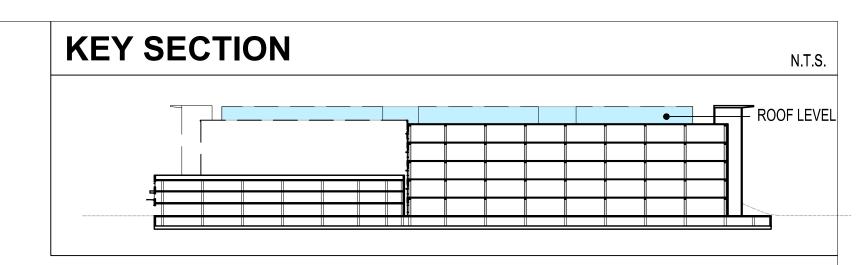


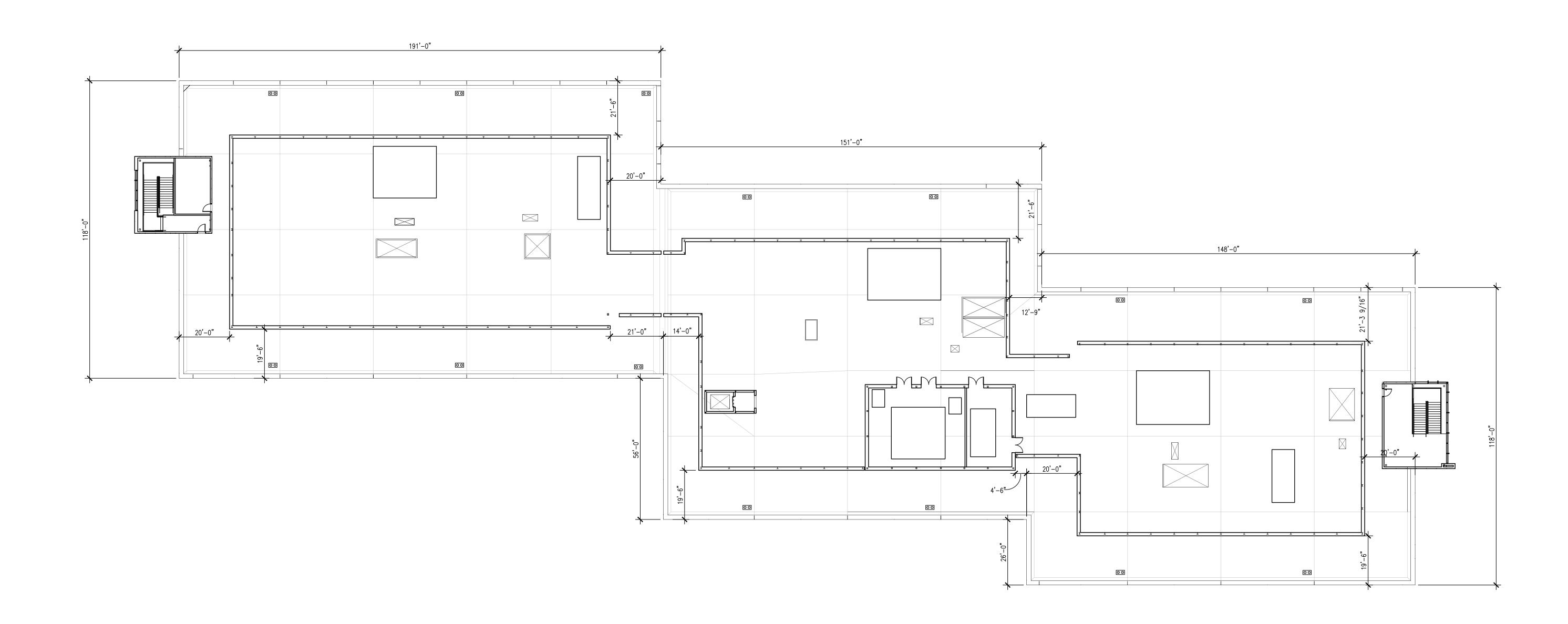


LOT 3 NORTH - 1350 ADAMS COURT

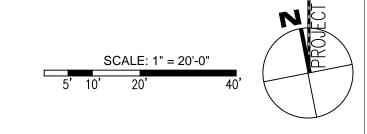








(E) BUILDING 1305 O'BRIEN DRIVE



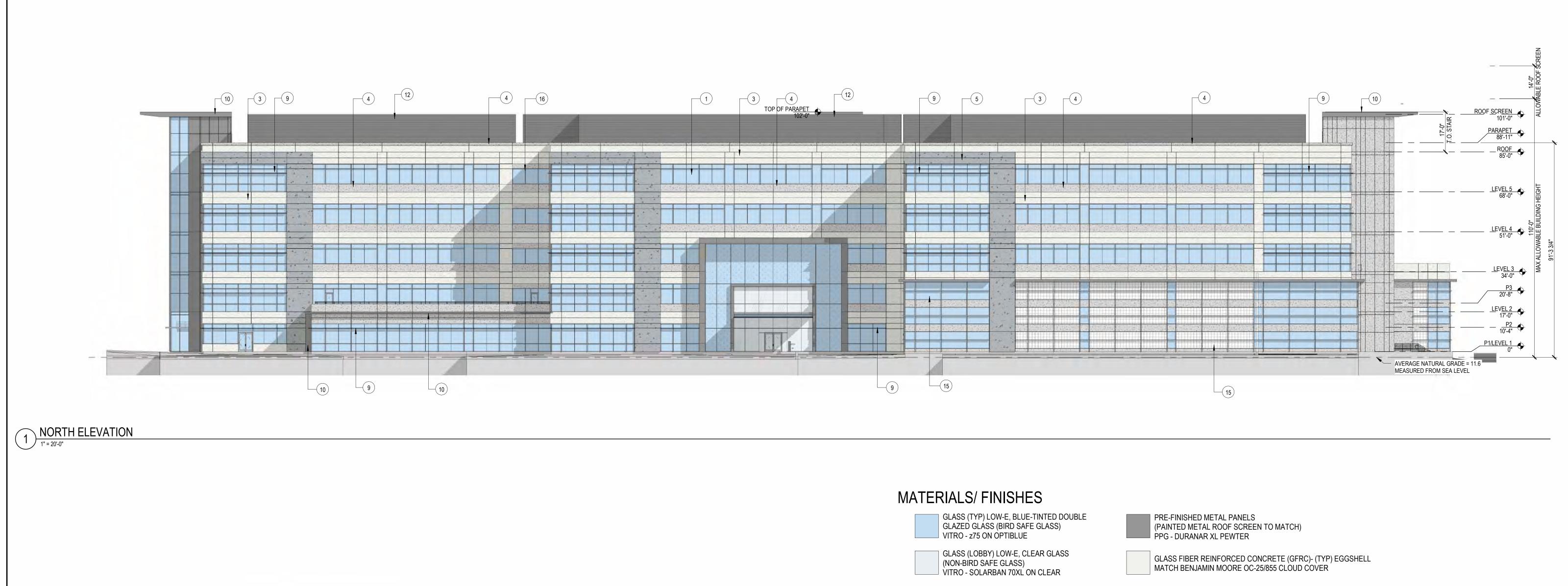


LOT 3 NORTH - 1350 ADAMS COURT

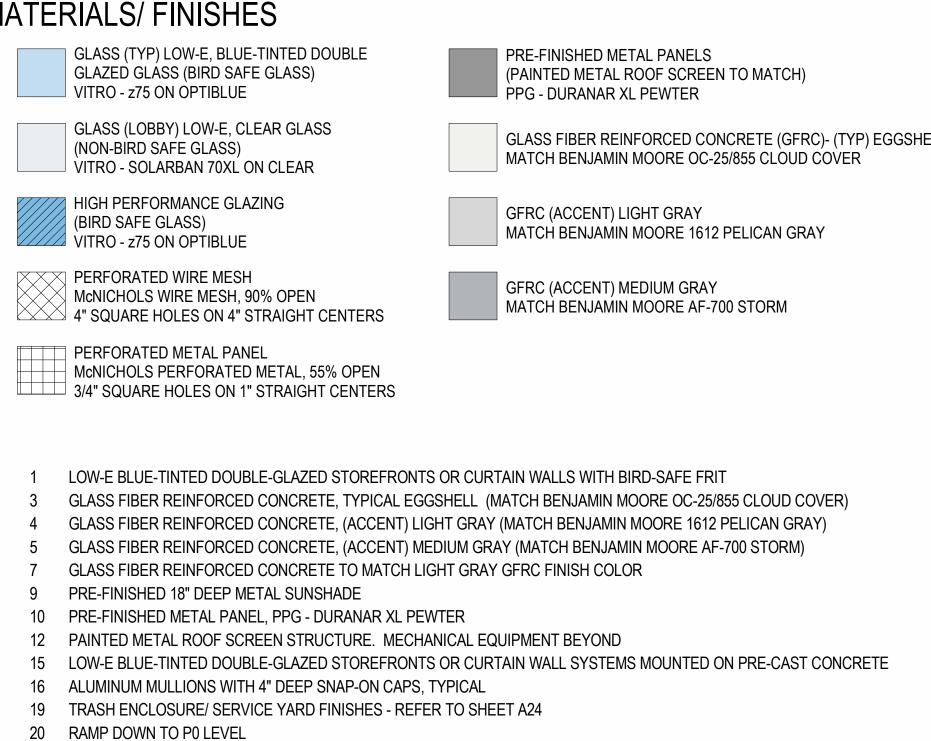
MENLO PARK, CA 94025

ROOF PLAN
11-28-17
03-20-18
10-19-18









TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

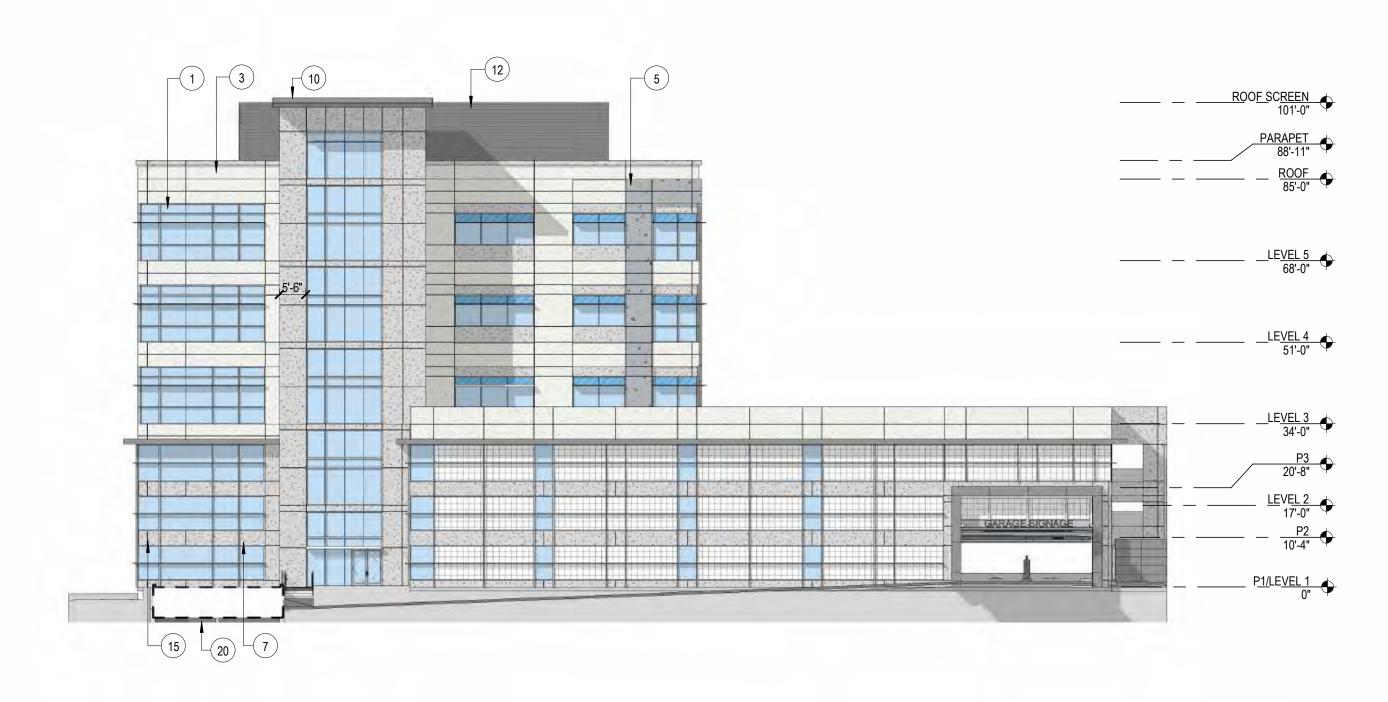
MENLO PARK, CA 94025

BUILDING ELEVATIONS 11-28-17 03-20-18

01-07-19







MATERIALS/ FINISHES

GLASS (TYP) LOW-E, BLUE-TINTED DOUBLE GLAZED GLÁSS (BIRD SAFE GLASS) VITRO - z75 ON OPTIBLUE

GLASS (LOBBY) LOW-E, CLEAR GLASS (NON-BIRD SAFE GLASS) VITRO - SOLARBAN 70XL ON CLEAR

HIGH PERFORMANCE GLAZING (BIRD SAFE GLASS) VITRO - z75 ON OPTIBLUE

PERFORATED WIRE MESH McNICHOLS WIRE MESH, 90% OPEN 4" SQUARE HOLES ON 4" STRAIGHT CENTERS

PERFORATED METAL PANEL McNICHOLS PERFORATED METAL, 55% OPEN 3/4" SQUARE HOLES ON 1" STRAIGHT CENTERS PRE-FINISHED METAL PANELS (PAINTED METAL ROOF SCREEN TO MATCH) PPG - DURANAR XL PEWTER

GLASS FIBER REINFORCED CONCRETE (GFRC)- (TYP) EGGSHELL MATCH BENJAMIN MOORE OC-25/855 CLOUD COVER

GFRC (ACCENT) LIGHT GRAY MATCH BENJAMIN MOORE 1612 PELICAN GRAY

GFRC (ACCENT) MEDIUM GRAY MATCH BENJAMIN MOORE AF-700 STORM

- LOW-E BLUE-TINTED DOUBLE-GLAZED STOREFRONTS OR CURTAIN WALLS WITH BIRD-SAFE FRIT
- GLASS FIBER REINFORCED CONCRETE, TYPICAL EGGSHELL (MATCH BENJAMIN MOORE OC-25/855 CLOUD COVER)
- GLASS FIBER REINFORCED CONCRETE, (ACCENT) LIGHT GRAY (MATCH BENJAMIN MOORE 1612 PELICAN GRAY)
- GLASS FIBER REINFORCED CONCRETE, (ACCENT) MEDIUM GRAY (MATCH BENJAMIN MOORE AF-700 STORM)
- GLASS FIBER REINFORCED CONCRETE TO MATCH LIGHT GRAY GFRC FINISH COLOR PRE-FINISHED 18" DEEP METAL SUNSHADE
- PRE-FINISHED METAL PANEL, PPG DURANAR XL PEWTER
- PAINTED METAL ROOF SCREEN STRUCTURE. MECHANICAL EQUIPMENT BEYOND
- LOW-E BLUE-TINTED DOUBLE-GLAZED STOREFRONTS OR CURTAIN WALL SYSTEMS MOUNTED ON PRE-CAST CONCRETE
- ALUMINUM MULLIONS WITH 4" DEEP SNAP-ON CAPS, TYPICAL
- BLIND-JOINTS, TYPICAL
- TRASH ENCLOSURE/ SERVICE YARD FINISHES REFER TO SHEET A24
- RAMP DOWN TO P0 LEVEL



WEST ELEVATION

1" = 20'-0"

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

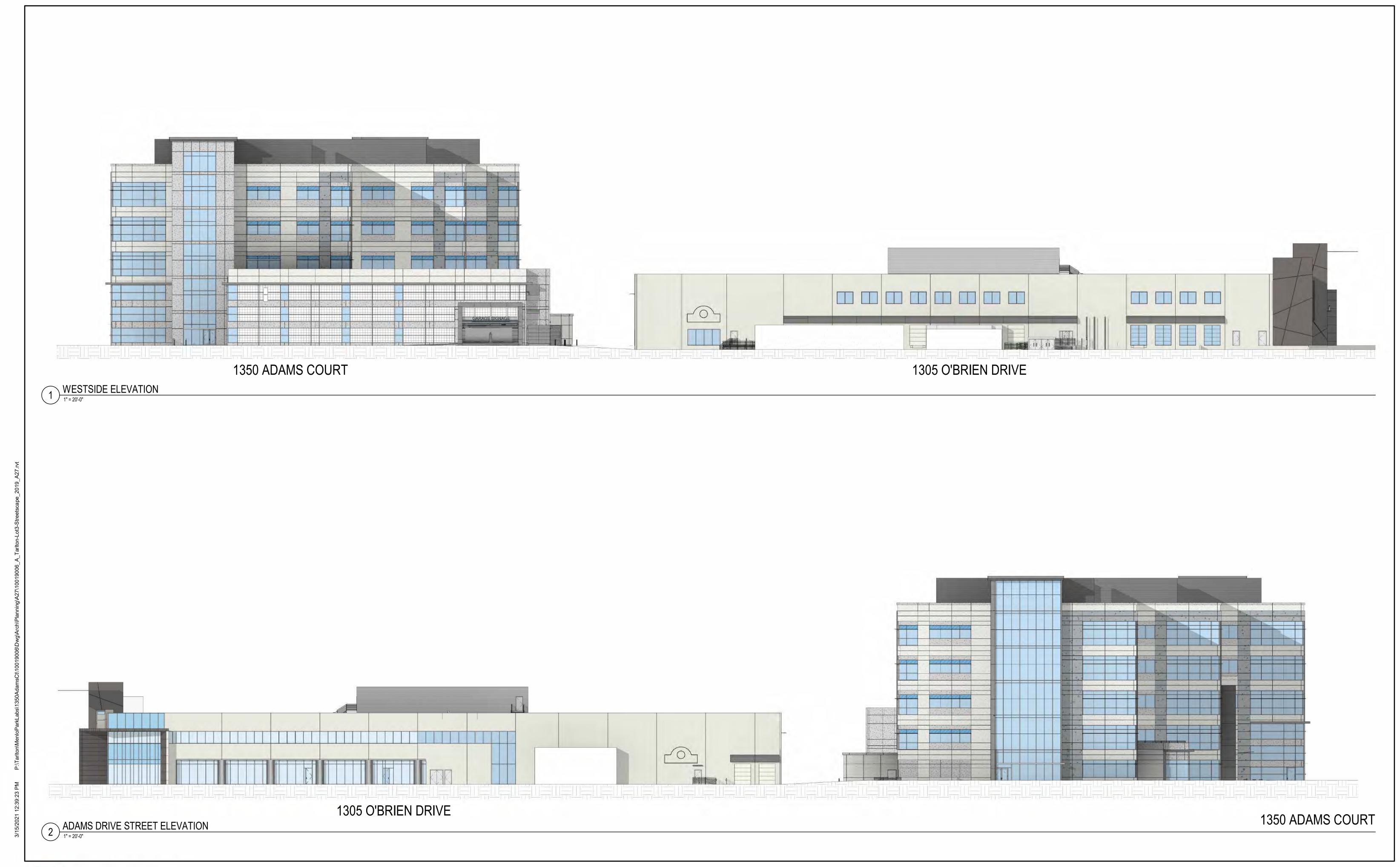
BUILDING ELEVATIONS A 20 11-28-17 03-20-18

01-07-19



TARLTON

DES Project Number: 10019.006





MENLO PARK, CA 94025

STREETSCAPE ELEVATIONS

O3-20-18

O3-12-21

03-20-18 03-12-21 10-19-18 01-07-19







MENLO PARK, CA 94025

RENDERING - VIEW FROM ADAMS DRIVE/ ADAMS COURT INTERSECTION

11-28-17
03-12-21







MENLO PARK, CA 94025







MENLO PARK, CA 94025

RENDERING - VIEW FROM ADAMS COURT (NORTH AND WEST SIDE OF BUILDING AND GARAGE) \

