Planning Commission



REGULAR MEETING AGENDA

Date: 4/18/2016
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

- A. Call To Order
- B. Roll Call

C. Reports and Announcements

Under "Reports and Announcements," staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

D. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. 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.

E. Public Hearing

- E1. Use Permit/Jasper and Connie Chan/620 College Avenue:
 - Request for a use permit to demolish a one-story single-family residence with a detached garage and accessory building, and build a new two-story single-family residence with attached garage on a substandard lot as to lot width in the R-1-U (Single-Family Urban Residential) zoning district. As part of the project, one heritage magnolia tree in the right of way is proposed for removal. (Staff Report #16-026-PC)
- E2. Use Permit/KZ Marketing Group LLC dba Café Zoe/1929 Menalto Ave:
 Request for a use permit to allow an existing café with outside seating and live entertainment to add an on-sale beer and wine (ABC Class 41) license in the C-2 (Neighborhood Shopping) zoning district. (Staff Report #16-027-PC)
- E3. Use Permit and Architectural Control/Lauren Van Sickle/1110 Marsh Road:
 Request for a use permit and architectural control to convert one service bay into additional convenience store area and install a new double front door and windows to the existing convenience store at an existing gas and auto service station. This project is located in the C-4 (General Commercial) zoning district. (Staff Report #16-028-PC)

E4. Architectural Control, Use Permit, and Below Market Rate (BMR) In Lieu Fee Agreement/Pollock Realty Corporation/1400 El Camino Real: Request for architectural control and a use permit to construct a 61-room hotel consisting of four stories and an underground parking level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed development would be at the Public Benefit Bonus level, which would exceed the Base level floor area ratio (FAR), in recognition of the hotel use's Transient Occupancy Tax (TOT) revenue. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for the proposed use type which does not have an established parking rate under the Specific Plan, specifically, a hotel use with a restaurant which does not include conference facilities. The proposal also includes a request for a use permit for live entertainment, on-sale of alcohol, and outdoor seating as part of the hotel and restaurant uses. In addition, the applicant is requesting approval of a Below Market Rate (BMR) In Lieu Fee Agreement for this project. (Staff Report #16-029-PC)

F. Informational Items

F1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

Regular Meeting: May 9, 2016
Regular Meeting: May 23, 2016
Regular Meeting: June 6, 2016

G. Adjournment

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at www.menlopark.org 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 the Planning Division at 650-330-6702. (Posted: 4/14/16)

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.

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 for inspection at the City Clerk's Office, 701 Laurel St., Menlo Park, CA 94025 during regular business hours.

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.

Community Development



STAFF REPORT

Planning Commission

Meeting Date: 4/18/2016 Staff Report Number: 16-026-PC

Public Hearing: Use Permit/Jasper Chan and Connie Wang/620

College Avenue

Recommendation

Staff recommends that the Planning Commission approve the request for a use permit to demolish a onestory single-family residence with a detached garage and accessory building, and build a new two-story single-family residence with an attached garage on a substandard lot as to lot width in the R-1-U (Single-Family Urban Residential) zoning district, at 620 College Avenue. As part of the project, one heritage magnolia tree in the right of way is proposed for removal. The recommended actions are included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposal.

Background

Site location

The subject property is located at 620 College Avenue. Using College Avenue in the east-west orientation, the subject property is on the north side of College Avenue between Alto Lane and Blake Street, in the Allied Arts neighborhood. A location map is included as Attachment B. The subject property is immediately adjacent to the east to the El Camino Real/Downtown Specific Plan area, specifically the ECR SW (El Camino Real South-West) zoning district, which comprises of a mix of two- and three-story residences and one-story retail and service stores. The property immediately adjacent to the east at 612 College Avenue has an approved project for four new residences in two three-story buildings under construction. To the south, the subject property is surrounded by a mix of one- and two-story single-family residences in the R-1-U (Single-Family Urban Residential) zoning district. Older residences in the neighborhood are generally one story in height, while newer residences are typically two stories in height. Single-story residences in the neighborhood tend to have a craftsman or bungalow architectural style, while two-story residences have a variety of styles including a mixed contemporary and craftsman architectural style.

Analysis

Project description

The subject property is currently occupied by a single-story residence with a detached two-car garage and accessory building. The applicant is proposing to demolish all existing buildings and construct a new two-story, single-family residence with a two-car attached garage. The subject lot is substandard with regard to

lot width, with a lot width of 50 feet where 65 feet is required. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

The proposed residence would have a floor area of 3,002 square feet where 3,002 square feet is the allowable floor area limit (FAL), and a building coverage of 33 percent where 35 is the maximum permitted. The residence would have three bedrooms and three-and-a-half bathrooms, with one-and-a-half bathrooms on the first floor, and three bedrooms and two bathrooms on the second floor. An outdoor barbeque and kitchen is proposed in the covered rear patio area. The covered patio does not count toward floor area but contributes to building coverage. The residence would have an overall height of 26 feet, eight inches, which is below the maximum allowable height of 28 feet. The proposal would be in compliance with daylight plane requirements.

Design and materials

The proposed residence is in a contemporary style, and would feature simple forms with varied standing seam metal gable roofs. The walls would be cement plaster throughout most of the structure with a portion of ledgestone style stone veneer cladding to add texture and variation to the front left corner of the house. The front entry and garage doors are proposed to be stained wood. The attached covered patio in the rear would feature clean lines with the use of metal tie rods and steel posts. The garage would be set back three feet more than the required twenty foot front setback and offset in appearance by the ledgestone style stone veneer cladding of the front porch and the vertical architectural feature of the stairwell and windows on the left side of the front facade.

The second floor would be set in along portions of all sides to minimize the perception of building massing. The proposed windows would be dark aluminum windows. Additionally, skylights are proposed to promote privacy while providing access to natural light. The height of the two-story building would provide a gradual transition from the single-story residence to the left to the three-story building to be constructed to the right. The style of the residence would also provide a transition between the contemporary aesthetic of 612 College Avenue and the more traditional materials and forms of the rest of the street.

Staff believes that the materials, scale, and design of the proposed residence would be compatible with the surrounding neighborhood.

Trees and landscaping

There are seven trees on or near the project site, including one heritage redwood on the project site in the left rear corner, one heritage pittosporum, one heritage redwood, and one heritage evergreen on the adjacent properties near the left rear corner of the project site, and one heritage elm, one heritage magnolia, and one heritage redwood in the right-of-way. The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of these trees. As part of the initial project review, the arborist report was enhanced with additional analysis and detail. A heritage magnolia tree (tree #2) in the park strip is proposed to be removed, and a replacement tree would be relocated south of the existing tree #2 to accommodate the proposed driveway. The replacement tree would have a minimum 24" box size and be a species selected from the City-approved street tree list. The applicant has submitted a heritage tree removal permit application and received tentative approval from the City Arborist pending Planning Commission approval of the overall project. No other trees are proposed for removal.

During the demolition phase of the project, the heritage redwood tree (tree #4) in the left rear corner would be protected by tree protection fencing and would have the debris from the adjacent building pulled away from its drip line. Recommended tree protection measures, including specific measures to ensure the protection of trees #1, 3, and 4, would be ensured through recommended condition 3g.

Correspondence

As part of the project description letter (Attachment E), the applicant has provided a summary of their neighbor outreach efforts. Staff received an email from the property owner at 628 College Avenue (the adjacent left side parcel) supporting the proposal. Staff also received an email from the property owners at 617 Middle Avenue, 619 Middle Avenue, and 623 Middle Avenue (the adjacent rear side parcels) regarding concerns about privacy and views and questions about development on substandard lots and the application process. Staff met with the property owner at 619 Middle Avenue to show the location of existing trees and the distance between properties and how it may affect their privacy. All correspondence received by staff is included as Attachment G.

Conclusion

Staff believes the scale, materials, and design of the proposed residence are compatible with the neighborhood. Although the project would be a two-story residence, the applicant has set the second floor in on all sides and the project would serve as a gradual transition between the two zoning districts through its massing and style. Recommended tree preservation measures, including specific measures to protect trees #1, 3, and 4, have been incorporated into the project. Staff recommends that the Planning Commission approve the proposed 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.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

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 publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

- A. Recommended Actions
- B. Location Map
- C. Data Table
- D. Project Plans
- E. Project Description Letter

- F. Arborist Report by Kielty Arborist Services, dated received April 13, 2016
- G. Correspondence

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by: Sunny Chao, Assistant Planner

Report reviewed by: Thomas Rogers, Principal Planner

620 College Avenue - Attachment A: Recommended Actions

LOCATION: 620	PROJECT NUMBER:	APPLICANT: Jasper	OWNER: Jasper Chan
College Avenue	PLN2016-00008	Chan and Connie Wang	and Connie Wang

REQUEST: Request for a use permit to demolish a one-story single-family residence with a detached garage and accessory building, and build a new two-story single-family residence with attached garage on a substandard lot as to lot width in the R-1-U (Single-Family Urban Residential) zoning district. As part of the project, one heritage magnolia tree in the right of way is proposed for removal.

DECISION ENTITY: Planning
Commission

DATE: April 18, 2016

ACTION: TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

- 1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
- 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
- 3. Approve the use permit subject to the following standard conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Stoecker and Northway Architects Incorporated consisting of thirteen plan sheets, dated received March 30, 2016, and approved by the Planning Commission on April 18, 2016, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
 - f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

620 College Avenue - Attachment A: Recommended Actions

LOCATION: 620
College Avenue

PROJECT NUMBER: APPLICANT: Jasper Chan and Connie Wang
Chan and Connie Wang

REQUEST: Request for a use permit to demolish a one-story single-family residence with a detached garage and accessory building, and build a new two-story single-family residence with attached garage on a substandard lot as to lot width in the R-1-U (Single-Family Urban Residential) zoning district. As part of the project, one heritage magnolia tree in the right of way is proposed for removal.

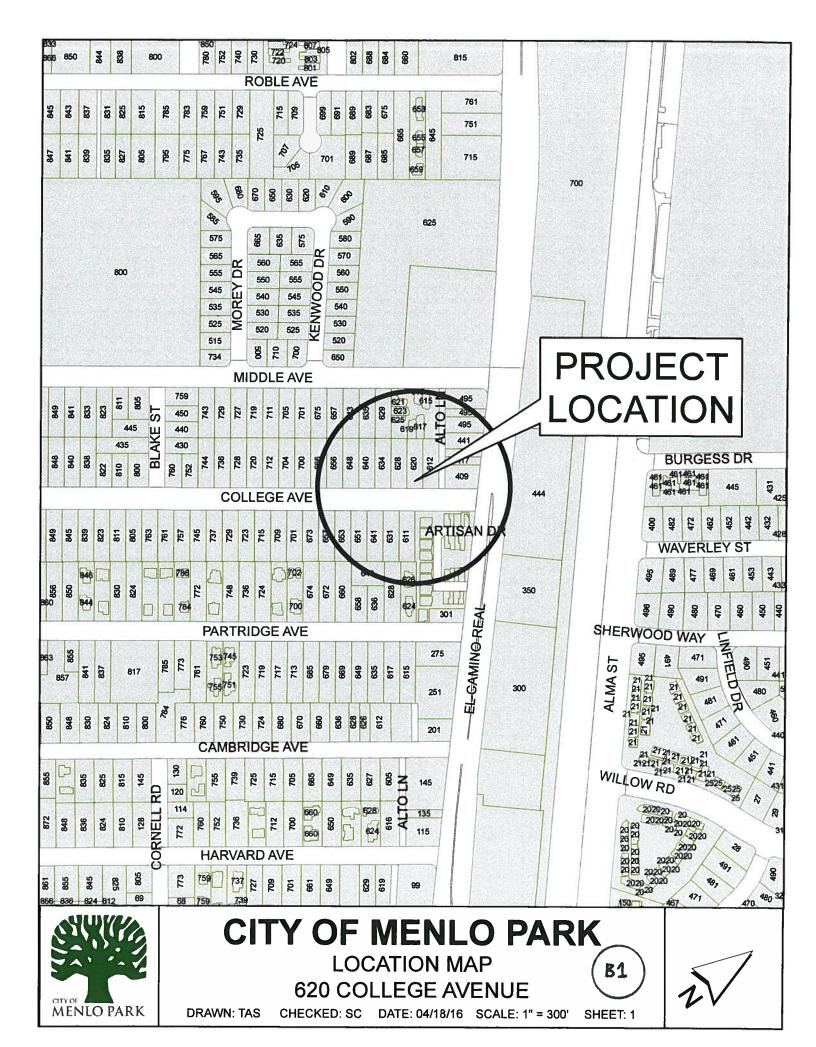
DECISION ENTITY: Planning Commission DATE: April 18, 2016 ACTION: TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the recommendations in the arborist report by Kielty Arborist Services revised on February 17, 2016.

PAGE: 2 of 2



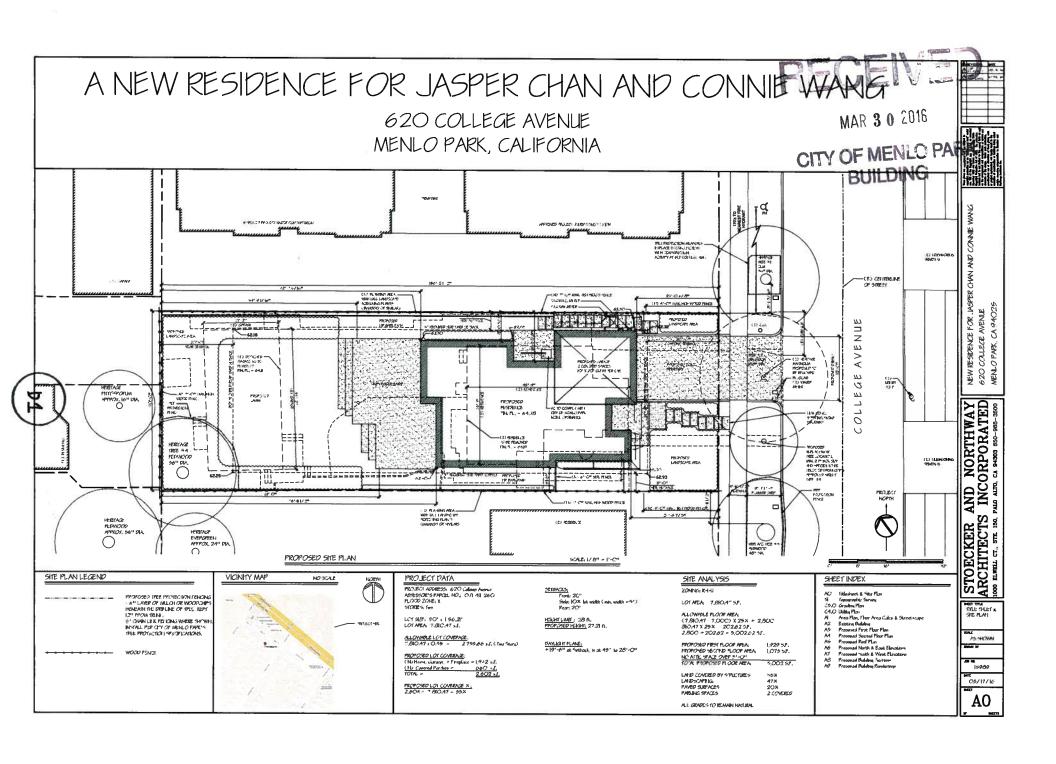
620 College Avenue - Attachment C: Data Table

	PROPOSED PROJECT		EXISTING PROJECT		ZONING ORDINANCE	
Lot area	7,810.5	sf	7,810.5	sf	7,000	sf min.
Lot width	50	ft.	50	ft.	65	ft. min.
Lot depth	156.2	ft.	156.2	ft.	100	ft. min.
Setbacks				····	1	
Front	23.1	ft.	25.4	ft.	20	ft. min.
Rear	72.6	ft.	72.9	ft.	20	ft. min.
Side (left)	6.7	ft.	7.5	ft.	5	ft. min.
Side (right)	5.1	ft.	9.5	ft.	5	ft. min.
Building coverage	2,602	sf	1,997	sf	2,733.7	sf max.
	33	_%	26	%	35	% max.
FAL (Floor Area Limit)	3,002	sf	1,997	sf	3,002.6	sf max.
Square footage by floor	1,453	sf/1st	1,172	sf/1st		
	1,073	sf/2nd	825	sf/garage		
	476	sf/garage		and		
	660	sf/porches		accessory		
		and trellises		building		
	13	sf/fireplace				
Square footage of buildings	3,675	sf	1,997	sf		
Building height	26.7	ft.	14.2	ft.	28	ft. max.
Parking	2 covered 2 covered 1 covered/1 uncovered/1					
	Note: Areas shown highlighted indicate a nonconforming or substandard situation.					n.

Trees

Heritage trees	7*	Non-Heritage trees	0	New Trees	1
Heritage trees proposed	1	Non-Heritage trees	0	Total Number of	7
for removal		proposed for removal		Trees	

^{*}Includes three trees on the adjacent left, rear, and left rear corner properties and three street trees.





GRADING LEGEND

SLOPE AND DIRECTION

GRADING KEYNOTES









WANG

NEW RESPENCE FOR JAGFER CHAN AND CONNE 620 COLLEGE AVENIE MENLO PARK, CA 94025

STOECKER AND NORTHWAY ARCHITECTS INCORPORATED 1000 SLWILL CT. STR. 150, PAUD ALIV. CA 94303 500-8803-8500

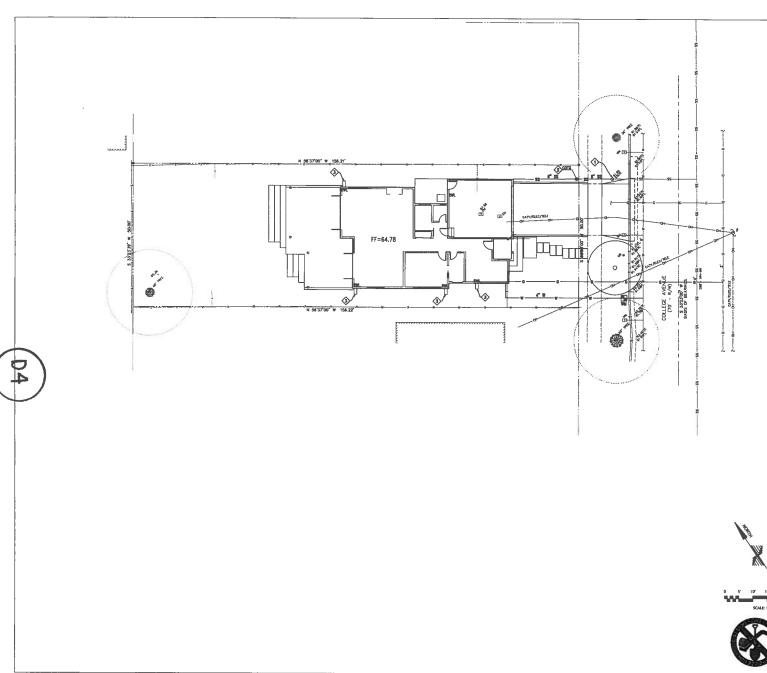
WALL THE GRAPING PLAN

AS SHOWN MM/V5

15989

12/22/2015 9021 C3.0

Plot Date: Dec 22, 2015 - 5:30pm



UTILITY LEGEND

М

• WATER METER

UTILITY KEYNOTES

CONNECT TO EXISTING SANITARY SEWER

CLEANOUT TO GRADE

RAINWATER LEADER TO SPLASH BLOCK







DISCLAMED: PROPERTY LINES SHOWN ARE FOR GENERAL REFERENCE CRLY AND RAVE BEEN PROVIDED BY OTHERS AND RAVE NOT BEEN REPERIODERTLY VERSICE BY HOMBACH-LITTING BE.

NEW RESIDENCE FOR JASPER CHAN AND CONNIE WANG 620 COLLEGE AVENLE MENLO PARK, CA 94025

STOECKER AND NORTHWAY
ARCHITECTS INCORPORATED
1000 SLYEL CT. STR. 100, PALO ALTO. CA 94500 800-980-9800

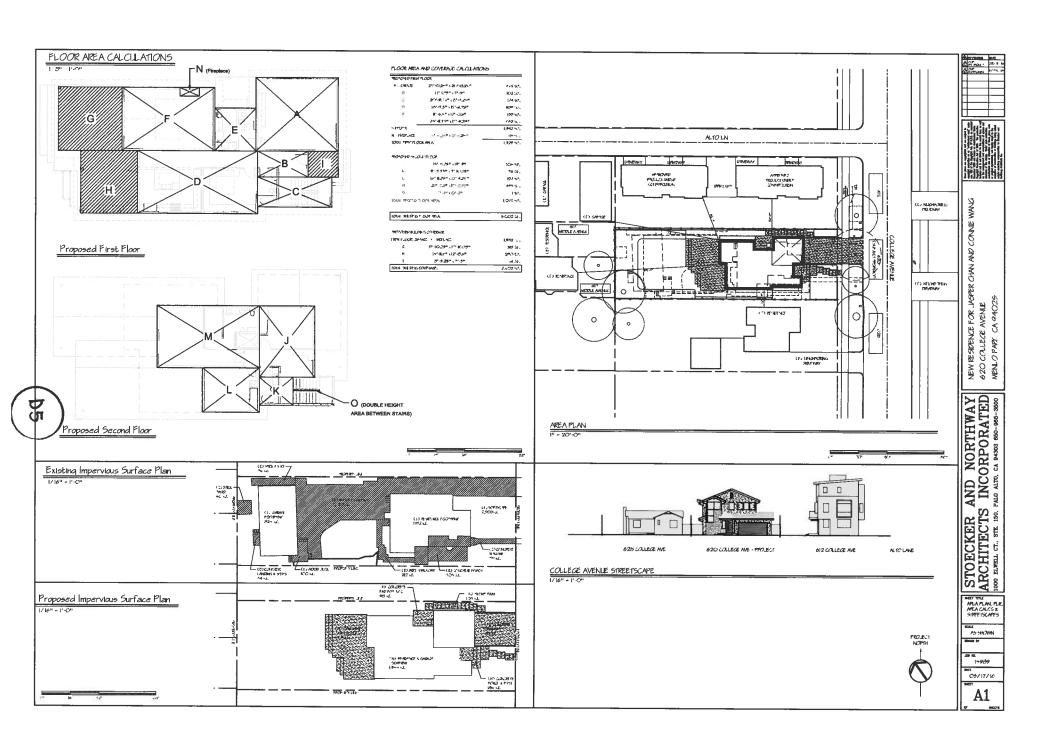
DIET TIME UTLITY PLAN

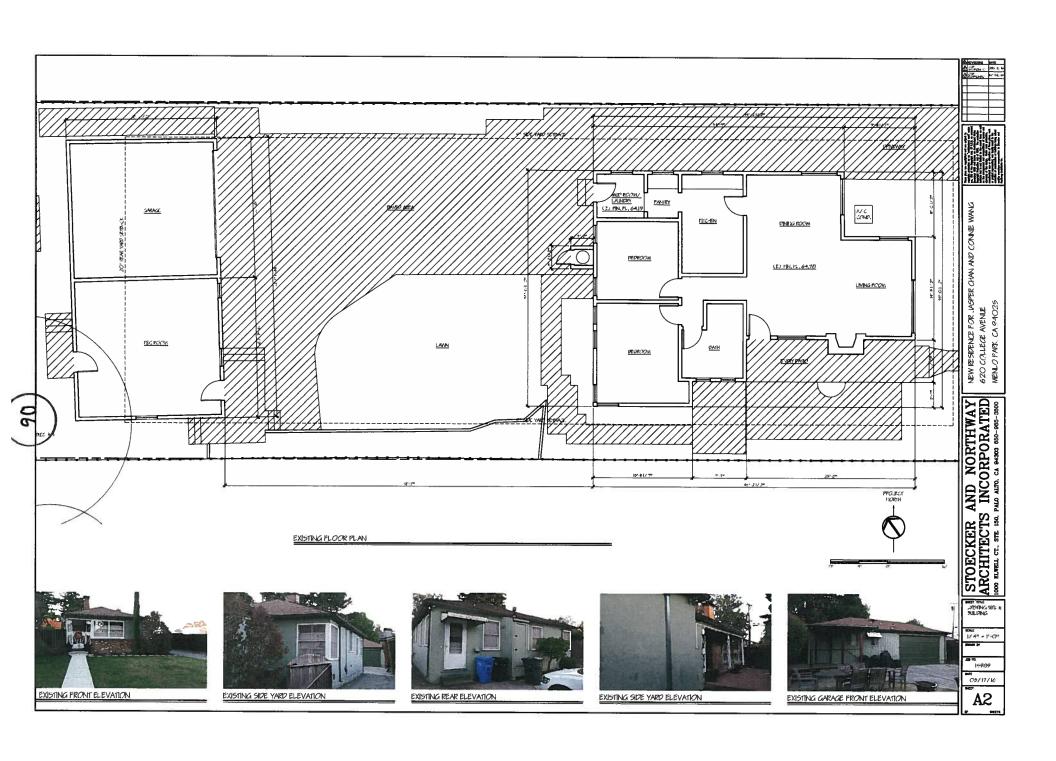
AS SHOWN MM/VD

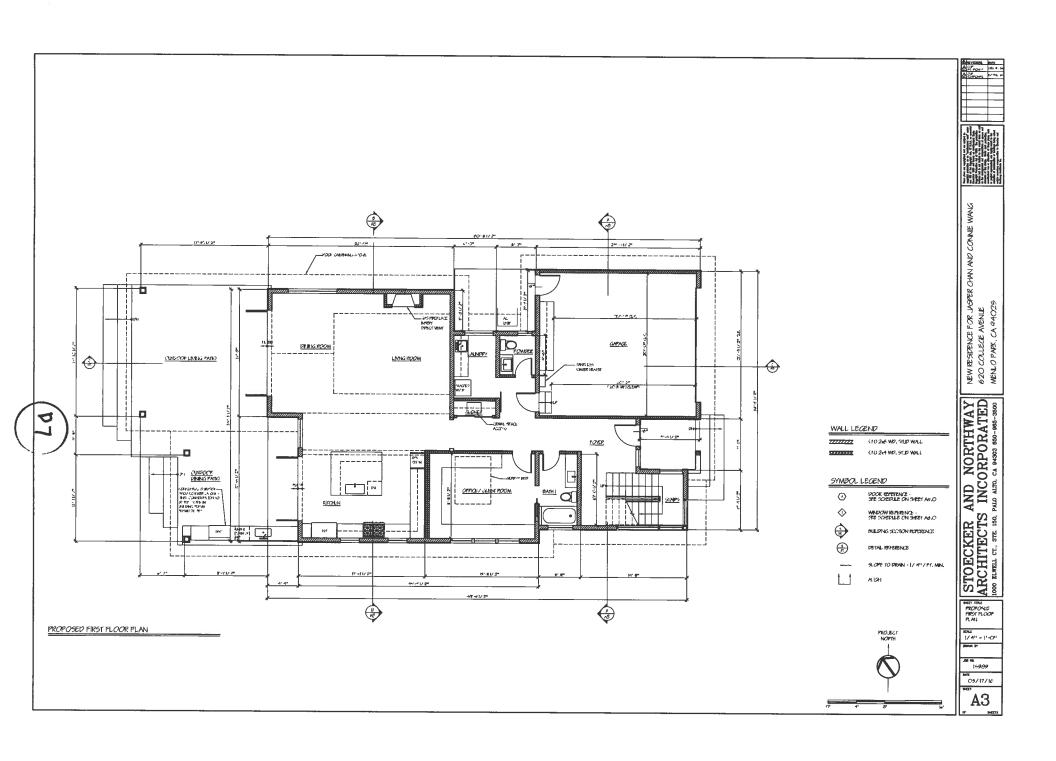
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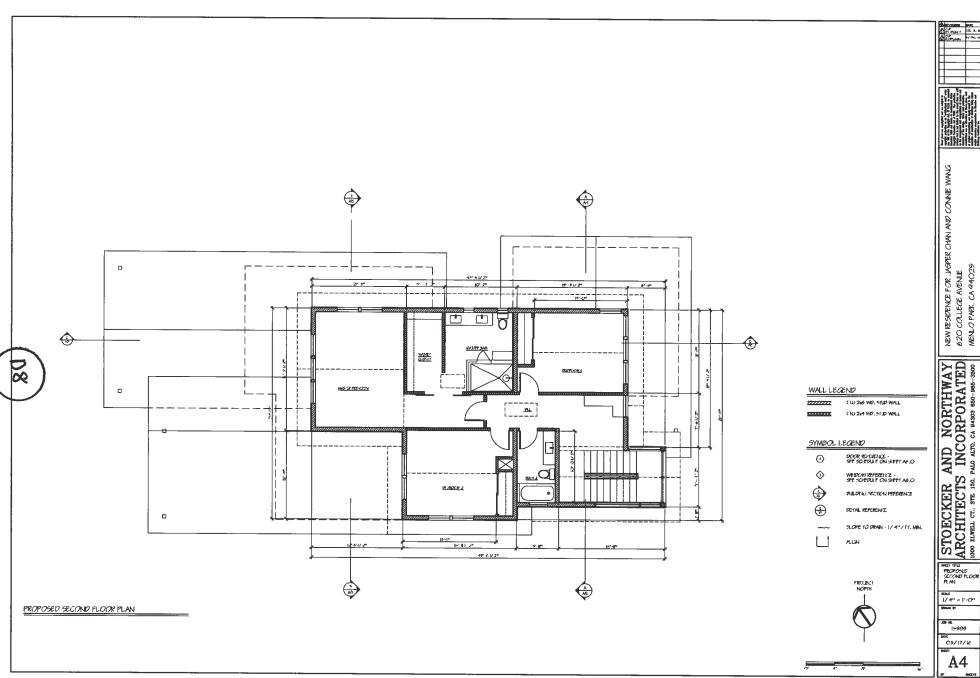
12/22/2015 C4.0

Plot Dale: Dec. 22, 2015 - 5:30pm









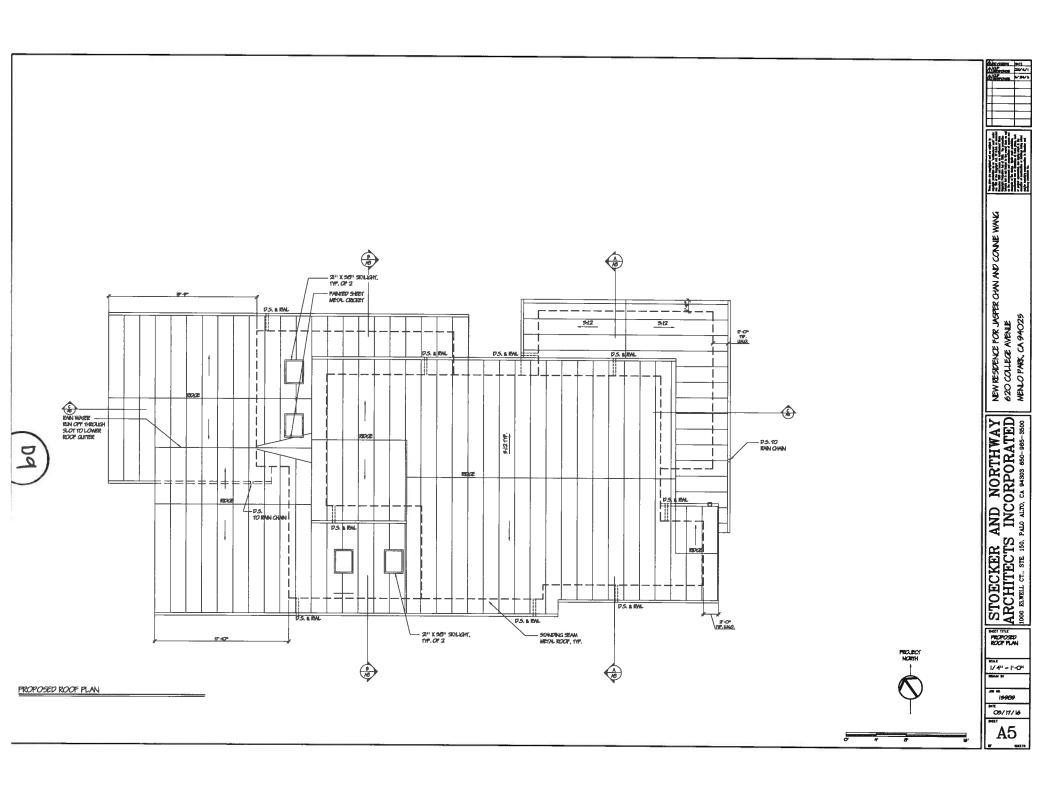
STOECKER AND NORTHWAY ARCHITECTS INCORPORATED 1000 ELWELL CT. STE 150, PALD ALTO, CA 04503 650-060-3500

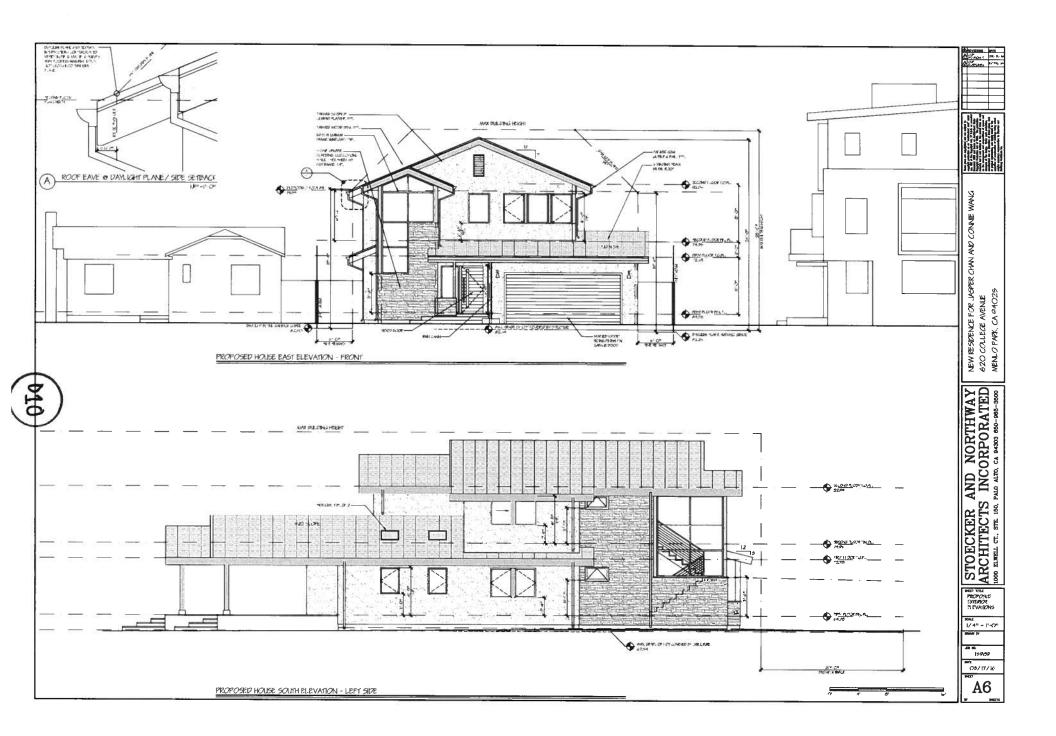
PROPOSIC SECOND PLOOR PLAN

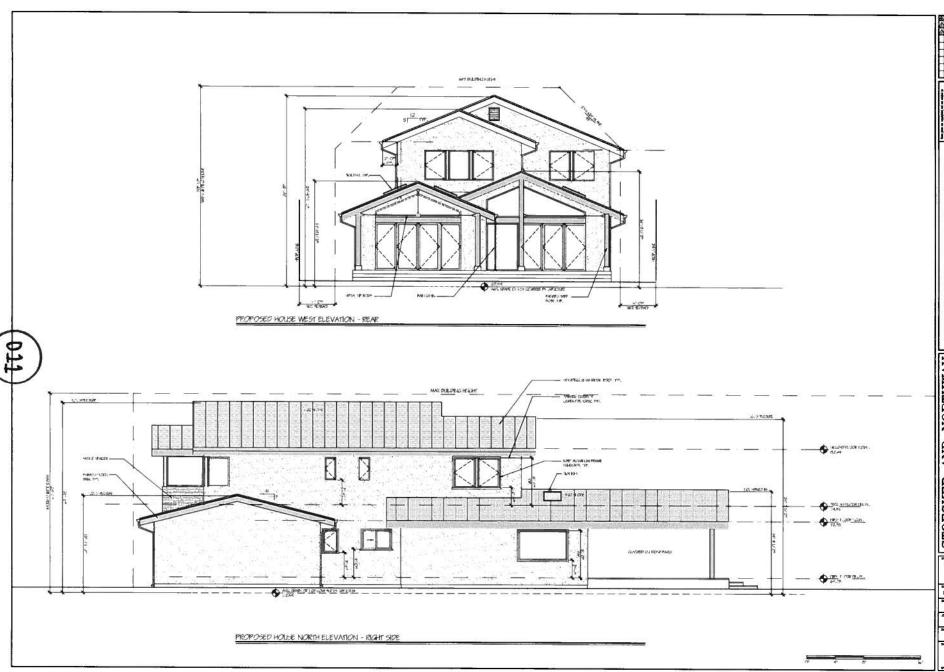
1/4" = 1'-O"

19989

A4









NEW RESIDENCE FOR LASPER CHAN AND CONNER WANG 620 COLLEGE AVENLE MEN, O PAR, CA 94025

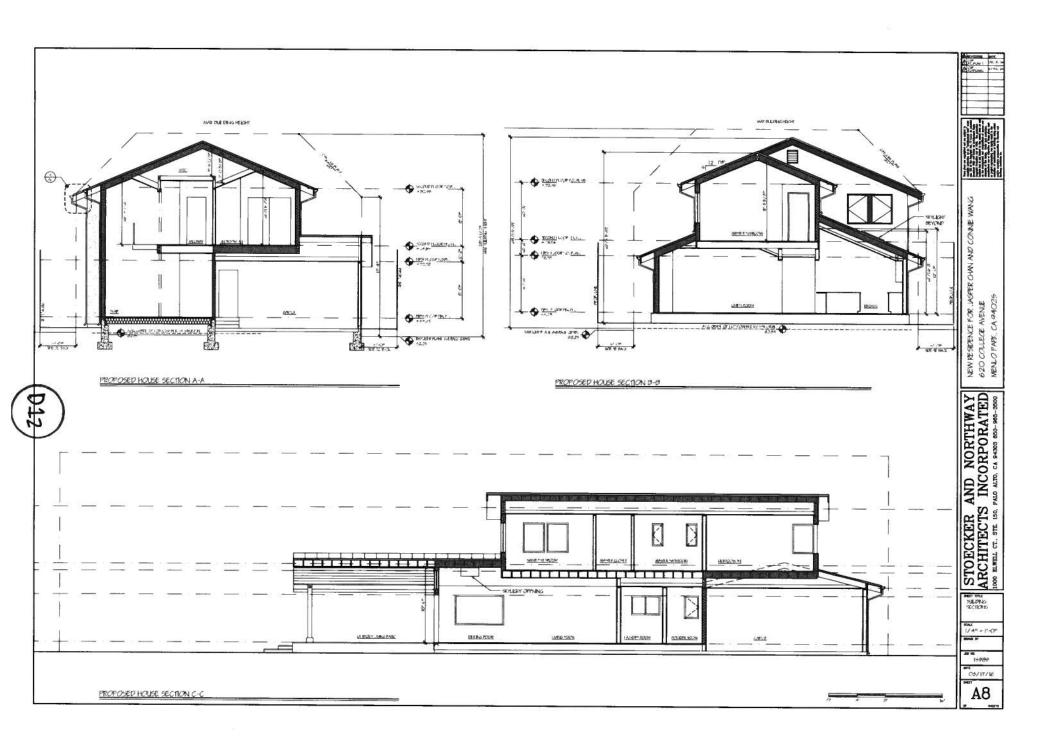
STOECKER AND NORTHWAY ARCHITECTS INCORPORATED 1000 ELWELL CT. STE. 150, PALD ALTO, CA BASED 5000-500-5000

PROPOSED EXTERIOR SI EVALIONS

1/4" = 1'-()"

.**19989** C5/17/16

A7

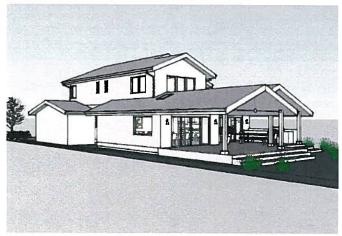


NEW RESIDENCE FOR JASPER CHAN AND CONNIE WANG 620 COLLEGE AVENLE MENLO PAR, CA 94025

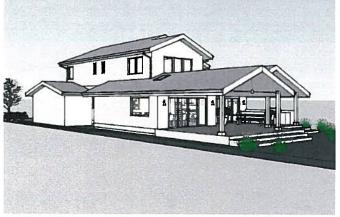
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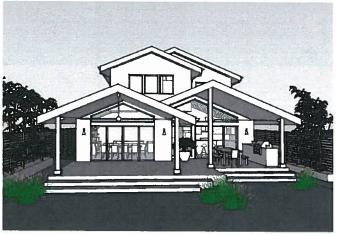
FRONT VIEW



RIGHT SIDE







REAR VIEW



LEFT SIDE



STONE VENEEP STYLE WOOD ENTRY AND GARAGE DOOR STYLE





LANDSCAPE SCREENING CONCEPT

STOECKER AND NORTHWAY ARCHITECTS INCORPORATED

1000 ELWELL COURT SUITE 150 PALO ALTO CA 94303 650 965-3500 / FAX 650 965-1095

January 6, 2016

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

JAN 06 2016

CITY OF MENLO PARK PLANNING

RE: 620 College Avenue - Conditional Use Permit for New Single Family Residence

To whom it may concern,

On behalf of Jasper Chan and Connie Wang, the homeowners residing at 620 College Avenue, near Alto Lane, we are requesting a Use Permit to allow for the demolition of their existing one story residence and detached garage in order to construct a new two story residence and attached two car garage.

The property is a substandard lot with regard to lot width at 50 foot wide. The lot depth is 156.21 feet, resulting in a 7,810.47 s.f. lot. The proposed design consists of a 1,955 s.f. first floor and 1,046 s.f. second floor, totaling 3,001 s.f. Facing the backyard are covered outdoor spaces coming off of the dining room and kitchen. The total coverage proposed is 33%.

The homeowners wanted to keep the proposed garage and driveway on the same side of the property as their current layout. The existing driveway is only 9 feet wide and pushed up against the side property line, while the proposed driveway for the two car garage would conflict with an existing street tree (noted as Tree #2). An arborist was consulted and his report finds that Tree #2 has poor vigor, is in poor form and in severe decline. Therefore, the homeowners would like to request permission to remove this street tree and replace it with a new tree along the front of the subject property, out of the way of the proposed driveway. The project arborist has also provided recommendations for possible replacement tree species, and we would defer to the preference of the City Arborist as to the appropriate species for this location.

The style of the house is a contemporary interpretation of the bungalow style. The exterior materials consist of painted cement plaster walls with limited areas of stone veneer at the front of the house in natural tones, standing seam metal roofing, aluminum windows with dark frames (dark bronze or black), and painted steel posts at the rear covered patio areas. The construction of the home is proposed to be conventional wood framing.

The owners have shared their proposed design with surrounding neighbors and have received positive feedback, particularly from the one-story neighbor at 628 College Avenue, which they wanted to be particularly sensitive to. They are obtaining letters of support, which will be provided for your review.

Thank you for your attention to this application. Please feel free to contact me with any questions you might have.

Sincerely,

Eynthia Muñoz

Stoecker and Northway Architects Inc.

Kielty Arborist Services LLC

P.O. Box 6187 San Mateo, CA 94403 650-515-9783

October 5, 2015 revised February 17, 2016

Stoecker and Northway Architects Inc. Attn: Ms. Cynthia Munoz 1000 Elwell Court, Suite 150 Palo Alto, CA 94303 RECEIVED

APR 1 2016

Dear Ms. Munoz,

CITY OF MENLO PARK BUILDING

Site: 620 College, Menlo Park, CA

As requested on Wednesday, January 15, 2014, I visited the above site to inspect and comment on the trees. A new development is planned for this site and your concern for the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the tree was not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). Each tree was given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29 Very Poor

30 - 49 Poor

50 - 69 Fair

70 - 89 Good

90 - 100 Excellent

The height of the trees were measured using a Nikon Forestry 550 Hypsometer. The spreads were paced off. Comments and recommendations for future maintenance are provided.



620	Colle	ge/1	0/5/	15

(2)

APR 1 5 2016

Surve Tree#	ey: Species	DBH	CON	HT/S	PComments CITY OF MENLO PARK BUILDING
1	American elm (Ulmus americana)	36est	45	50/40	Poor vigor, fair form, in 5 foot wide planting strip.
2	Southern magnolia (Magnolia grandiflora)	18.9	40	35/35	Poor vigor, fair-poor form, in severe decline.
3*	Redwood (Sequoia sempervirens)	48est	60	75/35	Good vigor, good form, poorly located in planting strip.
4	Redwood (Sequoia sempervirens)	36	65	65/30	Fair vigor, fair form, rear unit will be removed and will allow for a larger root Zone.

^{*}indicates neighbor's tree

Summary:

The trees on site consist of three street trees and one privately owned tree. There are no small landscape trees or no neighboring trees close to the project with the exception of street trees #1 and #3.



Magnolia #2 is in severe decline and will not survive the construction project. Watering or fertilizing the tree will not improve the trees long term health. Remove and replace the magnolia in a location where the new 2 car garage and driveway can be installed. Replace the tree with a species of tree that compliments the existing street trees on the block. A 24 inch boxed Chinese pistache (Pistacia chinensis) is recommended.

The redwood tree #4 will have the existing structure removed and the area will be used for landscaping. The improved landscape area will allow for the roots of the redwood to expand. The following tree protection plan should be followed to reduce impacts to retained trees during construction.

Magnolia #2 in severe decline. Remove and replace this trees as fertilization and watering will not improve the trees vigor.



620 College/10/5/15

(3)

CITY OF MENLO PARK
BUILDING

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported my 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips.

During the demolition phase of the project all tree protection will be installed and inspected by the site arborist. Demolition equipment will enter the site from the existing driveway and will not intrude on any trees dripline. The large redwood in the rear will have the debris from the building pulled away from its dripline. The site arborist will be on site to inspect the excavation and insure any root damage will be kept to a minimum. Mitigation measures if needed will be provided at that time.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.

The site arborist will inspected the site at the time of tree protection installation and when tree protection is relocated.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty Certified Arborist WE#0476A



Chao, Sunny Y

From:

Rogers, Thomas H

Sent:

Tuesday, February 16, 2016 7:46 AM

To:

Chao, Sunny Y

Subject:

FW: 620 College Ave.

Categories:

620 College Ave

From: cynthia camuso [mailto:ccynni@att.net] **Sent:** Friday, February 12, 2016 6:42 PM

To: Rogers, Thomas H **Subject:** 620 College Ave.

February 12, 2016

TO:Thomas Rogers
Principal Planner

Jasper and Connie Chan have showed me the plans for their new home. So far it looks wonderful and am very excited for another improvement in our neighborhood.

I reside next door to Jasper, Connie and their daughter for the last several years and enjoy them as my neighbors.

If you have any questions or concerns, please contact me at 650-799-7314.

Thank you!

Cynthia Rose Camuso



Chao, Sunny Y

From:

Rogers, Thomas H

Sent:

Wednesday, April 13, 2016 9:13 AM

To:

Chao, Sunny Y

Subject:

FW: Use permit for 620 College Avenue

From: David Hsu [mailto:david.hsu@gmail.com] Sent: Tuesday, February 23, 2016 11:51 AM

To: Rogers, Thomas H

Cc: farringtonplacemenlopark@googlegroups.com **Subject:** Use permit for 620 College Avenue

Hi Thomas,

This letter is regarding the use permit application for 620 College Avenue by Jasper and Connie Chan. We, 3 townhouses from the Farrington Place Community, had a few questions/concerns we were hoping to get addressed. 2 of our units(617 and 619 Middle Ave) are directly behind 620 College, and one off to the side(625 Middle). I apologize for passing the recommended February 15th submission for comments as my family was out on vacation celebrating Chinese new years.

Concerns/Questions:

- 1. The 2nd floor rear windows face into all our master bedrooms. It would be nice to see photographs (or even drawings) showing what the view would be from those windows to see if it impacts us at all.
- 2. How does the property affect our line of sight. How much light/sky would be blocked from the second story addition and covered patio.
- 3. What are the regulations for building on substandard lots. Could you point us to them? Are there any common common concerns we should take note of when reviewing their application
- 4. Lastly, at the end of the application it mentions: "The owners have shared their proposed design with surrounding neighbors and have received positive feedback,..." This does not include any of us Farrington Place even though we are directly behind their property.

Best,

Greg Whiting (617 Middle), Wendy Wallner(623 Middle), David Hsu(619 Middle)



Community Development



STAFF REPORT

Planning Commission

Meeting Date: 4/18/2016 Staff Report Number: 16-027-PC

Public Hearing: Use Permit/KZ Marketing Group LLC dba Café

Zoë/1929 Menalto Avenue

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit to allow an existing café with outside seating and live entertainment to add an on-sale beer and wine (ABC Class 41) license in the C-2 (Neighborhood Shopping) zoning district, at 1929 Menalto Avenue. The recommended actions are contained within Attachment A. The recommended actions include ongoing conditions of approval from previous use permits.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposal.

Background

Site location

The subject site is located at 1929 Menalto Avenue, which is located within a building which also includes addresses 1923, 1925 and 1927 Menalto Avenue. A dance studio, Captivating Dance by Nona, is located at 1923 Menalto Avenue. Habibi's Salon is at 1925 Menalto Avenue, and a new tenant who sells dancewear and accessories is located at 1927 Menalto Avenue. The subject site is opposite the intersection of Menalto Avenue and Oak Court in the Willows neighborhood. A location map is included as Attachment B. The parcel is immediately surrounded by a combination of retail and service uses, which includes a grocery store, La Hacienda Market, with a parking lot to the north at 1933 Menalto Avenue, which has a split designation of the C-2 and P (Parking) zoning districts. The adjacent parcel to the south is zoned C-2 and is occupied by a dry cleaner business, a bakery, a jewelry store and a beauty salon. Parcels in the immediate vicinity are also zoned C-2, R-2 (Low-Density Apartment), and R-1-U (Single-Family Urban Residential) zoning districts.

Previous use permits

The subject parcel is nonconforming as to parking, and the Planning Commission has reviewed several use permits for changes of use over the years. The café received use permit approval for its operation in 2003 and 2010 which included a maximum of 28 seats for customers, including eight outdoor seats (four in front, four in rear). The 2010 use permit also authorized live entertainment on Friday evenings and Sunday afternoons.

Analysis

Project description

The applicant is proposing to add the sale of beer and wine for consumption at the existing café, Café Zoë. The café currently provides seated food and non-alcoholic beverage service that includes, but not is limited to, coffee and espresso drinks, baked goods and sandwiches, but excludes cooked meals. The applicant proposes to open the café at 7:00 a.m. Monday through Saturday, and on Sunday at 8:00 a.m. The café would close at 5:00 p.m. on Sunday through Tuesday, 10:00 p.m. on Wednesday and Thursday, and at 11:00 p.m. on Friday and Saturday.

The proposed Class 41 license would allow the sale of beer and wine for consumption on and off the premises and would permit minors on the premises. Beer and wine consumption and service are being proposed for indoor and outdoor seating. No structural changes or remodeling to the building are proposed; however, the applicant proposes metal railings around the four outdoor seats at the front of the building. The other four outdoor seats are on a patio at the rear of the building. The applicant has submitted project plans of the site (Attachment C) and a project description letter describing the business and proposal in more detail (Attachment D). The applicant states the intention to expand the café's clientele base and to keep the café as a safe gathering place for customers by closing relatively early and maintaining a quiet environment. Also, the applicant intends to personally be on-site during the initial period when beer and wine would be sold. Other measures were undertaken such as the completion of the Licensee Education on Alcohol and Drugs (LEAD) training program by the café owner. LEAD is a voluntary prevention and education program for alcohol retail licensees, their employees and ABC license applicants. Café employees would also be required to pursue the National Restaurant Association's SERVSAFE certification for safe alcohol service.

The Menlo Park Police Department was consulted with regard to the application and indicated no concerns with the addition of on-sale beer and wine consumption. An ABC citation or violation could be grounds for revocation of the use permit (see condition 4.c.vii). A listing of common ABC licenses and their basic privileges is included as Attachment E. Staff believes that the proposed sale of beer and wine onsite would be consistent with the services of similar restaurants elsewhere within the city.

Parking and circulation

Parking at the subject site would remain nonconforming as to off-street parking requirements, but staff does not believe the proposed beer and wine sales would substantially intensify the parking demand.

Correspondence

Staff has received 21 items of correspondence and a signed petition with approximately 127 signatures in support of the proposed project. They are included as Attachment F.

Conclusion

Staff believes that the proposed sale of beer and wine for consumption on the premises is consistent with the services of similar restaurants elsewhere in the city. The applicant has attempted to address safety concerns by taking alcohol and drug training classes and requiring safe alcohol service education for café employees. The use permit would be subject to revocation in the case of an ABC citation or notice of violation. The Menlo Park Police Department has reviewed the applicant's proposal and has expressed no concerns with the on-sale beer and wine on the premises. Staff recommends that the Planning Commission approve the proposed 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.

Environmental Review

The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

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 publishing a notice in the local newspaper and notification by mail of owners and occupants within a 500-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

- A. Recommended Actions
- B. Location Map
- C. Project Plans
- D. Project Description Letter
- E. ABC License Types List
- F. Correspondence and Petition

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicant. The accuracy of the information in these drawings is the responsibility of the applicant, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:

Michele T. Morris, Assistant Planner

Report reviewed by:

Thomas Rogers, Principal Planner

1929 Menalto Avenue - Attachment A: Recommended Actions

LOCATION: 1929
Menalto Avenue
PROJECT NUMBER:
PLN2016-00029
APPLICANT: KZ
Marketing Group LLC
dba Café Zoë
OWNER: Zacari
Investments LLC

REQUEST: Request for a use permit to allow an existing café with outside seating and live entertainment to add an on-sale beer and wine (ABC Class 41) license in the C-2 (Neighborhood Shopping) zoning district.

DECISION ENTITY: Planning
Commission

DATE: April 18, 2016

ACTION: TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

- 1. The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
- 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
- 3. Approve the use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the sketches prepared by Kathleen Daly, consisting of four sheets, dated received April 13, 2016, and approved by the Planning Commission on April 18, 2016, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
- 4. Approve the use permit subject to the following project-specific conditions:
 - All tenants of the subject property are responsible for daily pick up of trash and refuse in the immediate vicinity of the subject property, including the portion of the alley directly behind the property.
 - b. All tenants on the subject property that are defined as a recreational facility that is privately operated as per Section 16.78.030 (13) of the Zoning Ordinance shall have a maximum class size of 18 students, and classes shall be separated by a minimum interval of 15 minutes in order to allow departing patrons to free up car and bicycle parking spaces for arriving patrons.
 - c. The café use shall have the following unique conditions:
 - Service at the café shall be allowed to serve non-alcoholic beverages, beer, wine and food items including but not limited to baked goods and sandwiches, but excluding cooked meals.
 - ii. The café shall primarily operate as a sit down establishment as opposed to a fast food outlet that focuses on take-out business.
 - iii. The café shall be limited to a maximum of 28 seats for customers, including eight outdoor seats (four in front, four in rear).
 - iv. Service of beer and wine shall be allowed at the outdoor seating of the café.
 - v. The hours of operation for the café shall be limited to between 8:00 A.M. and 5:00 P.M. on Sunday, between 7:00 A.M. and 5:00 P.M. on Monday and Tuesday, between 7:00 A.M. and 10:00 P.M. on Wednesday and Thursday, and between 7:00 A.M. and 11:00 P.M. on Friday and Saturday.
 - vi. Live music or entertainment is permitted on Friday evenings and Sunday afternoons.

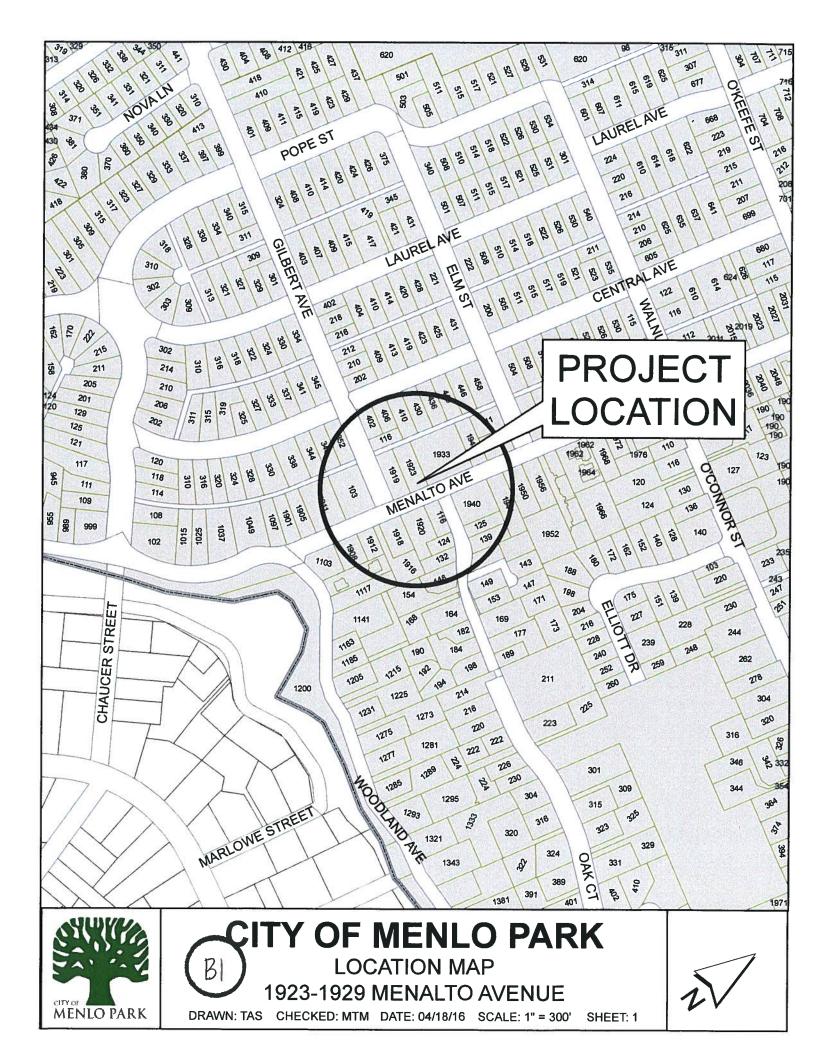


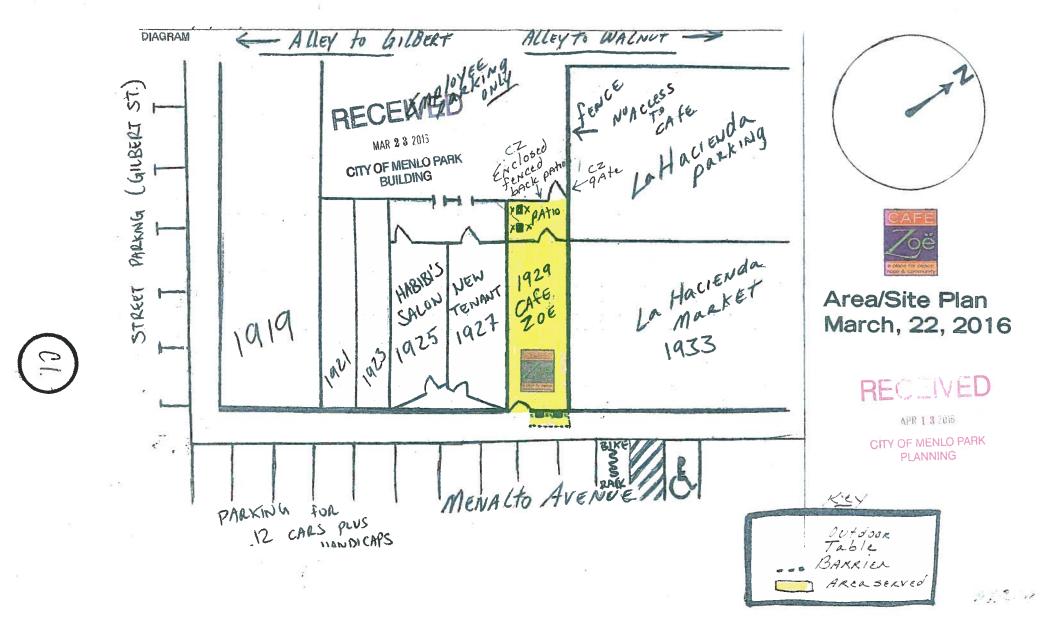
PAGE: 1 of 2

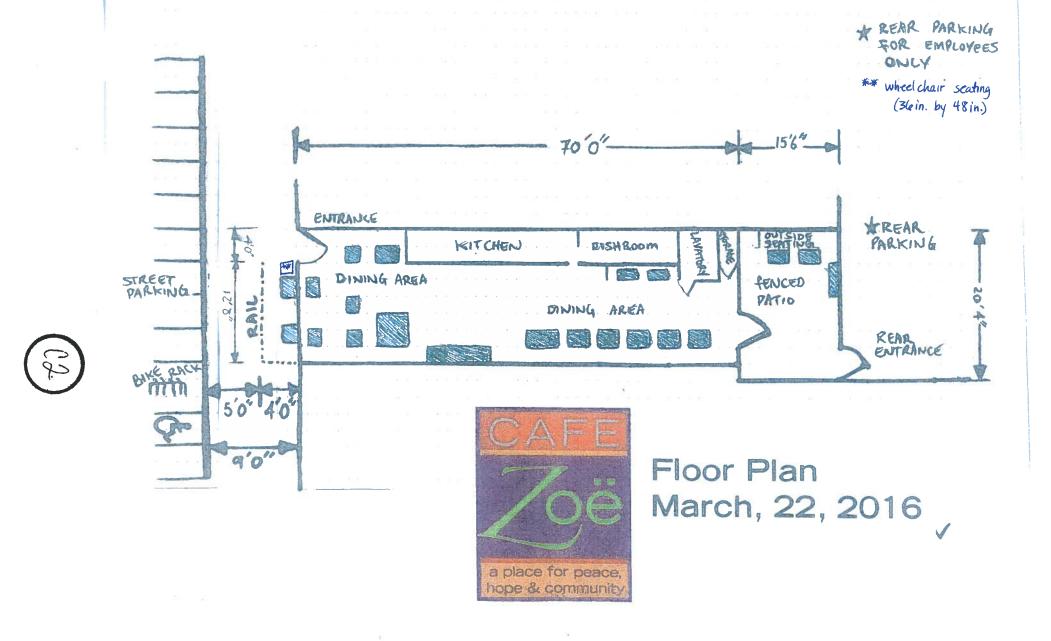
1929 Menalto Avenue - Attachment A: Recommended Actions

LOCATION: 1929 PROJECT NUMBER: **APPLICANT:** KZ **OWNER:** Zacari Menalto Avenue PLN2016-00029 Marketing Group LLC Investments LLC dba Café Zoë REQUEST: Request for a use permit to allow an existing café with outside seating and live entertainment to add an on-sale beer and wine (ABC Class 41) license in the C-2 (Neighborhood Shopping) zoning district. **DECISION ENTITY: Planning DATE:** April 18, 2016 **ACTION: TBD** Commission VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl) **ACTION:** Performances shall take place indoors. vii. Any citation or notification of violation by the California Department of Alcoholic Beverage Control or other agency having responsibility to assure public health and safety for the sale of alcoholic beverages will be grounds for considering revocation of the use permit.

PAGE: 2 of 2

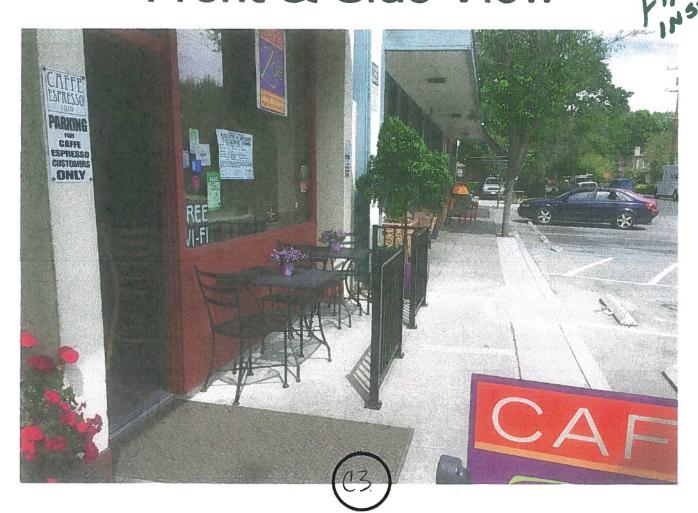


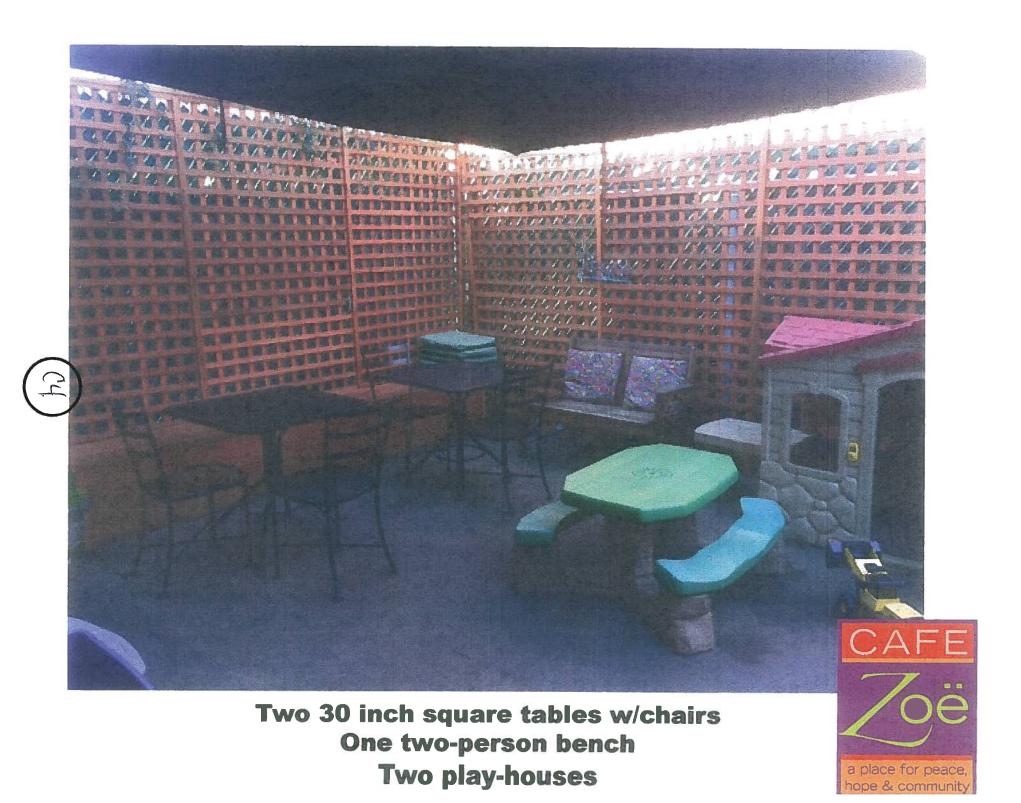






Cafe Zoë Outdoor Seating Front & Side View









APR 1 3 2016

CITY OF MENLO PARK PLANNING

Permit Application

Permission for the Sale of Beer & Wine at the Cafe

Cafe Zoë 1929 Menalto Avenue Menlo Park, CA 94025



General Intent of Beer and Wine Sales

Cafe Zoë's intent for serving beer and wine is to fulfill the requests of our established customer base. For years, owners have been asked to consider pursuing a beer and wine license. In particular, local customers wish for a safe gathering place to enjoy a glass of wine or beer with friends or neighbors in the area, as the cafe is in their walking distance. We also hope to increase sales by reaching out to new neighbors and expand our clientele. We believe offering beer and wine could attract new customers, in particular, millennials and young families who have recently moved to the area.

We do not intend to become a bar in the traditional sense. In compliance with state and county requirements, the cafe will continue to be a respectful neighbor to Menalto residents. We intend to close relatively early, keep a quiet environment as we have already been accomplishing, and actively maintain minimal traffic on Menalto Avenue as to not disturb the existing flow.

The Cafe vows to be a friendly, courteous neighbor to the Menalto and Menlo Park community, hopes that this license will be an attractive addition to residents, and bring new people to the community we love to serve.

Hours of Operation

Sunday	8:00 AM - 5:00 PM
Monday	7:00 AM - 5:00 PM
Tuesday	7:00 AM - 5:00 PM
Wednesday	7:00 AM -10:00 PM
Thursday	7:00 AM -10:00 PM
Friday	7:00 AM -11:00 PM
Saturday	7:00 AM -11:00 PM





Employee Training & Safety Plan

Kathleen, as the owner of the cafe and plans to be on-site during the hours the beer and wines sales begin. She is registered for the February Licensee Education on Alcohol and Drugs Training (LEADS). This training covers the following topics to include, community relations, laws & liability, checking identification, alcohol facts, intoxication, illicit drugs and other laws.

In addition, the cafe has purchased the National Restaurant Association publication, Fundamentals of Responsible Alcohol Service. This guide will be shared wth staff over the age of 21 for them to review the background materials to ultimately study and test for the SERVSAFE certification.

Passing the test will be manadatory for the staff over 21 years old who are scheduled for shifts during the hours alcohol is served. All state and local laws will be followed accordingly.

Addressing Problems

After 7.5 years of operating a business in this community, we believe that if there are any issues or complaints we will hear about them. We are optimistic that the community knows to come forward and speak with us directly. If not, indirectly we will learn about things from someone who knows someone. The community is well connected through e-mail and neighborhood watch programs. As a small business in a well connected environment we cannot afford to make mistakes, take huge risks or jeaopardize our hopeful someday retirement.

We will randomly take surveys, host community events and offer community meetings for the residents who might feel any negativity or problem with this change to our business model.

Possible Concerns of Neighbors/Community

We are planning to stay open later in the evening and hope to host events, such as book clubs, poetry readings, acoustic and amplified music, fundraisers and other events. We will turn all music down, if not off no later than 10:30 PM. We will have an account with a local cab/Uber/Lyft driver. We have no interest in taking this any further and pursuing a liquor license. The cafe will absolutely remain child-friendly into the evening hours.

Once again, we cannot afford to risk anything after a postive and rewarding 7.5 year relationship.



Community Support

To garner community support we sent via email to the Willows neighborhood email networks a message about the cafe's plan to apply for a beer and wine license. IN addition a petition with the attached letter was posted at the cash register. Over 100 signatures were gathered. A copy of the letter is below.

March 31, 2016

Dear Café Community,



We are thrilled to announce that we will be presenting our application for a Beer and Wine License (ABC-41) to the Menlo Park Planning Commission on Monday, April 18, 2016 at 7:00PM. We believe the ability to serve beer and wine on our menu will be a great addition to the café.

This addition means we will extend our operating hours. Our plan requests permission to be open Wednesday – Saturday evening. Our intention is not to become a bar, but rather have the ability to offer our of-age patrons a glass of wine or beer with their meal.

With that said, this is an opportunity for you as a part of our café community to voice your thoughts to the city in regards to our proposal. We invite you to write a letter or email to the city planner who is working on our application. You are also welcome to sign the petition that is posted at the café. Please send your correspondence to:

Michele T. Morris Assistant Planner City of Menlo Park Tel: 650.330.6724 mtmorris@menlopark.org

Please do not hesitate to reach out to us as well in regards to any questions you may have about writing a letter/email or the proposal in general. We aim to be as transparent as possible. We are optimistic that this acquisition will benefit the community culture that Café Zoë strives for.

Sincerely,

Kathleen Daly & Zoë KZ Marketing Group LLC dba Cafe Zoë





AND THEIR BASIC PRIVILEGES

LICENSE TYPE	DESCRIPTION					
01	BEER MANUFACTURER - (Large Brewery) Authorizes the sale of beer to any person holding a license					
	authorizing the sale of beer, and to consumers for consumption on or off the manufacturer's licensed					
	premises. Without any additional licenses, may sell beer and wine, regardless of source, to consumers for					
	consumption at a bona fide public eating place on the manufacturer's licensed premises or at a bona fide					
1	eating place contiguous to the manufacturer's licensed premises. May conduct beer tastings under specified					
	conditions (Section 23357.3). Minors are allowed on the premises.					
02	WINEGROWER - (Winery) Authorizes the sale of wine and brandy to any person holding a license					
02	authorizing the sale of wine and brandy, and to consumers for consumption off the premises where sold.					
	Authorizes the sale of all wines and brandies, regardless of source, to consumers for consumption on the					
	premises in a bona fide eating place that is located on the licensed premises or on premises owned by the					
	licensee that are contiguous to the licensed premises and operated by and for the licensee. May possess					
	wine and brandy for use in the preparation of food and beverage to be consumed at the bona fide eating					
	place. May conduct winetastings under prescribed conditions (Section 23356.1; Rule 53). Minors are					
	allowed on the premises.					
20	OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off					
20	the premises where sold. Minors are allowed on the premises.					
21	OFF SALE GENERAL - (Package Store) Authorizes the sale of beer, wine and distilled spirits for					
	consumption off the premises where sold. Minors are allowed on the premises.					
23	SMALL BEER MANUFACTURER - (Brew Pub or Micro-brewery) Authorizes the same privileges and					
	restrictions as a Type 01. A brewpub is typically a very small brewery with a restaurant. A micro-brewery					
	is a small-scale brewery operation that typically is dedicated solely to the production of specialty beers,					
	although some do have a restaurant or pub on their manufacturing plant.					
40	ON SALE BEER - (Bar, Tavern) Authorizes the sale of beer for consumption on or off the premises where					
	sold. No wine or distilled spirits may be on the premises. Full meals are not required; however, sandwiches					
	or snacks must be available. Minors are allowed on the premises.					
41	ON SALE BEER & WINE - EATING PLACE - (Restaurant) Authorizes the sale of beer and wine for					
	consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy,					
1	rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a					
	bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales					
İ	of meals for consumption on the premises. Minors are allowed on the premises.					
42	ON SALE BEER & WINE - PUBLIC PREMISES - (Bar, Tavern) Authorizes the sale of beer and wine					
_	for consumption on or off the premises where sold. No distilled spirits may be on the premises. Minors are					
ļ	not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not					
	required.					
47	ON SALE GENERAL - EATING PLACE - (Restaurant) Authorizes the sale of beer, wine and distilled					
ļ	spirits for consumption on the licenses premises. Authorizes the sale of beer and wine for consumption off					
	the licenses premises. Must operate and maintain the licensed premises as a bona fide eating place. Must					
İ	maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on					
	the premises. Minors are allowed on the premises.					
48	ON SALE GENERAL - PUBLIC PREMISES - (Bar, Night Club) Authorizes the sale of beer, wine and					
	distilled spirits for consumption on the premises where sold. Authorizes the sale of beer and wine for					
	consumption off the premises where sold. Minors are not allowed to enter and remain (see Section 25663.5					
	for exception, musicians). Food service is not required.					
49	ON SALE GENERAL – SEASONAL - Authorizes the same privileges and restrictions as provided for a					
	Type 47 license except it is issued for a specific season. Inclusive dates of operation are listed on the					
	license certificate.					



LICENSE	
TYPE	DESCRIPTION
51	CLUB - Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption
	on the premises where sold. No off-sale privileges. Food service is not required. Minors are allowed on
. 901	the premises.
52	VETERAN'S CLUB - Authorizes the sale of beer, wine and distilled spirits, to members and guests only,
	for consumption on the premises where sold. Authorizes the sale of beer and wine, to members and guest
	only, for consumption off the licensed premises. Food service is not required. Minors are allowed on the
	premises.
57	SPECIAL ON SALE GENERAL - Generally issued to certain organizations who cannot qualify for club
	licenses. Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for
*	consumption on the premises where sold. Authorizes the sale of beer and wine, to members and guests
	only, for consumption off the licensed premises. Food service is not required. Minors are allowed on the
	premises.
59	ON SALE BEER AND WINE – SEASONAL - Authorizes the same privileges as a Type 41. Issued for a
	specific season. Inclusive dates of operation are listed on the license certificate.
60	ON SALE BEER - SEASONAL - Authorizes the sale of beer only for consumption on or off the premises
	where sold. Issued for a specific season. Inclusive dates of operation are listed on the license certificate.
	Wine or distilled spirits may not be on the premises. Minors are allowed on the premises.
61	ON SALE BEER - PUBLIC PREMISES - (Bar, Tavern) Authorizes the sale of beer only for
	consumption on or off the licensed premises. Wine or distilled spirits may not be on the premises. Minors
	are not allowed to enter and remain (warning signs required). Food service is not required.
67	BED AND BREAKFAST INN - Authorizes the sale of wine purchased from a licensed winegrower or
	wine wholesaler only to registered guests of the establishment for consumption on the premises. No beer or
	distilled spirits may be on the premises. Wine shall not be given away to guests, but the price of the wine
	shall be included in the price of the overnight transient occupancy accommodation. Removal of wine from
	the grounds is not permitted. Minors are allowed on the premises.
70	ON SALE GENERAL - RESTRICTIVE SERVICE - Authorizes the sale or furnishing of beer, wine and
	distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests
	or their invitees. This license is normally issued to "suite-type" hotels and motels, which exercise the
	license privileges for guests' "complimentary" happy hour. Minors are allowed on the premises.
75	ON SALE GENERAL - BREWPUB - (Restaurant) Authorizes the sale of beer, wine and distilled spirits
	for consumption on a bona fide eating place plus a limited amount of brewing of beer. This license does not
	authorize the sale of alcoholic beverages for consumption off the premises where sold. Minors are allowed
	on the premises.
80	BED AND BREAKFAST INN - GENERAL - Authorizes the sale of beer, wine and distilled spirits
	purchased from a licensed wholesaler or winegrower only to registered guests of the establishment for
	consumption on the premises. Alcoholic beverages shall not be given away to guests, but the price of the
	alcoholic beverage shall be included in the price of the overnight transient occupancy accommodation.
	Removal of alcoholic beverages from the grounds is not permitted. Minors are allowed on the premises.
86	INSTRUCTIONAL TASTING LICENSE-Issued to the holder of and premises of a Type 20 or Type 21
	licensee, authorizes the tasting of alcoholic beverages as authorized to be sold from the off-sale premises, on
	a limited basis. Requires physical separation from the off-sale premises while tasting is taking place and
Ì	generally requires the participation of a specifically-authorized manufacturer or wholesaler licensee.



From:

Evelyn Liebgold <evieliebgold@gmail.com>

Sent:

Friday, April 01, 2016 7:19 AM

To:

Morris, Michele T

Subject:

Cafe Zoe

Good morning Ms. Morris.

I live in the Willows area of Menlo Park and frequent Cafe Zoe every day. I love the cafe and what Kathleen Daly is doing. I totally support her application to serve been and wine. I encourage the city to approval her license. Thank you!

Respectfully yours, Evelyn Liebgold 397 Pope St. Menlo Park 94025



From:

David Axelrod MD <daxelrod@stanford.edu>

Sent:

Friday, April 01, 2016 9:42 PM

To: Subject: Morris, Michele T Cafe Zoe Application

Attachments:

PastedGraphic-2.tiff

To:

Michele T. Morris Assistant Planner City of Menlo Park Tel: 650.330.6724

mtmorris@menlopark.org

Dear Ms. Morris.

I am writing to support the application for a Beer and Wine License (ABC-41) from Cafe Zoe at Menlo Station in Menlo Park. I have been a consistent customer of the cafe for at least 7 years, and I have known Kathleen Daly as an outstanding member of the community and a caring and compassionate friend. Kathleen has created a true community center in the heart of the Willows. She is a consistent advocate for school kids, veterans, police and fire departments, and individual customers. I am confident that she and the staff at Cafe Zoe will use the Beer and Wine License wisely and operate a responsible business. I am hopeful that I can enjoy a cold beer or a glass of wine with my wife at the Cafe soon.

Please contact me if I can provide any further information.

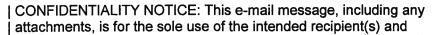
Regards

David Axelrod (Menlo Park Resident for 9 years)

David Axelrod, M.D.
Attending Physician, CVICU
Medical Director, CVICU consult service
Co-director, Pediatric Cardiology Fellows' Boot Camp
Division of Pediatric Cardiology
Lucile Packard Children's Hospital at Stanford
750 Welch Road Suite 321
Palo Alto, CA 94304
(650)723.7913

www.stanfordchildrens.org

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From:

Sara Styles <sara@sarastylesmusic.com>

Sent:

Saturday, April 02, 2016 9:54 AM

To: Subject: Morris, Michele T Cafe Zoe's liquor license application

Dear Ms. Morris,

I would like to express my support of this application. Cafe Zoe is a gem in our neighborhood, and I go there often with my two young children. I would love to have a glass of wine after a long day of parenting before the walk home!

Thank you, Sara Styles 390 O'Connor St.

From:

Bob McGrew

bmcgrew@gmail.com>

Sent:

Saturday, April 02, 2016 8:31 PM

To:

Morris, Michele T

Subject:

beer/wine application for Cafe Zoe

I was notified that Cafe Zoe is seeking a beer and wine permit. As a resident of the Willows near Cafe Zoe, I think this would help the cafe be even more of an asset to the community. I would certainly enjoy patronizing it, and I don't foresee negative consequences given the owner's intention to retain the coffee house atmosphere.

Best, Bob McGrew 202 McKendry Dr.

From:

Jeff Newmeyer < jeffnewmeyer@gmail.com>

Sent:

Sunday, April 03, 2016 9:50 AM

To:

Morris, Michele T

Subject:

in support of beer and wine license for Cafe Zoe

Michele Morris --

I am writing in support of a beer and wine license for Cafe Zoe. This cafe is a bright spot in our local community and is a meeting place for many citizens who live in this area, or take their children to schools in this area, or shop or run businesses in this area. I typically visit the cafe four afternoons per week, and my wife and I together often go there for lunch on Saturday or Sunday. I mostly read there alone, but also occasionally chat with other customers or with people behind the bar that I know.

The ability to order a glass of wine or beer, with or without a meal, would be an added treat. The clientele is quiet and peaceful, and except for kids who sometimes come in from the local dance studio, it is also "of age". Kathleen Daly, the proprietor, is careful to ensure orderliness, cleanliness, and safety.

A beer and wine license, and being open for slightly longer hours, will additionally benefit the community culture that this cafe has been a key and effective proponent of.

Jeff Newmeyer (650-325-1616)

From:

Mimi Treble Gardner <mtreble@gmail.com>

Sent:

Sunday, April 03, 2016 2:48 PM

To:

Morris, Michele T

Subject:

Cafe Zoe

We are absolutely thrilled that Cafe Zoe is applying for a license to sell alcohol and extend their hours. They have been such a wonderful addition to the neighborhood and their presence has strengthened our community. We fully and enthusiastically support their application. They are a huge part of what makes the Willows such a great neighborhood and approving their application will make our neighborhood even better.

Thank you, Mimi Gardner

Mimi Treble Gardner (650) 391-6933 409 Central Ave Menlo Park, CA 94025

From:

Judy Martin <judymartin53@hotmail.com>

Sent:

Sunday, April 03, 2016 4:59 PM

To:

Morris, Michele T

Subject:

Cafe Zoe

Hello,

I would like to send my support for our neighborhood gathering place to be licensed to serve wine and beer. Cafe Zoe is so special here in our Willows community.

Thank you, Judy Martin

Sent from my iPhone

From:

Marilyn Green <greenmv@aol.com>

Sent:

Sunday, April 03, 2016 5:07 PM

To:

Morris, Michele T

Cc:

Drew McCalley

Subject:

Cafe Zoe

Hello,

My husband and I live at 430 Central directly behind La Hacienda Market. We have no problem with Cafe Zoe's plans to serve beer and wine. Thank you!

Marilyn Green Drew McCalley

Sent from my iPad



From:

Carol Cruikshank <carolcruik@icloud.com>

Sent:

Sunday, April 03, 2016 5:58 PM

To:

Morris, Michele T

Subject:

Cafe Zoe Beer and Wine license

Hello,

I am very much in support of Cafe Zoe selling beer and wine. They have been a much loved part of our community, providing a gracious space for the neighborhood.

They have also proven themselves to be responsive to the needs of the community. They are the first to step up when needs arise. I love to stop in for a coffee, a short walk from my home, where I can frequently find someone I know. My grandchildren love the play area they have created for children.

I have often thought that it would be a wonderful place to go for a glass of wine in the evening, a place where I could find other locals without having to drive and find parking places.

~Carol

From:

Brian Gilmer <bgilmer1@yahoo.com>

Sent:

Sunday, April 03, 2016 7:01 PM

To:

Morris, Michele T

Subject:

Cafe Zoe

I just wanted to say that as a long time resident of the Willows I support Cafe Zoe and their application to see beer and wine that will be consumes on the premises. Cafe Zoe is a welcome and valued part of our community and I do not see their selling of beer and wine to augment their food services as a problem.

Best Regards,

Brian Gilmer 507 O'Keefe Street Menlo Park, CA 94025

From:

rebecca bloom <rebeccabloom67@gmail.com>

Sent:

Sunday, April 03, 2016 7:16 PM

To:

Morris, Michele T

Subject:

Re: Cafe Zoe

Dear Ms. Morris,

I've lived in the Willows for 16 years, and I am a huge supporter of our Menalto Corners businesses. With Kathleen Daly at Cafe Zoe as the anchor, this area has added so much to our community. Kathleen is a leader, tone-setter, supporter of local causes and all-around wonderful person.

I'm very excited by the prospect of extended hours and the service of beer and wine at Cafe Zoe. Now this neighborhood institution will bring even more of our community together. Please count myself and my husband, Jeff, as categorically in favor of this great step. And please don't hesitate to contact me if you have any questions.

All the best, Rebecca Bloom 320 Lexington Drive 650-520-6199

From:

David Jones <davidlawjones@gmail.com>

Sent:

Monday, April 04, 2016 8:48 AM

To:

Morris, Michele T

Subject:

Cafe Zoe Beer & Wine License Application

Hi, Michelle.

I live on Oak Court and am writing to support Cafe Zoe's beer & wine license application. I've known Kathleen for many years, and am pleased for us in the local community to have a successful, thriving cafe in the neighborhood. It's helping the surrounding businesses, and it's a wonderful addition to the neighborhood. Their ability to serve beer and wine will be great for customers having meals or afternoon/early evening meetings there.

The only potential downside is noise late in the evenings affecting local residents, so I am sure there will be a reasonable closing time requirement for a neighborhood establishment (9 or 10pm, I would imagine). I do not believe parking will be an issue, as during the day people can park in the available parking spots or in the large parking lot by La Hacienda (which I believe is owned by the building owner of all of those businesses and available for customers of all businesses), and there is ample street parking for any overflow. And, at night, many of the businesses close at/around 6pm (flower shop, hair salon, cleaners), so the cafe customers can use those business parking spaces.

I hope the application is approved for the benefit of the neighborhood and Menlo Park residents!

Thanks!

DJ

David Jones | <u>davidlawjones@gmail.com</u> | +1.650.678.2208 465 Oak Court, Menlo Park, CA 94025



From:

Rogers, Thomas H

Sent:

Monday, April 04, 2016 12:21 PM

To: Cc: Morris, Michele T Malathong, Vanh

Subject:

FW: [Sent to Planning]Support for Cafe Zoe application 4/18/16

----Original Message----

From: Clem [mailto:clemolony@gmail.com] Sent: Monday, April 04, 2016 12:20 PM

To: PlanningDept

Subject: [Sent to Planning]Support for Cafe Zoe application 4/18/16

Dear Planning Commissioners,

I support the Cafe Zoe application to be allowed to sell beer and wine as part of their restaurant operations. The cafe is a community asset in the Willows neighborhood and is lovingly and responsibly run. The neighbors whom I talked with feel very comfortable that there will be no problems with adding this use to their operations.

Thank you,

Clem Molony, 1966 Menalto Ave, Menlo Park, 650-333-3886



From:

chris@spainthepark.com

Sent:

Monday, April 04, 2016 3:22 PM

To:

Morris, Michele T

Subject:

Public Hearing April 18 @ 7PM; Use Permit for KZ Marketing Group LLC

Attachments:

CafeZoe.Class41.Support.Ltr.pdf

Dear Michele,

Please find attached a letter in support of the City to allow KZ Marketing their requested Use Permit. We will not be able

to appear Monday night but wanted to formally express our

support.

P.S. - Hard copy original sent in US Mail.

Thank you,

Chris Mascarin
Director
Spa in the Park

103 Gilbert Ave. | Menlo Park, CA 94025

Spa: (650) 326-3442 | Cell (707) 439-1252

www.SpainthePark.com







APR 07 013

CITY OF MENLO PARK BUILDING

April 4, 2016

Ms. Michele Morris
Assistant Planner
Department of Community Development
701 Laurel Street
Menlo Park, CA 94025

RECEIVED

APR 07 23.3

CITY OF MENLO PARK BUILDING

Re:

Use Permit of KZ Marketing Group LLC dba Café Zoe

Request for an ABC Class 41 License Public Hearing April 18, 2016 at 7:00pm

Dear Ms. Morris,

As the long standing owner and operator of Spa in the Park, an adjacent business to Café Zoe, I wanted to submit this letter in support of their request for a new use permit. We have no reservations of City to allow Café Zoe to own and operate business with an ABC Class 41 license.

Thank you for your time.

Chris Mascain

Warm Regards,

Chris Mascarin

Owner

Spa in the Park

cc: mtmorris@menlopark.org



From:

Devra C. Moehler <dmoehler@asc.upenn.edu>

Sent:

Tuesday, April 05, 2016 9:05 AM

To:

Morris, Michele T

Subject:

Cafe Zoe

I am writing in support of Cafe Zoe in their application for a beer and wine license and longer hours. They are a wonderful resource for our community, and a great place for neighbors to gather and meet other neighbors. I strongly support their plans for strengthening their business so they can continue to enrich our community for years to come.

Devra Moehler 399 Pope Street

From:

Susan Austin <susangaustin@mac.com>

Sent:

Tuesday, April 05, 2016 9:13 AM

To:

Morris, Michele T

Subject:

Cafe Zoë

I live in the Willows and love Cafe Zoë. Zoe's is a great neighborhood gathering place and would be that much more so if neighbors were able to meet there over a glass of wine in the evening. Please support their application for a license to sell wine & beer!

Susan Austin 403 O'Keefe St MP 650-322-7937

Sent from my iPhone

From:

Michael Perez <michael p perez@yahoo.com>

Sent:

Tuesday, April 05, 2016 4:57 PM

To:

Morris, Michele T

Subject:

Café Zoë's Beer and Wine Application

Dear Ms. Morris,

As a 15 year resident of the Willows neighborhood, I am pleased to convey my wholehearted support for Café Zoë's application for a Beer and Wine License (ABC-41) to the Menlo Park Planning Commission. As a direct result of Café Zoé's presence in my neighborhood, I have made many friends and met many neighbors that I otherwise would have not. I believe strongly in Kathleen Daly's wisdom when it comes to creating activities and services that foster a tremendous sense of community and have no reservation whatsoever as she as she attempts to create more.

As a result of what Kathleen has built in our neighborhood, there is frankly NO OTHER neighborhood in Menlo Park in which I would wish to live, so I hope you will approve her application speedily.

Best regards, Michael Perez 200 Elm Street

From:

kate <zkate318@aol.com>

Sent:

Wednesday, April 06, 2016 4:27 PM

To:

Morris, Michele T

Subject:

cafe zoe

Hi Mr. Morris:

I'd like to voice my strong support for allowing Cafe Zoe to be able to serve wine and beer, and for extending their hours of operation.

They have been a tremendous asset to the Willows community, really the heart of the community! Kathleen has really given herself

to helping the VA clients and school children, which is so entirely admirable. I can't think of one good reason that this request should not be granted. I think it will further the camaraderie in the neighborhood.

Thank you.

kate zablocki 318 Laurel Avenue

From:

Sylvie <sylvie.stefant@gmail.com>

Sent:

Monday, April 11, 2016 1:42 PM

To:

Morris, Michele T

Subject:

Cafe Zoe

Dear Mrs Morris,

I just wanted to send an email to you in support of Cafe Zoe's application for her beer and wine licence. As a Willows resident, I have always enjoyed the coffeeshop ever since its opening and now we are very much looking forward to see her expand her business to include beer and wine. I have also always admired Kathleen for her commitment to the community and her incredible dedication to her business. I hope my email can help her through the approval process. Let me know if there is anything else I can do to help.

Kind Regards, Sylvie



From:

Steve Schmidt <menloparksteve@gmail.com>

Sent:

Monday, April 11, 2016 5:05 PM

To:

_Planning Commission

Subject:

Fwd: Beer & Wine on Menalto

Planning Commissioners:

I support Kathleen Daly's application for a Beer & Wine permit at Cafe Zoe.

Expanding the use and hours of business will add pedestrian traffic and security to our little commercial center which now rolls up when La Hacienda closes at 8pm.

Her business has been magnet for social interaction in the Willows.

I have confidence that the positive influence of Cafe Zoe in the neighborhood will grow with this change in her business model.

Thanks for your consideration.

Steve Schmidt 330 Central



From:

Kathryn Todd <kathrynt@gmail.com>

Sent:

Tuesday, April 12, 2016 1:01 PM

To:

Morris, Michele T

Subject:

Cafe Zoe Beer and Wine License

Dear Michele,

I'm writing to express my strong support for Cafe Zoe's ABC-41 Beer and Wine License application. I feel lucky to live a just a few doors down from Cafe Zoe. The cafe is such a positive addition to our neighborhood - they host community events, forums for local political candidates, and provide a warm and friendly gathering place for neighbors. I'm delighted that they will be expanding their hours, and know that they will be good custodians of the responsibility that a Beer and Wine License requires.

-Kathryn Todd





March 31, 2016

Dear Café Community,

We are thrilled to announce that we will be presenting our application for a Beer and Wine License (ABC-41) to the Menlo Park Planning Commission on Monday, April 18, 2016 at 7:00PM. We believe the ability to serve beer and wine on our menu will be a great addition to the café.

This addition means we will extend our operating hours. Our plan requests permission to be open Wednesday – Saturday evening. Our intention is not to become a bar, but rather have the ability to offer our of-age patrons a glass of wine or beer with their meal.

With that said, this is an opportunity for you as a part of our café community to voice your thoughts to the city in regards to our proposal. We invite you to write a letter or email to the city planner who is working on our application. You are also welcome to sign the petition that is posted at the café. Please send your correspondence to:

Michele T. Morris Assistant Planner City of Menlo Park Tel: 650.330.6724 mtmorris@menlopark.org

APR 0 7 2016

CITY OF MENLO PARK PLANNING

Please do not hesitate to reach out to us as well in regards to any questions you may have about writing a letter/email or the proposal in general. We aim to be as transparent as possible. We are optimistic that this acquisition will benefit the community culture that Café Zoë strives for.

Kathleen Daly & Zoë

Sincerely,

KZ Marketing Group LLC dba Cafe Zoë





I am over 21 years of age and am signing this document in support of Cafe Zoe's application to the City of Menlo Park for a Beer and Wine License

APR **0 7** 2016

to the City of Menlo Park for a Beer and Wine License								
Name	Street Address	ARE YOU A MENLO PARK RESIDENT?	If No, where do you reside?	OPTIONAL Only if you would like information on cate sponsored events, promotions, etc. email address:				
Karen Greig	325 Oak Ct M.P.	Ų		Kgreig eyahoo.com				
Mike Frank	1 /	Ý		mike frank. 94025@gme, 1. com				
Hanna Ollik	1266 & Bayshore od	NO		mike Frank. 94025@gme. 1. com hama. ollila @stangord.colu				
miriam Huntley	334 Mchendry Pl.	Vies		miriam huntley o earthink not				
Kristen Hughes	205 Enerson St.	2	PaloAlt					
Nick Kniefel	1946 Menalto Ave	Y		WICK KNIEFEL@ GMAIL.COM				
Jen Knjefel	1946 Menalto Ave	Y		MICKKNIEFEL@GHAIL LOM				
Diana Morshead	312 Concord Dr	Y		dmorshead@gmail.com				
David DiGrolomo	SIZ concord	Ý		0				
Kefan Katale	98 SanBon Wome	Ÿ		Ykotakogmail.com				
NICK GANG	421 GUINDA	N.	Pal Alto	Micheles L. Gar				
BARRE CRAP	414 LAVREN AVE	Y		see Bons				
Coni Hobson /	Central	y						
John Soller	' >	Ÿ		Inlin Trans				
Liest morell	30 Channing	1/2	Billingun	11/11/11				

I am over 21 years of age and am signing this document in support of Cafe Zoe's application to the City of Menlo Park for a Beer and Wine License

Name	Street Address	ARE YOU A MENLO PARK RESIDENT?	If No, where do you reside?	OPTIONAL Only if you would like information on cafe sponsored events, promotions, etc. email address:
CCemens ERT	HMB, CASHONS	N ₆	1	COANTERT @ GMAIL. COM
Francisa Paler	626 Certical Ave Mento			forwetts come com
STEVE SCHMIDT	330 CENTRAL MP	Tos	Acceptance of the second	menloparkstera Comail.com
Shane Finley	1950 Menalto Ave	Yes		lunarchimes @ gmail. com
Marie PIT	226 oak Ct	Yes		U
STEPREN AMES	515 LAURY AVE	YES		AMESONASSAGE EGNAILS COM
Shirley DesMarais	NK Wood and AV MP	ye5		
Baris Shoshitaishvili	Stanford	No		
JOISTHEAN GENOVER	415 CHELLES	4/61		
PETER BONNOAU	Bonnelet	RD	Benkeley	more
Monigre Bonnay	956 Sucramutost SE	No	SF	6/12
Ashigish leddy	319 Central Are	No	Lordon-	abhijithzoo c 90@ gmail.com.
Vin Sharma	SID CENTRAL ALL	Yes	_	J J
Stephanie Zeller	518 CENTRACAVE	YES	-	
Benita Kum	407 Laurel Are	Yes		benkenne gmail. com

200.

Name	Street Address	ARE YOU A MENLO PARK RESIDENT?	If No, where do you reside?	OPTIONAL Only if you would like information on cafe sponsored events, promotions, etc. email address:
Gren Birch	4204 Fair Class Ave-	y es	FOIL	
enos Acesta	1925 menatho ace	Jes -		
Rhonda Melnik	300 Santa Margarita Are	yes		
Dana Shields	1231 Woodland	yes	Willous	dana Shields 1 aguail + ou
Henry Riggs	47 Callie Ln	1 Yes		O O
Bonnie Blythe	1545 University Aus PA	No	Palo Alto	
CHRISTIE COLEMN	201 POPEST MP CA	YB		christie. coleman e gmail. com
Jurgen Wendlandt	1985 Menalto Ave	YES		WENDLJ@GMX.DE
AARON KLINE	151 ELIOTI DR	YES		
Erika Medina	453 menalto Ave	Yes		
Marianne Cooper	307 Tre Mon way	40	willes	coopermarianne@gmail.com
TONYA Bliss	867 CAMBRIDGE AVE	YES		
Robert Gentry	96 Redwood Way Ath	1 1/3	Atherta	RWWIELAHOD, COM
albal Spicer	247 Rosh Uty	42)		
Formaine Wing	Mentione CA	yo.		Voriaine, way 2003 mail. con



Name	Street Address	ARE YOU A MENLO PARK RESIDENT?	If No, where do you reside?	OPTIONAL Only if you would like information on cafe sponsored events, promotions, etc. email address:
Liane Athara	841 Woodland Me	y		
ALAN HORNSTEIN	1961 MENALTO AUE	Y		
Joey Viacomini	316 (hester st	Y		
Boyan Lin	337 Pape ST	y		edwinbgran(a) gmail com
Tyler Finley	132 Oak Ct, MP	Ý		tyfuly @ ymel.com
Janine Rocha	312 Durham St.	Ý		
Dome Schwalbach	476 Oak Ct.	4		
Ulandia Beisiegel	23 Elston Cti	N	Gan Caulos	oppigs@gmail.com.
Steve Talfee	600 area # 10	Y		Steve talfee@gmail.com
VINER BHAT	1900 UNIVERSITY	Ν	\$F	Vivek r. bhat@gmad.com
Gautam Kanvinde	1900 UNIVERSITY	Н	SJ	gautem.kanvinde@gmail.com
Nevada Merriman	329 Makendry	Y		
Dun Andresse	303 Bakwood	Y	23/ 108	dan_andersap me.com
Juhadan Stone	331 Berton A.	1		
ossono ad	10582 Emilie Dr	N		

JOHN BRADY BANKSPALE 483 O'CONNOK ST



transmorrisprogmail.com

Name	Street Address	ARE YOU A MENLO PARK RESIDENT?	If No, where do you reside?	OPTIONAL Only if you would like information on cafe sponsored events, promotions, etc. email address:	
57	540 Laurel Are	Y		ressignation	
	154 LAVERY AVE	Y		cliff_brunk @ yahoo.com	W
Raymond Mages	p3 Walnut St.	X		ray out major attaco	
Charles Minkler	1952 Menal to Ave.	/ Y		Cwminkler Egmail. com	
Tarnyun Park	521 General Sone	Y		semmark anothing con	
Insook HA				insooklip@ amail-com	
10m Lenso	521 Connal Aux	Y		thomas. lens @ gmail.con	רי
Linston Perop	503 0' KEEFE ST	Y		TRIOR CLINTON & GMAIL . COM.	
Maura Sullar	126 CASP = 1 A	N	velpites	maureer-5 Osbeglobdinail	
SEAN SULLIVAN	POBOX 447 CMARED	po	S.MATED	SEAN SULLIVANDIO 4 AHOO. CON	4
Mark Dillon	1974 Menalt Ane			rack - dilloulle Chotmail, com	
Li Ham	214 McKendy Dr.	_У		lihsy 2001 e yaho-com	
: 1 _	614 Central Are.	- Y			
JIII Sagnor	417 Caurel Are	y		isognerðgmælian	
Sean Burns	416 Duchon St.	Y		hpper-layaboo.com	
sean warms	- C. O. D.W. Mahr.	7	一菜	Seanburns. ca o gmail. com	

Name	Street Address	ARE YOU A MENLO PARK RESIDENT?	If No, where do you reside?	OPTIONAL Only if you would like information on cafe sponsored events, promotions, etc. email address:
Ritu Chitkara	311 Novalane, 94025	4		ritu79@gmail.com
KRISTY N CROUSE	1835 Woodland Ave, EPA, 2485		X, EPA	Kristyn e girlstowomen org
Anne Newman	343 McKendry, 94025	- 9		arnewman & Smail.com
Graciela Cuent	23 72 POP/AR		E.P.A	650-269-4496
Jessica Hauss	200 ElmSt.	y		jessica. hauss@gmail.com
Ksel Stalman	1970 Cordilleras Rd	7	RWC	vshalman @ gmail.com
Danolsen	Boy Laurel Ave	4		
John Crawfre	733 Contral AVP.	Y		
Stephanie Zeller	518 CENTRAL DUE.	7		SZELLER EMINDSPRING. CON
ChrisCathcaut	100 O'Keefe St	Y		nrs-cathcarte gmail. com
KRISTINGLEITSMAN	824 FREMONTST#4	4		KRISTIN. RULE Of mail. con
Jessica Olson	126 Baywood Ave, M.D			jessaolson Dyahoo.com
Day Domand	1962 Menel to Ave#B	X		Jay Diamond O Grail. com
Chris Andrews	316 Dulhan St	Y		
AMON KEINE	ISTELLED DR	D I		



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Sign below it	Street Address	ARE YOU A MENLO PARK RESIDENT?	If No, where do you reside?	OPTIONAL Only if you would like information on cafe sponsored events, promotions, etc. email address:
EVELYN LIEBGOLD	397 POPE SE MP	Yes		
DAMON MILLER		No	EPA	milenda Slashind
KellerMarath	689 Bleman Ake	yes		
Margaret Margan	115 Halan St	Ves		Kelley magrathedurals & gmail con
Dagun McLenna	322 O'Keefe	INCS		margaret mangan 260 gmail. con
Machael Percz	200 Elin St	Yes		dagin 21 Darriail . con.
Ann Morrison	627 Bay Rd	Yes		morrison 627 @ yahoo,com
Regu Merin	627 Bay Rd	les		riveraddictoymail.com
JULIAN LIEBGOLD	3979BAR 57	Uest		Jegg 464@G mail, com
Syla Phelps	300 t vicente	You NU	494	Kylap helps 25 (2 gmas)
Not barolen	215 Morally	Jes		The second
Robin Young Ames	515 Laurel	Ves		ryoungames@gmail.com
Stephen Schuh	343 McKendry Dr	Yes		schuhs@gmasl.com
Claudia Weber	11573 Morning Spring Cot	No	Cupertino	Claudianeper Dome com
LUKE MACHINDER.	1917 ÉUCLID AVE	Yes.		Luke macka @ hotmail com.
Caitlin Curry	1917 Endid Avenue	Mes	(U)	Caitlins curry @ gmail com
Montea Cases	198 Oak Crust	Men		

PRINT & Sign	/	TAREVOLLA	Seer and want	e License
Name		ARE YOU A MENLO PARK RESIDENT?	If No, where do you reside?	OPTIONAL Only if you would like information on cafe sponsored events, promotions, etc. email address:
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				My that mhotsked for grown
BRETT GORDON	1841 WOODLAND A	E YEU		
Alamed Stelledalini	137 Dale Ct	Vess	7	Chrisal Sherk Tregmail-con
Emmy Laper	329 Laurel Are	YES		1 ()
bigit Sluep	261 breed, up HTS.		No	emily loper@ amail com
Ene Porlino	2988 FWShe ST SC	NO	SC	Chebarene @ Comewr. ne
Jenniter Fenonli	0 3-12 O'ConnorSt	Y		jenniter fenoglio e gmail con
Liva Bureit	675 Fox Gurt E	No	Redunda	
Drage Bailey	Sol Middlesex Rd	No	Belmont	diane menlagarkion
Sven Weber	11573 Moring Spring C+	No	Cupetro	SVen. Weber (W me . com
Nancy Hornstan	1961 Menalto Ave	Yes		nehovnstein @gmail.com
Scott Marshau	124 O'COMPOR	yes		LA MILLA
Laura Lin	1240 Connor	Yes		2) earnight
Patrick Gardner	115 Harght st.	yes		
Eren Manavoglu	154 Laurel Aye.	Yes		C. Man Cr
I routh Jones	128 Elliot Dr	yes /		
Chris Scofield	436 Falk Ct.	Y. 5	(the	judith jones email com

Community Development



STAFF REPORT

Planning Commission

Meeting Date: 4/18/2015 Staff Report Number: 16-028-PC

Public Hearing: Use Permit and Architectural Control/Lauren Van

Sickle/1110 Marsh Road

Recommendation

Staff recommends that the Planning Commission approve a use permit and architectural control to convert one service bay into additional convenience store area and install a new double front door and windows for the existing convenience store and gas and auto service station located in the C-4 (General Commercial) zoning district at 1110 Marsh Road. The recommended actions are included as Attachment A.

Policy Issues

Each use permit and architectural control request is considered individually. The Planning Commission should consider whether the required use permit and architectural control findings can be made for the proposal.

Background

Site location

The subject property is located at 1110 Marsh Road, between Bohannon Drive and Scott Drive, and near the US Highway 101 southbound on-ramp. A location map is included as Attachment B. To be consistent with the orientation of the building, this report refers to Marsh Road as the front of the property. The adjacent parcel to the right at 1100 Marsh Road is also in the C-4 (General Commercial) zoning district. The adjacent parcels to the rear are in the M-2 (General Industrial) zoning district. Nearby residential developments include Lorelei Manor approximately 900 feet to the south and residences across Marsh Road in the City of Redwood City.

Analysis

Project description

At present, the service station has a 903 square-foot convenience store and a 1,362 square-foot automotive service and repair area with three auto bays. The applicant is requesting a use permit and architectural control to remodel and expand the existing convenience store by converting one of three service bays into additional convenience store area. The store would continue to sell pre-packaged food items, self-service beverages, automobile accessories, canned or bottled beverages, and various sundries consistent with its existing offerings. Alcohol sales are not currently permitted on the site, nor are they

being requested or approved as part of this application. The area of the convenience store would increase by approximately 477 square feet. No new gross floor area would be added to the existing building, which would limit the potential for the proposed changes to intensify the use of the site. Minor modifications to the building façade would be made related to the conversion of the interior space. The project plans and the applicant's project description letter are included as Attachments C and D, respectively.

Design and materials

As part of the interior conversion of the convenience store and automotive service space, the applicant is proposing exterior façade changes that require architectural control. The existing single entry door to the convenience store, which is located under the fuel canopy on the far left side of the central storefront, would be replaced with double entry doors centered under the canopy. A transom window would be located above the proposed double entry doors. The remaining storefront windows under the canopy would be replaced with taller windows and cement plaster-finished columns flanking either side of the central entry doors. The Food Mart text at the building entrance would be moved onto the gable above the proposed entry doors. The overhead door of the service bay proposed for conversion to convenience store area would be replaced with a glass and aluminum storefront to match the existing storefront. The existing fuel canopy and four fuel dispensers, as well as landscaping, parking and other site conditions, are proposed to remain without modifications. Staff believes that the requested modifications would enhance the building façade by providing more balance and symmetry at the convenience store entrance compared with the existing storefront and entrance door.

Parking and circulation

Based on the size of the snack shop/auto service building, 14 parking spaces are required for the property. The site currently has eight striped parking spaces. Additionally, the property has eight fueling stations. With previous service station projects, the spaces in front of the fueling dispensers have been counted as parking spaces, due to the unique nature and function of service stations. Utilizing the eight fueling station spaces in addition to the striped spaces, the project would provide 16 parking spaces. No changes to parking are proposed as part of the project.

Correspondence

Staff has not received any items of correspondence on the proposed project.

Conclusion

Staff believes that the proposed conversion of an auto service bay to additional convenience store area would not intensify the use of the existing building. Items sold would continue to be pre-packaged food items, self-service beverages, automobile accessories, canned or bottled non-alcoholic beverages, and various sundries consistent with the existing offerings of the convenience store. No new gross floor area would be added to the existing building. The proposed exterior alterations to the building would enhance its appearance by providing a centered store entrance with balanced columns and windows on either side, as well as the replacement of a roll-up garage door with a glass and aluminum storefront to match the existing building. Staff recommends that the Planning Commission approve the requested use permit and architectural control.

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 project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

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 publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

- A. Recommended Actions
- B. Location Map
- C. Project Plans
- D. Project Description Letter

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:

Tom Smith, Associate Planner

Report reviewed by:

Thomas Rogers, Principal Planner

1110 Marsh Road - Attachment A: Recommended Actions

LOCATION: 1110 Marsh Road PROJECT NUMBER: APPLICANT: Lauren Van Sickle OWNER: Bohannon Trust Partnership, LP

REQUEST: Request for a use permit and architectural control to convert one service bay into additional convenience store area and install a new double front door to the existing convenience store at an existing gas station. This project is located in the C-4 (General Commercial) zoning district.

DECISION ENTITY: Planning DATE: April 18, 2016 ACTION: TBD

Commission

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

- 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
- Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
- 3. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - a. The general appearance of the structure is in keeping with the character of the neighborhood.
 - b. The development will not be detrimental to the harmonious and orderly growth of the City.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood.
 - d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
 - e. The property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.
- 4. Approve the use permit and architectural control subject to the following standard conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by MI Architects Incorporated consisting of seven plan sheets, dated received April 8, 2016, and approved by the Planning Commission on April 18, 2016, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and



PAGE: 1 of 2

1110 Marsh Road - Attachment A: Recommended Actions

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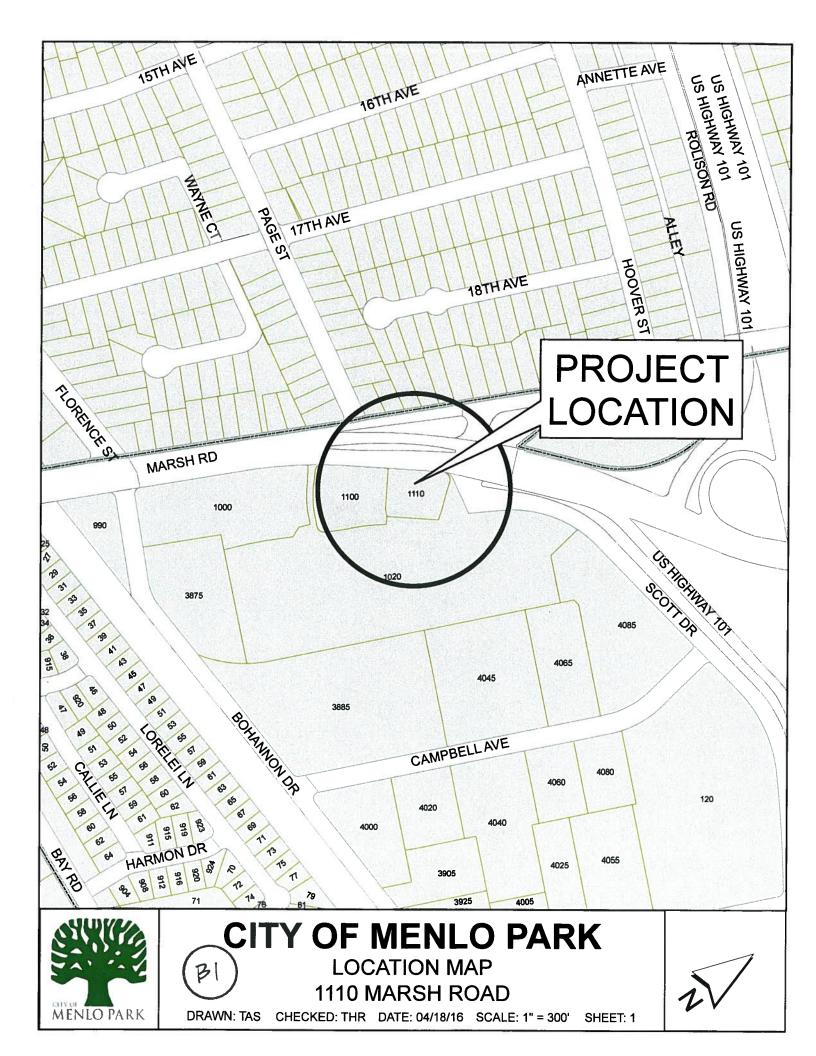
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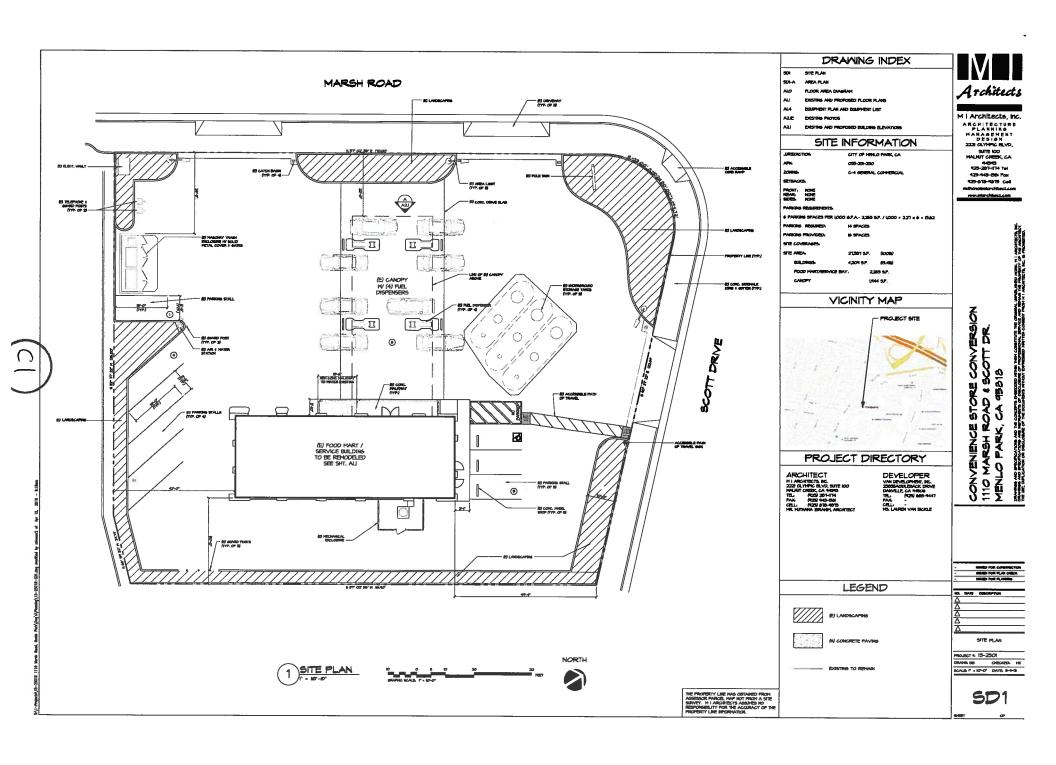
other equipment boxes.

e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

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PAGE: 2 of 2





Architects

M | Architects, Inc.

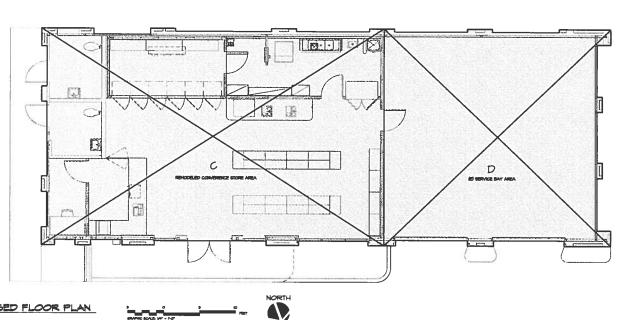
MIATCHIECTS, Inc.
ARCHITECTURE
PLANNINS
HANAGEMENT
DESIGN
223 CLIMPTO BLVD.
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MAUNIT CREEK, CA
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425-207-1174 Tel 425-445-1501 Fox 425-610-4015 Cell

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Architects

M I Architects, Inc.

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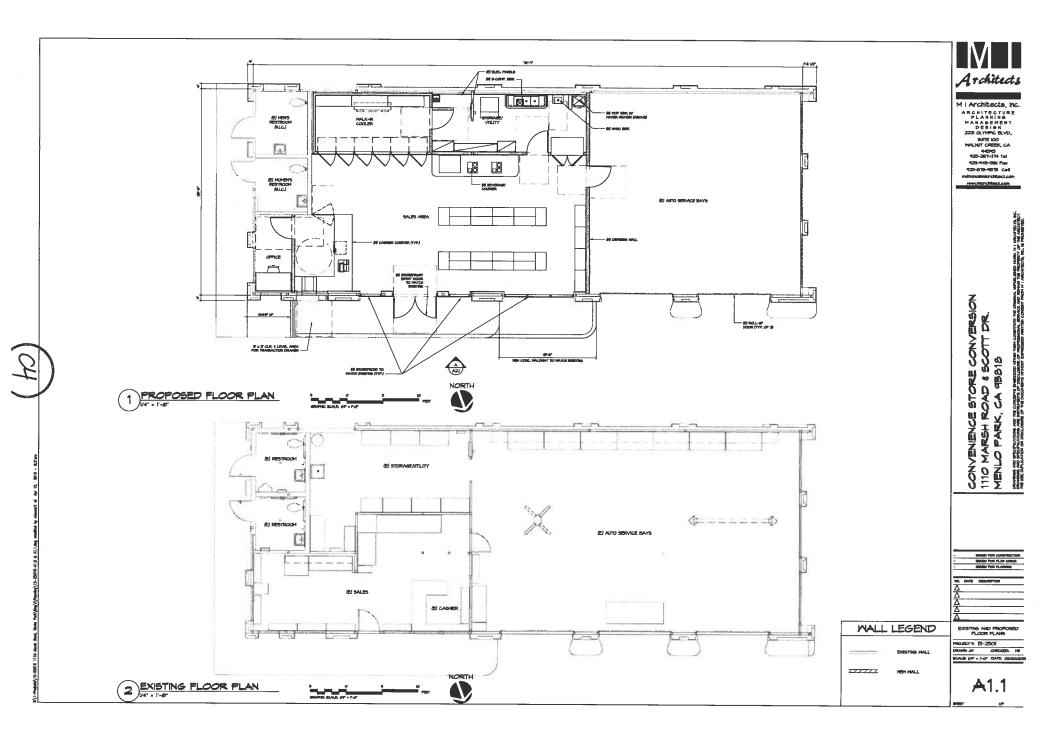
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PROPOSED FLOOR PLAN

2 EXISTING FLOOR PLAN







M I Architects, inc.

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DESIGN
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SITE IOD

PALATI CRESS, CA

423-297-114 Tel

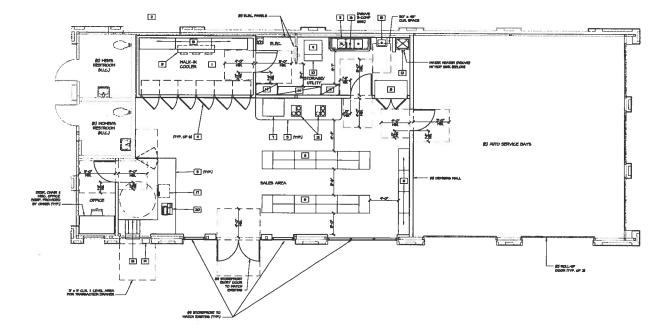
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EXISTING BUILDING: FRONT- FACING MARSH ROAD



EXISTING BUILDING: SIDE- FACING SCOTT DRIVE



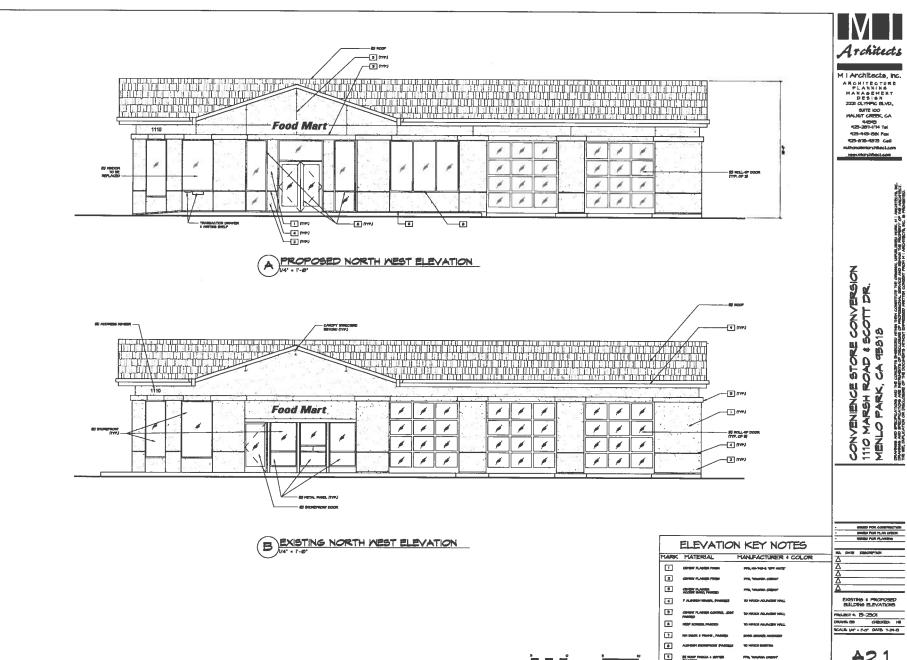
EXISTING CANOPY: SIDE- FACING SCOTT DRIVE



EXISTING CANOPY: SIDE- FACING SCOTT DRIVE

EXISTNS PHOTOS

TRAJECT A 15-2501



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M I Architects, Inc. A California Corporation

ARCHITECTURE . PLANNING . MANAGEMENT . DESIGN 2221 OLYMPIC BLV D, SUITE 100, WALNUT CREEK, CALIFORNIA 94595

Muthana Ibrahim Architect President

Telephone: (925) 287-1174

Facsimile: (925) 943-1581

Cell: (925) 878-9875

Email: muthana@miarchitect.com

WRITTEN DESCRIPTION FOR:

Convenience Store Conversion and Remodeling 1110 Marsh Road & Scott Drive Menlo Park, CA

On behalf of our Client Van Development, Inc. we are submitting the Use Permit and Architectural Control Application for the above referenced gas station. The project scope of work includes remodeling the existing convenience store. Convert one service bay to a convenience store. The conversion includes replacing overhead door with aluminum storefront. Replace the single entry door with double entry doors. The fuel canopy and fuel system are to remain. The following items to be

- ITEMS TO BE SOLD AT THIS FACILITY: The gas station will sell gasoline, the Food Mart will sell pre-packaged food items, sundry items, some automobile accessories (i.e.-air fresheners, cell phone accessories, anti-freeze, motor oil, etc.) self-service beverages, fresh and/or pre-packaged pastries & can and/or bottles of soda, water & sports/energy drinks. There will be NO cooking or preparing of food or beverages. There will be NO alcohol sale in this facility.
- **EMPLOYEE:** The gas station employees are (2) employees per shift. There will be (3) shifts per day (5) days per week. On the weekend, there will be (1) employee for (2) shifts and (2) employees for (1) shift. The service bay employees are (2) employee, (1) shift, (5) days per week.
- **HOURS OF OPERATION:** The proposed hours of operation for both the Gas Station and Food Mart will be: 24 hrs. / Day, 7 days a week, 365 days per year.
- FUEL DELIVERY: The fuel delivery truck will make deliveries 7 times / week.

If you have any questions please don't hesitate to give me a call. I can be reached at (925) 287-1174 x1.

Sincerely,

Muthana Ibrahim

Architect, President M I Architects, Inc.



MAR 1 0 2016

CITY OF MENLO PARK BUILDING



Community Development



STAFF REPORT

Planning Commission Meeting Date:

Meeting Date: 4/18/2016 Staff Report Number: 16-029-PC

Public Hearing: Architectural Control, Use Permit, and Below

Market Rate (BMR) Housing In Lieu Fee

Agreement/Pollock Realty Corporation/1400 El

Camino Real

Recommendation

Staff recommends that the Planning Commission approve the architectural control and use permit request to construct a 61-room hotel consisting of four stories and an underground parking level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, at 1400 El Camino Real. The proposed development would be at the Public Benefit Bonus level, which would exceed the Base level floor area ratio (FAR), in recognition of the hotel use's Transient Occupancy Tax (TOT) revenue. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for the proposed use type which does not have an established parking rate under the Specific Plan, specifically, a hotel use with a restaurant which does not include independent conference facilities. The proposal also includes a request for a use permit for live entertainment, on-sale of alcohol, and outdoor seating as part of the hotel and restaurant uses. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project. The recommended actions are included in Attachment A.

Policy Issues

Each architectural control, use permit, and BMR Housing In Lieu Fee Agreement request is considered individually. The Planning Commission should consider where the required architectural control and use permit findings can be made for the proposal, and whether the BMR proposal would be in compliance with the BMR Housing Program requirements.

Background

Site location

Using El Camino Real in a north to south orientation, the subject property is located on the northeast corner of El Camino Real and Glenwood Avenue, at 1400 El Camino Real, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. Nearby properties to the north, east, and south are also in the SP-ECR/D zoning district, and are occupied by a mix of uses, including offices, residential, personal improvement services, hotel, and a gas station. Properties to the west of El Camino Real consist of single-family residences that are within the Town of Atherton. Surrounding development consists of one- through three-story structures. The subject property is a corner lot with frontage on both El Camino Real and

Glenwood Avenue. The site is comprised of two legal parcels that are currently vacant, and was most recently occupied by a gas station. A location map is included as Attachment B.

Housing Commission recommendation

The Below Market Rate (BMR) Housing proposal was reviewed by the Housing Commission at their meeting on November 4, 2015. The Housing Commission unanimously recommended approval for the provision of BMR in lieu fees to satisfy the project's BMR requirements, which are discussed in more detail in the BMR Housing In Lieu Fee Agreement section below.

Overall project review

The subject application was submitted in June 2015. The Planning Commission held a study session on November 16, 2015 on the Public Benefit Bonus and the overall proposal, including design and aesthetics. The approved excerpt minutes from this meeting are included as Attachment H. While the primary architectural style has not changed significantly as part of the review process, the applicant has made substantive changes in response to comments from staff and staff's design consultant to address key standards and guidelines. Additionally, the applicant has refined the design in response to feedback received from the November 16, 2015 Planning Commission study session, as discussed in detail in a following section.

The project can receive its final actions at the Planning Commission meeting of April 18, 2016. City Council review of the project is not required, although Planning Commission decisions can be appealed to the City Council.

Analysis

Project description

The applicant is proposing to construct a new 61-room boutique hotel consisting of four stories and an underground parking level on an approximately half-acre site. The ground floor would feature the hotel lobby, a restaurant and bar, a special functions room, an outdoor plaza courtyard, an exercise area, and back-of-house spaces. Guest rooms would be located on the three upper levels. The proposed site layout is designed with El Camino Real as the primary frontage, with driveways leading to the hotel's main entrance and to the underground parking garage. A service driveway would take access from Glenwood Avenue at the rear of the site. The two existing parcels would be merged into one parcel as part of the proposed development. The proposal requires architectural control and use permit review by the Planning Commission, including consideration of a public benefit bonus for a higher Floor Area Ratio (FAR). The FAR has been calculated per the definition of gross floor area (GFA), which counts the full size of a building, with limited exceptions for elements such as covered parking, trash/recycling enclosures, vent shafts, non-habitable areas, enclosures for noise-generating equipment, and porches and similar areas that are open. A data table summarizing parcel and project attributes is included as Attachment C. The project plans are included as Attachment D, and the applicant's project description letter and public benefit bonus proposal are included as part of Attachment E.

Design and materials

Staff has prepared a detailed Standards and Guidelines Compliance Worksheet (Attachment F), which discusses all relevant Specific Plan Chapter E (Land Use and Building Character) requirements in detail. The proposal complies with all standards (which are required) and guidelines (which are recommended). Key areas where the project complies with the Specific Plan's standards include the proposed building setbacks and incorporation of façade modulation insets. The project also complies with the 38-foot façade height and the 45-degree building profile along both street frontages, which are measured from the minimum setback line. The proposal would also address more subjective design guidelines on topics including entry prominence, street-level activation, and de-emphasis of parking/service entrances.

Design concept, organization, and spatial characteristics

The proposal would create a four-story, "L"-shaped building with building walls along Glenwood Avenue and the rear (east) lot line. At the inside of the "L" would be a large plaza courtyard that is interior to the site. A one-story wing or pavilion would extend the façade along the El Camino Real frontage across the front of the courtyard. The pavilion would consist of clear glazing facing the street, and would semi-enclose the courtyard on the El Camino Real frontage. As specified by the Specific Plan, the development would be required to achieve LEED Silver certification (condition 6b).

The ground floor would have the entry lobby facing El Camino Real, a restaurant with outdoor seating on a street side terrace facing Glenwood Avenue, and a large function room adjacent to the courtyard. The upper levels of the L-shaped building form would have double loaded corridors serving guest rooms.

Key elements in the concept, organization, and spatial characteristics of the design include:

- The majority of guest rooms would face onto Glenwood Drive or onto the interior courtyard.
- The L-shaped building configuration would result in a large portion of the north elevation, which
 faces the plaza courtyard and left side lot line, to become visible from southbound El Camino Real.
 The upper level wall on the north elevation near the street corner would angle out in space to
 visually acknowledge the street.
- The courtyard would be fairly large to accommodate gatherings and events, and would have a large oak tree to anchor this main outdoor space. A smaller outdoor space is located to the left of the function room. The courtyard would directly connect to the main corridor of the hotel as well as the function room with wide multi-panel doors. The bar would also look out onto the courtyard, and the pavilion would offer a covered seating area near the bar. From El Camino Real, the pavilion would be glazed with transparent glass to allow visual access to the courtyard from the street. Double doors would provide direct access to the courtyard from the street.
- The garden terrace along the south-facing Glenwood Avenue frontage would provide a sunny and landscaped outdoor dining area for the restaurant across much of that frontage. Planters would be used to define terrace's seating areas and to screen the exterior stairs accessing the parking garage along the Glenwood Avenue frontage. Clear glazing at the restaurant's dining room would allow views from the street into the restaurant.

Materials

The design would feature a mix of three primary wall surfaces: integral color stucco in two related sand-togreen colors, ceramic tile panels with a brown simulated wood grain finish, and grey metal (aluminum or steel) panels. Both the metal panels and ceramic tile panels would have narrow proportions and be vertically oriented to create a pattern on the facade. Aluminum grey metal panels would be used at ground floor storefront windows and "C-channel" canopies. On upper floor window treatments at the street corner, aluminum grey metal panels would be used at the spandrels, and aluminum or steel plate window shades would be used above these windows.

Accent materials would include grey painted glass fiber reinforced panels at parapets, and bronze-colored aluminum vertical louvered sunshades and window frames on the upper level façade. A warm cream-colored stone veneer would be used for the wainscot and planters at the main entry. Other accent materials include weathering steel planters, wood board fencing, and dark wood entry doors.

Window glazing would be clear/near clear, except where high opacity white glazing is used at windows on the upper floors in curtain wall conditions, such as the windows above the main building entry. Textured fritted glass would be used for guardrails at guest rooms, and would provide privacy as well as a visual contrast to the clear glass windows.

Paving would mostly be poured concrete topping slabs over the structural concrete garage slab with alternating dark and light grey bands of color for the plaza courtyard and street side terrace as indicated on the landscape materials plan. Cobblestone pavers would be used for the valet parking drop-off area and tile pavers would be used at the entry canopy, and would be differentiated from the concrete sidewalks along El Camino Real and Glenwood Avenue.

Architectural Character

The building's visual character would be modern with warm material treatments. The stucco cladding and visually heavier volumes at the upper floors would be set over and projecting out from a more glazed/transparent first floor as seen at the building's corner and down Glenwood Avenue. The C-shaped steel canopy that would sit below the second floor line would extend from the Glenwood side around the corner to the entry and to the pavilion along El Camino Real with only one break. The steel shape would create a lower scaled, strong horizontal line at street level to help focus the eye on ground floor treatments and activities.

At the street level, the structure would be generally transparent with a horizontal emphasis, while the upper three floors would have more visual mass and more vertical emphasis in their massing and material usage. Building modulations have been placed between guest rooms at stairs and at wall plane offsets to help break up the perception of building massing at upper levels. Material variation from stucco to glass/metal panels and contrasting color would be used at the modulations to separate these forms and distinguish the façade's recesses and offsets.

A stronger vertical emphasis is incorporated on the El Camino Real elevation where the pop-out on this façade would be clad with vertically proportioned ceramic panels simulating wood. The pair of vertical wall sconces on this plane would further accentuate the vertical proportions, and the window design at the corners of the pop-out would create a vertical corner bay feature extending out from the adjacent wall plane.

So that the massing would not look too blocky as viewed from all approaches at the El Camino Real and Glenwood Avenue intersection, the building corners would feature large corner windows with floor-to-

ceiling glazing and metal window shades above. The corner windows at each floor would be grouped vertically with aluminum panels between the windows, and with cornices also clad in aluminum, with the overall effect of strengthening the design and reducing the massing of the stucco wall. The secondary horizontal lines created by the metal window shades above these corner windows would extend into the glass corner bay pop-out at the end of the hallway on the El Camino Real façade, where high windows would be integrated with hallway's corner bay to moderate the verticality and give the overall façade more articulation and scale.

The top of the building would have a well-articulated parapet. The parapet would be shaped with a deep recess, like a "C", to create a shadow line and cornice effect at the top of the building so that there would be relief in the building wall and a well-defined edge against the sky.

Smaller elements such as the building's entry door, soffit at the entry canopy and light fixtures would maintain the modern theme and use of repetitive lines. The entry door and adjacent façade, for example, would have narrow vertical ribbing with glazing and wood panels and the soffit at the canopy would have a similar mixture of glazing and narrow lines. The light fixtures on the building wall and at the entry canopy would be other examples of details with similar refinement. These fixtures would have perforated metal covers with limited openings to cast soft light out and onto the façade.

Horizontal wood slats would be used for screening fences above the garage ramp for the courtyard and around the utility equipment enclosure, which would complement the modern design of the façade and landscape elements.

In consideration of the Planning Commission's design feedback at the study session, the applicant has made exterior changes, with the following key changes:

- Incorporated more variation in the building's materials and design palette, including the addition of metal panel cladding and enhanced window treatment;
- Incorporated height variation in the parapet wall at the southeastern portion of the building to
 provide visual relief to the horizontal profile at the top of the building and as part of the major
 modulation;
- Added more glazing and horizontal window shade treatment at the building corner;
- Refined the entry canopy and change entry door material to copper to create a more prominent building entry; and,
- Added vertical architectural details added along the El Camino Real façade to highlight the building entry.

A summary of revisions in response to the Planning Commission's feedback is included as part of Attachment E.

Overall, staff believes that the proposal would produce a building that is refined and well-developed in its architectural character and massing. The massing transitions to adjacent structures would be sufficient so the building would not be perceived as bluntly added to the surrounding context, and the building would accentuate the street corner at the El Camino Real/Glenwood Avenue intersection. Additionally, the mix of materials would be effective at articulating the building forms and regulating the scale of façades, as well as providing visual interest. The high quality of the proposed materials and design would result in abundant and well-executed details to enhance the finished product.

Public benefit bonus

The proposed development would be at 1.49 FAR at the Public Benefit Bonus level, and would exceed the Base level density/intensity standards of 1.10 FAR in the ECR NE (El Camino Real North-East) district. The maximum height would likewise exceed the Base-level limit of 38 feet, extending to the 48 feet that can be permitted at the Public Benefit Bonus level. Although hotel uses are permitted in the "El Camino Real Mixed Use" land use designation, the granting of a Public Benefit Bonus is a discretionary action.

The applicant is proposing a hotel development, a use which has an inherent benefit of generating Transient Occupancy Tax (TOT) revenue for the City on an on-going basis. The TOT rate is currently 12 percent, and TOT revenue would go towards the City's general fund. The Specific Plan does list "Hotel Facility" as one of several elements that could be considered as public benefits due to its higher tax revenue generation and potential for enhancing downtown vibrancy, although this list is not binding; each proposal needs to be reviewed on a case-by-case basis. The recently adopted Economic Development Plan includes recommendations to encourage hotel development in order to grow and diversify the City's revenue source. In addition, the City Council has provided direction that the Specific Plan revisions be prepared, permitting hotel uses at the Public Benefit Bonus levels without a discretionary action. These revisions are still pending, but this direction generally supports the idea that a hotel's TOT revenue can be considered an inherent and substantial benefit to the public.

For the November 16, 2016 Planning Commission study session, the City retained BAE Urban Economics (BAE) to prepare an economic analysis on the value of the proposed bonus development. For the value of the proposed Bonus level project, BAE prepared a detailed 'pro forma,' which examines typical revenues and costs for the Public Benefit Bonus proposal (Bonus Project). A project at the Base level has not been designed and was not evaluated because the applicant has indicated that a hotel development at the Base level is financially infeasible. The pro forma took into account factors such as current construction costs, City fees, capitalization rates, and typical market hotel rates. However, as noted in the document, such factors can change, which may substantively affect the conclusions of the analysis. The analysis determined that the Bonus Project would result in an estimated profit of \$1.7 million for the applicant, and would generate approximately \$445,000 to \$756,000 annually in Transient Occupancy Tax (TOT) revenue to the City. Actual TOT revenue would be highly dependent upon room and occupancy rates. In addition, these estimated figures were based on the initial development proposal with 63 guest rooms, and could be incrementally reduced based on the current proposal of 61 guest rooms.

At the November 16, 2015 study session, the Planning Commission provided feedback on the proposed public benefit bonus proposal as well as the proposed design. Commissioners generally expressed support for TOT revenue as the public benefit, with some additional feedback that quality design could be tied to public benefit. Individual Commissioners also provided comments regarding additional sustainability measures and possible use of the hotel's facilities for public/nonprofit events, although these did not appear to represent consensus views. The approved minutes from the study session are included as Attachment H.

Staff believes that the potential revenue generated through TOT, even at the low/moderate estimates, would provide a significant new and ongoing revenue source for the City and would represent a benefit to the public.

Circulation and parking

The proposed site layout is designed with El Camino Real as the primary frontage, with driveways leading to the hotel's main entrance and to the underground parking garage. A service driveway for deliveries and refuse pick-up would take access from Glenwood Avenue at the rear of the site.

Proposed frontage improvements include the construction of a right-turn lane along the site's Glenwood Avenue frontage relocation/improvements (condition 6l), which is a mitigation of the Specific Plan Environmental Impact Report (EIR), and public sidewalks along both El Camino Real and Glenwood Avenue. A right-of-way dedication of approximately three square feet would be required in order to construct the proposed right-turn lane (condition 6d). In addition, the right-turn lane will require the relocation of an existing pedestrian signal light, and potentially other improvements as required by Caltrans.

Vehicular

The main entry driveway would be located along El Camino Real, close to the corner of Glenwood Avenue, with a second driveway directly in front of the underground garage ramp near the left (north) lot line along El Camino Real. The main entry driveway would consist of one entry lane, with several guest loading spaces along this driveway in front of the hotel entry area. A service driveway for deliveries and trash collection would be located at the rear (east) lot line with access from Glenwood Avenue.

The proposed project includes a total of 75 off-street parking spaces in the underground garage. To maximize parking capacity in the underground garage, mechanical parking lifts would be installed to allow stacked parking, where one vehicle could be parked above another vehicle. The proposed parking results in a parking rate of 1.23 spaces per guest room. The Specific Plan specifies a parking rate of 1.25 spaces per guest room for a full-service hotel, although the Transportation Manager may approve a lower rate for a limited-service hotel, and in this case has determined that the proposed parking rate would be appropriate based on the specific attributes of the proposed hotel and restaurant uses and that it would accommodate the parking demand generated by the proposed project. The Specific Plan establishes the approval of a parking rate for a use type not listed in Specific Plan Table F2 as being at the Transportation Manager's discretion, and does not require Planning Commission action to validate the new rate. However, when an application separately requires Commission review and approval, the Commission may consider and comment on the new rate as it may relate to the overall set of actions.

For large events (e.g., weddings), the applicant has submitted a parking study that demonstrates that up to 21 additional vehicles can be accommodated in the drive aisles and ramp of the parking garage, for a total of 96 vehicles that could be accommodated on site. To address any potential overflow in parking demand beyond what could be provided on site, the applicant has arranged to utilize up to 19 off-site parking spaces located across the street at 585 Glenwood Avenue. Language Pacifica, the language education center that currently occupies that site, has normal business hours from 9:00 a.m. to 3:00 p.m., Monday through Friday. Large events at the proposed hotel are anticipated to occur during the evenings

and on weekends, and would be staggered from Language Pacifica's business hours. Should the off-site parking arrangement be cancelled, the applicant would be required to submit a revised plan to provide for overflow parking (condition 7e). If the applicant cannot prepare a revised plan that adequately addresses parking needs, staff could then limit or ban large events.

Parking for all guests will be valet only, and parking in the underground garage would be managed by valet staff. A valet stand would be located at the main entry area as guests pull into the main entry driveway. According to the applicant, hotel guests would have the ability to request their car via a mobile device, at the lobby host, or directly with valet staff. Guests could wait in the hotel lobby or near the valet stand, and vehicle retrieval would occur on the garage exit ramp driveway.

As all parking would be managed by valet staff, staff believes that the on-site use of parking lifts and valet stacking in the aisles and on the ramp would be logistically feasible. The on- and off-site parking solutions proposed would provide adequate capacity to accommodate large events held at the site, and would minimize potential impacts on nearby residential streets.

Pedestrian

The project would provide pedestrian paths consisting of a 15-foot wide public sidewalk along El Camino Real and a five-and-a-half-foot wide sidewalk along Glenwood Avenue. Along El Camino Real, the public sidewalk would be delineated from the vehicular driveway through use of different paving materials and the installation of bollards. Overflow parking on the pedestrian sidewalk would never be permitted. For the portion of the sidewalk that extends onto the subject property, a Public Access Easement (PAE) would need to be recorded (condition 6c). With the proposed frontage improvements, the existing crosswalks on Glenwood Avenue and El Camino Real would be re-aligned slightly to be more perpendicular to the street corners.

The Specific Plan clearly specifies the El Camino Real sidewalk dimension requirements, but is currently silent on how wide Glenwood Avenue sidewalks should be. Given that no sidewalk standards are currently specified for Glenwood Avenue, coupled with the requirement for the construction of a right-turn lane along this frontage, staff believes that the proposed sidewalk width would be appropriate. Separately, the City Council has directed that staff prepare revisions to the Specific Plan to comprehensively include sidewalk standards for omitted streets as part of the Biennial Review follow-up actions later this year.

Bicycle

The project would provide required bicycle parking in both short-term and long-term configurations, in compliance with Specific Plan requirements. Two bicycle racks for parking four bicycles would be installed at the street corner for short-term use. Secure, long-term bicycle parking would be provided in the underground garage, where a rack would be installed for up to four bicycles.

The Specific Plan designates El Camino Real as a Class II bike lane/minimum Class III bike route facility. The project will would not adversely impact the ability to implement a bike lane trial or any future bicycle infrastructure as part of the ongoing El Camino Real Corridor Study.

On-site consumption of alcohol and outdoor seating

The sale of alcoholic beverages is regulated by both the City and the California Department of Alcoholic Beverages Control (ABC). The applicant is requesting approval for the sale of alcoholic beverages for consumption on site as part of the restaurant and hotel uses, which requires discretionary review. The applicant is in the process of applying for a liquor license (ABC Type 47, "On-Sale General for Bona Fide Public Eating Place") for alcohol service as part of the proposed restaurant and bar, and contemplates the need for additional liquor licenses that would allow alcohol sales outside of the restaurant and bar (i.e., moveable bar for events, hotel room minibars, etc.).

Outdoor seating for the restaurant is proposed in the garden terrace along Glenwood Avenue. The terrace would be landscaped with trees and plantings in raised planter boxes, and would allow views out onto the street. The raised planter boxes would extend out to the edge of the proposed sidewalk, and would help establish physical boundaries for the outdoor seating area.

The Specific Plan permits alcohol sales for on-site consumption, as well as outdoor seating as part of a restaurant use, to be approved through an administrative permit, which is reviewed and acted on by staff. However, when a project includes other actions subject to Planning Commission review, administrative uses like this can be processed by the Planning Commission as a use permit, for efficiency.

Staff believes that the proposed sale of alcoholic beverages for on-site consumption and restaurant with outdoor seating is consistent with the services offered at other similar hotel/restaurant uses elsewhere in the city. Additionally, the proposed location of the outdoor seating would enhance vibrancy along the street. If the use permit is approved, any future citation or notice of violation by the ABC or similar agency could be grounds for considering revocation of the use permit (condition 7a).

Live entertainment

The project includes an outdoor courtyard, indoor function room, and a restaurant and bar on the ground floor that would be used for meeting/event space. The applicant is proposing to provide live entertainment as part of events hosted on site. Live entertainment, including live musical performances with amplification, would occur both inside the restaurant and bar areas, and outside in the courtyard. While the frequency of live entertainment has yet to be determined, it is anticipated that there may be weekly performances. Similar to the alcohol service use, live entertainment associated with restaurants is an administrative use, but can be approved with a use permit, if a project otherwise requires Planning Commission review. In addition, live entertainment that is primarily associated with general hotel operations can be approved through the Noise Ordinance's use permit allowance.

An acoustic report determined that the noise generated from outdoor events in the courtyard, including live entertainment with amplification, would largely be attenuated by the proposed four-story hotel building, and would be in compliance with the City's Noise Ordinance at the eastern property line abutting existing residential uses. To further minimize any noise impacts to adjacent residences, conditions 7b and 7c have been included to require all outdoor events and live entertainment in the courtyard to conclude by 10:00 p.m. and to ensure that no outdoor sound amplification will be directed towards the adjacent residences, respectively.

Staff believes the proposed live entertainment would be complementary to the overall hotel and restaurant uses, and could help enhance the vibrancy of downtown. Proposed restrictions included in the project-specific conditions of approval would help minimize any noise impacts to nearby residents.

Trees and landscaping

There are seven non-heritage trees on or near the subject property and no heritage trees. The applicant has submitted an arborist report to evaluate all trees on and near the subject property, which is included as Attachment G. The report determines the present condition and discusses the impacts of the proposed improvements. The proposed development would remove a total of six non-heritage trees, including four Italian cypress trees along the rear of the site and two crape myrtle street trees along El Camino Real. The proposed project is not anticipated to result in any impacts to other trees near the property to be retained.

As the proposed development largely sits above the garage podium, landscaping would be provided mostly in planters. The plaza courtyard would feature a 60-inch box coast live oak, with a living wall/water wall would be constructed at the enclosing wall. Two street trees would be planted along the El Camino Real frontage, where tree planting is restricted for street trees due to the fire staging requirements, and final species selection would be subject to the City Arborist's review (condition 6k). Along Glenwood Avenue, three flowering pear trees would be planted in planters at the back of the sidewalk.

The project would meet the El Camino Real North-East (ECR NE) minimum open space requirement of 30 percent of the lot with the provision of 37.3 percent on the ground level through the plaza courtyard, landscaped area to the north of the function room, garden terrace along Glenwood Avenue, and public sidewalks.

Trash and recycling

The applicant proposes a trash enclosure tucked into the rear of the building and largely obscured from public view, and would be accessed from the service driveway along Glenwood Avenue. The trash enclosure is designed to accommodate refuse from both the hotel and restaurant. The plans have been reviewed and tentatively approved by the City's refuse collector, Recology.

Below Market Rate (BMR) Housing In Lieu Fee Agreement

The proposed project 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"). While residential use is allowed by the applicable zoning regulations on the subject property, none is proposed. In accordance with the BMR Ordinance, an applicant may request to pay in lieu fees to satisfy the BMR requirement for non-residential development. The BMR obligation for the proposed project would be 0.84 BMR unit or approximately \$268,076 in commercial linkage in lieu fees.

The applicant's BMR proposal includes a request to pay the in lieu fee. According to the applicant, site constraints due to the requirement to provide a right-turn lane along Glenwood Avenue that would encroach into the site's frontage and the need to maximize allowable square footage for hotel uses for a financially viable hotel project on a relatively small infill site would limit the ability to develop residential

units on site as part of the proposed project. The applicant's BMR proposal is included as part of Attachment E.

On November 4, 2015, the Housing Commission unanimously recommended that the Planning Commission approve the proposed BMR proposal for the payment of in lieu fees. The Housing Commission's draft meeting minutes are included as Attachment I. The in lieu fee is required to be paid prior to building permit issuance (condition 6h). The draft BMR Housing In Lieu Fee Agreement is included as Attachment J.

Correspondence

The applicant has indicated that they have met with neighbors to discuss the proposed development, including the adjacent neighbors to the north and east. Two pieces of correspondence were presented at the November Planning Commission study session. One piece of correspondence expressed opposition to the project due to potential traffic impacts and the proposed height, and suggests incorporating landscaping along the street frontage. The second piece of correspondence was from the adjacent neighbor to the rear (east) expressing general support for the project, the need to continue discussions with the applicant regarding construction of the foundation and underground parking garage, and potential minimizing noise impacts from mechanical heating/air-conditioning equipment. Staff has not received any additional correspondence since the study session.

Conclusion

The proposal would adhere to the extensive standards and guidelines established by the Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet (Attachment F). Vehicular and bicycle parking requirements would be met, and the development would also provide a positive pedestrian experience. New trees and landscaping would be planted throughout the site, including two replacement street trees along El Camino Real. The proposed design would incorporate a palette of colors, high quality materials, and design accent features that would articulate the building's form and accentuate the street corner, and is refined and well-developed in its architectural character and massing.

Staff believes that a hotel use at this location would add vibrancy to the downtown area, and development of this use at the Public Benefit Bonus level is consistent with the feedback provided by the Planning Commission from the study session. The proposed building's modern design emphasizes this prominent street corner, and would enhance development along the El Camino Real corridor. The proposed parking rate, live entertainment, and on-site consumption of alcoholic beverages are compatible with the proposed use, and would not adversely impact surrounding properties. Furthermore, the potential revenue generated through TOT, even at the low/moderate estimates, would provide a significant new and ongoing revenue source for the City. Staff recommends that the Planning Commission approve the architectural control, use permit, and BMR Agreement requests.

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. In addition, the proposed development would be subject to payment of Transportation Impact Fee (TIF),

Specific Plan Transportation Infrastructure Proportionate Cost-Sharing Fee, the El Camino Real/Downtown Specific Plan Preparation Fee, and the BMR In Lieu Fee. These required fees were established to account for projects' proportionate obligations. As a hotel development, the proposed project could contribute approximately \$445,000 to \$756,000 in yearly Transient Occupancy Tax revenues to the City's general fund.

Environmental Review

The Specific Plan process included detailed review of projected environmental impacts through a program Environmental Impact Report (EIR), as required by the California Environmental Quality Act (CEQA). In compliance with CEQA requirements, the Draft EIR was released in April 2011, with a public comment period that closed in June 2011. The Final EIR, incorporating responses to Draft EIR comments, as well as text changes to parts of the Draft EIR itself, was released in April 2012, and certified along with the final Plan approvals in June 2012.

The Specific Plan EIR identifies no impacts or less-than-significant impacts in the following categories: Aesthetic Resources; Geology and Soils; Hydrology and Water Quality; Land Use Planning and Policies; Population and Housing; and Public Services and Utilities. The EIR identifies potentially significant environmental effects that, with mitigation, would be less than significant in the following categories: Biological Resources; Cultural Resources; Hazards and Hazardous Materials. The EIR identifies potentially significant environmental effects that would remain significant and unavoidable in the following categories: Air Quality; Greenhouse Gases and Climate Change; Noise; and Transportation, Circulation and Parking. The Final EIR actions included adoption of a Statement of Overriding Considerations, which is a specific finding that the project includes substantial benefits that outweighs its significant, adverse environmental impact.

As specified in the Specific Plan EIR and the CEQA Guidelines, program EIRs provide the initial framework for review of discrete projects. In particular, projects of the scale of 1400 El Camino Real are required to be analyzed with regard to whether they would have impacts not examined in the Program EIR. This conformance checklist, which analyzes the project in relation to each environmental category in appropriate detail, is included as Attachment K. As detailed in the conformance checklist, the proposed project would not result in greater impacts than were identified for the Program EIR. Relevant mitigation measures have been applied and would be adopted as part of the Mitigation Monitoring and Reporting Program (MMRP), which is included as Attachment L. Full compliance with the MMRP would be ensured through condition 6a. Potential operational noise impacts from rooftop mechanical equipment have been identified and recommended mitigation measures would be incorporated into the project to reduce noise impacts to a less than significant level. Mitigations include construction-related best practices regarding air quality and noise, payment of transportation impact-related fees (condition 6j), and implementation of a Transportation Demand Management (TDM) program. No new significant impacts have been identified for the proposed project.

The MMRP includes three fully completed mitigation measures relating to cultural resources, hazardous materials, and preparation of a transportation demand management (TDM) program. First, for Mitigation Measure CUL-2a: a cultural resources study performed by a qualified archaeologist/cultural resources professional determined that the proposed project would have no impact on cultural resources. Second,

for Mitigation Measure HAZ-1: a Phase I Environmental Site Assessment and a closure letter from the San Mateo County Health System have been submitted. The closure letter states that the underground storage tanks associated with the previous gas station use have been removed, that final underground storage tank removal report and analytical sample results have been reviewed, and that no further action is required. Third, for Mitigation Measure TR-2: a TDM Action Plan has been submitted that complies with the City's TDM program criteria. All studies and documents are available for review upon request.

Specific Plan Maximum Allowable Development

Per Section G.3, the Specific Plan establishes the maximum allowable net new development as follows:

Residential uses: 680 units; and

Non-residential uses, including retail, office and hotel: 474,000 square feet.

These totals are intended to reflect likely development throughout the Specific Plan area. As noted in the Plan, development in excess of these thresholds would require amending the Specific Plan and conducting additional environmental review.

If the project is approved and implemented, the Specific Plan Maximum Allowable Development would be revised to account for the net changes as follows:

Table 1: Specific Plan Ma	ximum Allowab	le Development
	Dwelling Units	Commercial Square Footage
Existing	0	1,932 sq.ft. ¹
Proposed	0	33,657 sq.ft.
Net Change	0	+31,725 sq.ft.
% of Maximum Allowable Development	0%	+6.7%

¹ Note: This is the square footage for the previous gas station use. Although the site is currently vacant, the gas station was in operation at the time the Specific Plan and Specific Plan Program Environmental Impact Report were prepared and adopted, and is therefore accounted for as existing square footage.

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 publishing a notice in the local newspaper and notification by mail of owners and occupants within a 500-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

- A. Recommended Actions
- B. Location Map
- C. Data Table
- D. Project Plans
- E. Project Description Letter, Outline of Exterior Revisions in Response to Planning Commission's Feedback, and BMR Proposal
- F. Specific Plan Standards and Guidelines Compliance Worksheet
- G. Arborist Reports by Ralph Osterling Consultants, Inc., dated June 18, 2015 and November 18, 2015
- H. Excerpt Minutes from November 16, 2015 Planning Commission Meeting
- I. Draft Minutes from November 4, 2015 Housing Commission Meeting
- J. Below Market Rate (BMR) Housing In Lieu Fee Agreement
- K. Specific Plan Program EIR Conformance Checklist
- L. Mitigation Monitoring and Reporting Program (MMRP)

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

Color and materials board

Report prepared by: Jean Lin, Senior Planner

Report reviewed by:

Thomas Rogers, Principal Planner

1400 El Camino Real - Attachment A: Recommended Actions

LOCATION: 1400 El Camino Real	PLN2015-00056	APPLICANT: Pollock Reality	OWNER: Pollock 1400 ECR LLC
		Corporation	

REQUEST: Request for architectural control and use permit approval to construct a 61-room hotel consisting of four stories and an underground parking level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed development would be at the Public Benefit Bonus level, which would exceed the Base level floor area ratio (FAR), in recognition of the hotel use's Transient Occupancy Tax (TOT) revenue. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for the proposed use type which does not have an established parking rate under the Specific Plan, specifically, a hotel use with a restaurant which does not include independent conference facilities. The proposal also includes a request for a use permit for live entertainment, on-sale of alcohol, and outdoor seating as part of the hotel and restaurant uses. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.

Commission	DECISION ENTITY: Planning Commission	PATE: April 18, 2016	ACTION: TBD
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VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

- 1. Make findings with regard to the California Environmental Quality Act (CEQA) that the proposal is within the scope of the project covered by the El Camino Real/Downtown Specific Plan Program EIR, which was certified on June 5, 2012. Specifically, make findings that:
 - a. A checklist has been prepared detailing that no new effects could occur and no new mitigation measures would be required (Attachment K).
 - b. Relevant mitigation measures have been incorporated into the project through the Mitigation Monitoring and Reporting Program (Attachment L), which is approved as part of this finding.
 - c. Upon completion of project improvements, the Specific Plan Maximum Allowable Development will be adjusted by 31,725 square feet of non-residential uses, accounting for the project's net share of the Plan's overall projected development and associated impacts.
- 2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - a. The general appearance of the structure is in keeping with the character of the neighborhood.
 - b. The development will not be detrimental to the harmonious and orderly growth of the City.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood.
 - d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
 - e. The development is consistent with the El Camino Real/Downtown Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet (Attachment F).
- 3. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will

PAGE: 1 of 9 (A 1)

1400 El Camino Real - Attachment A: Recommended Actions

LOCATION:	PROJECT NUMBER:	l <u>.</u>	OWNER:
1400 El Camino Real	PLN2015-00056		Pollock 1400 ECR LLC
		Corporation	

REQUEST: Request for architectural control and use permit approval to construct a 61-room hotel consisting of four stories and an underground parking level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed development would be at the Public Benefit Bonus level, which would exceed the Base level floor area ratio (FAR), in recognition of the hotel use's Transient Occupancy Tax (TOT) revenue. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for the proposed use type which does not have an established parking rate under the Specific Plan, specifically, a hotel use with a restaurant which does not include independent conference facilities. The proposal also includes a request for a use permit for live entertainment, on-sale of alcohol, and outdoor seating as part of the hotel and restaurant uses. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.

DECISION ENTITY: Planning Commission

DATE: April 18, 2016

ACTION: TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

- 4. Approve the Below Market Rate Housing In Lieu Fee Agreement. (Attachment J).
- 5. Approve the architectural control and use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Hornberger + Worstell, consisting of 60 plan sheets, dated received on April 8, 2016, and approved by the Planning Commission on April 18, 2016, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - d. All public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division.
 - e. Prior to commencing any work within the right-of-way or public easements, the applicant shall obtain an encroachment permit from the appropriate reviewing jurisdiction.
 - f. Prior to building permit issuance, applicant shall coordinate with California Water Company to confirm the existing water mains meet the domestic and fire flow requirements of the project. If the existing water main is not sufficient as determined by California Water Company, applicant may, as part of the project, be required to construct and install new water mains sufficient to meet such requirements.

PAGE: 2 of 9 (A2)

	APPLICANT: Pollock Realty	OWNER: Pollock 1400 ECR LLC
	Corporation	

REQUEST: Request for architectural control and use permit approval to construct a 61-room hotel consisting of four stories and an underground parking level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed development would be at the Public Benefit Bonus level, which would exceed the Base level floor area ratio (FAR), in recognition of the hotel use's Transient Occupancy Tax (TOT) revenue. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for the proposed use type which does not have an established parking rate under the Specific Plan, specifically, a hotel use with a restaurant which does not include independent conference facilities. The proposal also includes a request for a use permit for live entertainment, on-sale of alcohol, and outdoor seating as part of the hotel and restaurant uses. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.

l .	DATE: April 18, 2016	ACTION: TBD
Commission		

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

g. Prior to building permit issuance, applicant shall coordinate with West Bay Sanitary District to confirm the existing sanitary sewer mains have sufficient capacity for the project. If the existing sanitary sewer main is not sufficient as determined by West Bay Sanitary District,

applicant may, as part of the project, be required to construct and install new sanitary sewer mains sufficient to meet such requirements.

- h. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for the review and approval of the Engineering Division.
- i. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a plan for: 1) construction safety fences around the periphery of the construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, 5) tree protection fencing, and 6) construction vehicle parking. The plans shall be subject to review and approval by the Building, Engineering, and Planning Divisions prior to issuance of a building permit. The fences and erosion and sedimentation control measures shall be installed according to the approved plan prior to commencing construction.
- j. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a draft "Stormwater Treatment Measures Operations and Maintenance (O&M) Agreement" with the City subject to review and approval by the Engineering Division. With the executed agreement, the property owner is responsible for the operation and maintenance of stormwater treatment measures for the project. The agreement shall run with the land and shall be recorded by the applicant with the San Mateo County Recorder's Office. The applicant shall enter into and record a Stormwater Treatment Measures Operations and Maintenance Agreement prior to building permit final inspection.
- k. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans that comply with the C.3 requirements of the Municipal Regional Permit (MRP) NPDES Permit CAS 612008, subject to review and approval of the Engineering Division. The project has been determined by the Engineering Division to qualify for Special Project status in which case the project shall be designed to meet all C.3

PAGE: 3 of 9 (A3)

LOCATION: 1400 El Camino Real	 APPLICANT: Pollock Realty Corporation	OWNER: Pollock 1400 ECR LLC
	Corporation	1

REQUEST: Request for architectural control and use permit approval to construct a 61-room hotel consisting of four stories and an underground parking level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed development would be at the Public Benefit Bonus level, which would exceed the Base level floor area ratio (FAR), in recognition of the hotel use's Transient Occupancy Tax (TOT) revenue. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for the proposed use type which does not have an established parking rate under the Specific Plan, specifically, a hotel use with a restaurant which does not include independent conference facilities. The proposal also includes a request for a use permit for live entertainment, on-sale of alcohol, and outdoor seating as part of the hotel and restaurant uses. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.

DECISION ENTITY: Planning Commission	DATE: April 18, 2016	ACTION: TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

requirements applicable to a Special Project. All on-site storm runoff treatment measures shall comply with Section C.10 of the Municipal Regional Permit for Stormwater with regards to trash capture.

- I. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to issuance of a building permit.
- m. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.
- n. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a lighting plan, providing the location, architectural details and specifications for all exterior lighting subject to review and approval by the Planning Division.
- o. Simultaneous with the submittal of a complete building permit application, a design-level geotechnical investigation report shall be submitted to the Building Division for review and confirmation that the proposed development fully complies with the California Building Code. The report shall determine the project site's surface geotechnical conditions and address potential seismic hazards. The report shall identify building techniques appropriate to minimize seismic damage.
- p. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

(A4)

- 1	LOCATION: 1400 El Camino Real		APPLICANT: Pollock Realty Corporation	OWNER: Pollock 1400 ECR LLC
- 1	1		Corporation	

REQUEST: Request for architectural control and use permit approval to construct a 61-room hotel consisting of four stories and an underground parking level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed development would be at the Public Benefit Bonus level, which would exceed the Base level floor area ratio (FAR), in recognition of the hotel use's Transient Occupancy Tax (TOT) revenue. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for the proposed use type which does not have an established parking rate under the Specific Plan, specifically, a hotel use with a restaurant which does not include independent conference facilities. The proposal also includes a request for a use permit for live entertainment, on-sale of alcohol, and outdoor seating as part of the hotel and restaurant uses. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.

DECISION ENTITY: Planning
Commission

DATE: April 18, 2016

ACTION: TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

- q. Prior to issuance of building permit, the applicant shall pay the applicable Building Construction Street Impact Fee in effect at the time of payment. The current fee is calculated by multiplying the valuation of the construction by 0.0058.
- r. A complete building permit application will be required for any remediation work that requires a building permit. No remediation work that requires approval of a building permit shall be initiated until the applicant has received building permit approvals for that work. All building permit applications are subject to the review and approval of the Building Division.
- s. If construction is not complete by the start of the wet season (October 1 through April 30), the applicant shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of much onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for review and approval of the Engineering Division prior to beginning construction.
- t. The applicant shall retain a civil engineer to prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats to the Engineering Division.
- u. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
- 6. Approve the architectural control and use permit subject to the following *project-specific* conditions:
 - a. The applicant shall address all Mitigation Monitoring and Reporting Program (MMRP) requirements as specified in the MMRP (Attachment L). Failure to meet these requirements may result in delays to the building permit issuance, stop work orders during construction, and/or fines.

PAGE: 5 of 9

LOCATION: 1400 El Camino Real	i		OWNER: Pollock 1400 ECR LLC
		Corporation	

REQUEST: Request for architectural control and use permit approval to construct a 61-room hotel consisting of four stories and an underground parking level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed development would be at the Public Benefit Bonus level, which would exceed the Base level floor area ratio (FAR), in recognition of the hotel use's Transient Occupancy Tax (TOT) revenue. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for the proposed use type which does not have an established parking rate under the Specific Plan, specifically, a hotel use with a restaurant which does not include independent conference facilities. The proposal also includes a request for a use permit for live entertainment, on-sale of alcohol, and outdoor seating as part of the hotel and restaurant uses. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.

DECISION ENTITY: Planning
Commission

DATE: April 18, 2016

ACTION: TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

- b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an updated LEED Checklist, subject to review and approval of the Planning Division. The Checklist shall be prepared by a LEED Accredited Professional (LEED AP). The LEED AP should submit a cover letter stating their qualifications, and confirm that they have prepared the Checklist and that the information presented is accurate. Confirmation that the project conceptually achieves LEED Silver certification shall be required before issuance of the building permit. Prior to final inspection of the building permit or as early as the project can be certified by the United States Green Building Council, the project shall submit verification that the development has achieved final LEED Silver certification.
- c. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a draft Public Access Easement (PAE) along the property frontage to accommodate the full 15-foot wide sidewalk along El Camino Real and the full 5'-6" wide sidewalk along Glenwood Avenue, as measured from the back of street curb. Said PAE dedication shall be subject to review and approval of the Engineering and Transportation Divisions, and shall be accepted by the City Council and recorded with the San Mateo County Recorder's Office prior to building permit final inspection.
- d. Simultaneous with the submittal of a complete building permit applicant, the applicant shall submit a draft dedication of right-of-way to the City of Menlo Park at the southeast corner of the property to accommodate the proposed westbound right-turn lane on Glenwood Avenue, subject to review and approval of the Engineering Division. Said dedication shall be accepted by City Council and recorded prior to building permit final inspection.
- e. Prior to issuance of building permit, the lot merger shall be recorded with the San Mateo County Recorder's Office.
- f. Prior to issuance of the building permit, the owner/applicant shall submit design to demonstrate the proposed shoring tie-back system does not adversely affect any existing or future utilities, to the satisfaction of the City Engineer. Prior to issuance of the building permit, the owner/applicant shall enter into a Tie-Back Agreement with the City for the tie-backs encroaching and remaining into the right of way associated with the project in a form

PAGE: 6 of 9 (A6)

LOCATION: 1400 El Camino Real PLN2015-0		OWNER: Pollock 1400 ECR LLC
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REQUEST: Request for architectural control and use permit approval to construct a 61-room hotel consisting of four stories and an underground parking level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed development would be at the Public Benefit Bonus level. which would exceed the Base level floor area ratio (FAR), in recognition of the hotel use's Transient Occupancy Tax (TOT) revenue. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for the proposed use type which does not have an established parking rate under the Specific Plan, specifically, a hotel use with a restaurant which does not include independent conference facilities. The proposal also includes a request for a use permit for live entertainment, on-sale of alcohol, and outdoor seating as part of the hotel and restaurant uses. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.

DECISION ENTITY: Planning DATE: April 18, 2016 **ACTION: TBD** Commission

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

approved by the City Attorney, which agreement shall be recorded and shall be binding on future owners of the property.

- g. Prior to issuance of the building permit, the applicant shall install reference elevation/benchmarks to monitor ground movement in the vicinity of the shoring system at the current centerline of Glenwood Avenue adjacent to the property before, during and after excavations. The benchmarks shall be surveyed by a licensed surveyor and tied to an existing city monument or benchmark. The benchmarks shall be monitored for horizontal and vertical displacement of Glenwood Avenue improvements.
- h. Prior to issuance of building permit, the applicant shall pay the commercial linkage fee of approximately \$268,076.25 in accordance with the Below Market Rate (BMR) In Lieu Fee Agreement. The BMR fee rate is subject to change annually on July 1 and the final fee will be calculated at the time of fee payment.
- Prior to issuance of building permit, the applicant shall submit the El Camino Real/Downtown Specific Plan Preparation Fee, which is established at \$1.13/square foot for all net new development. For the subject proposal, the fee is estimated at \$35,849.25 (\$1.13 x 31,725 net new square feet).
- Prior to issuance of building permit, the applicant shall submit all relevant transportation impact fees (TIF), subject to review and approval of the Transportation Division. Such fees include:
 - i. The TIF is estimated to be \$111,857.53. This was calculated by multiplying the fee of \$1.833.73 per hotel room by 61 rooms. The project will receive credit against this TIF amount for the construction of the westbound right-turn lane on Glenwood Avenue. Please note this fee is updated annually on July 1st based on the Engineering News Record Bay Area Construction Cost Index. Fees are due before a building permit is issued.
 - ii. The City has adopted a Supplemental Transportation Impact Fee for the infrastructure required as part of the Downtown Specific Plan. The fee is calculated at \$379.40 per PM peak hour vehicle trip. The proposed project is estimated to generate 37 PM peak hour trips, so the supplemental TIF is estimated to be

PAGE: 7 of 9

LOCATION:	PROJECT NUMBER:	l	OWNER:
1400 El Camino Real	PLN2015-00056		Pollock 1400 ECR LLC
		Corporation	

REQUEST: Request for architectural control and use permit approval to construct a 61-room hotel consisting of four stories and an underground parking level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed development would be at the Public Benefit Bonus level, which would exceed the Base level floor area ratio (FAR), in recognition of the hotel use's Transient Occupancy Tax (TOT) revenue. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for the proposed use type which does not have an established parking rate under the Specific Plan, specifically, a hotel use with a restaurant which does not include independent conference facilities. The proposal also includes a request for a use permit for live entertainment, on-sale of alcohol, and outdoor seating as part of the hotel and restaurant uses. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.

DECISION ENTITY: Planning Commission DATE: April 18, 2016 ACTION: TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

\$14,037.80. Payment is due before a building permit is issued and the supplemental TIF will be updated annually on July 1st along with the TIF.

- k. Simultaneous with the submittal of a complete building permit application, the applicant shall submit landscape plans showing revised tree species for the two new street trees along El Camino Real, subject to review and approval of the City Arborist.
- I. Simultaneous with the submittal of a complete building permit application, the applicant shall prepare detailed construction plans for the construction of a westbound right-turn lane on Glenwood Avenue at the intersection of El Camino Real, subject to review and approval of the Public Works Director. Prior to the issuance of a building permit, the applicant shall obtain approval from the Public Works Director for the improvement construction plans and shall provide a bond for improvements in the amount equal to the estimated construction cost for the intersection improvements plus a 30 percent contingency. Complete plans shall include all necessary requirements to construct the improvements in the public right-of-way, including grading and drainage improvements, utility relocations, traffic signal relocations/modifications, tree protection requirements, and signage and striping modifications. The plans shall be subject to review and approval of the Public Works Director prior to submittal to Caltrans.

The applicant shall complete and submit an application for Caltrans encroachment permit within 30 days of receiving City approval of the plans. The applicant shall commence the construction of the improvements within 90 days of receiving approval from Caltrans and any other applicable agencies, and shall diligently prosecute such construction until it is completed. The improvements must be completed prior to final inspection of the building permit.

If Caltrans does not approve the proposed intersection improvements within 12 months of the effective date of the architectural control and use permit approval, and the applicant demonstrates that it has worked diligently to pursue Caltrans approval to the satisfaction of the Public Works Director, then the applicant 1) shall re-design and construct interim frontage improvements that install landscaping within the proposed westbound right-turn lane area to the satisfaction of the Public Works Director prior to issuance of certificate of occupancy and 2) shall continue to diligently pursue Caltrans approval for the intersection improvements for a period of 4 years from the date of occupancy. If the applicant continues to work diligently to

PAGE: 8 of 9 (A 8

LOCATION: 1400 El Camino Real	l	OWNER: Pollock 1400 ECR LLC
	Corporation	

REQUEST: Request for architectural control and use permit approval to construct a 61-room hotel consisting of four stories and an underground parking level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed development would be at the Public Benefit Bonus level, which would exceed the Base level floor area ratio (FAR), in recognition of the hotel use's Transient Occupancy Tax (TOT) revenue. The proposal includes the application of the Transportation Manager's discretion to approve a parking rate for the proposed use type which does not have an established parking rate under the Specific Plan, specifically, a hotel use with a restaurant which does not include independent conference facilities. The proposal also includes a request for a use permit for live entertainment, on-sale of alcohol, and outdoor seating as part of the hotel and restaurant uses. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.

DECISION ENTITY: Planning	DATE: April 18, 2016	ACTION: TBD
Commission		

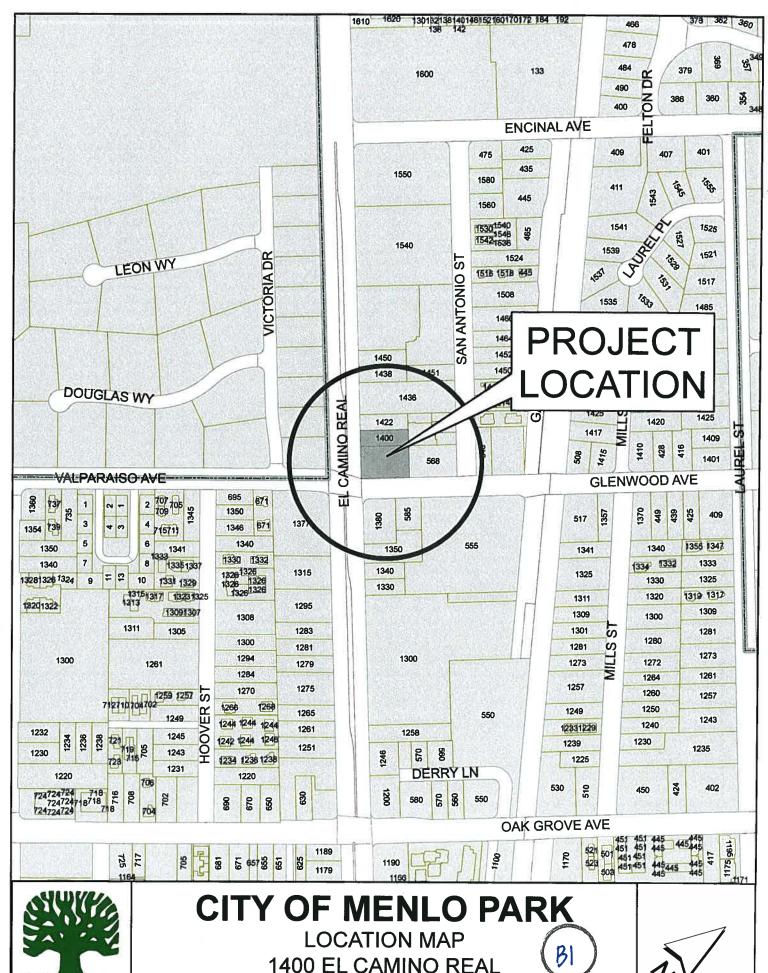
VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

the satisfaction of the Public Works Director, but has not yet obtained approval to construct the improvement, then the applicant shall be relieved of responsibility to construct the improvement and the bond shall be released by the City after the applicant submits funds equal to the bid construction cost plus 30 percent contingency to the City. The City may use the funds to construct such improvements if and when approved by Caltrans or for other transportation improvements, including, but not limited to, bicycle, pedestrian, and transit improvements and TDM programs throughout the City with priority given to the Specific Plan area. Construction of this improvement, or in the case that Caltrans does not approve the intersection improvement, payment of funds equal to the bid construction cost plus 30 percent contingency to the City, by the applicant shall count as a future credit toward payment of the Transportation Impact Fee (TIF) pursuant to the TIF Ordinance that would otherwise be payable by the applicant.

- 7. Approve the architectural control and use permit subject to the following *ongoing, project-specific* conditions:
 - a. Any citation or notification of violation by the California Department of Alcoholic Beverage Control or other agency having responsibility to assure public health and safety for the sale of alcoholic beverages will be grounds for considering revocation of the use permit.
 - b. Use of the plaza courtyard for outdoor events and live entertainment shall be restricted to no later than 10:00 p.m. daily.
 - c. No outdoor sound amplification shall be directed towards the adjacent residences.
 - The proposed exercise room shall remain unenclosed, and no loudspeakers may be used in this area.
 - e. Should the overflow parking arrangement to use the parking spaces at 585 Glenwood Avenue be cancelled, the applicant shall submit a revised plan to provide for overflow parking, for review and approval by the Planning and Transportation Divisions. The City may impose limitations and/or a prohibition on large events should the applicant fail to prepare a revised plan that adequately addresses parking needs.





DRAWN: TAS CHECKED: JPL DATE: 04/18/16 SCALE: 1" = 300' SHEET: 1

MENLO PARK

1400 El Camino Real - Attachment C: Data Table

Lot area Setbacks

> Front Rear Side (left)

Side (corner)

Density

FAR (Floor Area Ratio)

Open Space

Building height Parking

Hotel

PROPO PROJ	IECT		TING OPMENT ¹		ONING DINANCE
22,486	sf ²	22,489	sf	n/a	sf min.
12.0	ft.	n/a	ft.	10-20	ft. minmax.
11.5	<u>f</u> t.	n/a	ft.	10	ft. min.
19.3	ft.	n/a	ft.	10 (upper	ft. minmax.
				floors	
				only)-25	
19.9	ft.	n/a	ft.	10-20	ft. minmax.
0	du	0	du	20	du max.
0	du/acre	0	du/acre	40	du/acre max.
33,657	sf	1,932	sf	33,729	sf max.
149.7	%	8.6	%	150	% max.
8,393	sf	n/a	sf	6,745.8	sf min.
37.3	%		%	30.0	% min.
48.0	ft.	n/a	ft.	48.0	ft. max.
75 spa		n n	/a	Up to	77 spaces
(1.23 spaces	per room) ³			(1.25 spa	ces per room)

Based on most recent gas station use, which was demolished in December 2013. The site is currently vacant.

Net lot area after public right-of-way dedication of approximately 3 square feet.

Trees

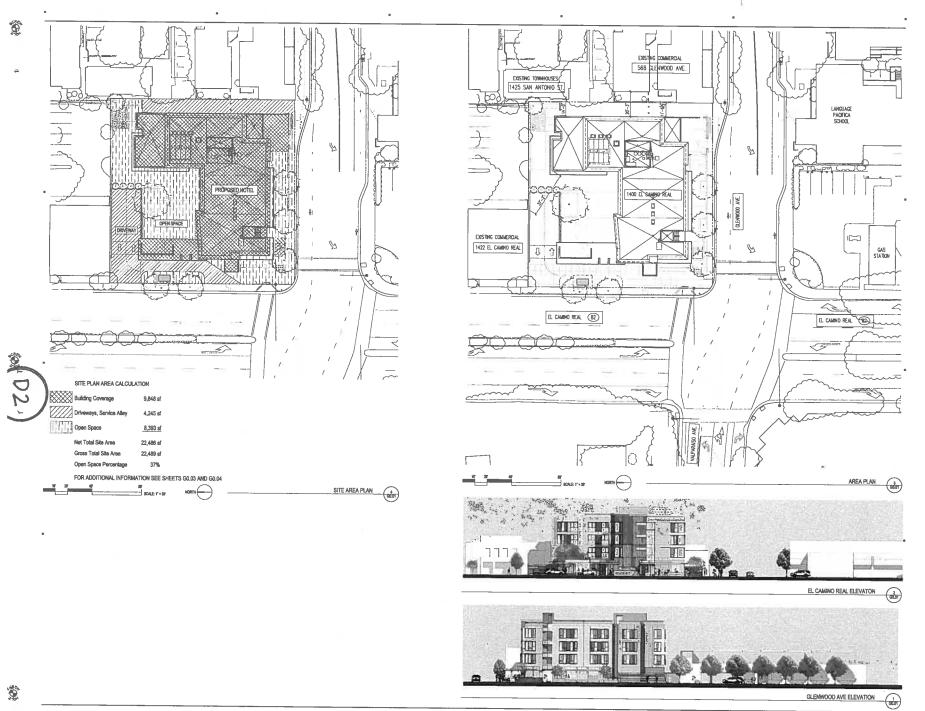
Heritage trees	0	Non-Heritage trees⁴	7	New Trees	7
Heritage trees proposed	0	Non-Heritage trees	6	Total Number	8
for removal		proposed for removal		of Trees	

⁴ Includes one tree on the adjacent property to the left and two street trees along El Camino Real.

³The Transportation Manager has determined that the proposed parking rate of 1.23 spaces per guest room would accommodate the parking demand generated by the proposed project.

0

Menio Park Hotel Menio Park, California 170 Mariem Lune, San Pro Telephone 410 391, 1000 Francisco 415 000, 1012 DRAWING INDEX PROJECT DIRECTORY CODE SUMMARY G0.00

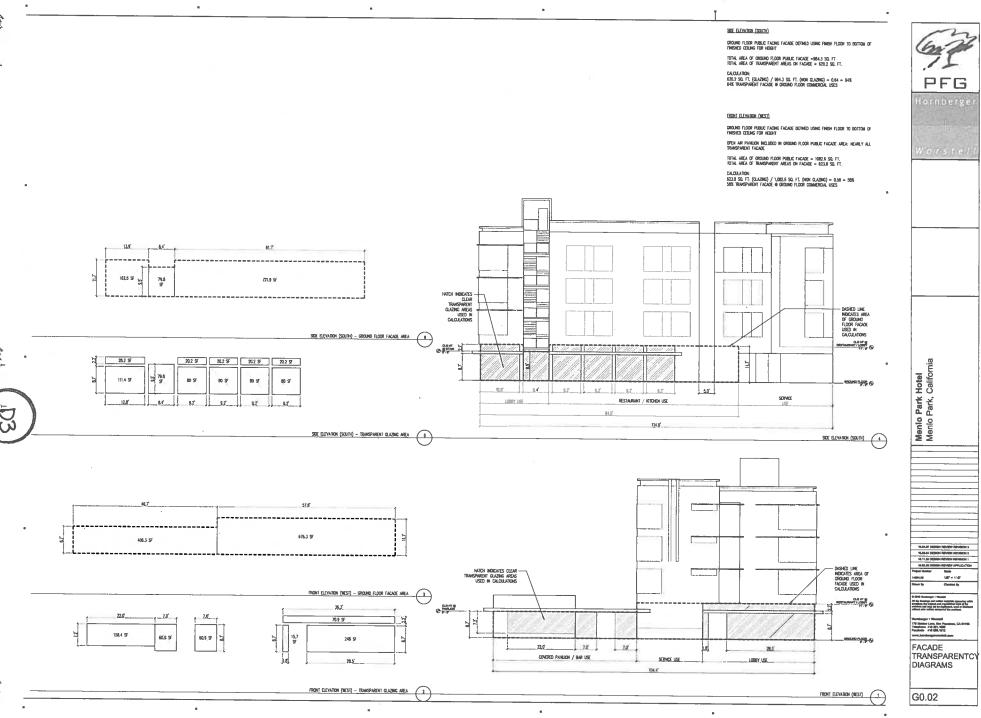


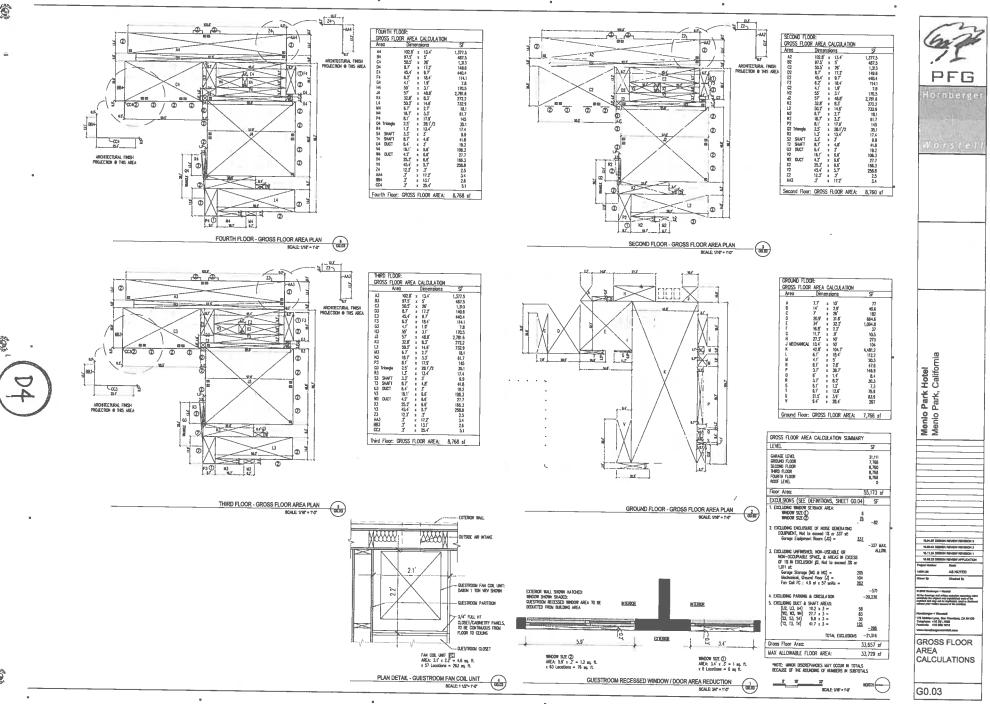
PFG Menio Park Hotel Menio Park, California

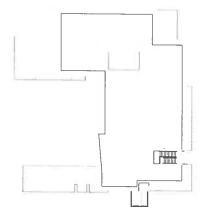
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AREA PLAN / STREETSCAPE / SITE AREA PLAN

G0.01







ROOF LEVELS GROSS FLOOR AREA CALCULATION

ROOF LEVEL - GROSS FLOOR AREA

Roof Level: GROSS FLOOR AREA: 0 sf

CITY OF MEMAO PARK ZORING DROBNANCE, EFFECTIVE JUNE 2014:

DEFINITIONS, SECTION 16.04.325 - "GROSS FLOOR AREA"

- (A) "GROSS FLOOR AREA" APPLES TO ALL ZORBIG DISTRICTS
 CEXENT THE SENGLE-FAMELY RESIDENTIAL AND R-2 ZORBIG
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- (C) GROSS FLOOR AREA EXCLIDES THE FOLLOWING FEATURES OF A BUILDING THAT MEET THE CRITERIA OF SUBSECTION (A):
- (A)

 APEAS OF A BILLING OR BILLINGS THAT ARE CRISICED AS 104-155/ELC OR NON-COUPLING. SHOULD AND A SHOULD AS A SHO

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HET LOT AREA

COMERED AREA 1 COMERED AREA 2 COMERED AREA 3 COMERED AREA 4

OPEN SPACE CALCULATIONS:

TOTAL LOT COVERAGE:

TOTAL LOT AREA— TOTAL LOT COVERAGE—

TOTAL OPEN SPACE AREA: 8,393 st / 72,485 st =

TOTAL OPEN AREA:

STAR #3

Area

BUILDING COVERAGE CALCULATIONS:

GROUND FLOOR - GROSS FLOOR AREA (SEE GO.06)

Dimensions

12.9° x 13.8° 48.7° x 17.3°

8.3° x 43.3° 26.1° z 12.5° 14.1° x 7.0° 17.3° z 10.0°

7.3° x 14.2°

SERVICE DRIVE AREAS (NOT INCLUDED IN OPEN AREA):

PFG

Hotel California Park | Park, (

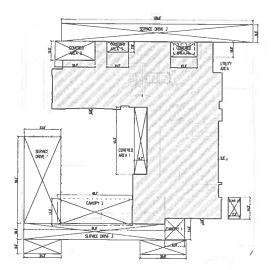
Mento F 19,11,34 DESIGN REVIEW REVANCE 1 1/10" = 11-0"

GROSS FLOOR AREA & BUILDING COVERAGE CALCULATIONS

G0.04

HG 218 MG

GARAGE LEVEL GROSS FLOOR AREA CALCULATION
Area Dimensions 12.9° 12.9° 12.9° 12.9° 12.9° 12.9° 12.9° 12.5° 76.7° 13.5° 76.7° 18.6° 18.6° 18.6° 18.5° 100.6 238.7 138.3 2,020.2 2,522.3 1,583.4 7,213.7 336.7 1,258.7 131.1 104.3 100.4 687.7 590.6 678.3 248 7.8' 18.5' 10.7' 25.9' 103.8' 80.6' 41.3' 25.9' 23' 18.3' 5.4' 35.9' 41.3' 98.3' 18.1' BG STAFF LOUNCE JG EQUIP, RM. NG STORAGE NG STORAGE Gorgoe Level CROSS FLOOR AREA: 21,111 sf



GROUND FLOOR - BUILDING COVERAGE





23.8' x 56.1' 124.6' x 11.5' 24.3 x 9.6' 91.9' x 10.4' 30.0' x 9.6' TOTAL SERVICE DRIVE AREA: 4.245 9,848 4,245 14.093 22,486 -14,093

8.393

8,393 st 37%

22,486 sf

7,766

104 1,648 sf 44%

179 Maldan Lava, Sun Prov Yelophoru 416 391, 1680 Facelindo 416 658, 1812

GARAGE LEVEL - GROSS FLOOR AREA

STAIR 1 :

OCC. LOAD = 48

REQ'D. WIDTH = 14.4" ACTUAL WIDTH = 3'-9" B 339 sf 1/100 3 DOOR: OCC. LOAD = 48 REQ'D. WIDTH = 9.6" ACTUAL WIDTH = 36" GARAGE S-2 17,847s/ 1/200 89 EQUIPMENT ROOM दिव देशका

LEGEND

COCUPANTS EXTENS FROM A SPACE

CUMBILATIVE OCCUPANT LOAD

€---- DET DISCHARGE PATH

1-HR. FRE RATED BARRER FOR CRC SOB.4.4.1
2-HR. FRE RATED BARRER FOR CRC SOB.4.4.1
1-HR. FRE RESSTANCE RATED EXTERIOR WALL

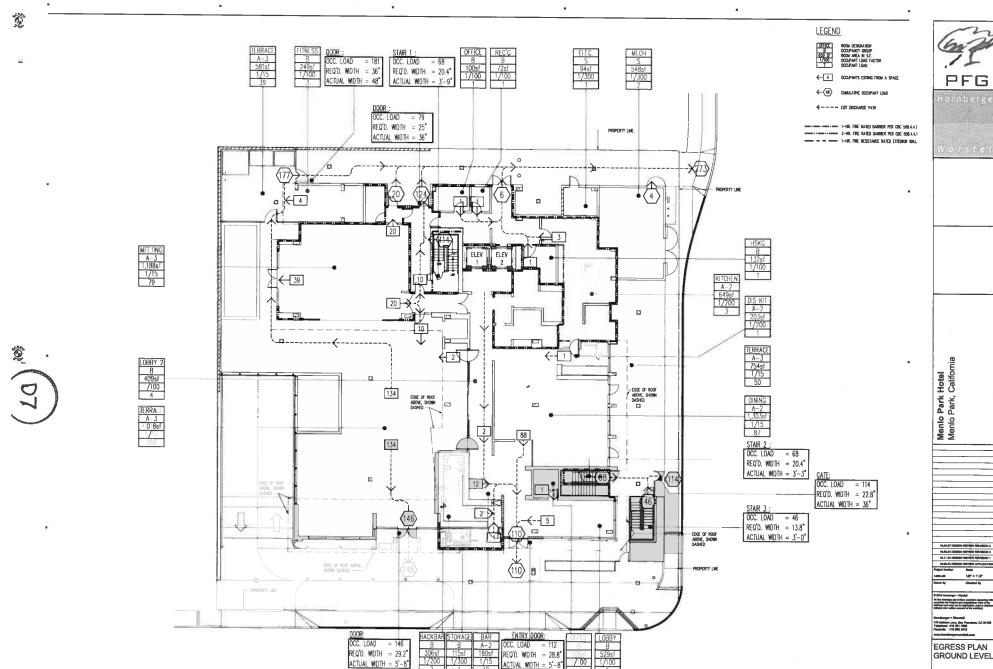
Menio Park Hotel Menio Park, California

EGRESS PLAN GARAGE LEVEL

G0.05

GARAGE LEVEL EGRESS FLOOR PLAN SCALE 187 = 1187

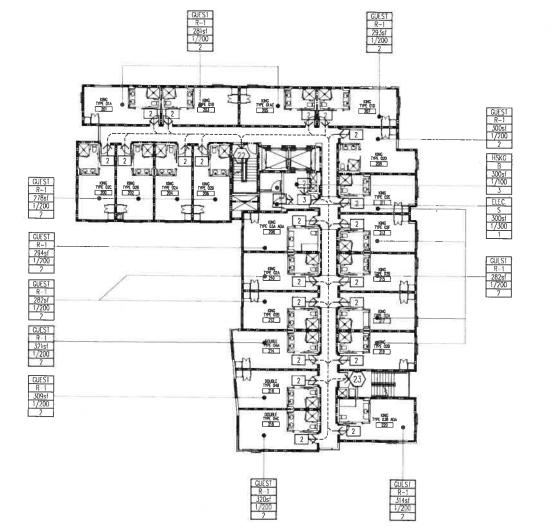
STAIR 3: REO'D. WIDTH = 14.4" ACTUAL WIDTH = 3'-9"



ACTUAL WIDTH = 5'-8"

G0.06

GROUND LEVEL EGRESS FLOOR PLAN 8CALE: 1/8" = 1'-0"



LEGEND

0F102 650 SF 17100

ROOM DESIGNATION OCCUPANCY GROUP ROOM AREA IN S.F. OCCUPANT LOAD FACK OCCUPANT LOAD

←4 OCCUPANTS EXTRAG FROM A SPACE

←48 CUMULATIVE DOCUPANT LOND

←---- DET DISCHARSE PATH

1-HR. FIRE RATED BARNER FOR CSC 508.4.4.1
2-HR. FIRE RATED BARNER FOR CSC 508.4.4.1
1-HR. FIRE RESISTANCE RAIED EXTERIOR WALL

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Menio Park Hotel Menio Park, California

> MAAAF CICINICA PROVINCE PRIVADE ALALIA SEQUIPE PRIVADE
18.04.07 DESIGN REVIEW REVISION S
16.11.26 DESIGN REVIEW REVISION S
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100.10 1/6" = 1'-0"
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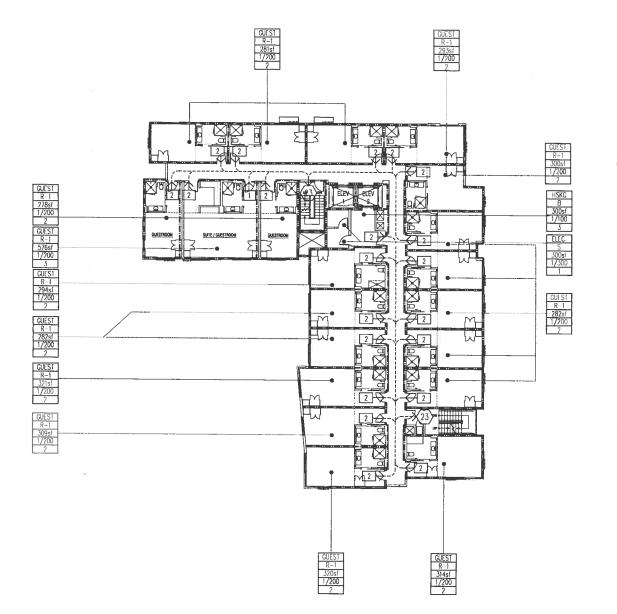
EGRESS PLAN LEVEL 02

G0.07

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LEVEL 02 EGRESS FLOOR PLAN 8CALE 18" = 1"-2"

0



LEGEND

LEVEL 03 & 04 EGRESS FLOOR PLAN 8CALE: 1/8" = 11/0"

←4 OCCUPANTS EXITING FROM A SPACE

CAMULATIVE OCCUPANT LOAD

€---- ERIT DISCHARGE PATH

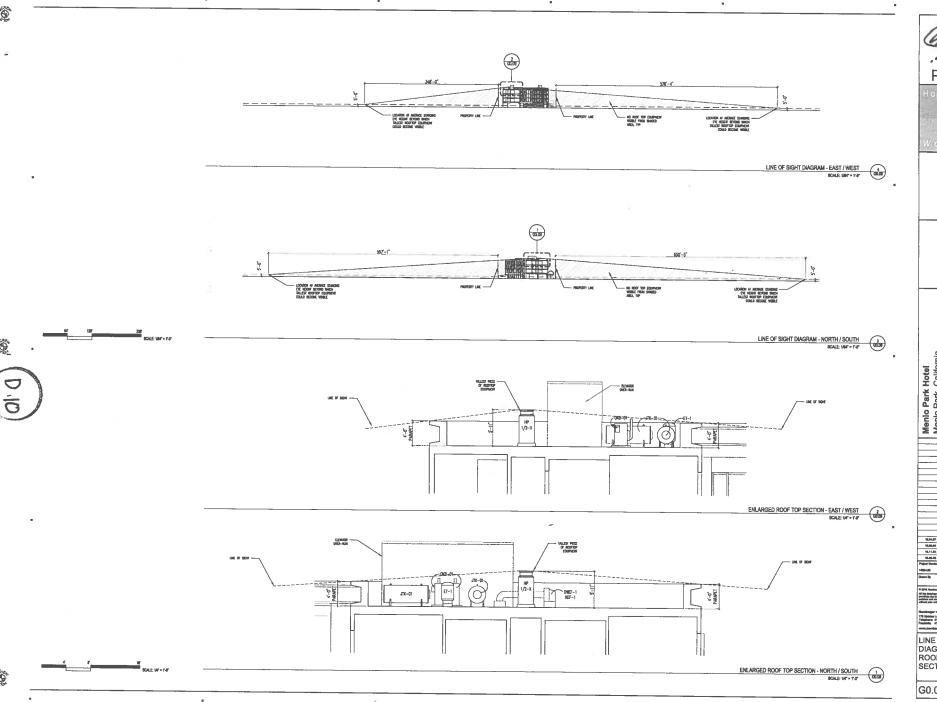
1-HR, FRE RATED BARRIER PER CBC 508.4.4.1
2-HR, FRE RATED BARRIER PER CBC 508.4.4.1
1-HR, FRE RESSTANCE RATED EXTERNOR WALL

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Menio Park Hotel Menio Park, California

EGRESS PLAN LEVEL 03 & 04

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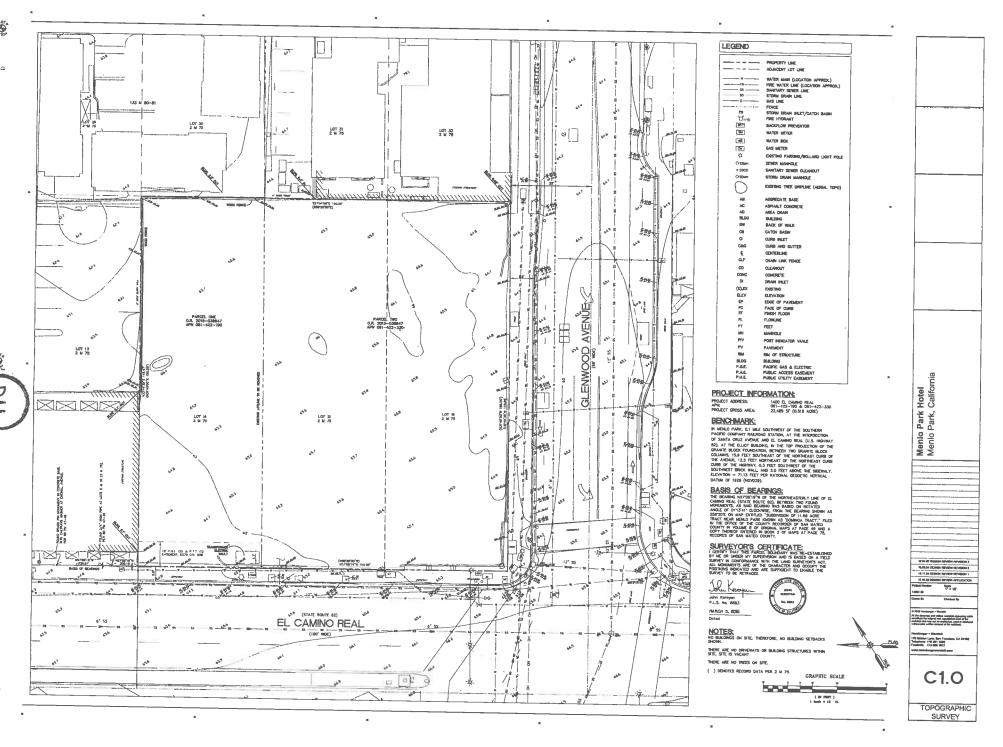


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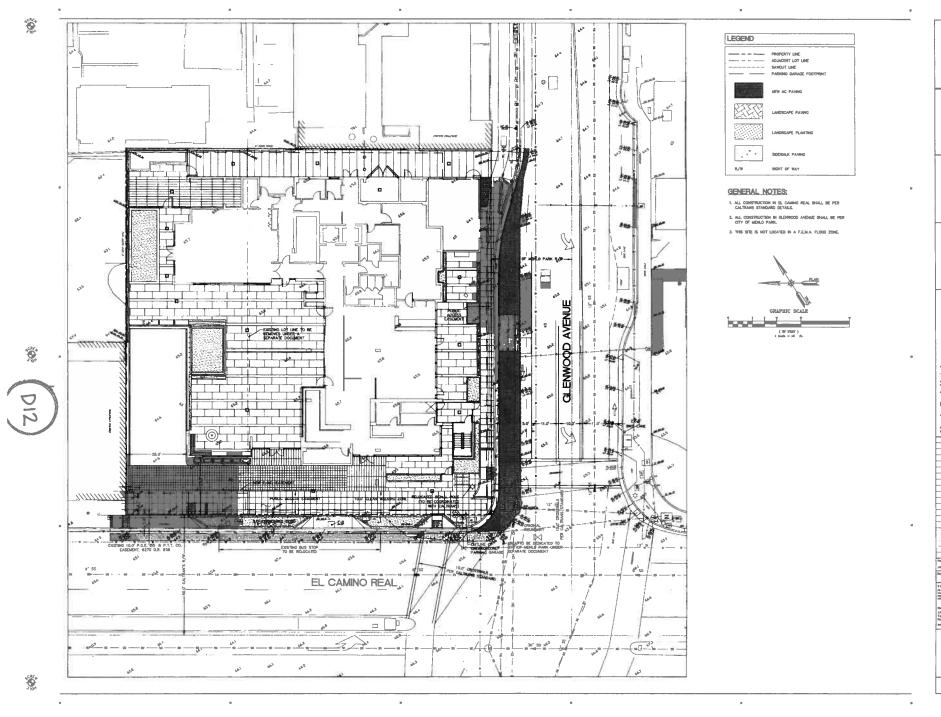
Menio Park Hotel Menio Park, Califomia

LINE OF SIGHT DIAGRAMS & ROOF TOP SECTIONS

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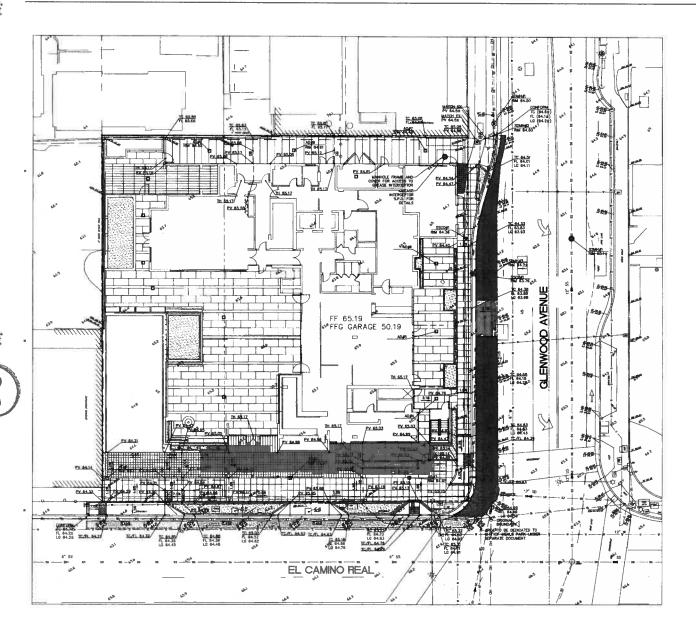


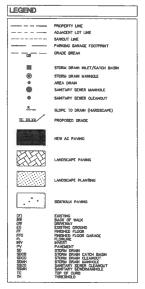
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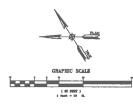


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SITE PLAN







Menio Park Hotel Menio Park, Califomia

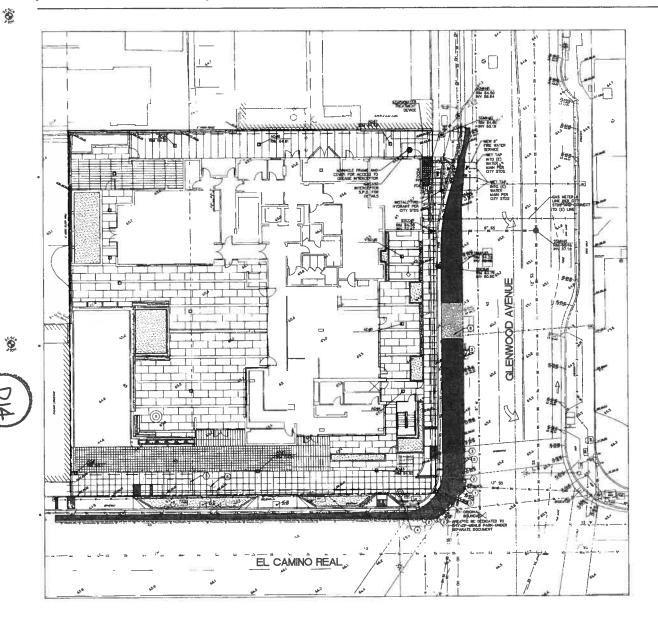
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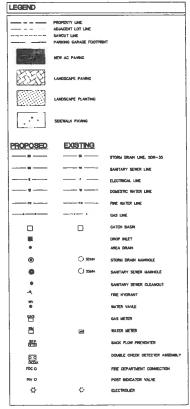
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GRADING & DRAINAGE PLAN

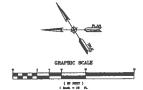






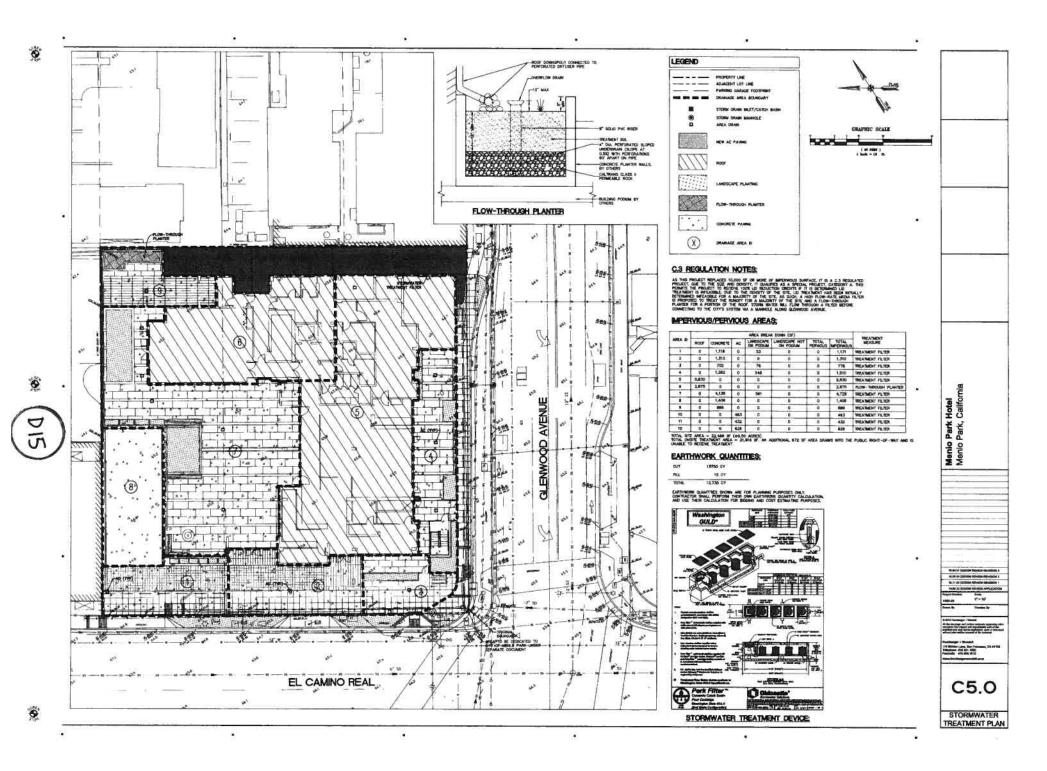
CONSTRUCTION NOTES

- (T) EXISTING CATCH BASH TO REMAIN, ADJUST RIM TO ULTMATE FINISHED GRADE



C4.0

UTILITY PLAN





- CONFORM WORK TO REQUIREMENTS OF LATEST ADOPTED EDITION OF CALIFORNIA BUILDING CODE AND APPLICABLE LOCAL AND STATE CODES, PLANS, SPECIFICATIONS, ORDINANCES AND REGULATIONS.
- 2. PRIOR TO BEGINNING WORK, BECOME FAMILIAR WITH EXISTING SITE CONDITIONS, INCLUDING UNDERGROUND AND ABOVE GROUND UTILITIES, ELECTRICAL VALUETS AND ABOVE GRADE FEATURES SUCH AS GRADING, WALLS, FENCES, STRUCTURES, PIPING ETC. COORDINATE WITH ARCHITECTURAL AND CIVIL ENGINEERS DRAWINGS FOR ACCURACY AND BRING ATTENTION TO ANY DISCREPANCIES OR OLIESTIONS CONTRACTOR WILL BE HELD RESPONSIBLE FOR HIS OWN DAMAGE
- 3. UPON BEING AWARDED CONTRACT, MAKE NECESSARY ARRANGEMENTS TO INSURE THAT MATERIALS, SUPPLIES AND MANPOWER WILL BE AVAILABLE WHEN NEEDED TO CONSTRUCT THIS PROJECT IN AN ORDERLY AND TIMELY FASHION.
- 4. DO NOT BEGIN WORK UNTIL CONTRACTOR'S "CONSTRUCTION SET" DRAWINGS ARE CURRENT AND HAVE REQUIRED PUBLIC AGENCY APPROVALS.
- 5. VERIFY PROPERTY LINES AND LIMITS OF WORK PRIOR TO COMMENCING WORK
- 8. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL
- 7. OBTAIN NECESSARY PERMITS AND PAY FOR RELATED INSPECTION FEES REQUIRED TO INSTALL WORK.
- 8. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS. DO NOT SCALE FROM REDUCED DRAWING SHEETS. REFERENCE TO NORTH REFERS TO TRUE NORTH.
- 9. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, GRID LINE OR CENTERLINE, DIMENSIONS ARE TO THE FACE OF WALLS UNLESS INDICATED OTHERWISE.
- 10. UNLESS OTHERWISE NOTED, ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED PER DRAWINGS.
- 11. HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS NOTED OTHERWISE.
- 12. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEERS DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS, BENCHMARKS AND ARCHITECTURAL POOLUM GRID
- 13. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PREDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- 14. WHERE CONFLICTS OCCUR BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE BMEEDIATELY FOR CLARIFOCATION. FAILURE TO REPRESENTATIVE BMEEDIATELY FOR CLARIFOCATION. FAILURE TO ROSTES INCLURAGE TO RECEITS PROCEDURED.
- 15. PRIOR TO INSTALLING PAVING, REFER TO THE PROJECTS GEOTECHNICAL REPORT, REPORT DISCREPENCIES BETWEEN THE GEOTECHNICAL REPORT'S RECOMMENDATIONS AND INFORMATION NOTED IN THE PAVING SCHEDULE.
- 16. DO NOT INSTALL ANY WORK ON STRUCTURE PRIOR TO REVIEW OF WATERPROOFING BY ARCHITECT.
- 17. ALL CONCRETE SLABS, RAMP OR STEP FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS. FOUNDATIONS AND FOOTINGS USING DARS OF THE SAME SIZE AND SPACING, UNLESS OTHERWISE NOTED, SEE JOHTHOLD ETALS. SEE WITHOUT ALL THE SEE AND STATE OF THE SAME STATE OF THE SEE OF THE
- 18, DO NOT WILLFULLY PROCEED WITH CONSTRUCTION OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. BRING THESE CONDITIONS IMMEDIATELY TO ATTENTION OF OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
- 19. BE RESPONSIBLE FOR COORDINATING WORK WITH OWNER, OWNERS AUTHORIZED REPRESENTATIVE, GENERAL CONTRACTOR AND HIS SUB-CONTRACTOR'S, PUBLIC AGENCIES, AND PROJECT DESIGN CONSULTANTS.
- 20. ENSURE THAT ROUGH GRADE HAS BEEN ACCEPTED BY OWNER PRIOR TO BEGINNING WORK.
- 21. ENSURE THAT FINE GRADES HAVE BEEN ESTABLISHED CORRECTLY AND APPROVED BY OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO BEGINNING HARDSCAPE WORK.
- 23. ENSUIRE THAT CONTRACTOR INSTALLED UNDERGROUND ELEMENTS SUCH AS DRAINLINES, IRRIGATION MANULINES AND LATERALS, ELECTRICAL CONDUIT, SLEEVES, ETC, ARE IN PLACE, OPERATIONAL, AND APPROVED BY PUBLIC AGENCY INSPECTION PRIOR TO INSTALLATION OF HARDISCASE WORK.
- 24. PAVING MOCK-UPS SHALL BE REQUIRED ON THIS PROJECT -REFER TO PAVING SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

25. ENSURE THAT CURVED EDGES SUCH AS WALKWAYS, HEADERBOARD, AND MOWSTRIPS HAVE SMOOTH AND CONTINUOUS CURVES.

28. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE WITH PROPER AMOUNT OF LEAD-TIME AS INDICATED IN SPECIFICATIONS PRIGR TO A CONTRACTOR REQUESTED SITE METERMS, FALLIRE TO PROVIDE APPROPRIATE LEAD TIME MAY RESULT IN CONTRACTOR BEING BACKCHARGED FOR OWNER'S AUTHORIZED REPRESENTATIVES TIME.

- 27. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PRECISE GRADING, STEP QUANTITIES, AND DRAINAGE INFORMATION.
- 28. PROVIDE ISOLATION JOINTS WHEN PAYING ABUTS VERTICAL EDGES SUCH AS WALLS, STEPS, CURBS, AND COLUMNS.

GRADING NOTES

- 1. FOR EXISTING TOPOGRAPHY INCLUDING GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC., REFER TO THE CIVIL DRAWINGS.
- Z. VERIEV CORRECT PLACEMENT BY ARCHITECT OF SLAB PENETRATIONS FOR ON STRUCTURE DRAINS, VERIEV SITE CONDITIONS PORO TO SEGIMEND OF WORK, GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF SLAB PENETRATIONS FOR PRAINAGE SITE CULTURES WITH INSCHANGE, CONTRACTOR, SEE ARCHITECTURAL DRAWNOS FOR DRAINAGE AT STRUCTURAL SLAB AND OVERFLOW DRAINS
- 3. CONFIRM PROPOSED GRADES AND NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY UNACCEPTABLE CONDITIONS PRIOR TO BEGINNING OF WORK.
- 4. GRADIENTS ARE CONTINUOUS UNLESS OTHERWISE NOTED. PROVIDE SMOOTH GRADE TRANSITIONS.
- 5. PROVIDE THE FOLLOWING GRADE DROPS FROM PAVING FINISH SURFACE TO FINISH GRADE:
- A. TURF AREAS 1 |*
 B. GROUNDCOVER/SHRUB AREAS 2*
- 6. MINIMUM ALLOWABLE SLOPE PERCENTAGES:
- A. PAVED AREAS 1% (* PER FOOT) B. PLANTING AREAS 2% (* PER FOOT)
- 7. MINIMUM ALLOWABLE GRADE DROPS: A. FINISH FLOOR TO GRADE 6"
- 8. PROVIDE CLEANOUTS AT DIRECTIONAL CHANGES AT 50' INTERVALS EXCEPT WHEN LOCATED UNDER PAVING AREAS.
- 9. ENSURE THAT CLEANOUTS ARE NO MORE THAN 2" ABOVE FINISH GRADE IN PLANTING AREAS AND FLUSH IN HARDSCAPE AREAS. ENSURE THAT CLEANOUTS ARE EXPOSED TO VIEW FOR PROPER MAINTENAME.
- 10. BUILDING DOWNSPOUTS MAY NEED TO BE CONNECTED TO DRAINLINE SYSTEMS, EITHER AT GRADE OR ON STRUCTURE. COORDINATE PER ARCHITECTURE AND CIVIL DRAWINGS
- 11 MAXIMUM ALLOWABLE SLOPE IN TURF 25%
- 12. KEEP CATCH BASINS A MIN. OF 2' CLEAR OF EDGES OF BUILDINGS, WALLS, WALKS ETC
- 13. ALL FINISH GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS, SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 50% GRADIENT UNLESS OTHERWISE NOTED.
- 14. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL-APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.

CONSTRUCTION LEGEND

SYMBOL	MATERIAL AND DIGINGS DISCOURSE	
STMBUL	MATERIAL AND SYMBOL INFORMATION	DETAIL
	PROPOSED SLOPE DIRECTION	
	PROPOSED GRADE BREAK ALIGN WITH PAVING JOINTS PER PLAN	
\sim	ALIGN	
725	PROPOSED SPOT ELEVATION	
(27.25)	EXISTING SPOT ELEVATION	
•	LAYOUT START POINT	
PD @	PLANTER DRAIN ON STRUCTURE	
	The state of the s	
BW	BACK OF WALK	-
FFE	FINISH FLOOR ELEVATION	+
FG	FINISH GRADE	-
HP	HIGH POINT	
PA	PLANTING AREA	-
PD	PLANTER DRAIN	
TS	TOP OF STAIRS	 -
BS	BOTTOM OF STAIRS	_
TW	TOP OF WALL	
TC	TOP OF CURB	_
S.A.D.	SEE ARCHITECTURAL DRAWINGS	1
S.C.D.	SEE CIVIL DRAWINGS	T
5.S.D.	SEE STRUCTURAL DRAWINGS	
S.E.D.	SEE ELECTRICAL DRAWINGS	Ť
S.M.D.	SEE MECHANICAL DRAWINGS	1

SHEET INDEX

- LO.00 LANDSCAPE NOTES AND LEGEND
- L1.01 LANDSCAPE LAYOUT PLAN L1.02 LANDSCAPE MATERIALS PLAN L2.01 LANDSCAPE SECTIONS
- L2.01 DANASCATE DEU TIURS
 L2.02 NOT USED
 L2.02 DETALS PAVING AND DRAINAGE
 L2.05 DETALS FURNISHINGS
 L3.01 RRIGATION PLAN
 L3.02 RRIGATION DETALS
 L4.01 PLANTING NOTES

- L4.03 PLANTING DETAILS



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L0.00









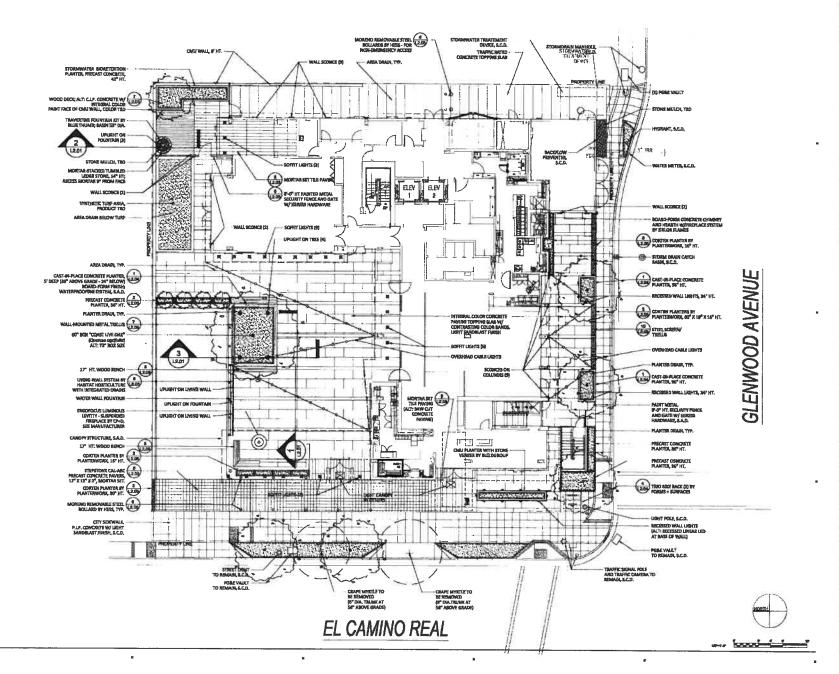


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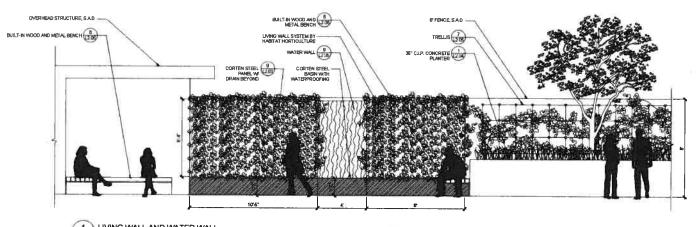
Menio Park Hotel Menio Park, California

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LANGSCAPE MATERIALS PLAN

L1.02





1 LIVING WALL AND WATER WALL
1/2" = 1'-0" ELEVATION









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LANDSCAPE SECTIONS

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Menio Park Hotel Menio Park, California

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LANDSCAPE DETAILS -WALLS

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NOTE: MATERIALS PLAN FOR PLANTER WALL HEIGHTS.

1 SEE AN FOR PLANTER WALL ATTACHMENT TO
STRUCTURAL SEE AN FOR PLANTER WALL ATTACHMENT TO
STRUCTURAL SEE AN FOR PLANTER WALLS.

2 EXTEND WATERPROCOPE (UNDER PLANTER WALLS.)

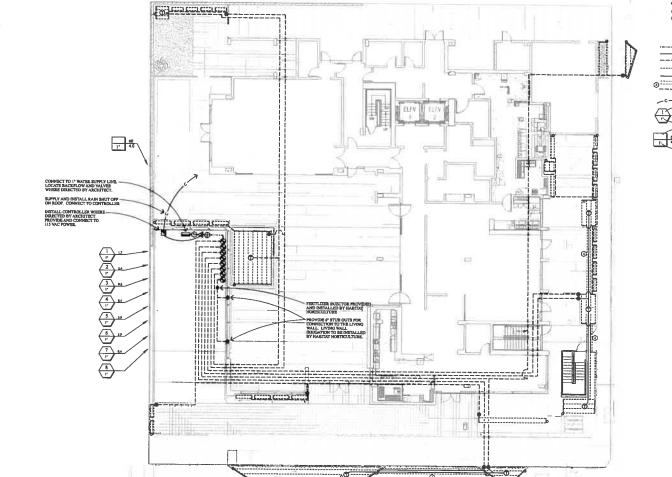
1 EXTEND WATERPROCOPE (UNDER PLANTER WALLS.)

CONCRETE PLANTER WALL W.

1/C PLANTER WALLS.

1/C PLANTER W

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IRRIGATION LEGEND

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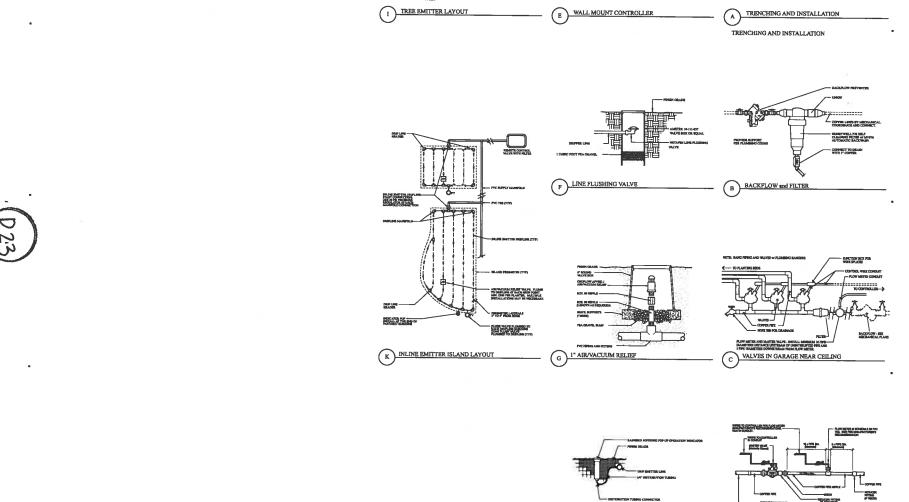
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Menio Park Hotel Menio Park, California

IRRIGATION PLAN

L3.01

EL CAMINO REAL



H EMITTER LINE POP-UP OPERATION INDICATOR

D MASTER VALVE & FLOWMETER RUN



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IRRIGATION DETAILS

L3.02

PLANTING NOTES

- 1. REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL PLANTING INFORMATION.
- CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND DRAWNOS TO VERIEY
 EXISTING LOCATIONS OF UNDERGROUND LITLITES, PIPES AND STRUCTURES. TAKE SOLE
 RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE OF THESE UTILITIES, PIPES, OR STRUCTURES
 IF PROPER VERIFICATION BY CONTRACTOR WAS NOT PERFORMED.
- 3. DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS WHEN IT IS DEMOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EUST THAT MAY NOT HAVE BEEN NOOWN DURING THE DESIGN PROCESS BIRNEN THESE CONDITIONS IMBRECHETLY TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS NOURIED DUE TO LOAK OF PROVIDEN SUCH NOTIFICATION.
- 4. COORDINATE OTHER CONTRACTOR'S WORK RELATED TO PROPER EXECUTION OF CONTRACTOR'S
- 5. OBTAIN APPROVAL OF FINAL GRADE CERTIFICATION FROM OWNER PRIOR TO BEGINNING PLANTING.
 OPERATIONS THAT CERTIFIES THAT ROUGH GRADES ARE WITHIN 1/07TH OF AN INCH PROM SPECIFIED
 GRADES. BRUINE THAT FINISH GRADE ELEVATIONS OF PLANTING AREA ARE SET TO THE PROPER
 ELEVATIONS RELATIVE TO THE FINISH SURFACES OF PAVING, UTILITY COVERS, AND CURBS.
- 6. ELISTING BITE SOT, MAY BE USED IN INCRUME PLANTING AREAS, HOWEVER, IT MAY REED TO BE AMENDED AS ROCKLETO AT THE WORTH CALTURA, LOGGER BIRD GIT. PROVILED MAYOUT SOIL BE INCREASING TO BRING SITE TO SPECIFIED FRISH GRANGES, MICH. SOIL SOIL BRING SITE OF SHORT OF A SHORT SITE OF A SHORT
- 7. SUBMIT REPRESENTATIVE PHOTOS OF EACH TREE SPECIES TO OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL. TREES OF A SIMILAR SPECIES AND VARIETY ARE TO HAVE
- 8. PLANT MATERIAL MUST BE APPROVED BY OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PLANT MATERIAL INSTALLED WITHOUT OWNERS AUTHORIZED REPRESENTATIVES APPROVAL MY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH RELATED COSTS BORNE BY CONTRACTOR.
- 9. FINAL LOCATIONS OF PLANT MATERIALS ARE SUBJECT TO APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PERFORM THE FOLLOWING BEFORE BEGINNING PLANTING REPRESENTATIVE PROOF TO INSTITUTE TO THE TEXT OF THE SCANATION:

 A. SHRUBS. PLACE IN CONTAINERS ON-SITE IN "FINAL" LOCATIONS.

 B. TREES - STAKE OR FLAG CENTERPOINT OF TREE.

 C. CONTAINER POTS - LOCATE POTS PRIOR TO PLANTING.

- 10. NOTIFY OWNERS AUTHORIZED REPRESENTATIVE IN SUFFICIENT TIME TO PERFORM A REQUIRED SITE OBSENVATION VISIT. REPERT TO SECURIONIONS FOR SPECIES SITE VISIT NOTIFICATION TASKS AND TIMES. RESPECIENT NOTIFICATION THE GREW OWNERS AUTHORIZED REPRESENTATIVE MAY REQUIRE THE SITE VISIT TO BE CANCELED, OR POSSIBLY MAKE CONTRACTOR RESPONSIBLE TO COMPENSATE OWNERS AUTHORIZED REPRESENTATIVE FOR OVERTIME.
- 11. FURNISH PLANT MATERIAL FREE OF PESTS, POOR CONDITION, OR DISEASE, INCLUDING PRE-SELECTED OR "TAGGED" PLANT MATERIAL PROVIDED BY OWNER'S AUTHORIZED REPRESENTATIVE.
- 12. AFTER FIRE GRADING OPERATIONS HAVE BEEN COMPLETED AND PROR TO BEGINNING SOL. PREPARATION, TAKE A MINIMAM OF 61) MOTICAL TURNAL SOL BAMPLES WHERE SOL. CONDITIONS OR PLANT TYPES WAYL, ILE TURN, SHOULD, SUPES, ETC. SOL BAMPLES ARE TO BE COLLECTED AND TESTED BY A CHAPTER OF SOLT TESTED LABORATORY (CURRENT MEMBER OF THE CALSORNIA MASSOCIATION OF ARRICAL TURNAL LABS), MAO A WHITTEN REPORT MEMBERS WHICH INCLUDES RECOMMENDATIONS FOR SOL AMERICANICH FERTILIZATION, PLANTING BACKPILL MINES AND THE SER PROCEDURATION OF MEMBERS AND THE SOL AMERICAN TO MAKE THE MEMBERS OF THE SOLD REPORT AND THE SER PROCEDURATION OF MAKE ALT THE SER PROCEDURATION OF MAKE ALT THE SER PROCEDURATION OF MAKE ALT THE SER PROCEDURATION OF MAKE ALT THE SER PROCEDURATION OF MAKE ALT THE SER PROCEDURATION OF MAKE ALT THE SER PROCEDURATION OF MAKE ALT THE SER PROCEDURATION OF MAKE ALT THE SER PROCEDURATION OF MAKE ALT THE SER PROCEDURATION OF MAKE ALT THE SER PROCEDURATION OF MAKE ALT THE SER PROCEDURATION OF MAKE ALT THE SER PROCEDURATION OF MAKE ALT THE SER PROCEDURATION OF MAKE ALT THE SERVICE OF THE SERVICE OF MAKE ALT THE SERVICE OF THE SERVICE OF MAKE ALT THE SERVICE OF THE SERVICE OF MAKE ALT THE SERVICE OF THE SERVICE OF MAKE ALT THE SERVICE OF THE SERVICE OF MAKE ALT THE SERVICE OF THE SERVICE OF THE SERVICE OF MAKE ALT THE SERVICE OF THE SERVICE
- 13. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS ON-SITE AND THOSE AREAS INDICATED ON DRAWNINGS, CONTACT OWNERS AUTHORIZED REPRESENTATIVE FOR RESOLUTION, FALURE TO MAKE SUCH CONFLUES INVOINN TO OWNERS AUTHORIZED REPRESENTATIVE IN A TIMELY FASHION MAY RESULT IN CONTRACTORS OWN LABILITY TO RELOCATE PLANT MATERIAX.
- 14. ENSURE THAT TURF AREAS ARE SEPARATED FROM GROUNDCOVERS AND SHRUB AREAS WITH SPECIFIED EDGING REFER TO DRAWINGS,
- 15. TRIANGULAR SPACE GROUNDCOVERS AND SHRUBS, UNLESS INDICATED OTHERWISE ON DRAWINGS REFER TO PLANTING DETAILS.
- 18. PROVIDE A REPRESENTATIVE EXAMPLE OF A TYPICAL TREE STAKING AND GUYING (IF ANY) INSTALLATION FOR OWNER'S AUTHORIZED REPRESENTATIVE REVIEW BEFORE PERFORMING TREE STAKING AND GUYING (IF ANY) OPERATIONS. REFER TO PLANTING DETAILS.
- 17. EXCAVATE PLANT PITS TO SPECIFIED DIMENSIONS PER PLANTING DETAILS
- 18. DO NOT PLANT TREES CLOSER THAN 4-FEET TO FIXED EDGE SUCH AS SIDEWALKS AND WALLS UNLESS INDICATED OTHERWISE ON DRAWINGS.
- 19. ENSURE THAT TOP OF TREE ROOTBALLS ARE SET 2" ABOVE FINISH GRADE AND SHRUB ROOTBALLS ARE SET 1" ABOVE FINISH GRADE.
- 20. INSTALL PLANT MATERIAL WITH ITS BEST SIDE FACING PREDOMINATE VIEW OF PUBLIC.
- 21. PROVIDE THE REQUIRED SETBACKS BETWEEN TREES AND ELEMENTS SUCH AS UTILITIES, I.E. GAS, ELECTRIC, SEWER, WATER AND RELATED VALUES, STREETLIGHTS, FIRE HYDRANTS, AND SIGNAGE
- 22. REPLACE OR REPAIR EXISTING MATERIALS THAT ARE DAMAGED BY CONTRACTOR DURING PLANTING OPERATIONS.
- 23. VÉRIFY PROPERTY LINES PRIOR TO COMMENCING PLANTING OPERATIONS.
- 24. REFER TO CITY AND COUNTY STANDARDS FOR STANDARD LANDSCAPE PLANS AND SPECIFICATIONS, WHERE APPLICABLE.
- 25. KEEP TURF 2' CLEAR OF TREE TRUNKS. APPLY WOOD MULCH IN THIS BUFFER ZONE
- 28. LANDSCAPE WARRANTY PERIOD: ONE YEAR FOR PLANTING AND IRRIGATION. BEGIN ON DATE OF ACCEPTANCE OF PLANTING AFTER FINAL INSPECTION WALKTHROUGH.

IRRIGATION NOTE:

ALL PLANTING AREAS YO BE IRRIGATED BY A FULLY AUTOMATIC, WEATHER BASED SYSTEM, ZONE ALL HOW INFO AREAS TO BE REFIGHED BY A FILLY AUTOMATIC, WEATHER BASED SYSTEM. ZONE THANK ONLY BE PERCEIVED BASED LIVEN INNOVALUE. PAUM FECURIES WESTERS AND ENVIRONMENTAL THANKS AND THE PERCEIVED BY THE PERCEIVED BY THE STATE OF THE PERCEIVED BY THE STATE OF THE PERCEIVED BY THE STATE OF THE PERCEIVED BY THE STATE OF THE PERCEIVED BY THE STATE WILL BE AMEDICATED BY THE SHATE OF THE PERCEIVED BY THE STATE WILL BE AMEDICATED BY THE STATE WILL BE AMEDICATED BY THE STATE WILL BE AMEDICATED BY THE STATE OF THE BELLEDING HERE. BACKETON WASTER VALUE. ON PETER WILL BE LOCATED IN A MECHANICAL ROOMS OF GAPAGE CELLARGY AS RECOMED TO THE BELLEDING BY SINCE SAVING BY THE STATE OF THE BELLEDING BY THE STATE AND THE BY THE BY THE STATE OF THE BELLEDING BY THE STATE OF THE BELLEDING BY THE STATE OF THE BY THE BY THE STATE OF THE BY THE BY THE STATE OF THE BY THE BY THE STATE OF THE BY THE BY THE STATE OF THE BY THE BY THE STATE OF THE BY THE BY THE STATE OF THE BY THE BY THE STATE OF THE BY THE BY THE STATE OF THE BY THE BY THE STATE OF THE BY THE BY THE STATE OF THE BY THE BY THE STATE OF THE BY THE

TREE INVENTORY

SYMBOL.	KIRY	BOTANICAL NAME	COMMON NAME	8028	(WLICOLE)
NOTUSED	COR NUT	(1) CORWUS NUTAL II	PACIFIC DOGWOOD*	26° BOX	MODERATE
(1)	PYR CAL	PYRUS CALLERYANA YOLENG FORM	CHANTICLEER FLOWCRING PEAR	36° BOX	MODERATE
\bigcirc	SAL LAS	SALIX LASIOLEPIS	ARROYO WILLOW	36" BOX	MODERATI
\bigcirc	QUE AOH	(1) QUERCUS ADRIFOLIA	COART LIVE OAK	eo. nox	VERYLOM

TRIBLE TO BE RUMOVED			
BYMBOL.	KIEY	BOTANICAL, NAME	COMMICH NAME
# 31	RIM OVE	(2) LAGERSTHOMA SP	CRAPE MYRTLE

PLANT PALETTE

SHRUBS, PERSONALS AND GRASSIS

SYMBOL.	KORY	BOTANICAL NAME	COMMON HAME	8429	(WUDGLS)
	ANIHAR	ANIGOZANTHOS HAHMONY	HARMONY KANGAROO PAW	1 GAL	LOW
B	ARC PAC	ARCTOSTAPHYLOS PACIFIC MIST*	PACIFIC MIST MANZANITA*	S GAL	LOW
el)	ASP DEN	ASPARAGUS DENSIM, ORUS WYERS	WYER® ABPARAGUS FERN	1 GAL	MODERATE
12	CON TEC	CHONDROPETAL UM TECTORUM	CAPE REED	1 GAL	LOW
12	FES GLA	FESTUCA GLAUCA TELIJAH BLUB'	COMMON BLUE FESCUE 1.0		LOW
	HEU MAX	HEUCHERA MAXIMA	IBLAND ALUMROOT* 1 GAL		LOW
196	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH* 1.0		I.OW
(1)	LAV A\$8	LAVATERA ASSURGENTIFLORA	TREE MALLOW		LOW
Œ	MUHRKS	MUHLENBERGIA RIGENS	DEER GRASS*	1 QAL	LOW
100	COH SHN	CONNUS BERICEA PLAVIRAMEA	VELLOW DOGWOOD 1		MODERATE
1.0	NAN DOM	NANDINA DOMESTICA	HEAVENLY BAMPICO 15 GAL		MODF RATE
а	PHO BUN	PHORMUM BUNSET	SUNSET NEW ZEALAND FLAX 5 GAL		LOW
	ROS BAN	POSA BANKSIAE ALBA PLANA	LADY BANKS ROSE	1 GAL	LOW
100	BAT DOU	SATUREJA DOUGLABII	YERBA DUENA*	1 GAL	LOW
4	BOI GAL	SOI IDAGO GALIFORNICA	GALIFORNIA DOLDENHOD!	10/4	LOW
6	BOL JAS	SOLANUMJASMINOIDES	POTATO VINE	36' BOX	MODERATE



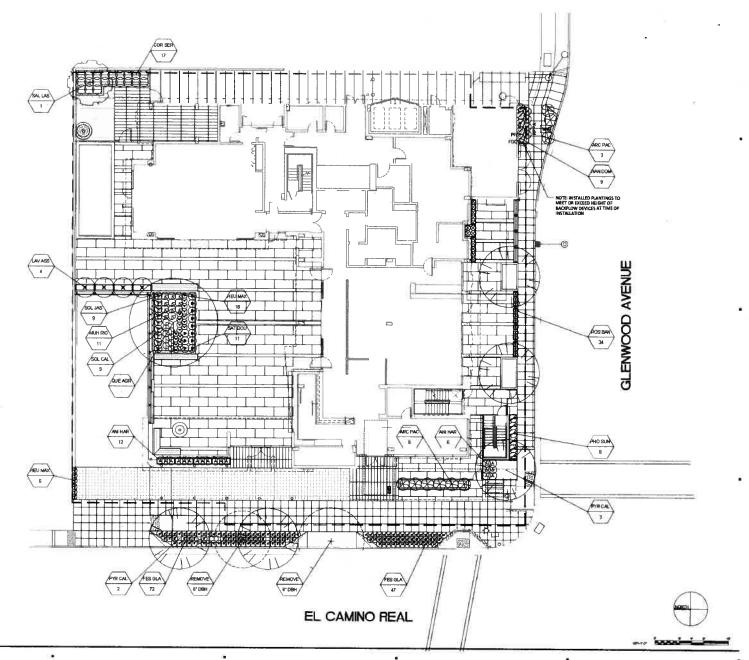


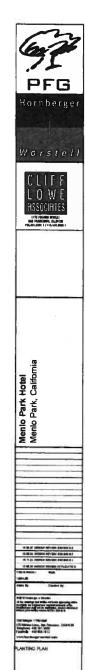
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PLANTING NOTES & LEGEND

L4.01





L4.02

NOTE: IN CONTAINER GROWN SHRUBS LOOSEN ROOTS AT SIDES OF ROOTBALL. PLANT SHRUB SO TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE - WOOD BARK MULCH, 2" MIN. DEPTH IN RAISED PLANTERS. MULCH ENTIRE PLANTING BED. NO MULCH IN PODIUM PLANTING FINISH GRADE - BACKFILL MIXTURE, WATER AND TAMP TO REMOVE AIR - UNDISTURBED SOIL L= TRIANGULAR SPACING AS NOTED IN DRAWINGS ROOTBALL DIAMETER PAVING, HEADER, WALL OR CURB, TYP. 2 X ROOTBALL DIAMETER 2 SHRUB PLANTING SECTION GUY WIRES (3) EQ. SPACED @ 120 TREE MULCH SAUCER TREE STAKES SHRUB TRIANGULAR SPACING SECTION PLAN GUY WIRE- 3 PER TREE THE MEGA STAKE SYSTEM.
INSTALL PER MANUFACTURER'S
SPECIFICATIONS. TURNBUCKLE, SEE SPECS. SET ROOTBALL 2" ABOVE SOIL FINISH GRADE - STRAP BAR, HEIGHT AS REQUIRED, SEE SPECS WOOD BARK MULCH, 3* DEPTH, SEE SPECS. - SET ROOTBALL 2" ABOVE SOIL FINISH GRADE TEMPORARY WATERING 3" HIGH WATERING BASIN PLANTING BACKFILL MIXTURE -2" WOOD BARK MULCH, SEE SPECS. 3/4" X 4" GALVANIZED EYE BOLT - 18" WOOD STAKE COMPACTED PLANTING MIXTURE, 6" DEPTH BACKFILL - AMENDED SOIL OR IMPORTED TOPSOIL COMPACTED SUBGRADE NOTES:
1. SET TREE PLUMB AND TRUE TO GRADE
2. ATTACH FLUORESCENT FLUGGING TO EACH GUY WIRE, (1) ONE MIN. PER WIRE SECTION INDISTURBED BOIL - ANTI-ROTATIONAL FIN. INSTALL IN DEPTH 3' BELOW GRADE TREE PLANTING ON GRADE TREE PLANTING IN PLANTING AREA- 36" BOX N.T.S. SECTION





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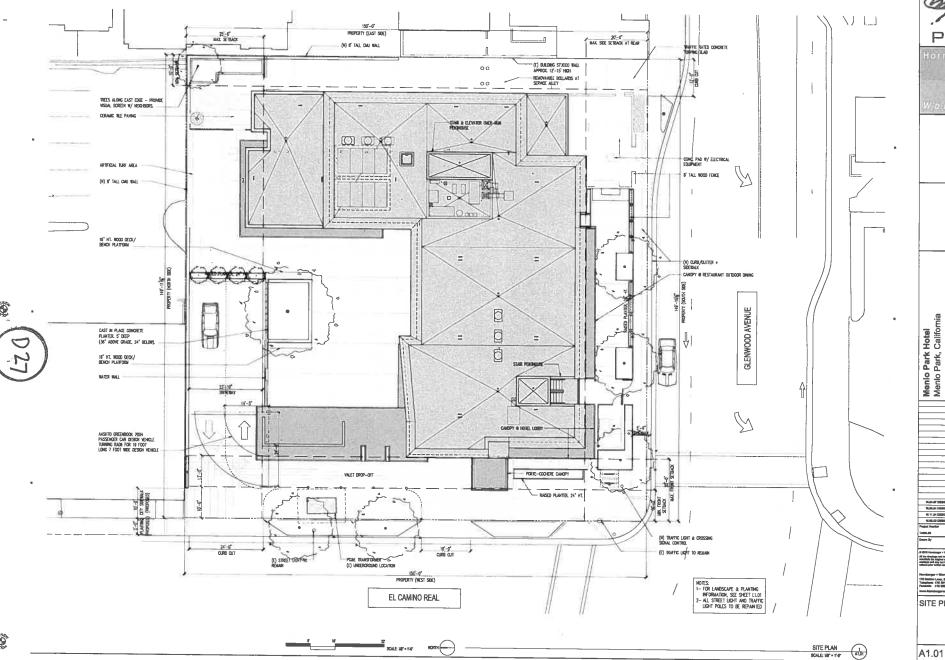


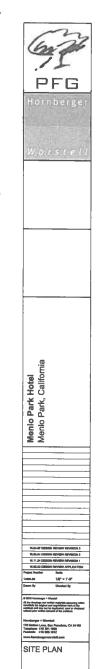
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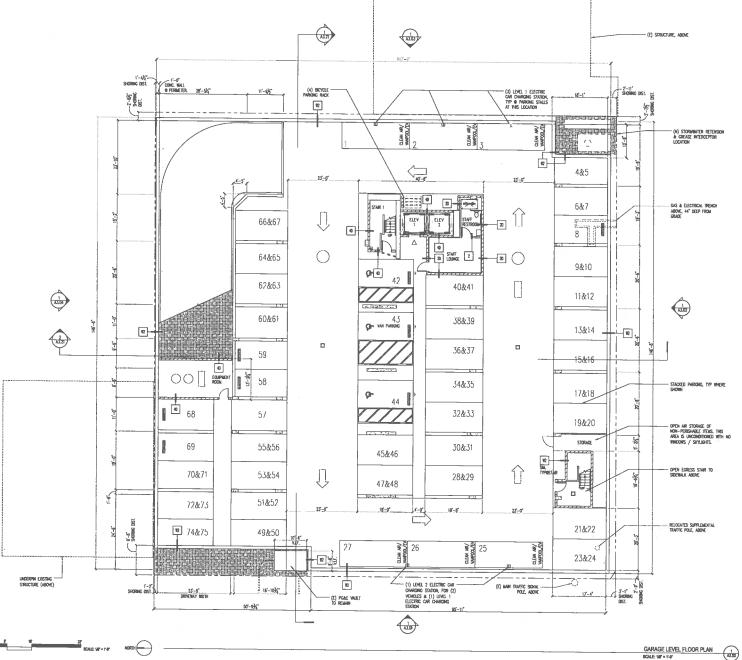
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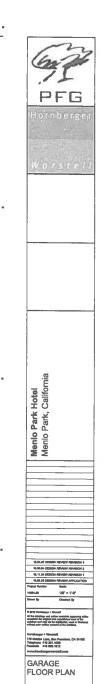
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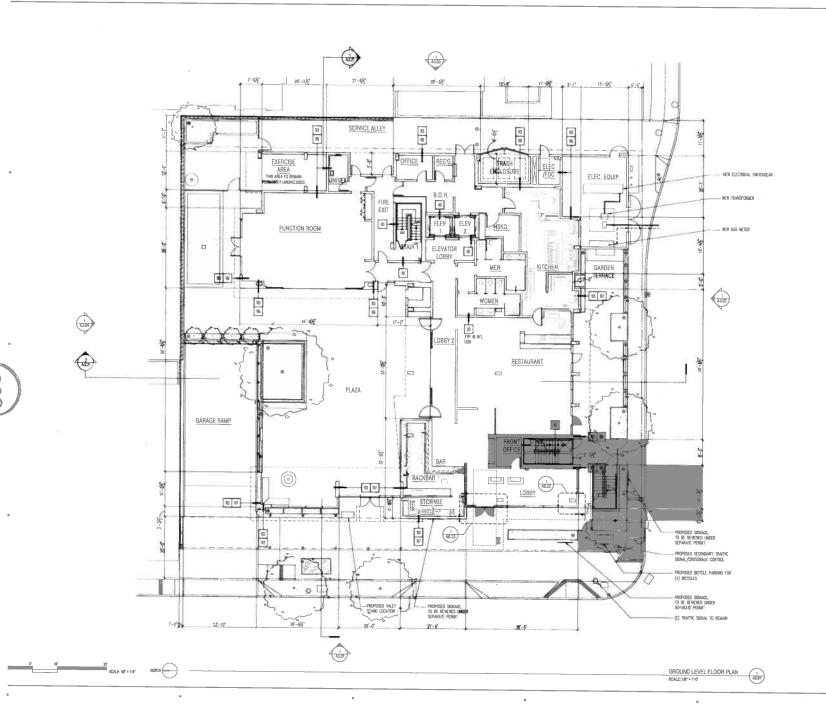




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Menio Park Hotel
Menio Park, California

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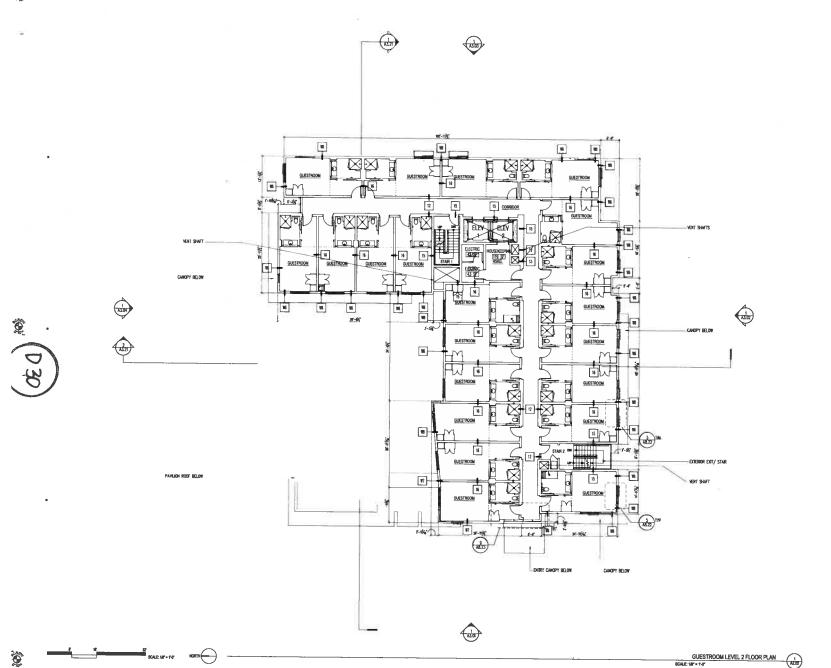
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GROUND LEVEL FLOOR PLAN

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Menlo Park, California

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GUESTROOM LEVEL TWO FLOOR PLAN

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Menlo Park Hotel Menlo Park, California

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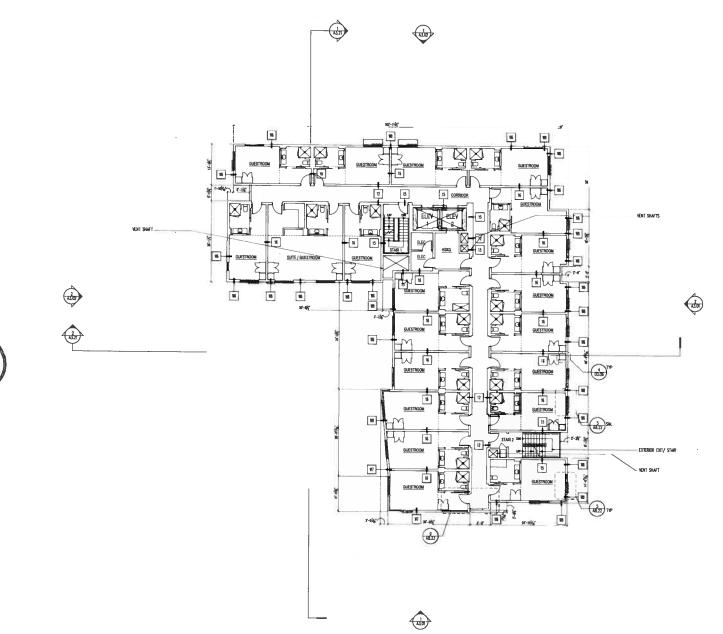
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Harmanger + Weredell 179 Melder Lane, Best Françisco, Gr Tulophone 416 301, 1008 Frantistin 416 000, 1612

GUESTROOM LEVEL THREE FLOOR PLAN

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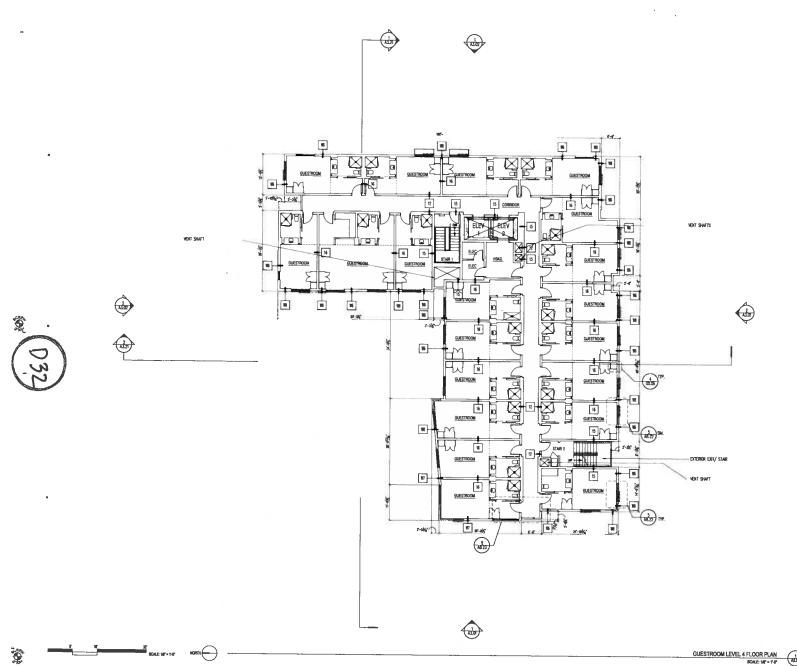
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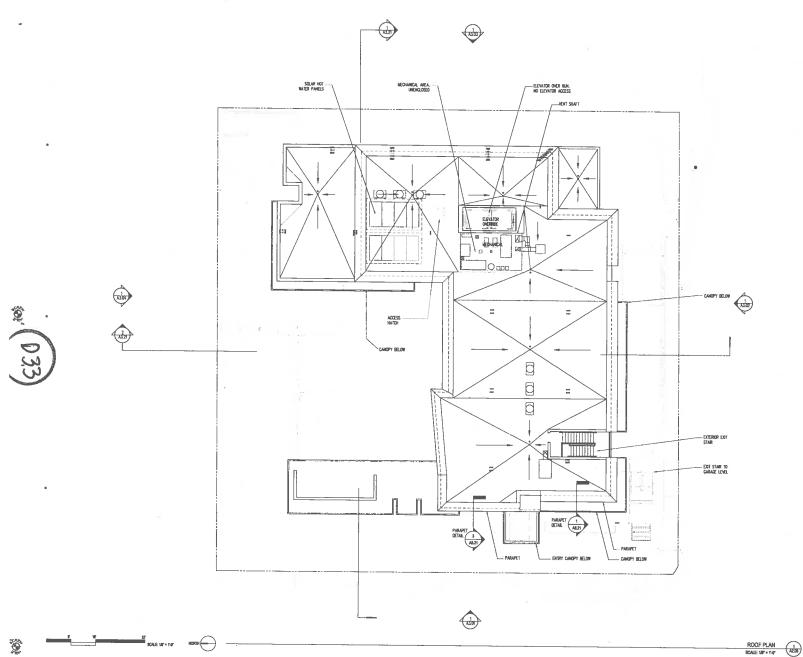
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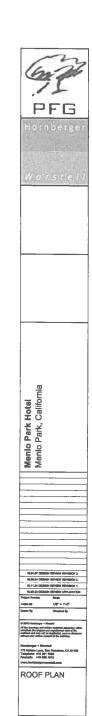
Menio Park Hotel Menio Park, California

WEARANT DESIGNAT PREVISION REVISION IS WARRANT DESIGNATION REVISION Herminager + Wannini 170 Minister Lant, San Franzisco, Telephone 415 201, 1000 Franzisco 416 800, 1613

GUESTROOM LEVEL FOUR FLOOR PLAN

A2.04





A2.05

2 STENORY 2.1 PRECAST PLANTER BOX, THO.

3 CONCRETE
3.1 BOARD-FORMED CONCRETE COLUMN, 550

4 MASCHRY 4.1 SRINE CLADDING

41 STORE CLOSSING

3. METAS

3. METAS

3. MEDITECTION, STEEL "C-DAMMEL" OR
ALIAN, REE MY "C-DAMMEL" OUT PROTECT

5.2 ALIAN, COMPOSE PAMELS—TRAY PAMELS

5.3 NETRICH, ALIA MONDES (DRES-CALE SIZEDE),
PAMELS ALIAN MONDES (DRES-CALE SIZEDE),
PAMELS ALIAN MONDES (DRES-CALE SIZEDE),
PAMELS ALIAN MONDES (DRES-CALE SIZEDE),
PAMELS ALIAN MONDES (DRES-CALE SIZEDE)

5. METAS THAT PAMELS ALIAN FANCIONA

5. METAS THAT PAMELS ALIAN FOR MANCHES

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6 HOSO, TRIM & PLASTICS
6.1 WOOD SCIEDLE - COLOR TO MATCH CERMIC PLANK
6.2 PARTED ETRP CORNECE
6.3 TRANSLAUDIT POLYCHIEDINATE VISUA, BARRIER

S TRANSMICTOR PRETAMENTAL TEACH (MARKET

1 NOOD DITTY COMPONED, AND COURS.

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MATERIAL KEY NOTES:

BROKE COLOR

FINGLES
 MTERRAL COLOR COMENT PLASTER, COLOR
 TO BE SELECTED & APPROVED BY ANCHIECT.
 COLORIC BLE ON COMENT PLASTER

PLASTER - SECONDARY 4 CLEAR WISHON GLASS - LOW 'E' COATING

C FRIT CLASS RALING

L GRAY COLOR

H PAYER

WOOD EATERY DOORS N ACCENT PAVER

Hornberger Worstell



EXTERIOR **ELEVATIONS**

A3.01

MEST ELEVANOR (1

- 2 SIEBORK 21 PRECAST PLANTER BOX, 180
- J. CONCRETE
 J.1 BOARD-FORMED CONCRETE COLUMN, SSD
- 4 MASQUEY 41 STONE DIADONG
- 41 STONE CHARRIE

 3. METAS

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- 6 WS00. TRN & PLASTICS
 E.1 WS00 SCREEN COLOR TO MATCH CERAMIC PLANK
 E.2 PARTEU GEPP CORPORE
 E.3 TRANSLICENT POLYCARSONATE WSLAL BARRIER
- 13 MANULCEN POLICIONAL MANUL RIMERE
 14 MODE ENTR' DOMINISTE
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- 9. FINSHES
 91. PINEDRA COLOR CEMENI PLASTER, COLOR
 10 RE SLLECED & APPROVED BY ARCHIECI,
 9.2. CORANGE TILE ON COMENT PLASTER.
- MATERIAL KEY NOTES:
- PLASTER SECONDAR
- H PANER
 - 2 CLEAR VISION CLASS LOW E' COATING
- W BROWN CAMOPY ALIMINIS N ACCENT PAVER
- DI TELLE BOWNER STORE CLADORIC

FRIT GLASS RALING

A BROWSE COLOR

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TO/ THE STATE OF T

EXTERIOR ELEVATIONS

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A3.02

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- CINERAL

 SULDING OR LLEMENT ABOVE

 LOS BALLONG OR ELEMENT BEYOND

 LOS BALLONG OR ELEMENT BEYOND

 LOS EXTEROR STAR
- 2. SITEMORK 2.1 PRECAST PLANTER BOX, 180.
- 5 CONCRETE
 51 BOARD-FORMED COMPRETE COLUMN, SSO
- 4 MASSINGY 4.1 STONE CLADONG

- 1 STORE CHOOSE

 1 MEILES

 1 MEDITECTURAL STILL TO-CHANGE," OR
 ALUM TURE MY "C CHANGE," OIL PROPLE

 22 ALUM COMPOSE PAPILES THAT PARELS

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 THE AUGUSTOR (SEE STEEL DOCUM),
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 24 ALUM FLAR OF PAPILES CALL TO

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 AUGUSTOR (SEE STEEL

- E 8000 IBM & PASINS
 L1 WOOD SOCIES COLOR IS MICH CEMAC PLANS
 L1 WINGOL COLOR CEMAIN PLASTIC, COLOR
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 L3 IRANSLUCINI POLICARSONAE WINAL BARBER
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- MATERIAL KEY NOTES:
- A BROKE COLOR PLASTER SECONDAR
 - 4 CLEAR VISION GLASS LOW 'E' COARNG

H PAVER

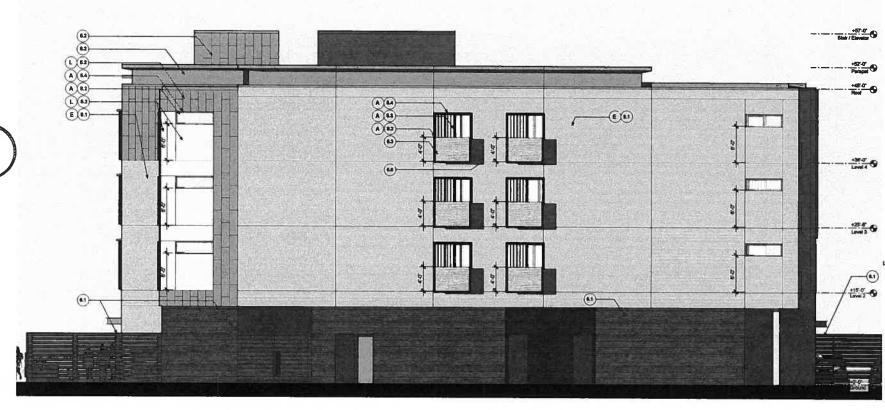
- L GRAY COLDR PLASTER PRIMARY M BROWN CAMOPY ALLMONA
- NOOD ENTRY DOORS N ACCENT PAVER

C FRIT CLASS RALING

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Mento Park Hotel Mento Park, California



EXTERIOR ELEVATIONS LASI ILEYANON (1) A3.03

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 B.3 TRANSLICENT POLYMARSONATE VISUAL BARRER

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- 8 FRISHES
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MATERIAL KEY NOTES: J CLEAR WISION CLASS - LOW Y: COATING 8 PLASTER - SECONDARY C FRI CLASS RALING

CRAY COLOR E PLASTER - PRIMARY N BROWN CAMOPY ALUMINUM N ACCENT PAVER



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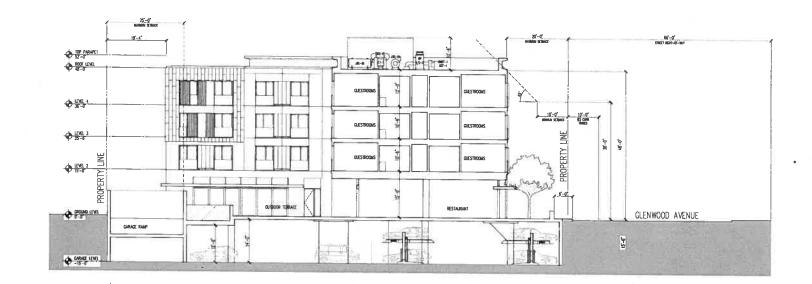
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Menio Park Hotel Menio Park, California

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Menio Park Hotel Menio Park, California

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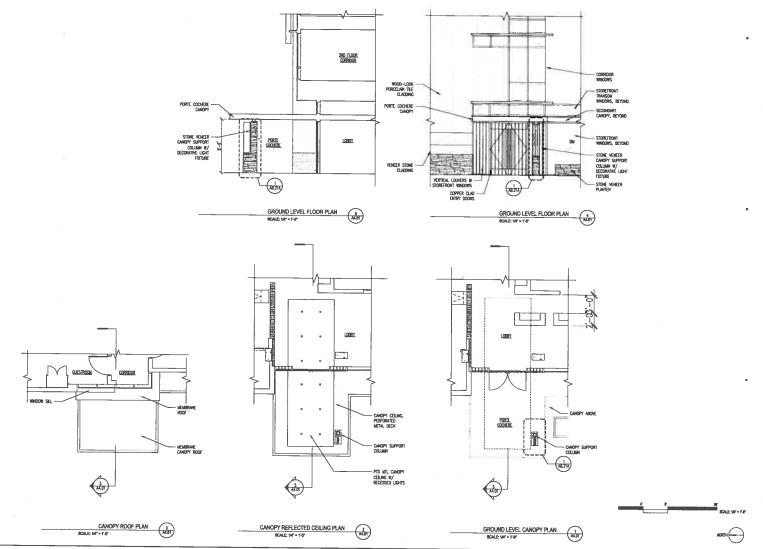
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Menio Park Hotel Menio Park, California

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ENLARGED PLANS -ENTRY CANOPY

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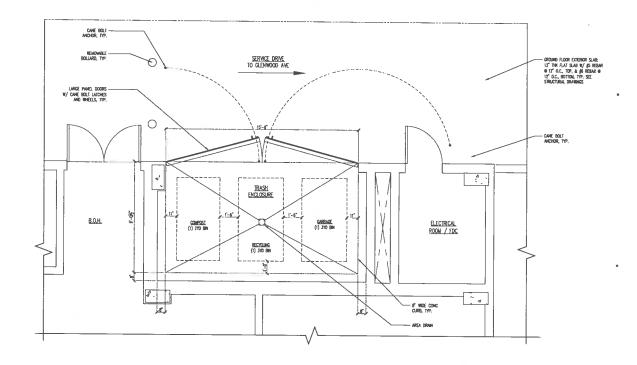
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ENLARGED PLANS -TRASH ENCLOSURE

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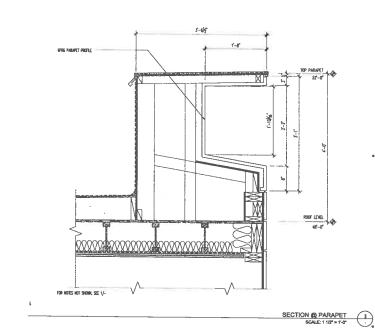


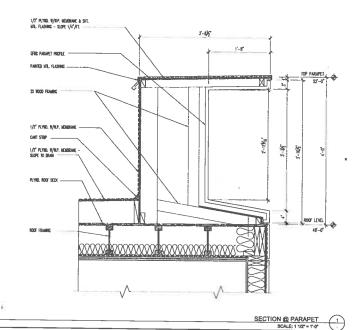


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TRASH ENCLOSURE PLAN SCALE 12" • 1-0"

(P42)





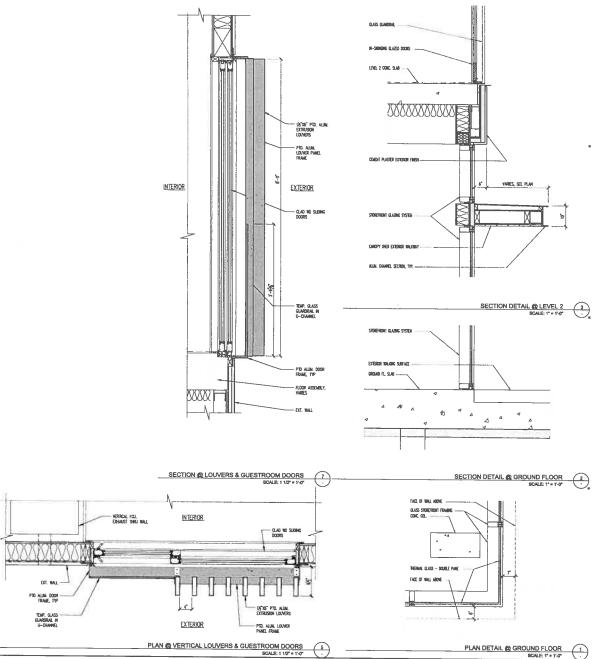


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- Alual Plate, Kynar Finish (Bronze) D LIGHT FIXTURE SIDE ELEVATION/SECTION LIGHT FIXTURE FRONT ELEVATION PORCELAN CERAMIC TILE WIFE ACCESS - 1/7" Alumi. Plate, kynar Finish Bronze DIMMABLE NIP LINEAR LED FORINE, LAMP COLOR / TEMPERATURE OF 2700K DMMABLE WP LINEAR LED FIXTURE, LAMP COLOR / TEMPERATURE OF 2700K 1/2" ALUN, PLATE Kynar finish bronze -- ION OPEN PERFORATED FACE PLATE - 10% OPEN PERFORATED FACE PLATE F LIGHT FIXTURE FRONT ELEVATION E LIGHT FIXTURE SIDE ELEVATION B LIGHT FIXTURE PLAN/SECTION COLUMN AT CANOPY LIGHT FIXTURE PLAN/SECTION THRU BOTTOM SUPPORT CUSTOM EXTERIOR LIGHT FIXTURE SCALE: 1-1/2" = 1-0"

PFG Menio Park Hotel Menio Park, California 170 Medidon Lann, Ston Prop Voluphores 416 301, 1000 Possibilio 416 600, 1012 EXTERIOR DETAILS

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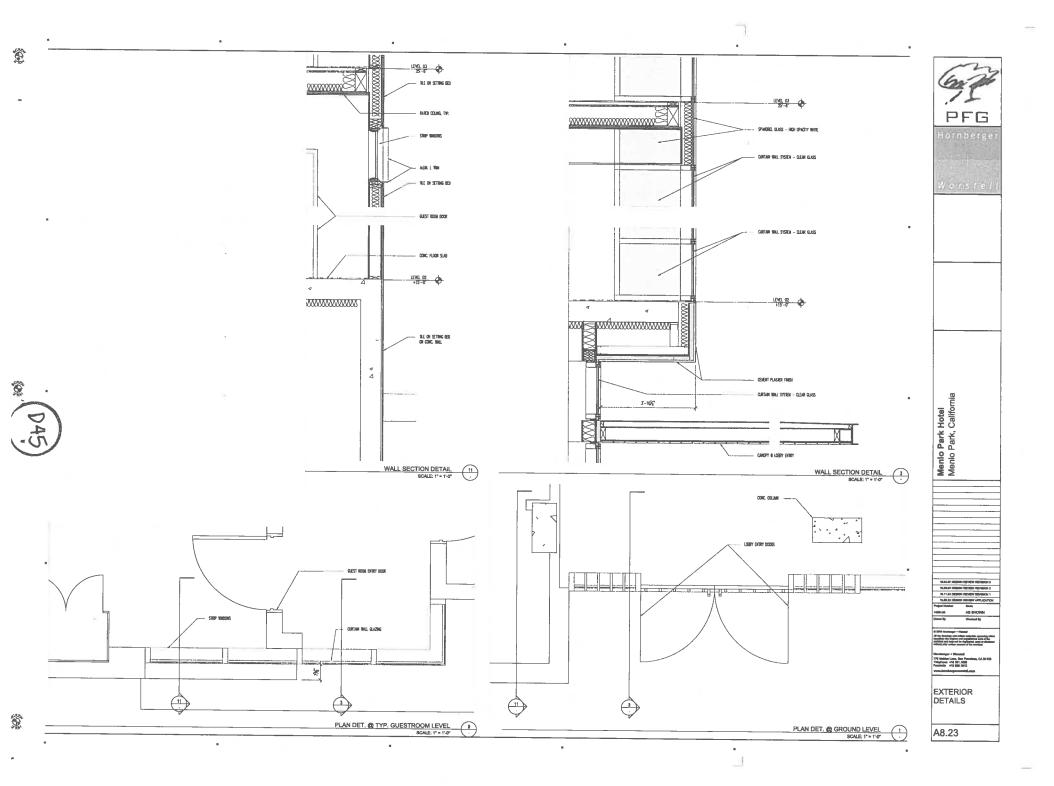
Menio Park Hotel Menio Park, California

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EXTERIOR DETAILS

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HIGH WALL RETURN, HOT WATER RETURN HIGH WALL SUPPLY, HOT WATER SUPPLY HEAT EXCHANGER HONECT DRAIN, INSIDE DIAMETER BIOHECT DRAIN, INSIDE DIAMETER BIOH

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O O DOWN UP UP DUCT PENETRATION THRU FLOOR OR ROOF

FRE DAMPER (--4 = HORIZ DUCT, --- = VERT DUCT), 2-HR 7

BO' TAKE-OFF OR THE 90' CONICAL TAKE-OFF

TRANSITION OF REDUCER (FOT = FLAT ON TOP, FOB = FLAT ON =\$ → WYE FITTING

BO' RECTANGULAR TAKE-OFF WITH 90' DIVERGING RECTANGULAR TEE, ETHER RADIUS OR TURNING VANES

ROUND DUCT INDICATOR

LEGEND

EOLIPMENT TYPICAL EQUIPMENT DESIGNATION (EXHAUST FAN SHOWN)

DESCRIPTION OF TRATTOR

ROOM THERMOSTAT OR TEMPERATURE TRANSMITTER CARBON MONOXIDE SENSOR CD-12x12 OR CD-1/2 MONOROUS SPROOR
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CDESON CPI (WHERE APPLICABLE)
APPLICATION ARROWS
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APPLICATION

CEULING RETURN/EXHAUST GROLLE LINEAR DIFFUSER, CEILING OR WALL MOUNTED (FLOW ARROWS SHOWN FOR HON SYMMETRICAL ARFILOW) WALL SUPPLY GRELLE (SG)

WALL RETURN/EXHAUST GRILLE (RG. EG) (RG, EC)
TRANSFER GRELLE (TG), DUCT
CONNECTED, WALL MOUNTED W/
DPTOMAL CTM SHOWN
TRANSFER GRELLE, CELLING
MOUNTED WITH FULL—SIZED LINED
DUCT CONNECTION
GENERAL ARCHITECTURAL BACKGROUND (THN LINE)

NEW MECHANICAL WORK (HEAVY LINE) MATCHEME OR PROPERTY I ME SECTION INDENTIFICATION (DETAIL SHIELAR) INDICATES DIRECTION OF CUTTING

PLANE LETTER INDICATES SECTION (NO. INDICATES DETAIL)
SHEET # WHERE SECTION IS DRAWN
SHEET # WHERE SECTION IS TAKEN
DRIGHTHOSIK.

DUCT (IST FIGURE - SIDE SHOWN, 2ND FIGURE - SIDE NOT SHOWN) DUCT SECTION, POSITIVE PRESSURE DUCT SECTION, NEGATIVE PRESSURE

FIRE/SMOKE DAMPER (--4 = HORIZ DUCT, --- = VERT DUCT), VOLUME DAMPER

> 90" ELBOW, R/D ON R/W=1.5 SQUARE CORNER ELBOW WITH TURNING VANES

APPROVALS INCCHANCAL AND PLANDING COMPRIENT SHALL BE APPROVED FOR RESTALLATION IN THE PROJECT LOCATION AND SHALL HAVE ALL CERTIFICATIONS AND RATHOST ON MET ALL DEDGE, POLLUTION, DIMPROHEDITAL, SESSING, ETC. CODES AND RECULATIONS. THE CONTRACTOR SHALL COMPANIE WITH HIS MANUFACTURE SUPPLIESS AND SHALL INCLIDE ALL COSTS HAVE COMPANIED THE RESIDE.

GENERAL NOTES

GENERAL NOTES - MECHANICAL

REPERENCE TO RELATED WORK: "REF" MONCATIONS DENOTE WORK CONFRED ELSCHMERT (ANCHITECTURAL, STRUCTURAL, CIVIL, ELECTRICAL, LANDSCAPE, OR KITCHEN), OR TIEM BASED ON A SPECIFIC MANUFACTURER'S DMINISTORS (VETRY).

CODES COMPLETE INSTALLATION OF THE MECHANICAL SYSTEM SHALL BE PER THE APPLICABLE BUILDING, MECHANICAL, ENERGY PLUMBING, FREE, AND HEALTH CODES AND REGILATIONS AS ADOPTED BY THE LOCAL ANL.

ADOPTED BY THE LOCAL PALL

7. PREPARE AND SEGERT FOR PRICEY A SHOP DOLINING DAKED OF
PALL STRUCTURAL SHOP DOLINING FOR LOCATING AND ROUTING
ALL DOCTOROUGH FOR THE PARENT PRICEY FOR
A CONTRIBUTE FUND CONTRIBUTE THE PARENT FOR
B. COMPRESS THAT FUND LOCATION AND ROUTING WHIT CREEKE
LOSTS, WALLES, PIER STROMELER PRIPAGE, AND OTHER
CONTRIBUTE FUND LOCATION, LEDINGS, ROUTING
CONVALIDET DAYS STORMED, REPORT FOR THE
CONTRIBUTE FOR A CORPLICE OFFICIATION ECOLUMNICAL

D. PRIVATE SHOP DRAWNINGS AT MO ADOPTIONAL COST TO THE
OWNER.

ACCESS DOORS: COORDINATE WITH ARCHITECT AND LOCATE ALL ACCESS DOORS ON SHOP DRAININGS PRIOR TO BEGINNING OF CONSTRUCTION. ACCESS DOORS IN FIRE RATED STRUCTURE SHALL BE FIRE RATED, VERFY ACCESS DOOR LOCATIONS WITH GIDIERAL CONTRACTOR PROOR TO BEDIEVE.

5. RAIED POLETRATION: DUCT POLETRATIONS THROUGH RAIED DUCQUEURS SHALL BE FIRE ZAMORE DAMPERED FOR THE LATEST DUCK OF THE RESEARCH OF THE LATEST DESCRIPTION OF THE RESEARCH OF

LIGHT REPUTATE PROME TO MAKE A SHALL BE VENTED TO OUTDOORS SHIT A MIRBOUL ST CLAMANCE BETTERN WONT OUTLIES AND BELIEVE OPPHIES. AN DIBBOUL BETTERN WENT OUTLIES AND MECHANICAL AIR NITAKES.

ROOF PENETRATIONS: SEE ARCHITECTURAL DRAWINGS FOR ROOF CAP, ROOF CURB, ROOF DRAIN, AND VTR DETAILS.

B. EXPOSED PIPING: PROVIDE CHROME PLATING FOR EXPOSED PIPING IN FINISHED ROOMS.

PRINCIPATIONS: PROVIDE ESCUTCHEON PLATES FOR EXPOSED PRING PENETRATIONS AND SHEET METAL PLASHING FOR EXPOSED DUCTNORK PENETRATIONS.

O. SHAFT AND PLENUM CONNECTIONS: SEAL CONNECTIONS TO AR SHAFTS ARTICHT PROVIDE ARTICHT SEAL AROUND PENETRATIONS IN AIR PLENAIS. 11. LIGHT FIXTURE CLEARANCE: COORDINATE LOCATIONS OF MECHANICAL WORK TO PROVIDE CLEARANCES OVER LIGHTING FOTURES FOR REMOVAL AND REPLACEMENT.

12. MOTORS: COMPLY WITH ENERGY CODE ENFORCED BY ANJ FOR MINISTRA EFFICIENCIES UNDER FIRE LOAD.

13. ACCESS CLEARANCES FOR MAINTENANCE AND REPLACEMENT:
VERBY PHYSICAL DIMENSIONS OF EQUIPMENT TO ENSURE THAT
ACCESS CLEARANCES CAN BE MET. COORDINATE LOCATIONS (
MEDIANICAL WORK AND WORK OF OTHER TRAJES TO PROVIDE
ACCESS CLEARANCES FOR SERVICE AND MAINTENANCE.

PRING: COORDINATE WITH STRUCTURAL FOR DIACY LOCATION OF ALL STRUCTURAL FRAMENC AND FOOTNOS AND FINALIZE THE DEACT ROUTING OF ALL PIPES WITH STRUCTURAL AND AT THE STRY PRIOR AND DURBING THE CONSTRUCTION.

2. DUCTIMORIC LOCATE AND COORDINATE THE EXACT LOCATION OF DUCTIMORIC WITH STRUCTURAL PLANS AND WITH THE EXPERIAL EXACT LOCATION OF THE PLANS AND WITH THE EXPERIAL PLANS AND WITH THE EXPERIAL PLANS AND THE EXPERIENCE OF T

3. ADJUSTMENTS: ALL EQUIPMENT, MOTORS, FANS CAS BURBLERS, CONTION DETACES, DRIVES, ETC. SHALL BE ADJUSTED AND BLANKED TO OPPORT AT SPECIFIED PARTIES AS REQUIRED FOR THIS PROJECT SITE AND ACCOUNTING FOR ELEVATION ADDRESSED LEVEL.

ENERGY CODE: AS A MINIMUM, COMPLY WITH THICKNESSES AND TYPES LISTED IN ENERGY CODE ENFORCED BY ANA.

2. REFER TO PROJECT MANUAL FOR INSULATION OFFICERITY

REFERENCE: SHACHA HVAC DUCT CONSTRUCTION STANDARDS, INCTAL AND FLEXBLE, CURRENT EDITION.

2. CLEARANCE: COORDINATE DUCTWORK WITH MISCELLANEOUS OBSTRUCTIONS IN CEILING SPACE.

ROUND DUBOWS AND OFFSETS: FULL RADIUS (N/D = 1.5), 5-PECC SCOMENTED ON STAMPED. REFER TO SMACHA NYACOCS RES 2-7, 3-3. DO NOT USE ANGLED OFFSET (TYPE 1), MITSRED OFFSET (TYPE 2) MAY BE USED UP TO 30 DEGREE OFFSET ANGLED OFFSET

ROUND TESS AND LATERALS: CONICAL TEX PER SMACHA HYACOCS PIG. 3—5, DO NOT USE STRAIGHT TEX: DO NOT USE CONICAL SADULE TAP FOR EPOSCED DUCTORY IN THRESED 3PHCSS, SO-SEGER TEX WITH OWN TO FORM THE LATERAL PIG. 3—6, THE CONICAL SADULE TEXT WITH THE PIG. SMACHA HYACOCS PIG. 3—6.

RECTANGULAR ELBOWS AND OFFSETS: FULL RADIUS WHERE SPACE PERMITS, R/W=1.5: OTHERWISE USE SQUARE CORNER ELBOW WITH TURNING VANES.

RECTANGULAR DIVIDED FLOW FITTINGS: USE GENERALLY, EXCEPT BRANCHES TO TERMINALS: SMACHA HYACDES FIG 2-5.

TURNING VANES: H.E.P. MANUFACTURER OR APPROVED HIGH EFFICIENCY PROFILE ARROIL TYPE FOR RETURN AIR MITERED THROAT ELBOWS. ACOUSTICAL TYPE FOR RETURN AIR MITERED

TAKEOFFS TO OPDENOS: CONICAL TYPE WITH VOLLIME DAMPER FOR ROUND DUCT BRANCHES PER SMADIA HYAZDOS FIG 2-6, AMBRIAN BRALE TRANSPORT 2 BROSES LANGUES THAN DUCT STZL 45 DEGREE ENTRY FITTING FOR RECANDILAR DUCT BRANCHES PER SMACHA HYAZDOS RO 2-6.

FLEGBLE CONNECTIONS: PROVIDE AT EACH DUCT CONNECTION
 TO FAMS, PACKAGED HYAC EQUIPMENT, EXTERNALLY ISOLATED
 AR HANDLING UNITS, FAN COL UNITS, AND SMILLAR FOLIPMENT

ATTACHMENTS: AR DISTRIBUTION OUTLETS AND LOUVERS SHALL HAVE ALL REQUIRED ACCESSORES AND ATTACHMENTS FOR A COMPLETE COMPETTION THE SPECIAL TYPE OF STRUCTURE TO THE STRUCTURE OF THE SPECIAL TO THE SECURES, BUT IS NOT LIMITED TO, EXTENDED SPECIA, THE WALLS, ONE CELING, ETC.

DUCTWORK: DUCTHORN SHALL BE SMOOTH SHEET METAL (QLASS-1), UMERSS OTHERWISE HOTED ON THE PLANS. REPER TO PLANS SHOWING WHERE WIRE FLEX DUCT MAY BE INSTALLED. DUCTWORN THROUGH PIME RATED STRUCK AND FLOOR SHALL BE MAY. 26 GA. STEEL, DUCTWORN ST SHOWN ARE HISSIG CLEAN DIMENSIONS.

SEISMIC PROVIDE SEISMIC RESTRAINTS FOR MECHANICAL ECUIPMENT, PIPING, AND DUCTWORK PER SMACNA AND LOCAL REGULATIONS.

FILTER CLEARANCE: PROVIDE ADEQUATE CLEARANCE FOR CHANGING AIR FILTERS.

STREET AND A COMPANY OF THE SPACES WANDS OUTSIDE ROOM TO FROM THE SPACES WANDS OUTSIDE ROOM THE SPACES WANDS OUTSIDE ROOM THE SPACE ROOM TO SP

TO VICILEE DAMPOIS PROVIDE AN ACCESSIBLE MANIAL VOLLME DAMPS FOR EACH SEPREY, RETURN, CRA AND ESCHLIST. OF ACCESSIBLE MANIAL VOLLME DAMPS FOR EACH SEPREY, RETURN, CRA AND ESCHLIST. OF ACCESSIBLE DAMPS FOR ENGLISH DAMPS FOR ENGLISH DAMPS FOR ENGLISH DAMPS FOR ENGLISH DAMPS FOR ENGLISH DAMPS FOR ENGLISH DAMPS FOR ENGLISH DAMPS FOR ENGLISH DAMPS FOR ENGLISH DAMPS FOR ENGLISHING FOR

B. TEST AND BALANCE ROOK SHALL BE PERFORMED BY AN INDEPENDENT TEST AND BALANCE ACCIONEY PROVIDE (3) COPIES OF TEST AND BALANCE REPORTS TO ROBBET AND BALANCE REPORTS ARE NOT REQUIRED BY RESIDENTIAL MATS.

PIPING NOTES

DISASSEMBLY PROMISIONS: PROVIDE UNIONS OR FLANGES AT PIPPING CONNECTIONS TO EQUIPMENT, COILS, TRAPS, CONTROL VALVES, AND OTHER COMPONENTS TO ALLOW DISASSEMBLY FOR MAINTDIAMES.

2. REDUCERS: PROVIDE AS REQUIRED FROM LINE PIPE SIZE TO EXUPMENT, TRAP, COIL, AND CONTROL VALVE CONNECTION SIZES.

3. OFFSETS: PROVIDE FOR BRANCH LINES TO EQUIPMENT,

4. DELECTRIC UNIONS: PROVIDE AT CONNECTIONS OF DISSIMILAR

5. REPROGRAMT PRIME. PROVIDE SIZING & INSTALLATION IN STRICT
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PRE-CON MEETING

CONTRACTORS SHALL ATTION A PRE-CONSTRUCTION METTING WITH THE DISMESSE FOR THE PROPOSE OF RECEIVED THE WORK PRIOR TO DISCUSSION AND LOSS-MANDET OR THE PROPOSE OF RECEIVED THE WORK PRIOR TO DISCUSSION AND LOSS AND ADMINISTRATION OF THE PROPOSED FOR LETTER OF THE PROPOSED FOR LETTER OR ADMINISTRATION OF THE DISMESSE AND THE ADMINISTRATION OF THE DISMESSE AND THE ADMINISTRATION OF THE PROPOSED FOR LETTER OR ADMINISTRATION OF THE PROPOSED FOR LETTER OR ADMINISTRATION OF THE PROPOSED FOR THE PROPOSED

THE FOLLOWING TRADES SHALL BE REPRESENTED FOR THE MINIMUM TIME INDICATED:

MECHANICAL SHEET METAL PLUMBING/PIPING ELECTRICAL GERERAL CONTRACTOR

APPLICABLE CODES

THESE DRAWINGS ARE BASED ON THE FOLLOWING CODES.

-2013 CALIFORNIA BUILDING COOK

-2013 CALIFORNIA MECHANICAL CODE

-2013 CALFORNIA PLINSING CODE

-2013 CALIFORNIA ENERGY CODE

ACOUSTICAL NOTES

THE FOLLOWING MEASURES SHALL BE TAKEN TO MINIMIZE NOISE TRANSMISSION FROM THE HYAC EQUIPMENT TO THE INTERIOR SPACES:

ROGETOP AIR HANDLERS:

A) PROVIDE FLEX COMMECTOR BETWEEN LINET AND DUCTWORK.

B) PROVIDE DUCT LINER IN LIEU OF WILAPPING SUPPLY DUCT ACROSS ROOF
TO SATSIFY EMERGY CODE FOR MINIMALM INSULATION.

FAN COIL UNITS:

A) PROVIDE FLEX CONNECTOR BETWEEN UNIT AND DUCTWORN
B) SUSPEND FROM STRUCTURE WITH SPRING ISOLATORS.

CONDENSERS/HEAT PUMPS IN THE CARACE-

ROOFTOP MOUNTED UTILITY SET FAIRS.

A) PROVIDE FLEX CONNECTOR BETWEEN UNIT AND DUCTWORK.

A) SPORT ON COMMUNIC HER ATTURE MARKETS 2" DED FOTOON

DRAWING INDEX

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MO.00 MO.01	LEGEND, GENERAL NOTES, DRAWING INDEX	:	•		-
M2.00 M2.01 M2.03 M2.03 M2.04 M2.05	BASEMENT PLAN GROUND FLOOR PLAN SECOND FLOOR PLAN PRIND FLOOR PLAN FOURTH FLOOR PLAN ROOF FLAN ROOF PLAN		:		
W4.00 W4.01	DETAILS & DIAGRAMS DETAILS & DIAGRAMS	:	:	:	
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Hotel California Park I Menio F

Hernitorger + Winnight 170 Mg/don Love, Box Prov Tologhous 416 301,1000 Possibulo 416 688,1912

LEGEND. GENERAL NOTES.& DRAWING INDEX

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EOUP	SERVICE	NOMINAL.	TOTAL COOLING	SEER	FLEC	TRICA	L	DIMENS	HONS, I	NCHES	MALDON A.	SOUND	BASIS OF DESIGN (1) (2) (3)	
NO.	SERVICE		CAPACITY.	CHAIN)	VOLTAGE	T	1		I		MUNICIPALITY.	DATA	BASIS OF DESIGN (1) (2) (3)	COMMECTED
_		TONS	BTUH	(,	VOL TAGE	MCA	MOCS	LENGTH	MIDTH	PHEIGHT	FB2	(dBh)		INDOOR UNIT
DAC-1	SERVER ROOM	2.0												IAC-1
warre.	/st am infrare name all morane	A STATE OF THE REAL PROPERTY.			1	1000	84	1	10	, ,,	103	30	FR OFFERCERANT LINE CHARGE	IAC-1

(1) AN USETO WITH ALL SYMMOND PLATURES, RETISLAL ROY ACCESSIONES AND COMPRESSOR SHORT TOTAME PROTECTION. PLETE DRIVED, RETIREDURANT LIME FELTEL LAS
SOLUPION VALVE, AND SAFTEY PRESSERS BRITCHES. RESTALL RETIREDERANT TILBRING AND LIDIOTH IN STREET ACCOMPANCE WITH MANAFATHER'S RECOMMENDATION.

(2) WITH FACTORY OFFICE ALL DESCRIPTION REGIONS TO CONTROL MAPS NOT SHOWN ON FAUNS. CONTRACTION TO FILED. COORDINATE ROUTING.

(4) PRIOR TO GROCIONIC, CONTRACTION TO COORDINATE WITH ELEVATION MAP TO DISBURE UNIT CAM ADMINISTRATIVE COOR THE ROOM.

L		5	SPLIT SYS	STEM	HEAT PL	JMP	SCHED	ULE	- OÙ	TDOOF	RUNIT	
EQUIP NO.	SERVICE		CAPACITY, BTUN	SEER	CAPACITY, STUH	HSPF	VOLTAGE T	ECTRICA	MOCP	WEIGHT, LBS	BASIS OF DESIGN	CONNECTED FAN COIL UNIT
4P=1	FUNCTION ROOM	2.0	24,000	16.0	26,000	10.2	208Y/1P	18.0	30	200	MTSUBISHI PUZ-A24NHA4 (1)(2)(3)	FCU-1
HP2	LOBBY	2.0	24,000	16.0	26,000	10.2	208V/IP	15.0	30		MITSUBISHI PUZ-AZONHA4 (1)(2)(3)	FCU-2
HP-3	LOBBY	2.0	24,000	16.0	26,000	10.2	208Y/1P	18.0	30	200	MTSUBSH PUZ-AJONHA4 (1/2)(3)	FCU-3
HP~4	LOBBY	2.0	24,000	16.0	26,000	10.2	208V/1P	18.0	30	200	MITSURISM PUZ-A30NHA4 (1)(2)(3)	FOJ-4

LOBBY 2.0. 24,000 14.0 20.000 10.0 20.000 10.0 2000/JP 15.0 30 20 MISSESS PIZZ-ADDRAG (\$\frac{1}{2}\)(\frac{1}{2}\

	SPLIT SYSTEM HEAT PUMP SCHEDULE - INDOOR UNIT												
	SPER STATEM TIEAT TOWN SCHEDOLE - INDOOR UNTI												
EQUIP NO.	SERVICE	MOUNTING/	AIRFLOW	WIN OS	AN IN	MOTOR HP	DU:(TRICA	$\overline{}$	BASIS OF DESIGN			
				CFM						BASIS OF DESIGN			
FCU-1 FCU-2	FUNCTION ROOM	HORIZONTAL	800	(2)	0.25	FHP	208V/1P		15	MITSUBISHI PEFY-PH24MAU-EZ (1)(3)			
	LOBBY	HORIZONTAL	725	(2)	0.25	FHP	206V/IP	2.73	15	MITSUBISHI PEFY-P30NMAU-E2 (1)(3)			
FCU-3				(2)	0.25	FIRE	208V/1P	2.73	15				
FCU-4		HORIZONTAL	725	(2)	0.25	FIMP	208V/1P	2.73	15	MITSURISH PEFY-PROMIAU-F2 (1VX)			
FCU-4	LOSSY LOSSY	HORIZONTAL HORIZONTAL	725 725	(2)	0.25				15				

REPRODUCTION SHALL BE R-410A.
REPER TO VOITILATION TABLE ON THIS SHEET FOR LIMBIUM OUTSIDE AIRPLOWS
PROVIDE SECONDARY DRAW PAN WITH AUTOMATIC SHUT-OFF SENSOR

	SEQUENCE OF	OPERATIO	NS	
SYSTEM	SERVICE	SUPPLY FAN OPERATION	HEATING SETPOINT	COOLING SETPOINT
IAC-1	ELEVATOR EQUIPMENT ROOM	CYCLE ON	-	76°F
IAC-2	DATA ROOM	CYCLE ON	-	76°F
IAC-3	ELEVATOR EQUIPMENT ROOM	CYCLE ON	-	767
HP-1/FOU-1	LOUNGE	CYCLE ON	70T	729
HP-2/FOU-2	RECEPTION	CYCLE ON	70F	727
HP-3/FOU-3	OFFICES	CYCLE ON	70°F	727
HP-4/FOU-4	HOME THEATER	CYCLE ON	70°F	72F
HP-5/FOU-5	C-BAR	CYCLE ON	70°F	727
HP-8/FCU-6	RESTAURANT	CYCLE ON	707	72F
HP-7/FOU-7	RESTAURANT	CYCLE ON	70°F	727
HP-8/FCU-8	GIFT SHOP	CYCLE ON	707	724
HP-9/FOU-9	HALLWAY	CYCLE ON	70°F	727
HP-10/FCU-10	MEETING ROOM	CYCLE ON	707	72F
HP-11/FCU-11	MEETING ROOM	CYCLE ON	709	72 T
HP-12/FCU-12	KITCHEN	CYCLE ON	70°F	80T
HP-13/FCU-13	EMPLOYEE LOUNGE	CYCLE ON	70°F	76°F
HP-14/FCU-14	BACK SERVICE CORRIDOR	CYCLE ON	70°F	727
HP-15/FQU-15	ELECTRICAL ROOM	CYCLE ON	707	76°F
HP-18/FCU-16	LAUNDRY ROOM	CYCLE ON	70F	BOT
HP-17/FCU-17	LAURDRY ROOM	CYCLE ON	707	807
HP-18/FQU-18	ENGINEERING OFFICE	CYCLE ON	70F	76°F
HP-18/FCU-19	EXERCISE ROOM	CYCLE ON	707	72F
RTU-1	CORRIDORS/GUESTROOMS	CONTINUOUS	787	52.5F
RTU-2	CORRIDORS/QUESTROOMS	CONTINUOUS	767	52.5F
MUA-1	IGTCHEN	KITCHEN HOOD	707	80°F
ZD-1	KITCHEN OFFICE	CYCLE ON	707	72°F
ZD-2	LAUNDRY OFFICE	CYCLE ON	70F	725

	DIFFUSER SCHEDULE											
CALLOUT	DESCRIPTION	AIRFLOW RANGE, OFM	FACE SIZE.	BASIS OF DESIGN								
CD-1	CEILING DIFFUSER	0-500	24x24	TITUS THIS								
CD-2	CEILING DIFFUSER	0-250	12x12	TITUS THIS								
CD-3	CEILING DIFFUSER	0-175	9x6	מזר מדווד בעדוו								
EG-1	EXHAUST GRILLE	0-50	6x6	TITUS 350ZPL								
EG-2	EXHAUST CRILLE	0-300	24x8	TITUS 350RI.								
EG-3	EXHAUST CRILLE	0~500	12x12	TTD/S 3502RL								
EG-4	EXHAUST CRILLE	0-1000	24x12	TITUS 3502RI.								
EG-5	EXHAUST ORILLE	0-1500	24x24	TITUS 350ZRL								
LD-1	LINEAR DIFFUSER - SUPPLY	0-400	48x6	TITUS ML-38, (3) 3/4" SLOT								
LD~2	LINEAR DIFFUSER - RETURN	0-800	48x8	TITUS MUR-39, (4) 1" SLOTS								
AG-1	RETURN GROLLE	0-500	18x18	TITUS 350RLF1								
RG-2	(NOT USED)											
RG-3	(NOT USED)											
RG-4	RETURN CRILLE	0-1000	12x24	TITUS 350ZRL								
RG-5	RETURN GRILLE	0-2000	24x24	TITUS 350ZRL								
RG-6	RETURN GROLLE	9-500	12x12	TITUS 350ZRL								
SG-1	SUPPLY GRILLE	0-200	10x6	TITUS 300RS								
5G-2	SUPPLY ORILLE	0-300	14x6	TITUS 300R5								
SG-3	SUPPLY GRILLE	0-800	14±14	TITUS 300RS								
5G-4	SUPPLY GRILLE	0-500	18x8	TITUS 300RS								

GUESTROOM THERMOSTATS

			VRF HE	AT PUMP	SCHED	ULE -	OUTDO	OOR UN	IIT		
QUIP NO.	SERVICE					BASIS OF DESIGN (1) (2)					
				OW NOTE, BYON			LEVEL (dBA)	VOLTAGE	MCA	MFS	order or beatan (1) (a)
HP1-2	ZONE 1 SECOND FLOOR	10	120,000	120,000	-	-	50	208V/3P	43	50	MITSUBISHI PURY-120THMU-A
HP-1-3	ZONE 1 THREE FLOOR	10	120,000	120,000	-	-	50	208V/3P	43	50	MITSURSHI PURY-120THMU-A
HP-1-4	ZONE 1 FOURTH FLOOR	10	120,000	120,000	-	-	80	208V/3P	43	50	MITSURISHI PURY-120THMU-A
HP-2-2	ZONE 2 SECOND FLOOR	10	120,000	120,000	-	-	60	208V/3P	43	50	MTSUBSH PURY-120THMU-A
HP-2-3	ZONE 2 THIRD FLOOR	10	120,000	120,000	-	-	80	208V/3P	43	50	MITSURISM PURY-120THMU-A
HP-2-4	ZONE 2 FOURTH FLOOR	10	120,000	120,000	_		80	208V/3P	43	50	MITSUBISHI PURY-120THMU-A

(1) AM LETTO WITH ALL STRAMP FLATURES, METALLATION ACCESSIONES AND COMPRESSION SHORT CYCLING PROTECTION. FETUR DRIVER, RETRODUCTIONS FROM SOLDION VALVE, AND SALTEY PROSERVE WITH MANUFACTURED'S RECOMMENDATION.

(2) ROUTING OF REPRODUCT LINES FROM SC COMPROLIZED TO OUTDOOR LINES AND ESSION OF PLANS. CONTINUED TO PELL COMPRISION OF THE C

_			_								
		VRF HEA	T PU	MP SCH	EDUL	E -	INDO	OR U	NIT		
EQUIP NO.	SERVICE	MOUNTING/ DISCHARGE	ARFLOW, CFM	MN. OSA CFM	ESP. IN	MOTOR	HEAT, KW (240V)	VOLTAGE	TRICAL MCA	мось	BASIS OF DESIGN (1)
FC1	PER PLANS	VERTICAL	375	PER PLANS	0.40	FHP		208V/1P	0.86	15	MTSUBISHI PVFY-P12E0QA
FC-2	PER PLANS	HORIZONTAL	375	PER PLANS	0.40	FHP		208/1P		15	MITSURISHI PEFY-PISHMAU-E
HOTES:	IOTES: (1) REPROGRANT SHALL BE R-410A.										

		_	BC CONT	ROLLER S	CHED	ULE		
EQUIP NO.	SERVICE	TYPE	HUMBER OF PORTS		TRICAL		BASIS OF DESIGN (1) (2)	CONNECTED
	1		PURIS	VOLTAGE	MCA	MOCP	onos or beauti (i) (2)	INDOOR UNITS
BC-18	ZOME 1 SECOND FLOOR	MAM	10	208V/1P	.83	15	MITSUBISHI CMB-P1010MU-GA	PER PLANS
BC-1C	ZONE 1 THIRD FLOOR	MAIN	10	208V/1P	.83	15	MITSUBISHI CMB-P1010NU-GA	PER PLANS
BC-1D	ZONE 1 FOURTH FLOOR	MAIN	10	208V/1P	.83	15	MITSUBISHI CMB-P1010MU-GA	PER PLANS
BC-28	ZONE 2 SECOND FLOOR	MAN	10	208V/1P	.83	15	MTSUBISHI CMB-P1010NU-GA	PER PLANS
8C-2C	ZONE 2 THIRD FLOOR	MAH	10	208V/1P	.83	15	MITSUBISHI CMB-P1010NU-GA	PER PLANS
BC~20	ZONE 2 FOURTH FLOOR	MAIN	10	208V/1P	1.08	15	MITSUBISHI CMB-P1010NU-GA	PER PLANS
OTES:	(1) INCLUDE DIAMONDBACK BA	AL VALVES B	V-SERVES, 700PSH	WORKING PRESSUR	E, FULL PO	RT, 410A RA	ATED.	

L			FAN	I SÇI	HEDUL	Ε		
EQUIP NO.	SERVICE	MOUNTING/ DISCHARGE	ARFLOW, CFM	ESP. IN	VOLTAGE	HP	OPERATION	BASIS OF DESIGN (1)
F-1	CUESTROOM BATHROOM	CEILING MOUNTED	50	0.50	115V/1P	₽₩	CONTINUOUS	GREENHECK SP-880 (3)(10)
EF-2	CORRIDOR	CEILING MOUNTED	40	0.50	115V/1P			GREENHECK CSP-A290 (3X10)
	MECHANICAL ROOM	CEILING MOUNTED	225	0.50	115V/1P	FHP	CONTINUOUS	GREENHECK CSP-A290 (3)(10)
	PUBLIC RESTROOM	CEILING MOUNTED	140	0.50	115V/1P	FHP		GREENHECK SP-8150 (10)
DF-5	PUBLIC UNISEX RESTROOM	CEILING MOUNTED		0.50	115V/1P			CREENHECK SP-80L-VG
EF-6	EMPLOYEE RESTROOM	CEILING MOUNTED	50	0.50	115V/1P	FHP		GREDNIECK SP-80L-VC
DF-7	POOL EQUIPMENT ROOM	CEILING MOUNTED		0.50	115V/1P	FHP		GREENHECK CSP-8200 (10)
DF-8	STAFF ROOM	CEILING MOUNTED	100	0.50	115V/1P	FHP		GREENHECK CSP-B110
KEF=1	TYPE-1 HOOD EXHAUST	UTILITY UPBLAST	3600	4.0	208V/3P		(4)	CREENHECK USF-318-BI (5)
DWEF-1	TYPE-2 HOOD EXHAUST	UTILITY UPBLAST	1200	1.00	480V/3P	1	(4)	GREENHECK USF-315-BI (B)
GEF-1	GARAGE EXHAUST	MUNE	16,500	0.50	206V/3P	10	(6)	DREENHECK TOB-2-30 (7)
						1.0	(-/	
GSF-1	GARAGE SUPPLY FAN	MUNZ	5,000	0.50	208V/3P	1 1/2	(8)	GREDHECK GED-16-100-A15
GSF-1	GARAGE SUPPLY FAM	IM THE	5,000	0.50	208V/3P			GREENHECK GDD-16-100-A15

DANAE SPRY FAX

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		PIPE I	NSULA	TION SCH	EDULE	
SERVICE	MATERIAL	THICKNESS	APPLIED JACKET	VAPOR RETARDER REDURED	FINISH	NOTES
REFRIGERANT SUCTION, LIQUID AND HOT-GAS PIPPING (WHERE REQUIRED). PIPE SIZES LESS THAN 1.	FLEXIBLE ELASTOMERIC	1"	HOHE	NO	HOME	COPPER PIPING, OPERATING TEMPERATURE 40 TO 60 DEG F
	FLEXIBLE ELASTOMERIC	13	NONE	МО	NONE	COPPER PIPING, OPERATING TEMPERATURE 40 TO 80 DEG F
ABOVE GROUND INSULATION OUTSIDE THE BUILDING	FLEXBLE ELASTOMERIC	1/2"	HOHE	YES	TWO COATS OF MANUFACTURER'S RECOMMENDED UV INHERITOR	COPPER PIPING, OPERATING TEMPERATURE 40 TO 80 DEG F

	HOOD MAKE-UP AIR UNIT SCHEDULE											
EQUIP												
NO.		SERVICE	ARFLOW,	ESP, M	MOTOR	INPUT, MBH	OUTPUT,	EAT	LAT	ELECTRICAL	BASIS OF DESIGN	
MAU-1		KITCHEN HOOD	3600	0.75	2	200	150	34	75.2	208V/3P	GREENHECK IG-112-H20 (1X2X3X4)	
NOTES:									HORIZO	NTAL DISCHA	RGE. EVAPORATIVE COOLING CONTROL SHALL	
	(2)	PROMOE OPTIONAL 2" MI	ESH FILTER	SECTION A	NO 12" TA	ALL FACTOR	Y ROOF CL	RB.				
	(3)	PROVIDE KITCHEN STYLE	REMOTE CO	NTROL PAR	EL.							
	(4)	PROVIDE STANLESS STEE	L HEAT EX	CHANGER.								

	GAS ROOFTOP SCHEDULE																					
EQUIP			\vdash		LY FAN		_	Č00L	ING				HEATING			ELEC	TRICAL	T DA	ENSIONS.	INCHES	_	T -
NO.	SERVICE	DISCHARGE	ARFLOW, CFM	ESP. IN WG	MOTOR BHP	MIN. OSA, OFM	CAPACITY. BTUH	SEER/	EAT	LAT	INPUT, BTUH	OUTPUT, BTUH	THERMAL EFFICIENCY (%)	EAT	LAT	VOLTAGE	MGA I	10CP LEN	тн жот	HEIGHT	WEIGHT, LBS	BASIS OF DESIGN
RTU-1		HORIZONTAL	1,200	1.0	3/4	1,200		14.5/12.0		55	90,000	72,000	80	34	80	208V/3P	18.5	25 4	32	46	383	CARRIER 48VL-A38090 (1)(2)(3)(4)
NOTES:	MOTES: (1) ESP IS EXTURNAL TO UNIT CASING, DOES NOT RICLIDE CASING, CLEAN FRITE, COL. OR AUX HEAT LOSSES.																					

(2) UNIT SUPPLIES 100% OSA.
(3) PROVIDE STAINLESS STEEL HEAT EXCHANGER.

DUCT INSULATION SCHEDULE							
SERVICE	MATERIAL	(MN. (MN. INSTALLED)	VAPOR RETARDER REQUIRED				
MDOOR ROUND & RECTANGULAR, SUPPLY AIR DUCTS, CONCEALED	MINERAL—FIBER BLANKET	PROVIDE 1" INSULATION	YES				
MDOOR ROUND & RECTANGULAR, SUPPLY AIR DUCTS, EXPOSED	HOME REQUIRED, UNLESS HOTED OTHERWISE	N/A	NO				
NDOOR ROUND & RECTANGULAR, OUTSIDE AIR DUCTS, CONCEALED OR EXPOSED	MINERAL-FIBER BLANKET	4.2	YES				
NDOOR ROUND & RECTANGULAR, RETURN AIR DUCTS, CONCEALED OR DOPOSED	HOME REQUIRED, UNLESS HOTED DTHERWISE	N/A	NO				

PFG



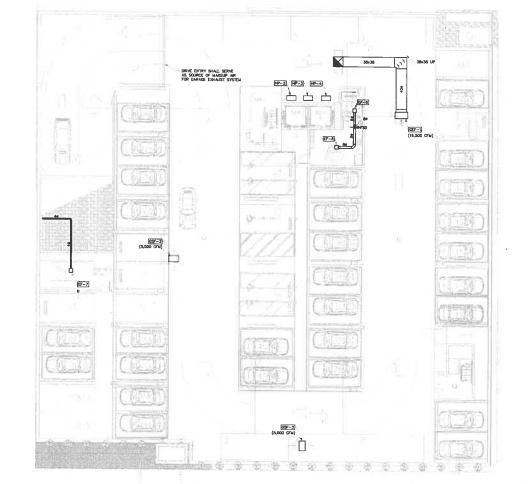


Menio Park Hotel Menio Park, California

179 Mahine Lano, Box Plus Telephone 415 301,1000 Peopledo 415 630,1842

SCHEDULES

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GARAGE PLAN







Menio Park Hotel Menio Park, California

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BASEMENT PLAN

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Menio Park Hotel Menio Park, California

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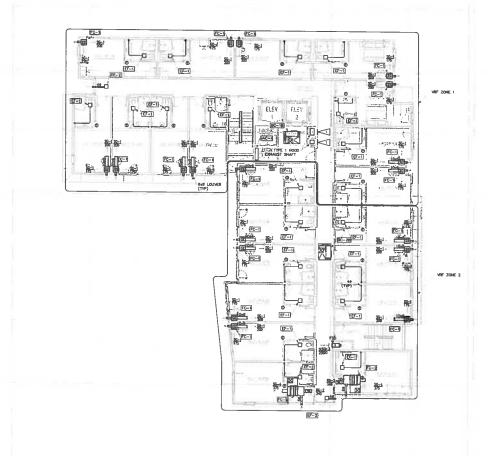
GROUND FLOOR PLAN

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SECOND FLOOR PLAN

FLAG HOTES:

2-HOUR RATED SELF CLOSING CLEANOUT ACCESS DOOR.
PROVIDE ACCESS DOORS AT EACH FLOOR OF THE VERTICAL
TYPE I DUCT RESERS FOR INSPECTION AND CLEANING.







Menlo Park Hotel Menlo Park, California

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NUMBER DESIGNATION	
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SECOND FLOOR

SECOND FLOOR PLAN

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THIRD FLOOR PLAN

FLAG NOTES:

2-HOUR RATED SELF CLOSING CLEANOUT ACCESS DOOR. PROVIDE ACCESS DOORS AT EACH FLOOR OF THE VORTICAL TYPE I DUCT RISERS FOR INSPECTION AND CLEANING.







Menio Park Hotel Menio Park, California

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THIRD FLOOR PLAN

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FOURTH FLOOR PLAN





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FOURTH FLOOR PLAN

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(P-1-2) (P-1-4) A Heate A.II SPACE FOR SQLAR
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ROOF PLAN







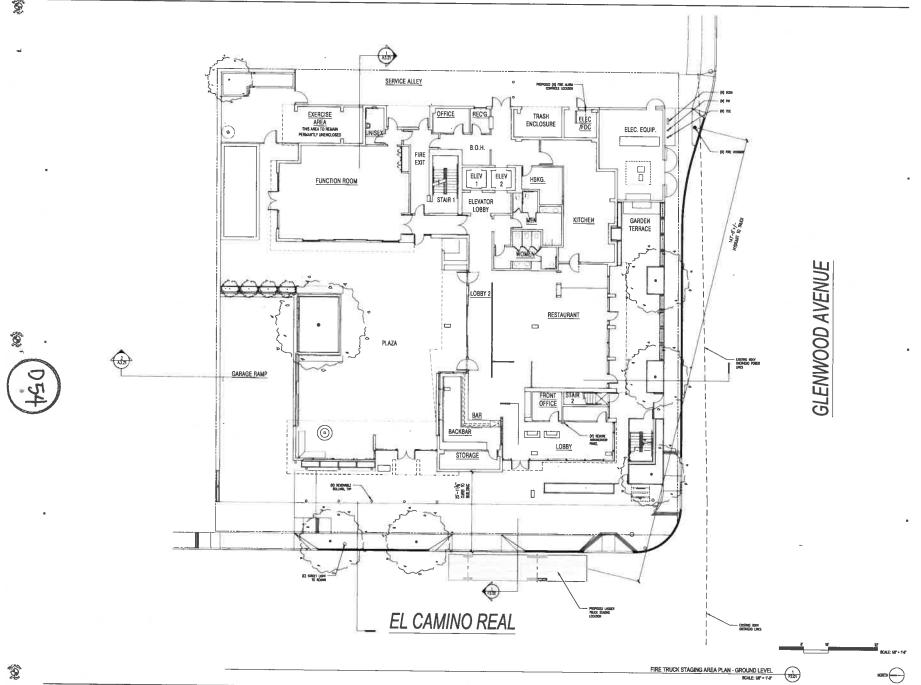
Menio Park Hotel Menio Park, California

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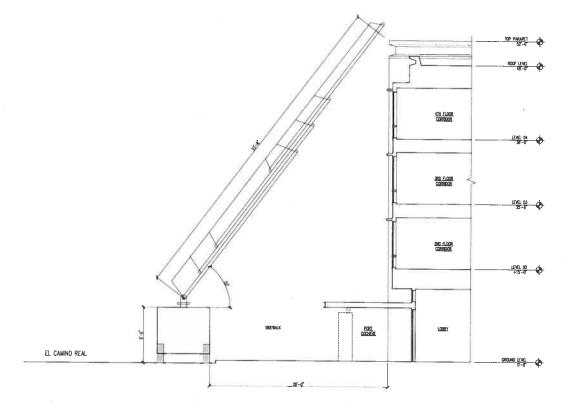
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GROUND LEVEL FLOOR PLAN -FIRE TRUCK STAGING AREA

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Hornberger Worstel

Menlo Park Hotel Menlo Park, California

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BUILDING SECTION @ FIRE TRUCK LADDER ACCESS
SCALE: WF = 7-07



erspecitve View Looking East Towards Glenwood Ave.



March 04, 2016 | 2





March 04, 2016 | 3











1400 El Camino Real, Menlo Park Boutique Hotel

April 14, 2016

Pollock 1400 ECR, LLC (the "Company") purchased the property at 1400 El Camino Real, a former Shell station site in March 18, 2015. The Company's intent is to build a boutique hotel utilizing the 1.5 FAR density bonus per Menlo Park's Specific Plan. The Company had favorable support of the project in the initial study session and is now submitting their final project application. The Company continues to strive to work together to bring this mutually beneficial boutique hotel project to fruition.

The developer, Pollock Realty Corporation, has a 50+ year track-record, who, with its affiliates, have acquired and managed, approximately 95 properties since buying the first building at 801 Welch Rd. in Palo Alto in 1966. For Menlo Park, they notably hold in its portfolio the 321 Middlefield Medical Suites: A 45,000 square foot Class "A" Medical Office Building, leased primarily to Stanford Medical and its affiliates.

PROJECT LOCATION

The Property is located at 1400 El Camino Real at the intersection of El Camino Real to the East, and Glenwood/Valparaiso to the south. The northern property line abuts a commercial office building, while the Eastern property line abuts the corner of a multifamily residential development and separate commercial office building. The Property is currently in the ECR NE (El Camino Real North – East) Zone where hotel development is permitted under El Camino Real/Downtown Specific Plan. The site is two blocks from the Menlo Park Caltrain Station and should be considered a transit-oriented site.





EXISTING CONDITIONS

The project site consists of two parcels: APN 061-422-190 and APN 061-422-330, which total 22,500 square feet (0.52 acres), which have now been merged. The site was previously a Shell Service Station. All structures have been removed and any site contamination was remediated to the standard of the San Mateo County Health System. The site is now a fenced in vacant lot.





PROJECT OBJECTIVE

The object is the development of a destination, boutique hotel that is vibrant, tax-generating and business oriented pursuant to the vision of the Menlo Park El Camino Real/Downtown Specific Plan.

PROJECT DESCRIPTION

DESIGN

Located on a prominent site at the corner of El Camino Real and Glenwood Avenue, the Menlo Park Hotel is proposed to be developed as a 4-story building containing 61 hotel guestrooms, restaurant and bar and event space, public and back-of-house space. The hotel will have a single basement level which will accommodate approximately 75 cars, (1.23 spaces per guest room) in a valet service configuration, utilizing 2-tier mechanical stackers. Per follow up documentation from Jaime Rodriguez, valet will be able to fit an additional 21 cars in the aisles. In addition, in case of occasional overflow parking needs, Charles Marsala, owner of the Language Pacifica, at 585 Glenwood, has agreed to enter into a licensing agreement whereby up to an additional 19 space are available per prior arrangement, on an as-needed basis. Agreement will be finalized when actual overflow parking needs are established by hotel operator.

The hotel building is organized in an "L" shape which reinforces the El Camino Real and Glenwood Avenue corner and defines an outdoor south-facing landscaped patio area, along El Camino in the southwest quadrant of the site. An arrival and passenger drop-off area is located adjacent to El Camino Real as well. This drop-off and arrival area is connected to the below-grade valet parking area with a two-way ramp. Service and maintenance access is accommodated in a loading area accessed along the northern property line at Glenwood Avenue. At the city's request, we have added a glass fronted, open air pavilion adjacent to the drop-off area. This 15 foot tall pavilion will help define the street wall at the setback line, its transparency showcasing the activity taking place in the patio area, and will attract pedestrians into our inner courtyard. Utilizing the 1.5 FAR bonus provision, the building will contain approximately 33,750 square feet of conditioned area plus the 17,600 square foot below-grade parking level.

The hotel's public spaces, including lobby check-in, a bar and restaurant, and a meeting room are located at the ground level. These spaces share views of the patios and outdoor landscaped areas adjacent to Glenwood and El Camino.

The contemporary design of the hotel features the use of locally sourced materials – integral color plaster, natural stone, and wood pattern ceramic tile panels – with accents of painted metal. The hotel's fenestration will incorporate clear Low-E glass and will feature full-height glazing and sliding wall elements at ground level public spaces to enhance the connection between indoor and outdoor spaces.

Each guestroom will have a set of glazed sliding doors, with an exterior "French" balcony at the courtyard facing rooms. Vertical metal brise soleil units provide sunscreening and privacy, activating the façade fenestration rhythm.

The project will be designed to meet California's Building Energy Efficiency Standards (codified in Title 24, Part 6 of the California Code of Regulations) and receive LEED Silver certification.

MANAGEMENT AGREEMENTS

The Manager has broad discretion under the LLC Agreement to determine the identity of the manager(s) and the terms of these arrangements. Broughton Hotels have been selected to be the hotel operator.

CONSTRUCTION AGREEMENT

The Company intends to use Build Group, Inc, as the general contractor for the Project. A construction agreement will be entered into after the key design elements are finalized. The Manager has broad discretion under the LLC Agreement to determine the identity of the contractor(s), as well as the terms of any construction agreements.

SPECIFIC PLAN CONFORMANCE

The Company believes the proposed project is in conformance with the guidelines and is strongly supported by the objectives of the Specific Plan. Our review of the Plan showed that:

- The Property sits within the Plan's ECR-NE Mixed Use I Residential district (the "District").
- The proposed hotel building complies with the District's development standards.
- The hotel use is a permitted use within the District.
- The hotel use is considered a public benefit by the Plan for its considerable tax revenue and vibrancy.
- The Plan allows for justifiable parking reductions to meet a slight shortfall we have.
- Our planned hotel and its planned public benefits qualifies for the 1.5 FAR density bonus.

The Planning Commission has confirmed the project will receive the 1.5 FAR density bonus at this time.

PUBLIC BENEFITS

At this time, we believe the city has already confirmed the Public Benefits of the project with the 1.5 FAR Bonus. We reiterate below what we believe those Public Benefits to be:



VIBRANCY

The proposed hotel will offer guests a premier location within walking distance of Caltrain and downtown. This will result in maximum interaction with the community that surrounds the hotel. It will work to connect the Caltrain station and downtown areas. As the Plan states, "There is a relatively weak connection between the train station and downtown, with limited foot traffic and activities that would otherwise generate more vibrancy in the area." We believe this trend would be reversed by the proposed hotel and its location. Additionally, the hotel will be a destination location. People will come to the area in order to stay at the hotel, enjoy its bar and restaurant and it will accommodate a variety of events. This will increase the scope of the downtown area giving Menlo Park a destination attraction that it needs.

TRANSIENT OCCUPANCY TAX REVENUE

Besides enhancing downtown vibrancy, hotels generate substantial tax benefits in the form of 12%

Transient Occupancy Tax ("TOT"), 1% Sales Tax on restaurant and bar and 12% of the 1.1% property tax. The proposed boutique hotel would introduce 61 hotel guestrooms to the City, which, assuming a stabilized occupancy rate of 76% and a first year room rate of \$350, will conservatively generate approximately \$700,000 in TOT revenue at the beginning and close to \$1,000,000 in year 10. The TOT tax alone will generate a projected \$8.5M in tax revenue over 10 years. Adding in conservative sales and property tax, we estimate over \$9M in total tax revenue, with no risk to the City of Menlo Park.

DIRECT ECONOMIC STIMULUS TO THE COMMUNITY

In addition to the transient occupancy tax revenue, the hotel will generate economic stimulus within the community on a direct basis. The project will provide a boutique luxury hotel which will serve business and leisure guests alike. The project's location, within walking distance of Santa Cruz Avenue (the site sits within a 5 minute walking radius of the Santa Cruz/El Camino Real intersection) will create more business for the downtown area. Additionally, the project will include a high end restaurant and bar as well as event space. This will provide tax revenue for the city as well as providing another option for members of the community to enjoy.

ONSITE IMPROVEMENT & SUSTAINING VILLAGE CHARACTER

The project site plan is being designed to accommodate a right hand turn lane from Glenwood onto El Camino, thus improving traffic flow at that key intersection.



Landscaping and site improvements planned for the 20' building setbacks along both El Camino and Glenwood will dramatically improve the public facing appearance of this key corner property. The public sidewalk along Glenwood will be reconfigured New curbs and gutters will be constructed along both El Camino and Glenwood. The hotel will be aesthetically and energetically inviting, encouraging street level activity and enhancing the pedestrian environment. Menlo Park will get a new hotel while still preserving its village character.

HEALTHY LIVING AND SUSTAINABILITY

Sustainability and environmental stewardship will be at the forefront of the development and design team's thinking as this project moves ahead. Designed to meet LEED Silver equivalent standards, the hotel will be built and operated with resource efficiency in mind, focusing on energy and water conservation and the use of recycled material and locally sourced products.

FREE OF POLITICAL AND UNMITIGATED ENVIRONMENTAL IMPACTS

The proposed use change does not remove any housing units from the City's existing housing stock or eliminate an "opportunity site" for rezoning for compliance with the City's Regional Housing Needs Allocation, so there is no negative impact to the efforts of the City's Housing Element. The proposed 61 guestroom hotel is accretive to the Plan's expectation of future hotel development and site targeting. Furthermore, the site's proposed hotel use is an analyzed and permitted use pursuant to the Plan and its Environmental Impact Report. A traffic report, generated with the help of Jaime Rodriguez, has been provided.

COMMUNITY ADVOCACY

Our boutique hotel would like to be an active member of the community. We anticipate the proposed hotel will:

- Participate in various local community programs
- Donate rooms to local schools for charity purposes (fundraisers), when appropriate
- Become a member of the chamber of commerce
- Be actively involved in local festivals
- Seek ways to give back to the community
- We will actively seek to be the preferred destination for local companies and institutions such as Stanford University, Menlo School, Facebook and other companies to be discovered through Focus Group outreach.
- Advertise in local papers
- Refer out to and promote local businesses



HISTORICAL REFERENCE

As a tribute to the Irish roots of Dennis Oliver and Daniel McGlynn, who founded Menlo Park (as reminiscent of Menlough in Galway Ireland), we plan to tastefully weave historical references and photographic display into our hotel to further help engage with the local community.

THE CHALLENGE

Hotels of the type we are proposing typically require sites with a minimum of 2 acres. This site is approximately 0.5 acres. The constraints of this site require flexibility and creativity to ensure the likelihood of a successful project. Fortunately, with the help of our longtime construction client, friend and WEBCOR founder, Ross Edwards, Sr., we have assembled an expert team of creative professionals including San Francisco Architect Mark Hornberger of Hornberger Worstell and premier hotel analyst PKF Consultants. We have determined that the success of this project relies on assistance from the City in key areas.

APPLICANT'S REQUESTS THAT HAVE BEEN PRESENTED TO THE CITY

Approval of hotel use as the grounds for allowing development at the "Public Benefit" level FAR of 1.5. Support was confirmed by the Planning Commission, pursuant to a third party analysis.

We request approval of Public Benefit Bonus Building Height of 48 feet.

We requested approval from the City Council regarding a reduced parking ratio of 1.19 from the 1.25 designated by the Specific Plan. Given we are at 61 rooms now, we now request approval for a parking ratio of 1.23 per guest room.

We request that the city approve our method (the inclusion of a single story open-air pavilion) of achieving façade continuity as well as major and minor façade modulation along the El Camino frontage.

We request that the 5'-6" foot sidewalk can be adjacent to the 6" curb with raised planters and street trees (inboard from the sidewalk) per our landscape design. This request is necessitated by the loss of the city 10 foot right-of-way, which is now dedicated to the right hand turn lane. We will provide an easement on our property for this sidewalk.

PUBLIC BENEFIT DENSITY

The Specific Plan's ECR-NE area allows for a 1.5 FAR utilizing the public density bonus. The Specific Plan visioning processes revealed that the community believes "hotels are a desirable use for the City from a fiscal and economic development perspective." Accordingly, the Plan identifies the hotel use, by itself, could be considered a public benefit. Precedent for this determination can be found in the approval of the 555 Glenwood project.

PARKING REDUCTION

As previously stated, we are providing 75 spaces in our proposed one level of underground parking to achieve the parking rate of 1.23 per guest room. Other parking and transportation analysis has been performed separately and a Transportation Demand Management (TDM) plan has been provided to the city.

The TDM plan recommends (10) TDM Actions to reduce car traffic to the site: Caltrain Go Pass Participation, an Employee Transit Subsidy, Samtrans Way2Go Program, a Pedal Assist Bicycle Share Program, Expanded Site Bicycle Parking, Pedestrian Wayfinding Maps, Employee Shower and Lockers, Valet Parking Priority for Carpools and Vanpools, Parking & Trip Generation Technology implementation, and an On-Demand TDM Coordinator. All of these programs are available for further study in the TDM Action Plan documentation.

Overflow parking strategies for the project have also been provided. It can be difficult to predict the parking needs that will be required during normal operations. We have been diligent in providing the density of parking required by ordinances, and we have also proposed a strategy for flexible, additional parking for unusual parking demands. We have identified that the professionally operated valet parking will allow the occasional increased density in the parking garage up to an additional (21) cars to be parked in the aisles, for an onsite total of (96) vehicles. We have also provided arrangements with a neighboring business, Language Pacifica, to allow overflow parking of up to (19) spaces on an as needed basis, outside of their normal business hours of 9a-3p, Monday through Friday. This is ideal for overflow for evening and weekend events. Additional strategies can be explored when the project is in operation, if necessary.

NEIGHBORHOOD OUTREACH

Since the application submittal in June, Jeff Pollock, Ross Edwards and John Spanier have spoken and/or met with all relevant neighbors to discuss the proposed development and coordinate tie-back agreements, as necessary. The team has a signed agreement with James Copeland for the tie-backs for the townhome development. We have met numerous times with both St. Vincent de Paul (neighbor to the East) and with Robert Pinsker (neighbor to the North), and are in the close to finalizing tie-back agreements.

EVENT SPACE, RESTAURANT AND BAR

The meeting/event space will be primarily marketed as an amenity for local corporate accounts. These local corporate accounts will use the space for their out of town visitors who are lodged at the hotel. This would greatly increase efficiency for this segment as the lodging and meeting would be held at the same location. Since the vast majority of companies have their own meeting space, the hotel space would be utilized *primarily* for those people who are visiting Menlo Park and staying at the hotel. However, as we begin marketing out to the community with the Broughton Group, if we find it makes sense to offer space for private functions (such as State of the Union functions for the City of Menlo Park), and we can provide adequate parking and keep within city ordinances for noise and curfew, we will make that available as well. The same priority is anticipated for the restaurant and bar; although, we will welcome locals wanting to dine there as well. The separate TDM and parking plan cover those areas in more detail. As an active member of the community, the hotel may also offer event space, as deemed appropriate, to local charitable/non-profit groups from time to time.

VALET PARKING

The parking for guests of the hotel will be valet parking only. This will the hotel to control parking flows and maximize parking capacity. The valet drop off area is at the hotel entry, and the driveway immediately north of the El Camino / Glenwood intersection. The pull in driveway will be clearly marked with signage as well as being staffed at a valet stand adjacent to the hotel entry. Guests will have the ability to request their car with their mobile device, at the Lobby host, or directly with the valet employees. Guests can opt to wait in the hotel Lobby or outside the front entrance to the hotel near the valet stand. Guests will provide their tag upon valet staff delivering the key / car to the guest.

BACKUP GENERATOR

Broughton, the hotel operator, has determined that a backup generator is not required for the operation of this hotel.

LIQUOR LICENSE

Alcohol is primarily intended to be served in the restaurant and bar areas. The Function/Meeting space will be serviced through the bar located on the first floor during events, with the possibility that a portable bar will be considered in the future. It is also the intention that guestrooms will contain a small selection of single serve beer, wine and spirits. All applicable license types will be obtained for alcoholic beverage service in these areas. It is our



intention that the serving of liquor will be performed in accordance with any restrictions placed upon us by our licenses. Drinks will be delivered to tables in the restaurant and to the seating areas in the plaza and bar only by licensed serving staff and all patron IDs will be checked to verify that they meet the minimum age requirements per state law.

ACOUSTICS

We plan to offer live music both inside the restaurant and bar area and outside in the courtyard at certain times or events, as yet to be determined more completely with the Broughton operator. We may find that there is an interest in Friday night trios, for example. We will, of course, comply with zoning ordinance restrictions regarding noise levels and curfew. We are also designing the hotel with appropriate acoustics in mind, such that noise will be kept to a minimum. An acoustical analysis of the proposed hotel with associated mitigation measures has been performed by Mei Wu Acoustics, and has been provided.

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Worstell

January 14th, 2016

Outline of Exterior Revisions to 1400 El Camino Real following Planning Commission Hearing of 11/16/15:

Exterior Revisions made based upon notes from Planning Commission Hearing, dated 11/16/15, and individual conversations with commissioners. This list identifies specific concerns and what revisions were made to address those concerns.

1. Reduction of Visual Mass:

- a. More variation to the building materials were introduced to reduce the amount of colored plaster on the building. Specific examples of this are the additions of metal panel cladding on the southeast corner adjacent to the service drive and the interior west facing wall of the interior courtyard.
- b. Variation to the height of the building parapet wall, to give relief to the horizontal profile at the top of the building.
- 2. Provide Additional Interest to Building and Emphasize the Corner of El Camino Real and Glenwood Avenue:
 - a. More glazing was added at the building corner at the guestroom levels. The windows wrap the corner and the area of the glazing has significantly increased.
 - Horizontal elements have been added above the window elements at each guestroom level and across the façade to provide more dimensionality and break up the areas of colored plaster.
 - c. More vertical brise soleil elements have been added to provide visual interest.
 - d. Brise soliel elements have been added to the west façade of the interior courtyard, and the alternating rhythms of the window elements have been emphasize with both the brise soleil and asymmetrical window units.
- 3. Emphasize Building Entry:





- a. Vertical architectural elements have been added to the El Camino façade to draw the eye down the building to the Entry location. These vertical fins will incorporate a lighting element from behind to wash the wall.
- b. The Entry Canopy support has been revised to provide a greater sense of openness at the building Entry and visual interest. A custom light fixture will wash the stone cladding of the support for additional building texture.
- c. The Entry Door materiality has been changed to a patinated copper look, and will have a design relationship to the underside of the Canopy for additional detail.
- 4. Differentiate Color Palette from Other New Construction in Menlo Park
 - a. Colors have been selected to move the building away from the typical beige and yellow colors and changed to a more distinctive grey and green colors, which complement the browns of the ceramic tile cladding.

No changes have been made to the mass of the building nor to the setbacks or building modulations. The exterior exit stair at the corner of El Camino and Glenwood has been rearticulated to be consistent with the rest of the design elements while still complying with Menlo Park regulations.





October 27, 2015

Jean Lin City of Menlo Park, Associate Planner 701 Laurel Street Menlo Park, CA 94025

RE: BMR Proposal for Development at 1400 El Camino Real, Menlo Park

Dear Jean,

This proposal sets forth Pollock Finanical Group's Below Market Rate Housing Agreement (BMR Housing Agreement) to meet the requirements for our planned development at 1400 El Camino Real, Menlo Park. We understand the City's primary objective is to obtain BMR housing units, rather than acquiring "in-lieu" fees, but our planned project is for a Boutique Hotel, where actual BMR units are not an option for this project for many reasons.

In the Specific Plan, there are additional public Benefit Bonuses for certain types of projects. A boutique hotel with its 12% Transient Occupancy Tax to the City of Menlo Park, is one of the most desired projects.

In addition, the City is asking us to build a right hand turn lane, which uses up some of the valuable square footage. In order to build a viable hotel on this small ½ acres site, we need to "max out" what is available to us through the Specific Plan.

Specifically, this entails:

- Obtaining the approval for the 1.5 FAR Density Bonus.
- Receiving some relief on the 1.25 parking ratio.
- Working with the city and the FAR code definitions to achieve as much usable square footage on the ground floor for restaurant and bar and event space.
- There simply is no space for BMRs, and it the two uses would not work well together, therefore, we propose to pay the BMR fee in lieu of actual units in order to fulfill our Commercial Development Requirement. Our development falls under Group B, that states the fee is \$8.24 per square foot of gross floor area for uses that are all other commercial and industrial uses not in Group A.

Fee Calculation

Total Proposed Square Footage for development: 31,050 = 33,750 SF - 2,700 SF (restaurant space)

In-Lieu BMR fee: \$8.24/SF (rate during original planning phase)

Total BRM Fee: 31,050 SF x \$8.24 SF = \$255.852

Sincerely,

Jeff Pollock
VP, Pollock Realty Corp.

150 Portola Road, Portola Valley, California 94028-7852 Telephone: (650)529-0500 Fax: (650)529-2131 www.pollockfinancial.com



* Section	Standard or	Requirement	³ Evaluation
F 3 1 Deve	Guideline elopment Intensi	tv	
E.3.1.01	Standard	Business and Professional office (inclusive of medical and dental office) shall not exceed one half of the base FAR or public benefit bonus FAR, whichever is applicable.	Not Applicable: No office uses are proposed.
E.3.1.02	Standard	Medical and Dental office shall not exceed one third of the base FAR or public benefit bonus FAR, whichever is applicable.	Not Applicable: No medical/dental office uses are proposed.
E.3.2 Heig	ht		
E.3.2.01	Standard	Roof-mounted mechanical equipment, solar panels, and similar equipment may exceed the maximum building height, but shall be screened from view from publicly-accessible spaces.	Complies: Rooftop mechanical screening provided by 4'-0" height parapet wall. Mechanical equipment set back from parapets as seen on sheet M2.05. Per building sections, sheet A3.21 sight lines from across the streets will not result in visible equipment.
E.3.2.02	Standard	Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum façade height or the maximum building height, and shall be integrated into the design of the building.	Complies: 4'-0" parapet walls at roof perimeter to 52' (48' maximum building height) and integrated into building design for visual interest. See sheet A3.21
E.3.2.03	Standard	Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be integrated into the design of the building.	Complies: (1) elevator tower and (1) stair tower currently shown on rooftop are at a height of 10'-6" and do not exceed the 14'-0" height limit. Stair tower becomes visual design element on the Glenwood Avenue elevation. Elevator tower not/minimally visible per sight lines from across Glenwood Avenue as seen on building section sheet A3.21 or down street, see rendering 3 from Glenwood Avenue. Also see roof plan sheet A2.05 for rooftop element locations.
E.3.3 Setba	acks and Project	tions within Setbacks	
E.3.3.01	Standard	Front setback areas shall be developed with sidewalks, plazas, and/or landscaping as appropriate.	Complies: Landscaping is being provided at all setback areas along both street frontages. Three flowering pear trees at raised planters along with New Zealand flax and other planting on Glenwood Avenue frontage, and raised planters with low planting on El Camino Real frontage. Public sidewalks are provided along both street frontages, with a 15-foot wide sidewalk along El Camino Real, and a 5'-6" wide sidewalk along Glenwood Avenue. See sheets L4.02 and A1.01
E.3.3.02	Standard	Parking shall not be permitted in front setback areas.	Complies: There is no parking in front setback areas. Valet drop-off is outside 10-foot minimum setback/clear walking zone on El Camino Real and separated by removable bollards. See sheet A1.01



Section	Standard or	Requirement	<u>Evaluation</u>
	Guideline		
E.3.3.03	Standard	In areas where no or a minimal setback is required, limited setback for store or lobby entry recesses shall not exceed a maximum of 4-foot depth and a maximum of 6-foot width.	Not Applicable: Setbacks are required for the site.
E.3.3.04	Standard	In areas where no or a minimal setback is required, building projections, such as balconies, bay windows and dormer windows, shall not project beyond a maximum of 3 feet from the building face into the sidewalk clear walking zone, public right-of-way or public spaces, provided they have a minimum 8-foot vertical clearance above the sidewalk clear walking zone, public right-of-way or public space.	Not Applicable: Setbacks are required for the site.
E.3.3.05	Standard	In areas where setbacks are required, building projections, such as balconies, bay windows and dormer windows, at or above the second habitable floor shall not project beyond a maximum of 5 feet from the building face into the setback area.	Complies: There are no proposed building projections above the second habitable floor that project beyond a maximum of 5 feet from the building face into the setback area. See sheet A1.01
E.3.3.06	Standard	The total area of all building projections shall not exceed 35% of the primary building façade area. Primary building façade is the façade built at the property or setback line.	Complies: The Lobby entrance canopy to be 12'-0" wide. The length of the façade along El Camino Real is 105'-0". The canopy is a total of 11% of the primary building façade area along El Camino Real.
E.3.3.07	Standard	Architectural projections like canopies, awnings and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of-way or public space.	Complies: The Lobby entrance canopy will not extend into the 10'-0" minimum setback area. The clear height below the underside of the canopy is 8'-8", which exceeds the 8'-0" vertical clearance requirement. See sheets A1.01 and A3.01
E.3.3.08	Standard	No development activities may take place within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor.	Not Applicable: The site is not near San Francisquito Creek or any riparian corridor.
	ing and Modulat	tion	
E.3.4.1.01	Standard	The total of all building breaks shall not exceed 25 percent of the primary façade plane in a development.	Complies: The El Camino Real building façade is 105 feet in length, significantly less than the 250 feet maximum between required building breaks. Note: There is a "non-required" building break along the west property line/garage driveway is 25 feet along a total primary façade plane length of 105 feet, for a break of 24%, and satisfies the purpose of breaking the building façade. See sheet A1.01
E.3.4.1.02	Standard	Building breaks shall be located at ground level and extend the entire building height.	Complies: The "non-required" building break extends the full height of the building. See sheet A3.01



Section	Standard or Guideline	Requirement	<u>Evaluation</u>
E.3.4.1.03	Standard	In all districts except the ECR-SE zoning district, recesses that function as building breaks shall have minimum dimensions of 20 feet in width and depth and a maximum dimension of 50 feet in width. For the ECR-SE zoning district, recesses that function as building breaks shall have a minimum dimension of 60 feet in width and 40 feet in depth.	Complies: The "non-required" building break is 25 feet in width and 94 feet in depth. See sheet A3.01
E.3.4.1.04	Standard	Building breaks shall be accompanied with a major change in fenestration pattern, material and color to have a distinct treatment for each volume.	Complies: The building break separates the proposed building from the adjacent property.
E.3.4.1.05	Standard	In all districts except the ECR-SE zoning district, building breaks shall be required as shown in Table E3.	Complies: Building break is not required since maximum distance of façade is less than 250 feet.
E.3.4.1.06	Standard	 In the ECR-SE zoning district, and consistent with Table E4 the building breaks shall: Comply with Figure E9; Be a minimum of 60 feet in width, except where noted on Figure E9; Be a minimum of 120 feet in width at Middle Avenue; Align with intersecting streets, except for the area between Roble Avenue and Middle Avenue; Be provided at least every 350 feet in the area between Roble Avenue and Middle Avenue; where properties under different ownership coincide with this measurement, the standard side setbacks (10 to 25 feet) shall be applied, resulting in an effective break of between 20 to 50 feet. Extend through the entire building height and depth at Live Oak Avenue, Roble Avenue, Middle Avenue, Partridge Avenue and Harvard Avenue; and Include two publicly-accessible building breaks at Middle Avenue and Roble Avenue. 	Not Applicable: The site is not located in the ECR-SE zoning district.
E.3.4.1.07	Standard	In the ECR-SE zoning district, the Middle Avenue break shall include vehicular access; publicly-accessible open space with seating, landscaping and shade; retail and restaurant uses activating the open space; and a pedestrian/bicycle connection to Alma Street and Burgess Park. The Roble Avenue break shall include publicly-accessible open space with seating, landscaping and shade.	Not Applicable: The site is not located in the ECR-SE zoning district.
E.3.4.1.08	Guideline	In the ECR-SE zoning district, the breaks at Live Oak, Roble, Middle, Partridge and Harvard Avenues may provide vehicular access.	Not Applicable: The site is not located in the ECR-SE zoning district.

Section	Standard or	Requirement	<u>Evaluation</u>
E.3.4.2.01	Guideline Standard	Building façades facing public rights-of-	Complies:
2.3.4.2.01	Standard	way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 50' façade length, the minor vertical façade modulation shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2 foot setback of the building plane from the primary building façade.	El Camino Real side: (1) Minor Modulation @ 24'-10"x 2'-8" (at right portion of façade at end guestroom facing ECR being offset from hallway) See sheets A2.02 and A3.01 Glenwood Avenue side: (2) Minor Modulations, (1) @ 8'-3"x2'-3" (at stair), (1) @ 5'-0"x2'-0" (vertical recess right portion of elevation between 3"d and 4th guestrooms from right) See sheets A2.02 and A3.02
E.3.4.2.02	Standard	Building façades facing public rights-of- way or public open spaces shall not exceed 100 feet in length without a major building modulation. At a minimum of every 100 feet of façade length, a major vertical façade modulation shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum of 6 feet setback of building plane from primary building façade for the full height of the building. This standard applies to all districts except ECR NE-L and ECR SW since those two districts are required to provide a building break at every 100 feet.	Complies: El Camino Real side: (1) Major Modulation @ 20'-0"x6'-8" (to left of back bar storage area) See sheets A2.01 and A3.01 Glenwood Avenue side: (1) Major Modulation @ 20'-0"x6'-0" (at right end of façade recessed from adjacent façade) See sheets A2.01, A2.02, and A3.02
E.3.4.2.03	Standard	In addition, the major building façade modulation shall be accompanied with a 4-foot minimum height modulation and a major change in fenestration pattern, material and/or color.	Complies: El Camino Real side: Height modulation is 37'-0" with fenestration change See rendered elevation 4 Glenwood Avenue side: Height modulation is 4'-0" through eliminating the 4-foot tall parapet above the modulation element, with material change from stucco to metal panels. See rendered elevation 3
E.3.4.2.04	Guideline	Minor façade modulation may be accompanied with a change in fenestration pattern, and/or material, and/or color, and/or height.	Complies: The minor façade modulations occur with a change in color (darker grey at Glenwood Avenue side, and glass to stucco at ECR side). See rendered elevations 4 and 5
E.3.4.2.05	Guideline	Buildings should consider sun shading mechanisms, like overhangs, bris soleils and clerestory lighting, as façade articulation strategies.	Complies: Sun shading proposed at guestroom windows, using vertical metal blade panels/brise soleils. See elevations.
	Iding Profile	The AF down by 11.11	
E.3.4.3.01	Standard	The 45-degree building profile shall be set at the minimum setback line to allow for flexibility and variation in building façade height within a district.	Complies: The current building height of 48'-0" is set by 45-degree profile line where it intersects the 10'-0" minimum setback. See sheet A3.01



Section	Standard or Guideline	Requirement Requirement	<u>Evaluation</u>
E.3.4.3.02	Standard	Horizontal building and architectural projections, like balconies, bay windows, dormer windows, canopies, awnings, and signage, beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projection within Setbacks (E.3.3.04 to E.3.3.07) and shall be integrated into the design of the building.	Complies: No horizontal building and architectural projections encroach into the 45-degree building profile. See sheet A3.21
E.3.4.3.03	Standard	Vertical building projections like parapets and balcony railings shall not extend 4 feet beyond the 45-degree building profile and shall be integrated into the design of the building.	Complies: The rooftop parapet is shown at 4'-0" above the building height/roof level, established by the 45-degree building profile line at the street side building faces. See sheet A3.01
E.3.4.3.04	Standard	Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be integrated into the design of the building.	Complies: Rooftop element at stair facing Glenwood Avenue is integrated with design of building. See sheet A3.02, rendered drawings 1,2, and 5.
	per Story Façade		I
E.3.4.4.01	Standard	Building stories above the 38-foot façade height shall have a maximum allowable façade length of 175 feet along a public right-of-way or public open space.	Not Applicable: Building site dimensions do not exceed 150'-0".
		ent, Entry and Commercial Frontage	
E.3.5.01	or Treatment	The set of the set of	
	Standard	The retail or commercial ground floor shall be a minimum 15-foot floor-to-floor height to allow natural light into the space.	Complies: Ground floor to second floor has 15'-0" floor-to-floor height. See sheet A3.01
E.3.5.02	Standard	Ground floor commercial buildings shall have a minimum of 50% transparency (i.e., clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street. Heavily tinted or mirrored glass shall not be permitted.	Complies Per the project façade transparency diagrams (sheet G0.02), the El Camino Real façade (west) has 58% transparency, and the Glenwood Avenue façade (south) has 64% transparency. Both ground floor facades exceed the 50% transparency requirement.
E.3.5.03	Guideline	Buildings should orient ground-floor retail uses, entries and direct-access residential units to the street.	Complies: The building entries, lobby, and restaurant are oriented towards the streets. See sheets A1.01 and A2.01
E.3.5.04	Guideline	Buildings should activate the street by providing visually interesting and active uses, such as retail and personal service uses, in ground floors that face the street. If office and residential uses are provided, they should be enhanced with landscaping and interesting building design and materials.	Complies: The lobby entrance and plaza pavilion on El Camino Real and the open/patio restaurant dining on Glenwood Avenue are visible from the sidewalks. Adjacent landscaping will provide visual interest. See sheets A2.01 and L1.02, and rendered elevations
E.3.5.05	Guideline	For buildings where ground floor retail, commercial or residential uses are not desired or viable, other project-related uses, such as a community room, fitness center, daycare facility or sales center, should be located at the ground floor to activate the street.	Not Applicable: The proposed ground floor will feature the hotel lobby, restaurant, and outdoor pavilion that are designed to activate the street.



Section	Ständard or Guideline	Requirement	<u>Evaluation</u>
E.3.5.06	Guideline	Blank walls at ground floor are discouraged and should be minimized. When unavoidable, continuous lengths of blank wall at the street should use other appropriate measures such as landscaping or artistic intervention, such as murals.	Complies: The design avoids long spans of blank wall. Metal panels between building elements are used in general to break up the facades. The corner at the southeast along Glenwood Avenue uses wood fencing to break up façade materials at this area.
E.3.5.07	Guideline	Residential units located at ground level should have their floors elevated a minimum of 2 feet to a maximum of 4 feet above the finished grade sidewalk for better transition and privacy, provided that accessibility codes are met.	Not Applicable: No residential uses are proposed.
E.3.5.08	Guideline	Architectural projections like canopies and awnings should be integrated with the ground floor and overall building design to break up building mass, to add visual interest to the building and provide shelter and shade.	Complies: The hotel lobby entry has been designed with a prominent canopy to shelter guests from weather and indicate access. It is to be a feature that integrates with the lobby glazing and allows visual connection to the street. See sheets A4.01 and A8.21A
Building E E.3.5.09	ntries Standard		
210.000	Standard	Building entries shall be oriented to a public street or other public space. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards provide additional visual interest, orientation and a sense of invitation.	Complies: The main building entry is oriented to El Camino Real and provides visual interest and connection. See sheets A3.01 and A4.01
E.3.5.10	Guideline	Entries should be prominent and visually distinctive from the rest of the façade with creative use of scale, materials, glazing, projecting or recessed forms, architectural details, color, and/or awnings.	Complies: The main lobby entry is clearly marked with prominent canopy and glazed reception area. The separate bar and restaurant entrance on El Camino Real is marked by a trellis canopy and decorative gates at the junction between the main building and the Plaza pavilion. See sheets A3.01 and A4.01
E.3.5.11	Guideline	Multiple entries at street level are encouraged where appropriate.	Complies: There is the main entry access to the lobby with a separate entrance to the bar and restaurant from El Camino Real. There is an additional restaurant access from the Glenwood Avenue side. See sheets A2.01 and L1.02
E.3.5.12	Guideline	Ground floor residential units are encouraged to have their entrance from the street.	Not Applicable: No residential uses are proposed.
E.3.5.13	Guideline	Stoops and entry steps from the street are encouraged for individual unit entries when compliant with applicable accessibility codes. Stoops associated with landscaping create inviting, usable and visually attractive transitions from private spaces to the street.	Not Applicable: No residential uses are proposed.
E.3.5.14	Guideline	Building entries are allowed to be recessed from the primary building façade.	Complies: Lobby and restaurant entries are currently shown recessed.



Section	Standard or Guideline	Requirement	<u>Evaluation</u>
E.3.5.15	Standard	Commercial windows/storefronts shall be recessed from the primary building façade a minimum of 6 inches	Complies: Ground floor glazing shown recessed a minimum of 6" from primary building façade above. See details 1 and 2 on sheet A8.22
E.3.5.16	Standard	Retail frontage, whether ground floor or upper floor, shall have a minimum 50% of the façade area transparent with clear vision glass, not heavily tinted or highly mirrored glass.	Complies: The ground floor street frontage is 58% transparent glass along El Camino Real and 64% transparent glass along Glenwood Avenue. See sheet G0.02 and materials board
E.3.5.17	Guideline	Storefront design should be consistent with the building's overall design and contribute to establishing a well-defined ground floor for the façade along streets.	Complies: Ground floor glazing is designed to integrate with other façade elements. See elevations
E.3.5.18	Guideline	The distinction between individual storefronts, entire building façades and adjacent properties should be maintained.	Complies: The proposed building is distinct from the adjacent properties and is modulated per the Menlo Park Specific Plan requirements with glazing related to restaurant and lobby functions.
E.3.5.19	Guideline	Storefront elements such as windows, entrances and signage should provide clarity and lend interest to the façade.	Complies: The building façade is varied with clear separation of uses and entrances. Lighting, materials, and landscaping provide for interesting and engaging façade elements.
E.3.5.20	Guideline	Individual storefronts should have clearly defined bays. These bays should be no greater than 20 feet in length. Architectural elements, such as piers, recesses and projections help articulate bays.	Not Applicable: Ground floor contains the lobby and restaurant, there are no individual storefronts.
E.3.5.21	Guideline	All individual retail uses should have direct access from the public sidewalk. For larger retail tenants, entries should occur at lengths at a maximum at every 50 feet, consistent with the typical lot size in downtown.	Not applicable. Note: Hotel lobby and restaurant provided with main entry from El Camino Real and additional entry to restaurant from Glenwood Avenue. No other tenants on property.
E.3.5.22	Guideline	Recessed doorways for retail uses should be a minimum of two feet in depth. Recessed doorways provide cover or shade, help identify the location of store entrances, provide a clear area for outswinging doors and offer the opportunity for interesting paving patterns, signage and displays.	Not Applicable: There are no store entrances, however, the restaurant, bar, and hotel entrances are recessed a minimum of two feet, with decorative canopies.
E.3.5.23	Guideline	Storefronts should remain un-shuttered at night and provide clear views of interior spaces lit from within. If storefronts must be shuttered for security reasons, the shutters should be located on the inside of the store windows and allow for maximum visibility of the interior.	Complies: Proposed storefront windows are transparent with views into interior spaces. No security shutters are being proposed.
E.3.5.24	Guideline	Storefronts should not be completely obscured with display cases that prevent customers and pedestrians from seeing inside.	Complies: Proposed storefront windows have no proposed display cases.
E.3.5.25	Guideline	Signage should not be attached to	Complies: There is no proposed signage



Standard or	Requirement	<u>Evaluation</u>
Standard	Residential developments or Mixed Use developments with residential use shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided.	Not Applicable: No residential uses are proposed.
Standard	Residential open space (whether in common or private areas) and accessible open space above parking podiums up to 16 feet high shall count towards the minimum open space requirement for the development.	Not Applicable: No residential uses are proposed. No open space is proposed on elevated parking podiums.
Guideline	Private and/or common open spaces are encouraged in all developments as part of building modulation and articulation to enhance building façade.	Complies: The proposed design includes significant open space as part of the building modulation along El Camino Real.
Guideline	Private development should provide accessible and usable common open space for building occupants and/or the general public.	Complies: The proposed design includes significant open spaces, both along the El Camino Real and Glenwood Avenue street frontages as well as a large plaza courtyard at the interior of the site for use by patrons of the hotel, restaurant, and bar.
Guideline	For residential developments, private open space should be designed as an extension of the indoor living area, providing an area that is usable and has some degree of privacy.	Not Applicable: No residential uses are proposed.
Guideline	Landscaping in setback areas should define and enhance pedestrian and open space areas. It should provide visual interest to streets and sidewalks, particularly where building façades are long.	Complies: The heights of planters are varied with plants spilling over the edges, vertical trellises with plants on both the interior and street sides, and planting buffers with Street Trees on Glenwood Avenue will provide visual interest to passers-by. See sheets L1.01 and L4.01
Guideline	Landscaping of private open spaces should be attractive, durable and drought-resistant.	Complies: The majority of plants are to be native and/or drought tolerant plants that have a long season of interest and have proven well-suited to Menlo Park's microclimate.
	Standard Standard Guideline Guideline Guideline Guideline	Standard Residential developments or Mixed Use developments with residential use shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided. Standard Residential open space (whether in common or private areas) and accessible open space above parking podiums up to 16 feet high shall count towards the minimum open space requirement for the development. Guideline Private and/or common open spaces are encouraged in all developments as part of building modulation and articulation to enhance building façade. Private development should provide accessible and usable common open space for building occupants and/or the general public. Guideline For residential developments, private open space should be designed as an extension of the indoor living area, providing an area that is usable and has some degree of privacy. Guideline Landscaping in setback areas should define and enhance pedestrian and open space areas. It should provide visual interest to streets and sidewalks, particularly where building façades are long.

<u>Section</u>	Standard or Guideline	<u>Requirement</u>	<u>Evaluation</u>
E.3.7.01	Guideline	The location, number and width of parking and service entrances should be limited to minimize breaks in building design, sidewalk curb cuts and potential conflicts with streetscape elements.	Complies: A valet parking access point will be provided along with a driveway access point to the garage, which requires two curb cuts along El Camino Real totaling 54 feet in width and most of the streetscape frontage for vehicle dropoff. Proposed curb cuts along El Camino Real would accommodate two street trees to be planted, a traffic light pole, and a pedestrian crossing signal pole. A service driveway is located at the rear of the site along Glenwood Avenue. The proposed project would result in an overall reduction in the number of driveway curb cuts, from four to three, as compared with existing conditions. See sheet A1.01
E.3.7.02	Guideline	In order to minimize curb cuts, shared entrances for both retail and residential use are encouraged. In shared entrance conditions, secure access for residential parking should be provided.	Not Applicable: The proposed project is a commercial hotel use, and does not include residential uses. The proposed project would result in an overall reduction in the number of driveway curb cuts, from four to three, as compared with existing conditions.
E.3.7.03	Guideline	When feasible, service access and loading docks should be located on secondary streets or alleys and to the rear of the building.	Complies: The service area access is located off of Glenwood Avenue at the southeast corner of the building site. See sheet A1.01
E.3.7.04	Guideline	The size and pattern of loading dock entrances and doors should be integrated with the overall building design.	Complies: The service drive does not use gates to close off the drive. The service drive building elevation uses the same materials as the rest of the facades.
E.3.7.05	Guideline	Loading docks should be screened from public ways and adjacent properties to the greatest extent possible. In particular, buildings that directly adjoin residential properties should limit the potential for loading-related impacts, such as noise. Where possible, loading docks should be internal to the building envelope and equipped with closable doors. For all locations, loading areas should be kept clean.	Complies: The service area is exterior to the building and does not include an industrial style of loading dock.
E.3.7.06	Guideline	Surface parking should be visually attractive, address security and safety concerns, retain existing mature trees and incorporate canopy trees for shade. See Section D.5 for more compete guidelines regarding landscaping in parking areas.	Complies: There is no surface parking.
Utilities	,		
E.3.7.07	Guideline	All utilities in conjunction with new residential and commercial development should be placed underground.	Complies: All utilities will be placed underground where they enter the property. The overhead PG&E high-voltage transmission lines on Glenwood Avenue cannot be placed underground.

Section	Standard or Guideline	<u>Requirement</u>	<u>Evaluation</u>
E.3.7.08	Guideline	Above ground meters, boxes and other utility equipment should be screened from public view through use of landscaping or by integrating into the overall building design.	Complies: Above ground meters and utility equipment located in wood fence screened area adjacent to the service area access at the southeast corner of the building site. Backflow and fire department connections at back of sidewalk against wood screening/fence on Glenwood Avenue side at southeast corner of the lot and screened with nandina domestica (heavenly bamboo). See sheets F2.01 and L4.02
Parking Ga E.3.7.09		To we made the use of his value as a sure	L Committee Des Table 54.6
E.3.7.09	Standard	To promote the use of bicycles, secure bicycle parking shall be provided at the street level of public parking garages. Bicycle parking is also discussed in more detail in Section F.5 "Bicycle Storage Standards and Guidelines."	Complies: Per Table F1 four long-term and four short-term bicycle parking spaces are required. Four secured, employee bicycle parking spaces would be provided adjacent to the elevator at the garage level. See sheet A2.0 Four public bicycle parking spaces to be provided at the sidewalk adjacent the intersection of El Camino Real and Glenwood Avenue, with two bike racks
			that each can secure two bicycles. See sheet L1.02
E.3.7.10	Guideline	Parking garages on downtown parking plazas should avoid monolithic massing by employing change in façade rhythm, materials and/or color.	Not Applicable: Parking for building is below grade.
E.3.7.11	Guideline	To minimize or eliminate their visibility and impact from the street and other significant public spaces, parking garages should be underground, wrapped by other uses (i.e. parking podium within a development) and/or screened from view through architectural and/or landscape treatment.	Complies: Parking for building is below grade.
E.3.7.12	Guideline	Whether free-standing or incorporated into overall building design, garage façades should be designed with a modulated system of vertical openings and pilasters, with design attention to an overall building façade that fits comfortably and compatibly into the pattern, articulation, scale and massing of surrounding building character.	Complies: Only the garage ramp would be visible from the street, as the garage is fully below grade. Ramp design is integrated into the building design.
E.3.7.13	Guideline	Shared parking is encouraged where feasible to minimize space needs, and it is effectively codified through the plan's offstreet parking standards and allowance for shared parking studies.	Complies: Parking garage is valet parking only, which will allow for continually managed parking.
E.3.7.14	Guideline	A parking garage roof should be approached as a usable surface and an opportunity for sustainable strategies, such as installment of a green roof, solar panels or other measures that minimize the heat island effect.	Complies: Garage roof used as plaza courtyard on the ground floor.
	inable Practices		
verall Sta	ndards		



Section	Standard or Guideline	Requirement	<u>Evaluation</u>
E.3.8.01	Standard	Unless the Specific Plan area is explicitly exempted, all citywide sustainability codes or requirements shall apply.	Tentatively Complies: Per project architect, the building design will be compliant with current the City's green building requirements and will meet a minimum of LEED Silver.
Overall Gu	ıidelines		
E.3.8.02	Guideline	Because green building standards are constantly evolving, the requirements in this section should be reviewed and updated on a regular basis of at least every two years.	Tentatively Complies: Per project architect, the building design will be compliant with current green building requirements.
Leadershi	p in Energy and	Environmental Design (LEED) Standards	· · · · · · · · · · · · · · · · · · ·



<u>Section</u>	Standard or	Requirement	<u>Evaluation</u>
F 3 8 03	Guideline Standard	Development shall achieve LEED	Tentativoly Compliant Par avalimina
E.3.8.03	Standard	Development shall achieve LEED certification, at Silver level or higher, or a LEED Silver equivalent standard for the project types listed below. For LEED certification, the applicable standards include LEED New Construction; LEED Core and Shell; LEED New Homes; LEED Schools; and LEED Commercial Interiors. Attainment shall be achieved through LEED certification or through a Cityapproved outside auditor for those projects pursing a LEED equivalent standard. The requirements, process and applicable fees for an outside auditor program shall be established by the City and shall be reviewed and updated on a regular basis. LEED certification or equivalent standard, at a Silver lever or higher, shall be	Tentatively Complies: Per preliminary LEED checklist, the building would be designed to meet a minimum of LEED Silver level requirements. An updated LEED checklist will be required in the building permit stage, and the project is required to be certified at LEED Silver or higher level.
		required for: Newly constructed residential buildings of Group R (single-family, duplex and multi-family); Newly constructed commercial buildings of Group B (occupancies including among others office, professional and service type transactions) and Group M (occupancies including among others display or sale of merchandise such as department stores, retail stores, wholesale stores, markets and sales	
		rooms) that are 5,000 gross square feet or more; New first-time build-outs of commercial interiors that are 20,000 gross square feet or more in buildings of Group B and M occupancies; and Major alterations that are 20,000 gross square feet or more in existing buildings of Group B, M and R occupancies, where interior finishes are removed and significant upgrades to structural and mechanical,	
		electrical and/or plumbing systems are proposed. All residential and/or mixed use developments of sufficient size to require LEED certification or equivalent standard under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.	



Section	Standard or Guideline	Requirement*	Evaluation #		
Guideline E.3.8.04 Guideline		The development of larger projects allows for more comprehensive sustainability planning and design, such as efficiency in water use, stormwater management, renewable energy sources and carbon reduction features. A larger development project is defined as one with two or more buildings on a lot one acre or larger in size. Such development projects should have sustainability requirements and GHG reduction targets that address neighborhood planning, in addition to the sustainability requirements for individual buildings (See Standard E.3.8.03 above). These should include being certified or equivalently verified at a LEED-ND (neighborhood development), Silver level or higher, and mandating a phased reduction of GHG emissions over a period of time as prescribed in the 2030 Challenge. The sustainable guidelines listed below are also relevant to the project area. They relate to but do not replace LEED certification or equivalent standard rating requirements.	Not Applicable: This project does not meet the definition of a "larger project," and therefore is not subject to LEED-ND compliance.		
Building D	l esign Guideline				
E.3.8.05	Guideline	Buildings should incorporate narrow floor plates to allow natural light deeper into the interior.	Complies: The floor plate depth is between 40 feet and 60 feet at all areas.		
E.3.8.06	Guideline	Buildings should reduce use of daytime artificial lighting through design elements, such as bigger wall openings, light shelves, clerestory lighting, skylights, and translucent wall materials.	Complies: The proposed building uses significant areas of glazing to maximize natural light for interior spaces.		
E.3.8.07	Guideline	Buildings should allow for flexibility to regulate the amount of direct sunlight into the interiors. Louvered wall openings or shading devices like <i>bris soleils</i> help control solar gain and check overheating. <i>Bris soleils</i> , which are permanent sunshading elements, extend from the sunfacing façade of a building, in the form of horizontal or vertical projections depending on sun orientation, to cut out the sun's direct rays, help protect windows from excessive solar light and heat and reduce glare within.	Complies: Vertical metal brise soleil louver panels proposed for guestroom window shading. Recessed windows with shading canopies proposed for ground level glazing.		
E.3.8.08	Guideline	Where appropriate, buildings should incorporate arcades, trellis and appropriate tree planting to screen and mitigate south and west sun exposure during summer. This guideline would not apply to downtown, the station area and the west side of El Camino Real where buildings have a narrower setback and street trees provide shade.	Complies: Tree planting and vertical trellis elements are proposed for the southern façade on Glenwood Avenue. Additional planting and shade structures are proposed for the internal plaza courtyard area, which will receive the western sun.		
E.3.8.09	Guideline	Operable windows are encouraged in new buildings for natural ventilation.	Complies: All guestrooms have operable windows.		



Section	Standard or	Requirement " " "	<u>Evaluation</u>		
E.3.8.10	Guideline Guideline	To maximize use of solar energy, buildings should consider integrating photovoltaic panels on roofs.	Complies: Rooftop area will be provided for future solar panel installation per the California Energy Code. A solar hot water system will be used to preheat water for building hot water supply. See sheet M2.05		
E.3.8.11	Guideline	Inclusion of recycling centers in kitchen facilities of commercial and residential buildings shall be encouraged. The minimum size of recycling centers in commercial buildings should be 20 cubic feet (48 inches wide x 30 inches deep x 24 inches high) to provide for garbage and recyclable materials.	Complies: Recycling areas will be provided adjacent to the kitchen and service access area. See sheet A2.01.		
Stormwate	er and Wastewat	er Management Guidelines			
E.3.8.12	Guideline	Buildings should incorporate intensive or extensive green roofs in their design. Green roofs harvest rain water that can be recycled for plant irrigation or for some domestic uses. Green roofs are also effective in cutting-back on the cooling load of the air-conditioning system of the building and reducing the heat island effect from the roof surface.	Not Applicable: The placement of mechanical equipment and elevator overrun on the roof coupled with the relatively small roof surface area of the building limits opportunities to incorporate a green roof.		
E.3.8.13	Guideline	Projects should use porous material on driveways and parking lots to minimize stormwater run-off from paved surfaces.	Not Applicable: The project will be over structure extending to all lot lines; therefore, the use of porous paving materials will not assist in filtering and recharging the groundwater on this project.		
Landscapi	ng Guidelines				
E.3.8.14	Guideline	Planting plans should support passive heating and cooling of buildings and outdoor spaces.	Complies: Deciduous street trees along Glenwood Avenue will provide shade in the summer, yet allow additional light in the winter. A large native evergreen oak in the plaza courtyard will provide yearround shade of the largest paved area.		
E.3.8.15	Guideline	Regional native and drought resistant plant species are encouraged as planting material.	Complies: The vast majority of plants will be native and/or drought tolerant plants. See included planting palette and sheet L4.0		
E.3.8.16	Guideline	Provision of efficient irrigation system is recommended, consistent with the City's Municipal Code Chapter 12.44 "Water-Efficient Landscaping".	Tentatively Complies: Per project architect, project will meet the City's Water Efficient Landscape Ordinance requirements.		
Lighting St	andarde				
E.3.8.17	Standard	Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.	Complies: Building lighting will be designed to reduce light pollution. Light fixtures at building façade have perforated metal openings to reduce light cast towards street and reflect light off of building surface. Dimmable LED fixtures used per details sheet A8.21A		



Section	Standard or Guideline	Requirement	<u>Evaluation</u>			
E.3.8.18	Standard	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.	Complies: All parking is underground and will not be visible.			
Lighting G		-				
E.3.8.19	Guideline	Energy-efficient and color-balanced outdoor lighting, at the lowest lighting levels possible, are encouraged to provide for safe pedestrian and auto circulation.	Tentatively Complies: Per project architect, lighting will be designed to be attractive, low energy, and will provide for safe usage.			
E.3.8.20	Guideline	Improvements should use ENERGY STAR-qualified fixtures to reduce a building's energy consumption.	Tentatively Complies: Per project architect, Energy star qualified fixtures will be use wherever possible.			
E.3.8.21	Guideline	Installation of high-efficiency lighting systems with advanced lighting control, including motion sensors tied to dimmable lighting controls or lighting controlled by timers set to turn off at the earliest practicable hour, are recommended.	Tentatively Complies: Per project architect, high efficiency lighting and advance lighting controls will be used to meet LEED Silver and CalGreen standards as required. Dimmable LED lights will be used for feature lighting at building façade and entrance canopy support.			
Green Bui	lding Material G	uidelines				
E.3.8.22	Guideline	The reuse and recycle of construction and demolition materials is recommended. The use of demolition materials as a base course for a parking lot keeps materials out of landfills and reduces costs.	Tentatively Complies: Per project architect, the reuse and recycling of construction materials will occur per LEED guidelines and a plan will be prepared prior commencement of construction. A final report of waste stream materials will be prepared and provided at the end of construction.			
E.3.8.23	Guideline	The use of products with identifiable recycled content, including post-industrial content with a preference for post-consumer content, are encouraged.	Tentatively Complies: Per project architect, recycled materials and products with recycled content will be given priority selection during construction, per LEED guidelines. Documentation of recycled materials will be provided at the end of construction.			
E.3.8.24	Guideline	Building materials, components, and systems found locally or regionally should be used, thereby saving energy and resources in transportation.	Tentatively Complies: Per project architect, regional materials and products will be given priority selection during construction, per LEED guidelines. Documentation of regional and local materials will be provided at the end of construction.			
E.3.8.25	Guideline	A design with adequate space to facilitate recycling collection and to incorporate a solid waste management program, preventing waste generation, is recommended.	Complies: A designated trash and recycling area has been located along the service drive along Glenwood Avenue to facilitate a responsible waste management program. Recology has reviewed the project for service and space requirements.			
E.3.8.26	Guideline	The use of material from renewable sources is encouraged.	Tentatively Complies: Per project architect, renewable materials and products will be given priority selection during construction, per LEED guidelines. Documentation of renewable materials will be provided at the end of construction.			



Ralph Osterling Consultants, Inc.

1650 Borel Place, Suite 204 San Mateo, CA 94402-3508



CITY OF MENLO PARK

PLANNING

June 18, 2015

VIA EMAIL

Mr. Jeff Pollock Pollock Financial Group 150 Portola Road Portola Valley, CA 94028

RE: Tree assessment, Menlo Park Hotel site

Dear Mr. Pollock:

Pursuant to your request for me to assess the trees at the above vacant project site located at the corner of El Camino Real and Glenwood Avenue, Menlo Park, below is my assessment.

The property was cleared some time ago based on the young invasive weedy growth that has established on the site. Four Italian cypress trees are located on the subject property immediately adjacent to and against the building on Glenwood Avenue. All are in good condition and no disease or insect problems were noted. In addition, two young crepe myrtle street trees are growing in the median area between the sidewalk and curb. These were not planted as part of the remaining streetscape since they are much smaller and of different species than other adjacent trees.

The Menlo Park Heritage Tree Ordinance requires removal permits for all trees 12 inches and larger plus considerations for native trees including coast live oak. None of these trees are 12 inches in diameter at dbh, nor are any native. Therefore it is my professional opinion that they exempt from the Ordinance.

Should you or others have questions or concerns, please contact me at your convenience.

Fax: (650) 345-7890

Respectfully,

Ralph Osterling, President, ACF, CLFA Registered Professional Forester #38

State of California

Phone: (650) 573-8733

RSO:js



Email: ralph@ralphosterling.com (G|

Ralph Osterling Consultants, Inc.

1650 Borel Place, Suite 204 San Mateo, CA 94402-3508 RALPH OSTERLING

CONSULTANTS INC
PHONE (650) 573-8733
1650 BOREL PLACE 253
SAN MATEO, CA94402

November 18, 2015

Mr. Jeff Pollock, Vice President Pollock Financial Group 150 Portola Road Portola Valley, CA 94028

RE: Revised Foresters Report, Menlo Park Hotel Project, Glenwood at El Camino Real

Dear Jeff:

Pursuant to your request to review the assessment I submitted on June 18, 2015, below is my revised report that reflects the City's comments.

- The City's Heritage Tree Ordinance defines heritage trees as any tree with a trunk diameter of 15 inches or greater measured at 54 inches above grade, not 12 inches as noted in the report. Furthermore, native oak trees greater than 10 inches in diameter are heritage trees. More information on Heritage Trees, including the full definition of a heritage tree is available here: http://www.menlopark.org/205/Heritage-Trees.
- 2. The report must include an inventory of all trees and near the project site within approximately 10 feet of the property line that could potentially be impacted by the proposed project. Specifically, in addition to the on-site and street trees described in the report, the inventory should also include the large trees on the adjacent property to the rear and to the left side. The report should indicate the location, size, species, condition, and disposition of each tree, and identify each tree with a discrete number. The large ash tree growing in the garden on the adjacent property is more than 10 feet from the property line and, therefore, is not included in this inventory. Secure fencing prevented access so the measurement was taken from the property line fence. Construction activities will not impact this tree. A 9 inch diameter evergreen pear (Tag #39500) is growing in the planter box at 1422 El Camino and is located 5 feet from the property corner. This tree is too small and construction activities will not impact it.
- 3. The report shall include recommendations for continued health of the trees to be retained. The arborist must review the project plans and conduct the tree analysis within the context of the proposed development. The information presented in the arborist report must be accurately incorporated into the project plans.

Phone: (650) 573-8733 Fax: (650) 345-7890 Email: ralph@ralphosterling.com



Mr. Jeff Pollock November 18, 2015 Page 2

No trees will remain on the property and those on the adjacent properties will not be impacted by the project.

PROFESSIONA

RALPH S. OSTERLING #38

E OF CALIFO

Should you or others have concerns or comments, please contact me at your convenience.

Respectfully,

Ralph Osterling, President, ACF, CLFA Registered Professional Forester #38

State of California

Phone: (650) 573-8733

RSO:js

Fax: (650) 345-7890 Email: ralph@ralphosterling.com

Planning Commission



REGULAR MEETING MINUTES

Date:

11/16/2015

Time:

7:00 p.m.

City Council Chambers

701 Laurel St., Menio Park, CA 94025

A. Call To Order

Chair John Onken called the meeting to order at 7:01 p.m.

B. Roll Call

Present: Drew Combs, Katie Ferrick, John Kadvany, Larry Kahle, John Onken and Katherine

Strehl

Absent: Susan Goodhue

Staff: Thomas Rogers, Interim Principal Planner, Michele T. Morris, Assistant Planner, Tom Smith,

Associate Planner, Kyle Perata, Associate Planner

G. Study Session

G1. Study Session/Pollock Realty Corporation/1400 El Camino Real:

Request for a study session for the public benefit bonus proposal associated with the architectural control request to construct a new 63-room hotel consisting of four stories and an underground parking level on an approximately half-acre site in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed development would be at the Public Benefit Bonus level, which would exceed the Base level floor area ratio (FAR) on the subject site. The public benefit bonus proposal includes the contribution of Transient Occupancy Tax (TOT) revenues to the City on an on-going basis. No actions will take place at this meeting, but the study session will provide an opportunity for the Planning Commission and the public to become more familiar with the proposal and to provide initial feedback on the applicability of the Public Benefit Bonus. (Staff Report #15-029-PC)

Staff Comment: Interim Principal Planner Rogers said he was standing in for Jean Lin, Associate Planner, the staff lead for this project proposal. He said correspondence was received from Ms. Lorraine Moriarity, Director of the Society of St. Vincent DePaul of San Mateo County, noting interactions with the project design team and the potential of this project sharing structural walls. He said generally the project was on track for the public benefit bonus. He said a fiscal impact study was done by an independent consultant who indicated \$600,000 per year TOT would be generated to the City from this project. He said even in a low economic phase the study indicated TOT contribution to the City from the project would be in the \$400,000 range. He said the study session was required for public benefit bonus projects and the Commission was asked to consider and comment on that and the architectural control for the project.

Questions of Staff: Commissioner Kahle commented on the use of TOT as a public benefit and asked if that applied to other hotels as well. Interim Principal Planner Rogers said that TOT was



an inherent public benefit that the project would provide and not that the project would add extra TOT. He said the another hotel use that tripped the public benefit bonus was the Marriott Residence Inn that converted an existing building and in doing so was just a fraction over the public benefit threshold. He said the Planning Commission and City Council in the 2013 timeframe approved that conversion of an existing use at the public benefit bonus level. He said that was a 127-room hotel and thus had greater TOT; however this hotel was for a different market with a higher room rate, and in the end the TOT provided by the different hotels might be comparable.

Applicant Presentation:

Mr. Jeff Pollock, representing Pollock Realty Corp, and Pollock 1400 ECR LLC or the Boutique Hotel LLC, introduced Mr. Ross Edwards, their construction and design advisor. He said they were requesting a 1.5 FAR bonus, which would be 33,750 square feet of conditional use plus 17,600 square feet of below grade parking. He noted the proposed pavilion in front of the project along El Camino Real and a courtyard with a 72-inch diameter oak and space for outdoor events and outside seating/standing for patrons of the hotel's restaurant and bar. He said the underground stackable parking would accommodate 72 cars and there would be valet parking. He said regarding justification for the additional FAR that the base zoning FAR was 1.1 and that would be 24,750 square feet. He said to be a viable hotel they needed the 1.5 FAR mainly because this was a small .5 acre site and they needed a flexible way to activate the ground floor and make it economically viable with a restaurant and event space. He said the fiscal impact study indicated about \$604,000 in TOT annually and it would be an ongoing revenue source. He said the hotel would increase vibrancy in the downtown noting that it had a premier location close to Caltrain and was within walking distance to the downtown, and would create additional foot traffic and interaction with the community. He said they have committed to dedicating a right-hand turn lane from Glenwood Avenue onto El Camino Real to improve traffic efficiency at this key intersection. He said landscape plans for the setback area would dramatically improve the facade and this corner property. He said the sidewalk on Glenwood Avenue would be improved, widened and provide outdoor seating. He said they would improve the curb and gutters on both frontages. He said the project would provide economic stimulus for the community. He said they would be LEED silver equivalent. He said regarding community advocacy that he and his father have been active members of the community for 50 years; they would check in with the big local employers and find out what they needed in a boutique hotel; they would provide a nice ambience with music and entertainment at the site; and they would refer back and promote local businesses. He said they considered that if they did the project right they could bring eight to ten, and even 12 million in TOT over the next 10 years for the City.

Chair Onken opened public comment. He closed public comment.

Commission Comments: Commissioner Kahle noted the 16-inch oak tree over the basement. Mr. Ross Edwards said they were working with their arborist and would dig a pit to accommodate the tree and there would not be a lift at that location.

Discussion ensued about the parking garage and stacking system. The applicants indicated that parking would be valet only, that there would be signage to keep cars from advancing past a certain point, parking there would be for the restaurant as well, and describe the flow to make the parking work.

Commissioner Kahle said it seemed the building would appear monolithic and as it was on a prominent corner building would something to alleviate that. He said rather than the steel pavilion at the entry lobby he would like to see something more dramatic there as the focal point. Mr.



Edwards said they didn't like the sloped braces and that would change. He said the port cochere would get fatter as an element. He said Planning staff had indicated architectural detail was needed and they were in the process of changing their design plans.

Mr. Pollock said he would like to meet his design team to meet with the Commission sooner rather than later as they would like to get even more specific input. He said they met with neighbors recently mainly about shoring and tie back arrangements. He said they would do whatever they could to address any privacy concerns.

Commissioner Ferrick said the project was on the right track and would help activate El Camino Real and the downtown. She suggested they strive for LEED gold or better noting that LEED silver essentially met state building code. Mr. Pollock said it made sense to strive for that and they would like to do so within their budget. She said she supported the 1.5 FAR as the project was located at the best place for that – a busy intersection with proximate transit. She said a hotel in the Plan area was essentially a public benefit in the sense that it would generate revenue for the City annually. She said she liked the local network and relationships. She said she would just like greater environmental sustainability including water and energy efficiencies.

Commissioner Kadvany said the TOT was a major part of what could be counted as public benefit. He said the question was whether the TOT funds would go into the Plan area, which was preferable, or into the City's general fund, which was less preferable. He said the street level of the building looked pretty interesting and noted the curtain wall element. He said the building above the first floors looked very linear and that the hotel needed a more interesting design. He said a functional concern was for the corner windows noting if those were for rooms, the view would be of Camino Real, and only private if the curtains were closed. He said they needed a better look noting they were getting the bonus level FAR. He said the rear façade also needed improvement.

Mr. Edwards said the project was a hotel and articulation impacted room size. He said they were working with the minor and major building setbacks required under the Specific Plan. He said the building would be rectangular. He said facing Glenwood Avenue, the rooms would have brise soleil louvers. He said the rooms facing the courtyard would have the best view and they would maximize the glass there.

Commissioner Kadvany said if they couldn't change the structure they would have to find a solution to improve the look of the hotel.

Mr. Pollock said they would be changing the colors and were using wood product with a rich color. He said they would like to meet with their architect and see what could be done on this .5 acre lot. He said the rooms were already at 338 square feet. He said they would like to get comments from the Commissioner early on as they further developed the design.

Chair Onken said the rendering showed something mundane that looked like many other hotels along El Camino Real. He said the drawing on the screen looked different. He said he agreed that they all wanted a hotel that impressed people. He suggested they might be able to modulate the parapet to create interest. He discussed with the applicants his concerns about the area traffic conditions and the impact of this building's access and egress on that. The applicants indicated they had a traffic consultant working with them and were providing the dedicated right-turn lane.

Commissioner Combs said generally he thought the project was nice. He said that the applicants were getting a bonus whose value was not being shared with the City. He said he was not sure whether TOT should be the public benefit. Mr. Pollock said it was in the Specific Plan and the City would get 12% the first year whether the project worked or failed. Mr. Edwards said the other benefit was the vitalization the hotel would bring. He said there would an incredible restaurant at the site.

Commissioner Kahle said he also was concerned that TOT was the only public benefit. He asked if there was space they could offer to the public at least once a year. Mr. Pollock said they were very charitable and could perhaps offer to host a State of the City event in the future, or some non-profit use. He said they were very community oriented and were open to ideas.

Commissioner Strehl said the public benefit of this project was the TOT, and over 10 years could possibly be \$7,000,000 to the City, which was more than any Specific Plan project's contribution of public benefit that they had seen thus far. She said also they were installing a dedicated right lane onto El Camino Real that was an investment for the public, and they would pay into the BMR housing fund. She said she was not uncomfortable with the public benefit. She asked about the laundry. Mr. Pollock said it would be taken offsite.

Commissioner Kadvany said he liked Chair Onken's suggestion to do something interesting with the roofline. He said the area above the port cochere and lobby seemed to create negative space that needed something to enhance it. He mentioned the sculptural solution of the Café Borrone building. Mr. Pollock said they were striking a balance between modern and traditional, and would use rich materials and lighting that would hold its value over time.

Commissioner Ferrick said she wanted to see a greater investment in sustainability features. She said that added cost to the project which she saw as public benefit in assisting the City to get closer to its net zero greenhouse emissions goal. She asked about Ms. Moriarity's concern regarding foundation work. Mr. Pollock said they had met with Ms. Moriarity and would continue to do so but at this point they had not discussed the shoring. He said she has a facility person with whom they would speak about the shoring and any privacy concerns she might have.

Commissioner Kahle asked about the stairway on the corner as he felt it was very prominent and tall. Mr. Edwards said they had worked on several iterations of the location of the stairway with staff. He said it has been rotated, moved back, would have a 42 to 48 inch wall, and be gated. Commissioner Kahle asked what the feature at the top was. Mr. Edwards said it was probably a railing but they had not detailed it yet, and would get back to the Commissioner about.

Commissioner Combs wanted to clarify that he well knew TOT was a public benefit that hotels provide. He said his concern was that public benefit was something that should be discussed and it should not be always assumed that TOT was sufficient.

Chair Onken said also public benefit was getting a quality structure. He said people would be okay with the four stories as long as they thought the project was worthwhile.

Commissioner Kadvany said he did not think the building had any personality and he thought that was what needed.

Interim Principal Planner Rogers said their Economic Development Manager Jim Cogan was present as well. He summarized the Commission's comments as follows:

- Generally more support than not (noting one Commissioner was absent) for TOT being the primary public benefit
- Design suggestions independent of public benefit
- Also the ideas that design could be tied to public benefit and quality design was an example of that
- Individual Commissioner suggestions of sustainability being a public benefit element as well as opening up the public spaces to the public more formally
- More Commissioners than not indicated design fundamentals could be solid but additional interest and thought were needed for the corner treatment, other prominent spots and rear facade.

Chair Onken said he would like the applicants to stay open to the possibilities and through staff to share with Commissioners what they are developing.

Interim Principal Planner Rogers said applicants could meet individually with Commissioners, if the Commissioners had time and interest, while developing their design as long as the applicants and Commissioners did not report to each other what the other Commissioners were saying to be compliant with public meeting laws.

I. Adjournment

Chair Onken adjourned the meeting at 9:19 p.m.

Staff Liaison: Thomas Rogers, Interim Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on December 14, 2015



Housing Commission



REGULAR MEETING MINUTES - DRAFT

Date:

11/4/2015

Time:

5:30 p.m.

Administration Building

701 Laurel St., Menlo Park, CA 94025

Chair Clarke called the meeting to order at 5:33 p.m.

Roll Call

Present: Clarke (Chair), Cadigan, Calder, Dodick, Tate

Absent: None

Staff: Cogan, Curtin, Lin

A. **Public Comment - None**

B. **Regular Business**

B1. Selection of Chair and Vice Chair

> ACTION: Motion by Clarke, Second by Cadigan, to approve Tate as Housing Commission Chair; Motion passes; 5-0.

> ACTION: Motion by Cadigan, Second by Calder, to approve Clarke as Housing Commission Vice Chair: Motion passes: 5-0.

Approve the Below Market Rate In Lieu Fee Agreement Term Sheet with Pollock Realty B2. Corporation for 1400 El Camino Real (Staff Report 15-002-HC).

Associate Planner Jean Lin provided the staff presentation. Ross Edwards from Pollock Realty Corporation presented on the project and the Below Market Rate Housing proposal.

ACTION: Motion by Cadigan, Second by Calder, to approve the Below Market Rate Housing In Lieu Fee Term Sheet with Pollock Realty Corporation for 1400 El Camino Real. Motion passes; 5-0.

B3. Approve the minutes of the January 28, 2015, Housing Commission Special Meeting.

ACTION: Motion by Cadigan, Second by Dodick, to approve the minutes of January 28, 2015. Housing Commission Special Meeting. Motion passes: 4-0-1 (Clarke abstain).

B4. Approve the minutes of the May 28, 2015, Housing Commission Special Meeting.

ACTION: Motion by Cadigan, Second by Dodick, to approve the minutes of the May 28, 2015, Housing Commission Regular Meeting. Motion passes; 4-0-1 (Calder abstain).



B5. Approve the minutes of the August 5, 2015, Housing Commission Regular Meeting.

ACTION: Motion by Cadigan, Second by Clarke, to approve the minutes of the May 28, 2015, Housing Commission Regular Meeting. Motion passes; 3-0-2 (Dodick and Tate abstain).

C. Reports and Announcements

C1. Commissioner Reports.

Cadigan remarked on information for comparison re: Redwood City Housing impact fee.

Tate reported on attending the San Mateo County Housing Leadership Day.

Curtin introduced Jim Cogan, assuming Housing Commission liaison.

Cogan announced the City received three responses to the Notice of Funding Availability (NOFA) released on July 27, 2015.

D. Informational Items - None

E. Adjournment

Chair Clarke adjourned the meeting at 6:09 p.m.

BELOW MARKET RATE HOUSING IN LIEU FEE AGREEMENT

This	Below	Market	Rate I	Housing	In Lieu	Fee Agreem	ent ("A	greement")	is made	as of
this	day	/ of		, 2016	by and	between the	City of	Menio Pa	rk, a Calii	fornia
mun	icipality	("City")	and	Pollock	Realty	Corporation	, LLC,	a Californ	ia Corpo	ration
("Ap	plicant")	, with re	espect	to the fo	llowing:				•	

RECITALS

- A. Applicant owns certain real property in the City of Menlo Park, County of San Mateo, State of California, consisting of approximately 22,489 square feet, more particularly described as Assessor's Parcel Number: 061-422-190 and 061-422-330 ("Property"), more commonly known as 1400 El Camino Real, Menlo Park.
- B. The Property previously contained a gas station use, which was demolished in December 2013. The gross floor area of the previous gas station building is approximately 1,932 square feet.
- C. Applicant proposes to construct a 61-room hotel consisting of four stories and an underground parking level totaling approximately 33,657 square feet. Applicant has applied to the City for architectural control and use permit approval at the Public Benefit Bonus level ("Project"), which would exceed the Base level floor area ratio (FAR) for uses on the subject site.
- D. 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. In order to process its application, the BMR Ordinance requires Applicant to submit a Below Market Rate Housing Agreement. This Agreement is intended to satisfy that requirement. Approval of a Below Market Rate Housing Agreement is a condition precedent to the approval of the applications and the issuance of a building permit for the Project.
- E. Residential use of the Property is allowed by the applicable zoning regulations. Applicant is not proposing to construct residential uses as part of the Project. Site constraints due to the requirement to construct a right-turn pocket along the project's Glenwood Avenue frontage and to develop a financially viable hotel project on an approximately half-acre infill site limit opportunities to develop residential uses as part of the Project as it is currently designed. Applicant does not own any sites in the City that are available and feasible for construction of sufficient below market rate residential housing units to satisfy the requirements of the BMR Ordinance. Based on these facts, the City has found that development of such units off-

- site in accordance with the requirements of the BMR Ordinance and Guidelines is not feasible.
- F. Applicant, therefore, is required to pay an in lieu fee as provided for in this Agreement. Applicant is willing to pay the in lieu fee on the terms set forth in this Agreement, which the City has found are consistent with the BMR Ordinance and Guidelines.

NOW, THEREFORE, the parties agree as follows:

1. If Applicant elects to proceed with the Project, Applicant shall pay the in lieu fee as provided for in the BMR Ordinance and Guidelines. Notwithstanding the proceeding, nothing in this Agreement shall obligate Applicant to proceed with the Project. The applicable in lieu fee is that which is in effect on the date the payment is made. The in lieu fee will be calculated as set forth in the table below; however, the applicable fee for the Project will be based upon the amount of square footage within Group B at the time of payment. The estimated in lieu fee is provided below.

	Use Group	Fee/SF	Square Feet	Component Fees
Existing Building - Non-Office Areas	B- Non-Office	\$8.45	1,932	(\$16,325.40)
Proposed Building- Non-Office Areas	B- Non-Office	\$8.45	33,657	\$284,401.65
Total Estimated In	Lieu Fee			\$268,076.25

- 2. If the Applicant elects to proceed with the Project, the Applicant shall pay the in lieu fee before the City issues a building permit for the Project. The in lieu fee may be paid at any time after approval of this Agreement by the Planning Commission. If for any reason, a building permit is not issued within a reasonable time after Applicant's payment of the in lieu fee, upon request by Applicant, City shall promptly refund the in lieu fee, without interest, in which case the building permit shall not be issued until payment of the in lieu fee is again made at the rate applicable at the time of payment.
- 3. This Agreement shall be binding on and inure to the benefit of the parties hereto and their successors and assigns. Each party may assign this Agreement, subject to the reasonable consent of the other party, and the assignment must be in writing.
- If any legal action is commenced to interpret or enforce this Agreement or to collect damages as a result of any breach of this Agreement, the prevailing



party shall be entitled to recover all reasonable attorney's fees and costs incurred in such action from the other party.

- 5. This Agreement shall be governed by and construed in accordance with the laws of the State of California and the venue for any action shall be the County of San Mateo.
- 6. The terms of this Agreement may not be modified or amended except by an instrument in writing executed by all of the parties hereto.
- 7. This Agreement supersedes any prior agreements, negotiations, and communications, oral or written, and contains the entire agreement between the parties as to the subject matter hereof.
- 8. Any and all obligations or responsibilities of Applicant under this Agreement shall terminate upon the payment of the required fee.
- 9. To the extent there is any conflict between the terms and provisions of the Guidelines and the terms and provisions of this Agreement, the terms and provisions of this Agreement shall prevail.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

CITY OF MENLO PARK	Pollock Realty Corporation, LLC
By: City Manager	By: Jeff Pollock Pollock Realty Corporation, LLC

1400 El Camino Real Project El Camino Real/Downtown Specific Plan Program EIR – Conformance Checklist

Introduction

The City of Menlo Park (City) has developed the El Camino Real/Downtown Specific Plan (Specific Plan) to establish a framework for private and public improvements in the Specific Plan area for the next 30 years. The Specific Plan addresses approximately 130 acres and focuses on the character and density of private infill development, the character and extent of enhanced public spaces, and circulation and connectivity improvements. The primary goal of the Specific Plan is to "enhance the community life, character and vitality through mixed use infill projects sensitive to the small-town character of Menlo Park, an expanded public realm, and improved connections across El Camino Real." The Specific Plan includes objectives, policies, development standards, and design guidelines intended to guide new private development and public space and transportation improvements in the Specific Plan area over the next 30 years. The Plan builds upon the El Camino Real/Downtown Vision Plan that was unanimously accepted by the Menlo Park City Council on July 15, 2008.

On June 5, 2012, the City Council certified the Menlo Park El Camino Real/Downtown Specific Plan Program Environmental Impact Report (Program EIR). According to the Program EIR, the Specific Plan does not propose specific private developments, but establishes a maximum development capacity of 474,000 square feet of non-residential development (inclusive of retail, hotel, and commercial development), and 680 new residential units.

Pollock Realty Corporation has submitted an application for a 33,657 square-foot hotel comprised of four levels above grade with one level of below-grade parking. The hotel will consist of 61 hotel guest rooms, restaurant and bar, and a room for private events/functions. The project site is located at 1400 El Camino Real, and currently consists of a vacant lot which was formerly used as a gas station. The previous gas station structures and site improvements were in operation through the development and approval of the Specific Plan, but have since been demolished in December 2013. The property is part of the Specific Plan area, and as such may be covered by the Program EIR analysis. The intent of this Environmental Conformity Analysis is to determine: 1) whether the proposed project does or does not exceed the environmental impacts analyzed in the Program EIR, 2) whether new impacts have or have not been identified, and 3) whether new mitigation measures are or are not required.

Existing Condition

Using El Camino Real in a north-south orientation, the subject property is located at the northeast corner of El Camino Real, at the intersection of El Camino Real and Glenwood Avenue, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. Surrounding uses include a commercial office building to the north, townhouses and a mixed-use commercial/residential development to the east, an office building and gas station to the south, and single-family residences outside of the City limits to the east.

The project site consists of two legal parcels under the same ownership (Assessor's Parcel Numbers: 061-422-190 and 061-422-330), with a total lot area of approximately 0.52 acres (22,489 square feet). The site was previously a gas station, and all previous structures have been demolished. Previous underground storage tanks have been removed, and any site

contamination was remediated to the standards of the San Mateo Health System. Currently, the site is a fenced vacant lot.

Proposed Project

The project includes the demolition of existing improvements, and the construction of a new 33,657 square foot, four-story, hotel building comprised of 61 guest rooms, restaurant, bar, and a function room with one level of below-grade parking. The proposed project would contribute 31,725 net new square feet of commercial use to the overall Specific Plan development, which would be accounted for through deduction of this total from the maximum allowable development under the Specific Plan, as is consistent with the Program EIR analysis. The two existing legal parcels would be merged into one parcel.

The proposal would be at the Public Benefit Bonus level, which exceeds the Base level development floor area ratio (FAR), and can be considered under the Specific Plan and would not entail any changes to the General Plan. As part of the proposal, the applicant is requesting the approval of a parking ratio for the proposed use type which does not have an established parking ratio under the Specific Plan, specifically, a hotel use with a restaurant which does not include independent conference facilities. A use permit is required to allow live entertainment, on-sale of alcohol, and outdoor seating as part of the hotel and restaurant uses.

The applicant is requesting an additional 8,922 square feet of hotel use as compared with the 24,734 square feet allowed under the Base level FAR. The Specific Plan allows for a higher amount of FAR in exchange for public benefits. As a hotel development, the project has an inherent benefit of generating Transient Occupancy Tax (TOT) revenue for the City on an ongoing basis. An economic analysis determined that projected annual TOT revenue would be approximately \$445,000 to \$756,000. The public benefit proposal has been reviewed by the Planning Commission at a study session on November 16, 2015. The proposed development at the Public Benefit Bonus level would not conflict with any applicable land use plans or policies.

The hotel building is organized in an "L" shape which reinforces the El Camino Real and Glenwood Avenue corner and defines an outdoor-facing landscaped patio area, along El Camino Real. The hotel's public spaces, including lobby check-in, restaurant and bar, and function room are located on the ground level. All guest rooms would be located in three upper levels.

Access to the site is proposed off of the northbound El Camino Real frontage as a right in/right out movement. Southbound access to the site is proposed though a U-turn movement at the project intersection. Two driveways are proposed along the El Camino Real frontage. The southern-most driveway (nearest the street intersection) provides one-way entry access to the main entry area where the valet station, lobby entrance, and passenger drop-off area are located. The second driveway is along the north (left) property line, and provides access to the below-grade parking through an approximately 24 foot-wide two-way ramp.

Parking consists of 75 parking stalls in the underground parking area through a combination of mechanical parking lifts and standard parking spaces.

Six existing non-heritage trees are proposed to be removed, including two crape myrtle street trees along El Camino Real and four Italian cypress along the rear property line. The design

includes significant landscape improvements with the addition of seven new trees and landscaped planter boxes.

The modern design of the hotel features the use of plaster, natural stone, wood grained ceramic tile panels, metal panels, and accents of painted metal. The hotel's fenestration will incorporate clear glass and proposes full-height ceiling glazing and sliding wall elements at ground level public spaces to enhance the connection between indoor and outdoor spaces.

The project requires Planning Commission architectural control and use permit review, including the consideration of a project at the Public Benefit Bonus level to allow a FAR above the Base level.

Environmental Analysis

As discussed in the introduction, this comparative analysis has been undertaken to analyze whether the project would have any significant environmental impacts that are not addressed in the Program EIR. The comparative analysis discusses whether impacts are increased, decreased, or unchanged from the conclusions discussed in the Program EIR. The comparative analysis also addresses whether any changes to mitigation measures are required.

As noted previously, the proposed development consists of construction of a new 33,657 square foot, four-story, hotel building comprised of 61 guest rooms, restaurant, bar, and a function room with one level of below-grade parking. Assuming full occupancy, the proposed project is estimated to generate 32 AM peak hour trips and 37 PM peak hour trips. Based on this level of vehicle traffic, a detailed traffic study is not required to be prepared as the land use assumptions on site are consistent with those outlined in the Specific Plan. Given the proximity of public transit and the proposed hotel use of the project, it is likely that a higher percentage of transit use would be achieved with the proposed use as compared to the former land use.

The proposed project is consistent with the Specific Plan land uses. The applicant has submitted a Transportation Management Program (TDM) to reduce the number of trips proposed. The goal of the TDM plan is to identify trip reduction methods to be implemented in order to reduce the number of AM and PM peak single occupant vehicle (SOV) trips that are generated by the project site. The proposed project would be subject to the fair share contribution towards infrastructure required to mitigate transportation impacts as identified in the Program EIR.

Aesthetic Resources

Impacts would be the same as the Specific Plan. The Program EIR concluded that the project would not have a substantial adverse effect on a scenic view, vista, or designated state scenic highway, nor would the project have significant impacts to the degradation of character/quality, light and glare, or shadows.

Implementation of the proposed project would result in the construction of a hotel building and associated site improvements. Potential aesthetic impacts at full build-out was evaluated under the Program EIR, and determined that changes to the visual character would not be substantially adverse, and that the impact would be considered to be less than significant. The project would be subject to approval by the Planning Commission through architectural control and use permit review, which would ensure aesthetic compatibility. Therefore, the project would not result in any impacts to the existing visual character of the site and its surroundings.

Potential light and glare impacts were evaluated under the Program EIR, and determined that changes to light and glare would not be substantially adverse, and the resulting impact would be less than significant. The Specific Plan includes regulatory standards and guidelines for nighttime lighting and nighttime and daytime glare. Therefore, the proposed project would not result in any impacts associated with substantial light or glare.

As was the case with the Specific Plan, the proposed project would not have a substantial adverse effect on a scenic view or vista, a state scenic highway, character/quality, or light and glare impacts. Therefore, no new impacts have been identified and no new mitigation measures are required for the proposed project.

Agriculture Resources

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

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

Air Quality

Impacts would be the same as the Specific Plan.

AIR-1: The Program EIR determined that emissions of criteria pollutants associated with construction would be significant, and established Mitigation Measures AIR-1a and AIR-1b to address such impacts. However, the Program EIR concluded that impacts could still be significant and unavoidable even with implementation of such mitigations. The proposed project would construct a new 33,657 square foot, four-story, hotel building comprised of 61 guest rooms, restaurant, bar, and a function room with one level of below-grade parking. The project would not involve the type of large-scale construction activities that would create significant impacts, as the proposed project would be well below the 346,000 square feet of construction screening threshold adopted by the Bay Area Air Quality Management District. Mitigation Measure AIR-1a includes basic controls that would apply to all construction sites, and would need to be implemented as part of the proposed project. Implementation of Mitigation Measure AIR-1b would not be required for this project because it is below the construction screening threshold.

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



<u>AIR-3</u>: The Program EIR determined that the Specific Plan would increase levels of Toxic Air Contaminants (TACs) due to increased heavy duty truck traffic, but that the impacts would be less than significant. The proposed project would not generate an unusual amount of heavy truck traffic relative to other hotel developments due to the limited nature of the construction, and the proposed project's share of overall Specific Plan development would be accounted for through deduction of this total from the maximum allowable development under the Specific Plan. The health risks posed by Plan-generated traffic on El Camino Real would be less than significant.

<u>AIR-4</u>: The Program EIR concluded that the Specific Plan would not have a substantial adverse effect pertaining to particulate matter (PM_{2.5}). The proposed project is consistent with the assumptions of this analysis.

AIR-5, AIR-6, AIR-7, AIR-8, AIR-10, and AIR-11: The Specific Plan pertains to introducing sensitive receptors (i.e., new residences) to an environment with elevated concentrations of TACs and PM_{2.5} could result in significant or potentially significant impacts, and established Mitigation Measures AIR-5, AIR-7, and AIR-10 to bring impacts to less than significant levels. The proposed project includes hotel and restaurant uses, and would not expose any new sensitive receptors to elevated concentrations of air pollutants; therefore, Mitigation Measures AIR-5, AIR-6, AIR-7, and AIR-10 would not need to be implemented as part of the proposed development.

<u>AIR-9</u>: The Program EIR determined that the Specific Plan is fundamentally consistent with the growth projections of the Bay Area 2010 Clean Air Plan, particularly with regard to residential development. The project proposes commercial uses, which is consistent with the growth projections of the Bay Area 2010 Clean Air Plan.

No new Air Quality impacts have been identified and no new mitigation measures are required for the proposed project.

Biological Resources

Impacts would be the same as the Specific Plan. The Program EIR determined that less than significant impacts would result with regard to special status plant and wildlife species, sensitive natural communities, migratory birds, and jurisdictional waters and wetlands upon implementation of the recommended Mitigation Measures BIO-1a, BIO-1b, BIO-3a, BIO-3b, BIO-5a through BIO-5c, and BIO-6a. The analysis also found that the Specific Plan would not conflict with local policies, ordinances, or plans. The project site is fully developed and within a highly urbanized/landscaped area.

The project site provides little wildlife habitat and essentially no habitat for plants other than the opportunity ruderal species adapted to the built environment or horticultural plants used in landscaping. The project would not result in the take of candidate, sensitive, or special-status species.

The proposal includes the removal of six non-heritage trees, including two street trees along El Camino Real and four trees along the rear property line.

Proposed construction activities would occur on a site that was previously developed with a gas station, and that is currently vacant. Therefore, as with the Program EIR, the proposed project would result in less than significant impacts to biological resources with implementation of

Mitigation Measures BIO-1a, BIO-1b, BIO-3a, and BIO-3b, and no new mitigation measures would be required. Mitigation Measures BIO-5a through BIO-5c pertaining to impacts to special-status bat species would not apply as there are no buildings or trees over 12 inches in diameter on the site that would provide potential bat roosting sites. Mitigation Measure BIO-6a pertaining to impacts to special-status amphibians and reptiles would not apply as the site is not located near the San Francisquito Creek. The proposed project would also not conflict with local policies, ordinances, or plans, similar to the Program EIR. No new impacts have been identified and no new mitigation measures are required for the proposed project.

Cultural Resources

Impacts would be the same as the Specific Plan. Mitigation Measure CUL-1 pertaining to impacts to historic architectural resources would not apply as the site is currently vacant. The analysis also concluded that the Specific Plan would result in less than significant impacts to archeological resources, paleontological resources, and burial sites with implementation of Mitigation Measures CUL-2a, CUL-2b, CUL-3, and CUL-4. With regard to the project site, the physical conditions as they relate to archeological resources have not changed in the Specific Plan area since the preparation of the Program EIR. The proposed project would incorporate Mitigation Measures CUL-2a, CUL-2b, CUL-3, and CUL-4.

In accordance with Mitigation Measure CUL-2a, a cultural resource evaluation was prepared for the proposed project by Archaeological Resource Management, dated March 9, 2016. The report concluded that there are no recorded cultural resources located within the study area, and no traces of significant cultural materials, prehistoric or historic, were noted during the surface reconnaissance. In the event, however, that prehistoric traces are encountered, the Program EIR requires protection activities if archaeological artifacts are found during construction.

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

Geology and Soils

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

The project site is not located within an Alquist-Priolo Earthquake Fault Zone as designated by the California Geological Society, and no known active faults exist on the site. The nearest active fault to the project area is the San Andreas Fault, which is located approximately 4.7 miles southwest. However, the project site is located in a seismically active area and there is a possibility of future faulting and consequent secondary ground failure from unknown faults, although the likelihood of this occurrence is considered to be low.

A Geotechnical Investigation was prepared for the project by Romig Engineers, dated May 22, 2015. The report concluded that the site is suitable for the proposed development, provided recommendations presented in the report are incorporated into the project plans and specifications and implemented during construction. The primary geotechnical issues affecting the proposed development include: 1) the presence of existing variable fill within the building footprint, and 2) the potential for seismic-related settlement. Based on the anticipated depth of

the basement excavation and the relatively deep ground water condition of the site, dewatering will not be necessary during construction of the basement.

Furthermore, the project would comply with requirements set in the California Building Code (CBC) to withstand settlement and forces associated with the maximum credible earthquake. The CBC provides standards intended to permit structures to withstand seismic hazards. Therefore, the code sets standards for excavation, grading, construction earthwork; fill embankments, expansive soils, foundation investigations, liquefaction potential, and soil strength loss. The project would adhere to the Geotechnical Report prepared by Romig Engineers, dated May 22, 2015 and the California Building Code requirements. No mitigation is required.

Greenhouse Gas Emissions

Impacts would be the same as the Specific Plan.

GHG-1: The Program EIR determined that the Specific Plan would generate Greenhouse Gas (GHG) emissions, both directly and indirectly, that would have a significant impact on the environment. Specifically, the operational GHG using the Bay Area Air Quality District (BAAQMD) GHG Model, measured on a "GHG: service population" ratio, were determined to exceed the BAAQMD threshold. The proposed project's share of this development (31,725 net new square feet of non-residential uses) and associated GHG emissions and service population, would be accounted for through deduction of this total from the maximum allowable development under the Specific Plan, and as such is consistent with the Program EIR analysis. The Program EIR established Mitigation Measure GHG-1, although it was determined that the impact would remain significant and unavoidable even with this mitigation. For the proposed project, implementation of Mitigation Measure GHG-1 is not necessary as the BAAQMD-identified GHG Mitigation Measures are primarily relevant to City-wide plans and policies, and also because the City's CAL Green Amendments have since been adopted and are applied to all projects, including the proposed project.

GHG-2: The Program EIR determined that the Specific Plan could conflict with AB 32 and its Climate Change Scoping Plan by virtue of exceeding the per-capita threshold cited in GHG-1. Again, the proposed project's share of this development (31,725 net new square feet of non-residential uses) and associated GHG emissions and service population, would be accounted for through deduction of this total from the maximum allowable development under the Specific Plan, and as such is consistent with the Program EIR analysis. The Program EIR established Mitigation Measures GHG-2a and GHG-2b, although it was determined that the impact would remain significant and unavoidable even with this mitigation.

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

Hazards and Hazardous Materials

Impacts would be the same as the Specific Plan. The Program EIR determined that a less than significant impact would result in regards to the handling, transport, use, or disposal of hazardous materials during construction operations. The analysis also concluded that the project site is not included on a list of hazardous materials sites, is not within the vicinity of an airport or private airstrip, would not conflict with an emergency response plan, and would not be located in an area at risk for wildfires. The Specific Plan analysis determined that with



implementation of Mitigation Measures HAZ-1 and HAZ-3, impacts related to short-term construction activities, and the potential handling of and accidental release of hazardous materials would be reduced to less than significant levels.

A Phase I Environmental Site Assessment (ESA) was prepared by Environmental Investigation Services, dated February 13, 2014. The assessment revealed no evidence or indication of Historical Recognized Environmental Conditions or Recognized Environmental Concern, except for the petroleum impacted soil and groundwater from the previous underground storage of gasoline fuel, and PCE impacted groundwater at concentrations above Local and State action levels discovered in general area of the former UST's. A closure letter from San Mateo County Health states samples were taken beneath the underground storage tanks, oil water separator, and hydraulic hoists to test contamination. The final test results concluded that no further action is required on the part of the facility and the permit has been closed. With implementation of Mitigation Measure HAZ-1, impacts would be reduced to less than significant levels. The mitigation measure provides remediation and cleanup to levels established by the overseeing agency.

The proposed project would involve ground disturbance activities and demolition of an existing commercial building and as such, implementation of Mitigation Measures HAZ-1 and HAZ-3 would be required. The proposed project would not handle, store, or transport hazardous materials in quantities that would be required to be regulated. Thus, project operations would result in similar impacts as that analyzed for the Specific Plan. No new impacts have been identified and no new mitigation measures are required for the proposed project.

Hydrology and Water Quality

Impacts would be the same as the Specific Plan. The Program EIR found that no significant impacts pertaining to construction-related impacts (i.e., water quality and drainage patterns due to erosion and sedimentation), or operational-related impacts to water quality, groundwater recharge, the alteration of drainage patterns, or flooding would result. The City of Menlo Park Engineering Division requires a Grading and Drainage Permit and preparation of a construction plan for any construction project disturbing 500 square feet or more. The Grading and Drainage (G&D) Permit requirements specify that the construction must demonstrate that the sediment laden-water shall not leave the site. Incorporation of these requirements would be expected to reduce the impact of erosion and sedimentation to a less-than-significant level. No mitigation measures are required.

A Stormwater Management Plan was prepared by BKF Engineers and reviewed by Schaaf and Wheeler (3rd party reviewer). The project complies with the requirements of the Regional Water Quality Control Board (RWQCB) Municipal Regional Permit (MPR) C.3 provisions, and would meet the requirements of a Special Project Category AS: Small Infill Projects and is allowed a 100% Low Impact Development (LID) Treatment Reduction Credit. No mitigation measures are required.

Land Use and Planning

The proposed development and public benefit bonus proposal would not conflict with any applicable land use plans or policies. Impacts would be the same as the Specific Plan.

<u>LU-1</u>: The Program EIR determined that the Specific Plan would not divide an established community. The proposed project site is vacant and was previously a gas station. The Specific

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Plan allows for taller buildings, any new development would occur along the existing grid pattern, and proposed heights and massing controls would result in buildings comparable with existing buildings found in the Plan area. The proposed development consists of construction of a new 33,657 square foot, four-story, hotel building comprised of 61 guest rooms, restaurant and bar, and a function room with one level of below-grade parking and is subject to architectural control and use permit approval by the Planning Commission. The project would not create a physical or visual barrier, therefore would not physically divide a community. There are no impacts.

<u>LU-2</u>: The Program EIR determined that the Specific Plan would not alter the type and intensity of land uses in a manner that would cause them to be substantially incompatible with surrounding land uses or neighborhood character. The proposed project is an infill hotel development at the Public Benefit Bonus level that meets the intent of the Specific Plan, and would be consistent with the General Plan. The Specific Plan allows for a higher FAR in exchange for public benefits. The public benefit package would be reviewed by the Planning Commission, and would have to achieve key standards as noted in the Specific Plan. Therefore, the project would not conflict with any applicable land use plans or policies.

<u>LU-3</u>: The Program EIR determined that the Specific Plan would not conflict with the City's General Plan, Zoning Ordinance, or other land use plans or policies adopted for the purpose of mitigating an environmental effect. The General Plan and Zoning Ordinance were amended concurrent with the Specific Plan adoption, and the proposed project would comply with all relevant regulations. No mitigation is required for this impact, which is less than significant.

<u>LU-4</u>: The Program EIR determined that the Specific Plan, in combination with other plans and projects, would not result in cumulatively considerable impacts to land use. The proposed project, being a part of the Specific Plan area and accounted for as part of the maximum allowable development, is consistent with this determination. No mitigation is required for this impact, which is less than significant.

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

Mineral Resources

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

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

Noise

Impacts would be the same as the Specific Plan.

NOI-1: The Program EIR determined that construction noise, in particular exterior sources such as jackhammering and pile driving, could result in a potentially significant impact, and established Mitigation Measures NOI-1a through NOI-1c to address such impacts. The physical conditions as they relate to noise levels have not changed substantially in the Specific Plan area

since the preparation of the Specific Plan EIR. Therefore, construction noise impacts of the proposed project would be less than significant, and these mitigation measures would apply.

<u>NOI-2</u>: The Program EIR determined that impacts to ambient noise and traffic-related noise levels as a result of the Specific Plan would be less than significant. The proposed project's share of this development (31,725 net new square feet of hotel use) would be accounted for through deduction of this total from the maximum allowable development under the Specific Plan.

NOI-3, NOI-4, and NOI-6: The Program EIR determined that the Specific Plan could include the introduction of sensitive receptors (i.e., new residences) to a noise environment with noise levels in excess of standards considered acceptable under the City of Menlo Park Municipal Code (i.e., near the Caltrain tracks), as well as the introduction of sensitive receptors to substantial levels of ground borne vibration from the Caltrain tracks. The proposed project includes a hotel use, and would not expose any new sensitive receptors to elevated noise or groundborne vibration levels; therefore, Mitigation Measures NOI-3 and NOI-4 would not need to be implemented as part of the proposed development.

NOI-5: The Program EIR determined that implementation of the Specific Plan, together with anticipated future development in the area in general, would result in a significant increase in noise levels in the area. The Program EIR established Mitigation Measure NOI-5 to require the City to use rubberized asphalt in future paving projects within the Plan area if it determines that it would significantly reduce noise levels and is feasible given cost and durability, but determined that due to uncertainties regarding Caltrans approval and cost/feasibility factors, the cumulative impact of increased traffic noise on existing sensitive receptors is significant and unavoidable. The proposed project's share of this development (31,725 square feet of hotel use) would be accounted for through deduction of this total from the maximum allowable development under the Specific Plan.

The applicant has submitted a noise report by Mei Wu Acoustics, dated April 8, 2016, that evaluates operational noise impacts, including noise from outdoor events, use of the partially enclosed exercise room, and rooftop mechanical installations. With the exception of the rooftop garage exhaust fan and kitchen exhaust fan, all other operational noise sources are not anticipated to exceed the City's noise limits. The report includes recommendations to ensure that noise emissions from the garage exhaust fan and kitchen exhaust fan would be in conformance with the City's noise limits.

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

Population and Housing

Impacts would be similar from that analyzed in the Program EIR.

<u>POP-1</u>: The Program EIR determined that the implementation of the Specific Plan would not cause the displacement of existing residents to the extent that the construction of replacement facilities outside of the Plan area would be required. The project would not eliminate any existing residential units; therefore, no residents would be displaced. No mitigation is required for this impact, which is less than significant.

<u>POP-2</u>: The Program EIR determined that the implementation of the Specific Plan would not be expected to induce growth in excess of current projections, either directly or indirectly. The Program EIR found that full build-out under the Specific Plan would result in 1,537 new residents, well within the Association of Bay Area Governments (ABAG) projection of 5,400 new residents between 2010 and 2030 in Menlo Park and its sphere of influence. Additionally, the Program EIR projected the new job growth associated with the new retail, commercial and hotel development to be 1,357 new jobs. The ABAG projection for job growth within Menlo Park and its sphere of influence is an increase of 7,240 jobs between 2010 and 2030. The Program EIR further determines that based on the ratio of new residents to new jobs, the Specific Plan would result in a jobs-housing ratio of 1.56, below the projected overall ratio for Menlo Park and its sphere of influence of 1.70 in 2030 and below the existing ratio of 1.78.

The project includes the construction of a 33,657 square foot hotel, which would generate approximately 27 new employees (applying an employment density factor of 300 square feet per employee for non-guest room areas). Construction of the project, including site preparation phase, would temporarily increase construction employment. Given the relatively conventional nature and scale of the construction associated with the project, relative to regional construction, the demand for construction employment would likely be met within the existing and future labor market in the City and the County. The size of the construction workforce would vary during the different stages of construction, but a substantial quality of workers from outside the City or County would not be expected to relocate permanently. Although this project alone would not improve the City's jobs-housing ratio, other projects with residential components are underway in the Specific Plan area. In addition, this proposal would not displace any existing residential units.

<u>POP-3</u>: The Program EIR determined that implementation of the Specific Plan, in combination with other plans and projects would not result in cumulatively considerable impacts to population and housing. The EIR identified an additional 959 new residents and 4,126 new jobs as a result of other pending projects. These combined with the projection for residents and jobs from the Specific Plan equates to 2,496 new residents and 5,483 new jobs, both within ABAG projections for Menlo Park and its sphere of influence in 2030. The estimated additional 27 jobs associated with the proposed hotel would not be considered a substantial increase, would continue to be within all projections, and impacts in this regard would be considered less than significant. Thus, no new impacts have been identified and no new mitigation measures are required for the proposed project.

No new population and housing impacts have been identified and no new mitigation measures are required for the proposed project.

Public Services and Utilities

Impacts would be the same as the Specific Plan. The Program EIR concluded that less than significant impacts to public services, including fire protection, police protection, schools, parks, and other public facilities would result. In addition, the Program EIR concluded that Specific Plan build-out would result in less than significant impacts to utilities and service systems, including water services, wastewater services, and solid waste. No mitigation measures were required under the Program EIR for public services and utilities impacts.

The Menlo Park Fire Protection District (MPFPD) currently serves the project area. MPFPD review and approval of individual development plans is a standard part of the project review process, ensuring that new buildings meet all relevant service requirements. The project



would not intensify development over what has previously been analyzed, nor modify building standards (height, setbacks, etc.) in a way that could affect the provision of emergency services by the MPFPD. The plans have been reviewed and tentatively approved by MPFPD for compliance with emergency access requirements. Therefore, the project would not result in any impacts resulting in the need for new or physically altered fire facilities.

Public parks near the project area include Burgess Park, Fremont Park, and Nealon Park. Additional public facilities, such as the library and recreational facilities at the Civic Center complex are located next to Burgess Park. The project would not intensify development over what has previously been analyzed, and existing public facilities would continue to be sufficient to serve the population of the project area. Therefore, the proposed project would not result in the demand for new public parks or other public facilities.

The existing water, wastewater, electric, gas, and solid waste infrastructure is adequate to support the proposed project, as the amount of non-commercial square footage would not exceed what was previously analyzed.

No new public services and utilities impacts have been identified, and no new mitigation measures are required for the proposed project.

Transportation, Circulation and Parking

As noted previously, the proposed development would result in the construction of a new 61-room hotel with a restaurant and bar, and a room for events/functions. Assuming full occupancy, the proposed project is estimated to generate 32 net new AM peak hour trips and 37 net new PM peak hour trips. Based on this level of vehicle traffic, a detailed traffic study is not required as the land use assumptions on site are consistent with those outlined in the Specific Plan. Given the site's proximity to public transit and the proposed hotel use, it is possible that a higher percentage of transit use could be achieved.

The proposed project is consistent with the Specific Plan land uses. The Specific Plan encourages Transportation Management Program programs for all new development, including those that generate fewer than 100 peak hour trips. The applicant has submitted a Transportation Demand Management (TDM) plan in compliance with the City's TDM program requirements. The goal of the TDM plan is to identify trip reduction methods to be implemented in order to reduce the number of AM and PM peak single occupant vehicle (SOV) trips that are generated by the project site. The proposed project would be subject to the fair share contribution towards infrastructure required to mitigate transportation impacts as identified in the Program EIR.

The project includes the construction of a westbound right turn lane on Glenwood Avenue at the intersection of El Camino Real. A Traffic and Parking Study prepared by Traffic Patterns concludes the addition of the westbound right turn lane does not have qualitative benefits to active travel mode operations, specifically bicycle operations. The addition of the westbound lane allows for bicycle traffic to be placed to the left of right turn automobiles.

TR-1 and TR-7: The Program EIR concluded that the Specific Plan would result in significant and unavoidable traffic impacts related to operation of area intersections and local roadway segments, in both the short-term and cumulative scenarios, even after implementation of Mitigation Measures TR-1a through TRA-1d, TR-2, TR-7a through TR-7n, and TR-8. The proposed project's share of the overall Specific Plan development (31,725 net new square feet



of commercial use) would be accounted for through deduction of this total from the maximum allowable development under the Specific Plan, and as such is consistent with the Program EIR analysis.

TR-2 and TR-8: The Program EIR determined that the Specific Plan would adversely affect operation of certain local roadway segments, in both the near-term and cumulative scenarios. Assuming full occupancy, the proposal is a hotel project, demolishing the existing improvements. Assuming full occupancy, the proposed project is estimated to generate 32 net new AM peak hour trips and 37 net new PM peak hour trips. Given the site's proximity to public transit and the proposed hotel use, it is likely that a higher percentage of transit use could be achieved with the proposed use as compared to the previous gas station use. The applicant has submitted a TDM Plan, but as previously noted, this mitigation cannot have its effectiveness guaranteed; the impact would remain significant and unavoidable.

The proposed project's share of the overall Specific Plan development (31,725 net new square feet hotel use) would be accounted for through deduction of this total from the maximum allowable development under the Specific Plan, and as such is consistent with the Program EIR analysis.

In addition, the proposed project would be required, through the MMRP, to implement Mitigation Measure TR-2, requiring submittal and City approval of a Transportation Demand Management (TDM) program prior to project occupancy. However, this mitigation (which is also implemented through Mitigation Measure AIR-2) cannot guarantee effectiveness in vehicular trip reductions, as noted by the Program EIR, so the impact remains significant and unavoidable.

TR-3, TR-4, TR-5, and TR-6: The Program EIR determined that the Specific Plan would not result in impacts to freeway segment operations, transit ridership, pedestrian and bicycle safety, or parking in the downtown. The proposed project, using a parking ratio supported by appropriate data and analysis, would be consistent with this analysis, and no new impacts or mitigation measures would be projected.

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

Conclusion

As discussed, the Conformance Checklist is to confirm that 1) the proposed project does not exceed the environmental impacts analyzed in the Program EIR, 2) that no new impacts have been identified, and 3) no new mitigation measures are required. As detailed in the analysis presented above, the proposed project would not result in greater impacts than were identified for the Program EIR. No new impacts have been identified and no new mitigation measures are required for the proposed project.

References

- 1. Arborist Letter prepared Ralph Osterling Consultants, dated November 18, 2015 and amended July 24, 2015.
- 2. Cultural Resource Evaluation prepared by Archeological Resource Management, dated March 9, 2016.

- 3. Geotechnical Investigation prepared by Romig Engineers Inc, dated May 22, 2015.
- 4. Phase I Environmental Site Assessment prepared by Environmental Investigation Services Inc., dated February 13, 2014.
- 5. Acoustic Report prepared by Mei Wu Acoustics, dated April 8, 2016.
- 6. Traffic and Parking Study prepared by Traffic Patterns, dated revised March 15, 2016.
- 7. Stormwater Management Plan by BKF Engineers, dated April 6, 2016, and Third Party Review letter prepared by Schaaf and Wheeler, dated April 6, 2016.
- 8. Applicant's Project Description Letter, dated April 14, 2016.
- 9. Plans prepared by Hornberger + Worstell, date stamped April 8, 2016.
- 10. Staff site visit, February 26, 2016

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Mitigation Measure	Action	Timing	Implementing	Monitoring Party
	AIR QUALITY			
IMPACT BEING ADDRESSED: Impact AIR-1: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants associated with construction activities that could contribute substantially to an air quality violation. (Significant)	tion of the Specific Plan would result in the state of the Specific Plan would result in the state of the sta	increased long-term e cant)	missions of criteria p	ollutants associated
Mitigation Measure AIR-1a: During construction of individual projects under the Specific Plan, project applicants shall require the construction contractor(s) to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic dust control procedures required for construction sites. For projects for which construction emissions exceed one or more of the applicable BAAQMD thresholds, additional measures shall be required as indicated in the list following the Basic Controls.		Measures shown on plans, construction documents and ongoing during demolition, excavation and construction.	Project sponsor(s) and contractor(s)	PW/CDD
Basic Controls that Apply to All Construction Sites 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.	Exposed surfaces shall be watered twice daily.			
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.	Trucks carrying demolition debris shall be covered.			
 All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 	Dirt carried from construction areas shall be cleaned daily.			
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.	Speed limit on unpaved roads shall be 15 mph.			
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	Roadways, driveways, sidewalks and building pads shall be laid as soon as possible after grading.			
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.	Idling times shall be minimized to 5 minutes or less; Signage posted at all access points.			
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	Construction equipment shall be properly tuned and maintained.			

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.	Signage will be posted with the appropriate contact information regarding dust complaints.			
Impact AIR-2: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants from increased vehicle traffic and on-site area sources that would contribute substantially to an air quality violation. (Significant)	result in increased long-term emissions quality violation. (Significant)	of criteria pollutants t	rom increased vehicl	e traffic and on-site
Mitigation Measure AIR-2: Mitigation Measure TR-2 of Section 4.13, Transportation, Circulation and Parking, identifies Transportation, Demand Management (TDM) strategies to be implemented by individual project applicants, although the precise effectiveness of a TDM program cannot be guaranteed. As the transportation demand management strategies included in Mitigation Measure TR-2 represent the majority of available measures with which to reduce VMT, no further mitigation measures are available and this impact is considered to be significant and unavoidable.	See Mitigation Measure TR-2.			

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
	BIOLOGICAL RESOURCES			
Impact BIO-1: The Specific Plan could result in the take of special-status birds or their nests. (Potentially Significant)	of special-status birds or their nests. (Po	otentially Significant)		
Mitigation Measure BIO-1a: Pre-Construction Special-Status Avian Surveys. No more than two weeks in advance of any tree or shrub pruning, removal, or ground-disturbing activity that will commence during the breeding season (February 1 through August 31), a qualified wildlife biologist will conduct pre-construction surveys of all potential special-status bird nesting habitat in the vicinity of the planned activity. Pre-construction surveys are not required for construction activities scheduled to occur during the non-breeding season and continuing into the breeding the non-breeding season and continuing into the breeding season and continuing into the breeding season and continuing some of the breeding season and continuing season of or require surveys (as it is assumed that any breeding birds taking up nests would be presumed to be unaffected by the activities would be presumed to be unaffected by the activities would be presumed to be unaffected by the activity and a buffer zone around such nests would not be necessary. However, a nest initiated during construction cannot be moved or altered. If pre-construction surveys indicate that no nests of special-status birds are proceptive. In further mitigation is required. If active nests of special-status birds are found during	A nesting bird survey shall be prepared if tree or shrub pruning, removal or ground-disturbing activity will commence between February 1 through August 31.	Prior to tree or shrub pruning or removal, any ground disturbing activity and/or issuance of demolition, grading or building permits.	Qualified wildlife biologist retained by project sponsor(s)	CDD
the surveys: implement Mitigation Measure BIO-1b.				

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Mitigation Measure BIO-1b: Avoidance of active nests. If active nests of special-status birds or other birds are found during surveys, the results of the surveys would be discussed with the California Department of Fish and Game and avoidance procedures will be adopted, if necessary, on a case-by- case basis. In the event that a special-status bird or protected nest is found, construction would be stopped until either the bird leaves the area or avoidance measures are adopted. Avoidance measures can include construction buffer areas (up to several hundred feet in the case of raptors), relocation of birds, or seasonal avoidance. If buffers are created, a no disturbance zone will be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted will take into account factors such as the following: 1. Noise and human disturbance levels at the Plan area and the nesting site at the time of the survey and the noise and disturbance expected during the construction activity; 2. Distance and amount of vegetation or other screening between the Plan area and the nest; and 3. Sensitivity of individual nesting species and behaviors of the nesting birds.	If active nests are found during survey, the results will be discussed with the California Department of Fish and Game and avoidance procedures adopted. Halt construction if a special-status bird or protected nest is found until the bird leaves the area or avoidance measures are adopted.	Prior to tree or shrub pruning or removal, any ground-disturbing activities and/or issuance of demolition, grading or building permits.	Project sponsor(s) and contractor(s)	CDD
Impact BIO-3: Impacts to migratory or breeding special-status birds and other special-status species due to lighting conditions. (Potentially Significant)	tatus birds and other special-status spec	cies due to lighting c	onditions. (Potentially	Significant)
Mitigation Measure BIO-3a: Reduce building lighting from exterior sources. a. Minimize amount and visual impact of perimeter lighting and façade up-lighting and avoid uplighting of rooftop antennae and other tall equipment, as well as of any decorative features; b. Installing motion-sensor lighting, or lighting controlled by timers set to turn off at the earliest practicable hour; c. Utilize minimum wattage fixtures to achieve required lighting levels; d. Comply with federal aviation safety regulations for large buildings by installing minimum intensity white strobe lighting with a three-second flash interval instead of continuous flood lighting, rotating lights, or red lighting e. Use cutoff shields on streetlight and external lights to prevent upwards lighting.	Reduce building lighting from exterior sources.	Prior to building permit issuance and ongoing.	Project sponsor(s) and contractor(s)	CDD

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
Mitigation Measure BIO-3b: Reduce building lighting from interior sources.	Reduce building lighting from interior sources.	Prior to building permit issuance and	Project sponsor(s) and contractor(s)	СОО
 a. Dim lights in lobbies, perimeter circulation areas, and atria; 		ongoing.		
 b. Turn off all unnecessary lighting by 11pm thorough sunrise, especially during peak migration periods (mid- March to early June and late August through late October); 				,
c. Use gradual or staggered switching to progressively turn on building lights at sunrise.				
 d. Utilize automatic controls (motion sensors, photo sensors, etc.) to shut off lights in the evening when no one is present; 				
e. Encourage the use of localized task lighting to reduce the need for more extensive overhead lighting;				
f. Schedule nightly maintenance to conclude by 11 p.m.; g. Educate building users about the dangers of night lighting to birds.				

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Mitigation Measure	Action Timing and helpfully Flogram	Timing	Implementing Party	Monitoring Party
	CULTURAL RESOURCES			
Impact CUL-2: The proposed Specific Plan could impact currently unknown archaeological resources. (Potentially Significant)	currently unknown archaeological reso	urces. (Potentially Sig	Inificant)	
Mitigation Measure CUL-2a: When specific projects are proposed that involve ground disturbing activity, a site-specific cultural resources study shall be performed by a qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric and historic-period deposits, and preparation of a technical report that meets federal and state requirements. If historic or unique resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and Native American representatives to mitigate potential impacts to less than significant based on either the Secretary of the Interior's Standards described in Mitigation Measure CUL-1 (if the site is historic) or the provisions of Public Resources Code Section 21083.2 (if a unique archaeological site).	A qualified archeologist shall complete a site-specific cultural resources study. If resources are identified and cannot be avoided, treatment plans will be developed to mitigate impacts to less than significant, as specified.	Simultaneously with a project application submittal.	Qualified archaeologist retained by the project sponsor(s).	CDD STATUS: COMPLETE: The cultural resource evaluation, prepared by Archaeological Resource Management, dated March 9, 2016, concluded that the proposed project will have no impact on cultural resources.
Mitigation Measure CUL-2b: Should any archaeological artifacts be found during construction, all construction activities within 50 feet shall immediately halt and the City must be notified. A qualified archaeologist shall inspect the findings within 24 hours of the discovery. If the resource is determined to be a historical resource or unique resource, the archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the find shall not recommence until impacts on the historical or unique archaeological resource are mitigated as described in Mitigation Measure CUL-2a above. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifact is prohibited by law.	If any archaeological artifacts are discovered during demolition/construction, all ground disturbing activity within 50 feet shall be halted immediately, and the City of Menlo Park Community Development Department shall be notified within 24 hours. A qualified archaeologist shall inspect any archaeological artifacts found during construction and if determined to be a resource shall prepare a plan meeting the specified standards which shall be implemented by the project sponsor(s).	Ongoing during construction.	Qualified archaeologist retained by the project sponsor(s).	СОО

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Mittigation Measure	Action	Timing	Implementing Party	Monitoring Party
Impact CUL-3: The proposed Specific Plan may adversely affect unidentifiable paleontological resources. (Potentially Significant)	y affect unidentifiable paleontological re	sources. (Potentially	Significant)	
Mitigation Measure CUL-3: Prior to the start of any subsurface excavations that would extend beyond previously disturbed soils, all construction forepersons and field supervisors shall receive training by a qualified professional paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), who is experienced in teaching non-specialists, to ensure they can recognize fossil materials and will follow proper notification procedures in the event any are uncovered during construction. Procedures to be conveyed to workers include halting construction within 50 feet of any potential fossil find and notifying a qualified paleontologist, who will evaluate its significance. Training on paleontologist, who will evaluate its significance. Training on paleontologist is determined to be significant and avoidance is not feasible, the paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards. (SVP, 1996)	A qualified paleontologist shall conduct training for all construction personnel and field supervisors. If a fossil is determined to be significant and avoidance is not feasible, the paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards.	Prior to issuance of grading or building permits that include subsurface excavations and ongoing through subsurface excavation.	Qualified archaeologist retained by the project sponsor(s).	CDD
Impact CUL-4: Implementation of the Plan may cause disturbance of human remains including those interred outside of formal cemeteries. (Potentially Significant)	turbance of human remains including th	ose interred outside o	of formal cemeteries.	Potentially

900 Qualified Mitigation Measure CUL-4: If human remains are Significant

discovered during construction, CEQA Guidelines
15064.5(e)(1) shall be followed, which is as follows:
* In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:

- 1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - The San Mateo County coroner must be contacted to determine that no investigation of the cause of death is required; and
- death is required; and
 b) If the coroner determines the remains to be Native
 American:
- The coroner shall contact the Native American heritage Commission within 24 hours;
 The Native American Heritage Commission shall identify the person or persons it believes to be

the most likely descended from the deceased

Native American;
3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for

If human remains are discovered during any construction activities, all ground-disturbing activity within the site or any nearby area shall be halted immediately, ed and the County coroner must be contacted immediately and other specified procedures must be followed as applicable.

archaeologist retained by the project sponsor(s)

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
means of treating or disposing of, with				
appropriate dignity, the human remains and any				
associated grave goods as provided in Public				
Resources Code Section 5097.98; or				
2) Where the following conditions occur, the landowner or				
his authorized representative shall rebury the Native				
American human remains and associated grave goods				
with appropriate dignity on the property in a location not				
subject to further subsurface disturbance.				
a) The Native American Heritage Commission is unable				
to identify a most likely descendent or the most likely				
descendent failed to make a recommendation within				
48 hours after being notified by the Commission.				
b) The descendant identified fails to make a				
recommendation; or				
c) The landowner or his authorized representative				
rejects the recommendation of the descendant, and				
the mediation by the Native American Heritage		7		
Commission fails to provide measures acceptable to				
the landowner.				

1400 El Camino Real Project Mitigation Monitoring and Reporting Program

Mitigation Measure	Action	Timing	Implementing	Monitoring Party
	HAZARDOUS MATERIALS			
Impact HAZ-1: Disturbance and release of contaminated soil during demolition and construction phases of the project, or transportation of excavated material, or contaminated groundwater could expose construction workers, the public, or the environment to adverse conditions related to hazardous materials handling (Potentially Significant)	soil during demolition and construction phases of the project, or transportation of excavated material, newkers, the public, or the environment to adverse conditions related to hazardous materials handlin	phases of the project to adverse condition	t, or transportation of	excavated material, is materials handling.
Mitigation Measure HAZ-1: Prior to issuance of any building permit for sites where ground breaking activities building permit for sites where ground breaking activities would occur, all proposed development sites shall have a Phase I site assessment performed by a qualified environmental consulting firm in accordance with the industry required standard known as ASTM E 1527-05. The City may waive the requirement for a Phase I site assessment for sites under current and recent regulatory oversight with respect to hazardous materials contamination. If the Phase I assessment shows the potential for hazardous releases, then Phase II site assessments or other appropriate analyses shall be conducted to determine the extent of the contamination and the process for remediation. All proposed development in the Plan area where previous hazardous materials releases have occurred shall require remediation and cleanup to levels established by the overseeing regulatory agency (San Mateo County Environmental Health (SMCEH), Regional Water Quality Control Board (RWQCB) or Department of Toxic Substances Control (DTSC) appropriate for the proposed new use of the site. All proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a licensed professional in accordance with California Code of Regulations (contained in Title 8 of the California Code of Regulations) and approved by SMCEH prior to the commencement of groundbreaking.	Prepare a Phase I site assessment. If assessment shows potential for hazardous releases, then a Phase II site assessment shall be conducted. Remediation shall be conducted according to standards of overseeing regulatory agency where previous hazardous releases have occurred. Groundbreaking activities where there is identified or suspected contamination shall be conducted according to a site-specific health and safety plan.	Prior to issuance of any grading or building permit for sites with groundbreaking activity.	Qualified environmental consulting firm and licensed professionals hired by project sponsor(s)	CDD STATUS: COMPLETE: A Phase I Environmental Site Assessment prepared by Environmental Investigation Services, Inc., dated February 13, 2014, and a "UST Removal Project Closure Letter" from the San Mateo County Health System, dated February 7, 2014, were submitted. The letter states that samples were taken and final test results concluded that no further action is required, and that the underground storage tank permit has been closed.
impact nAz-3: nazardous materials used on any individual site during construction activities (i.e., fuels, lubricants, solvents) could be released to the environment through improper handling or storage. (Potentially Significant)	lai site during construction activities (i.e entially Significant)	., tuels, lubricants, sc	ivents) could be relea	sed to the
Mitigation Measure HAZ-3: All development and redevelopment shall require the use of construction Best Management Practices (BMPs) to control handling of hazardous materials during construction to minimize the potential negative effects from accidental release to groundwater and soils. For projects that disturb less than one acre, a list of BMPs to be implemented shall be part of building specifications and approved of by the City Building Department prior to issuance of a building permit.	Implement best management practices to reduce the release of hazardous materials during construction.	Prior to building permit issuance for sites disturbing less than one acre and on-going during construction for all project sites	Project sponsor(s) and contractor(s)	CDD

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Impact NOH: Construction activities associated with implementation of the Specific Plan and in access of standards established from near some time specific from near some time specific from near some time specific from near some time specific from the specific Plan and in access of standards established in the focal general plan or noise visits in the Specific Plan and in access of standards established in the focal general plan or noise control terminals and seasociated with the Specific Plan and in access of standards established in the focal specific plan and in access of standards established in the focal specific plan and in access of standards established in the focal specific plan and in access of standards established in the focal specific plan and in access of standards established in the focal specific plan and in access of the focal specific plan and in access the sequence of the focal specific plan and in access the sequence of the focal specific plan and access to a security and accordance of the focal specific plan and access to a sequence of the focal specific plan and access to a sequence of the focal specific plan and access to a construction make control specific plan and access to a construction make control specific plan and access to a construction shall be hydraticisally or the construction specific plan and access to a construction shall be hydraticisally or the sequence of the focal specific plan and access to a construction shall be hydraticisally or the construction shall be hydraticisally or the sequence of the sequence of the sequence of the security and access to the sequence of the sequenc	Mitigation Measure	Action	Timing	Implementing Partv	Monitoring Party
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Sequency belower, where use of premutation of second plan shall be belowed and submitted to the City project supmit to Secolific process, ductor, and contractor(s) permit issuance as taken unitable to the city of very demandable to the control techniques to making noise control techniques to the city for making noise control techniques to making noise control techniques to making noise control techniques to making noise control techniques to making noise control techniques to making noise control techniques to making noise control techniques to the city for total transfer to the city for the city for the times to the measures to the extent teasible; Activity to the transfer to the city for the transfer to the transfer to the city for the transfer to the transfer to the transfer to the transfer to the city for the city for the city for the city for the city for the city for the city for the city for the city for the city for the city for the city for the city for the city for the c	Impact NOI-1: Construction activities associated with imposse levels in the Specific Plan area above levels existing ordinance, or applicable standards of other agencies. (Pc	plementation of the Specific Plan would In weuld In without the Specific Plan and in exces otentially Significant)	result in substantial I	lemporary or periodic lished in the local gen	increases in ambient neral plan or noise
musting shields of schrouts, etc.) with with 400 feet of musting shields of schrouts, etc.) with with 400 feet of musting shields of schrouts, etc.) with with 400 feet of minding permit statements. And a construction for plans, and construction to a construction to a construction to a construction to a construction to a construction to a construction to a construction to a construction to a construction to a shall be prepared by the construction to a constru	Mitigation Measure NOI-1a: Construction contractors for subsequent development projects within the Specific Plan area shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake	A construction noise control plan shall be prepared and submitted to the City for review.	Prior to demolition, grading or building permit issuance	Project sponsor(s) and contractor(s)	CDD
Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered wherever mostible to avoid noise associated with compressed air exhaust from pneumatically powered willrer on the compressed air exhaust shall be used; this muffler on the compressed air exhaust shall be used; this muffler on the compressed air exhaust shall be used; the muffler on the compressed air exhaust shall be used; the shall consider the exhausts by approximately 10 dBA. External jackets on the tools themselves shall be used, such as drills rather than impact eleasible in order to achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever teasible; • Stationary noise sources shall be located as far from adjacent receptors as possible and they shall be muffled and enclosed within temporary sheds, incorporate and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible; and	silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, etc.) when within 400 feet of sensitive receptor locations. Prior to demolition, grading or building permit issuance, a construction noise control plan that identifies the best available noise control techniques to be implemented, shall be prepared by the construction contractor and submitted to the City for review and approval. The plan shall include, but not be limited to, the following noise control elements:	Implement noise control techniques to reduce ambient noise levels.	Measures shown on plans, construction documents and specification and ongoing through construction	Project sponsor(s) and contractor(s)	СДД
* Stationary noise sources shall be located as far from adjacent receptors as possible and they shall be muffled and and enclosed within temporary sheds, incoporate insulation barriers, or other measures to the extent feasible; and	* Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler shall achieve lower noise levels from the exhaust by approximately 10 dBA. External jackets on the tools themselves shall be used where feasible in order to achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible;				
	* Stationary noise sources shall be located as far from adjacent receptors as possible and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible; and				

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Monitoring Dorty	monitor ingranty		CDD	CDD
Implementing	Party		Project sponsor(s) and contractor(s)	Project sponsor(s) and contractor(s) for revisions to construction noise control plan.
Timing	D		Measures shown on plans, construction documents and specifications and ongoing during construction.	Condition shown on plans, construction documents and specifications. When justified complaint received by City.
Action			If pile-driving is necessary for project, predrill holes to minimize noise and vibration and limit activity to result in the least disturbance to neighboring uses.	Condition projects such that if justified complaints from adjacent sensitive receptors are received, City may require changes in construction noise control plan.
Mitigation Measure		*When construction occurs near residents, affected parties within 400 feet of the construction area shall be notified of the construction schedule prior to demolition, grading or building permit issuance. Notices sent to residents shall include a project hotline where residents would be able to call and issue complaints. A Project Construction Complaint and Enforcement Manager shall be designated to receive complaints and notify the appropriate City staff of such complaints. Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and day and evening contact numbers, both for the construction contractor and City representative(s), in the event of problems.	Mitigation Measure NOI-1b: Noise Control Measures for Pile Driving: Should pile-driving be necessary for a subsequently proposed development project, the project sponsor would require that the project contractor predrill holes (if feasible based on soils) for piles to the maximum feasible depth to minimize noise and vibration from pile driving. Should pile-driving be necessary for the proposed project, the project sponsor would require that the construction contractor limit pile driving activity to result in the least disturbance to neighboring uses.	Mitigation Measure NOI-1c: The City shall condition approval of projects near receptors sensitive to construction noise, such as residences and schools, such that, in the event of a justified complaint regarding construction noise, the City would have the ability to require changes in the construction control noise plan to address complaints.



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Mitigation Measure	Action	Timing	Implementing	Monitoring Party
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	HANSPORTATION, CINCULATION AND PARKING	AHKING		
Impact TR-1: Traffic from future development in the Plan area would adversely affect operation of area intersections. (Significant)	area would adversely affect operation o	f area intersections. (Significant)	
Mitigation Measures TR-1a through TR-1d: (see EIR for details)	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
Impact TR-2: Traffic from future development in the Plan area would adversely affect operation of local roadway segments. (Significant)	area would adversely affect operation o	f local roadway segm	ents. (Significant)	
Mitigation Measure TH-2: New developments within the Specific Plan area, regardless of the amount of new traffic they would generate, are required to have in-place a Cityapproved Transportation Demand Management (TDM) program prior to project occupancy to mitigate impacts on roadway segments and intersections. TDM programs could include the following measures for site users (taken from the C/CAG CMP), as applicable: * Commute alternative information; * Bicycle storage facilities; * Pedestrian and bicycle subsidies; * Operating dedicated shuttle service (or buying into a shuttle consortium); * Subsidizing transit tickets; * Preferential parking for carpoolers; * Preferential parking for carpoolers; * Van pool programs; * Guaranteed ride home program for those who use alternative modes; * Parking cashout programs and discounts for persons who carpool, vanpool, bicycle or use public transit; * Imposing charges for parking rather than providing free parking; * Providing shuttles for customers and visitors; and/or * Car share programs.	Develop a Transportation Demand Management program.	Submit draft TDM program with building permit. City approval required before permit issuance. Implementation prior to project occupancy.	Project sponsor(s)	STATUS: COMPLETE: The applicant has submitted a TDM Action Plan prepared by Traffic Patterns, dated November 10, 2015 that complies with the TDM program criteria.
Impact TR-7: Cumulative development, along with development in the Plan area, would adversely affect operation of local intersections. (Significant)	pment in the Plan area, would adversely	raffect operation of Ic	ocal intersections. (Signature)	gnificant)
Mitigation Measures TR-7a through TR-7n: (see EIR for details)	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
Impact TR-8: Cumulative development, along with development in the Plan area would adversely affect operation of local roadway segments. (Significant)	pment in the Plan area would adversely	affect operation of lo	cal roadway segment	s. (Significant)
Mitigation Measure TR-8: Implement TR-2 (TDM Program).	See Mitigation Measure TR-2.			