

Springline Project (1300 El Camino Real/550 Oak Grove):

Architectural Control Revision Permit

Tenant Office Improvement – CSU Revision

(August 05, 2025)

The Springline Property (formerly known as Station 1300) was approved by the City Council in January 2017 and was substantially completed in 2021. As approved, the property includes a two-level subterranean parking garage, two office buildings organized around a central public plaza, a residential building fronting Oak Grove Avenue, and 24,927 square feet of community-serving retail ("CSU") space distributed among the ground floors of the office and residential buildings.

This Architectural Control Revision proposes the conversion of 1,232 square feet of ground-floor CSU space within the Canopy tenant space in the South Office Building along El Camino Real. The existing reception and café area will be converted to reception, office meeting, and event space. Following the proposed conversion, the project will retain 23,695 square feet of ground-floor CSU space.

The scope of work is limited to the removal of three pieces of beverage service equipment from the existing countertop. No additional tenant improvement construction or building permit is required. No exterior building modifications or streetscape improvements are proposed as part of this project.

	ALIGN (SURFACE, PLACES OR OBJECTS ARE IN ALIGNMENT)
	AREA OF DETAIL
	CENTERLINE
	CENTERLINE
	DETAIL TAG
	DETAIL NUMBER
	DOOR TAG
	DOOR AND HARDWARE TAG
	HARDWARE NUMBER
	ELEVATION
	ELEVATION NUMBER
	ELEVATION
	ELEVATION NUMBER
	ELEVATION MARKER
	EQUIPMENT TAG
	FINISH TAG
	FIXTURE TAG
	KEYNOTE
	NORTH ARROW
	PARTITION TYPE
	REVISION CLOUD AND REVISION NUMBER. REVISION CLOUD INDICATES CURRENT REVISION SET. GRAY CLOUD INDICATES PRIOR REVISION.
	ROOM TAG
	ROOM NAME
	ROOM NUMBER
	WINDOW TAG
	ELEVATION
	ELEVATION NUMBER
	SHEET NUMBER

CLIENT:
SPRINGLINE MANAGEMENT LLC
1160 BATTERY STREET
SAN FRANCISCO, CA 94111
CONTACT: MATTHEW BERGLUND
PHONE: 415.878.3140
EMAIL: MATTHEW@PRESIDIOBAY.COM

ARCHITECT:
MARTINKOVIC MILFORD ARCHITECTS
101 MONTGOMERY STREET - SUITE 650
SAN FRANCISCO, CA 94104
CONTACT: BRIAN MILFORD
PHONE: 415.346.9990
EMAIL: BRIAN@MARTINKOVICMILFORD.COM

PROJECT LOCATION—
1302 EL CAMINO REAL
MENLO PARK, CA

APN: 061-430-490
1300 EL CAMINO REAL
MENLO PARK, CA 94025

2021 APPROVED ENTITLEMENT GROUND LEVEL				
BUILDING	PROGRAM	COMMUNITY SERVING USE AREAS	COMMERCIAL / OFFICE AREAS	
A - NORTH OFFICE	COMMUNITY SERVING USES	10,300 SF		
B - NORTH OFFICE	COMMERCIAL / OFFICE		26,130 SF	
C1 - SOUTH OFFICE	COMMUNITY SERVING USES	8,322 SF		
D1 - SOUTH OFFICE	COMMERCIAL / OFFICE		25,480 SF	
E - RESIDENTIAL	COMMUNITY SERVING USES	5,088 SF		
E1 - RESIDENTIAL	RESIDENTIAL / SUBSIDIZED COMMUNITY SERVING USE	1,804 SF		
TOTALS:		24,927 SF	51,610 SF	= 76,537 SF
PROPOSED ENTITLEMENT GROUND LEVEL				
BUILDING	PROGRAM	COMMUNITY SERVING USE AREAS	COMMERCIAL / OFFICE AREAS	
A - NORTH OFFICE	COMMUNITY SERVING USES	10,300 SF		
B - NORTH OFFICE	COMMERCIAL / OFFICE		26,130 SF	
C1 - SOUTH OFFICE	COMMUNITY SERVING USES	7,290 SF		
D1 - SOUTH OFFICE	COMMERCIAL / OFFICE		25,480 SF	
D1 - SOUTH OFFICE	COMMERCIAL / OFFICE		1,202 SF	
E - RESIDENTIAL	COMMUNITY SERVING USES	5,088 SF		
E1 - RESIDENTIAL	RESIDENTIAL / SUBSIDIZED COMMUNITY SERVING USE	1,804 SF		
TOTALS:		23,696 SF	52,842 SF	= 76,537 SF
DIFFERENCE FROM 2021 APPROVED ENTITLEMENT GROUND FLOOR:		1,232 SF	+ 1,232 SF	

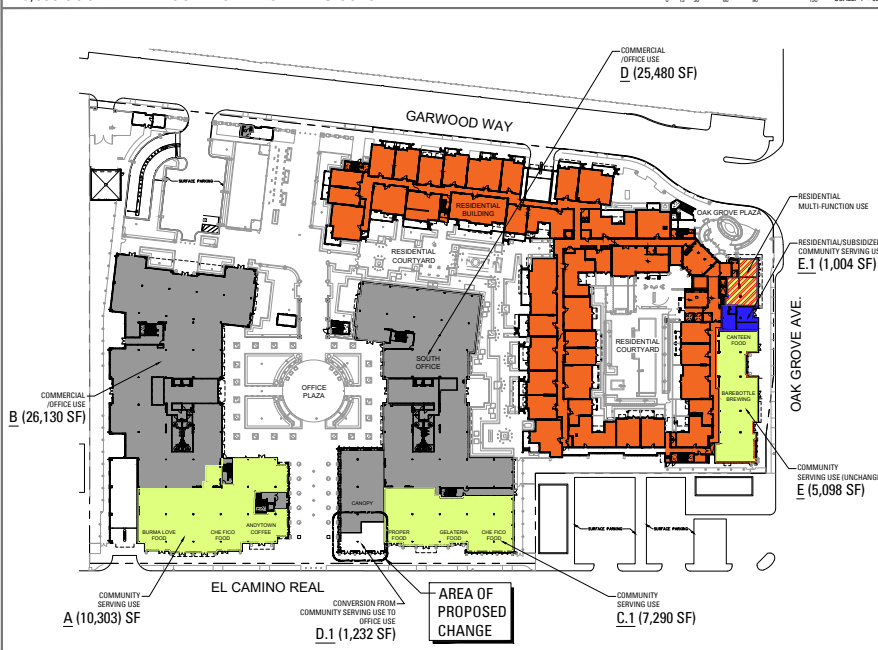
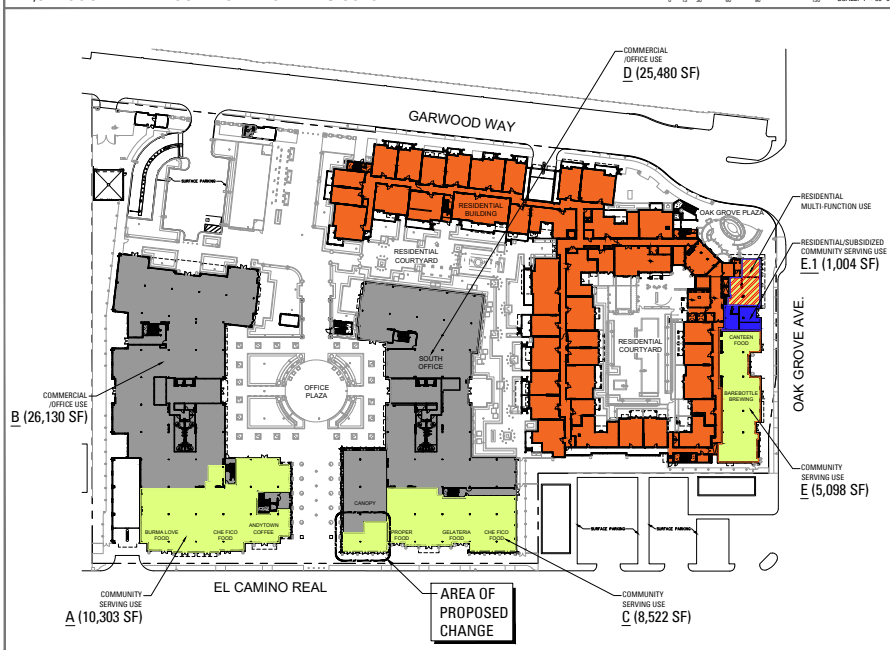
CONVERTING 1,232 SQUARE FEET OF GROUND LEVEL SPACE WITHIN THE CANOPY TENANT IN THE SOUTH OFFICE BUILDING FROM RECEPTION AND CAFE TO RECEPTION AND OFFICE MEETING AND EVENTS SPACE. REMOVAL OF CAFE BEVERAGE SERVICE COUNTERTOP APPLIANCES. NO EX

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 GREEN BUILDING CODE
2024 MENLO PARK MUNICIPAL CODE

[illegible]

ITEM	INCLUDED	NOT APPLICABLE
ARBORIST REPORT		✓
MENLO PARK FIRE PROTECTION DISTRICT APPROVAL		✓
CEQA STUDY AND INFORMATION FORM		✓
LEED CHECKLIST		✓ UNDER 10,000 HORN RESIDUAL
FLOOD ELEVATION CERTIFICATE		✓
IMPROVED AREA WORKSHEET		✓
HISTORIC SIGNIFICANCE WORKSHEET		✓
AREA PLAN		✓
SITE PLAN (EXISTING AND PROPOSED)	✓	
STREETSCAPE		✓
FLOOR PLANS (EXISTING AND PROPOSED)		✓
ELEVATIONS (EXISTING AND PROPOSED) (EXTERIOR PHOTOGRAPHS ARE SUBSTITUTED)	✓	
SECTIONS (EXISTING AND PROPOSED)	✓	
COLOR RENDERINGS		✓
COLORS AND MATERIAL BOARDS		✓
ROOF PLAN		✓
BOUNDARY AND TOPOGRAPHIC SURVEY		✓

APN: 061-430-490
1300 EL CAMINO REAL
MENLO PARK, CA 94025



RECORD OF DRAWING ISSUANCE	
PLANNING SUBMITTAL	8.05.2025
PLANNING SUBMITTAL	9.17.2025

Drawn By:	KB
Checked By:	BM
Project Number:	25030.1

COVER SHEET
SITE PLANS

A001



1 ARIEL VIEW
SCALE:



2 VIEW LOOKING NORTH EAST
SCALE:



3 FRONTAL VIEW OF CANOPY
SCALE:



4 VIEW LOOKING EAST
SCALE:



5 VIEW LOOKING EAST
SCALE:



6 VIEW LOOKING SOUTH EAST
SCALE:

STATION 1300
CANOPY OFFICE SPACE
ARCHITECTURAL CONTROL
REVISION

APR 06T 430:430
1300 EL CAMINO REAL
MENLO PARK, CA 94025



101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415 346 9990



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PHOTOGRAPHS

SHEET NUMBER

A002

A111