

1300 Hoover, Menlo Park

Project Description Letter

03 April 2026



PROPERTY INFORMATION

ADDRESS	1300 & 1308 Hoover St, Menlo Park, CA 94025
PARCEL NUMBER	071-103-270, 071-103-280
LOT SIZE	29,708± SQ.FT., 0.682± ACRES
ZONING DISTRICT	R-3 Parcel around the El Camino Real/Downtown Specific Plan Area

EXISTING USES & EXISTING CONDITIONS

The Property at 1300 and 1308 Hoover Street is located between Valparaiso Avenue and Oak Grove Avenue, one block west of El Camino Real. The site is currently developed with three single- and two-story apartment buildings, together with associated driveways, surface parking areas, and landscaping (collectively, the “Existing Improvements”). Along the Hoover Street frontage, the Property contains two existing driveways, one PG&E utility pole, a secondary support pole serving cable and telephone lines, and one fire hydrant.

Immediately adjacent to the Property are the following neighboring uses:

- To the northwest, at 1326 Hoover Street, is an existing multifamily residential building zoned R-3 and approximately 35 feet in height.
- To the southeast, at 1294 Hoover Street, is an existing multifamily residential building also zoned R-3 and approximately 22 feet in height.
- Abutting the rear of the Property at 1295 El Camino Real is a multifamily residential building approximately 45 feet tall, zoned SP-ECR-D (El Camino Real/Downtown Specific Plan).

PROJECT

The Project will remove the Existing Improvements and replace them with a thoughtfully designed, five-story, 34-unit condominium development that includes ground-floor interior parking and enhanced landscaping. The above-grade parking configuration was deliberately chosen to preserve the mature trees around the perimeter of the Property to the greatest extent possible. An underground parking structure would have required extensive excavation that would have caused significant harm to these important trees, and the Project team elected instead to protect and honor the site’s existing arbor heritage.

Of the 34 residences, three will be permanently affordable to very-low-income households and one will be affordable to a moderate-income household, advancing the City’s housing goals while creating a vibrant, mixed-income community for Menlo Park.

The new development will be served by a single, well-screened driveway located in the southeast corner of the site, minimizing impacts on Hoover Street. The Project also includes attractive sidewalk improvements and generous new landscaping along the Property’s frontage, contributing to the beauty and walkability of the neighborhood.

Rising above the ground-floor level—which will house parking, a welcoming lobby, and necessary back-of-house functions—will be four stories of residences. Select second-floor courtyards are designed as private open space for the adjacent units, offering residents convenient and serene outdoor areas.

The proposed unit sizes and mix are as follows:

2 Bed / 2 Ba	2 Bed / 2.5 Ba	3 Bed / 2 Ba	3 Bed / 2.5 Ba	3 Bed / 3 Ba
12	4	8	8	2

Below market rate units, dispersed throughout building					
Unit	Unit Type	Unit #	SF	FLOOR	BMR Cat.
207	2 Bed/2 Bath	207	1220	2	Very Low Income
208	2 Bed/2 Bath	208	1220	2	Very Low Income
307	2 Bed/2 Bath	307	1220	3	Very Low Income
308	2 Bed/2 Bath	308	1220	3	Moderate Income
Total:					

STATE DENSITY BONUS LAW REQUESTS

The Project provides a total of 4 onsite affordable housing units, 3 of which would be affordable to very-low-income households and 1 to moderate-income households. With a base density of 20 units, 15 percent yields 3 very-low-income affordable units. An additional 5 percent results in providing 1 moderate-income unit. These 4 units would be dispersed throughout the Project, as described above.

The Project’s percent and level of affordability entitle it to the following State Density Bonus Law (“SDBL”) benefits: a 50 percent density bonus for the 15% very low-income units (Gov. Code § 65915(f)(2)) and an additional 20 percent density bonus for the 5% moderate-income units (Gov. Code § 65915(v)), for a total 70 percent density bonus. The Project requests a 70 percent density bonus to allow 34 units (20 base + 14 bonus). Based on the number of affordable units provided, the project meets the threshold in Government Code § 65915(d)(2)(C) for three incentives or concessions and unlimited waivers. The Project currently requests three incentives/concessions and seven waivers. The Project applicant reserves the right to request additional or different concessions or waivers at a later time.

Under State Density Bonus Law, incentives or concessions are modifications to development standards or other regulatory relief that result in identifiable and actual cost reductions to facilitate the production of the on-site affordable housing units (Gov. Code § 65915(d) and (k)). In contrast, waivers are reductions or modifications of any development standards that would have the effect of physically precluding construction of the Project at the permitted density (including the density bonus units) and with the granted incentives/concessions (Gov. Code § 65915(e)). There is no numerical limit on the number of waivers that may be requested, provided they are justified by site-specific constraints and project design.

The Project applicant requests the following concessions / incentives:

o LEED Silver Designation. Per Menlo Park Municipal Code § 16.20.050(1)(B) Table, new residential construction between 25,001 and 100,000 sq. ft. is required to be designed to meet LEED Silver BD+C. Although Title 24 and the City of Menlo Park's other green building requirements typically satisfy the substantive performance goals of LEED Silver, the formal certification process itself is financially burdensome and adds significant soft costs that directly impact the economic feasibility of providing on-site affordable housing units. The Owner therefore requests an incentive/concession to allow the Project to meet the underlying green building performance standards through Title 24 compliance and other City-required measures, without incurring the additional expense of formal LEED Silver certification. This modification will result in identifiable and actual cost savings that help offset the cost of providing the four on-site BMR units.

o Underground Exterior Power lines. Pursuant to City of Menlo Park requirements, new development projects are generally required to underground existing overhead utility lines. The Owner requests an incentive/concession to be relieved of the requirement to underground the existing overhead electric, telecommunications, and fiber facilities located on the south frontage of the Property along Hoover Street. According to the Undergrounding Feasibility Memo prepared by Radius Engineering dated March 27, 2026, undergrounding the existing 4kV primary line, pole-mounted transformer, secondary service lines serving multiple neighboring properties, and associated communication lines would necessitate either approximately 700 linear feet of new street trenching (with associated traffic control, street closures, and multiple neighbor service shutdowns) or the installation of a new joint utility pole (resulting in no net reduction of overhead poles). The work would further require new pad-mounted transformer installation, extensive coordination with neighboring property owners (including written approvals, easements, and meter replacements), traffic control, and multiple service shutdowns. The Memo concludes that the substantial cost and disruption to the Project and surrounding properties far outweigh the benefit of removing a single pole. This concession will provide significant, identifiable, and actual cost savings that directly support the economic feasibility of delivering the Project's four on-site Below Market Rate (BMR) units.

o Not Pre-Plumbing For Recycled Water. Per Menlo Park Municipal Code § 16.20.050(3)(D), all new buildings in the R-3 district shall be dual plumbed for the internal use of recycled water. The Owner requests an incentive/concession to not pre-plumb the Project for recycled water. There is no recycled water available now or in the foreseeable future for the Project's location. Should recycled water become available in the future, it can easily be tied into the building's irrigation and landscaping systems with minimal modification and cost. Given the residential nature of the Project, it is unlikely that there will be many internal uses for recycled water. Not pre-plumbing for recycled water saves tens of thousands of dollars in construction costs, resulting in significant, identifiable, and actual cost savings that directly support the economic feasibility of delivering the Project's four on-site Below Market Rate (BMR) units.

The Project applicant requests the following waivers, which are needed to allow the Project to fit on the Property at the density proposed (including the density bonus units). Strict application of these standards would physically preclude construction of the Project as designed or render it economically infeasible:

o Increase in Residential Floor Area Ratio ("FAR"). The maximum residential FAR is 75 percent for 30 dwelling units per acre. The Owner requests a waiver of this standard to allow an FAR of 313 percent. Strict application of the 75 percent FAR limit would physically preclude construction of the Project at the density permitted under the State Density Bonus Law (34 units total) and as designed by the Project applicant, because the additional floor area is required to accommodate the density bonus units within the proposed building envelope, unit sizes, and architectural massing. Absent this waiver, the density bonus units would not fit in the Project.

o Increase in Dwelling Unit per Acre. The land required per dwelling unit is 3,100 SF land area per dwelling unit and 30 dwelling units per acre. The Owner requests a waiver of this standard to allow an 874 SF land area per dwelling unit and 50 dwelling units per acre. This waiver is necessary for the Project to be constructed at the density allowed and as designed by the Project applicant. Absent this waiver, the density bonus units would not fit in the Project.

o Increase in Height. The maximum height is 40 feet for all R-3 zoned projects around the El Camino Real/Downtown Specific Plan Area. (Mun. Code, § 16.20.030.) The Owner requests a waiver to increase the maximum height to approximately 63.12 feet measured from average natural grade to top of roof plywood, excluding rooftop mechanical equipment, stairs, and the elevator. With this increase in the maximum height, the average building height would be 59.4 feet. The waiver is necessary for the Project to be constructed at the density allowed and as designed by the Owner. Absent the waiver, the density bonus units would not fit in the Project.

o Electric Vehicle Charging Stations. Per Menlo Park Municipal Code § 12.18.130 and Table 5.106.5.3.1 (as amended locally), for 26-50 parking spaces the requirement is 12 Tier 1 EV-capable spaces and 6 Tier 1 EVCS spaces (with EVSE installed). The Project will exceed this requirement by providing electrical Level 1 / Tier 1 power and infrastructure to every parking stall, making 100% of the parking spaces EV-capable. The Owner requests a waiver to provide zero pre-installed EVSE. This approach allows future residents to select and install charging systems that best match their specific vehicles and technological preferences.

o Percent Glazing at Building Projections within Setbacks. The Owner requests a waiver to reduce the percentage of glazing provided at building projections within setbacks. Menlo Park Municipal Code § 16.20.040(1)(C) requires that 85 percent of the vertical surface of a projection within a setback be windows or glazed. The required side-yard setbacks are 10'-0" from the property line, and the proposed projections are otherwise permitted under § 16.20.040(1)(A). However, 2025 California Building Code Table 705.9 limits the maximum area of exterior wall openings in a sprinklered building to 25 percent per story at a 5'-10' fire separation distance. This conflict would physically preclude the proposed architectural design and massing necessary to achieve the density bonus.

o Building Profile. The Owner requests a waiver for compliance with the Building Profile requirement. Per Menlo Park Municipal Code § 16.20.040(3)(A), starting at a height of twenty-five (25) feet, a forty-five (45) degree building profile must be maintained at the minimum setback line contiguous with a public right-of-way. This standard would materially reduce upper-floor area and overall building massing critical to fitting the density bonus units. The waiver is necessary for the Project to be constructed at the density permitted under the State Density Bonus Law and as designed by the Owner.

o Bird Safe Glazing. Per Menlo Park Municipal Code § 16.35.110(6)(A), no more than 10 percent of façade surface area may have non-bird-friendly glazing. The Owner requests a waiver for the proposed

façade design. Strict compliance would constrain material and design choices required to achieve the building envelope and massing necessary for the density bonus units. The waiver is requested under § 65915(e) as a development standard that would otherwise physically preclude the Project at the permitted density; additional bird-safe treatments will be incorporated to the maximum extent feasible.

PROJECT OBJECTIVES

The Project stands as a profound and deliberate response to the urgent housing needs of Menlo Park and the broader region. Guided by a commitment to the public good, the Project brings forth the maximum number of homes permissible on the Property under the City's zoning and the State Density Bonus Law, creating a vibrant, mixed-income community that serves residents from all walks of life. The primary Project objectives are:

- **Deliver abundant, attainable housing to the people of Menlo Park.** By achieving the full density permitted under State law and local zoning, the Project provides a generous supply of new homes that directly addresses the region's critical shortage and offers opportunity to families and individuals who call Menlo Park home.
- **Create an economically sustainable mixed-income community that uplifts all residents.** The Project thoughtfully balances a sufficient number of market-rate units to ensure long-term viability while dedicating a meaningful share of homes to very-low-income and moderate-income households, thereby expanding access to high-quality housing for those who need it most and fostering an inclusive neighborhood for generations to come.
- **Advance environmental stewardship and a more sustainable future.** The Project fully embraces the State's carbon-reduction goals through strict compliance with California's Building Energy Efficiency Standards (Title 24, Parts 6 and 11), the construction of an all-electric building, and the strategic location of homes in a job-rich area that will meaningfully reduce regional vehicle miles traveled and mobile emissions.
- **Provide a compassionate move-down option to retain cherished local residents.** Many long-time and older Menlo Park residents who have raised families in larger homes now seek to downsize without leaving the community they love and helped build. The Project offers a dedicated move-down pathway, allowing these residents to sell their existing homes and transition into these thoughtfully designed new residences. This enables them to remain rooted in Menlo Park, preserve their social ties and neighborhood connections, and continue contributing to the fabric of this beloved city for years to come.
- **Bestow upon the neighborhood a building of enduring beauty and harmony.** The Project will rise as an aesthetically distinguished addition to the streetscape, thoughtfully designed to complement and enhance the character of recent developments while contributing to a timeless architectural legacy that residents will be proud to call their own.

REQUIRED APPROVALS

The following City discretionary approvals would be required prior to development of the Project:

- Conditional Use Permit for Bonus Level Development
- Architectural Control
- Below Market Rate Housing Agreement

In addition, the Project may require permits or approvals from the following non-City agencies:

- San Francisco Regional Water Quality Control Board
- Bay Area Air Quality Management District
- West Bay Sanitary District

ARCHITECTURAL AND LANDSCAPE DESIGN

Site Layout

The site layout thoughtfully maximizes residential living space while creating generous private outdoor areas for every home. The ground-floor residential entry and welcoming lobby are positioned along the southern frontage, framed by lush landscaping that invites pedestrians and softens the building's presence along the street. Discreet pedestrian access doors are incorporated into walls perpendicular to the street for convenient utility and service use, while a single, well-screened garage door and driveway provide efficient vehicle ingress and egress, preserving the pedestrian-friendly character of the neighborhood.

Architectural Style & Materials

The design presents a refined modern interpretation of layered outdoor living, featuring elegantly enclosed porches along the street frontage that create a welcoming, human-scaled presence. Substantial wood structural elements at the upper levels frame private terraces in a rhythmic, layered pattern that harmonizes with the mature trees along the frontage. A rich, warm stone base grounds the building, enhancing the pedestrian experience while visually reducing the perceived mass and scale.

The entry sequence is gracefully framed by low accent walls, thoughtfully planted at-grade gardens, and new specimen trees that create a serene arrival experience. The lobby features a deep recess with full-height storefront glazing, seamlessly blending indoor and outdoor spaces in a light-filled transition. The building's massing is articulated through a hierarchy of volumes, with carefully placed decks and expressive beams that break down the overall scale and create visual interest from every vantage point.

On the side elevations facing the property lines, bay-like projections extend into the permitted setbacks, offering residents delightful view corridors and a sense of spaciousness. Exterior finishes are selected for their enduring quality and timeless appeal: thin-set stone, refined cement plaster, horizontal fiber-cement panels, warm wood-look aluminum siding, exposed wood structural members at the decks, a sculptural metal entry awning, metal guardrails, and perforated metal mesh at garage openings. These high-quality, durable materials are carried consistently throughout the project to unify the composition while articulating each volume and subtly reducing the building's scale. Fenestration is varied to complement each finish, with inset vinyl windows and elegant storefront glazing at the lobby.

Site Landscaping

The landscape design is an integral part of the Project's commitment to the community and the environment. At-grade planters and raised stormwater-flow-through planters, together with new trees, shrubs, grasses, and perennials (as detailed in the landscape plans), will create rich layers of color, texture, and seasonal interest that complement the architecture and enhance the neighborhood's green character. Eighty percent of all plant material will be native or low-water-use species in full compliance with MWELo guidelines, ensuring long-term sustainability and water conservation.

To accommodate the essential new driveway and the PG&E pad-mounted transformer required for the building's electric service, one large heritage redwood tree on the southwest side of the site will need to be removed. This removal is necessary to satisfy PG&E's strict clearance requirements for pad-mounted equipment, working space, and utility infrastructure, as detailed in the attached Radius Engineering Tree Clearance Memo dated March 27, 2026. Another larger Ponderosa pine tree on the southeast side of the property is also slated for removal, as it would be severely impacted by construction, and the neighbor has complained for many years that the tree negatively affects his property. The remaining on-site and neighboring heritage trees will be carefully preserved and protected in accordance with the arborist report prepared by Bo Firestone. New trees will be planted at the ground level to further enhance the green canopy and contribute to the neighborhood's arbor heritage, creating a net-positive long-term contribution to Menlo Park's urban forest.

This balanced approach respects the site's natural assets while delivering the infrastructure needed to bring new homes and vitality to the community.

Residential Common Outdoor Space & Site Lighting

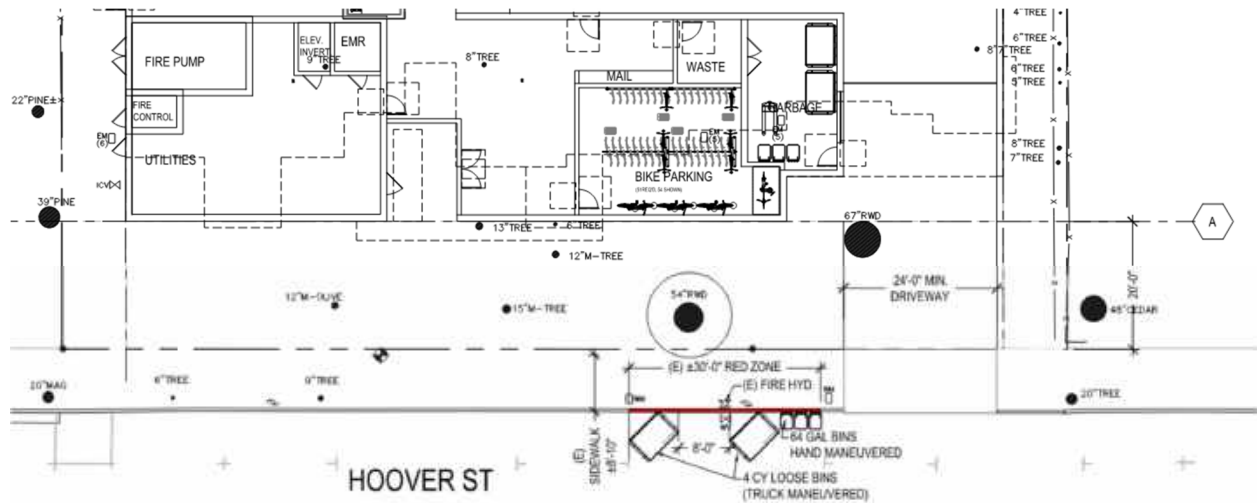
Abundant common open space is provided at both the front and rear of the building, connected by a generous 5-foot-wide circulation path that encircles the entire structure and is easily accessed by residents through two side gates and interior doors. Luxuriously planted walkways along the north and east sides invite daily enjoyment, while raised stormwater-treatment planters along the west side provide both beauty and functional sustainability. The rear yard is thoughtfully varied in scale and character to create intimate, pedestrian-friendly gathering spaces that encourage residents to linger and connect outdoors. All lighting is building-mounted, dark-sky compliant, and carefully directed to illuminate pathways, open areas, and entrances without spillover, preserving the night sky and neighboring properties..

Windows & Bird-friendly Glazing

All windows are inset a minimum of two inches from the exterior finishes in accordance with City requirements, with no simulated divided-light windows. The Project's fenestration strategy prioritizes resident views, natural light, and energy performance while maintaining the highest standards of architectural integrity.

Trash Collection

Trash collection will occur along Hoover Street adjacent to driveway entrance. Trash receptacles will be staged by Property management outside the flow of traffic. The Property size does not allow for a garbage truck to pull onto the Property.



CONSTRUCTION TIMING AND METHODS

The building is one story of Type I construction under 4 stories of Type III construction. Construction would occur in a single phase and is expected to take approximately 22 months. The projected excavation depth is approximately 3 feet. During construction, the contractor shall coordinate to provide dust control without the use of potable water.

OUTREACH TO NEIGHBORING PROPERTIES

A project informational package will be shared with adjoining neighbors at 1326 Hoover (property to Northwest), 1294 Hoover (property to Southeast), 1277, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1329 Hoover (properties across the street) and 1295 El Camino Real (Northeast of site at rear yard) by the Project applicant.

<u>ADDRESS</u>	1300 & 1308 HOOVER ST, MENLO PARK CA 94025
<u>PARCEL NUMBER</u>	071-103-270, 071-103-280
<u>LOT SIZE</u>	20,291± SQ.FT., 0.466± ACRES 9,417± SQ.FT., 0.216± ACRES Total: 29,708± SQ.FT., 0.682± ACRES
<u>ZONING DISTRICT</u>	R-3 PARCELS AROUND SPECIFIC PLAN AREA

DEVELOPMENT AND DESIGN STANDARDS PER MENLO PARK MUNICIPAL CODE (MPMC) SECTION 16.20		
	REQUIRED	PROPOSED
LAND AREA REQ'D PER DWELLING UNIT	MINIMUM 3,333 SF - MAX. 1,452 SF (29,708 SF / 1,452 SF = 20.46 DU) 3,100 SF LAND AREA REQ'D PER DU (TABLE 2)	WAIVER 874 SF LAND AREA /UNIT 50 DU/ACRE

SETBACKS	FRONT: 20' INTERIOR SIDE: 10'	FRONT: 20' INTERIOR SIDE: 10'
MAXIMUM RESIDENTIAL FLOOR AREA RATIO (FAR)	FLOOR AREA RATIO SHALL DECREASE ON AN EVEN GRADIENT FROM 75% FOR 30 DU/AC TO 35% FOR 13.1 DU/ACRE	WAIVER TOTAL COVERED FLR AREA / SITE AREA: 93,088 SF / 29,708 SF = 313%
BUILDING COVERAGE	55% MAX	WAIVER 20,907 SF / 29,708 SF = 70.3%
HEIGHT LIMIT	20 DU/ACRE OR GREATER: 40 FT. 16.04.330 Height of structure. Except as otherwise provided in this chapter, "height of structure" means the vertical distance from the average level of the highest and lowest points of the natural grade of the portion of the lot covered by the structure to the topmost point of the structure, excluding elevator equipment rooms, ventilating and air conditioning equipment and chimneys.	WAIVER 70.4' + 71.66' = 142.06 / 2 = 71.03' AVERAGE NATURAL GRADE 63.12' (TOP OF ROOF PLYWOOD TO AVERAGE NATURAL GRADE)
MAXIMUM DRIVEWAYS (PAVING)	20%; PERMEABLE PAVERS MAY COUNT AS 50% TOWARDS THE PAVING REQUIREMENT 29,708 SF * 20% = 5,941 SF	2,468+2,235 = 4,703 SF PERMEABLE PAVERS 4,703 SF * 50% = 2,351 SF SEE LANDSCAPE SHEETS.
MPMC 16.20.030 MIN. OPEN SPACE (LANDSCAPING)	25% Minimum open space (landscaping) may include both ground level improvements and other private or shared open space features (e.g., private decks and balconies, shared rooftop) which may satisfy up to 12.5 percent of the overall minimum open space (landscaping) requirement.	PROVIDED, SEE LANDSCAPE SHEETS AND G1.3.3.
VEHICLE PARKING	NO MIN. PARKING, LOCATED WITHIN A HALF MILE OF MAJOR TRANSIT STOP AS REQ'D BY AB 2097	44 ASSIGNED PARKING SPACES 2% ADA = 1 VAN ACCESSIBLE PARKING SPACE SEE SHEET G5.0.2

BICYCLE PARKING	<p>MINIMUM BICYCLE PARKING: 1.5 LONG-TERM PER UNIT; 10% ADDITIONAL SHORT-TERM FOR GUESTS</p> <p>34X1.5=51 LONG-TERM BIKE PARKING SPACES</p> <p>51 x 10% = 6 SPACES SHORT-TERM BIKE PARKING SPACES</p>	<p>PROJECT PROVIDES:</p> <p>51 LONG-TERM BIKE PARKING SPACES</p> <p>6 SPACES SHORT-TERM BIKE PARKING SPACES</p>
ELECTRIC VEHICLE PARKING	<p>TABLE 16.20.050(1)(B) REQUIRES EVCS PER 16.72.010, 16.72.010 (5) REQUIRES 12.18.</p> <p>12.18.130 TABLE 5.106.5.3.1, FOR 26-50 PARKING SPACES, 12 TIER 1 EV CAPABLE SPACES, AND 6 TIER 1 EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE). 12-6 = 6 EV CAPABLE SPACES AND 6 EVCS SPACES (9'X18'), ONE OF WHICH TO HAVE 8' AISLE. (NOTE: MENLO PARK REQUIREMENT OVERRIDES CALGREEN REQUIREMENT)</p> <p>2. EACH EVCS SHALL REDUCE THE NUMBER OF REQUIRED EV CAPABLE SPACES BY THE SAME NUMBER.</p> <p>3. AT LEAST ONE LEVEL 2 EVSE SHALL BE PROVIDED.</p> <p>4. ONE IN EVERY 25 CHARGING SPACES SHALL HAVE AN 8-FOOT SIDE MINIMUM AISLE.</p>	<p>WAIVER</p> <p>PROJECT WILL PROVIDE 44 EV CAPABLE SPACES AND NO EVCS</p>
(1) BUILDING SETBACKS AND PROJECTIONS WITHIN SETBACKS	<p>(A) BUILDING PROJECTIONS, SUCH AS BALCONIES AND BAY WINDOWS, AT OR ABOVE THE SECOND FLOOR SHALL NOT PROJECT BEYOND A MAX. OF 5 FEET INTO THE SETBACK AREA.</p> <p>(C) TOTAL AREA OF ALL HORIZONTAL AND VERTICAL BUILDING PROJECTIONS SHALL NOT EXCEED 35% OF THE BUILDING FACADE AREA, AND NO ONE PROJECTION SHALL EXCEED 15% OF THE FACADE AREA ON WHICH THE PROJECTIONS ARE LOCATED. WHERE SUCH PROJECTIONS</p>	<p>PROJECTIONS COMPLY WITH THE MAX. OVERHANG, BUT SEEKING WAIVER FOR 85% WINDOWS OR GLAZED REQUIREMENT DUE TO BUILDING FIRE RATING ISSUE.</p>

	ENCLOSE INTERIOR LIVING SPACE, 85% OF THE VERTICAL SURFACE OF THE PROJECTION SHALL BE WINDOWS OR GLAZED.	
(2) BUILDING MASS & SCALE: MINOR BUILDING MODULATIONS	(A) FACADES NOT TO EXCEED 50' IN LENGTH WITHOUT A MINOR BUILDING FAÇADE MODULATION. AT EVERY 35' MIN. MINOR VERTICAL MODULATION SHALL BE A MIN OF 2' DEEP X 5' WIDE RECESS OR A MIN. 2' SETBACK OF THE BUILDING PLANE FROM PRIMARY BUILDING FAÇADE.	COMPLIES, SEE G1.4.0.
(2) BUILDING MASS & SCALE: MAJOR BUILDING MODULATIONS	(B) FACADES SHALL NOT EXCEED 100' IN LENGTH WITHOUT A MAJOR BUILDING FAÇADE MODULATION. AT A MIN OF EVERY 75' OF FAÇADE LENGTH A MAJOR VERTICAL FAÇADE MODULATION SHALL BE A MIN. OF 6' DEEP X 20' WIDE RECESS OR A MIN 6' SEBACK OF BUILDING PLANE FROM PRIMARY BUILDING FACADE FOR THE FULL HEIGHT OF THE BUILDING.	COMPLIES, SEE G1.4.0.
(2) BUILDING MASS & SCALE: MAJOR BUILDING MODULATIONS	(C) MAJOR BLDG. FACADE MODULATION SHALL HAVE A 4' MIN HEIGHT MODULATION AND A MAJOR CHANGE IN FENESTRATION PATTERN, MATERIAL AND/OR COLOR	HEIGHT MODULATION OCCURS WITH BUILDING TRELLIS. SEE A3 SERIES FOR CHANGE IN MATERIALS.
(3) BUILDING PROFILE	STARTING AT A HEIGHT OF 25' A 45 DEGREE BUILDING PROFILE SHALL BE SET AT A MINIMUM SETBACK LINE CONTIGUOUS WITH PUBLIC RIGHT-OF-WAY.	WAIVER SEE G1.3.6.

(5) MATERIALS	(A) ALL EXTERIOR STUCCO SHALL BE COMPLETED IN TEXTURES THAT ARE SMOOTH, SANDED, OR FINE-SCRAPED. HEAVY-FIGURING OR ROUGH CAST STUCCO ARE NOT PERMITTED.	EXTERIOR STUCCO TO BE SMOOTH, SANDED OR FINE-SCRAPED.
(5) MATERIALS	(B) STUCCO ON THE EXTERIOR FACADE SHALL BE LIMITED TO NO MORE THAN FIFTY PERCENT (50%) OF THE ENTIRE AREA OF AN ELEVATION, INCLUSIVE OF ALL WINDOWS AND DOORS.	COMPLIES, SEE G1.4.1.
(5) MATERIALS	(C) ALL EXTERIOR WINDOWS LOCATED IN SOLID WALLS SHALL BE INSET BY A MINIMUM OF TWO (2) INCHES FROM THE FACE OF THE EXTERIOR FINISHES. (D) WHEN SIMULATED DIVIDED LIGHT WINDOWS ARE INCLUDED IN A DEVELOPMENT, THE WINDOWS SHALL INCLUDE MULLIONS ON THE EXTERIOR OF THE GLAZING AND CONTAIN INTERNAL DIVIDERS (SPACER BARS) BETWEEN THE WINDOW PANES.	WINDOWS TO BE INSET BY A MINIMUM OF TWO (2) INCHES FROM THE FACE OF EXTERIOR FINISHES.
(5) MATERIALS	(D) WHEN SIMULATED DIVIDED LIGHT WINDOWS ARE INCLUDED IN A DEVELOPMENT, THE WINDOWS SHALL INCLUDE MULLIONS ON THE EXTERIOR OF THE GLAZING AND CONTAIN INTERNAL DIVIDERS (SPACER BARS) BETWEEN THE WINDOW PANES.	PROJECT DOES NOT PROPOSE SIMULATED DIVIDED LIGHT WINDOWS.
(7) OPEN SPACE	100 SF / UNIT COMMON OPEN SPACE - OR - 80 SF / UNIT PRIVATE OPEN SPACE PRIVATE OPEN SPACE: MIN. DIMENSION 6' X 6' COMMON OPEN SPACE: MIN. OF 1 SPACE, 20' MIN. DIMENSION; 400 SF TOTAL MIN. (10-50 UNITS)	COMPLIES, SEE G1.3.3.
(8) ACCESS AND PARKING	(C) ABOVEGROUND GARAGES SHALL BE SCREENED (WITH PERFORATED WALLS, VERTICAL ELEMENTS, LANDSCAPING OR MATERIALS THAT PROVIDE VISUAL INTEREST AT THE PEDESTRIAN	GARAGE IS INTERIOR AT GROUND FLOOR LEVEL WITH SCREENED PUNCHED OPENINGS.

	SCALE) OR LOCATED BEHIND BUILDINGS THAT ARE ALONG PUBLIC STREETS.	
T 16.20.050 (1)(B) RESIDENTIAL GREEN BUILDING REQUIREMENTS	NEW CONSTRUCTION 25,001 SQ. FT. - 100,000 SQ. FT. DESIGNED TO MEET LEED SILVER BD+C	CONCESSION
(3) WATER USE EFFICIENCY AND RECYCLED WATER	(D) ALL NEW BUILDINGS SHALL BE DUAL PLUMBED FOR THE INTERNAL USE OF RECYCLED WATER.	CONCESSION
(5) BIRD FRIENDLY DESIGN	(A) NO MORE THAN 10% OF FAÇADE SURFACE SHALL HAVE NON-BIRD FRIENDLY GLAZING. (B) BIRD-FRIENDLY GLAZING INCLUDES, BUT IS NOT LIMITED TO, OPAQUE GLASS, COVERING THE OUTSIDE SURFACE OF CLEAR GLASS WITH PATTERNS, PANED GLASS WITH FENESTRATION, FRIT OR ETCHING PATTERNS, AND EXTERNAL SCREENS OVER NONREFLECTIVE GLASS. HIGHLY REFLECTIVE GLASS IS NOT PERMITTED. (C) OCCUPANCY SENSORS OR OTHER SWITCH CONTROL DEVICES SHALL BE INSTALLED ON NONEMERGENCY LIGHTS AND SHALL BE PROGRAMMED TO SHUT OFF DURING NONWORK HOURS AND BETWEEN TEN (10) P.M. AND SUNRISE.	WAIVER PER BIRD FRIENDLY DESIGN ITEM (H) 1 OR MORE OF THE ITEMS LISTED MAY RECEIVE A WAIVER. PROJECT SEEKS WAIVER FOR ITEM (A) NO MORE THAN 10% OF FAÇADE SURFACE SHALL HAVE NON-BIRD FRIENDLY GLAZING.

<p>(5) BIRD FRIENDLY DESIGN (CONTINUED)</p>	<p>(D) PLACEMENT OF BUILDINGS SHALL AVOID THE POTENTIAL FUNNELING OF FLIGHT PATHS TOWARDS A BUILDING FACADE.</p> <p>(E) GLASS SKYWAYS OR WALKWAYS, FREESTANDING (SEE-THROUGH) GLASS WALLS AND HANDRAILS, AND TRANSPARENT BUILDING CORNERS SHALL NOT BE ALLOWED.</p> <p>(F) TRANSPARENT GLASS SHALL NOT BE ALLOWED AT THE ROOFLINES OF BUILDINGS, INCLUDING IN CONJUNCTION WITH ROOF DECKS, PATIOS AND GREEN ROOFS.</p> <p>(G) USE OF RODENTICIDES SHALL NOT BE ALLOWED.</p> <p>(H) A PROJECT MAY RECEIVE A WAIVER FROM ONE (1) OR MORE OF THE ITEMS LISTED IN SUBSECTIONS (5)(A) TO (F) OF THIS SECTION, SUBJECT TO THE SUBMITTAL OF A SITE-SPECIFIC EVALUATION FROM A QUALIFIED BIOLOGIST AND REVIEW AND APPROVAL BY THE PLANNING COMMISSION.</p>	<p>COMPLIES EXCEPT AS NOTED ABOVE.</p>
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