

1300 Hoover, Menlo Park

Project Description Letter

07 August 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:

Unit Type	Avg. Size (sq. ft.)	Very Low	Moderate	Market
2 Bedroom / 2 Bath	1,220	3	1	8
2 Bedroom / 2.5 Bath	1,466	0	0	4
3 Bedroom / 2 Bath	1,654	0	0	8
3 Bedroom / 2.5 Bath	1,940	0	0	8
3 Bedroom / 3 Bath	1,929	0	0	2
Total	1,562	3	1	34

Below market rate units, dispersed throughout building					
Unit	Unit Type	Unit #	SF	FLOOR	BMR Category
207	2 Bed/2 Bath	207	1221	2	Very Low Income
308	2 Bed/2 Bath	308	1230	3	Very Low Income
305	2 Bed/2 Bath	305	1205	3	Very Low Income
308	2 Bed/2 Bath	404	1205	4	Moderate Income

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 BMR Bedroom-Count Unit Mix Proportionality (BMR Guidelines § 5.1.1):

Per Menlo Park Below Market Rate Housing Program Guidelines Section 5.1.1, the unit mix of the BMR units shall possess a per-unit bedroom count proportionate to that of the market-rate units within the residential project. The Project includes a substantial number of larger, higher-value three-bedroom market-rate units that provide essential cross-subsidization to support the four deeply affordable on-site BMR units. The proposed BMR units will consist of two-bedroom units that match the bedroom count of the corresponding market-rate two-bedroom units, rather than strictly mirroring the overall bedroom-count distribution of the market-rate inventory (which includes a meaningful component of three-bedroom units).

The Owner therefore requests an incentive/concession to waive strict application of the bedroom-count proportionality requirement of Section 5.1.1 so that the BMR unit mix need not precisely replicate the market-rate bedroom distribution. This modification will result in identifiable and actual cost savings that help offset the cost of providing the four on-site BMR units and is necessary to maintain the economic feasibility of delivering those units while achieving the density permitted under the State Density Bonus Law. Without this concession, requiring full proportional bedroom-count distribution would eliminate critical cross-subsidization from the premium three-bedroom market-rate units and render the Project financially infeasible. The proposed BMR units remain efficiently designed, distributed throughout the building, located near on-site amenities and open space, and will offer lower ongoing costs, enhancing accessibility for very low-income households, including seniors. Granting this concession advances State law and the City's housing goals.

o BMR Size Proportionality by Square Footage (BMR Guidelines §5.1.2):

Per Menlo Park Below Market Rate Housing Program Guidelines Section 5.1.2, the BMR units shall be comparable in size to the market-rate units within the residential development project, as measured by square footage per unit. "Comparable size" means having square footage proportionate to the average of unit sizes provided for market-rate units in the project. The Project includes a substantial number of larger, higher-value three-bedroom market-rate units that provide essential cross-subsidization to support the four deeply affordable on-site BMR units. The proposed BMR units will match the bedroom and bathroom count of the majority of corresponding market-rate two-bedroom units, and are evenly distributed throughout the building.

The Owner therefore requests an incentive/concession to waive strict application of the average square-footage proportionality requirement of Section 5.1.2 so that the BMR units may be slightly smaller than the overall average of the market-rate units.

This modification will result in identifiable and actual cost savings that help offset the cost of providing

the four on-site BMR units and is necessary to maintain the economic feasibility of delivering those units while achieving the density permitted under the State Density Bonus Law. The proposed BMR units (approximately 1,200-1220 sq. ft.) are efficiently designed, located near on-site amenities and open space, are relatively evenly distributed throughout the building, and will offer lower ongoing costs, enhancing accessibility for very low-income households, including seniors. Granting this concession advances State law and the City's housing goals.

o Relief from Undergrounding Overhead Utility 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.

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 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 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 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 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 waivers for compliance with the Building Profile requirement. Per Menlo Park Municipal Code § 16.20.040(3)(A), (B), (C) and (D):

(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.

(B) Horizontal building and architectural projections, like balconies, bay windows, and dormer windows, that extend beyond the forty-five (45) degree building profile shall comply with the standards for building setbacks and projection in subsection (1) of this section

(C) Vertical building projections like parapets and balcony railings shall not extend more than four (4) feet beyond the forty-five (45) degree building profile

(D) Rooftop elements that may need to extend beyond the forty-five (45) degree building profile due to their function, such as stair and elevator towers, shall utilize materials and colors consistent with the design of the remainder of the building.

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.

o Installation/Relocation of Utility Pole in Public Right-of-Way. The City has indicated that it does not allow the installation of new poles in the public right-of-way. A joint pole currently supporting cable and internet facilities is located at the southwest corner of the Property. To provide primary electrical service to the Project, this pole must be relocated closer to the property line and extended upward. As detailed in the Undergrounding Feasibility Memo prepared by Radius Engineering dated March 27, 2026, there are no existing poles within approximately one-half mile of the site that can accommodate a primary power line capable of serving the Project. Strict application of a prohibition on new or relocated poles in the public right-of-way would therefore leave the Project without a feasible means of obtaining primary electrical service.

The Owner requests a waiver of any City standard, policy, or practice that would prohibit the necessary

relocation and/or installation of a utility pole in the public right-of-way to serve the Project. This waiver is necessary for the Project to be constructed at the density allowed under the State Density Bonus Law and as designed by the Owner. Absent this waiver, the Project is unbuildable.

o The Owner also may request additional waivers, if needed, for the Project as designed.

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. Because there is not enough land to fully replace the estimated value of the heritage trees, the developer will provide the City with an in-lieu fee in the amount of \$35,530 to allow planting of trees in other parts of the City.

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

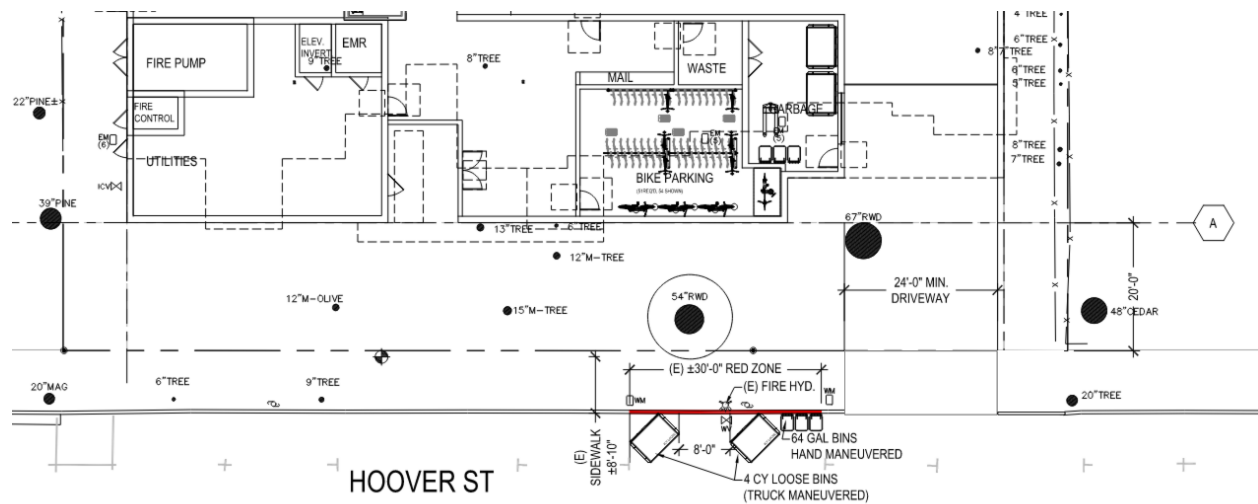
Abundant common open space is provided at both the front and rear of the building, connected by a generous 5-foot-wide circulation path that encircles the entire structure and is easily accessed by residents through two side gates and interior doors. Luxuriously planted walkways along the north and east 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 II 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.

ADDRESS 1300 & 1308 HOOVER ST,
MENLO PARK CA 94025

PARCEL NUMBER 071-103-270, 071-103-280

LOT SIZE 20,291± SQ.FT., 0.466± ACRES
9,417± SQ.FT., 0.216± ACRES
Total: 29,708± SQ.FT., 0.682± ACRES

ZONING DISTRICT R-3 PARCELS AROUND SPECIFIC PLAN AREA

DEVELOPMENT AND DESIGN STANDARDS PER MENLO PARK MUNICIPAL CODE (MPMC) SECTION 16.20		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	7,000 SF	±29,708 SF
MINIMUM LOT DIMENSIONS	80' WIDE X 100' DEEP	APPROX. 157'-3" WIDE X 186'-191' DEEP
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', REAR: 15'	FRONT: 20', INTERIOR SIDE: 10', REAR: 15'
MAXIMUM RESIDENTIAL FLOOR AREA RATIO (FAR)	FLOOR AREA RATIO SHALL DECREASE ON AN EVEN GRADIENT FORM 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. MPMC 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 TOP MOST 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 PLANNING BUILDING HEIGHT: 73.44' (TOP OF ROOF PLYWOOD AT STAIR PENTHOUSE TO AVERAGE NATURAL GRADE) 63.12' (TOP OF ROOF PLYWOOD TO AVERAGE NATURAL GRADE). SEE G1.4.4 FOR AVERAGE HEIGHT
MAXIMUM DRIVEWAYS (PAVING)	20%; 29,708 SF * 20% = 5,941 SF ALLOWED PERMEABLE PAVERS MAY COUNT AS 50% TOWARDS THE PAVING REQUIREMENT	1,028 SF DRIVEWAY, SEE A2.1.2 4,069 SF HARDSCAPE SURFACES, SEE LANDSCAPE SHEETS

VEHICLE PARKING	NO MIN. PARKING, LOCATED WITHIN A HALF MILE OF MAJOR TRANSIT STOP AS REQ'D BY AB2097	44 ASSIGNED PARKING SPACES 2% ADA = 1 VAN ACCESSIBLE PARKING SPACE SEE SHEET G1.4.2 PER AB2097, DISTANCE TO TRANSIT STOP = 0.4 MILES
BICYCLE PARKING	MINIMUM BICYCLE PARKING: 1.5 LONG-TERM PER UNIT; 10% ADDITIONAL SHORT-TERM FOR GUESTS 34X1.5=51 LONG-TERM BIKE PARKING SPACES 51 x 10% = 6 SPACES SHORT-TERM BIKE PARKING SPACES	PROJECT PROVIDES: 51 LONG-TERM BIKE PARKING SPACES 6 SPACES SHORT-TERM BIKE PARKING SPACES
ELECTRIC VEHICLE PARKING	(MENLO PARK MUNICIPAL CODE 12.18.050 - AMENDMENT OF 4.106.4.2.2 - MULTIFAMILY DWELLINGS) 1.EV READY PARKING SPACES WITH RECEPTACLES. A. MULTIFAMILY PARKING FACILITIES WITH ASSIGNED PARKING. WHERE DWELLING UNITS ARE PROVIDED WITH ASSIGNED PARKING SPACES EQUAL TO OR GREATER THAN THE NUMBER OF DWELLING UNITS, AT LEAST ONE LOW POWER LEVEL 2 EV CHARGING RECEPTACLE SHALL BE PROVIDED AT AN ASSIGNED PARKING SPACE FOR EACH DWELLING UNIT. NO LEVEL 2 CHARGING STATIONS ARE REQUIRED.	34 EV READY SPACES (WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLE NO LEVEL 2 CHARGING STATIONS
16.20.040 RESIDENTIAL DESIGN STANDARDS		
(1) BUILDING SETBACKS AND PROJECTIONS WITHIN SETBACKS	(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.	PROJECTIONS COMPLY WITH THE MAX. OVERHANG, BUT SEEKING WAIVER FOR 85% WINDOWS OR GLAZED REQUIREMENT DUE TO BUILDING FIRE RATING ISSUE.
(1) BUILDING SETBACKS AND PROJECTIONS WITHIN SETBACKS	(B) WHERE A PROPERTY IS CONTIGUOUS TO A SINGLE-FAMILY ZONED PROPERTY, NO PROJECTIONS INTO THE SETBACK ARE PERMITTED FOR BALCONIES OR DECKS AT OR ABOVE THE SECOND FLOOR / N/A PROPERTY IS IN R3, ADJACENT TO R3 AND BACKING UP TO SP-ECR-D, IT IS NOT ADJACENT TO SINGLE FAMILY ZONED PROPERTY	PROJECTIONS COMPLY WITH THE MAX. OVERHANG, BUT SEEKING WAIVER FOR 85% WINDOWS OR GLAZED REQUIREMENT DUE TO BUILDING FIRE RATING ISSUE.
(1) BUILDING SETBACKS AND	(C) TOTAL AREA OF ALL HORIZONTAL AND VERTICAL BUILDING PROJECTIONS SHALL NOT EXCEED 35% OF THE BUILDING FACADE AREA,	PROJECTIONS COMPLY WITH THE MAX. OVERHANG, BUT SEEKING WAIVER FOR 85% WINDOWS OR

PROJECTIONS WITHIN SETBACKS	AND NO ONE PROJECTION SHALL EXCEED 15% OF THE FACADE AREA ON WHICH THE PROJECTIONS ARE LOCATED. WHERE SUCH PROJECTIONS ENCLOSE INTERIOR LIVING SPACE, 85% OF THE VERTICAL SURFACE OF THE PROJECTION SHALL BE WINDOWS OR GLAZED.	GLAZED REQUIREMENT DUE TO BUILDING FIRE RATING ISSUE.
(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 A3.01. SEE A3 SERIES FOR CHANGE IN MATERIALS.
(3) BUILDING PROFILE	(A) 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 OR SINGLE-FAMILY ZONED PROPERTY	WAIVER SEE G1.3.6.
(3) BUILDING PROFILE	(B) HORIZONTAL BUILDING AND ARCHITECTURAL PROJECTIONS, LIKE BALCONIES, BAY WINDOWS, AND DORMER WINDOWS, THAT EXTEND BEYOND THE FORTY-FIVE (45) DEGREE BUILDING PROFILE SHALL COMPLY WITH THE STANDARDS FOR BUILDING SETBACKS AND PROJECTION IN SUBSECTION (1) OF THIS SECTION	WAIVER SEE G1.3.6.
(3) BUILDING PROFILE	(C) VERTICAL BUILDING PROJECTIONS LIKE PARAPETS AND BALCONY RAILINGS SHALL NOT EXTEND MORE THAN FOUR (4) FEET BEYOND THE FORTY-FIVE (45) DEGREE BUILDING PROFILE	WAIVER SEE G1.3.6.
(3) BUILDING PROFILE	(D) ROOFTOP ELEMENTS THAT MAY NEED TO EXTEND BEYOND THE FORTY-FIVE (45) DEGREE BUILDING PROFILE DUE TO THEIR FUNCTION, SUCH AS STAIR AND ELEVATOR TOWERS, SHALL	WAIVER SEE G1.3.6.

	UTILIZE MATERIALS AND COLORS CONSISTENT WITH THE DESIGN OF THE REMAINDER OF THE BUILDING	
(4) HEIGHT	(A) VERTICAL BUILDING PROJECTIONS SUCH AS PARAPETS AND BALCONY RAILINGS MAY EXTEND UP TO FOUR (4) FEET BEYOND THE MAXIMUM BUILDING HEIGHT.	N/A WAIVER FOR HEIGHT LIMIT
(4) HEIGHT	(B) ROOFTOP ELEMENTS THAT MAY NEED TO EXCEED THE MAXIMUM BUILDING HEIGHT DUE TO THEIR FUNCTION, SUCH AS STAIR AND ELEVATOR TOWERS, SHALL NOT EXCEED FOURTEEN (14) FEET BEYOND THE MAXIMUM BUILDING HEIGHT.	N/A WAIVER FOR HEIGHT LIMIT
(4) HEIGHT	(C) TOWERS, CUPOLAS, SPIRES, CHIMNEYS, AND OTHER ARCHITECTURAL FEATURES NOT EXCEEDING TEN PERCENT (10%) OF THE ROOF AREA MAY EXCEED THE MAXIMUM BUILDING HEIGHT LIMIT BY A MAXIMUM OF TEN (10) FEET.	N/A WAIVER FOR HEIGHT LIMIT
(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 20/30 FINISH, SEE A3.00.
(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 G1.4.8.
(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.	COMPLIES, SEE A3.00.
(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.
(6) BUILDING DESIGN	(A) WHEN A BUILDING IS ADJACENT TO A PUBLIC STREET OR OTHER PUBLIC SPACE, THE BUILDING SHALL PROVIDE ENTRIES, ACCESS POINTS OR FEATURES ORIENTED TO THE STREET THAT ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR PUBLIC SPACE AND PROVIDE VISUAL CUES TO DENOTE ACCESS INTO THE BUILDING. FOR LARGER RESIDENTIAL BUILDINGS WITH SHARED ENTRIES, THE MAIN ENTRY SHALL BE THROUGH PROMINENT ENTRY LOBBIES OR CENTRAL COURTYARDS FACING THE STREET.	COMPLIES, SEE A3.01.

(6) BUILDING DESIGN	(B) UTILITIES, INCLUDING METERS, BACKFLOW PREVENTION DEVICES, ETC., SHALL BE CONCEALED OR INTEGRATED INTO THE BUILDING DESIGN TO THE EXTENT FEASIBLE, AS DETERMINED BY THE PUBLIC WORKS DIRECTOR.	TRANSFORMER AND BACKFLOW DEVICES INCLUDE LANDSCAPING, SEE L-1.0.
(6) BUILDING DESIGN	(C) PROJECTS SHALL INCLUDE DEDICATED, SCREENED, AND ACCESSIBLE SPACE FOR RECYCLING, COMPOST, AND SOLID WASTE STORAGE AND COLLECTION.	GARBAGE ROOM IS INTERIOR TO THE BUILDING.
(6) BUILDING DESIGN	(D) TRASH AND STORAGE SHALL BE ENCLOSED AND SCREENED FROM PUBLIC VIEW.	GARBAGE ROOM IS INTERIOR TO THE BUILDING.
(6) BUILDING DESIGN	(E) MATERIALS AND COLORS OF UTILITY, TRASH, AND STORAGE ENCLOSURES SHALL MATCH WITH THE PRIMARY BUILDING.	N/A
(6) BUILDING DESIGN	(F) ROOF-MOUNTED EQUIPMENT SHALL MEET THE REQUIREMENTS OF SECTION 16.08.095. MECHANICAL EQUIPMENT...MAY BE PLACED ON THE ROOF OF A BUILDING; PROVIDED, THAT SUCH EQUIPMENT SHALL BE SCREENED FROM VIEW AS OBSERVED AT AN EYE LEVEL HORIZONTAL TO THE TOP OF THE ROOF-MOUNTED EQUIPMENT, AND ALL SOUNDS EMITTED BY SUCH EQUIPMENT SHALL NOT EXCEED FIFTY (50) DECIBELS AT A DISTANCE OF FIFTY (50) FEET FROM SUCH EQUIPMENT.	ROOF EQUIPMENT SHALL BE SCREENED WHERE HEIGHT EXCEEDS HEIGHT OF PARAPET. EQUIPMENT SHALL NOT EXCEED 50 DECIBELS AT DISTANCE OF 50 FEET FROM EQUIPMENT.
(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 G1.4.1.
(7) OPEN SPACE MPMC 16.20.030 MIN. OPEN SPACE (LANDSCAPING)	25%; 29,708 SF X 25% = 7,427 SF 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 G1.4.1.
(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 SCALE) OR LOCATED BEHIND BUILDINGS THAT ARE ALONG PUBLIC STREETS.	GARAGE IS INTERIOR AT GROUND FLOOR LEVEL WITH SCREENED PUNCHED OPENINGS, SEE A3 SERIES.
(9) LIGHTING	(A) EXTERIOR LIGHTING FIXTURES SHALL USE FIXTURES WITH LOW CUTOFF ANGLES,	PROVIDED, SEE A3.00 AND L-4.0

	APPROPRIATELY POSITIONED, TO MINIMIZE GLARE INTO DWELLING UNITS AND LIGHT POLLUTION INTO THE NIGHT SKY.	
(9) LIGHTING	(B) LIGHTING IN PARKING GARAGES SHALL BE SCREENED AND CONTROLLED SO AS NOT TO DISTURB SURROUNDING PROPERTIES, BUT SHALL ENSURE ADEQUATE PUBLIC SECURITY.	LOUVERS PROVIDE CONTROL OF LIGHT TO NEIGHBORING PROPERTIES, SEE A3.00.
16.20.050 (1) GREEN BUILDING	TABLE 16.20.050 (1)(B) NEW CONSTRUCTION 25,001 SQ. FT. - 100,000 SQ. FT. DESIGNED TO MEET LEED SILVER BD+C	SEE G3.1.3 GREEN BUILDING DOCUMENTS
16.20.050 (2) ENERGY	(A) FOR ALL NEW CONSTRUCTION, THE PROJECT WILL MEET ONE HUNDRED PERCENT (100%) OF ENERGY DEMAND (ELECTRICITY AND NATURAL GAS) THROUGH ANY COMBINATION OF THE FOLLOWING MEASURES: (I) ON-SITE ENERGY GENERATION; (II) PURCHASE OF ONE HUNDRED PERCENT (100%) RENEWABLE ELECTRICITY THROUGH PENINSULA CLEAN ENERGY OR PACIFIC GAS AND ELECTRIC COMPANY IN AN AMOUNT EQUAL TO THE ANNUAL ENERGY DEMAND OF THE PROJECT; (III) PURCHASE AND INSTALLATION OF LOCAL RENEWABLE ENERGY GENERATION WITHIN THE CITY OF MENLO PARK IN AN AMOUNT EQUAL TO THE ANNUAL ENERGY DEMAND OF THE PROJECT; (IV) PURCHASE OF CERTIFIED RENEWABLE ENERGY CREDITS AND/OR CERTIFIED RENEWABLE ENERGY OFFSETS ANNUALLY IN AN AMOUNT EQUAL TO THE ANNUAL ENERGY DEMAND OF THE PROJECT. IF A LOCAL AMENDMENT TO THE CALIFORNIA ENERGY CODE IS APPROVED BY THE CALIFORNIA ENERGY COMMISSION (CEC), THE FOLLOWING PROVISION BECOMES MANDATORY: THE PROJECT WILL MEET ONE HUNDRED PERCENT (100%) OF ENERGY DEMAND (ELECTRICITY AND NATURAL GAS) THROUGH A MINIMUM OF THIRTY PERCENT (30%) OF THE MAXIMUM FEASIBLE ON-SITE ENERGY GENERATION, AS DETERMINED BY AN ON-SITE RENEWABLE ENERGY FEASIBILITY STUDY, AND ANY COMBINATION OF THE MEASURES IN SUBSECTIONS (2)(A)(II) TO (IV) OF THIS SECTION. THE ON-SITE RENEWABLE ENERGY FEASIBILITY STUDY SHALL DEMONSTRATE THE FOLLOWING CASES AT A MINIMUM: A. MAXIMUM ON-SITE GENERATION POTENTIAL.	PROJECT WILL COMPLY

	B. SOLAR FEASIBILITY FOR ROOF AND PARKING AREAS (EXCLUDING ROOF-MOUNTED HVAC EQUIPMENT). C. MAXIMUM SOLAR GENERATION POTENTIAL SOLELY ON THE ROOF AREA.	
16.20.050 (3) WATER USE EFFICIENCY AND RECYCLED WATER	(A) SINGLE-PASS COOLING SYSTEMS SHALL BE PROHIBITED IN ALL NEW BUILDINGS. (B) ALL NEW BUILDINGS SHALL BE BUILT AND MAINTAINED WITHOUT THE USE OF WELL WATER (C) BUILDING LESS THAN 100,000 SF, NO WATER BUDGET REQUIRED (D) ALL NEW BUILDINGS SHALL BE DUAL PLUMBED FOR THE INTERNAL USE OF RECYCLED WATER. (E) BUILDING <250,000 SF, ALTERNATE WATER SOURCE NOT REQUIRED. (F) POTABLE WATER SHALL NOT BE USED FOR DUST CONTROL ON CONSTRUCTION PROJECTS (G) POTABLE WATER SHALL NOT BE USED FOR DECORATIVE FEATURES, UNLESS THE WATER RECIRCULATES	ITEMS PROVIDED. BUILDING WILL BE DUAL PLUMBED FOR THE INTERNAL USE OF RECYCLED WATER
16.20.050 (4) WASTE MANAGEMENT	WASTE MANAGEMENT. APPLICANTS SHALL SUBMIT A ZERO-WASTE MANAGEMENT PLAN TO THE CITY, WHICH WILL COVER HOW THE APPLICANT PLANS TO MINIMIZE WASTE TO LANDFILL AND INCINERATION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. APPLICANTS SHALL SHOW IN THEIR ZERO-WASTE PLAN HOW THEY WILL REDUCE, RECYCLE AND COMPOST WASTES FROM THE DEMOLITION, CONSTRUCTION AND OCCUPANCY PHASES OF THE BUILDING. FOR THE PURPOSES OF THIS CHAPTER, "ZERO-WASTE" IS DEFINED AS NINETY PERCENT (90%) OVERALL DIVERSION OF NONHAZARDOUS MATERIALS FROM LANDFILL AND INCINERATION, WHEREIN DISCARDED MATERIALS ARE REDUCED, REUSED,	PLAN TO BE PROVIDED.

	RECYCLED, OR COMPOSTED. ZERO-WASTE PLAN ELEMENTS SHALL INCLUDE THE PROPERTY OWNER'S ASSESSMENT OF THE TYPES OF WASTE TO BE GENERATED DURING DEMOLITION, CONSTRUCTION AND OCCUPANCY, AND A PLAN TO COLLECT, SORT AND TRANSPORT MATERIALS TO USES OTHER THAN LANDFILL AND INCINERATION.	
16.20.050 (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.
16.20.050 (5) BIRD FRIENDLY DESIGN (CONTINUED)	(D) PLACEMENT OF BUILDINGS SHALL AVOID THE POTENTIAL FUNNELING OF FLIGHT PATHS TOWARDS A BUILDING FACADE. (E) GLASS SKYWAYS OR WALKWAYS, FREESTANDING (SEE-THROUGH) GLASS WALLS AND HANDRAILS, AND TRANSPARENT BUILDING CORNERS SHALL NOT BE ALLOWED. (F) TRANSPARENT GLASS SHALL NOT BE ALLOWED AT THE ROOFLINES OF BUILDINGS, INCLUDING IN CONJUNCTION WITH ROOF DECKS, PATIOS AND GREEN ROOFS. (G) USE OF RODENTICIDES SHALL NOT BE ALLOWED. (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.	COMPLIES, EXCEPT AS NOTED ABOVE.
16.20.060 MITIGATION MONITORING	ALL DEVELOPMENT ZONED R-3 LOCATED WITHIN THE IDENTIFIED AREAS AROUND THE EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN AREA SHALL COMPLY, AT A MINIMUM, WITH THE MITIGATION MONITORING AND REPORT PROGRAMS (MMRP)	PROJECT TO COMPLY.

ESTABLISHED THROUGH THE CONNECTMENLO PROGRAM ENVIRONMENTAL IMPACT REPORT ("CONNECTMENLO EIR") CERTIFIED IN NOVEMBER 2016 AND THE HOUSING ELEMENT UPDATE SUBSEQUENT EIR (SCH #2015062054) ("SEIR") CERTIFIED IN JANUARY 2023.	
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