



November 14, 2024

Oisín Heneghan  
N17 Development  
1663 Mission Street, Suite 501  
San Francisco, CA 94103  
oisin@n17.dev

*Electronic Mail Delivery Only*

**RE: 80 Willow Road (PLN2023-00049) – Completeness Review – Complete**

Dear Oisín Heneghan,

On October 16, 2024, you resubmitted the following formal development application(s) related to the December 7, 2023 preliminary application submission:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Use Permit            | <input type="checkbox"/> Conditional Development Permit  |
| <input type="checkbox"/> Rezoning                         | <input type="checkbox"/> Planned Development Permit      |
| <input type="checkbox"/> General Plan Amendment           | <input checked="" type="checkbox"/> Subdivision          |
| <input checked="" type="checkbox"/> Architectural Control | <input checked="" type="checkbox"/> Environmental Review |
| <input type="checkbox"/> Variance                         | <input type="checkbox"/> Sign Review                     |

**PROJECT DESCRIPTION:**

*Request for Architectural Control, Tentative Map, Below Market Rate Housing Agreement, and Environmental Review to demolish an existing commercial office building and construct three new mixed-use buildings ranging in height from approximately 301 feet to 461 feet tall, including 665 residential units of which 133 units (20 percent) would be designated below market rate housing affordable at the low-income level, approximately 336,000 square feet of office, approximately 29,000 square feet of retail space, and a hotel with 130 rooms. The project also includes use permit requests for offices, multiple dwellings, and a private school use.*

Please be advised that the formal development application for the above project has been reviewed for completeness of application submittal requirements and has been found to be:

- ☐ **INCOMPLETE.** Please provide the following information to make the application complete. Further clarification and/or additional information may be needed upon review of the revised information.
- ☒ **COMPLETE.** With regard to basic application components, the application is complete.



The Project remains inconsistent with the City's General Plan Land Use Designation and Zoning Code. Although no General Plan or zoning amendment requests have been required for the City to find your application complete, this does not preclude the City from determining that a General Plan or zoning amendment may be required for final approval of the project, nor does this reflect a determination on the question of what entitlements will be required for, and what standards will apply to, final approval of the Project.

Should you have any questions, please contact me at [cchan@menlopark.gov](mailto:cchan@menlopark.gov) or (650) 330-6763.

Thank you,  
Calvin Chan  
Senior Planner