



## REGULAR MEETING AGENDA

**Date:** 1/27/2020  
**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. Consent Calendar**

None

**F. Public Hearing**

- F1. Use Permit/Philippe and Sayeh Morali/1076 Santa Cruz Avenue:  
Request for a use permit to demolish a one-story, single family residence and construct a new two-story, single family residence on a substandard lot with respect to lot width in the R-E (Residential Estate) zoning district. The proposal includes the removal of one heritage fig tree, one heritage palm tree, and one heritage redwood tree. The proposal also includes a five- to six-foot-tall front fence that would meet the height and design standards for fences on residential properties fronting Santa Cruz Avenue. ([Staff Report #20-004-PC](#))
- F2. Development Agreement Annual Review/Bohannon Development Company/105-155 Constitution Drive and 100-200 Independence Drive (Menlo Gateway Project): Annual review of the property owner’s good faith compliance with the terms of the Development Agreement for the Menlo Gateway (Bohannon Hotel & Office) project. ([Staff Report #20-005-PC](#))

F3 and G1 are associated items with a single staff report

- F3. Environmental Impact Report (EIR) Scoping Session/Andrew Morcos for Greystar/104 Constitution Drive, 110 Constitution Drive, and 115 Independence Drive (Menlo Portal Project): Request for a use permit, architectural control, environmental review, lot line adjustment, lot merger, below market rate housing agreement, and heritage tree removal permits to redevelop three parcels with approximately 335 multi-family dwelling units, approximately 33,211 square feet of office, and approximately 1,608 square feet of neighborhood serving commercial space. The proposed project would contain two buildings, a seven-story residential building and a three story commercial building with office use on the upper levels and the neighborhood serving commercial space on the ground level. Both buildings would include above grade two-story parking garages integrated into the buildings. The project site is located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. The project site currently contains three single-story office buildings that would be demolished. The proposed residential building would contain approximately 327,970 square feet of gross floor area with a floor area ratio of 235 percent. The proposed commercial building would contain approximately 34,819 square feet of gross floor area with a floor area ratio of 25 percent. The proposal includes a request for an increase in height, density, and floor area ratio (FAR) under the bonus level development allowance in exchange for community amenities. The proposed project would include a below market rate housing agreement that requires a minimum of 15 percent of the units be affordable. The applicant is proposing to incorporate 15 additional market-rate units (which are included in the total 335 units), per the density bonus provisions in the BMR Housing Program (Chapter 16.96.040), which allows density and FAR bonuses, and exceptions to the City's Zoning Ordinance requirements when BMR units are incorporated into the project. ([Staff Report #20-006-PC](#))

**G. Study Session**

- G1. Study Session/Andrew Morcos for Greystar/104 Constitution Drive, 110 Constitution Drive, and 115 Independence Drive (Menlo Portal Project): Request for a use permit, architectural control, environmental review, lot line adjustment, lot merger, below market rate housing agreement, and heritage tree removal permits to redevelop three parcels with approximately 335 multi-family dwelling units, approximately 33,211 square feet of office, and approximately 1,608 square feet of neighborhood serving commercial space. The proposed project would contain two buildings, a seven-story residential building and a three story commercial building with office use on the upper levels and the neighborhood serving commercial space on the ground level. Both buildings would include above grade two-story parking garages integrated into the buildings. The project site is located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. The project site currently contains three single-story office buildings that would be demolished. The proposed residential building would contain approximately 327,970 square feet of gross floor area with a floor area ratio of 235 percent. The proposed commercial building would contain approximately 34,819 square feet of gross floor area with a floor area ratio of 25 percent. The proposal includes a request for an increase in height, density, and floor area ratio (FAR) under the bonus level development allowance in exchange for community amenities. The proposed project would include a below market rate housing agreement that requires a minimum of 15 percent of the units be affordable. The applicant is proposing to incorporate 15 additional market-rate units (which are included in the total 335 units), per the density bonus provisions in the BMR Housing Program (Chapter 16.96.040), which allows density and FAR bonuses, and exceptions to the City's Zoning Ordinance requirements when BMR units are incorporated into the project. ([Staff Report #20-006-PC](#))

## H. Informational Items

H1. 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: February 10, 2020
- Regular Meeting: February 24, 2020
- Regular Meeting: March 9, 2020

## I. Adjournment

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.

For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

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.

Agendas are posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the City website at [menlopark.org/agenda](http://menlopark.org/agenda) and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service at [menlopark.org/notifyme](http://menlopark.org/notifyme). Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 01/22/2020)



## STAFF REPORT

### Planning Commission

**Meeting Date:** 1/27/2020

**Staff Report Number:** 20-004-PC

**Public Hearing:** Use Permit/Philippe and Sayeh Morali/  
1076 Santa Cruz Avenue

### Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish a one-story, single family residence and construct a new two-story, single family residence on a substandard lot with respect to lot width in the R-E (Residential Estate) zoning district. The proposal includes the removal of one heritage fig tree, one heritage palm tree, and one heritage redwood tree. The proposal also includes a five- to six-foot-tall front fence that would meet the height and design standards for fences on residential properties fronting Santa Cruz Avenue. 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 1076 Santa Cruz Avenue, between the intersections of Arbor Road and Johnson Street, in the West Menlo neighborhood. The surrounding properties on the northwest side of Santa Cruz Avenue are also located in the R-E district while properties located on the opposite side of Santa Cruz Avenue are located in the R-3 (Apartment) district and are generally smaller in lot area. Houses in the R-E district along this portion of Santa Cruz Avenue and Arbor Road vary in architectural style from older, single-story ranch homes to more modern, two-story Spanish and craftsman styles. Several parcels at the corner of Santa Cruz Avenue and Arbor Road are also occupied by a church and school. The R-3 district across Santa Cruz Avenue features more dense development with two-story apartment buildings in a variety of styles. A location map is included as Attachment B.

#### *Project History*

On July 14, 2008, the Planning Commission approved a request for a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-E zoning district. The proposal included a request for a variance to encroach into the daylight plane on the right side, but the Planning Commission denied the variance. Subsequently, the applicant revised other elements of the proposal, including changes to the approved building footprint, floor area, and building coverage, and received approval on August 11, 2008 for a use permit revision.

Due to the economic downturn and associated construction loan impact around this time, the applicant was unable to implement the project within a year, as required by the Zoning Ordinance. The Community Development Director approved an administrative extension of the use permit approval on July 20, 2009, and the Planning Commission approved a full use permit extension on August 23, 2010. The applicant was unable once again to implement the project, and the use permit approval became void on August 27, 2011.

In 2017, the same property owners applied for a new use permit to redevelop the site. The plans for the current use permit proposal are largely unchanged from the project plans that were originally approved in 2008. Upon discussion of the project at the April 23, 2018 Planning Commission meeting, the Commission was concerned with the proposed removal of two redwood trees at the front of the property, which had grown to heritage size since the original approval, because they believed it would be a detriment to the Santa Cruz Avenue street scape. For this reason, the Commission continued the item with direction to obtain a recommendation from an arborist on how to modify the proposal to retain one of the heritage redwood trees (Tree #21) at the front of the property. The applicant has modified the plans to address the Planning Commission's concerns which are discussed in the "Trees and landscaping" section of this report.

## **Analysis**

### ***Project description***

The applicant is proposing to construct a new two-story, single-family residence and attached garage. The new residence would be a four bedroom, six bathroom residence with the three main bedrooms on the second floor and a guest bedroom on the first floor. The majority of the first floor would be common area with separated living and dining rooms and the kitchen. The first floor also includes a proposed office. Of particular note, the proposed residence would have the following characteristics with regard to the Zoning Ordinance:

- A total floor area of 5,658.6 square feet where 7,450.8 square feet is the maximum.
- The proposed residence would be well under the maximum building coverage for the lot with 17.2 percent proposed where 30 percent is the maximum.
- The proposed residence would be constructed at the minimum side setbacks as required by the R-E district, which requires a minimum of 30 feet total, with no side setback of less than 10 feet. The proposed residence would be constructed at 10 feet on the left side and 20 feet on the right side.
- The proposed residence would be constructed near the maximum height with 28.3 feet proposed where 30 feet is the maximum height for a lot of 20,000 square feet or greater.

Although the residence is far below the maximum FAL (floor area limit), staff has included a project-specific condition of approval in the recommended actions in order to confirm compliance with the FAL. As stated in the definition of floor area in the Zoning Ordinance, areas in two-story developments where the ceiling height exceeds 12 feet in height as measured from the finished floor are calculated at 200 percent towards floor area, and attic space that exceeds five feet in height must also be counted towards floor area. The condition would require the applicant to provide sections through the one-story portions of the

house to confirm the interior heights of these areas, which appear to be taller than 12 feet. If the sections show interior heights greater than 12 feet, these areas would be counted at 200 percent in the calculation of floor area. If this subsequently renders the house in excess of the maximum FAL, the applicant would be required to modify the plans to reduce interior heights to 12 feet or less by either including attic space of less than five feet in height, or reducing the overall height of the one-story portions of the house.

In addition to the proposed residence, a five- to six-foot-tall front fence is proposed that would meet the height and design standards for fences on residential properties fronting Santa Cruz Avenue. The new fence is discussed later in this report.

The two-car garage would address the parcel's off-street parking requirement. An extension of the driveway to the right of the house would allow cars parked in the garage to back up and exit onto Santa Cruz Avenue in a forward-facing direction. 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.

### ***Design and materials***

The proposed residence would be designed in a southern French rural farmhouse style, with cement plaster siding, clay tile roofing, and wood shutters, with stone veneer on the garage. Decorative features, such as cedar eave brackets, wood windows and garage doors, and wrought-iron balconies would add interest and texture to the exterior.

The bulk of the residence would be situated approximately 78 feet from Santa Cruz Avenue. At the front, the residence would be structurally attached by a covered patio to a side-loading, two-car garage, which would be situated 29 feet from the front property line.

Second-story windows along the left side of the proposed residence would have a minimum sill height of three feet above the finished floor. Second-story windows on the right side of the residence would have slightly lower sill heights at two feet, six inches, however staff believes the lower sill heights will not pose significant privacy impacts due to the 20-foot setback requirement on this side as well as the screening trees proposed to be planted at the property line.

The residence would not be particularly visible from the public right-of-way, due to the large front setback, the existing and proposed landscape screening, and the proposed front fence. Staff believes that the proposed residence would be compatible with the mix of architectural styles in the overall neighborhood.

### ***Fencing***

The project includes a request for a five- to six-foot-tall fence within the required front setback. The Zoning Ordinance permits residential properties that front onto Santa Cruz Avenue to exceed the standard four-foot fence height limit within the front setback, provided certain standards are met. Such requests may be processed and approved administratively (subject to public noticing and appeal). However, when such a request is part of a comprehensive development proposal that requires Planning Commission review, as in this proposal, it is included with the overall development request for action by the Planning Commission.

In this case, staff believes that the fencing proposal meets the relevant design standards. Specifically, the materials (cement plaster and stone veneer) reflect the materials of the main residence and would be compatible with the streetscape and surrounding environment. The proposed height of six feet at a location six feet from the front property line would equal the maximum permitted, however decorative caps on the columns would be allowed to exceed this height. The fence would also meet the maximum height of five feet at a distance between two and six feet from the front property line. The area between the front property line and the fence would be landscaped with existing trees and proposed drought-tolerant shrubs and groundcover. The fence would incorporate variation for over 20 percent of its length by angling the automotive entrance at the right corner of the site, thereby increasing the setback, and by creating a notch around trees #20, #21, and #22 near the front left corner of the site. The pedestrian and automotive entries would be clearly identified by matching wood gates. Staff recommends that the Planning Commission approve the increased fence height within the front setback.

### ***Trees and landscaping***

The applicant has submitted an arborist report (Attachment F) detailing the species, size and conditions of the trees on or near the site, and has applied for heritage tree removal permits to remove one heritage-size fig (tree #9), one heritage palm (tree #19), and one heritage-size redwood (tree #25). The applicant had originally applied for heritage tree removal permits to remove trees #20 and #21, both of which are redwood trees located at the front left corner of the lot. At the April 23, 2018 Planning Commission meeting, the Commission expressed concern with removing trees #20 and #21 due to the impact to the street canopy in this section of Santa Cruz Avenue. As a result, the Planning Commission continued the item with the direction to obtain a revised arborist report that made a recommendation on the distance the proposed house would need to move back on the property in order to retain tree #21.

In response to the Commission's concerns, the applicant revised the plans to move the proposed residence nine feet further back on the lot and submitted a revised arborist report to determine the impacts of the proposed development on trees #20 and #21. The arborist report details tree protection measures to limit the amount of impact the development would have on the two trees, which are now proposed to remain. The City Arborist reviewed the arborist report and was satisfied with the proposed tree protection measures. Staff believes the proposed modification of the building footprint and retention of trees #20 and #21 address the Planning Commission's direction from the April 23, 2018 meeting.

The Public Hearing notice stated that two heritage redwood trees are proposed to be removed. However, upon recommendation from the City Arborist, one of the heritage redwood trees (tree #27) would remain. The applicant is proposing to remove tree #25 (redwood), to accommodate the proposed driveway. At the time of the application submittal in 2017, the tree was not big enough to be considered a heritage tree and was therefore not protected under the Heritage Tree Ordinance. The revised arborist report, prepared in 2019, shows the tree has since grown to heritage size and is still proposed to be removed to accommodate the new driveway.

The heritage fig tree (#9) has been tentatively approved by the City Arborist for removal due to the decaying trunk cavity. The City Arborist has relayed that removal of the heritage palm tree (#19) is not justified based on health, structure, or similar issues; however, this tree is in the path of construction,

which the Heritage Tree Ordinance permits as a basis for removal. The heritage redwood tree (#25) was reviewed and similarly found to be healthy and therefore removal is not justified based on health, structure, or similar issues; however, tree #25 interferes with construction of the new driveway and the City Arborist has recommended it be removed rather than relocating the driveway which would impact a heritage valley oak tree (tree #1). As such, these tree removal permits would be issued if the Planning Commission approves the use permit.

Per the Heritage Tree Ordinance, the applicant is required to replace heritage trees on a one-to-one basis in single-family residential districts. Although only three replacement trees would be required, the applicant has proposed eight replacement Brisbane box trees which would line the rear and side property lines to provide screening at the rear of the lot. The applicant is also proposing to remove 10 non-heritage trees and add approximately 26 additional new non-heritage trees, including screening trees of various species such as olive, orange, and lemon along both side property lines to help further alleviate potential privacy concerns.

### ***Correspondence***

Staff has received one email, included as Attachment G, from a neighboring property owner expressing concern about heritage tree removals and suggesting that the house be relocated on the lot in order to preserve the trees. As mentioned earlier, at the direction of the Planning Commission, the applicant relocated the house in order to maintain redwood trees #20 and #21. Additionally, on the recommendation of the City Arborist, the applicant has modified the front curb in order to maintain tree #27. With the proposed modifications, the number of proposed heritage tree removals has decreased from four to three.

### ***Conclusion***

Staff believes that the Planning Commission's comments and concerns from the April 23, 2018 Planning Commission meeting have been adequately addressed. The applicant has moved the proposed location of the house nine feet to the east to protect both trees #20 and #21. In addition to the modified footprint, the applicant submitted a revised arborist report, which was reviewed to the satisfaction of the City Arborist, and includes tree protection measures to ensure the health of these trees during construction. Staff believes that the proposed residence would be compatible with the mix of architectural styles in the overall neighborhood. The existing and proposed landscaping would help screen views of the residence from the public right-of-way and help provide privacy. The fence request would meet the relevant design standards for residential properties fronting onto Santa Cruz Avenue. Staff recommends approval of the 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
- 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:  
Chris Turner, Assistant Planner

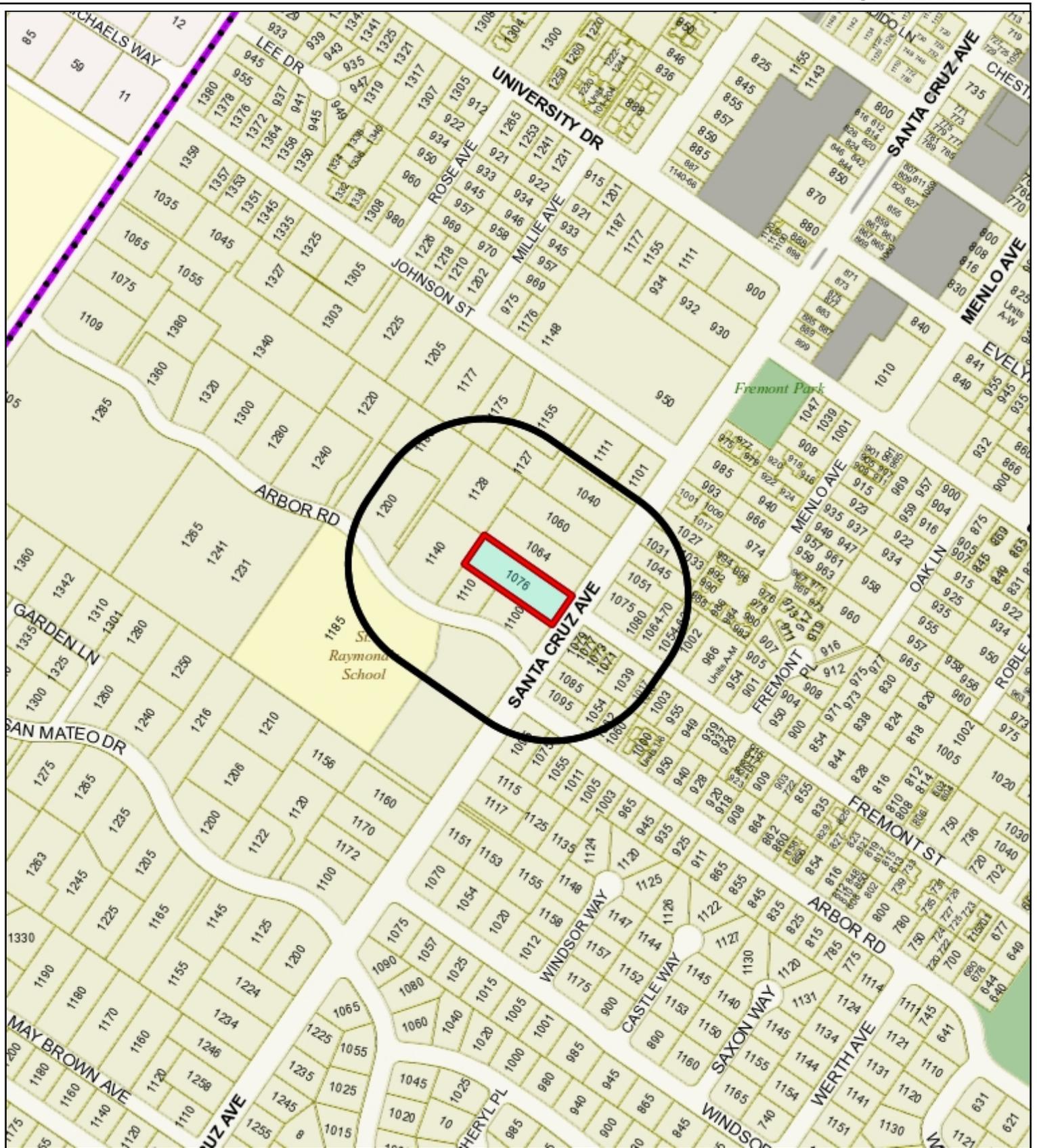
Report reviewed by:  
Corinna Sandmeier, Senior Planner

## 1076 Santa Cruz Avenue – Attachment A: Recommended Actions

<b>LOCATION:</b> 1076 Santa Cruz Avenue	<b>PROJECT NUMBER:</b> PLN2017-00061	<b>APPLICANT:</b> Philippe and Sayeh Morali	<b>OWNER:</b> Philippe and Sayeh Morali
<b>PROPOSAL:</b> Use Permit/Philippe and Sayeh Morali/1076 Santa Cruz Avenue: Request for a use permit to demolish a one-story, single family residence and construct a new two-story, single family residence on a substandard lot with respect to lot width in the R-E (Residential Estate) zoning district. The proposal includes the removal of one heritage fig tree, one heritage palm tree, and one heritage redwood tree. The proposal also includes a five- to six-foot-tall front fence that would meet the height and design standards for fences on residential properties fronting Santa Cruz Avenue.			
<b>DECISION ENTITY:</b> Planning Commission	<b>DATE:</b> January 27, 2020	<b>ACTION:</b> TBD	
<b>VOTE:</b> TBD (Barnes, DeCardy, Doran, Kennedy, Riggs, Tate, Kahle)			
<b>ACTION:</b>			
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Approve the use permit subject to the following <b>standard</b> conditions: <ol style="list-style-type: none"> <li>a. Development of the project shall be substantially in conformance with the plans prepared by David W. Terpening, consisting of 26 plan sheets, dated received January 21, 2020, and approved by the Planning Commission on January 27, 2020, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol> </li> </ol>			

1076 Santa Cruz Avenue – Attachment A: Recommended Actions

<b>LOCATION:</b> 1076 Santa Cruz Avenue	<b>PROJECT NUMBER:</b> PLN2017-00061	<b>APPLICANT:</b> Philippe and Sayeh Morali	<b>OWNER:</b> Philippe and Sayeh Morali
<b>PROPOSAL:</b> Use Permit/Philippe and Sayeh Morali/1076 Santa Cruz Avenue: Request for a use permit to demolish a one-story, single family residence and construct a new two-story, single family residence on a substandard lot with respect to lot width in the R-E (Residential Estate) zoning district. The proposal includes the removal of one heritage fig tree, one heritage palm tree, and one heritage redwood tree. The proposal also includes a five- to six-foot-tall front fence that would meet the height and design standards for fences on residential properties fronting Santa Cruz Avenue.			
<b>DECISION ENTITY:</b> Planning Commission	<b>DATE:</b> January 27, 2020	<b>ACTION:</b> TBD	
<b>VOTE:</b> TBD (Barnes, DeCardy, Doran, Kennedy, Riggs, Tate, Kahle)			
<p><b>ACTION:</b></p> <ul style="list-style-type: none"> <li>g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Ian Geddes and Associates Arboricultural Consulting, dated revised January 17, 2020.</li> </ul> <p>4. Approve the use permit subject to the following <b>project-specific</b> condition:</p> <ul style="list-style-type: none"> <li>a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans including sections through the one-story portions of the house. If the sections show areas where the finished floor to ceiling height exceeds 12 feet, these areas shall be counted at 200% towards the (FAL) floor area limit. If the revised floor area calculations result in the structure exceeding the maximum FAL for the lot, the applicant shall submit revised plans modifying the interior heights to not exceed 12 feet by either the addition of attic areas with heights of less than five feet or a reduction in the overall height of the one-story portions of the structure, subject to review and approval of the Planning Division.</li> </ul>			



City of Menlo Park  
 Location Map  
 1076 Santa Cruz Avenue



Scale: 1:4,000

Drawn By: CRT

Checked By: CDS

Date: 1/27/2020

Sheet: 1

1076 Santa Cruz Avenue – Attachment C: Data Table

	<b>PROPOSED PROJECT</b>	<b>EXISTING PROJECT</b>	<b>ZONING ORDINANCE</b>
Lot area	25,603 sf	25,603 sf	20,000 sf min.
Lot width	91.7 ft.	91.7 ft.	110 ft. min.
Lot depth	279.1 ft.	279.1 ft.	130 ft. min.
Setbacks			
Front	29 ft.	37 ft.	20 ft. min.
Rear	126.3 ft.	200 ft.	20 ft. min.
Side (left)	10 ft.	34 ft.	Min. 10 ft. on any one side, with total side setback of 30 ft.
Side (right)	21.8 ft.	31.3 ft.	
Building coverage	4,413.8 sf	2,016 sf	7,680.9 sf max.
	17.2 %	7.8 %	30 % max.
FAL (Floor Area Limit)	5,658.6 sf	1,888 sf	7450.8 sf max.
Square footage by floor	3,241.3 sf/1st	1,027 sf/1st	
	1,830.3 sf/ 2nd	861 sf/garage	
	564 sf/ garage	504 sf/basement	
	23 sf/ attic > 5'	128 sf/porches	
	587.5 sf/ patios		
	21 sf/ fire places		
Square footage of buildings	6,267.1 sf	2,520 sf	
Building height	28.3 ft.	15 ft.	30 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees			
Heritage trees	17*	Non-Heritage trees	13
Heritage trees proposed for removal	3	Non-Heritage trees proposed for removal	10
New Trees	34**	Total Number of Trees	51

\* Of these, one heritage tree is located in the public right-of-way, nine are located on neighboring properties, and seven are located on the subject property.

\*\*Of these, eight are replacement heritage trees for the proposed heritage tree removals.

MORALI RESIDENCE  
1076 SANTA CRUZ AVE.  
MENLO PARK, CA.  
94025

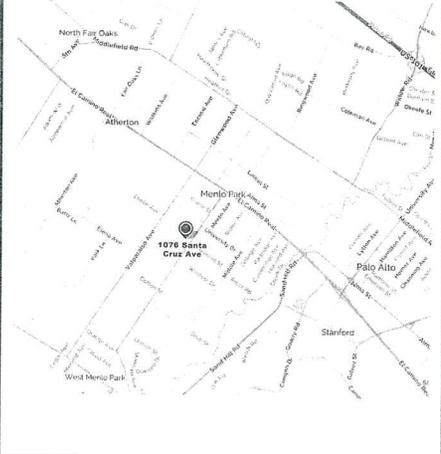
RECEIVED  
JAN 21 2020  
CITY OF MENLO PARK  
BUILDING DIVISION

REVISIONS	BY
1	V.T.
2	V.T.
3	V.T.
4	V.T.
5	V.T.
6	V.T.
7	V.T.
8	V.T.
9	V.T.
10	V.T.

DAVID W. TERPENING  
ARCHITECT A.I.A.  
P.O. BOX 7010  
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94026  
PH. (650) 328-6300  
FAX (650) 367-6257

APPLICABLE CODES  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA GREEN BUILDING CODE

VICINITY MAP



**GENERAL NOTE:**  
The work hours are regulated by noise levels created during construction. The maximum noise levels allowed are established in the City of Menlo Park Municipal Code Chapter 8.06 Noise:  
1) Any and all excessively annoying, loud or unusual noises or vibrations that offend the peace and quiet of persons ordinary sensibilities and which interfere with the comfortable enjoyment of life or property and affect at the same time an entire neighborhood or any considerable number of people shall be considered a noise disturbance.  
2) Construction activities:  
a. Construction activities are limited to the hours of 8 a.m. and 6 p.m. Monday through Friday  
b. Construction activities by residents and property owners personally undertaking construction activities to maintain or improve their property are allowed Saturdays, Sundays or holidays between the hours of 9 a.m. and 5 p.m.  
c. A sign, containing the permitted hours of construction activities exceeding the noise limits set forth in Section 8.06.030 shall be posted at all entrances to a construction site upon commencement of construction, for purpose of informing contractors and subcontractors and all other persons at the construction site of the basic requirements of this chapter. The sign shall be at least five (5) feet above the ground level and shall consist of a white background with black letters.  
d. Notwithstanding any other provision set forth above, all powered equipment shall comply with the limits set forth in Section 8.06.040 (b).

CONSULTANTS

**ARCHITECT:**  
DAVID W. TERPENING  
DAY LAND CONSULTANTS  
2315 S. BASCOM AVE. SUITE 200  
CAMPBELL, CA. 95008  
TEL: (408) 296-6000  
FAX: (408) 520-8000  
EMAIL: scott@dlc.com

**CIVIL ENGINEER:**  
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DAY LAND CONSULTANTS  
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EMAIL: scott@dlc.com

**STRUCTURAL ENGINEER:**  
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ROBELO AND ASSOCIATES INC.  
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FAX: (650) 780-9698  
E MAIL: frank@robello.net

**GEOTECHNICAL ENGINEER:**  
GLENN ROMIG  
YOM PORTER  
KOMIG ENGINEERS INC.  
1390 EL CAMINO REAL, SECOND FLOOR  
SAN CARLOS, CA. 94070  
TEL: (650) 591-5224  
FAX: (650) 591-5251  
EMAIL: tom@romigengineers.com

**LANDSCAPE ARCHITECTS:**  
STEVE KIKUCHI  
WARRREN BARNES  
KIKUCHI + KANKEL DESIGN GROUP  
730 MILL STREET  
HALF MOON BAY, CA. 94019  
TEL: (650) 726-7100  
FAX: (650) 726-7077  
EMAIL: wbarbns@kankeldesigngroup.com

**ARBORIST:**  
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IAN GEDES AND ASSOCIATES  
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SARATOGA, CA. 95070  
TEL: (408) 379-8011  
CELL: (408) 621-1040  
EMAIL: bo@gedestree.com

PROJECT DATA

**LOCATION:** 1076 SANTA CRUZ AVE, MENLO PARK, CA. 94025  
**EXISTING USE:** SINGLE FAMILY RESIDENCE  
**SCORE OF WORK:** A NEW SINGLE FAMILY RESIDENCE  
**ZONING:** R-E  
**A.P.N.:** 071-073-150  
**FLOOD ZONE:** NO  
**EASEMENTS:** NONE  
**APPLICANT:** DAVID W. TERPENING, ARCHITECT  
**PROPERTY OWNER:** PHILIPPE AND SATEH MORJAL  
**APPLICATION:** USE PERMIT FOR A NEW 2-STORY SINGLE FAMILY RESIDENCE ON A SUB-STANDARD LOT WIDTH 91.74' PER R-E ZONING. THE MINIMUM LOT WIDTH REQUIRED IS 110'.  
**NO VARIANCE REQUIRED. THE PROJECT HAS AN EXISTING ONE STORY 1,027 S.F. RESIDENCE AND A ONE STORY 881 S.F. DETACHED ACCESSORY BUILDING/GARAGE. THE EXISTING STRUCTURES ARE TO BE DEMOLISHED AND REPLACED WITH A 2-STORY 5,655 S.F. RESIDENCE. TWO HERITAGE REDWOOD TREES LOCATED IN THE FRONT YARD ARE BEING REMOVED AND REPLACED. ONE HERITAGE PALM TREE AND ONE HERITAGE FIG TREE LOCATED IN THE MIDDLE AND REAR YARDS ARE ALSO BEING REMOVED AND REPLACED. A TOTAL OF 4 "HERITAGE TREES" ARE BEING REMOVED AND REPLACED.**

DEVELOPMENT STANDARDS	EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT	ZONING ORDINANCE
LOT AREA	26,408 S.F. / .59 ACRES	25,000 S.F. / .57 ACRES	30,000 S.F. MINIMUM
LOT WIDTH	91.74' SUB-STANDARD	91.74' SUB-STANDARD	110 FT. MINIMUM
LOT DEPTH	279.09'	279.09'	130 FT. MINIMUM
SETBACKS	FRONT 37'-0"	33'-0"	20'-0" MIN.
	REAR 200'-0"	120'-0"	20'-0" MIN.
	SIDE LEFT 34'-0"	10'-0"	20'-0" TOTAL
	SIDE RIGHT 31'-0"	21'-9"	10'-0" MINIMUM ANY ONE SIDE
BUILDING COVERAGE	1,027 S.F.	5,276 S.F.	MAXIMUM 30% OF LOT SIZE 23,704 S.F.
	DETACHED GARAGE 863 S.F.	0 S.F.	EQUALS 7,313 S.F.
	ATTACHED GARAGE 0 S.F.	564 S.F.	
	FRONT PORCH 314 S.F.	0 S.F.	
	COVERED PATIO 0 S.F.	388 S.F.	
	REAR PORCH 38 S.F.	0 S.F.	
	TOTAL 2,098 S.F. / 7.8%	4,428 S.F. / 17.30%	
MAXIMUM F.A.L.	BELOW GRADE 504 S.F.	0 S.F.	FIRST FLOOR MAXIMUM F.A.L.
	FIRST FLOOR 1,027 S.F.	2,241 S.F.	2,800 S.F. + 25% (LOT AREA) - 2,000 S.F. + F.A.L.
	SECOND FLOOR 0 S.F.	2,893 S.F.	2,800 S.F. + 4,601 S.F. = 7,401 S.F.
	ATTACHED GARAGE 0 S.F.	564 S.F.	INCLUDES ATTIC AREA 4' X 0"
	DETACHED GARAGE 863 S.F.	0 S.F.	(LOT WIDTH) (LOT LENGTH) X A.L. FIRST FLOOR
	TOTAL	5,655 S.F.	(91.74' / 279.09') X 7,431 S.F. = 2,449 S.F. MAX
BUILDING HEIGHT	15'-0"	28'-0"	30'-0" LOT SIZE OVER 20,000 SF
LANDSCAPING	19,870 S.F.	13,870 S.F.	
PAVING	3,775 S.F.	6,275 S.F.	
PARKING	DETACHED GARAGE	ATTACHED 2 CAR GARAGE	2 COVERED SPACES
DEFINE BASIS FOR PARKING	2 COVERED SPACES	2 COVERED SPACES	2 COVERED SPACES
TREES	14 S.F. HERITAGE TREES	21 TOTAL NEW TREES	
	4 HERITAGE TREES REM.	4 HERITAGE TREE REPLACE (22 POTENTIAL)	REFER TO LANDSCAPE PLAN L-1
DAYLIGHT PLANE			10'-0" HEIGHT AT SETBACK LINE 45 DEG. SLOPE

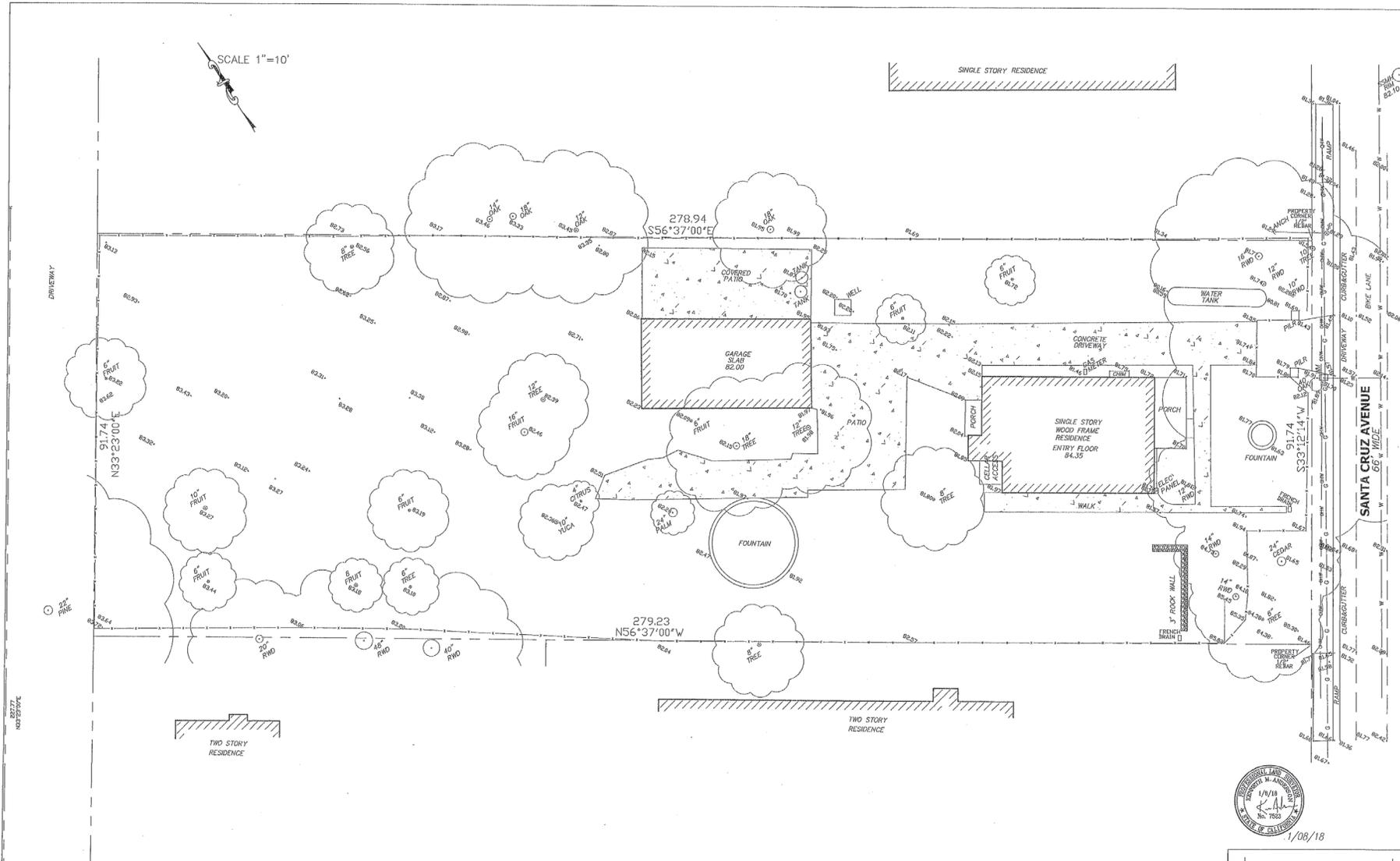
SHEET INDEX

T-1 TITLE SHEET  
C-1 BOUNDARY AND TOPOGRAPHIC SURVEY  
C-2 AREA PLAN  
C-3 SITE PLAN  
AE-1 EXISTING RESIDENCE FLOOR PLANS  
AE-2 EXISTING ROOF PLAN  
AE-3 EXISTING ACCESSORY BUILDING PLANS  
AE-4 EXISTING EXTERIOR ELEVATIONS  
A-1 FIRST AND SECOND FLOOR PLANS (1/8" SCALE)  
A-2 PARTIAL FIRST FLOOR PLAN GARAGE AREA  
A-3 PARTIAL FIRST FLOOR PLAN LIVING AREA  
A-4 SECOND FLOOR PLAN  
A-5 ROOF PLAN (3/16" SCALE)  
A-6 PARTIAL ROOF PLAN GARAGE AREA  
A-7 PARTIAL ROOF PLAN LIVING AREA  
A-8 EXTERIOR ELEVATIONS (NORTH AND SOUTH 1/8" SCALE)  
A-9 EXTERIOR ELEVATIONS  
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A-11 EXTERIOR ELEVATIONS  
A-12 BUILDING SECTIONS  
A-13 STREETScape  
L-1 LANDSCAPE PLAN  
FAL-1 FLOOR AREA CALCULATIONS  
C-4 GRADING AND DRAINAGE NOTES  
C-5 GRADING AND DRAINAGE PLAN  
C-6 GRADING AND DRAINAGE DETAILS

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1076 SANTA CRUZ AVE.  
MENLO PARK, CA. 94025

DRAWN	V.T.
CHECKED	V.T.
DATE	11/17/19
SCALE	AS SHOWN
JOB NO.	
SHEET	T-1
OF	SHEETS



SCALE 1"=10'

PROJECT:	BOUNDARIES
DATE:	1/08/18
SCALE:	1"=6'
PROJECT NO.:	KA
DATE:	10-05-18
PROJECT NAME:	1-08-18

REVISIONS  
 1/8/18 TITLE/ADD BLDG LINE

**BOUNDARY & TOPOGRAPHIC SITE PLAN**  
 MORALI RESIDENCE  
 1076 SANTA CRUZ AVENUE, MENLO PARK, CA 94025  
 APN 071-072-150  
 SAN MATEO COUNTY, CALIFORNIA



**BAY LAND CONSULTING**  
 LAND SURVEYORS/CIVIL ENGINEERS  
 2015 S. BASCOM AVE. STE 200  
 SAN JOSE, CA 95128  
 PH: (408) 286-8700  
 SERVING THE BAY AREA

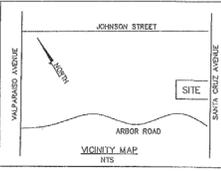
**PROJECT BENCHMARK**  
 THE ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATION FOR THE SITE BENCHMARK THE RM OF THE SANITARY SEWER AT THE N/E CORNER OF THE SITE ELEVATION=82.10 (NAVD 88)

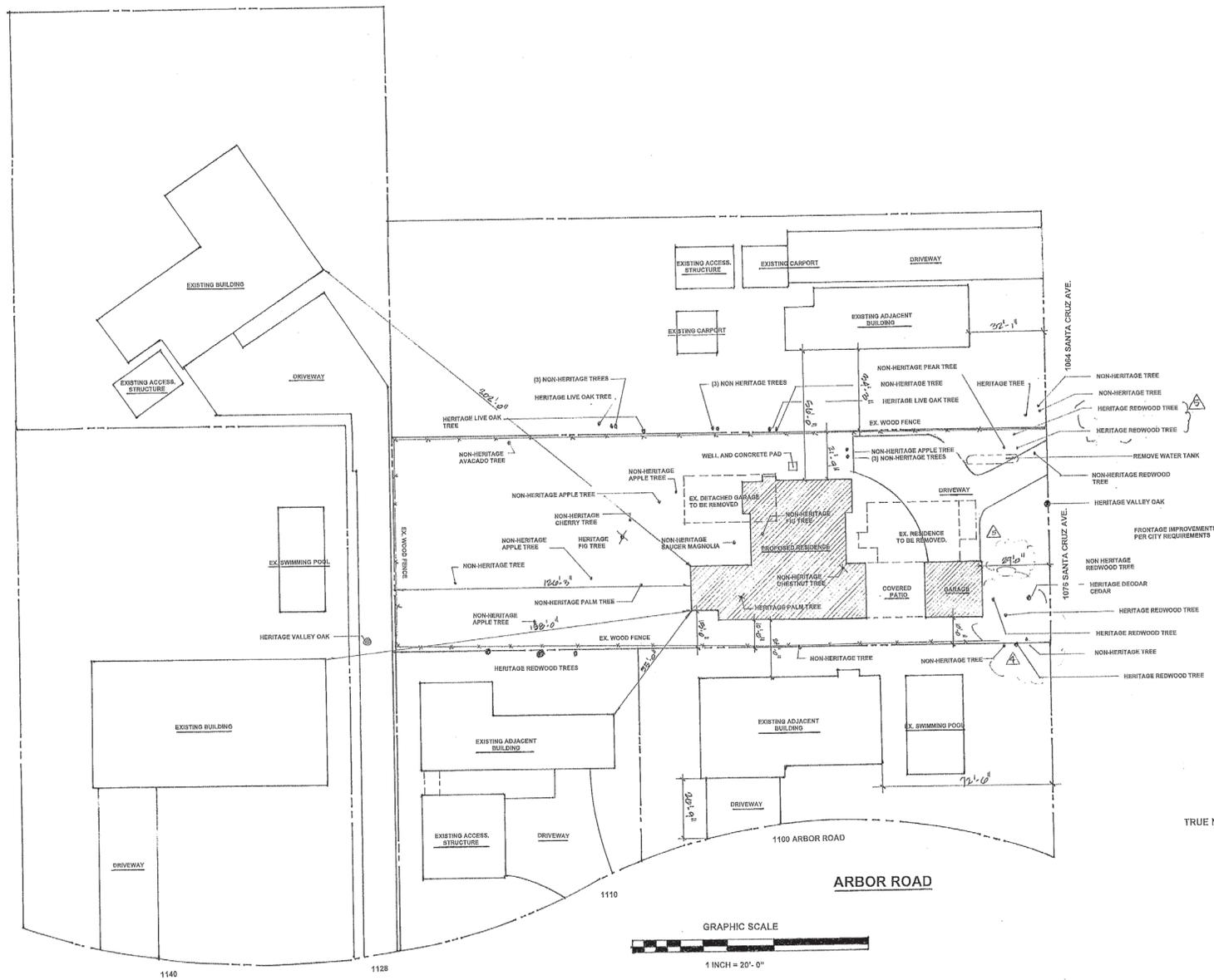
**UNDERGROUND UTILITY NOTE**  
 ALL UNDERGROUND UTILITY LINES MAY NOT BE SHOWN HEREON, BUT MAY EXIST AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE SIZE, DEPTH, LOCATION THEREOF **CALL 811 BEFORE YOU DIG**

**LOT AREA**  
 25,803 SQ. FT.±

**BASIS OF BEARINGS**  
 THE BEARING N33°23'00"E OF THE EASTERLY LINE OF PARCEL 1 AS SHOWN ON PARCEL MAP FILED FOR RECORD IN VOL 67 OF PARCEL MAPS, PAGE 64 SAN MATEO COUNTY RECORDS

**BOUNDARY CERTIFICATION**  
 I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYORS ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.  
 A RECORD OF SURVEY IS BEING FILED WITH THE COUNTY OF SAN MATEO FOR THIS BOUNDARY SURVEY





AREA PLAN

REVISIONS	BY
1. USE PERMIT	DLT
2. PERMITS	DLT
3. PERMITS	DLT

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DESIGN	DLT
CHECKED	DLT
DATE	5/18/11
SCALE	1" = 20'-0"
DATE	5/18/11
SHEET	2/116

C-2

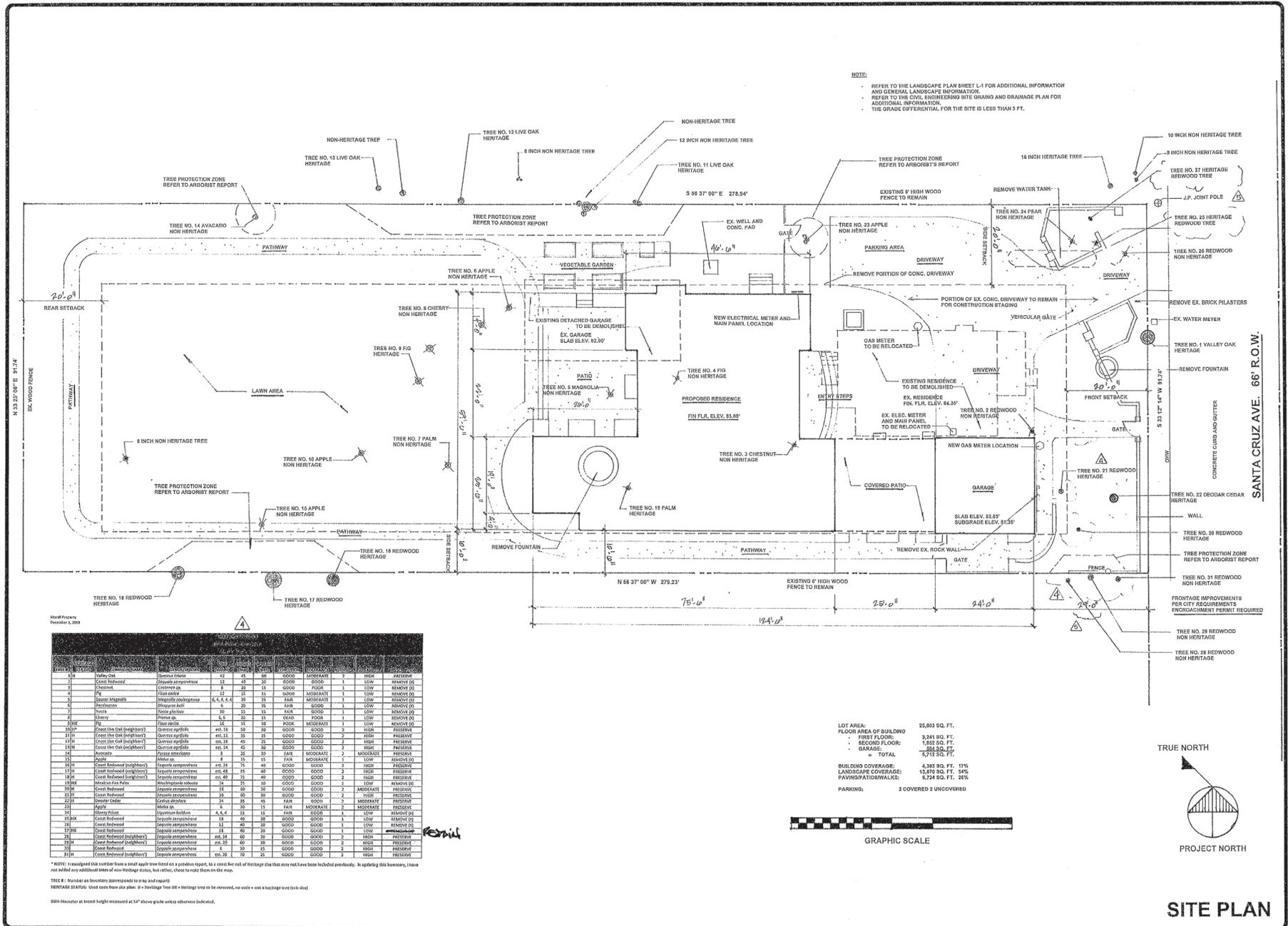
REVISIONS	BY
1. 08/14/2010	HT
2. 11/16/2010	HT
3. 11/17/2010	HT

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**DRAWN**  
 7/17  
 CHECKED  
 11/17  
 SCALE: 1" = 10'-0"  
 JOB NO.  
 SHEET  
**C-3**  
 OF SHEETS



- NOTE:**
- REFER TO THE LANDSCAPE PLAN SHEET L-1 FOR ADDITIONAL INFORMATION AND GENERAL LANDSCAPE INFORMATION.
  - REFER TO THE CIVIL ENGINEERING SITE GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFORMATION.
  - THE GRADE DIFFERENTIAL FOR THE SITE IS LESS THAN 2 FT.

Health Factors  
 December 1, 2009

NO.	TRUNK DBH (INCHES)	HEIGHT (FEET)	SPECIES	HEALTH	CONDITION	REMARKS
111	12	45	66	GOOD	MODERATE	2 HIGH PRESERVE
112	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
113	8	20	13	GOOD	FULL	1 LOW REMOVE PD
114	12	40	20	GOOD	MODERATE	1 LOW REMOVE PD
115	6.4	4.4	30	FAIR	MODERATE	1 LOW REMOVE PD
116	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
117	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
118	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
119	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
120	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
121	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
122	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
123	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
124	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
125	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
126	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
127	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
128	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
129	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
130	12	40	20	GOOD	GOOD	1 LOW REMOVE PD
131	12	40	20	GOOD	GOOD	1 LOW REMOVE PD

\*NOTE: I reassigned this number from a small apple tree listed on a previous report, to a citrus tree not of heritage that may not have been included previously. In updating this inventory, I have not added any additional trees of non-heritage status, but rather, those to note them on the map.

TREE # : Number on Inventory corresponds to map and report  
 HERITAGE STATUS: Used when there are other non-heritage trees (X) - Heritage tree to be removed, no code - used a heritage tree but not

DBH: Diameter at breast height measured at 54" above ground unless otherwise indicated.

LOT AREA: 25,893 SQ. FT.  
 FLOOR AREA OF BUILDING:  
 - FIRST FLOOR: 3,241 SQ. FT.  
 - SECOND FLOOR: 1,881 SQ. FT.  
 - GARAGE: 866 SQ. FT.  
 o TOTAL: 5,972 SQ. FT.

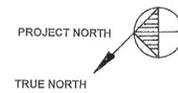
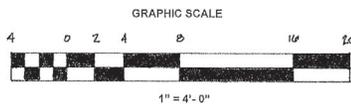
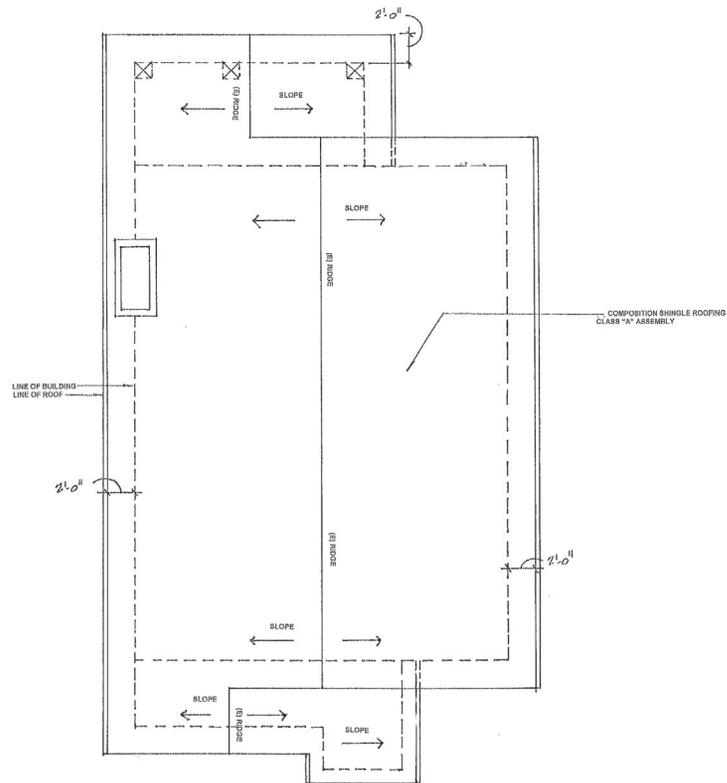
BUILDING COVERAGE: 1,983 SQ. FT. 17%  
 LANDSCAPE COVERAGE: 13,870 SQ. FT. 54%  
 PAVING/PATIOS/WALKS: 6,724 SQ. FT. 26%

PARKING: 2 COVERED 2 UNCOVERED



**SITE PLAN**





EXISTING ROOF PLAN

REVISIONS	BY

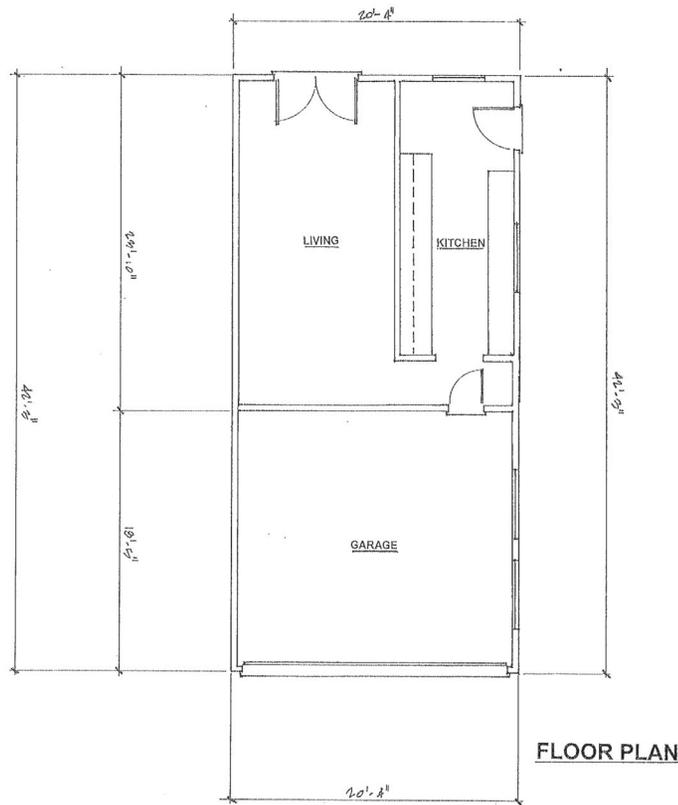
DAVID W. TERPENING  
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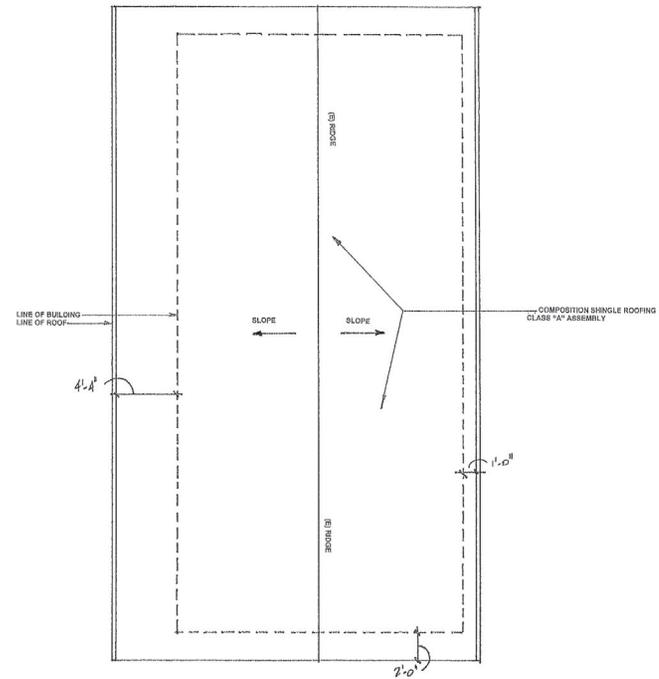
MORALI RESIDENCE  
 1076 SANTA CRUZ AVE.  
 MENLO PARK, CA. 94025

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CHECKED	
DATE	01/10/17
SCALE	1/4" = 1'-0"
JOB NO.	27102
SHEET	

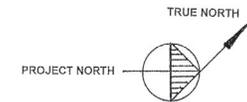
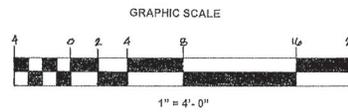
AE-2  
 OF SHEETS



FLOOR PLAN



ROOF PLAN



EXISTING ACCESSORY BLD.'G PLANS

REVISIONS	BY

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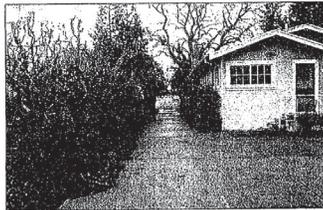
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DATE	01/01/17
SCALE	1/8" = 1'-0"
SHEET NO.	2110
SHEET	

AE-3

OF SHEETS



VIEW- IN



VIEW- OUT

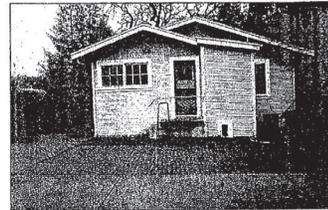
EXISTING RESIDENCE



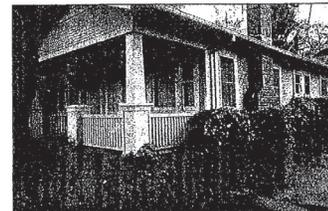
EAST ELEVATION (FRONT SIDE)



SOUTH ELEVATION (LEFT SIDE)



WEST ELEVATION (REAR SIDE)

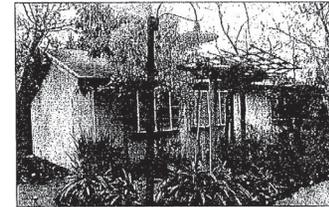


NORTH ELEVATION (RIGHT SIDE)

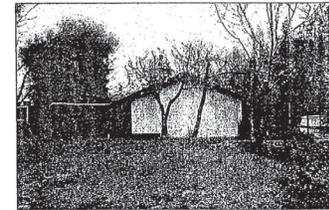
EXISTING DETACHED GARAGE



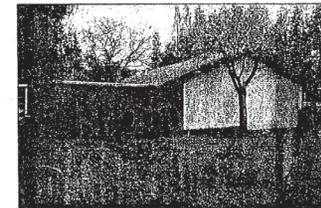
EAST ELEVATION (FRONT SIDE)



SOUTH ELEVATION (LEFT SIDE)



WEST ELEVATION (REAR SIDE)



NORTH ELEVATION (RIGHT SIDE)

EXISTING EXTERIOR ELEVATIONS

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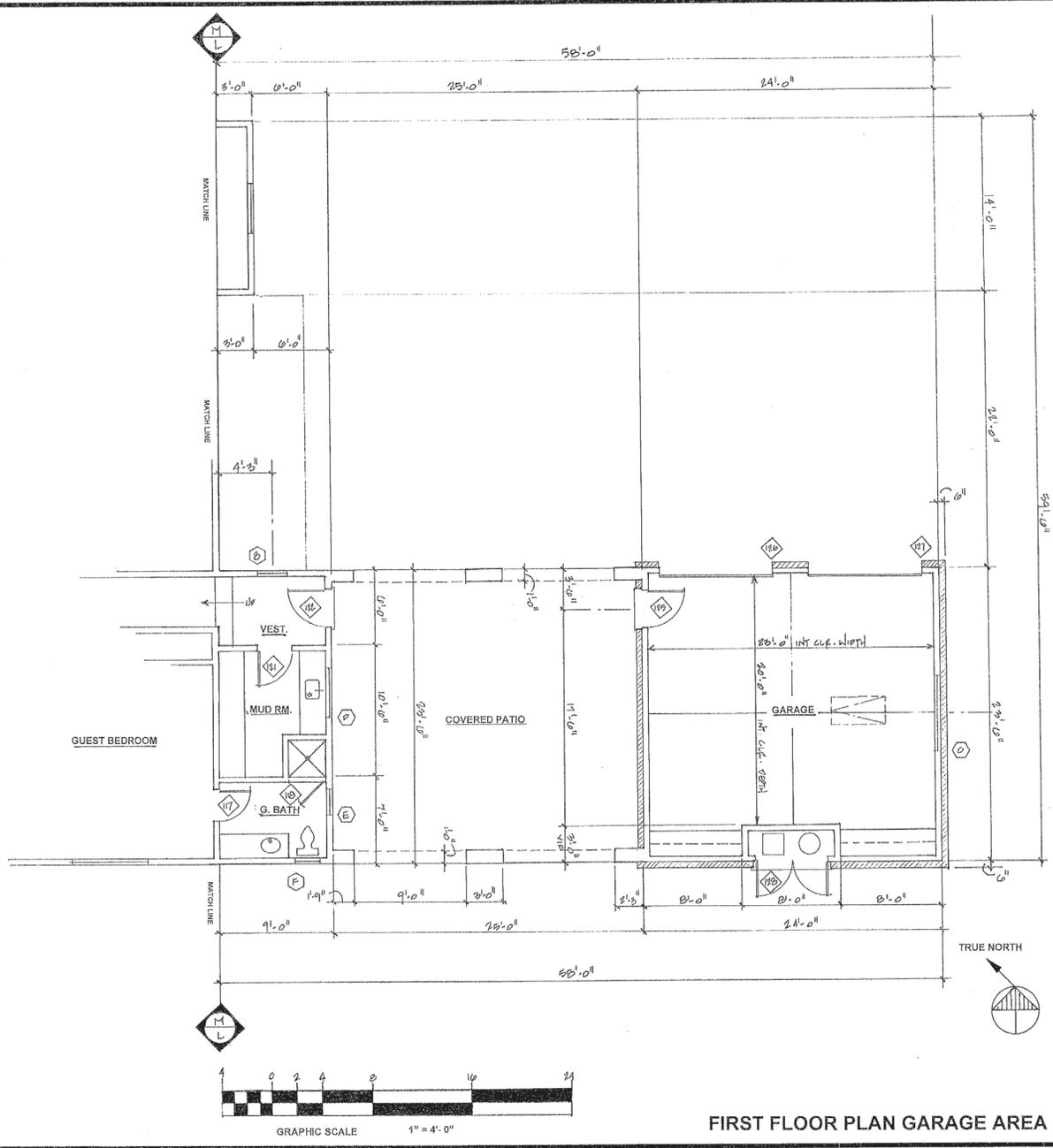
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ARCHITECT A.I.A.  
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DRAWN	
CHECKED	
DATE	9/10/17
SCALE	NONE
JOB NO.	2017
SHEET	
AE-4	
OF	SHEETS





FIRST FLOOR PLAN GARAGE AREA

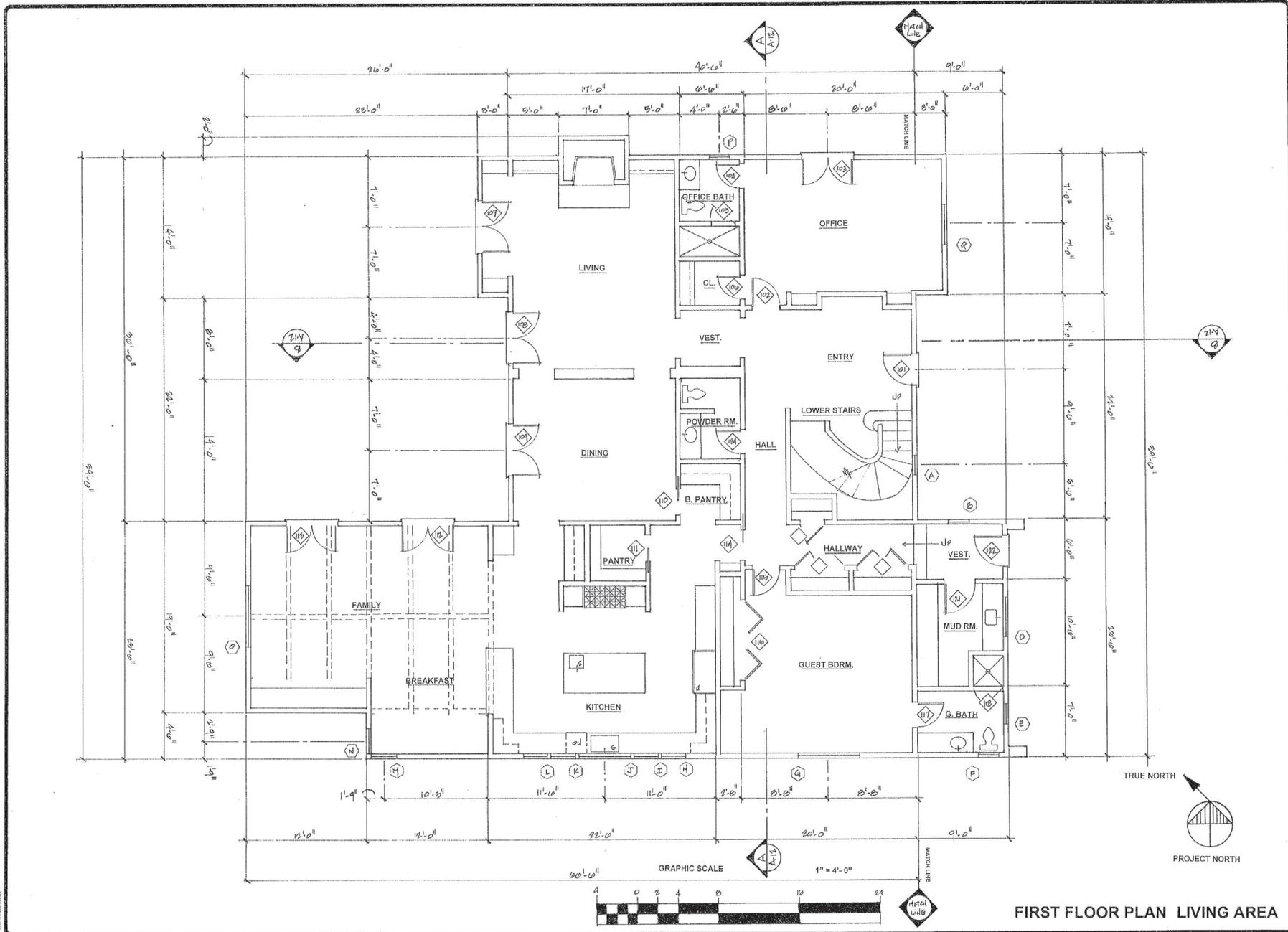
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DATE	5/10/17
SCALE	1/8" = 1'-0"
JOB NO.	2710
SHEET	A-2



REVISIONS	BY

**DAVID W. TERPENING**  
ARCHITECT A.I.A.

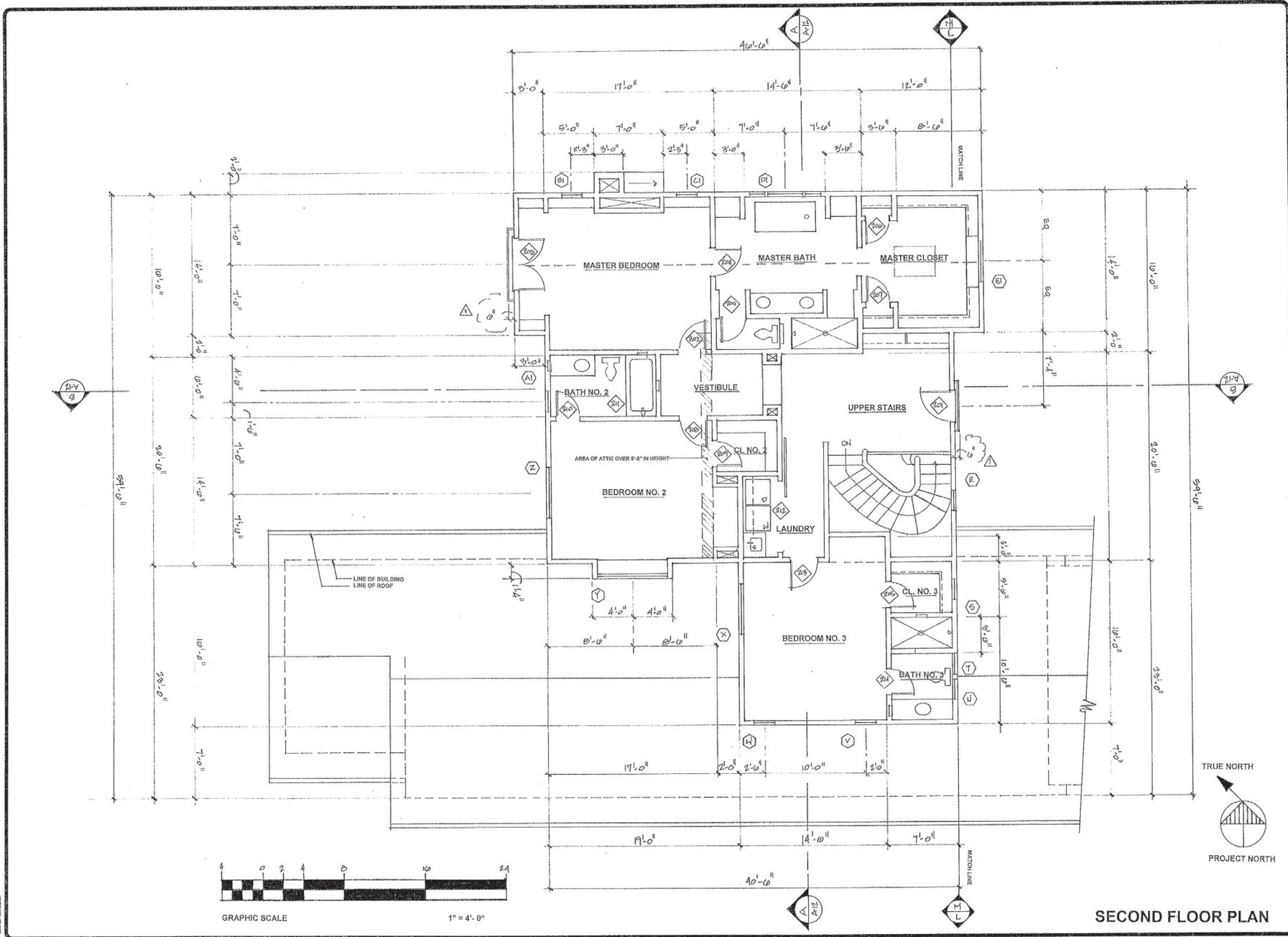
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MENLO PARK, CA  
94026

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DRAWN	DWT
CHECKED	
DATE	01/10/17
SCALE	1/8" = 1'-0"
JOB NO.	21017
SHEET	
<b>A-3</b>	
OF	SHEETS



REVISIONS	BY
1	DT

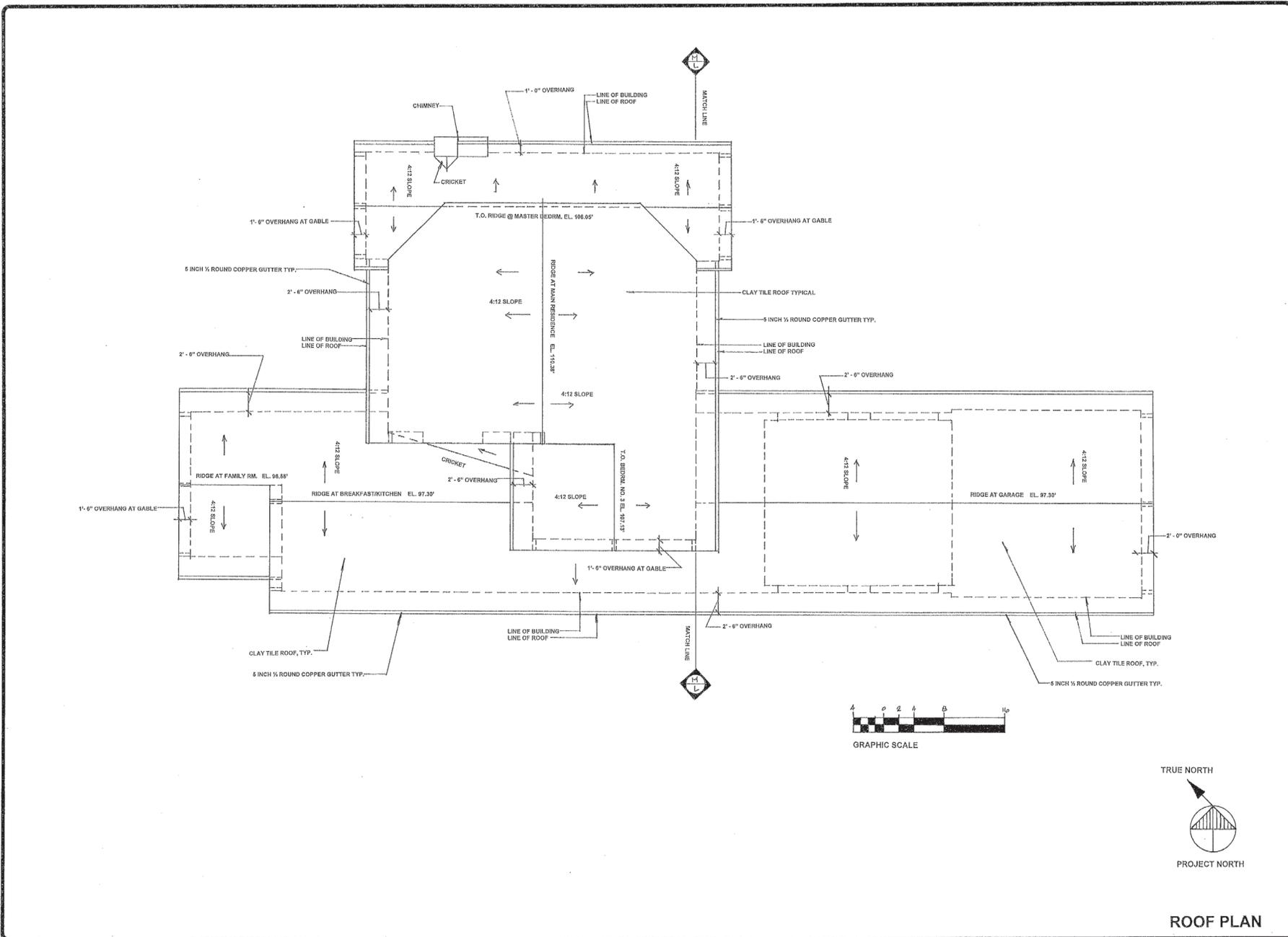
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**MENLO PARK, CA. 94025**

DRAWN	DT
CHECKED	DT
DATE	01/01/11
SCALE	1/4" = 1'-0"
JOB NO.	2116
SHEET	

A-4  
 OF SHEETS



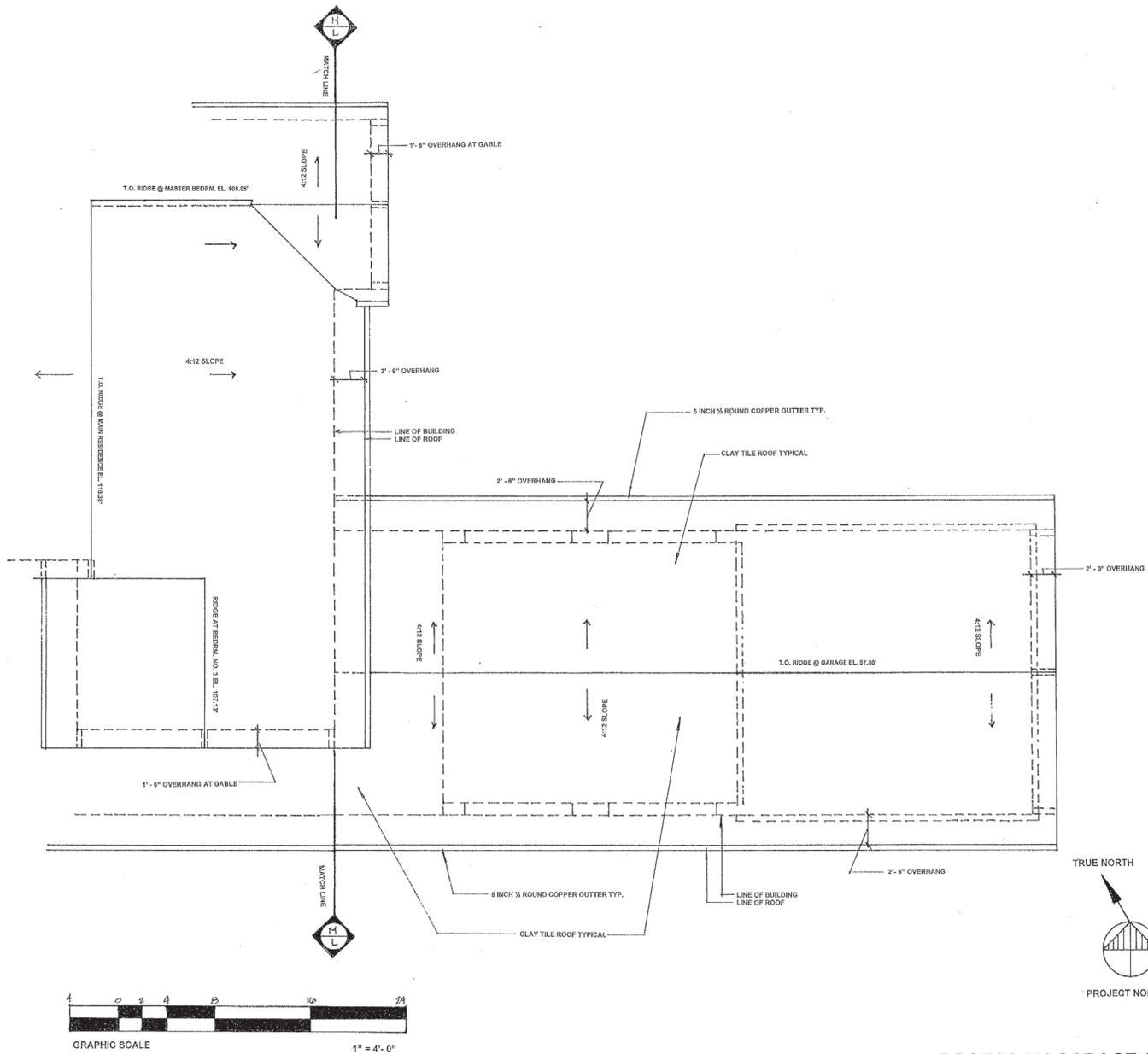
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DATE	03/17
SCALE	3/16" = 1'-0"
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<b>A-5</b>	
OF	SHEETS



ROOF PLAN GARAGE AREA

REVISIONS	BY

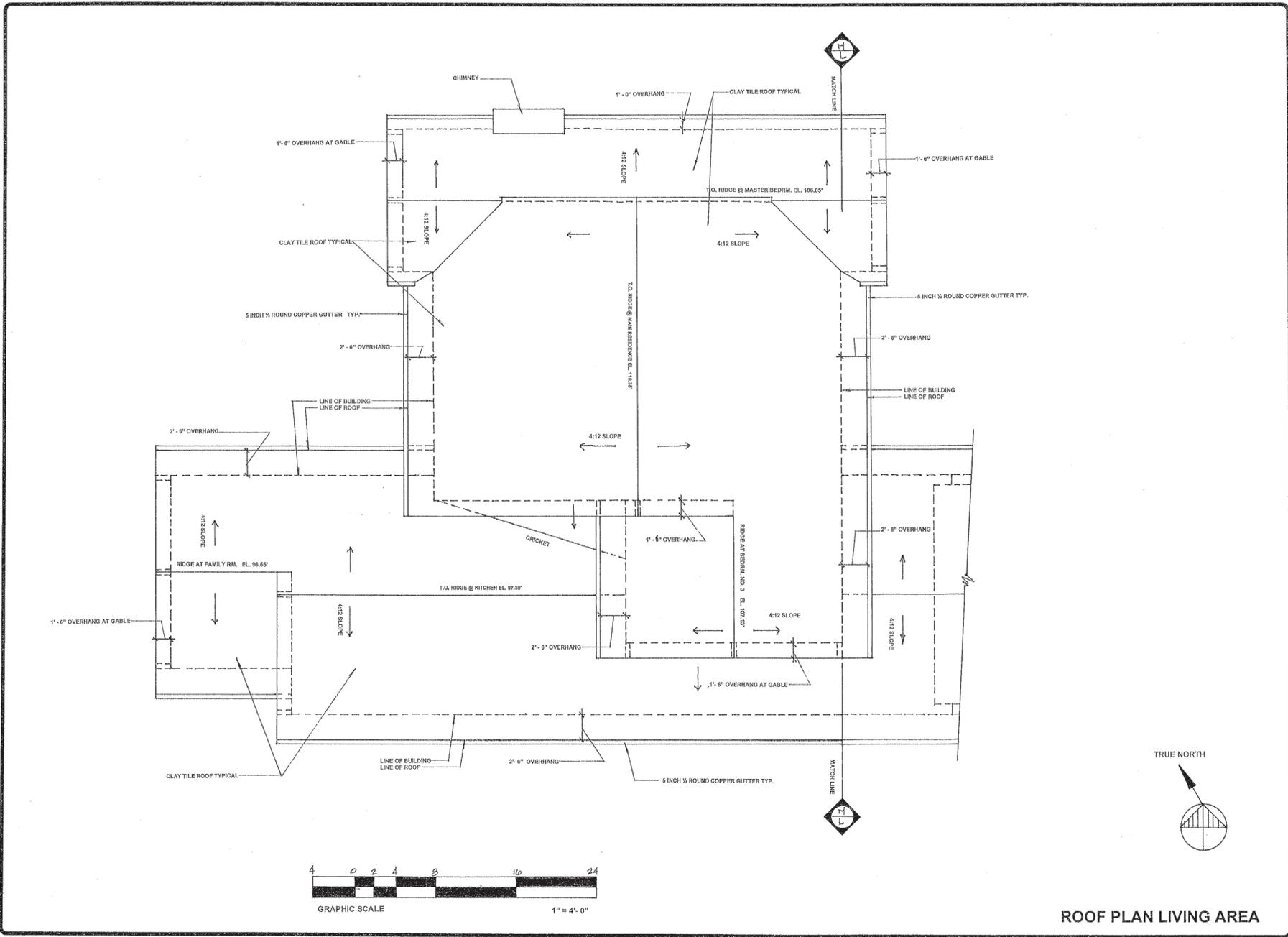
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A-6  
 OF SHEETS



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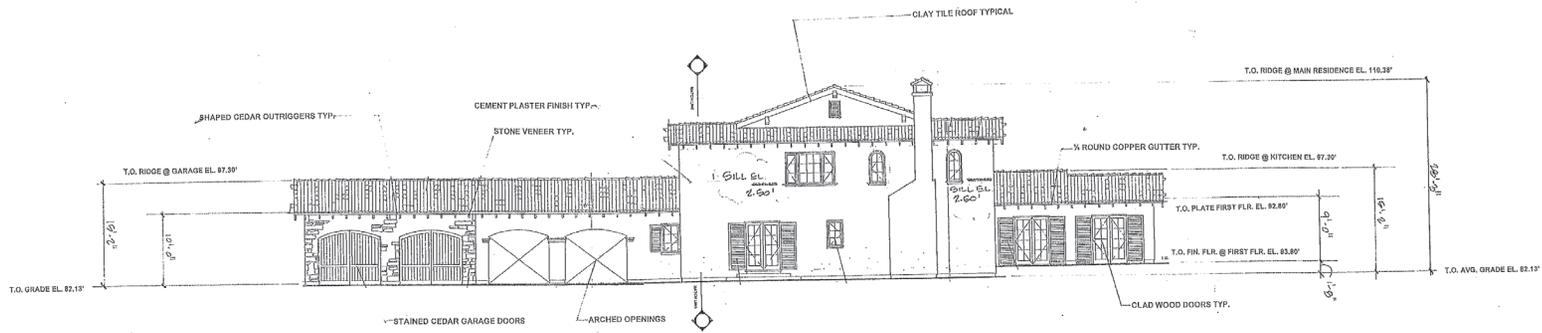
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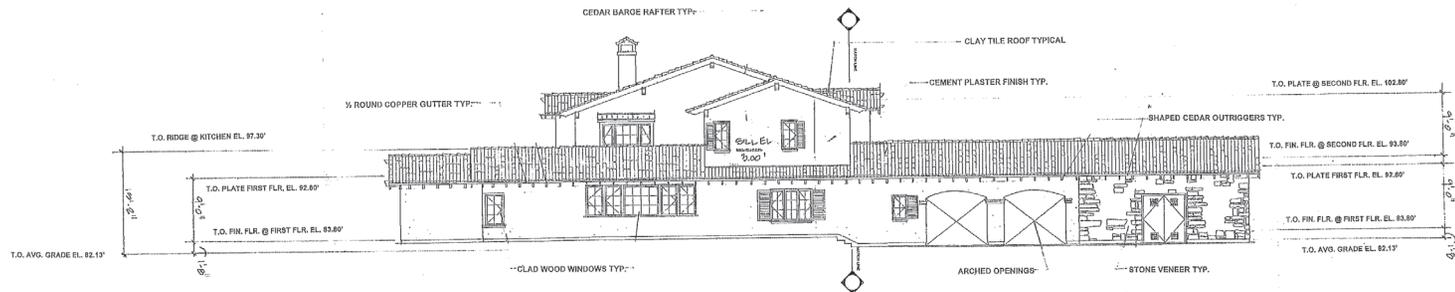
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A-7  
 OF SHEETS

ROOF PLAN LIVING AREA



NORTH ELEVATION



SOUTH ELEVATION



EXTERIOR ELEVATIONS

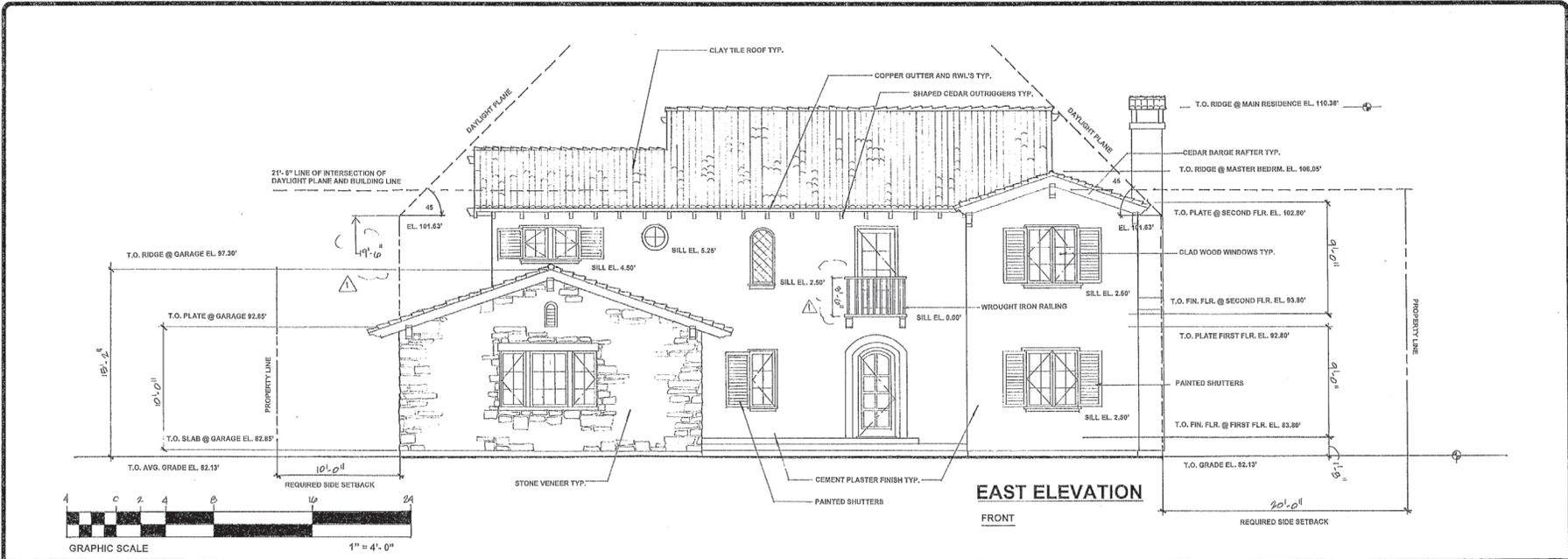
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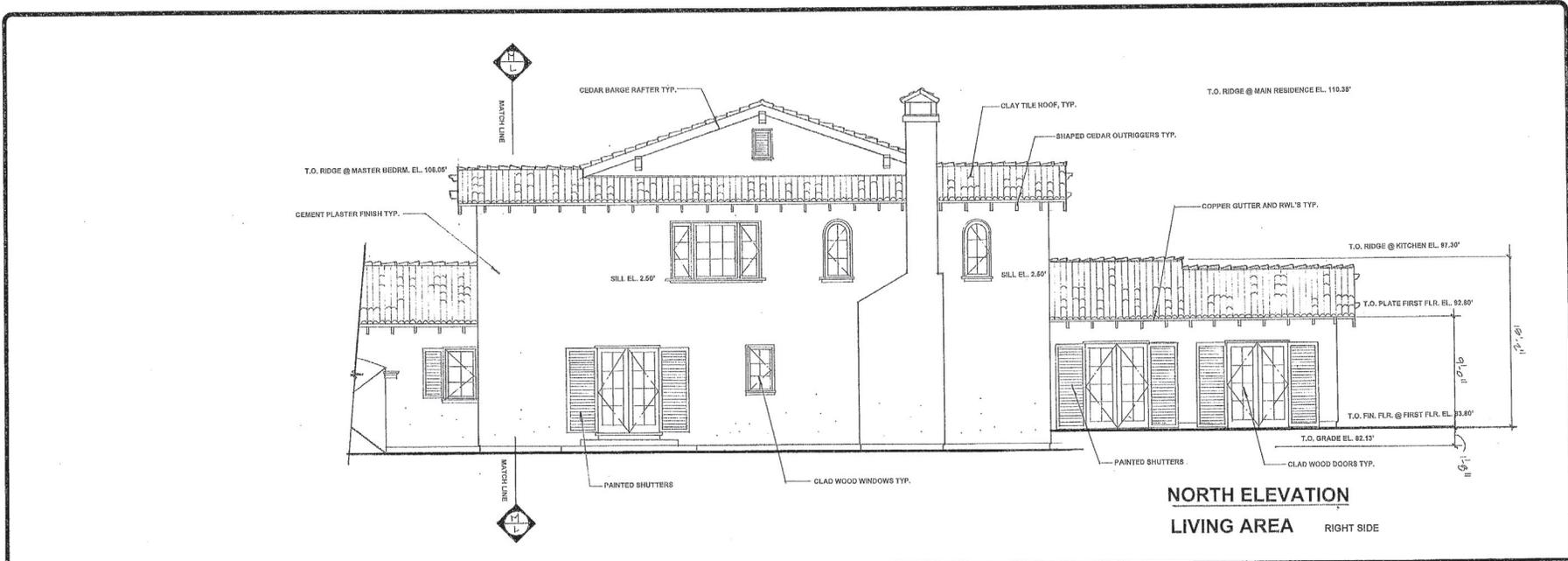
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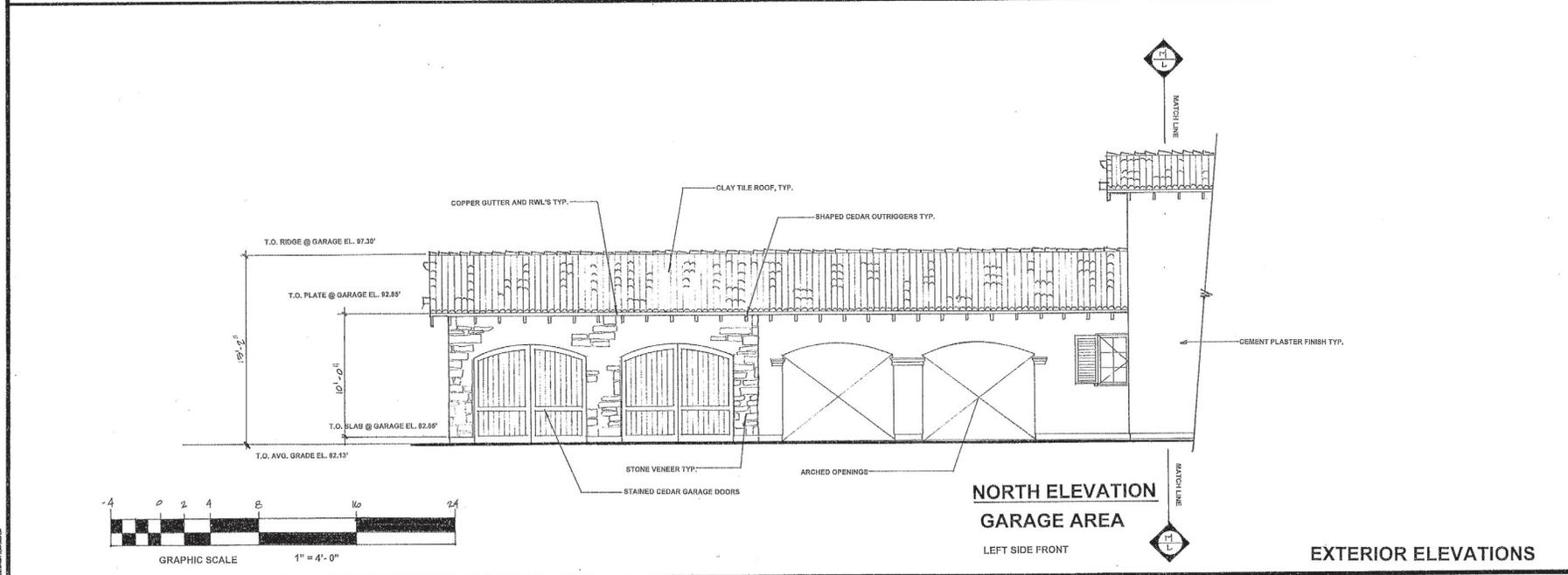
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OF	SHEETS



**NORTH ELEVATION**  
LIVING AREA RIGHT SIDE



**NORTH ELEVATION**  
GARAGE AREA  
LEFT SIDE FRONT

EXTERIOR ELEVATIONS

REVISIONS	BY

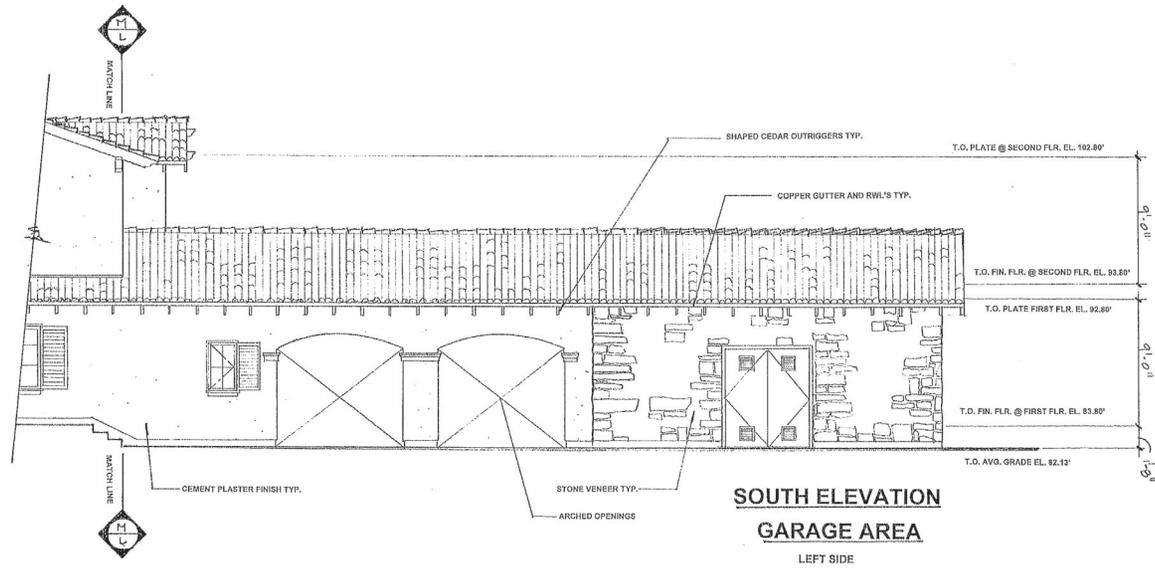
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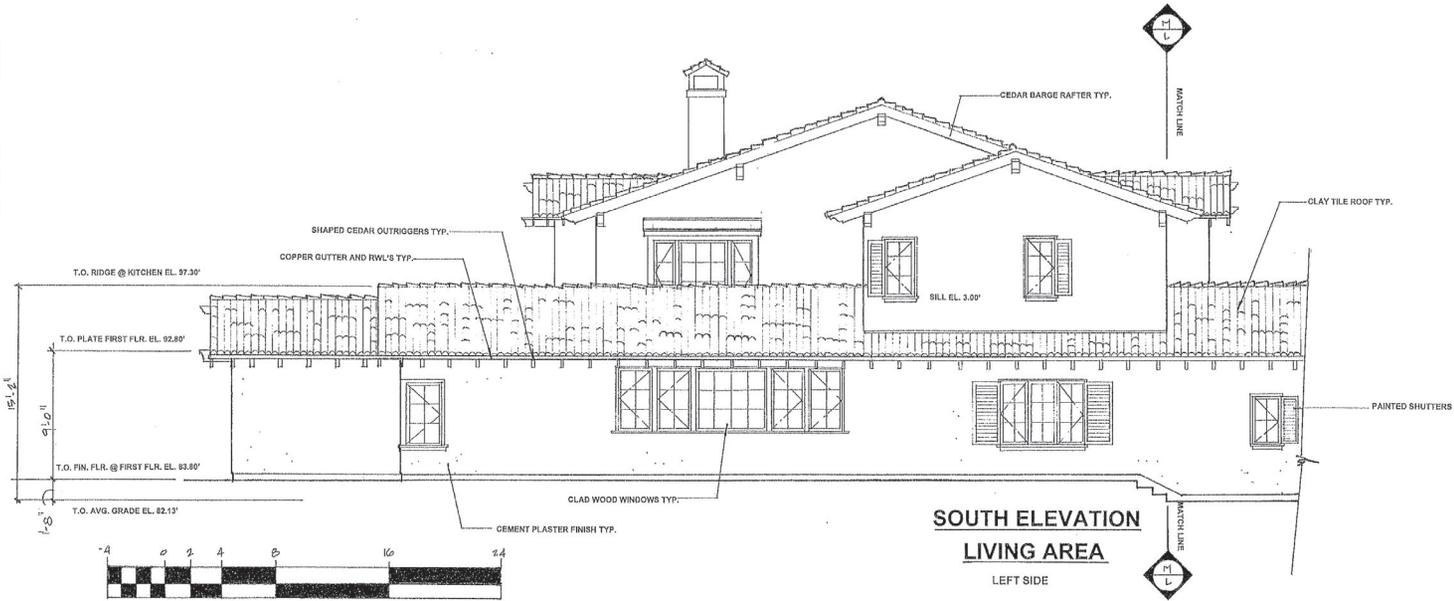
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A-10  
OF SHEETS



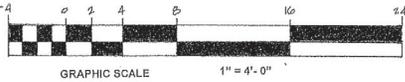
**SOUTH ELEVATION  
GARAGE AREA**

LEFT SIDE



**SOUTH ELEVATION  
LIVING AREA**

LEFT SIDE



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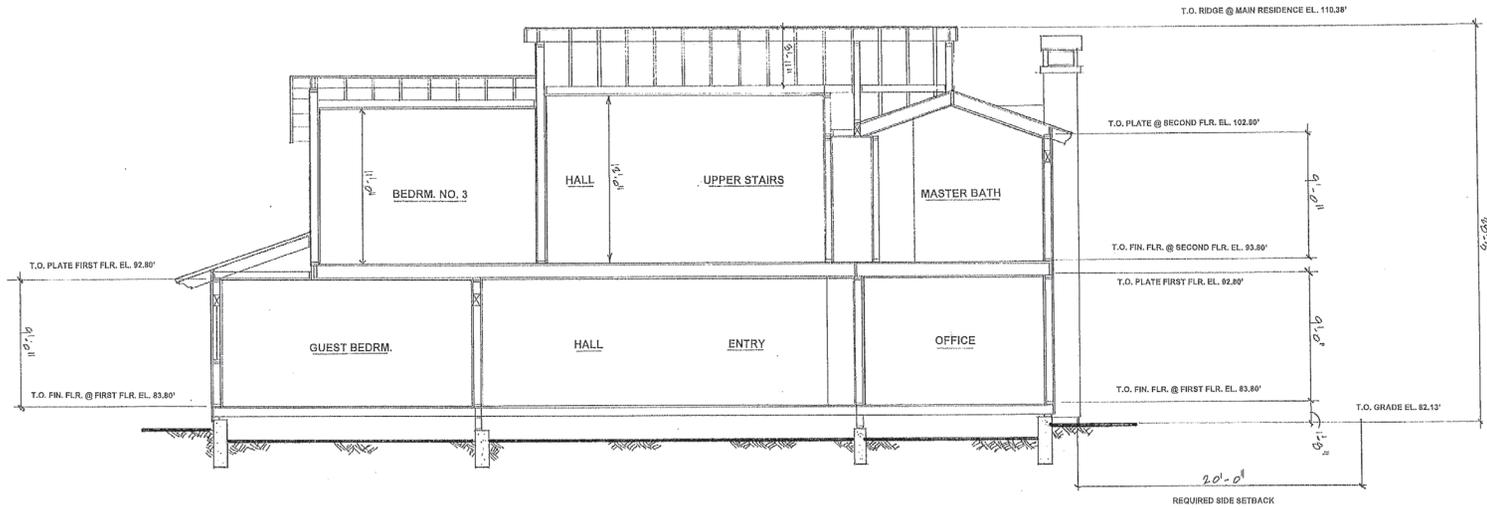
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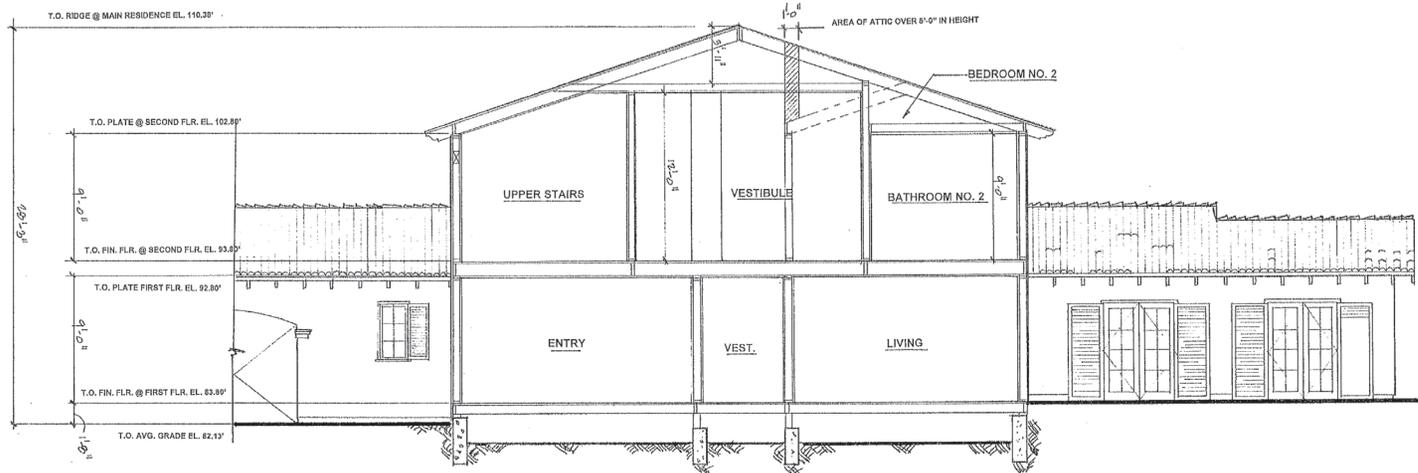
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A-11  
OF SHEETS

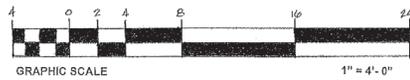
EXTERIOR ELEVATIONS



SECTION A-A



SECTION B-B



BUILDING SECTIONS

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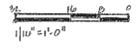
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STREETSCAPE

REVISIONS	BY
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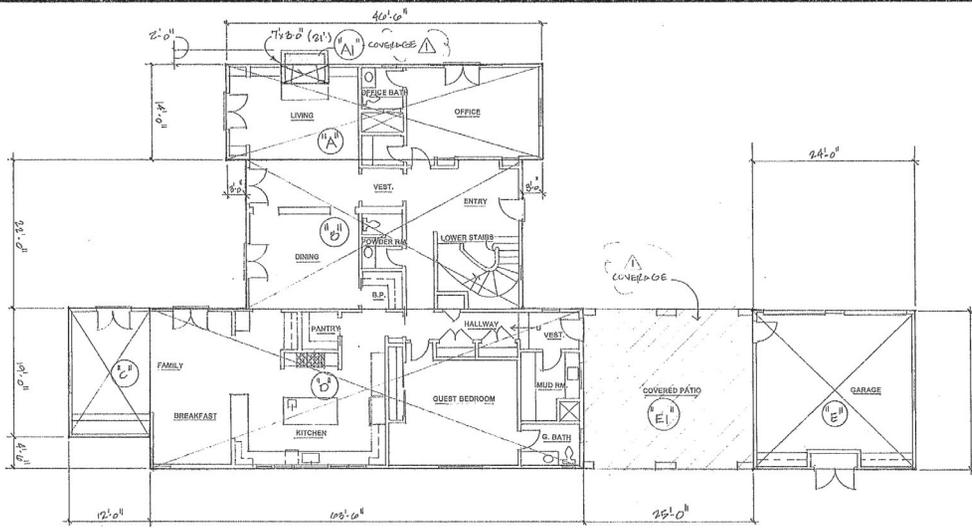
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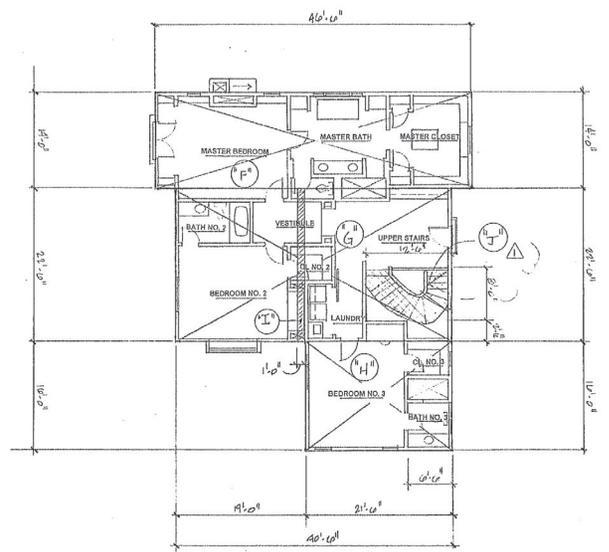
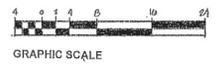
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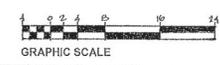




FIRST FLOOR



SECOND FLOOR



FLOOR AREA CALCULATIONS			
	AREA	SIZE	TOTAL
FIRST FLOOR	A	14' X 46.5'	651 SF
	B	22' X 40.5'	891 SF
	C	12' X 19'	228 SF
	D	23.5' X 63.5'	1,492 SF
	E	24' X 23.5'	564 SF
GARAGE	SUBTOTAL		3,805 SF
SECOND FLOOR	F	14' X 46.5'	651 SF
	G	22.5' X 40.5'	913 SF
	H	16' X 21.5'	344 SF
	I	1' X 23'	23 SF
	J	4' X 19'	76 SF
	SUBTOTAL		1,853 SF
	TOTAL F.A.R.		5,658 SF
BUILDING COVERAGE			
	AREA	SIZE	TOTAL
FIRST FLOOR	A	14' X 46.5'	651 SF
	B	22' X 40.5'	891 SF
	C	12' X 19'	228 SF
	D	23.5' X 63.5'	1,492 SF
CHIMNEY	A1	2' X 2'	4 SF
GARAGE	E	24' X 23.5'	564 SF
COVERED PATIO	E1	25' X 23.5'	588 SF
	TOTAL		4,428 SF

FLOOR AREA CALCULATIONS

REVISIONS	BY
1	10/10/17
2	10/10/17
3	10/10/17
4	10/10/17
5	10/10/17
6	10/10/17
7	10/10/17
8	10/10/17
9	10/10/17
10	10/10/17

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 1/8" = 1'-0"  
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 FAL-1  
 OF SHEETS

**GENERAL NOTES**

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENTS OF THE CITY OF MENLO PARK.
- CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM THE CITY ENGINEERING DEPARTMENT AND PAY APPROPRIATE FEE PRIOR TO COMMENCEMENT OF WORK. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE UNDER A SINGLE STREET OPENING PERMIT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADVANTAGE TO THE UTILITY CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800/642-2444.
- EXISTING UTILITIES SHOWN ARE BASED UPON RECORD INFORMATION AND ARE APPROXIMATE IN LOCATION AND DEPTH. THE CONTRACTOR SHALL POT-HOLE ALL EXISTING UTILITIES THAT MAY BE AFFECTED BY NEW FACILITIES IN THIS CONTRACT. VERIFY ACTUAL LOCATION AND DEPTH, AND REPORT POTENTIAL CONFLICTS TO THE ENGINEER PRIOR TO EXCAVATION FOR NEW FACILITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ALL STREET MONUMENTS, LOT CORNER PIPES, AND GRADE STAKES DISTURBED DURING THE PROCESS OF CONSTRUCTION AT THE REGULAR ENGINEER'S FEE.
- PROVIDE CONCRETE PROTECTION BETWEEN UNDERGROUND PIPE CROSSINGS WITH 12" OR LESS VERTICAL CLEARANCE.
- ALL SURPLUS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM PROJECT SITE AND FROM PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND KEEP MUD AND DEBRIS OFF THE PUBLIC RIGHT-OF-WAY AT ALL TIMES.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- GRADE BREAKS ON CURBS AND SIDEWALKS ARE TO BE ROUNDED OFF ON FORM WORK AND FINISHED SURFACING.
- CONTRACTOR SHALL PERFORM HIS CONSTRUCTION AND OPERATION IN MANNER WHICH WILL NOT ALLOW HARMFUL POLLUTANTS TO ENTER THE STORM DRAIN SYSTEM. TO ENSURE COMPLIANCE, THE CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS OUTLINED IN THE BROCHURES ENTITLED BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY ISSUED BY THE SAN MATEO COUNTYWIDE STORM WATER POLLUTION PREVENTION PROGRAM. TO SUIT THE CONSTRUCTION SITE AND JOB CONDITION, THE CONTRACTOR SHALL PRESENT HIS PROPOSED BMP AT THE PRE-CONSTRUCTION MEETING FOR DISCUSSION AND APPROVAL.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT IN THE STREET RIGHT-OF-WAY SHALL NOT BE ALLOWED, EXCEPT AT LOCATION(S) APPROVED BY THE CITY TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY.
- THE STORM RUNOFF GENERATED BY THE NEW PROJECT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

**GRADING NOTES**

- CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)942-2444.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN ON A GENERAL WAY OPENING PERMIT. THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
- THE SITE SHALL BE CLEARED OF ALL EXISTING STRUCTURES, CONCRETE FOOTINGS, PAVEMENT, LANDSCAPING MATERIALS AND UNDERGROUND UTILITIES.
- FINISHED GRADES ALONG THE PERIMETER OF THE FOUNDATION TO BE SLOPED AT A MINIMUM OF 5% FOR FIRST 5 FEET.
- ALL CONCRETE SHALL BE CLASS "A" CONFORMING TO SECTION 9.0 OF CALTRANS SPECIFICATIONS AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS PER CALIFORNIA TEST METHOD NO. 521.
- ASPHALT CONCRETE PAVEMENT SHALL BE TYPE B, 3/4" MAXIMUM, MEDIUM WITH SLURRY SEAL COAT. ASPHALT CONCRETE SHALL BE PLACED IN ONE OR MORE LIFTS TO THE MINIMUM TOTAL THICKNESS SHOWN ON THE PLANS. THE MAXIMUM THICKNESS OF EACH LIFT SHALL NOT EXCEED THREE (3) INCHES.
- AGGREGATE BASE SHALL BE PLACED BENEATH ALL SIDEWALK, CURB AND GUTTER, AND ASPHALT CONCRETE PAVEMENT AS SHOWN ON THE PLANS. AGGREGATE BASE SHALL BE CLASS 2, 1-1/2" MAXIMUM COMPACTED TO AT LEAST 95% RELATIVE COMPACTION PER ASTM D1557-91.
- ON-SITE UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL. THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN UNCOMPACTED THICKNESS AND SHALL BE MECHANICALLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
- ALL UTILITIES SHALL BE UNDERGROUND FROM THE PROPERTY LINES IN. LOCATION OF METERS ARE AS NOTED. COORDINATE ALL SUCH WORK WITH THE UTILITY COMPANY HAVING JURISDICTION.
- STORM DRAIN POLLUTION PREVENTION. PROTECT DOWNSLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH HAY BALETS, TEMPORARY DRAINAGE SWALES, SILT FENCES, BEAMS OR STORM DRAIN INLET FILTERS COVER STOCK PILES AND EXCAVATED SOIL WITH SECURED TARPS OR PLASTIC SHEETING.
- A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. VISIT THE CITY'S WEBSITE AT WWW.MENLOPARK.ORG TO VIEW ENCROACHMENT PERMIT REQUIREMENTS. PERMITS FROM UTILITY COMPANIES MUST BE OBTAINED PRIOR TO APPLICATION OF THE ENCROACHMENT PERMIT.
- CONTACT PUBLIC WORKS AT 650-330-6740 TO SCHEDULE AN INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE OF COMMENCEMENT OF PUBLIC IMPROVEMENT WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING AND FOR EACH SUBSEQUENT DAY OF WORK IN THE PUBLIC RIGHT OF WAY.
- ALL EXISTING FRONTAGE IMPROVEMENTS (CURB, GUTTER, SIDEWALK, VALLEY GUTTER, PARKING STRIP) THAT ARE DAMAGE DURING THE COURSE OF CONSTRUCTION MUST BE REPAIRED TO "AS NEW" CONDITION. CITY WILL NOT BEAR THE COSTS OF RECONSTRUCTION.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF MENLO PARK STANDARD DETAILS. ALL DETAILS APPLICABLE TO THE PARTICULAR CONSTRUCTION ACTIVITY SHALL BE UTILIZED.
- ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY ARE TO BE COMPLETED AND APPROVED BY THE CONSTRUCTION SUPERVISOR PRIOR TO FINAL INSPECTION BY THE BUILDING INSPECTOR.
- ALL GRADING SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT PREPARED BY: ROMIG ENGINEERS FILE 2081-1 DATED FEB. 8, 2008 AND SUPPLEMENTAL REPORT DATED SEPT 1, 2016
- DATE OF SURVEY: OCTOBER, 2016
- CONTACT PUBLIC WORKS AT 650-330-6740 TO SCHEDULE AN INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE OF COMMENCEMENT OF GRADING.
- ALL GRADING DURING THE RAINY SEASON (OCT. 15TH THROUGH APRIL 15TH) REQUIRES AND EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CITY. STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED THROUGHOUT THE YEAR, TO THE SATISFACTION OF THE CONSTRUCTION SUPERVISOR.
- ALL CHANGES TO THE APPROVED GRADING AND DRAINAGE PLAN REQUIRE A PLAN MODIFICATION APPROVAL BY THE CITY IN ADVANCE OF CONSTRUCTION. THE CHANGE TO THE PROPOSED PLAN CHANGE MUST BE GENERATED FROM THE ENGINEER/ARCHITECT WHO ORIGINALLY PREPARED THE PLAN.
- ANY DEVIATION FROM THE APPROVED PLAN AND/OR FAILURE TO OBTAIN GRADING AND DRAINAGE INSPECTION MAY AFFECT THE PUBLIC WORKS SIGN-OFF FOR BUILDING FINAL AND/OR OCCUPANCY.

**GENERAL CONCRETE NOTES**

- CONCRETE SHALL BE CLASS A CONTAINING NOT LESS THAN 2% KG (364 LBS) OF PORTLAND CEMENT PER 0.8CU.M (1 CY) (1" MAXIMUM AGGREGATE SIZE AND A 28-DAY COMPRESSIVE STRENGTH OF 248KG/ECU.M (3500 PSI)). AGGREGATE BASE (AB) SHALL BE CLASS 2, CALTRANS STANDARD.
- CONCRETE FOR CURB, GUTTER, SIDEWALK, DRIVEWAY, AND OTHER SURFACE-LEVEL SLABS SHALL CONTAIN 0.45KG (1LBS) OF LAMPBLACK PER 0.8CU.M (1CY) (AT BATCH PLANT).
- AB SHALL BE COMPACTED TO NOT LESS THAN 95% RELATIVE COMPACTION, AS TESTED BY CITY APPROVED LAB AT CONTRACTOR'S EXPENSE.
- WEAKENED-PLANE JOINTS (50MM(2") DEEP FOR SIDEWALKS, 75MM(3") DEEP FOR 150MM(6") THICK DRIVEWAYS, SHALL BE SPACED AT 3.05M(10') NOMINAL INTERVALS, AND AT EACH SIDE OF DRIVEWAY. MID-POINTS OF DRIVEWAY WITH CURB CUTS EXCEEDING 6.10M(20') AND AS DIRECTED BY THE DIRECTOR OF PUBLIC WORKS OR DESIGNEE.
- EXPOSED SURFACES OF SIDEWALK, DRIVEWAY, CURB AND GUTTER SHALL BE STEEL TROWELED FOLLOWED BY A MEDIUM BROOM FINISH, EXISTING DECORATIVE FINISHES SHALL BE MATCHED IN KIND.
- EXCEPT AS SHOWN, ALL EXPOSED EDGES, INCLUDING AT WEAKENED-PLANE JOINTS, SHALL BE TOOLED TO 13MM(1/2") RADII.
- SIDEWALK SHALL BE SCORE MARKED AT 780MM(2'6") NOMINAL INTERVALS EACH WAY OR TO MATCH EXISTING SCORE MARKS. MONOLITHIC CURB, SIDEWALK AND DRIVEWAY SHALL HAVE A CONTINUOUS SCORE MARK 150MM(6") FROM CURB FACE.
- ALL CONCRETE SHALL BE CURED BY KEEPING CONTINUOUSLY MOIST FOR THREE DAYS AFTER POURING EITHER BY SPRINKLING, COVERING WITH A WATERPROOF MEMBRANE, OR APPLYING TYPE 1 CONCRETE CURING COMPOUND.
- EXTRUDED CURB AND GUTTER SHALL BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR DESIGNEE PRIOR TO CONSTRUCTION.
- CURB LIP AT DRIVEWAYS SHALL BE INCREASED TO 13MM(1/2") HIGHER THAN AC OVERLAY.
- ALL GUTTER LIPS SHALL BE FORMED AND TOOLED. A 305MM(12") WIDE FULL DEPTH AC STREET STRUCTURAL SECTION SHALL BE PLACED ADJACENT TO THE GUTTER LIP. THE AC SECTION SHALL BE A MINIMUM OF 8" DEEP OR 25MM(1") THICKER THAN EXISTING AC, WHICHEVER IS GREATER.
- ALL NEW PCC IMPROVEMENTS SHALL BE DOWELED TO EXISTING AND ADJACENT PCC IMPROVEMENTS USING 305MM(12") LONG #3 OR #4 SMOOTH DOWELS AT 914MM(3') O.C. DOWELS TO BE GREASED ("GOOD GRADE") OR PAPER SLEEVED ONE END AND COPPED, TYPICAL AT ALL EXPANSION JOINTS.
- STREET TREE WELLS AND GRATE SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY REQUIREMENTS.
- ALL PCC IMPROVEMENTS TO BE REMOVED SHALL BE SAW CUT ALONG EXISTING SCORELINE, NO SECTION TO BE REPLACED SHALL BE SMALLER THAN 762MM(30") IN EITHER LENGTH OR WIDTH. IF THE SAW CUT IN SIDEWALK OR DRIVEWAY FALL WITHIN 762MM(30") OF A CONSTRUCTION JOINT, EXPANSION JOINT, COLD JOINTS OR EDGE, THE CONCRETE SHALL BE REMOVED TO THE JOINT OR EDGE. ALL SAW CUT RESIDUE SHALL BE DRY VACUUMED CONCURRENTLY WITH SAWING OPERATION.
- NEW OR APPROVED RECYCLED IMPORTED FULL DEPTH AB SHALL BE PLACED UNDER ALL NEW OR REPLACEMENT CURB, GUTTER, SIDEWALK AND DRIVEWAY.
- ALL FORM WORK AND REINFORCING MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR DESIGNEE PRIOR TO CONCRETE PLACEMENT.

OWNER: PHILIPPE AND SAYEH MORALI  
3021 BRITANN AVE  
SAN CARLOS, CA

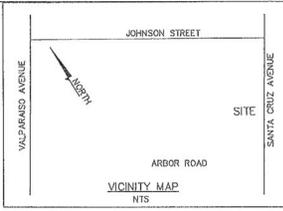
ARCHITECT: DAVID TERPENING, AIA

CIVIL ENGINEER: BAY LAND CONSULTING  
LAND SURVEYORS/CIVIL ENGINEERS  
BOX 28  
SANTA CLARA, CA 95052  
(408) 298-6000

SURVEYOR: BAY LAND CONSULTING  
LAND SURVEYORS/CIVIL ENGINEERS  
PO BOX 28  
SANTA CLARA, CA 95052  
(408) 298-6000

**GENERAL SITE PLAN NOTES:**

- ELEVATIONS SHOWN HEREIN ARE BASED ON ASSUMED DATUM. ALL BUILDING HEIGHTS WILL BE MEASURED FROM AVERAGE EXISTING NATURAL GRADE.
  - THE CONTRACTOR SHALL BARRICADE AND PROTECT ALL EXISTING SITE FEATURES INCLUDING TREES, FENCES, UTILITIES, ETC.
  - PROVIDE HERITAGE TREE PROTECTION FENCING AND ENCLOSURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MENLO PARK.
  - COORDINATE WITH THE OWNER REGARDING THE RELOCATION AND TEMPORARY CONNECTIONS WITH ALL IRRIGATION EQUIPMENT. ALL SUCH SERVICES MUST REMAIN OPERATIONAL DURING CONSTRUCTION.
  - BAYLAND CONSULTING SHALL BE EMPLOYED TO PROVIDE CERTIFICATION THAT THE BUILDING HAS BEEN PLACED WITHIN THE SETBACKS. ALL BUILDING SETBACK LINES SHALL BE LAXED AT THE SAME TIME AS THE FOUNDATION STARTING TO ALLOW FOR VERIFICATION.
- FRONTAGE IMPROVEMENT NOTES**
- ALL EXISTING FRONTAGE IMPROVEMENTS THAT ARE DAMAGED, CRACKED, UPLIFTED OR DEPRESSED DURING THE COURSE OF CONSTRUCTION, OR THAT WERE DAMAGED PRIOR TO CONSTRUCTION, SHALL BE REMOVED, REPLACED AND/OR REPAIRED. REPLACED AND REPAIRED SECTIONS SHALL MEET CITY STANDARDS ALONG THE ENTIRE FRONTAGE. CITY WILL NOT BEAR THE COST OF RECONSTRUCTION.
  - ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
  - A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. THE APPLICANT/ CONTRACTOR SHALL OBTAIN THE PERMIT FROM THE CITY'S ENGINEERING DIVISION PRIOR TO START OF ANY WORK WITHIN THE CITY'S RIGHT OF WAY OR PUBLIC EASEMENT AREAS. THE APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING FOR CITY ENCROACHMENT PERMIT. TO VIEW ENCROACHMENT PERMIT REQUIREMENTS PLEASE VISIT THE CITY'S WEBSITE AT: [HTTP://WWW.MENLOPARK.ORG/202/ENCROACHMENT](http://www.menlopark.org/202/ENCROACHMENT) -PERMITS.



**ABBREVIATIONS**

AC	ASPHALT CONCRETE	MH	MAN HOLE
APN	ASSESSORS PARCEL NUMBER	MON	MONUMENT
BLD	BUILDING	N	NEW
CB	CATCH BASIN	PL	PROPERTY LINE
CO	CLEAN OUT	PM	PARCEL MAP
CONC	CONCRETE	PAV	PAVEMENT
CP	CONTROL POINT	RD	ROAD
CS	DOWN SPOUT	TOP	TOP OF GRADE
DWY	DRIVEWAY	SD	STORM DRAIN
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
EM	ELECTRICAL METER	SS	SANITARY SEWER
FC	FACE OF CURB	SSCO	SANITARY SEWER CLEANOUT
FF	FINISH FLOOR	S/SW	SIDEWALK
FG	FINISH GRADE	TEMP	TEMPORARY BENCH MARK
FH	FIRE HYDRANT	VG	VALLEY GUTTER
G	GAS/GROUND	W	WATER
GM	GAS METER	WOF	WOOD FENCE
HW	PIPE INVERT	WM	WATER METER
JP	JOINT POLE	WV	WATER VALVE
LW	LIGHT WELL		

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	CENTERLINE
---	---	FENCE LINE
---	SD	4" STORM DRAIN, PVC SCH.40&26 MIN.
---	SS	SANITARY SEWER
---	---	GAS
---	---	WATER
---	---	RIDGE
---	---	VERTICAL CURB
---	②	NOTE REFERENCE-- SHEET C3
---	RD	DOWN SPOUT
---	---	UTILITY BOX --AS NOTED
---	---	--AS NOTED
---	---	CLEANOUT (COTO)
---	---	CATCH BASIN (CB)
---	---	AREA DRAIN (AD)
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	SANITARY SEWER MANHOLE
---	---	STORM DRAIN MANHOLE
---	---	CONCRETE
---	---	GRANITE FINES

**SHEET INDEX**

C3 NOTES  
C4 DETAILS  
C5 GRADING AND DRAINAGE PLAN

**BAY LAND CONSULTING**  
LAND SURVEYORS/CIVIL ENGINEERS  
PO BOX 28  
SANTA CLARA, CA 95052  
TEL: (408) 298-6000 FAX: (408) 404-5579  
SERVING THE BAY AREA

**BAYLAND CONSULTING**  
www.baylandconsulting.com

**GRADING AND DRAINAGE NOTES**  
1076 SANTA CRUZ  
MENLO PARK, CA  
APN 071-072-150

**REVISIONS**

DATE	DESCRIPTION
07/18/17	ADDED NEW WATER SERVICE
05/16/18	MOVE HOUSE BACK

JOB NO. 16019  
SCALE:  
DRAWN BY: YC  
CHECKED BY: SH  
DATE: 11 17 19

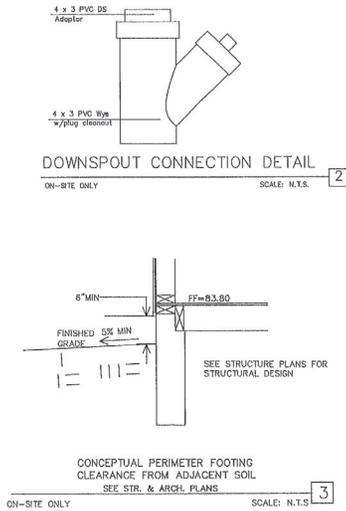
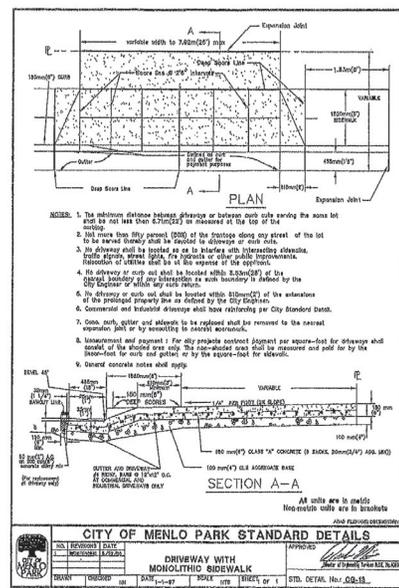
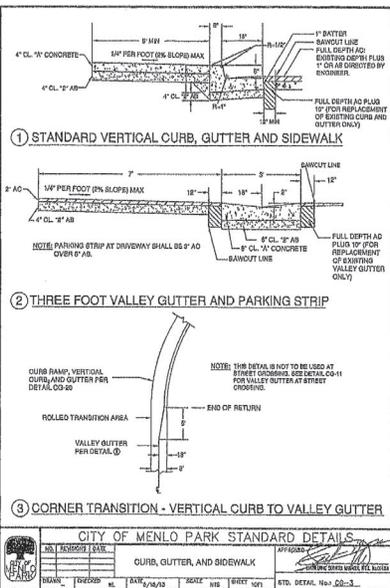
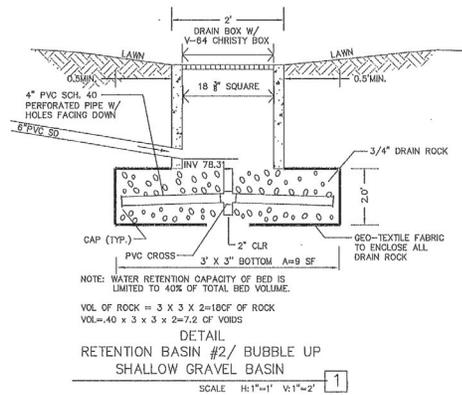
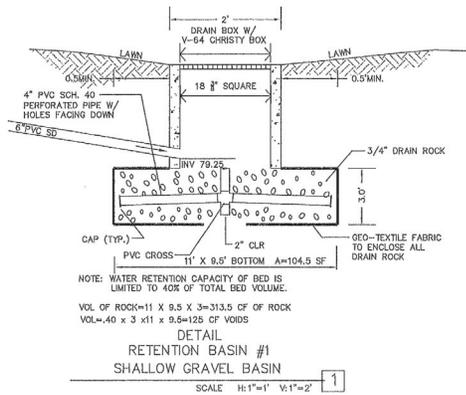
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**ESTIMATED EARTHWORK QUANTITIES**  
LESS THAN 10 C.Y. FILL  
LESS THAN 10 C.Y. CUT (EXCLUDES BASEMENT EXCAVATION)  
ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% COMPACTION FACTOR ON ALL CUT MATERIAL. ESTIMATE DOES NOT INCLUDE VOLUMES FOR CLEARING AND GRUBBING.  
ALL TOPSOIL FROM CUT CAN BE USED IN TOP 1" OF LANDSCAPE.  
CONTRACTOR TO MAKE OWN ESTIMATES OF QUANTITIES FOR BIDDING PURPOSES BASED ON ALL PLANS.

**GEOTECHNICAL**  
ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS DATED FEBRUARY 8, 2008 AND REVISED 2008-11-20, 2009-1-1 AND THE SUPPLEMENTAL REPORT BY ROMIG ENGINEERS DATED SEPTEMBER 1, 2016 FILE NO. 2081-1

WATER SERVICE PROVIDER: CAL WATER. COORDINATE AS NECESSARY  
SEWER SERVICE PROVIDER: WEST BAY SANITARY. COORDINATE AS NECESSARY.

FOR PLANNING APPROVAL ONLY



**BAY LAND CONSULTING**  
LAND SURVEYORS/CIVIL ENGINEERS  
PO BOX 299  
Santa Clara, California 95052  
Ph: (408) 296-0000 FAX: (408) 404-5579  
www.blcconsulting.com  
SERVING THE BAY AREA

**GRADING AND DRAINAGE  
DETAILS**  
1076 SANTA CRUZ  
MENLO PARK, CA  
APN 071-072-150

REVISIONS	
DATE	DESCRIPTION
07/18/17	ADDED NEW WATER SERVICE
06/16/16	REMOVE HOUSE BACK

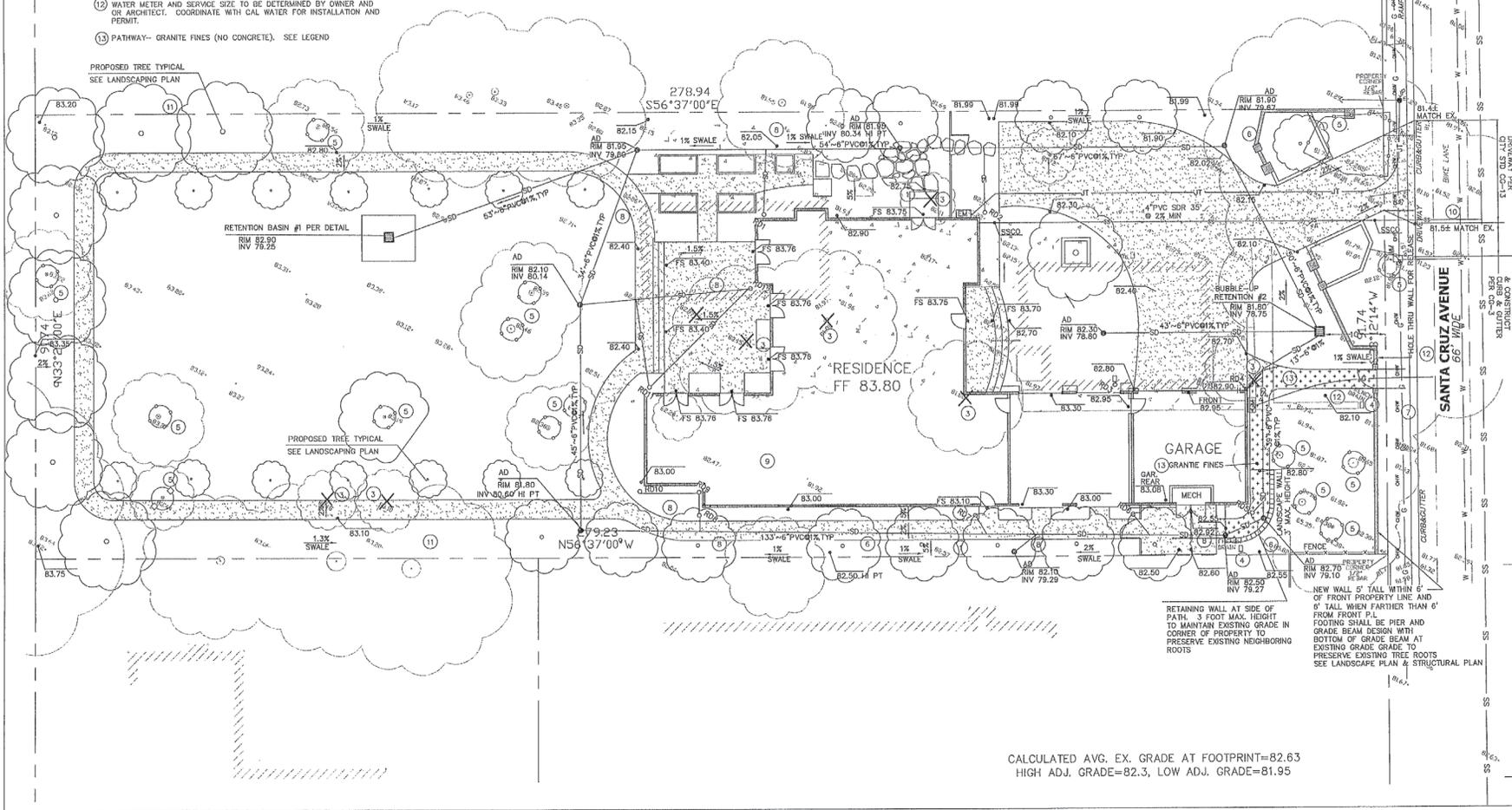
JOB NO. 16019  
SCALE: \_\_\_\_\_  
DRAWN BY: YC  
CHECKED BY: SH  
DATE: 11 17 19

SHEET  
C

REFERENCE NOTES:

- 1 SLOPE ADJACENT GROUND AWAY FROM FOUNDATION @ 5% MIN FOR FIRST 10'
- 2 SLOPE FLATWORK AND WALKWAYS AWAY FROM STRUCTURE @ 2% MIN
- 3 REMOVE EXISTING TREE
- 4 REMOVE EXISTING FRENCH DRAIN
- 5 TREE PROTECTION SEE ARCHITECT PLAN AND LANDSCAPE PLAN FOR DETAIL. SEE TREE REMOVAL PERMIT FOR ALL TREES TO BE REMOVED
- 6 SAFETY FENCING AS REQUIRE BY CITY OF MENLO PARK SEE ARCHITECT PLAN FOR DETAIL.
- 7 SHALLOW GRAVEL BASIN SEE DETAIL 1 ON SHEET C2
- 8 DRAINAGE PIPE 6" PVC MIN. UNLESS OTHERWISE SHOWN. SCHEDULE 40 OR EQUAL.
- 9 REMOVED EXISTING FOUNTAIN
- 10 EXISTING SEWER LATERAL NOT FOUND. CONTRACTOR TO LOCATE EX. SEWER LATERAL AND CONNECT TO IT AT THE PROPERTY LINE WITH A NEW CLEAN OUT AS SHOWN ON PLAN
- 11 EXISTING FENCE TO REMAIN
- 12 WATER METER AND SERVICE SIZE TO BE DETERMINED BY OWNER AND OR ARCHITECT. COORDINATE WITH CAL WATER FOR INSTALLATION AND PERMIT.
- 13 PATHWAY-- GRANITE FINES (NO CONCRETE). SEE LEGEND

SCALE 1" = 10'



CALCULATED AVG. EX. GRADE AT FOOTPRINT=82.63  
HIGH ADJ. GRADE=82.3, LOW ADJ. GRADE=81.95

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GRADING AND DRAINAGE PLAN  
PLAN  
1076 SANTA CRUZ  
MENLO PARK, CA  
APN 071-072-150

DATE	DESCRIPTION
07/18/17	ADDED NEW WATER SERVICE
06/16/18	MOVE HOUSE BACK

JOB NO. 16019  
SCALE:  
DRAWN BY: YC  
CHECKED BY: SH  
DATE: 11 17 19

SHEET  
C

January 21, 2020

City of Menlo Park  
Community Development Dept.  
Planning Division  
701 Laurel Street  
Menlo Park, Ca. 94025

Re: Project Description  
Conditional Use Permit  
Moralis Residence  
1076 Santa Cruz Ave.  
A.P.N. 071-072-150

Dear Sir/Madam:

The project before you involves the demolition of an existing single story, single family residence and a detached garage. The proposed structure is to be a new partial two story, single family residence with an attached two-car garage. The residence is approximately 5,700 sq. ft. The new residence is an approximate "T" shape with a single story wing along the south side of the property joined to a central, two story rectangular main body that extends along the north-south axis of the lot parallel to Santa Cruz Ave.

The design of the residence is based on the simple rural farmhouse archetype of southern France. The form of the building is simple with gable end walls, a tiled roof, stained wood and shaped beam-work at the eaves. The walls are to be an integral color cement plaster with stone veneer at the garage elevation. Exterior metal work is copper with a wrought iron balcony railings at the upper French doors. The exterior doors, windows and shutter are to be painted wood.

Based on the planning commission meeting of April 2018 and in order to preserve the heritage redwood tree nos. 20 and specifically no. 21, the house has been moved back on the lot 9 feet. In addition, redwood tree no. 27 located in the northeast corner of the property will also be retained.

The main body of the residence is located near the center portion of the lot. The main body of the residence is set back almost 80 feet from Santa Cruz Avenue while preserving a large rear yard area for enjoyment by the Morali Family. The design also calls for a solid wall and gate along the Santa Cruz Avenue frontage in order to maintain privacy and mitigate noise.

The design is simple, unobtrusive and well within the zoning limits established for coverage, floor area limit and height. The neighbors immediate to the property have been contacted. Those that chose to meet with the Moralis to review and discuss the proposed project had no negative feedback or concerns. No comments were received by mail.

Finally, It should be noted that this project was submitted in July 2008 and did receive approval from the Planning Commission on August 11, 2008. Due to a variety of circumstances, the project was delayed and thus the approval period in which to submit for the actual building permit was lost.

Thank you again for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Terpening", with a small number "1" written above the end of the signature.

David W. Terpening  
Architect/Principal  
D.W. Terpening Architects Inc.

Cc: Philippe and Sayeh Morali



**IAN GEDDES**  
AND ASSOCIATES  
ARBORICULTURAL CONSULTING

ATTACHMENT F

P.O. Box 2962, Saratoga, California 95070  
(408) 379-8011 • (888) DR TREES  
Fax (408) 374-8262  
www.drtrees.com

Revised: January 17, 2020

Prepared for:  
David Terpening, Architect  
825 Oak Grove Ave.  
Menlo Park, CA 94025

Site:  
Morali Property  
1076 Santa Cruz Ave.  
Menlo Park, CA 94025

*Our Project Code: 20-19479*

## *Morali Project Arborist Report*

Dear Mr. Terpening,

Thank you for the opportunity to become involved in your tree-related project. This report was revised from the original to include the retainment and preservation measures for Tree #27. I have also incorporated the latest plan information, and updated tree impact levels to reflect the lower degree of tree impact anticipated if all protection measures are followed.

Following our on-site meeting last year and review of your proposed plans it was my understanding that the existing home would be demolished and replaced with a larger house and detached garage. The grounds would also be landscaped to include a new driveway, new pathways, new retaining walls, gardens, paved patios, and a lawn with perimeter path in the backyard. New trees and plantings were also proposed. Current plans I reviewed were as follows:

- Landscape plan L1 by Kikuchi + Kankel Design Group (dated 1/16/2020)
- Grading and Drainage Plan (C4 -5 Rev. 11/17/19)
- Site Plan
- Site Survey



BUSARA FIRESTONE  
ISA CERTIFIED ARBORIST  
WE-8525A



This report was prepared by Bo Firestone (the Project Arborist) and was meant to address the effects of your project upon the existing tree stock and make recommendations for removal, or retention and protection of trees throughout the construction period. Observations and recommendations made in this report relate to the tree protection and preservation mandates outlined in the City of Menlo Park Municipal Code.

## USES OF THIS REPORT

According to City Ordinance, any person who conducts grading, excavation, demolition or construction activity on a property to do so in a manner that does not threaten the health or viability or cause the removal of any heritage tree. Any work performed within an area 10 times the diameter of the tree (i.e., the tree protection zone) requires the submittal of a tree protection plan for approval by the City before issuance of any permit for grading or construction.

This report contains the protective measures to be implemented before, during, and after any construction or demolition activity that may affect one or more protected trees. It includes provisions for maintenance to preserve and protect all trees being retained on this project site that are within the construction envelope. The property owner, architects, and contractors alike involved with applying the practical aspects of this project should be required to know the information contained in this tree preservation plan, and subsequently adhere to its conditions and requirements.

An arborist report by a different arborist was submitted for this project in the past. In an effort to retain some continuity, I have kept the tree numbering as consistent as possible from the previous tree inventory conducted for this project. However, I have made significant updates and corrections as needed. All other plans required to show tree information should be updated to be consistent with this report.

## CITY TREE PROTECTION REQUIREMENTS

### Heritage Tree Definition

A “Heritage Tree” is a tree that has protected status by the City of Menlo Park. The City can classify trees with Heritage status for their remarkable size, age, or unique value. However, in general, native oaks of 10 inches or more, and any tree having a trunk with a diameter of 15 inches or more has Heritage status (measured at 54 inches above natural grade, or at the branching point for multi-trunk trees).

## Construction-Related Tree Removals

According to the City of Menlo Park, applicants are required to submit a site plan with the Heritage Tree Removal Application Permit even if they have submitted a site plan to the City for a planning or building permit. The site plan facilitates the review by the City Arborist.

For removals of two or more trees, applicants shall be required to submit a planting plan indicating the species, size and location of the proposed replacement trees on a site plan. Heritage Tree Permits related to Construction will also be charged for City-retained arborist expenses.

## Violation Penalties

Any person who violates the tree protection ordinance, including property owners, occupants, tree companies and gardeners, could be held liable for violation of the ordinance. The ordinance prohibits removal or pruning of over one-fourth of the tree, vandalizing, mutilating, destruction and unbalancing of a heritage tree without a permit.

If a violation occurs during construction, the City may issue a stop-work order suspending and prohibiting further activity on the property until a mitigation plan has been approved, including protection measures for remaining trees on the property. Civil penalties may be assessed against any person who commits, allows or maintains a violation of any provision of the ordinance. The fine will be an amount not to exceed \$5,000 per violation, or an amount equivalent to the replacement value of the tree, whichever is higher.

## TREE IMPACT ASSESSMENT

### Site Description

At my visits to the site in January 2019, I observed a large residential parcel with a single-story house on-site and a driveway leading to a detached garage. A large, Heritage valley oak stood to the left of the front gate, adjacent to the sidewalk. There were small groves of redwood trees in the front of the property including six trees of Heritage size. The rest of the property was planted with a variety of fruit trees. The informal back yard area was not maintained and was planted sparsely with apple trees. Most of these trees were overmature or had low vigor. One of these fruit trees, a fig, met criteria as a Heritage tree, although it was small-stature and in poor condition. There was also a yucca (non-Heritage) and a palm tree (Heritage-size) by the garage.

The neighbors to the north had four Heritage coast live oak that would be affected by the proposed work. Redwood trees stood along the southern property line, including five Heritage trees.



## Description of Proposed Work

After reviewing the plans (updated to preserve Trees #20, #21, and recently #27), it was my understanding that the existing home would be demolished and replaced with a much larger house. The grounds would also be re-landscaped. A new driveway and walls on either side of the entrance were also planned. Leading to a parking area detached garage in the front of the home. Paved patio areas were planned in front of and behind the home. Stepping stones led to a garden area on the north side of the planned house. In the backyard, the old orchard would be replaced with a lawn with a perimeter path and perimeter tree planting. Additional new trees and plantings were also proposed. Along the southern property line, a perimeter path was planned that led from the back yard to the garage, wrapped around the front of the garage, up to the higher grade past the existing redwoods, and to the street. Here, a retaining wall with pier footings was planned.

## Tree Inventory

See attached "Tree Inventory" for basic tree characteristics and appraisals. I included information for all Heritage Trees to be impacted by the proposed project as well as most of the sub-size trees on the property that would be removed or protected as part of the project. In conducting my inventory, I came across several sub-size trees that were not included in the original tree survey. I did not add these to the inventory, but rather, noted their location, size, and species on the TPZ Map (attached).

## Requested Tree Removals

Three Heritage trees were requested for removal as part of this project. 20 sub-size trees would also be removed for this project. **Proposed replacement trees were included in the Landscape Plan (L1) submitted for this project.** Tree removal requests and justification statements are as follows:

- **Trees #25 (Redwood):** This redwood tree would be in direct conflict with the location of the new driveway. **As justified by City Code, it would be removed "in order to construct proposed improvement to the property."**
- **Tree #9 (Fig):** This tree was a small, overmature fruit tree in the back orchard that would be removed to install the lawn. **The tree was in poor condition and would be removed "in order to construct proposed improvement to the property."**
- **Tree #19 (Fan Palm):** This palm tree stood within the footprint of the new home, and would be removed "in order to construct proposed improvement to the property."
- 



## Potential Impacts to Remaining Heritage Trees

All remaining trees, including neighbors' trees along the property lines, would be expected to sustain significant root damage from excavation and soil disturbance. Impact to trees was rated and summarized in the Tree Inventory. All retained trees were expected to survive if tree protection measures are properly implemented, and alternative building methods enacted as planned.

## TREE PROTECTION RECOMMENDATIONS

### PRE-CONSTRUCTION

#### Pruning Specifications

I recommend that each tree that designated to remain shall be pruned as necessary to provide clearance for development, while maintaining a natural appearance. All tree pruning (or removal) activities shall be performed prior to the beginning of any demolition or development.

Pruning should be specified in writing adhering to ANSI A300 Pruning Standards and performed according to Best Management Practices endorsed by the International Society of Arboriculture. Pruning should be performed by a licensed and insured tree contractor and supervised by an ISA-certified arborist or an ASCA-Registered Consulting Arborist. *The use of spikes or gaffs when pruning is strictly prohibited.*

**Any property owner wanting to prune heritage tree more than one-fourth of the canopy and/or roots, must have permission from the City.**

#### Tree Protection Fencing

##### *TPZ Locations*

Tree protection zones (TPZ) are areas of a temporary fenced tree enclosures that restrict activity during construction. They are established and inspected prior to the start of work. The recommended tree protection zones (TPZ) were shown on the attached map. See attachment titled "TPZ I" for a diagram of generic, best-practice TPZ fencing specifications. For areas where work would be very close to a tree, I recommended TPZ II-style protection in addition to, or instead of standard fencing. See attachment titled "TPZ II" for diagram of this alternative method. Specific fencing radius for all trees to be retained is as follows:

- Tree #1 – Since installation of standard fencing did not appear practical, I recommended Type II TPZ Wrap.



- **Trees #10 - #14:** These trees may be protected as a group with standard six-foot chain-link TPZ I fencing. Minimum radius for fencing should be eight-times the diameter of the largest tree, or 12 feet from trunk face. Fencing could temporarily be moved when it is time for the pathway and garden work to be done. The City Arborist should be involved to approve this adjustment. Excavation for the pathway and garden should be no more than 6 inches, or as shallow as possible to avoid root damage.
- **Trees #16 - #18:** These trees may be protected as a group with standard six-foot chain-link TPZ I fencing. Minimum radius for fencing should be eight-times the diameter of the largest tree, or 30 feet from trunk face. Fencing could temporarily be moved to just before the pathway when it is time for this phase of the work to be done. The City Arborist should be involved to approve this adjustment. Excavation for the pathway and garden should be no more than 6 inches, or as shallow as possible to avoid root damage.
- **Trees #20, #21, #22, and #30:** These trees may be protected as a group with a rectangular TPZ I fencing enclosure with the largest area as possible as limited by the planned pathways, retaining walls, and property line. I also recommend that Tree #21 be protected by TPZ II wrap (in addition to fencing) due to its proximity to the work.
- **Trees #28, #29, and #31:** These trees on neighbor's side will be protected adequately by the fencing of the trees on the Morali residence (see TPZ map).
- **Tree #23:** I recommended TPZ II Wrap to protect this apple tree to be retained very close to the new building and a stepping-stone walkway.
- **Tree #27:** I recommend TPZ II Wrap to protect this redwood tree to be retained very close to the new entry gate, wall, and curb.

### Root Protection

Mulch to a depth of 4-6" shall be placed within the TPZ to further protect the trees critical rhizosphere and soil. The base of the tree should not be covered. Storage of construction materials, paints, chemicals etc. is strictly prohibited within the TPZ. I recommend a 4"-6" layer of woodchips anywhere vehicles travel throughout site to reduce soil compaction, detrimental to the health of all valuable landscape plants.



## DURING CONSTRUCTION

### Special Tree Protection Measures

1. Valley Oak #1
  - a. **Demolition of existing hardscape** should be performed in a manner that avoids tearing roots: Using the smallest effective machinery, break up pieces of the concrete and lift pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on “Root Pruning”). Work must be done outside the tree protection zone (established by fencing). Dragging concrete or machinery across soil in the TPZ as this would disturb soil and roots.
  - b. **Demolition and/or repair/installation of water meter (at base of trunk) and trenching for new water service** should be performed in a manner that avoids disturbing tree roots: Excavate with hand tools or air tools as to leave roots undisturbed. Remove old components by lifting pieces out of the ground without damaging exposed roots. When trenching to install the new utility within 30' of the trunk, excavate with hand tools or air tools as to leave roots undisturbed.
2. Trees #10-13, 16-18
  - a. **Excavation guidelines for swale at property line and for new concrete walkway:** When excavating underneath the canopy, or within 20' of the trunks of these trees, use hand tools. Leave roots encountered undisturbed if possible. Excavation depth for installation of new pathway should be less than 4". Compaction of subgrade should be minimal. If roots must be cut, please see section titled “Root Pruning.”
3. Trees #20-22, 28, 31
  - a. **Excavation for walkway and for wall and fence piers**  
When excavating or boring underneath the canopies of these trees, or within 20' of their trunks, excavate with hand tools within the top 36" of the soil. Leave roots encountered undisturbed if possible. Excavation depth for installation of new pathway should be less than 4". No compaction of subgrade for the walkway. If roots must be cut, please see section titled “Root Pruning.”
  - b. **Any grading around trees should be limited.** Grading within 20' of trees should be done by hand.
4. Tree #27
  - a. **Excavation for adjacent gate, wall and curb structures**



Use pier and grade beam footings rather than trenching to avoid cuts across rootplate. Excavation depth for installation of curb should be no more than four inches. When excavating or boring underneath the canopies of these trees, or within 10' of the trunk, excavate with hand tools within the top 36" of the soil. Leave roots encountered undisturbed if possible. If roots must be cut, please see section titled "Root Pruning."

- b. **Any grading around trees should be limited.** Grading within 10' of trees should be done by hand.

### Project Arborist On-Site Monitoring

In lieu of required monitoring, or monitoring by the City Arborist, we recommend the following schedule:

- \* Pre-installation Meeting with fencing contractor to identify and locate Tree Protection Zone (TPZ) locations.
- Demolition or deconstruction, grading and excavation, and/or trenching activities where grade changes exceed 4" within the drip line of a protected tree. Boring for pier installation.
- Monthly TPZ compliance inspections.
- Any pruning or root pruning activities.
- Final compliance report

### Root Pruning

- The project arborist should conduct or supervise the pruning of roots larger than 1 inch in diameter.
- Pruning roots 2" in diameter or greater requires the use of a commercial grade, 15-amp, reciprocating saw with new, unused woodcutting blades, or new, unused arborist type handsaws may also be used.
- Roots shall be cleanly severed without ripping or tearing root tissue. It is preferable to cut back to a lateral root where possible.



## Irrigation

Water moderately and highly impacted trees during the construction phase (all retained trees). As a rule of thumb, provide 1- 2 inches per month during the cool season when rain has been scarce. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. Because this row of trees consists mostly of native oaks, do not water during the warm, dry season (June – September) as this activates oak root fungus. Instead, make sure that the soil is sufficiently insulated with mulch.

## POST-CONSTRUCTION

Ensure any other mitigation measures to ensure long-term survival including but not limited to:

### Post-Construction Monitoring

Monitor trees for changes in condition. Check trees at least once per month for the first year post-construction. Expert monitoring should be done at least every 6 months or if trees show signs of stress. Signs stress include unseasonably sparse canopy, leaf drop, early fall color, browning of needles, and shoot die-back. Stressed trees are also more vulnerable to certain disease and pest infestations. Call the Project Arborist, or a consulting arborist if these, or other concerning changes occur in tree health.

### Continued Tree Care

Provide adequate and appropriate irrigation. As a rule of thumb, provide 1- 2 inches of water per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. Native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Mulch insulates the soil, reduces weeds, reduces compaction, and promotes myriad benefits to soil life and tree health. Apply four inches of wood chips (or other mulch) to the surface of the soil around trees, extending at least to the dripline when possible. Take care not to pile mulch against the trunk.

Do **not** fertilize unless a specific nutrient deficiency has been identified and a specific plan prescribed by the project arborist (or a consulting arborist).



## CONCLUSION

It is my professional opinion that the project as proposed was viable and would be a considerable upgrade to the property and the neighborhood. Should the tree protection and preservation recommendations discussed in this report be clearly explained to and understood by all personnel responsible for applying the practical aspects of your project, there is every reason to believe that all protected trees will survive and thrive well beyond the construction phase. If you have any questions, or if this office can assist in any practical on-site execution of any of the above works, please do not hesitate to contact us.

Yours sincerely,



### **Bo Firestone**

ISA-Certified Arborist WE-#8525A

ISA Tree Risk Assessor Qualified

Member, American Society of Consulting Arborists

C: (408) 621-1040 E: [bo@geddestree.com](mailto:bo@geddestree.com)

#### *Attachments:*

- *Tree Inventory*
- *TPZ Map*
- *TPZ I (Fencing) Specifications*
- *TPZ II (Wrap) Specifications*



TREE INVENTORY 1076 Santa Cruz Ave. Menlo Park, CA											
TREE #	HERITAGE STATUS	COMMON NAME	GENUS/SPECIES	DBH (inches)	HEIGHT (feet)	SPREAD (feet)	CONDITION	TOLERANCE	INTENSITY	SUITABILITY	PRESCRIPTION
1	H	Valley Oak	<i>Quercus lobata</i>	42	45	60	GOOD	MODERATE	3	HIGH	PRESERVE
2		Coast Redwood	<i>Sequoia sempervirens</i>	12	40	20	GOOD	GOOD	1	LOW	REMOVE (X)
3		Chestnut	<i>Castanea sp.</i>	8	20	15	GOOD	POOR	1	LOW	REMOVE (X)
4		Fig	<i>Ficus carica</i>	12	15	15	GOOD	MODERATE	1	LOW	REMOVE (X)
5		Saucer Magnolia	<i>Magnolia soulangeana</i>	6, 4, 4, 4	30	25	FAIR	MODERATE	1	LOW	REMOVE (X)
6		Persimmon	<i>Diospyros kaki</i>	6	20	25	FAIR	GOOD	1	LOW	REMOVE (X)
7		Yucca	<i>Yucca gloriosa</i>	10	15	15	FAIR	GOOD	1	LOW	REMOVE (X)
8		Cherry	<i>Prunus sp.</i>	6, 6	20	15	DEAD	POOR	1	LOW	REMOVE (X)
9	HX	Fig	<i>Ficus carica</i>	16	15	10	POOR	MODERATE	1	LOW	REMOVE (X)
10	H*	Coast Live Oak (neighbors')	<i>Quercus agrifolia</i>	est. 18	50	30	GOOD	GOOD	3	HIGH	PRESERVE
11	H	Coast Live Oak (neighbors')	<i>Quercus agrifolia</i>	est. 12	35	15	GOOD	GOOD	3	HIGH	PRESERVE
12	H	Coast Live Oak (neighbors')	<i>Quercus agrifolia</i>	est. 18	45	25	GOOD	GOOD	3	HIGH	PRESERVE
13	H	Coast Live Oak (neighbors')	<i>Quercus agrifolia</i>	est. 14	45	30	GOOD	GOOD	3	HIGH	PRESERVE
14		Avocado	<i>Persea americana</i>	8	35	30	FAIR	MODERATE	3	MODERATE	PRESERVE
15		Apple	<i>Malus sp.</i>	8	15	15	FAIR	MODERATE	1	LOW	REMOVE (X)
16	H	Coast Redwood (neighbors')	<i>Sequoia sempervirens</i>	est. 24	75	40	GOOD	GOOD	3	HIGH	PRESERVE
17	H	Coast Redwood (neighbors')	<i>Sequoia sempervirens</i>	est. 48	85	40	GOOD	GOOD	3	HIGH	PRESERVE
18	H	Coast Redwood (neighbors')	<i>Sequoia sempervirens</i>	est. 40	75	40	GOOD	GOOD	3	HIGH	PRESERVE
19	HX	Mexican Fan Palm	<i>Washingtonia robusta</i>	24	25	10	GOOD	GOOD	1	LOW	REMOVE (X)
20	H	Coast Redwood	<i>Sequoia sempervirens</i>	16	60	30	GOOD	GOOD	3	MODERATE	PRESERVE
21	H	Coast Redwood	<i>Sequoia sempervirens</i>	16	60	30	GOOD	GOOD	3	HIGH	PRESERVE
22	H	Deodar Cedar	<i>Cedrus deodara</i>	24	35	45	FAIR	GOOD	3	MODERATE	PRESERVE
23		Apple	<i>Malus sp.</i>	6	20	15	FAIR	MODERATE	3	MODERATE	PRESERVE
24		Glossy Privet	<i>Ligustrum lucidum</i>	4, 4, 4	15	15	FAIR	GOOD	1	LOW	REMOVE (X)
25	HX	Coast Redwood	<i>Sequoia sempervirens</i>	18	40	20	GOOD	GOOD	1	LOW	REMOVE (X)
26		Coast Redwood	<i>Sequoia sempervirens</i>	12	40	20	GOOD	GOOD	1	LOW	REMOVE (X)
27	HX	Coast Redwood	<i>Sequoia sempervirens</i>	18	40	20	GOOD	GOOD	3	HIGH	PRESERVE
28		Coast Redwood (neighbors')	<i>Sequoia sempervirens</i>	est. 14	60	20	GOOD	GOOD	3	HIGH	PRESERVE
29	H	Coast Redwood (neighbors')	<i>Sequoia sempervirens</i>	est. 20	60	20	GOOD	GOOD	3	HIGH	PRESERVE
30		Coast Redwood	<i>Sequoia sempervirens</i>	6	30	15	GOOD	GOOD	3	HIGH	PRESERVE
31	H	Coast Redwood (neighbors')	<i>Sequoia sempervirens</i>	est. 20	70	25	GOOD	GOOD	3	HIGH	PRESERVE

\* NOTE: I reassigned this number from a small apple tree listed on a previous report, to a coast live oak of Heritage size that may not have been included previously. In updating this inventory, I have not added any additional trees of non-Heritage status, but rather, chose to note them on the map.

TREE # : Number on inventory (corresponds to map and report)

HERITAGE STATUS: Used code from site plan: H = Heritage Tree HX = Heritage tree to be removed, no code = not a heritage tree (sub-size)

DBH-Diameter at breast height measured at 54" above grade unless otherwise indicated.

**HEIGHT** - Estimated tree height from grade

**CANOPY**-Diameter of the canopy spread, from tip to tip of the longest stems.

**CONDITION**-Ground based visual assessment of structural and physiological well-being

"Good" Normal vigor, full canopy, no observable significant structural defects, many years of service life remaining

"Fair" Reduced vigor, significant structural defect(s), and/or other significant signs of stress

"Poor" In potentially irreversible decline, structure and aesthetics severely compromised

"Dead" No live canopy/buds

**SUITABILITY**-Determining a particular specimen's suitability to be preserved based upon structural and physiological well-being, expected impact by proposed activities, tolerance to withstand impacts, tree age and expected longevity, species desirability (High, Moderate, Low).

**INTENSITY**-Determining the level of adverse impact upon a particular specimen (1 thru 5: 1 = high, 5 = Low).

**TOLERANCE**-Determining the relative species tolerance to withstand adverse impacts (Good, Moderate, Poor).

**PRESCRIPTION**-fate of a particular specimen: Preserve or Remove.

REFERENCE NOTES:

- 1) SLOPE ADJACENT GROUND AWAY FROM FOUNDATION @ 5% MIN FOR FIRST 10'
- 2) SLOPE FLATWORK AND WALKWAYS AWAY FROM STRUCTURE @ 2% MIN
- 3) REMOVE EXISTING TREE
- 4) REMOVE EXISTING FRENCH DRAIN
- 5) TREE PROTECTION SEE ARCHITECT PLAN AND LANDSCAPE PLAN FOR DETAIL. SEE TREE REMOVAL PERMIT FOR ALL TREES TO BE REMOVED
- 6) SAFETY FENCING AS REQUIRE BY CITY OF MENLO PARK SEE ARCHITECT PLAN FOR DETAIL
- 7) SHALLOW GRAVEL BASIN SEE DETAIL 1 ON SHEET C2
- 8) DRAINAGE PIPE 4" PVC MIN. UNLESS OTHERWISE SHOWN. SCHEDULE 40 OR EQUAL
- 9) REMOVED EXISTING FOUNTAIN
- 10) EXISTING SEWER LATERAL NOT FOUND. CONTRACTOR TO LOCATE EX. SEWER LATERAL AND CONNECT TO IT AT THE PROPERTY LINE WITH A NEW CLEAN OUT AS SHOWN ON PLAN
- 11) EXISTING FENCE TO REMAIN
- 12) WATER METER AND SERVICE SIZE TO BE DETERMINED BY OWNER AND OR ARCHITECT. COORDINATE WITH CAL WATER FOR INSTALLATION AND PERMIT.
- 13) PATHWAY- GRANITE FINES (NO CONCRETE). SEE LEGEND



TPZ MAP LEGEND:

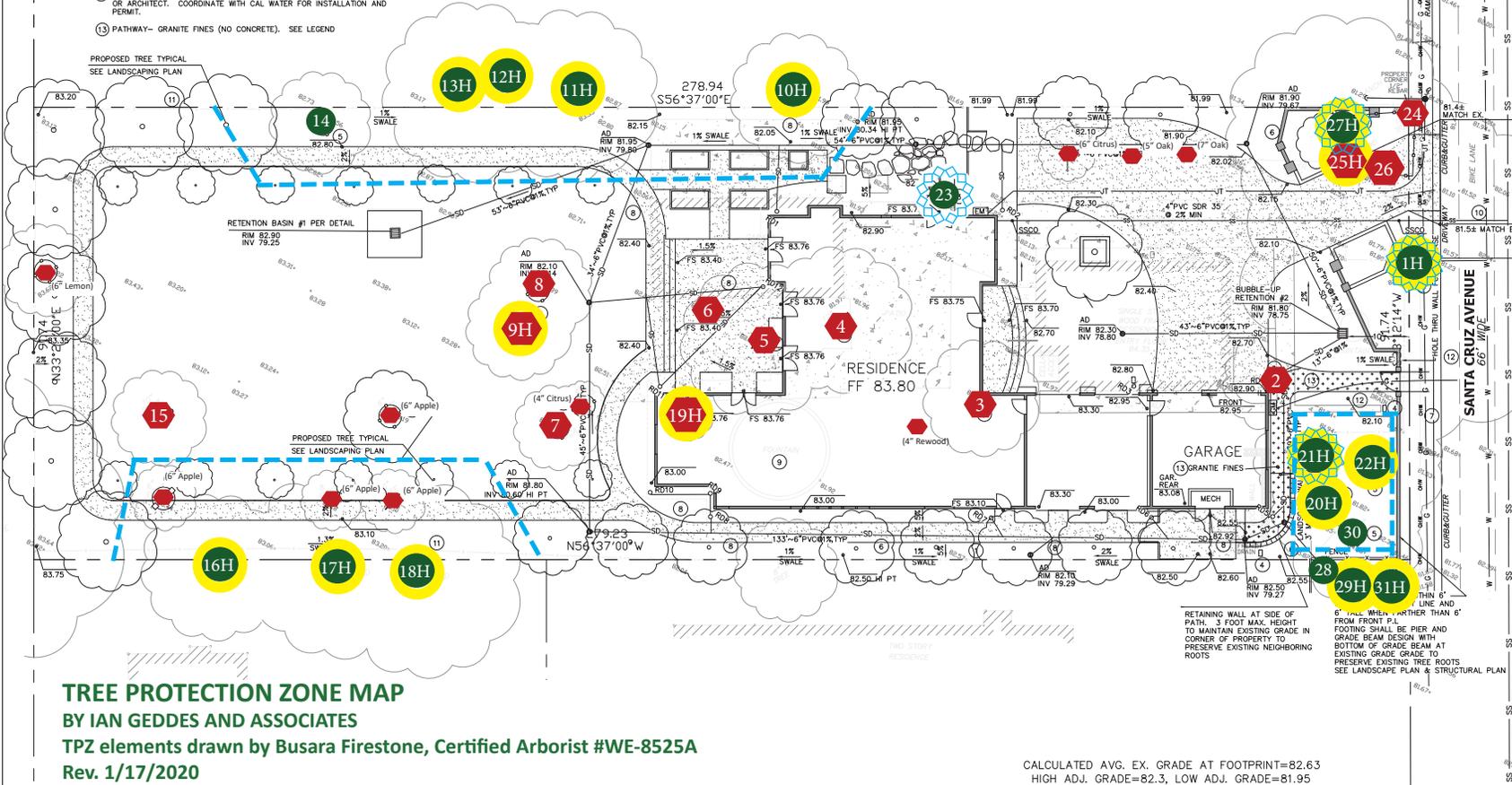
- # Tree to Remain\*
- # Tree Removal\*
- #H Heritage tree

--- TPZ I Fencing (see spec.)



TPZ II Wrap (see spec.)

\* See inventory for detailed tree information. Unnumbered symbols represent sub-size trees not detailed on the inventory. all other canopy symbols on base map relate to landscape plan.



**TREE PROTECTION ZONE MAP**  
 BY IAN GEDDES AND ASSOCIATES  
 TPZ elements drawn by Busara Firestone, Certified Arborist #WE-8525A  
 Rev. 1/17/2020

**BAY LAND CONSULTING**  
 LAND SURVEYORS/CIVIL ENGINEERS  
 PO BOX 299  
 Santa Clara, California 95052  
 Ph: (408) 296-6000 FAX: (408) 404-5579  
 SERVING THE BAY AREA

**BAYLAND CONSULTING**  
 GRADING AND DRAINAGE PLAN  
 PLAN  
 1076 SANTA CRUZ  
 MENLO PARK, CA  
 APN 071-072-150

**REVISIONS**

DATE	DESCRIPTION
07/18/17	ADDED NEW WATER SERVICE
06/16/18	MOVE HOUSE BACK

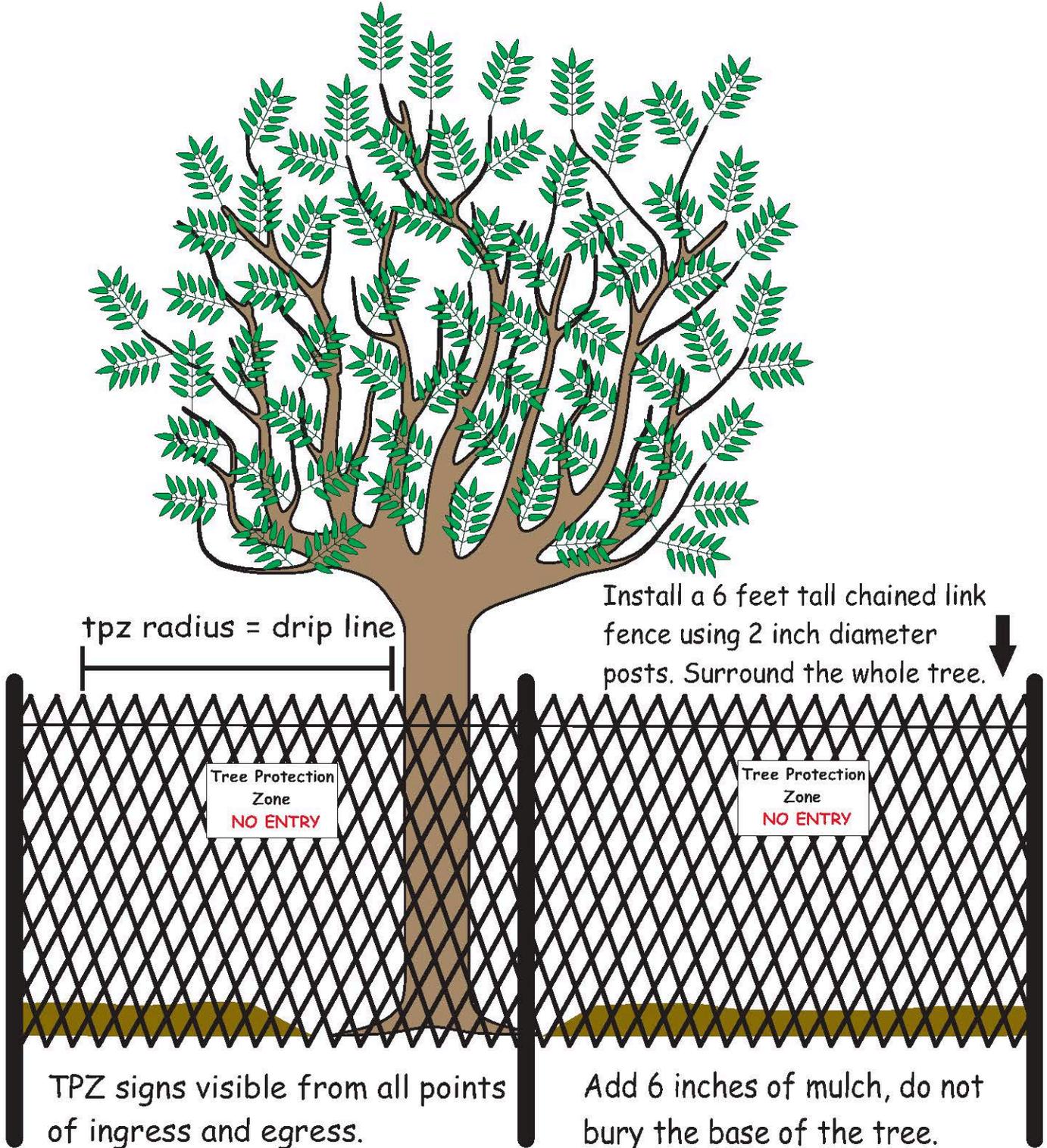
JOB NO. 16019  
 SCALE:  
 DRAWN BY: YC  
 CHECKED BY: SH  
 DATE: 11 17 19

SHEET  
**C5**  
 OF 3 SHEETS



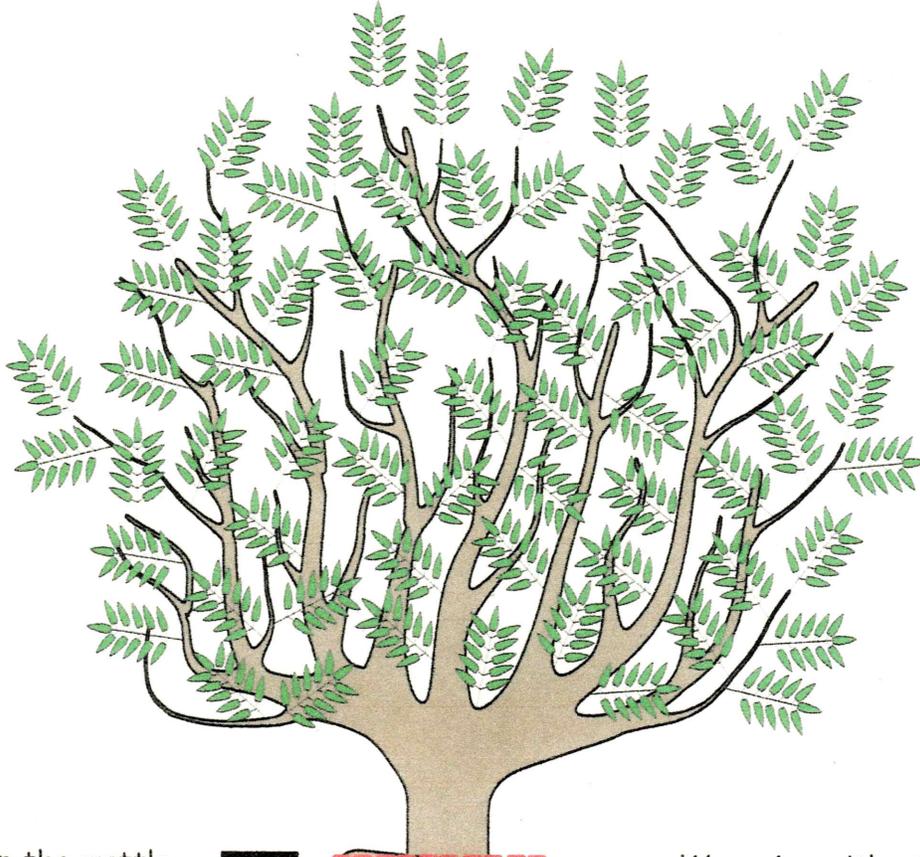
## Type I Tree Protection Zone

TPZ's are erected to protect a tree above and below ground from development activities. They are erected prior to beginning construction activities then left in place until the final landscaped phase.

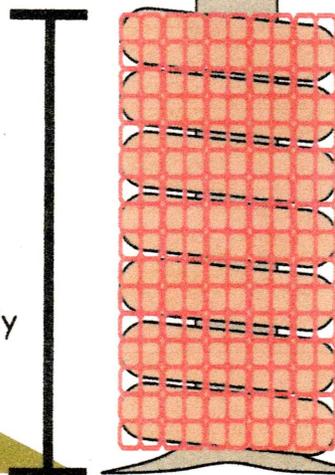


## Type II Tree Protection Zone

TPZ's are erected to protect a tree above and below ground from development activities. They are erected prior to beginning construction activities then left in place until the final landscaped phase.



Wrap the wattle to a height of no less than 6 feet when possible. Secure the wattle with plastic orange construction fence. Do not affix directly to the tree with nails, bolts, etc.



Wrapping with straw wattle is an alternative method to protect a tree when space is limited. This will protect the tree from direct impacts but leaves the critical root zone exposed. When possible, spread chips to protect against soil compaction.

**Turner, Christopher R**

---

**From:** Kevin Salimian <kevin.salimian@gmail.com>  
**Sent:** Wednesday, January 15, 2020 11:44 PM  
**To:** Turner, Christopher R  
**Subject:** 1076 Santa Cruz - Planning Commission Hearing

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hi Mr Turner,

I live in Menlo Park, at 1110 Arbor Road. I noticed that there is an upcoming planning commission hearing around the cutting down of several heritage trees at 1076 Santa Cruz Avenue. I strongly object to the cutting down of these heritage trees. One of the special parts of living in Menlo Park, including our neighborhood, is the city's efforts to proactively preserve heritage trees. I do not believe these trees should be cut, and think the owners should adjust their house construction to respect the natural beauty of these trees.

Best,

Kevin Salimian

Sent from my iPhone



## STAFF REPORT

### Planning Commission

**Meeting Date:** 1/27/2020  
**Staff Report Number:** 20-005-PC

**Public Hearing:** Menlo Gateway Development Agreement – Ninth Annual Review

### Recommendation

Staff recommends that the Planning Commission review the information provided and make a determination that the property owner, over the course of the past year, has demonstrated good faith compliance with the provisions of the Menlo Gateway Development Agreement for the period of January 2019 through January 2020. The recommended actions are included as Attachment A.

### Policy Issues

The Planning Commission should consider whether or not the property owner has demonstrated good faith compliance with the provisions of the Development Agreement for the Menlo Gateway (Bohannon Hotel & Office) project on properties addressed 100 to 200 Independence Drive (Independence Site) and 105 to 155 Constitution Drive (Constitution Site). As explained in the Analysis section of this report, the term of the Development Agreement has expired and this public hearing will serve as the final annual review for the project by the Planning Commission.

### Background

In June 2010, the City Council voted to approve the Menlo Gateway project, subject to voter approval of a ballot measure for the November 2, 2010 general election. The voters approved Measure T, and the project approvals became effective with the certification of the election results on December 7, 2010. The project involved General Plan and Zoning Ordinance Amendments and a number of other approvals, including a Conditional Development Permit (CDP) and Development Agreement, to allow the construction of an office, research and development (R&D), hotel, and health club development on two sites (referred to as the Independence Site and Constitution Site) located between US 101 and Bayfront Expressway adjacent to the Marsh Road interchange. A location map is included as Attachment B.

In March 2015, the applicant requested substantially consistent major modifications to the CDP to accommodate a different hotel format than the one anticipated as part of the original approval. This was mainly due to a change in market conditions and the discontinuation of the hotel concept that was originally proposed. The CDP outlines an approval process for proposed major modifications that requires reviews and recommendations from the Planning Commission and City Council, and a final decision by the City Manager. In May 2015, the Planning Commission and City Council recommended that the City Manager approve the following major modifications to the original project:

- An increase in the number of hotel rooms from 230 to 250;
- An increase in the hotel square footage by approximately 24,000 from 173,000 to 197,000;
- Incorporation of the health and fitness facility into a parking structure on the Independence Site;

- A decrease in the health and fitness facility square footage by approximately 28,000 from 69,000 to 41,000; and
- A net decrease in square footage by approximately 4,400 for the total project.

On July 28, 2015, the City Manager issued a letter approving these major modifications to the CDP.

The following table summarizes some of the key features of the overall project on approximately 15.9 acres:

<b>Land Use</b>	<b>Constitution Site (Closest to SR 84)</b>	<b>Independence Site (Closest to US 101)</b>	<b>Total</b>
Office/R&D	494,664 s.f	200,000 s.f.	694,664 s.f.
Hotel	n/a	197,000 s.f./ 250 rooms	197,000 s.f./ 250 rooms
Health Club	n/a	41,000 s.f.	41,000 s.f.
<b>Total</b>	<b>494,664 s.f.</b>	<b>438,000 s.f.</b>	<b>932,664 s.f.</b>

In October 2017, the applicant requested substantially consistent minor modifications to the approved plans for the Constitution Site office buildings. The changes were requested to enhance the functionality of the proposed buildings and site. The proposed changes included:

- Removal of the planters and foliage along each level and elevation of the parking structure facades, and installation of dichroic glass panels on the northern and southern elevations of each structure to create a unique, iconic sculptural element on each of the parking structures;
- Replacement of a trellis structure between the two Constitution office buildings with two aerial pedestrian bridges to provide increased connectivity between the buildings for workers; and
- An increase in the height of the roof canopy of the Constitution office buildings from 12 feet to 13 feet to accommodate screening for elevator hoistways and cooling tower penthouses.

Following a notification to the Planning Commission of the proposed changes, the substantially consistent minor modifications were approved by the Community Development Director on December 15, 2017.

Beginning in late September 2017 through December 2017, the applicant submitted building permit plans for the construction of the two parking garages and two eight-story office buildings approved for the Constitution Site. The plans were consistent with the substantially consistent minor modifications approved by the Community Development Director. Construction of the core and shell of the two office buildings and two parking structures on the Constitution Site was completed in August 2019, and tenant improvements are currently underway. Facebook is the lessee of both office buildings on the site. Occupancy of the buildings is anticipated to occur in spring 2020.

Construction of the buildings on the Independence Site was completed in spring 2018, and all buildings on the site are occupied. Facebook is the current lessee of the office building and garage health club at 100 Independence Drive and 150 Independence Drive, and Hotel Nia is the operator of the hotel building at 200 Independence Drive. The three buildings opened in May 2018.

The Planning Commission has conducted eight annual reviews of the project between December 2011 and January 2019. In each instance, the Commission found that the property owner had complied in good faith with the terms and conditions of the Development Agreement.

## **Analysis**

A Development Agreement is a legally binding contract between the City of Menlo Park and an applicant that delineates the terms and conditions of a proposed development project. A Development Agreement allows an applicant to secure vested rights and allows the City to secure benefits that are generally not obtainable otherwise. Development Agreements are commonly used for land use developments which are implemented in phases over a period of time. Development Agreements provide assurances to both the applicant and the City that the terms of the agreement will be in force until the completion of the project, and in some cases, elements of the Development Agreement could be in effect for the life of the project. Development Agreements are enabled by California Government Code Sections 65864-65869.5.

The City Council adopted Resolution No. 4159 in January 1990, establishing the procedures and requirements for the consideration of Development Agreements. Resolution No. 4159 calls for the Planning Commission to conduct a public hearing at which the property owner (or representative for the property owner) must demonstrate good faith compliance with the terms of the agreement. The Planning Commission is to determine, upon the basis of substantial evidence, whether or not the property owner has, for the period under review, complied in good faith with the terms and conditions of the Agreement. The decision of the Planning Commission is final, unless it is appealed to the City Council. These provisions implement Government Code Section 65865.1 which requires the periodic review, at least once every 12 months, to determine compliance with the terms of the agreement.

In addition, the approved Development Agreement for the Menlo Gateway project, Section 7.1, sets forth the following requirement for the Annual Review: "The City shall, at least every twelve (12) months during the term of this Agreement, review the extent of Owner's good faith compliance with the terms of this Agreement pursuant to Government Code § 65865.1 and Resolution No. 4159. Notice of such annual review shall be provided by the Director to Owner not less than thirty (30) days prior to the date of the hearing by the Planning Commission on Owner's good faith compliance with this Agreement and shall to the extent required by law include the statement that any review may result in amendment or termination of this Agreement. A finding by City of good faith compliance by Owner with the terms of Agreement shall conclusively determine the issue up to and including the date of such review."

Section 2 of the Menlo Gateway Development Agreement identifies the term for retaining development rights. The initial term of the Development Agreement was five years from the effective date of December 7, 2010. By the fifth year of the agreement, which ended December 7, 2015, the applicant was required to make a complete building permit submittal. However, Section 8.2 of the Development Agreement gives the City Manager authority to extend for a reasonable period, not to exceed 180 days, the time to satisfy the actions identified in Section 2, provided the owner is using diligent efforts. On November 30, 2015, the City Manager authorized a 180-day time extension for the applicant to submit a substantially complete building permit application on or before June 7, 2016. On May 12, 2016, the applicant submitted a complete building permit set for the hotel, which met the Development Agreement requirements to retain development rights. As a result, an automatic three year extension of the Development Agreement to December 7, 2018 was granted according to the terms in Section 2.

With construction complete on the Independence Site, the applicant had until the 15th year from the effective date of the Development Agreement (December 7, 2025) to start construction on the first office building on the Constitution Site. Upon beginning construction on the first Constitution Site office building,

the applicant would have an additional five years (i.e., 20 years from the effective date) to start construction of the second Constitution Site office building. As mentioned in a previous section, the applicant has already completed construction on both office buildings and parking structures on the Constitution Site.

Section 2.2.5 of the Development Agreement states that the term of the Development Agreement shall continue until the applicant “cause(s) completion of construction of the second office building in the Constitution Phase to occur.” The Development Agreement defines “completion of construction” as “substantial completion of a building component..., as evidenced by the City’s sign-off of its final inspection of the construction of such building (other than any tenant spaces).” Staff from the various responsible City divisions gave final sign-off of building permits for the core and shell of the Constitution Phase buildings, site work, and landscaping in September 2019. As a result, the term of the Development Agreement has expired, but certain provisions of the Development Agreement will continue for a period of time outlined in the Development Agreement. Specifically:

- Section 5.1 obligates the applicant to make annual payments to the City if the project does not produce a guaranteed amount of revenue each year, according to a revenue target schedule included in the Development Agreement. The guaranteed payments apply during a 20 year period that begins at the start of the financial quarter after the third anniversary of the hotel opening date. The hotel opened on March 29, 2018. As a result, Section 5.1 will be effective from April 1, 2021 through April 1, 2041.
- Section 5.4 imposes an additional transient occupancy tax (TOT) on the hotel of one percent above the standard citywide TOT rate in effect at any time. This requirement extends beyond the term of the Development Agreement and remains in effect as long as the hotel is in operation.
- Section 5.7 requires the applicant to implement mitigation measures necessary to reduce net new vehicle trips for the project from 11,113 net new vehicle trips to 9,242 net new vehicle trips. The vehicle trip reduction requirements survive the expiration of the Development Agreement and remain in effect for the life of the project.
- Section 5.8 requires the applicant to enroll all buildings in PG&E’s ClimateSmart program (since discontinued) or an equivalent program for the life of the buildings. All occupied buildings are currently enrolled in the Peninsula Clean Energy ECOPlus (75 percent greenhouse gas-free) program, and the remaining 25 percent of greenhouse gas emissions from energy use are offset with Green-e certified Renewable Energy Certificates (RECs). The Constitution Site buildings will utilize the same programs upon occupancy.

Staff will continue to work with the applicant to monitor and enforce the requirements listed above, and a Memorandum of Termination will be prepared to memorialize the ongoing status of these requirements. With the expiration of the Development Agreement term, this will serve as the last annual review of the Menlo Gateway Development Agreement by the Planning Commission.

The applicant provided a letter (Attachment C), and staff reviewed exhibits provided by the applicant that were updated and clarified as necessary to reflect staff’s knowledge and records of project progress. The staff-reviewed exhibits include:

- Two matrices indicating the status of Development Agreement obligations (Attachment D);
- CDP-related infrastructure improvements tied to the Independence Site phase of the project (Attachment E, unchanged since the last review); and,
- CDP-related infrastructure improvements tied to the Constitution Site phase of the project (Attachment F).

In evaluating the applicant’s progress at implementing various aspects of the Development Agreement, staff has developed a classification system to describe how the specific requirements are being fulfilled using four categories. Three of these categories are consistent with the principle of good faith compliance with the terms of the agreement and are as follows:

- **Completed:** A one-time action was completed during the term of the Development Agreement.
- **Ongoing:** An action is being performed and will continue to be performed for a designated period of time as required by the Development Agreement.
- **Conditional, No Action Required:** The triggering event, condition, or requirement to undertake an item has not occurred; no action is necessary at this time.

The fourth category, described as Unacceptable Progress implies that, at least potentially, good faith compliance for that item may not have occurred. However, a determination that substantial and persistent non-implementation of the Development Agreement would have to occur before a lack of good faith compliance could truly be determined. None of the Development Agreement requirements have been identified as unacceptable progress during the 2019-2020 Development Agreement review year.

To ensure that the City is aware of the status of compliance and any challenges in achieving compliance, the applicant meets with City staff weekly and provides periodic updates on the status of all applicable requirements. These updates, as well as supporting correspondence and written documentation have been used to develop the Development Agreement implementation tables attached to this staff report.

### ***Development Agreement progress***

The Development Agreement includes 14 requirements that are associated with the annual Development Agreement tracking. A summary of the implementation status of the 14 Development Agreement requirements is provided in the following table:

<b>Table 2: Development Agreement Project Progress</b>	
<b>Implementation Status</b>	<b>Number of Requirements</b>
Completed	9
Ongoing	3
Conditional, No Action Required	2
Unacceptable Progress	0

Over the course of the past year, five additional requirements were finished for a total of nine requirements completed, three requirements remain ongoing as long-term requirements of the Development Agreement, and two remain conditional with no action required at this time. No Development Agreement requirements are considered to have made unacceptable progress. Details of the individual items are described in Attachment D, as mentioned previously.

### **CDP implementation progress**

As part of this annual review, staff has also reviewed the status of seven major infrastructure improvements identified in the project CDP related to the Independence Site and five major infrastructure improvements in the CDP related to the Constitution Site. These infrastructure improvements are tied to the implementation of mitigation measures from the certified environmental impact report (EIR). As shown in the table below, the applicant has fulfilled all of the infrastructure improvement obligations under the CDP.

<b>Completion Status</b>	<b>Number of Projects</b>
Completed (or Fair Share Paid)	12
Under Construction	0
Project in design development / Permits not issued / Construction not started	0

The applicant has completed or contributed a fair share amount toward all seven identified infrastructure projects for the Independence Phase of the project. For the Constitution Phase, the applicant has completed or contributed a fair share amount toward all five of the identified infrastructure projects required in the CDP. Details of the individual items are described in Attachments E and F.

### **Correspondence**

Staff has not received any correspondence regarding the applicant's progress in meeting the provisions of the Development Agreement.

### **Conclusion**

Since May 2015, the applicant's project development team has met with City staff on a weekly basis to provide updates on the development of the project and compliance with the requirements of the Development Agreement and CDP. Construction is complete for all buildings and structures on the Independence and Constitution Sites, which occurred within the Development Agreement term to retain development rights. With regard to requirements in the Development Agreement and CDP, the applicant made good progress and completed all of the outstanding infrastructure projects during the previous year.

As a result of completion of the second office building in the Constitution Site phase, the term of the Development Agreement has expired but four provisions of the Development Agreement will continue for a designated period of time outlined in the Development Agreement for each item. Staff will continue to work with the applicant to ensure that these obligations are met. Based on the progress made over the past year, staff recommends that the Planning Commission make a determination that the property owner has demonstrated good faith compliance with the provisions of the Development Agreement for the period of January 2019 through January 2020 for the final annual review.

### **Impact on City Resources**

The applicant is required to pay all costs associated with this review to fully cover the cost of staff time spent on the review of these projects.

## **Environmental Review**

The California Environmental Quality Act (CEQA) requires that activities which meet the definition of a Project be evaluated for their potential impacts on the environment. The Annual Review of the Development Agreement has no potential to result in an impact to the environment and does not meet the definition of a Project under CEQA; as a result, no environmental review or determination is needed. The environmental impacts of the original project and the associated Development Agreement were evaluated and considered at the time the project was initially approved by the City in 2010.

## **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.

## **Attachments**

- A. Recommended Actions
- B. Location Map
- C. Letter from Bohannon Development Company
- D. Development Agreement Obligations Status Summary
- E. CDP Independence Phase Infrastructure Improvements Summary
- F. CDP Constitution Phase Infrastructure Improvements Summary

Report prepared by:  
Tom Smith, Senior Planner

Report reviewed by:  
Corinna Sandmeier, Senior Planner

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Menlo Gateway Development Agreement – Attachment A: Recommended Actions

<b>LOCATION:</b> 100-200 Independence Drive, 105-155 Constitution Drive	<b>PROJECT NUMBER:</b> N/A	<b>APPLICANT:</b> Bohannon Development Company	<b>OWNER:</b> Bohannon Development Company
<b>PROPOSAL:</b> Make a determination that Bohannon Development Company has made good faith efforts to implement the provisions of the Menlo Gateway development agreement during the 2019-2020 Development Agreement Review Year.			
<b>DECISION ENTITY:</b> Planning Commission	<b>DATE:</b> January 27, 2020	<b>ACTION:</b> TBD	
<b>VOTE:</b> TBD (Barnes, DeCardy, Doran, Kahle, Kennedy, Riggs, Tate)			
<b>ACTION:</b> <ol style="list-style-type: none"> <li>1. Make a finding that the Annual Review of the Development Agreement has no potential to result in an impact to the environment and does not meet the definition of a Project under the California Environmental Quality Act (CEQA).</li> <li>2. Make a finding that Bohannon Development Company has implemented the provisions of its Development Agreement during the 2019-2020 Development Agreement Review Year.</li> </ol>			



**CITY OF MENLO PARK**  
 LOCATION MAP  
 MENLO GATEWAY PROJECT

DRAWN: TAS CHECKED: CDS DATE: 1/27/20 SCALE: 1" = 300' SHEET: 1



January 15, 2020

Tom Smith  
City of Menlo Park  
701 Laurel Street  
Menlo Park, CA 94025

Re: 2019 Menlo Gateway Development Agreement Review

Dear Tom:

We understand that on January 27, 2020, the City will conduct its annual review of Bohannon's good faith compliance with the terms of the Development Agreement for the Menlo Gateway Project, located at 100 to 190 Independence Drive and 101 to 155 Constitution Drive, both in the City of Menlo Park, California. Pursuant to City Council Resolution No. 4159, the annual review provides an opportunity for the Planning Commission to determine whether the property owner has complied in good faith with the terms and conditions of the Development Agreement during the previous 12 months. In 2019, we achieved several significant milestones, including completing construction of the second office building in the Constitution Phase of the Project.

The purpose of this letter is to help facilitate the annual review by providing some background and then reporting on the status of the various initiatives described in the Development Agreement. The City has conducted eight annual reviews of the Project, and in each instance, the Planning Commission found that we had complied in good faith with the terms and conditions of the Development Agreement. As demonstrated below, we believe that Bohannon has continued to demonstrate its good faith compliance with the Development Agreement. We therefore respectfully request that the staff recommend that the Planning Commission find and determine, on the basis of substantial evidence, that Bohannon has, for the period between January 2019 and January 2020, complied in good faith with the terms and conditions of the Development Agreement.

We have continued to work closely with our financial partner, Alexandria Real Estate Equities; our tenant, Facebook; and with City staff. In August, the core and shell of the two Constitution office buildings and garages were completed on schedule, and Facebook commenced its tenant improvements in September.

The Hotel Nia Owner entered into a Partial Assignment and Assumption of Development Agreement on March 22, 2016. After opening in March 2018, Hotel Nia ownership continued their responsibility for hotel-related Development Agreement items and will continue to be responsible for ongoing DA requirements related to the hotel operations.

We have also completed a number of off-site landscaping projects that serve the neighboring community, including improvements at Belle Haven and Beechwood Schools and a small park on City owned property along the eastern side of Marsh Rd.

## **Status of Compliance with the Terms of the Development Agreement**

To facilitate the Planning Commission's annual review, we have prepared a summary of our progress during the last year on implementing the Development Agreement, attached as Exhibit A. We have also included a summary of the major infrastructure improvements identified in the Conditional Development Permit, which are incorporated by reference into the Development Agreement. The table attached hereto as Exhibit B summarizes the status of the infrastructure requirements contained in the Conditional Development Permit. As you can see, we have satisfied the Development Agreement's requirements.

We are immensely proud of all that has been accomplished to date, and are delighted that this landmark Project has become a reality. As always, we appreciate the City's ongoing cooperation and good faith efforts to help this Project move forward. Please do not hesitate to contact me if you have any questions, or if there is any further information we can provide to facilitate the Planning Commission's review.

Sincerely,

David D. Bohannon

Enclosures

## Attachment D: Development Agreement Obligations Status Summary

DA TERM	TASK/REQUIREMENT/ACTION <sup>1</sup>	TIMING	STATUS	NOTES
§5.1	<u>Guarantee Payments.</u> Applicant shall be obligated to make to the City the Guarantee Payments to the extent required.	Applicant's obligation to make Guarantee Payments, if any, commence as of the first day of the first full calendar quarter following the earlier of: (a) the third anniversary date of the Hotel Opening Date, or (b) the fourth anniversary of the date the City allows occupancy of the office building on the Independence Site, unless the Guarantee Payment Period shall be earlier terminated in accordance with this Agreement.	Conditional, No Action Required	The Guarantee Payments obligation will go into effect April 1, 2021. However, based on current revenues received by the City, it is unlikely that Applicant would be required to make any Guarantee Payments.
§5.2	<u>Capital Improvements.</u> Applicant shall make capital improvements to the Belle Haven neighborhood (not less than \$750,000) and Bedwell Bayfront Park or other city-wide recreational improvements (approximately \$500,000) in the amount of up to \$1,250,000.	Applicant shall pay for and cause the construction of such capital improvements to be completed prior to the date of the City's final building inspection of the first office building in the Independence Phase.	Completed	Applicant and City finalized a Memorandum of Understanding (MOU) that established Applicant's funding contribution and obligations in 2017. Based on the MOU, the City was to determine specific capital improvements by June 1, 2018 for Applicant to design and construct, or Applicant would pay required funding contribution and City would

<sup>1</sup> The DA requirements listed here may be summarized. The complete terms can be found in the recorded Development Agreement.

DA TERM	TASK/REQUIREMENT/ACTION <sup>1</sup>	TIMING	STATUS	NOTES
				<p>design and construct the capital improvements.</p> <p>Applicant provided an in lieu fee payment for Bedwell Bayfront Park in the amount of \$397,536.69, as permitted by the terms of the MOU. The amount will be used to fund future improvements to the park consistent with the Bedwell Bayfront Park Master Plan, approved by Council in 2018.</p> <p>Following outreach to the Belle Haven neighborhood in May 2018, Applicant began working with the City and Ravenswood School District on two projects. A Belle Haven School project included a new perimeter school fence and street trees. The Beechwood School project included a new path and landscaping to provide a safer travel path for students. Construction began on the</p>

DA TERM	TASK/REQUIREMENT/ACTION <sup>1</sup>	TIMING	STATUS	NOTES
				projects in June 2019 and both were completed in December 2019.
§5.3	<p><u>Off-Site Landscaping Improvements.</u> Applicant shall pay for and cause to be constructed off-site landscaping improvements, which may include pedestrian/bicycle pathways, hardscape, and other architectural and landscape features in addition to plantings, in certain areas surrounding the Property in an amount not to exceed \$500,000.</p>	<p>Applicant shall pay for and cause the construction of such landscaping improvements to be completed in two phases: 1) prior to the date of the City's final building inspection of the first office building in the Independence Phase; and 2) prior to the date of the City's final building inspection of the first office building in the Constitution Phase.</p>	Completed	<p>A community meeting was held in January 2018 to solicit input and feedback on Applicant's proposal for landscaping improvements. A quarter-acre City-owned site was selected along the eastern side of Marsh Road, adjacent to the parking structure at 105 Constitution Drive.</p> <p>The project included new plantings, trees, and a walking path that Applicant describes as a "meadow concept." The project also provided two vegetated swales along the Marsh Road public sidewalk to ensure proper storm water management. Construction was complete in December 2019.</p>

DA TERM	TASK/REQUIREMENT/ACTION <sup>1</sup>	TIMING	STATUS	NOTES
§5.4	<p><u>TOT Amount.</u> Applicant agrees that, during the term of this Agreement and for so long as the Hotel is operating, the TOT applicable to the Hotel shall be assessed at 1.0% above the Citywide TOT rate in effect.</p>	<p>The TOT can only be imposed on applicable hotel room rents and other receipts.</p>	<p>Ongoing</p>	<p>Hotel Nia opened in April 2018 and the City is currently receiving TOT payments. There was some confusion regarding the implementation of the additional one percent TOT rate for a period of time after the Hotel opened. The City and the Hotel are in the process of resolving the issue and collecting additional revenue due.</p>
§5.5	<p><u>Priority Hiring Program.</u> Applicant shall create a priority-hiring program that will use JobTrain, or a comparable program selected by Applicant if JobTrain is not able to operate such program, as the first source for referral of qualified applicants for entry-level job openings related to both the Hotel and office uses, as well as construction positions.</p>	<p>This obligation begins with construction and includes hotel operations, which are now ongoing.</p>	<p>Completed</p>	<p>Hotel Nia partnered with JobTrain to hire 214 associates who live within the 13.5 miles of the project site. A number of these employees live in Menlo Park, Redwood City or East Palo Alto. Local hires work across 32 different job types, including accounting, food service, and housekeeping.</p> <p>With respect to construction jobs, Webcor hired a JobTrain apprentice for work on Hotel Nia. Webcor</p>

DA TERM	TASK/REQUIREMENT/ACTION <sup>1</sup>	TIMING	STATUS	NOTES
				also utilized up to 15 laborers from the JobTrain Labor Training Class for work on the Independence Phase. Webcor continued to work with JobTrain for assistance on development of the Constitution Site.
§5.6	<u>LEED Certifications.</u> Applicant shall cause (a) the Hotel to qualify for the “LEED Silver Certification”, and (b) the office buildings included in the Project to qualify for the “LEED Gold Certification.”	Applicant shall submit each application for such LEED certification following Applicant’s Completion of Construction of the Hotel or the applicable office building and shall use diligent, good faith efforts to obtain such LEED certifications, providing City with evidence of such applications and efforts to achieve such certifications.	Completed	LEED Core and Shell Gold certification for the Independence office building, garage, and fitness center was received in March 2018. Hotel Nia obtained LEED New Construction Silver certification in July 2018. LEED certification for the Constitution Site buildings was received in January 2020.
§5.7	<u>Vehicle Trip Reduction.</u> Applicant shall reduce Net New Vehicle Trips for the Project to be reduced from 11,113 Net New Vehicle Trips to 9,242 Net New Vehicle Trips.		Ongoing	After occupancy of the Independence Phase office building, the first year analysis of trips attributed to the Independence Phase showed a reduction in Net New Vehicle Trips in 2018. The second year of trip

DA TERM	TASK/REQUIREMENT/ACTION <sup>1</sup>	TIMING	STATUS	NOTES
				<p>analysis was completed in October 2019 and again measured that total trips were substantially less than allocated trips. The project is compliant with the TDM plan. Further data collection will be conducted after the Constitution Phase is occupied and operational.</p> <p>The TDM program requires two shuttle services. Service from Independence Drive to the Redwood City Caltrain station commenced June 3, 2019 and service to the Menlo Park Caltrain station commenced November 18, 2019. The service time runs from 6:30 a.m. to 10:45 a.m.; and 3:30 p.m. to 7:30 p.m.</p>
§5.8	<p><u>GHG Emissions Reductions.</u> Applicant shall enroll all buildings in PG&amp;E's ClimateSmart program. In the event such ClimateSmart program is discontinued or becomes</p>		Ongoing	<p>PG&amp;E no longer operates the Climate Smart Program, and Applicant investigated several alternatives to compliance with this condition. A substantially similar substitute program,</p>

DA TERM	TASK/REQUIREMENT/ACTION <sup>1</sup>	TIMING	STATUS	NOTES
	financially burdensome on the Project, Applicant may propose substitution of a comparable GHG offset program selected by Applicant, subject to the City Manager's reasonable approval for the Project.			requiring enrollment in Peninsula Clean Energy (PCE) ECO100 (which is 100% greenhouse gas-free), was proposed and accepted by the City. The Independence Site currently operates under this program, and the Constitution Site will operate under the same program upon occupancy.
§5.9	<u>Parking Structures.</u> Applicant shall engage in a design development process with City staff to improve the aesthetics of the parking structures on Constitution and the parking structure on Independence.		Completed	Aesthetic improvements to the parking garages were completed in October 2018. The improvements combine dichroic glass and sculptured perforated metal panels that reflect different colors based on sunlight or artificial light and the location of the viewer.  Additionally, the sheer walls of all three garages sheer walls covered by metal panels to improve their overall aesthetics and appearance at the pedestrian level.

DA TERM	TASK/REQUIREMENT/ACTION <sup>1</sup>	TIMING	STATUS	NOTES
				Landscape improvements for all three garages provide some screening along Highway 101 and the Bayfront Expressway, and screening will be enhanced over time as the trees and plantings mature.
§5.10	<u>Utility Undergrounding.</u> Applicant agrees to work collaboratively with and support City efforts to underground existing electric transmission lines located on the Constitution Site.		Completed	All undergrounding work has been completed as part of construction activities on the Constitution Site.
§5.11	<u>School District Boundaries.</u> In the event the City, one or more property owners, or the Ravenswood School District initiates an effort to reorganize school district boundaries, Applicant agrees to cooperate with any such future effort.		Conditional, No Action Required	No change since last annual review.
§5.12	<u>Construction Sales Taxes.</u> Applicant agrees to make	Obligation begins when Applicant enters into construction contracts.	Complete	No change since last annual review.

DA TERM	TASK/REQUIREMENT/ACTION <sup>1</sup>	TIMING	STATUS	NOTES
	diligent good faith efforts to include a provision in all construction contracts with all qualifying parties holding reseller's permits to obtain a sub-permit from the California State Board of Equalization to book and record construction materials purchases/sales as sales originating within the City of Menlo Park.			Applicant complied with this provision and directed its contractors to obtain sub-permits to book and record construction material purchases/sales as originating in Menlo Park for qualifying contracts. The City received significant additional sales tax revenue as a result of this requirement.
§5.13	<u>Housing Sites.</u> Applicant shall actively participate in a citizen advisory committee to assist the City in identifying future housing sites within the City when the City updates the Housing Element of the General Plan if the City decides to create such a committee.	Housing Element was adopted on April 1, 2014.	Complete	Applicant participated in the update of the Housing Element of the General Plan.
§5.14	<u>Fire Impact Fee Study/Fire Impact Fee/Traffic Signal Priority System.</u> The City Manager shall have the discretion to require		Complete	Applicant made the required payment.

DA TERM	TASK/REQUIREMENT/ACTION <sup>1</sup>	TIMING	STATUS	NOTES
	<p>Applicant to pay up to \$25,000 to the City to cover any City contribution toward the cost of a fire impact fee study. Prior to issuance of a building permit for the Independence site, Applicant shall coordinate with the City and the Fire District to provide up to \$100,000 either for installation of traffic signal priority systems on Middlefield and Marsh Roads or an advance against any fire impact fee imposed on the Project.</p>			

**Attachment E: CDP Independence Phase Infrastructure Improvements Summary**

CDP Requirement	Timing	Status
<p><b>CDP § 8.63:</b> Payment of \$125,000 as a contribution toward signal timing improvements based on impacts to the intersections of Willow Road/Newbridge Street</p>	<p>Prior to building permit issuance for the first building permit for foundation of the Independence Phase.</p>	<p>Completed</p>
<p><b>CDP § 8.64:</b> Eastbound right turn lane from Willow Road to Bayfront Expressway</p>	<p>Submit plans concurrent with the building permit submittal for the first building of the Independence Phase; submit plans and seek approval from Caltrans for a period of 5 years from the date of occupancy of the first building.</p>	<p>Completed</p>
<p><b>CDP § 8.66:</b> Eastbound left turn lane from Chrysler Drive to Bayfront Expressway</p>	<p>Submit plans concurrent with the building permit submittal for the first building of the Independence Phase; construction to be completed prior to occupancy of the first building in the Independence Phase.</p>	<p>Completed</p>
<p><b>CDP § 8.67:</b> Pedestrian improvements at Bayfront Expressway and Haven Avenue</p>	<p>Submit plans concurrent with the building permit submittal for the first building of the Independence Phase; construction to be completed prior to occupancy of the first building in the Independence Phase.</p>	<p>Completed  This improvement is being constructed by a different developer and is no longer Owner's obligation. Owner has paid a fair share contribution of \$143,899.87.</p>

CDP Requirement	Timing	Status
<p><b>CDP § 8.68:</b> Install a traffic signal and proposed lane geometry modifications at Constitution Drive and Chrysler Drive</p>	<p>Submit plans concurrent with the building permit submittal for the first building of the Independence Phase; construction to be completed prior to occupancy of the first building in the Independence Phase.</p>	<p>Completed</p>
<p><b>CDP § 8.71:</b> Construct a westbound right turn lane from Marsh Road to Florence Street; pursue preservation of certain trees and submit a planning plan</p>	<p>Submit plans concurrent with the building permit submittal for the first building of the Independence Phase; construction to be completed prior to occupancy of the first building in the Independence Phase.</p>	<p>Completed</p> <p>Applicant completed concepts for installation of bike lanes on Marsh Road as an alternative to this improvement, due to concerns about heritage tree impacts and lack of interest from Redwood City.</p>
<p><b>CDP § 8.74:</b> Provide a fair-share contribution for a westbound right turn lane from Marsh Road to Florence Street in the Town of Atherton</p>	<p>Prior to building permit issuance for the first building of the Independence Phase.</p>	<p>Completed</p> <p>Owner paid a fair share contribution of \$198,709.47.</p>

## Attachment F: CDP Constitution Phase Infrastructure Improvements Summary

CDP Requirement	Timing	Status
<p><b>CDP § 8.31:</b> Improvement plans for new sidewalks between Independence office building and intersection of Independence Drive and Constitution Drive</p>	<p>Submit plans concurrent with the building permit submittal for the first building of the Constitution Phase; construction to be completed prior to final inspection of the shell of the first Constitution office building.</p>	<p>Completed</p>
<p><b>CDP § 8.33:</b> Underground overhead electric lines that cross Chrysler Drive between Constitution Site and 161 Constitution Drive</p>	<p>Submit plans concurrent with the building permit submittal for the first building of the Constitution Phase; construction to be completed prior to building permit issuance for the first Constitution office building.</p>	<p>Completed</p>
<p><b>CDP § 8.45:</b> Marsh Road and Bayfront Expressway intersection improvements, and Constitution Drive and Independence Drive intersection improvements</p>	<p>Submit plans prior to building permit issuance for the first building of the Constitution Phase; construction to be completed prior to final inspection of the first building of the Constitution Phase.</p>	<p>Completed</p>
<p><b>CDP § 8.65:</b> Additional left turn lane from Chilco Street to Bayfront Expressway</p>	<p>Submit plans concurrent with the building permit submittal for the first building of the Constitution Phase; construction to be completed prior to occupancy of the first building on the Constitution Phase.</p>	<p>Completed</p> <p>This improvement is being constructed by a different developer. Owner has paid a fair share contribution of \$1.2 million.</p>

<b>CDP Requirement</b>	<b>Timing</b>	<b>Status</b>
<b>CDP § 8.72:</b> Adaptive signal timing payment based on impacts to intersection of Bayfront Expressway and University Avenue	Submit payment prior to issuance of the first building permit on the Constitution Site phase.	Completed



## STAFF REPORT

### Planning Commission

Meeting Date:

1/27/2020

Staff Report Number:

20-006-PC

### Public Hearing and Study Session:

**Public hearing for the environmental impact report (EIR) scoping session and study session for the proposed Menlo Portal project with approximately 335 multi-family dwelling units, 33,211 square feet of office, and 1,608 square feet of commercial space at 115 Independence Drive and 104 and 110 Constitution Drive**

## Recommendation

Staff recommends that the Planning Commission conduct the following items for the proposed Menlo Portal project located at 115 Independence Drive and 104 and 110 Constitution Drive:

- EIR scoping session to receive public testimony and provide comments on the scope and content of a focused EIR for the project; and
- Study session to receive public comments and provide feedback on the proposed project, including the applicant's project refinements since the previous Planning Commission study session on July 22, 2019.

The January 27th meeting will not include any project actions. The proposal will be subject to additional review at a future Planning Commission meeting. Staff recommends the following meeting procedure to effectively and efficiently move through the two items, allowing the public and the Planning Commission to focus comments on the specific project components.

### ***EIR Scoping Session***

- Introduction by Staff
- Presentation by Applicant on Project Proposal
- Presentation by City's EIR Consultant
- Commissioner Questions on EIR scope
- Public Comments on EIR scope
- Commissioner Comments on EIR scope
- Close of Public Hearing

### ***Project Proposal Study Session***

- Introduction by Staff
- Commissioner Questions on Project
- Public Comments on Project
- Commissioner Comments on Project

While applicants typically present on their project proposal during the study session portion of the meeting, staff believes that it would be beneficial for the Planning Commission and members of the public to receive the applicant's presentation during the EIR scoping session. Accordingly, staff recommends that the Planning Commission allow the applicant to present the overall project, followed by a presentation from the City's EIR consultant (LSA Associates, Inc.) outlining the California Environmental Quality Act (CEQA) process and the key findings from the Initial Study.

## Policy Issues

EIR scoping sessions provide an opportunity for Planning Commissioners and the public to comment on specific topics that they believe should be addressed in the environmental analysis. Study sessions provide an opportunity for Planning Commissioners and the public to provide feedback on a project, with comments used to inform future review and consideration of the proposal. The EIR scoping session public hearing and study session should be considered as separate items.

The project is anticipated to require the following entitlements and/or City permits:

1. **Environmental Review** to analyze potential environmental impacts of the project through a focused EIR, pursuant to CEQA;
2. **Use Permit** for bonus-level development (which requires the provision of community amenities);
3. **Architectural Control** to review the design of the new buildings and associated site improvements;
4. **Lot Line Adjustment** to change the boundaries of the three existing parcels on the site;
5. **Lot Merger** to merge two of the three existing parcels;
6. **Heritage Tree Removal Permits** to remove heritage trees to enable the proposed project and plant heritage tree replacements per the City's municipal code requirements; and
7. **Below Market Rate (BMR) Housing Agreement** to provide on-site BMR units in accordance with the City's BMR Ordinance.

Additional actions and entitlements may be required as the project plans are refined. In addition, a Fiscal Impact Analysis (FIA) will be prepared as well as an appraisal to identify the necessary value of the community amenity.

## Background

### *Site location*

The project site consists of three contiguous R-MU-B (Residential Mixed Use-Bonus) zoned parcels with a total area of approximately 3.2 acres, and currently contains three single-story buildings with a mix of office and industrial uses. The existing buildings would be demolished as part of the redevelopment of the project site.

For purposes of this staff report, Bayfront Expressway (California State Route 84) is considered to have an east-west orientation, and all compass directions referenced will use this orientation. The project site is located south of Bayfront Expressway and east of Marsh Road. The project site is bounded by Independence Drive to the east and south and Constitution Drive to the north. The parcels to the north and south of the site are located in the M3(X) (Commercial Business Park) district and contain the Menlo Gateway project, which was entitled in 2010 and the second phase (Constitution Drive site) is currently under construction. The parcel to the east of the project site at 111 Independence Drive is zoned R-MU-B and currently contains an office building but is part of an active development proposal for a 105 unit, eight-story apartment building. Parcels immediately adjacent to the west of the project site are zoned R-MU-B

and contain a mix of office, light industrial, and R&D uses. A location map is provided as Attachment A.

**Planning Commission considerations**

This report highlights a variety of topic areas and discussion items for consideration during the study session. As the Planning Commission reviews the report, staff recommends that the Commission consider the following topics and use them as a guide to provide feedback:

- Site and building design
- Open space layout and amount
- Public-serving commercial space square footage and potential uses
- Onsite below market rate (BMR) units

**Project overview**

The applicant is proposing to demolish the existing buildings and site improvements across the entire project site and construct a seven-story residential building and three-story office building with the project attributes listed in the table below. The project plans and project description letter are included as Attachment B and C. The applicant is proposing to develop the project utilizing the bonus level provisions identified in the Zoning Ordinance. The bonus level provisions of the R-MU-B zoning district regulations allow a development to seek an increase in floor area ratio (FAR) and/or height subject to obtaining a use permit or conditional development permit (CDP) and providing one or more community amenities, as described in the Community Amenities section of the report. The applicant has not yet specified a community amenity to be provided in exchange for bonus level development. The project sponsor is currently proposing that 15 percent or a minimum of 48 of the total number of units across the entire project would comply with the City’s Below Market Rate Housing Program Ordinance, Chapter 16.96, and the City’s Below Market Rate Guidelines. The proposal would also include additional density and gross floor area by utilizing the City’s BMR density bonus to add additional units on-site in exchange for providing on-site BMR units. Table 1 below provides a comparison between the existing and proposed development as it relates to the R-MU-B development regulations.

Table 1: Project Data				
	Existing	Proposed Project	Zoning Ordinance bonus level standards (maximums)	City’s BMR bonus standards (maximums)
Residential dwelling units	0	335 units	320 units	368 units
Residential square footage	0	327,970 s.f.	313,918 s.f.	361,006 s.f.
Residential floor area ratio	0	235%	225%	259%
Commercial square footage	64,829 s.f	34,819 s.f.*	34,880 s.f.	n/a
Commercial floor area ratio	46.5%	25%*	25%	n/a
Total square footage	64,829 s.f.	362,789 s.f.	348,798 s.f.	395,886 s.f.
Total floor area ratio	46.5%	260%	250%	284%

\* Includes 1,608 square feet of neighborhood serving commercial space and the remainder as office space.

The R-MU-B zoning district allows for a mixture of land uses with the purpose to provide high density housing and encourage mixed use development. The commercial component of mixed use development projects is intended to provide a mixture of uses including neighborhood-serving retail and services that promote a live/work/play environment. Office is an allowed use in the R-MU district, but was not envisioned to be the primary non-residential component of a project. The proposed project includes an office building which would be approximately at the maximum nonresidential FAR. At the Planning Commission study session the Commissioners did not raise concerns about the amount of office proposed at the site.

The project site would merge two of the three parcels and maintain two legal parcels; however, the applicant is requesting that the proposed development be reviewed as if it is one parcel, which may be permitted through the use permit process, provided that if the entitlements are approved, a condition of approval would require that a deed restriction outlining the shared development potential between the parcels and the restrictions on each parcel be recorded. Therefore, the development regulations such as density, gross floor area (GFA), height (maximum and average height), and open space (publicly accessible and private) would be comprehensively evaluated across the entire project site rather than on a parcel-by-parcel basis.

#### Site layout

The proposed apartment building would be located on the existing 115 Independence and 110 Constitution Drive parcels, and would have frontages on both Independence and Constitution Drives. A central plaza, dog walk, and fire access lane would run north to south between the apartment building and the proposed residential development at 111 Independence Drive and the proposed commercial building at 104 Constitution Drive (which is part of the project site). A fire and service access lane would also run north to south along the eastern edge of the apartment building.

The apartment building would have seven stories containing approximately 335 dwelling units located above two levels of above-grade structured parking, lobbies, and ancillary spaces for tenants. To account for potential flooding and sea level rise (and comply with the City's Zoning Ordinance requirements), the main lobbies and resident ancillary spaces would be elevated approximately five feet above the existing grade of the street. Stairs and pedestrian ramps at the north and south of the building and along the central plaza are proposed to bring pedestrians from the sidewalk to the front doors of the lobbies on Constitution and Independence Drives. Driveways at the north and south of the building would provide access to the automated parking system within the building. Beginning at the second story, six levels of apartment units would wrap around the perimeter of the building surrounding a terrace with a pool and other private and communal open spaces for tenants located above the garage.

The proposed apartment building appears to comply with the minimum and maximum setbacks permitted at the street frontages. The majority of the street façade is located within the maximum 25-foot setback requirement, with the lobby entrances further set back which is allowed in the R-MU-B zoning district. The building would meet or exceed the minimum interior side setbacks of 10 feet.

To the west of the apartment building and across the central plaza, the commercial building would be located on the 104 Constitution Drive parcel. The three-story building would have frontages on Independence and Constitution Drives. The office space would be located above two levels of above-grade structured parking, lobbies, and commercial space intended to serve the neighborhood. Pedestrian access would be provided from the sidewalk on Independence Drive and a driveway on Constitution Drive would provide access to the parking garage. The third floor would contain 33,211 square feet of office and a roof terrace would provide an outdoor ancillary space for the office tenants.

Floor Area Ratio (FAR) and Gross Floor Area (GFA)

The proposed project would be developed at a bonus-level FAR of approximately 260 percent, which is an increase in FAR and GFA from the original proposal reviewed at the July 22, 2019 study session. The increase in FAR and GFA between the original proposal and the revised proposal is due to the addition of more dwelling units and gross floor area based on the City’s BMR density bonus program. A project-wide comparison of proposed FAR and GFA is provided in the table below to highlight changes between the previous and current proposals.

	Current Proposal	July 2019 Study Session Proposal
Total FAR	260%	248%
Total square footage	362,789 s.f.	346,049 s.f.
Dwelling Units	335 units	320 units
Density	104.7 units per acre	100 units per acre
Commercial/Office GFA	34,819 s.f.	34,708 s.f.

In the R-MU-B zoning district, bonus level development has a maximum FAR of 90 percent at 30 dwelling units per acre and the maximum FAR increases on an even gradient to 225 percent at 100 dwelling units per acre (approximately 1.93 percent FAR for each unit). The proposed project would be built to the maximum density permitted through the bonus level development provisions and the provisions of the City’s BMR Housing Program.

A total of 1,608 square feet of public-serving commercial GFA is proposed as part of the project. A particular use for this space has not yet been identified but could include retail, an eating establishment, personal services, private recreation, and/or other commercial uses permitted in the R-MU-B zoning district. The Planning Commission should provide feedback on the preferred types of uses for the space as part of its review.

Height

The applicant has submitted a preliminary analysis that documents compliance with the Zoning Ordinance height requirements. The proposed project heights are outlined in the table below. Staff is still reviewing the analysis but the proposed heights appear to be in compliance with the requirements. The applicant’s average height analysis averages the height of each specific portion of all the buildings using the portion of the footprint to weight that element of the building accordingly. As stated previously, compliance with the height requirements of the Zoning Ordinance may be calculated across multiple parcels and buildings within a single project site.

Table 3: Building Height		
	Proposed	Zoning Ordinance standards
Residential Height (Maximum)**	84 feet, nine inches	95 feet*
Office Height (Maximum)**	56 feet, seven inch	95 feet*
Height (Average)**	61.02 feet	62.5 feet*

\* The height limits include the 10 foot height increase allowed for properties within the FEMA flood zone.

\*\* Maximum height and average height do not include roof-mounted equipment, utilities and, parapets used to screen mechanical equipment.

### **CEQA review**

After a robust community outreach process, commonly referred to as ConnectMenlo, in November 2016, the City Council approved an update to the Land Use and Circulation Elements of the General Plan and related zoning changes. Because the City’s General Plan is a long-range planning document, an EIR analyzing ConnectMenlo was prepared as a program level EIR, pursuant to CEQA Guidelines Section 15168. Based on CEQA Guidelines Section 15152(d), if an EIR has been prepared or certified for a program or plan, the environmental review for a later activity consistent with the program or plan should be limited to effects that were not analyzed as significant in the prior EIR or are subject to substantial reduction or avoidance through project revisions.

In accordance with CEQA Guidelines Section 15168(c), an initial study was prepared to evaluate the potential environmental impacts of the Menlo Portal project and determine what level of additional environmental review would be appropriate for the project EIR. The initial study discloses relevant impacts and mitigation measures covered in the ConnectMenlo program EIR and discusses whether the proposed project is within the parameters of the ConnectMenlo EIR. Mitigation measures from the program EIR certified on November 29, 2016 will be applied to the proposed project.

The initial study concludes that for a number of CEQA topics the proposed project is consistent with the program level EIR, does not have effects that were not adequately analyzed in the ConnectMenlo EIR and thus do not warrant further analysis. These include topic areas such as geology and soils, aesthetics, and recreation. Therefore, the City will prepare a focused EIR for the proposed project, meaning that the project-level EIR will be focused on only those CEQA topic areas that require additional study (e.g. transportation, air quality, greenhouse gases (GHG), and noise). The draft focused EIR will be prepared and processed in accordance with CEQA and the State CEQA Guidelines in effect at the time of the release of this NOP.

Upon completion of the initial study, the City released a Notice of Preparation (NOP) (Attachment D) for the project on January 7, 2020, beginning a 30-day review and comment period ending on February 7, 2020. A NOP signals the city plans to prepare an EIR for the proposed project and begins the EIR process. The NOP is designed to seek guidance from potentially interested parties and members of the public on the scope and content of the EIR. The EIR is an informational document the purpose of which is to provide decision makers and the public with detailed information about the effects that the proposed project is likely to have on the environment, list ways in which the significant effects of the proposed project might be minimized, and identify alternatives to the proposed project. The members of the Planning Commission were provided a copy of the NOP and initial study, which are also located on the City website (<https://www.menlopark.org/1601/Menlo-Portal>) (Attachment D and E). Additionally, hard copies are available at the Menlo Park Library Reference Desk (800 Alma Street), the Belle Haven Branch Library

Reference Desk (413 Ivy Drive), and the Menlo Park Community Development Department (701 Laurel Street).

The January 27, 2020 Planning Commission meeting falls within the 30-day comment period, and serves as a scoping session for the proposed project. The scoping session provides an opportunity for the Planning Commission and public to give comments on the content in the focused EIR as well as the initial study. Comments can be made on the scope, content, and focus of the analyses in any of the CEQA topic areas (outlined below), including the topics proposed to be scoped out of the focused EIR through the analysis and findings in the initial study. Examples of topics for consideration are inclusion of specific study intersections, suggested mitigation measures, alternatives (e.g. increase or decrease in housing units, commercial square footage, etc.), and cumulative impacts. These topics are only examples to help provide context to the Commission and members of the public on the types of comments that could be provided on the EIR scope and are not intended to limit the scope of comments.

Verbal comments received during the scoping session and written comments received during the NOP comment period on the scope of the environmental review will be considered while preparing the draft focused EIR. NOP comments will not be responded to individually; however, all written comments on the NOP will be included in an appendix of the draft focused EIR, and a summary of all comments received (both written and verbal) on the NOP will be included in the body of the draft focused EIR.

## Analysis

### *EIR Scoping Session*

Based on the conclusions in the initial study, the following topics will not be discussed in the focused EIR because the initial study found that the project is not anticipated to result in new or more severe impacts beyond those examined in the program level EIR prepared for ConnectMenlo:

**Table 4: Topics with Less than Significant Impacts**

Topic	Summary of Analysis and Findings in Initial Study
Aesthetics	The site is in a fully-developed area with relatively flat topography, and existing commercial and industrial buildings are located in the immediate vicinity. The project site does not provide public views of the San Francisco Bay, nor is it located within the viewshed of a state scenic highways. The City’s architectural control process and General Plan policies would ensure that the proposed project complies with existing design standards and does not generate excessive light levels, which would reduce the potential for light and glare spillover. The proposed project would not result in new or more severe impacts to the aesthetics of the site and its surroundings beyond those examined in the ConnectMenlo EIR.
Agriculture and Forestry Resources	The site is currently developed with buildings, ornamental landscaping, and surface parking and is not zoned for nor utilized as an agricultural site, nor would it result in the conversion of forest land.
Biological Resources	The project site is currently developed and does not include any sensitive habitat, nor is it located near any sensitive habitats. Vegetation on the project site is limited. Compliance with bird-safe design measures in the R-MU-B zoning district, the City’s stormwater quality requirements, and the City’s Tree Preservation Ordinance would further reduce any potential impacts related to biological resources.

Cultural Resources	There are no recognized historic properties within the Bayfront Area, where the project is located. A Historic Resources Assessment prepared for the project site determined that none of the three existing buildings appear eligible for listing on the national or California registers of historical places and resources. The proposed project would comply with mitigation measures in the ConnectMenlo Final EIR to ensure that any potentially significant subsurface cultural resources or human remains are examined and recovered appropriately following review by a qualified archaeologist or the County Coroner.
Energy	The proposed project would comply with specific green building requirements for LEED certification, provide EV charging, provide on-site renewable energy generation, enroll in the USEPA's Energy Star Building Portfolio Manager, use new modern appliances and equipment, comply with current CALGreen standards, and meet the City's recently-adopted reach codes, which would help to reduce energy consumption. Because California's energy conservation planning actions are conducted at a regional level, and because the proposed project's total impact to regional energy supplies would be minor, the proposed project would not conflict with energy conservation plans.
Geology and Soils	There are no mapped faults going through or adjacent to the project site, and the project site is not located within an Earthquake Fault Zone. The design and construction of the proposed project is required to conform with, or exceed, current best standards for earthquake resistant construction in accordance with the most current California Building Code and with the generally accepted standards of geotechnical practice for seismic design in Northern California. No known fossils or unique paleontological resources or unique geologic features are present within the study area, but in the event that any were discovered during ground disturbing activities, a qualified paleontologist would assess the discovering and develop an excavation plan.
Hazards and Hazardous Materials	The potential routine transport, use, and disposal of hazardous wastes would have less than significant impacts because the proposed project would be required to comply with existing regulations to minimize impacts. Impacts associated with potential exposure to hazardous soil vapor and groundwater conditions during project construction and operation would be reduced to a less-than-significant level based on compliance with ConnectMenlo Final EIR mitigation measures HAZ-4a and HAZ-4b, which require an Environmental Site Management Plan and vapor intrusion assessment to be prepared and implemented as part of the proposed project.
Hydrology and Water Quality	The proposed project would have less than significant impacts on water quality because of compliance with existing regional and City regulations and design standards.
Land Use	The proposed project would not physically divide an established community with any new roadways or barriers, and it would be designed to be consistent with ConnectMenlo, the R-MU-B zoning regulations, and other City goals and policies. <sup>1</sup>
Mineral Resources	There are no known mineral resources in the vicinity of the project site.
Public Services	Physical conditions in relation to fire protection, police protection, schools, parks and recreation, and other public facilities have not changed substantially in the ConnectMenlo EIR study area since the preparation of the ConnectMenlo EIR; therefore, impacts would be less than significant.
Recreation	See "Public Services" above.
Utilities	The proposed project would be consistent with the type and intensity of development and population projections assumed for the project site in ConnectMenlo. The proposed project would connect to existing water delivery, sanitary sewer, and electrical power systems within the vicinity of the project site. It is anticipated that these pipelines would have sufficient capacity to support delivery of water to the proposed project, but the project sponsor will coordinate with the appropriate agencies to ensure that utilities are sufficient to serve the proposed project.
Wildfire	The ConnectMenlo Final EIR determined that the Bayfront Area, which includes the project site, does not contain areas of moderate, high, or very high Fire Hazard Severity for the

Local Responsibility area, nor does it contain any areas of moderate, high, or very high Fire Hazard Severity for the State Responsibility Area (SRA). In addition, the proposed project would not impair the implementation of, or physically interfere with, an adopted emergency response plan.

<sup>1</sup>This section may be included in the focused EIR for the proposed project if the draft EIR is released after July 1, 2020, when vehicle miles traveled (VMT) replaces level of service (LOS) as the standard used to evaluate environmental impacts under CEQA in the transportation impact analysis. At present, staff anticipates a draft EIR release prior to July 1, 2020 and the proposed project would analyze potential transportation impacts using LOS as the threshold of significance. If the draft EIR is released after July 1, 2020 the LOS analysis would be relocated to the Land Use chapter, thereby necessitating that the draft EIR include the Land Use topic area for consistency with the General Plan.

A more detailed analysis of the proposed project’s impacts in the areas above is provided in the initial study. The focused EIR will analyze whether the project would have a significant environmental impact in the remaining topic areas:

**Table 5: Topics to Be Included in the Focused EIR**

Topic	Reasons for Inclusion in EIR
Air Quality	The ConnectMenlo EIR includes mitigation measures requiring additional technical analysis to be performed, which could identify impacts not previously disclosed. The focused EIR will demonstrate compliance with the following ConnectMenlo mitigation measures: preparation of a technical assessment evaluating potential operational impacts related to traffic, compliance with the air district’s basic control measures for reducing construction-related emissions, preparation of a technical assessment evaluating construction-related impacts, and preparation of a health risk assessment for a project within 1,000 feet of a sensitive land use.
Greenhouse Gas (GHG) Emissions	Potential impacts from greenhouse gas emissions will be studied based on project-level vehicle trips identified for the proposed project.
Noise (traffic noise)	The proposed project could result in increased traffic noise at specific locations, which will be evaluated based on the project-level vehicle trips identified for the proposed project.
Population and Housing	As a result of the 2017 settlement agreement between the City of East Palo Alto and the City of Menlo Park, a housing needs assessment will be prepared for the project and an analysis of population and housing will be provided in the project-level EIR.
Transportation	The transportation mitigation measures for the ConnectMenlo EIR anticipated that any project proposed prior to adoption of a Transportation Master Plan and updated Transportation Impact Fee would need to conduct a project-specific Transportation Impact Assessment (TIA). Further, the settlement agreement between the City of East Palo Alto and the City of Menlo Park also requires a project-specific TIA. The TIA would include an analysis of potential impacts at 15 study intersections identified in Attachment F.
Tribal Cultural Resources	AB 52 provides for consultation between lead agencies and Native American tribal organizations during the CEQA process. The City sent a letter providing the opportunity for consultation pursuant to AB 52 for the project to these individuals. No requests for consultation have been received to date, but the consultation process and its conclusion will be further discussed in the EIR depending on whether responses are received during the NOP public comment period.

Alternatives

Based on the significance conclusions determined in the EIR, alternatives to the proposed project will be analyzed to reduce identified impacts. Section 15126.6(e) of the State CEQA Guidelines requires the evaluation of a No Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the State CEQA Guidelines, which call for a “range of reasonable alternatives to the

project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.” The City is currently considering analysis of the following alternatives, and is seeking input on these alternatives and any other alternative that should be evaluated as part of the EIR:

- CEQA-Required No Project Alternative (maintaining the existing buildings with no new construction); and
- Reduced Project Alternative that would minimize the effects of potentially significant environmental impacts.

### Correspondence

As of the writing of this report, staff has received four emails and letters of correspondence regarding the proposed project and the scope and content of the analysis for the focused EIR. All correspondence is included as Attachment G. The applicant has also performed community outreach sessions to gather ideas directly from residents of Belle Haven and surrounding communities regarding the neighborhood commercial space.

### Next steps

Following the close of the comment period on the scope and content of the EIR, City staff and its consultant will consider all comments in the development of the draft focused EIR. The preparation of the draft EIR focused for public release is expected to take approximately four months and is tentatively planned to be released in the spring/summer of 2020 with a minimum 45-day public review and comment period. During the 45-day comment period, the Planning Commission would hold a public hearing to discuss the draft EIR. Once the draft EIR comment period is completed, the environmental consultant will review and respond to all comments received in what is referred to as a “Response to Comments” document or final EIR.

### ***Study Session***

On July 22, 2019, the Planning Commission held a study session for an initial version of the proposed project. Similar to the current proposal, the original proposal included 320 multi-family dwelling units, 33,100 square feet of office, and 1,608 square feet of commercial space. The Commissioners commented primarily on the following project aspects:

- **Parking Garage Design.** Some Commissioners had concerns with the design of the parking garage screening. Additional information was requested on the type of screening and the Commission recommended looking at additional screening options.
- **Open Space.** A few Commissioners had concerns with the usability of the central plaza which would be used as the publically accessible open space. Direction was given to consider ways that this space could be activated such as additional seating and live music. A few Commissioners also asked the applicant to consider how to create a sense of home at the pedestrian level. The residential building at the ground level should have some essence of residential units.
- **Affordable Housing.** Some Commissioners recommended providing more than 15 percent of the units as BMR units and include a range in income levels (extremely low to moderate), sizes, and bedroom counts on the site.
- **Traffic.** Some Commissioners had concerns with the traffic impacts from the new office square footage and residential units and directed the applicant to consider a transportation demand management (TDM) plan that reduces the total trips for the development more than required 20 percent.

- **Neighborhood Commercial Space.** The Commission recommended additional outreach and work with the surrounding neighborhood on the proposed community amenity.

Since the previous study session, the applicant has made minor modifications to the proposal, particularly with regard to compliance with the Zoning Ordinance design standards, redesign of the office building, and the inclusion of additional housing units under the City’s BMR bonus program. The applicant summarizes these changes in the project description letter (Attachment C) The additional dwelling units would be market rate units and at this time, the applicant has not proposed to increase the number of BMR units above the 15 percent requirement. Details regarding development regulations, open space, pedestrian and vehicular circulation, community amenities, and green and sustainable building regulations for the project are provided below but remain substantially the same as described in the previous study session staff report.

Lot line adjustment and lot merger

The site currently consists of three parcels addressed 115 Independence Drive, 110 Constitution Drive, and 104 Constitution Drive (which is a corner lot with frontages on Independence and Constitution Drive). As part of the project, the applicant is requesting a lot line adjustment, which is defined in California Government Code Section 66412 as an “...adjustment between four or fewer existing adjacent parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the local agency, or advisory agency.” The applicant is proposing a lot line adjustment and lot merger that would create two parcels on the site. The 115 Independence and 110 Constitution Drive parcels would be merged and the property line between 110 Constitution and 104 Constitution Drive would be shifted west. This lot line adjustment and lot merger would effectively locate the apartment building and office building on separate legal parcels.

Vehicle parking and circulation

The proposed project would include a total of 417 vehicular parking stalls distributed between the apartment and office building. The following table provides a more detailed overview of the proposed parking for the project:

Table 6: Parking Requirements		
	Proposed	Zoning Ordinance standards
Residential parking stalls	324	min. 320 and max. 480
Residential parking ratio (spaces/dwelling unit)	.967	min. 1 and max. 1.5 spaces per unit
Office parking stalls*	93	min. 70 and max. 105
Office parking ratio* (spaces/1,000 s.f of GFA)	2.71	min. 2 and max. of 3 spaces per 1,000 square feet
Total parking	417	min. 390 and max. 585

\*The applicant is also proposing a commercial space in the office building that has not been identified as a specific use. A parking ratio of 2.77 spaces per 1,000 square feet would comply with all other uses in the R-MU-B zoning district except research and development which has a lower maximum parking ratio.

The proposed office building would include 93 vehicular parking stalls incorporated into two above ground levels of parking at the base of the building and access to the parking garage would be located on Independence Drive. The proposed apartment building would also incorporate two above-ground levels of

parking at the base of the building containing 324 parking stalls. The parking structure for the apartment building would be accessed from a ramp located at the north and south ends of the building's street frontage on Independence Drive and Constitution Drive. An automated parking system would be utilized within the apartment building garage to minimize the amount of space needed to park vehicles while meeting the parking requirements of the zoning district. Self-park spaces would be reserved for accessible parking, loading, guests, employees, and prospective tenants.

As part of the City's BMR bonus program the applicant would be requesting relief on the parking requirement for the 15 additional housing units which can be permitted to accommodate the additional housing units. Based on the zoning ordinance, the required minimum residential parking would be 335 spaces for the 335 residential units so the applicant is requesting relief for 11 parking spaces.

The Zoning Ordinance requires parking within multi-family residential developments to be unbundled from the price of a unit (unless parking is physically connected to one unit). Therefore, the proposed project would be required to unbundle the parking for the apartment units. The proposed parking provided would meet the zoning ordinance parking ratio for the 320 dwelling units allowed by the Zoning Ordinance and the parking relief requested for the additional density bonus under the City's BMR Housing Program would comply with the City's BMR Housing Program allowances. In addition, as required by the R-MU-B zoning regulations, the project would be required to submit a TDM plan demonstrating that the project would reduce associated vehicle trips by least 20 percent below standard generation rates for uses on the site.

#### Bicycle and pedestrian parking and circulation

The proposed project would include a total of 552 bicycle parking spaces. For residential uses the R-MU-B zoning district requires 1.5 long-term spaces per unit plus an additional 10 percent short-term spaces for guests. The apartment building would incorporate bicycle parking into a dedicated storage room on the first level of the building. The bicycle storage rooms would be accessible from Independence Drive. The apartment building would include the minimum required long-term bicycle parking spaces for tenants (480 spaces), as well as 48 short-term outdoor spaces divided between the building entrances to meet the 10 percent additional parking for guests. For the office building, long-term bicycle parking would be provided on the first level of the garage (12 spaces), and short-term bicycle parking spaces would be provided at the building entry (12 spaces). While not required by the zoning ordinance, the office building would also provide five motorcycle parking stalls in the parking garage that do not count towards the total required parking.

As part of the proposed project, it is anticipated that new sidewalks and other street improvements such as street trees and planting buffers would be provided along the project frontages on Constitution Drive and Independence Drive, as required by the City's Public Works Department.

#### Open space

The proposed project would be required to provide open space equivalent to 25 percent of the project site area, of which 25 percent must be provided as publicly accessible open space. According to the Zoning Ordinance (Chapter 16.45.120(4)(A)):

Publicly accessible open space consists of areas unobstructed by fully enclosed structures with a mixture of landscaping and hardscape that provides seating and places to rest, places for gathering, passive and/or active recreation, pedestrian circulation, or other similar use as determined by the planning commission. Publicly accessible open space types include, but are not limited to, paseos, plazas, forecourts and entryways, and outdoor dining areas. Publicly accessible open space must:

- (i) Contain site furnishings, art, or landscaping;
- (ii) Be on the ground floor or podium level;
- (iii) Be at least partially visible from a public right-of-way such as a street or paseo;
- (iv) Have a direct, accessible pedestrian connection to a public right-of-way or easement.

The minimum open space required for the project would be 34,880 square feet, of which a minimum of 8,720 square feet must be publicly accessible and meet the requirements stated above. The applicant has submitted a preliminary analysis that documents compliance with the open space requirements. The applicant is proposing 51,319 square feet of open space for the development, of which 12,870 square feet would be publicly accessible. Staff is still reviewing the analysis to determine compliance.

#### Publicly accessible open space

The applicant is proposing to utilize the central plaza area between the office and residential buildings for publicly accessible open space. This area would be approximately 12,870 square feet (36.9 percent of the total open space requirement of 34,880 square feet) which exceeds the publicly accessible open space requirement of 25 percent. The space would be approximately 50 feet wide by 175 feet deep, which would accommodate planting and seating areas. The applicant has submitted preliminary plans that identify the conceptual design and layout of the publicly accessible open space. The open space is located at the ground level, visible from the public right-of-way, and contains direct connections to the public right-of-way. The open space includes site furnishings, bicycle parking, decorative paving, lighting, and landscaping. Currently it appears that the public sidewalk and street tree planters along the Constitution Drive frontage have been included in the publicly accessible open space calculations diagram. Areas in the public right-of-way do not count toward the publicly accessible open space requirements for a project and would need to be removed from the diagram for future plan sets. As the applicant further develops the plan, staff will be working with the applicant to ensure compliance.

The applicant indicates that the plaza's edges would be activated by uses throughout the day and night, including residential amenity spaces, office amenity spaces, and outdoor dining areas connected with each. The plaza would feature gathering areas for groups of different sizes, ample seating, and lush planting including a robust tree canopy. Public art and wayfinding features would draw the public into the site and informal seating areas would invite visitors to linger rather than just passing through. The applicant intends the plaza to be activated by morning fitness classes, office workers on lunch breaks, neighbors walking their dogs or getting a coffee in the afternoon, and an occasional outdoor movie night or dance performance in the evening.

The setback area between 111 Independence Drive and the proposed residential building is currently identified as a fire access lane and dog walk which do not count as publicly accessible open space but could be used as a publicly accessible pedestrian path (as outlined in the applicant's project plans). The setback area on 111 Independence Drive includes additional landscaping and a bocce ball court. The applicants of these projects are open to coordinating a shared pathway between the two properties; however, the activation of the building facades would be limited.

#### Common and private open space

The proposed residential building would provide a mix of common and private open spaces for tenants. The apartment building would incorporate a combination of private balconies and terraces throughout each level of the building and common terraces on third and seventh levels of the building. Common open spaces in the apartment building would be available to tenants and guests, but would not be accessible to the public. The applicant's open space analysis indicates 8,093 square feet of private open space and 22,283 square feet of common open space would be provided for the apartment building, for a total of 30,376 square feet

of private and common open space.

The office building would have a total of 14,812 square feet of common open space provided on the roof terrace for the office tenants. As the plans continue to develop, staff will be working with the applicant to ensure compliance with all open space requirements.

#### Trees and landscaping

The project would require the removal of 13 trees in the existing parking and landscape areas, 10 of which are heritage-sized trees. The applicant has stated that the project site would be replanted with at least 20 trees, and a minimum of 20 of the new trees would be heritage tree replacements meeting the City's Heritage Tree Replacement Procedures guidelines. The number of trees to be planted as part of the proposed project will continue to be refined with future submittals, but the current conceptual landscape plan in the project plan set shows considerably more than 20 trees proposed to be located throughout the project site.

#### Community amenities

The R-MU zoning district permits bonus level development, subject to providing one or more community amenities equal to the community amenity value identified through the appraisal process. As part of the ConnectMenlo process, a list of community amenities was generated based on public input and adopted through a resolution of the City Council. Community amenities are intended to address identified community needs that result from the effect of the increased development intensity on the surrounding community. Project requirements (such as the publicly-accessible open space, and street improvements determined by the Public Works Director) do not count as community amenities.

An applicant requesting bonus level development must provide the City with a proposal indicating the specific amount of bonus development sought and the proposed community amenity to be provided in exchange. The value of the amenity to be provided must equal a minimum of 50 percent of the fair market value of the additional GFA of the bonus level development. The appraisal must be performed in accordance with the City's appraisal instructions, which will identify the community amenity value. Staff and the applicant will continue to work together through the process as the appraised value is determined and the project plans are refined. The applicant has not yet specified a community amenity to be provided in exchange for bonus level development. The applicant's proposal for community amenities will be subject to review by the Planning Commission through a later study session and/or in conjunction with the project entitlements.

The ConnectMenlo community amenities list was discussed as part of the City Council March 27, 2019 study session on the 2-year check-in for ConnectMenlo. At this time, staff will continue to use the adopted community amenities list to evaluate the potential community amenities proposed as part of the project until directed otherwise by the City Council. The current list is included as a link in Attachment H for the Commission's reference.

#### Below market rate (BMR) ordinance

As noted above, projects in the R-MU-B zoning district are required to design and construct the required inclusionary affordable housing on-site as part of the project. The City's Below Market Rate Housing Program requires 15 percent of the proposed dwelling units be set aside for low income households or an equivalent alternative. The applicant would be required to provide 48 BMR units to comply with the City's BMR Housing Program. The applicant is proposing to utilize the allowable density and square footage increases for 15 additional units, as outlined in the City's BMR Housing Program. Therefore, the total density at the site would include 15 additional units for a total housing unit count of 335, 48 of which would

be designated as BMR units.

Design standards

In the R-MU-B zoning district, all new construction and building additions of 10,000 square feet of GFA or more must meet design standards subject to architectural control review. The design standards regulate the siting and placement of buildings, landscaping, parking, and other features in relation to the street; building mass, bulk, size, and vertical building planes; ground floor exterior facades of buildings; open space, including publicly accessible open space; development of paseos to enhance pedestrian and bicycle connections between parcels and public streets in the vicinity; building design, materials, screening, and rooflines; and site access and parking. Below is a summary of how the project complies with various design standards, as staff continues to review the proposed project additional compliance documentation may be required to ensure compliance with the requirements of the Zoning Ordinance.

*Architectural style and building design*

The design of the proposed residential building would have a contemporary architectural style, incorporating both solid elements and glass storefront along the majority of the primary street façades. The façades would predominantly consist of stucco and fiber cement boards in white and charcoal colors. The stucco portions of the façade would be required to be smooth troweled and limited to 50 percent of exterior facing facades. The applicant has provided a color and materials board and the current stucco sample texture does not appear to be smooth troweled. Staff will be working with the applicant to ensure that the stucco is smooth troweled and limited to 50 percent of the facades. The facades would include material variation through the use of phenolic panels (with a wood grain veneer) and metal panels (grey). The windows would be vinyl clad windows and the ground floor storefronts would contain an aluminum storefront system with a bronze finish. The proposed windows would be bronze on the exterior windows and silver for the interior courtyard facing windows. Select residences would include private balconies finished with a mix of glass and metal railings.

The residential building would be seven stories tall, including a two-story concrete podium base element and a five-story wood-framed structure above. Parking, residential amenities, the leasing area, and tenant bicycle storage would be incorporated on the first floor and surround the perimeter of the parking garage along Independence Drive, Constitution Drive, and the central plaza. As currently proposed, the site layout and building orientation would reduce the parking garage visibility from Independence Drive, Constitution Drive, and the central plaza. Residential units are proposed to be a mix of studios, junior one-bedrooms, one-bedrooms, two-bedrooms, and three-bedroom units this is summarized in the table below.

Unit Type	Total
Studio	68 units
Junior (One Bedroom)	86 units
One Bedroom	135 units
Two Bedroom	36 units
Three Bedroom	10 units

The design of the proposed office building would also have a contemporary style. The building would be three stories tall with the first two levels consisting of parking. The first level would also contain a

neighborhood serving commercial space which would be located at the corner of the building at Constitution Drive and the central plaza. The exterior material of the first two levels of the building would primarily consist of screening for the parking garage and would be visible from the public right-of-way and central plaza. The screening would be perforated metal panel screening that would include plantings/vines to provide screening of the vehicles in addition to the metal panels. In addition, landscaping in front of the facades of the office building would provide additional screening of the parking garage on the first two levels. The upper level (third floor) of the office building would contain the office square footage and the façade would predominately be a glass façade with metal mullions.

#### *Minimum setback and building projections*

On public-street-facing facades, buildings in the R-MU-B zoning district are required to step back at least 10 feet for 75 percent of the building on the upper stories above 55 feet in height. The applicant has submitted preliminary documentation that the proposal would comply with the required minimum step back by pulling back portions of the front façades of the apartment buildings facing Independence Drive and Constitution Drive. While most of the building facade would be set back more than 10 feet from the property line, portions of the building would extend closer to the property line by nearly nine feet six inches. These portions of the building would comply with the Zoning Ordinance, which permits 25 percent of the façade to encroach into the setback. As staff continues to review the proposed project additional compliance documentation may be required, but staff believes the project to be generally in compliance with the requirements of the Zoning Ordinance.

The setback requirement originally did not apply to the office building since the total building height was lower than the base height of 45 feet. However, the most recent updates to the project plans identify the stair, elevator tower, and bathrooms for the roof terrace above 45 feet in height and therefore, those portions of the building would be required to comply with the setback requirement. City staff will work with the applicant to ensure compliance with this requirement through the entitlement review process.

#### *Major and minor modulations*

The design standards for the R-MU-B zoning district require major and minor modulations on street-and open space-facing facades. For major modulations, the design must include a minimum of one recess of 15 feet wide by 10 feet deep per every 200 feet of facade length from ground level to 45 feet in height. For minor modulations, a minimum recess of five feet wide by five feet deep per 50 feet of facade length is required from ground level to the top of the building. The intent of the required modulations is to provide visual variety, reduce large building volumes, and provide spaces for entryways.

For the residential building, the Independence Drive elevation would be exempt from the major modulation requirements because the facade would be less than 200 feet in length; however, the minor modulation requirement would apply to this facade. The proposed major modulations on Constitution Drive and facing the public open space would comply with the requirements with one major modulation at least 15 feet wide by 10 feet deep. The Independence Drive frontage also provides a compliant major modulation which is not required. Several minor modulations proposed along the Constitution Drive and Independence Drive frontages would not extend through the entire height of the building which is required for minor modulations. These modulations would need to be revised or a use permit would be required to modify the design standard. The proposed minor modulations along the public open space-facing façade appear to meet the intent of the Zoning Ordinance requirements.

For the office building, no major modulations would be required since the street-and open space-facing facades would be less than 200 feet in length. However, each façade indicates a major modulation which would be used to comply with the overall major and minor modulation requirements. For the minor and

major modulations, the applicant is proposing to use triangular and trapezoid shaped building recesses to meet the minor modulation requirements for the office building. It is unclear if these recesses meet the required dimensions for modulations and additional information and plan dimensions would be required to verify compliance with the Zoning Ordinance.

#### *Ground floor exterior*

The applicant has provided preliminary diagrams indicating compliance with the ground floor transparency requirement, and building and garage entrance location and frequency requirements. Staff believes the project generally would meet the ground floor exterior requirements but would continue to work with the applicant to ensure compliance with the requirements. The ground floor façades occupied with parking garages are not required to meet the transparency requirements. However, the parking garage screens limit the variation of the office building façade and do not break up the long expanses of wall associated with the parking garage.

#### *Summary*

With regard to the overall project design/style and the application of R-MU-B zoning district standards, staff believes that the project would meet the design guidelines required in the Zoning Ordinance. Staff will continue to evaluate the proposed project to ensure compliance as more detailed plans are prepared and any modifications are made. The Planning Commission may wish to provide additional feedback on the proposed building design and site layout before the project advances to the draft EIR development stage.

#### Green and sustainable building

In the R-MU zoning district, projects are required to meet green and sustainable building regulations. Accordingly, the proposed building would:

- Meet 100 percent of its energy demand through any combination of on-site energy generation, purchase of 100 percent renewable electricity, and/or purchase of certified renewable energy credits;
- Be designed to meet LEED (Leadership in Energy and Environmental Design) Gold BD+C (Building Design + Construction);
- Comply with the electric vehicle (EV) charger requirements adopted by the City Council in November 2018;
- Meet water use efficiency requirements;
- Locate the proposed building 24 inches above the Federal Emergency Management Agency (FEMA) base flood elevation (BFE) to account for sea level rise;
- Plan for waste management during the demolition, construction, and occupancy phases of the project (including the preparation of the required documentation of zero waste plans); and
- Incorporate bird friendly design in the placement of the building, and use bird friendly exterior glazing and lighting controls.

In addition, the project would be required to use electricity as the only source of energy for all appliances used for space heating, water heating, cooking, and other activities, consistent with the City's reach code ordinance approved in September 2019. The reach codes went into effect beginning January 1, 2020. Further details regarding how the proposed building would meet the green and sustainable building requirements will be provided as the project plans and materials are further developed.

#### Planning Commission considerations

The following comments/questions are suggested by staff to guide the Commission's discussion, although Commissioners should feel free to explore other topics of interest.

- **Site and Building Design.** Do the revisions to the office building design address the Planning Commissions concerns? Is the parking garage screening for the office building acceptable? Does the colors and materials board contain an appropriate mix of colors, materials, and textures for the proposed development?
- **Public Open Space.** Does the updated open space address the Planning Commission's guidance from the previous study session? The amount of publicly accessible open space appears to meet the minimum square footage requirements; however, the programming does not appear to have been further developed since the last study session. The applicant team has indicated a willingness to work with the neighboring property owner at 111 Independence Drive to develop a shared pathway from the project site central plaza through to Independence Drive. However, additional information on how the two sites could develop a shared pathway and the Planning Commission should provide guidance on this possible collaboration between the two proposed development projects. In addition, the shared pathway would be adjacent to two parking garages and an emergency vehicle access lane. The Planning Commission may wish to provide direction on the architectural design of the parking garage facades.
- **Public-Serving Commercial Space.** Is the approximately 1,608 square feet of public-serving commercial space on the ground floor of the office building an adequate amount of commercial space for the project? Are there certain types of uses (retail, an eating establishment, personal services, private recreation, and/or other commercial uses permitted in the R-MU-B zoning district) more strongly desired to potentially occupy the space?

#### Correspondence

As of the writing of this report, staff has received three emails of correspondence regarding the proposed project, as discussed in the previous correspondence section.

#### **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. The project sponsor is also required to fully cover the cost of work by consultants performing environmental review and additional analyses to evaluate potential impacts of the project.

#### **Environmental Review**

A focused EIR tiering from the ConnectMenlo program EIR will be prepared for the proposed project. On July 16, 2019, the City Council authorized the City Manager to enter into a contract with LSA Associates, Inc. to complete the environmental review and prepare an initial study and focused EIR for the proposed project. A focused EIR will be prepared only on the topics that warrant further analysis, including a transportation and housing analysis and other topics as described in the CEQA Review section earlier in this report. The City Council would take final action on the project entitlements, including the certification of the focused EIR, after the completion of the environmental review and a recommendation from the Planning Commission.

#### **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.

### **Attachments**

- A. Location Map
- B. Project Plans
- C. Project Description Letter
- D. Hyperlink: Notice of Preparation - <https://www.menlopark.org/DocumentCenter/View/23946/Menlo-Portal-Notice-of-Preparation>
- E. Hyperlink: Initial Study - <https://www.menlopark.org/DocumentCenter/View/23947/Menlo-Portal-Initial-Study>
- F. Traffic Impact Assessment (TIA) Study Intersections
- G. Correspondence
- H. Hyperlink: Community Amenities List - <https://www.menlopark.org/DocumentCenter/View/15009/6360---Community-Amenities?bidId>

### **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.

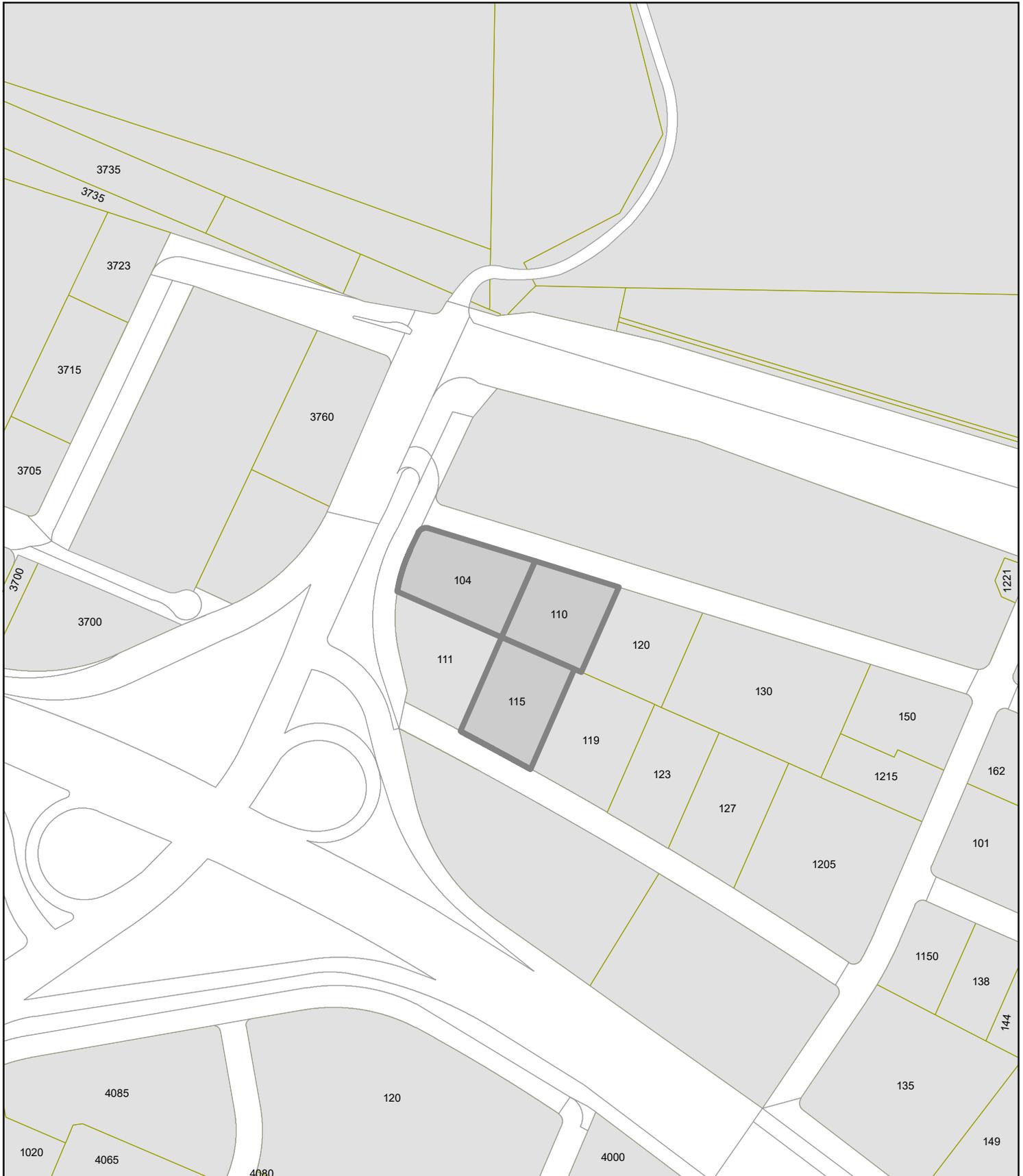
### **Exhibits to Be Provided at Meeting**

Color and materials board

Report prepared by:  
Kaitie Meador, Senior Planner

Report reviewed by:  
Corinna Sandmeier, Senior Planner  
Kyle Perata, Principal Planner

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# CITY OF MENLO PARK

LOCATION MAP

MENLO PORTAL PROJECT

DRAWN: TAS CHECKED: KMM DATE: 06/24/19 SCALE: 1" = 300' SHEET: 1



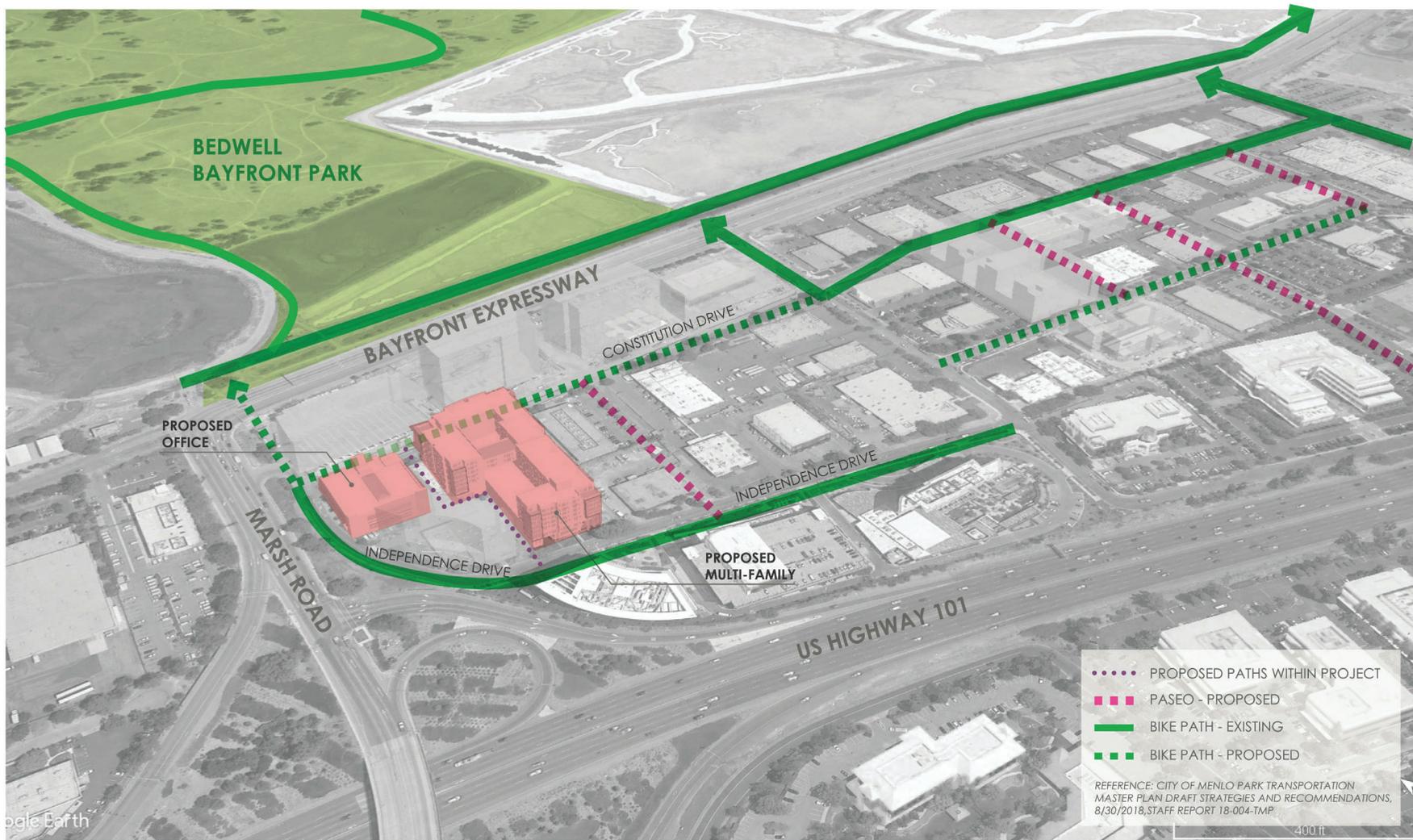


**GREYSTAR** **HM** **BKF 100 YEARS** **PGAdesign**  
HOLLY HANCOCK LANDSCAPE ARCHITECTS

MENLO PORTAL  
MENLO PARK, CA  
12.10.2019

NOTICE OF PREPARATION SUBMITTAL TO THE CITY  
OF MENLO PARK

A-000



**PROJECT ADDRESSES**

104 CONSTITUTION DRIVE - COMMERCIAL (PARCEL A SITE AREA 37,171SF)  
 115 INDEPENDENCE DRIVE AND 110 CONSTITUTION DRIVE - MULTI-FAMILY RESIDENTIAL (PARCEL B SITE AREA 102,348SF)



**Note:**  
Refer to "C" sheets

**MULTI FAMILY HOUSING (320 UNITS) AND OFFICE PROJECT - AREA SUMMARY**

<b>ZONING: R-MU-B Zoning District (Bonus level development)</b>	
<b>SITE AREA: 3.20 Acres i.e., 139,519 SF (Parcel A 37,171SF + Parcel B 102,348SF)</b>	
<b>COMMERCIAL FLOOR AREA SUMMARY:</b>	
MAX. ALLOWED FAR %	25% of the Total Site Area
MAX. ALLOWED FLOOR AREA	(139,519 SF X 0.25) = 34,879.8 SF
OFFICE GSF	= 34,818.4 SF
(Office Total Built Area (Excludes Parking))	
Includes "NEIGHBORHOOD BENEFIT" of 1,607.2 SF at Level 01	
<b>MULTI-FAMILY FLOOR AREA SUMMARY:</b>	
MAX. ALLOWED FAR %	225% of the Total Site Area
MAX. ALLOWED FLOOR AREA	(139,519 SF X 2.25) = 313,917.8 SF (For 100 units/ Acre)
MULTIFAMILY GSF	= 327,969.4 SF*
(Residential Total Built Area excludes Parking, Trash & Utility shafts)	
<b>* MAX. FAR BASED ON INCREASED UNIT COUNT: (BMR DENSITY AND FAR BONUSES)</b>	
320 Units on net lot area of 3.20 acres (100 dwelling units/acre) +15 units (BMR Bonus Density) = 335 total units	
Max. FAR per unit = 313917.8 / 320 = 980.99SF (~981SF)	
Additional FAR for the 15 additional units = 981 x 15 = 14,715 SF	
Max. FAR for 335 units = 313,917.8 + 14,715 = 328,632.8 SF	

**Area Schedule (\*-VIZ\_UNIT TYPE AREAS - MENLO PORTAL SCHEME A) - AREA SUMMARY**

LEVEL	OFFICE GSF (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITIES (INCLUDED IN FAR)	OFFICE UTILITIES (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	OFFICE TOTAL BUILT AREA	RESID. GSF	RESID. AMENITIES GSF	RESID. COMMON GSF	RESID UTILITIES (INCLUDED IN FAR)	RESID UTILITIES (NOT INCLUDED IN FAR)	RESID OPEN SPACE (NOT INCLUDED IN FAR)	RESID PARKING GSF (NOT INCLUDED IN FAR)	RESID TOTAL BUILT AREA	TOTAL BLDG GSF	TOTAL FAR (OFFICE+ RESID)
Level R-Roof	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,170.8	0.0	0.0	0.0	0.0	1,170.8	1,170.8	1,170.8
Level R-07	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	44,506.2	410.3	7,935.0	362.2	361.4	1,437.7	0.0	53,213.8	55,012.9	53,213.8
Level R-06	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	46,032.5	410.3	7,936.2	362.2	356.9	234.9	0.0	54,741.3	55,333.1	54,741.3
Level R-05	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	46,051.6	410.3	7,929.9	362.2	363.1	2,433.1	0.0	54,754.0	57,550.3	54,754.0
Level R-04	0.0	398.0	1,013.6	0.0	69.3	0.0	8,999.8	1,411.6	45,223.4	412.0	7,332.8	362.2	356.6	327.0	0.0	53,330.5	64,494.9	54,742.1
Level R-03	26,280.8	393.4	1,343.2	0.0	43.4	0.0	0.0	28,017.4	42,698.4	3,036.5	7,301.3	362.2	360.0	24,931.5	0.0	53,398.4	106,750.7	81,415.7
Level R-02	0.0	0.0	1,057.6	44.9	0.0	22,042.6	0.0	1,102.5	21,529.0	5,033.6	8,414.5	393.9	432.3	84.7	39,564.6	35,370.9	98,597.5	36,473.4
Level R-01	0.0	1,607.2	1,767.7	912.0	224.5	20,294.8	5,305.9	4,286.9	0.0	9,665.2	8,403.9	3,920.7	1,304.9	7,564.1	54,151.1	21,989.7	115,121.9	26,276.7
Grand total	26,280.8	2,398.6	5,182.1	956.8	337.2	42,337.4	14,305.7	34,818.4	246,041.0	19,378.3	56,424.4	6,125.7	3,535.2	37,013.1	93,715.6	327,969.4	554,032.1	362,787.8

**NOTES :**

- TOTAL OFFICE AREAS ARE SUM OF ALL OFFICE AREAS INCLUDED IN FAR.
- THE OFFICE AMENITY SPACE AT LEVEL 01 IN THE OFFICE BUILDING IS DESIGNATED TO BE A NEIGHBORHOOD BENEFIT (REFER TO LEVEL 01 FLOOR PLAN IN SHEET A-005).
- TOTAL RESIDENTIAL BUILT AREAS ARE SUM OF ALL RESIDENTIAL AREAS INCLUDED IN FAR
- TOTAL BUILDING GSF INCLUDE ALL AREAS (INCLUDED IN FAR AND NOT INCLUDED IN FAR) FOR OFFICE AND RESIDENTIAL BUILDINGS.
- TOTAL FAR (OFFICE + RESID) IS INCLUSIVE OF THE EXTERIOR WALLS



MENLO PORTAL  
 MENLO PARK, CA  
 12.10.2019

LOCATION MAP & PROJECT DATA  
 SUMMARY

A-002a

**MULTI FAMILY - UNIT COUNT AND UNIT MIX (NOTE: Includes 15 units BMR Density Bonus)**

Area Schedule (*-VIZ UNIT TYPE AREAS - MENLO PORTAL SCHEME A) - UNIT SUMMARY...						
Level	STUDIO	JR 1 BR	1 BR	2 BR	3 BR	# UNITS
Level R-07	13	18	26	6	1	64
Level R-06	12	17	26	6	2	63
Level R-05	12	17	26	6	2	63
Level R-04	13	13	24	8	2	60
Level R-03	14	16	20	6	2	58
Level R-02	4	5	13	4	1	27
Grand total	68	86	135	36	10	335
NET TARGET TYP. UNIT SIZES	550	630	700	1000	1300	
UNIT MIX	20.30%	25.67%	40.30%	10.75%	2.99%	100.00%

**PARKING SUMMARY\* (NOTE: Additional 15 units not included in parking calculation)**

OFFICE - PARKING REQUIREMENTS & PROVISIONS		
	REQUIRED	PROVIDED
Vehicular Parking	2-3 spaces/1000sf (70-105 spaces)	2.71 spaces/1000sf 93 spaces
Bike Parking	1 space per 5000sf i.e., 7 spaces (80% Long Term (6 spaces)) (20% Short Term (2 spaces))	12 spaces in Level 1 Garage 12 spaces at office entry
Motorcycle Parking	Not required	5 provided in Level 1 Garage
MULTIFAMILY - PARKING REQUIREMENTS & PROVISIONS		
	REQUIRED	PROVIDED
Vehicular Parking	1 space/unit 320 vehicular spaces	324 spaces (Parking Ratio 1.02 spaces/ unit)
Bike Parking	1.5 long term spaces/ unit Additional 10% short term spaces (480 long term and 48 short term)	480 Long Term spaces in Level 1 parking garage 48 Short Term spaces at entries/ plaza

**AVERAGE BUILDING HEIGHT SUMMARY**

AVERAGE BUILDING HEIGHT = 61.02' (< 62.5' Max. Avg. Height)  
(NOTE: Additional 15 units are included in the Average Height calculations)

NOTE: BUILDING HEIGHTS ARE MEASURED FROM AVERAGE NATURAL GRADE. REFER A-012 FOR LEVEL HEIGHTS. RESIDENTIAL ROOF CORE AREA IS NOT INCLUDED IN THE BUILDING HEIGHT CALCULATIONS. THE RESIDENTIAL ROOF IS FOR MAINTENANCE ACCESS ONLY. ROOF HEIGHT CALCULATION DOES NOT INCLUDE PARAPET HEIGHTS.

REFER A-011 PLAN LEVEL R-ROOF FOR DETAILED CALCULATIONS.

**OPEN SPACE AREA SUMMARY BY LEVELS (NOTE: Additional 15 units not included in Open Space calculation)**

OPEN SPACE SUMMARY BY LEVEL								
Level	OFFICE PUBLIC OPEN SPACE	OFFICE COMMON OPEN SPACE	RESI PUBLIC OPEN SPACE	RESI COMMON OPEN SPACE	RESI PRIVATE OPEN SPACE	TOTAL	OFFICE TOTAL OPEN SPACE	RESID TOTAL OPEN SPACE
Level R-07	0.0	0.0	0.0	0.0	1,437.7	1,437.7	0.0 SF	1,437.7 SF
Level R-06	0.0	0.0	0.0	0.0	234.9	234.9	0.0 SF	234.9 SF
Level R-05	0.0	0.0	0.0	0.0	2,433.1	2,433.1	0.0 SF	2,433.1 SF
Level R-04	0.0	8,999.8	0.0	0.0	327.0	9,326.8	8,999.8 SF	327.0 SF
Level R-03	0.0	0.0	0.0	18,341.7	6,589.8	24,931.5	0.0 SF	24,931.5 SF
Level R-02	0.0	0.0	0.0	0.0	84.7	84.7	0.0 SF	84.7 SF
Level R-01	5,305.9	0.0	7,564.1	0.0	0.0	12,870.0	5,305.9 SF	7,564.1 SF
Grand total	5,305.9	8,999.8	7,564.1	18,341.7	11,107.3	51,318.8	14,305.7 SF	37,013.1 SF

**OPEN SPACE SUMMARY - PROJECT SITE (Refer sheet A-014 for Zoning Compliance - Open Space Diagrams and Calculations)**

MULTI-FAMILY HOUSING & OFFICE PROJECT		SITE AREA (Parcel A+Parcel B) = 139,519 SF (Refer to sheet C-004 for Parcel Information)		
CALCULATION FOR THE COMBINED PROJECT (SITE AREA 139,519 SF)		REQUIRED (%)	REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
	OPEN SPACE	25% of Site Area	34,879.8 SF	51,318.8 SF (i.e., 36.8% of Total Site Area)
PUBLIC OPEN SPACE	25% of Min. Open Space	8,720.0 SF	12,870.0 SF Central Plaza (i.e., 36.9% of Req. Open space)	

**OPEN SPACE SUMMARY - FOR INDIVIDUAL PARCELS (A & B) - Refer to sheet C-004 for Parcel Information**

CALCULATION FOR OFFICE BUILDING OPEN SPACE		REQUIRED (%)	REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
PARCEL A (SITE AREA 37,171SF)	OPEN SPACE	25% of Site Area	9,292.8 SF	14,305.7 SF (i.e. 5,305.9 SF (Central Plaza in Parcel A) + 8,999.8 (Office Common Roof terrace)) (38.5% of Site Area)
	PUBLIC OPEN SPACE	25% of Req. Open Space	2,323.2 SF	5,305.9 SF (Central Plaza in Parcel A) (57.1% of Req. Open Space)
CALCULATION FOR RESIDENTIAL BUILDING OPEN SPACE		REQUIRED (%)	REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
PARCEL B (SITE AREA 102,348SF)	OPEN SPACE	25% of Site Area	25,587.0 SF	37,013.1 SF (i.e. 7,564.1 SF (Central Plaza in Parcel B) + 18,341.7 SF (Resi. Common spaces) + 11,107.3 SF (Resi. Private Terraces)) (36.2% of Site Area)
	PUBLIC OPEN SPACE	25% of Req. Open Space	6,396.8 SF	7,564.1 SF (Central Plaza in Parcel B) (29.6% of Req. Open Space)
OPEN SPACE REQUIRED PER CHAPTER 16.45 R-MU RESIDENTIAL MIXED USE DISTRICT 16.45.120 DESIGN STANDARDS (4) (C)	RES. PRIVATE OPEN SPACE TOTAL RESIDENTIAL UNITS = 320*	Residential Private Open Space Required (80 SF/Unit) = 25,600.0 SF Residential Private Open Space Provided = 11,107.3 SF Residential Private Open Space Not Provided = 14,492.7 SF		Residential Common Open Space Required for Private Open space SF not provided = 14,492.7 SF x 1.25 = 18,115.9 SF Residential Common Open Space Provided = 18,341.7 SF (is > than 18,115.9 required)
		* NOTE: Additional 15 units not included in Open Space Calc.		



MENLO PORTAL  
MENLO PARK, CA  
12.10.2019

PROJECT DATA SUMMARY

A-002b

**OFFICE BUILDING CODE SUMMARY**

**CHAPTER 3 - OCCUPANCY GROUPS**  
SECTION 304.4 - OCCUPANCY GROUP B

**CHAPTER 5 - ALLOWABLE HEIGHTS AND AREAS**  
MAXIMUM HEIGHT:  
B OCCUPANCY / TYPE IA: UNLIMITED

MAXIMUM # OF STORES:  
B OCCUPANCY / TYPE IA: UNLIMITED

ALLOWABLE BUILDING AREA:  
B OCCUPANCY / TYPE IA: UNLIMITED

REQUIRED SEPARATION OF OCCUPANCIES:  
B TO S-2: 1 HR

**CHAPTER 6-TYPES OF CONSTRUCTION**

TYPE I CONSTRUCTION:	
PRIMARY STRUCTURAL FRAME:	3 HRS
BEARING WALLS (EXT & INT):	3 HRS
NON-BEARING EXTERIOR WALLS:	PER TABLE 602
NON-BEARING INTERIOR WALLS:	NR
FLOOR CONSTRUCTION:	2 HRS
ROOF CONSTRUCTION:	1.5 HRS

**CHAPTER 7- FIRE AND SMOKE PROTECTION FEATURES**

PROJECTIONS: PER 705.2.1, PROJECTIONS FROM TYPE I CONSTRUCTION SHALL BE NON-COMBUSTIBLE, AND PER 705.2.2, PROJECTIONS FROM TYPE III CONSTRUCTION MAY BE OF ANY APPROVED MATERIAL. SEE SECTION 705.2.3 FOR PROJECTIONS WITHIN 5' OF THE FIRE SEPARATION DISTANCE.

OPENINGS: PER TABLE 705.8, THE MAXIMUM AREA OF UNPROTECTED EXTERIOR WALL OPENINGS FOR SPRINKLERED BUILDINGS, BASED ON DISTANCE FROM THE PROPERTY LINE, IS AS NOTED:  
3' TO 9' 15% OF WALL ALLOWED TO BE OPEN (WINDOWS + DOORS)  
9' TO 10' 25%  
10' TO 15' 45%  
15' TO 20' 75%  
OVER 20' NO LIMIT

SECTION 705.11 PARAPETS SHALL BE PROVIDED UNLESS THE ROOF IS PROVIDED WITH A ONE-HOUR FIRE RATED WRAP-BACK OF 4' PER SECTION 705.11 EXCEPTION 4.

SECTION 706 FIRE WALLS, WHERE USED FOR AREA SEPARATION PURPOSES, SHALL BE 3-HR RATED. THESE SHALL TERMINATE IN 30' PARAPETS UNLESS THE ROOF IS STEPPED PER EXCEPTION 1; IS PROVIDED WITH A ONE-HOUR WRAP-BACK OF 4' ON EITHER SIDE PER EXCEPTIONS 2 AND 4; OR A CLASS B ROOF AND WRAP-BACK ARE PROVIDED PER EXCEPTION 3.

SECTION 706.5.1 OPENINGS WITHIN 4' OF EACH SIDE OF A FIRE WALL SHALL BE 45 MINUTE FIRE RATED.

SECTION 708 FIRE PARTITIONS  
SECTION 712.1.10 PARKING GARAGES, VERTICAL OPENINGS IN PARKING GARAGES SHALL COMPLY WITH THIS SECTION.

SECTION 713.4 SHAFT ENCLOSURES, SHAFTS SHALL BE 2-HR FIRE RATED WHERE CONNECTING FOUR OR MORE STORIES, AND 1-HR WHERE CONNECTING LESS THAN FOUR STORIES.

SECTION 713.13 WASTE CHUTES AND ACCESS ROOMS SHALL COMPLY WITH THIS SECTION.

SECTION 716. PROTECTION FOR DOORS IN FIRE RATED ASSEMBLIES SHALL COMPLY WITH TABLE 716.5.

**CHAPTER 9-FIRE PROTECTION SYSTEMS**

FIRE SPRINKLER SYSTEM TO BE NFPA 13.  
CLASS I WET COMBINATION SPRINKLER SYSTEM THROUGHOUT.

**CHAPTER 10- MEANS OF EGRESS**

TABLE 1004.1.2 OCCUPANT LOADS FOR EACH SPACE ARE AS NOTED BELOW:	
STORAGE AREAS:	300 SF/PERSON
ROOF DECKS (ASSEMBLY W/OUT FIXED SEATING):	7 SF/PERSON
LEASING OFFICE (BUSINESS AREAS):	100 SF/PERSON
PARKING GARAGES:	200 SF/PERSON
RESIDENTIAL AREAS:	200 SF/PERSON

SECTION 1005 MEANS OF EGRESS SIZING:  
STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD x 0.37.  
DOORS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD x 0.27.

TABLE 1006.2.1 TWO OR MORE EXITS ARE REQUIRED FOR SPACES BASED ON THE FOLLOWING:  
B OCCUPANCIES: >49 PERSONS (2 EXITS)  
S OCCUPANCIES: >29 PERSONS (2 EXITS)

MAXIMUM COMMON PATH OF TRAVEL:  
B OCCUPANCIES: 100 FEET  
S OCCUPANCIES: 100 FEET

SECTION 1009.1 ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED EITHER BY MEANS OF AN ELEVATOR PROVIDED WITH EMERGENCY POWER PER SECTION 1009.4, OR BY MEANS OF A HORIZONTAL EXIT SUCH AS AN AREA SEPARATION WALL. IF A HORIZONTAL EXIT IS USED, THE STAIRS SHALL COMPLY WITH SECTION 1009.3, PROVIDING AN AREA OF REFUGE.

DOORS SHALL COMPLY WITH SECTION 1010  
STAIRWAYS SHALL COMPLY WITH SECTION 1011  
RAMPS SHALL COMPLY WITH SECTION 1012

SECTION 1017 EXIT ACCESS DISTANCE: 250' MAXIMUM IN R OCCUPANCIES WHERE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM; 400' FOR S OCCUPANCIES.

**CHAPTER 11B- ACCESSIBILITY FOR COMMERCIAL BUILDINGS**

- ALL COMMERCIAL AREAS SHALL BE SERVED BY AN ACCESSIBLE ROUTE
- ALL COMMON SPACES SHALL BE FULLY ACCESSIBLE

**MULTI FAMILY BUILDING CODE SUMMARY**

**CHAPTER 7 - (CONTINUED):**

SECTION 712.1.10 PARKING GARAGES, VERTICAL OPENINGS IN PARKING GARAGES SHALL COMPLY WITH THIS SECTION.

SECTION 713.4 SHAFT ENCLOSURES, SHAFTS SHALL BE 2-HR FIRE RATED WHERE CONNECTING FOUR OR MORE STORIES, AND 1-HR WHERE CONNECTING LESS THAN FOUR STORIES.

SECTION 713.13 WASTE CHUTES AND ACCESS ROOMS SHALL COMPLY WITH THIS SECTION.

SECTION 716. PROTECTION FOR DOORS IN FIRE RATED ASSEMBLIES SHALL COMPLY WITH TABLE 716.5.

**CHAPTER 9 - FIRE PROTECTION SYSTEMS:**

FIRE SPRINKLER SYSTEM TO BE NFPA 13.  
CLASS I WET COMBINATION SPRINKLER SYSTEM THROUGHOUT.

**CHAPTER 10 - MEANS OF EGRESS:**

TABLE 1004.1.2 OCCUPANT LOADS FOR EACH SPACE ARE AS NOTED BELOW:	
STORAGE AREAS:	300 SF/PERSON
ROOF DECKS (ASSEMBLY W/OUT FIXED SEATING):	7 SF/PERSON
LEASING OFFICE (BUSINESS AREAS):	100 SF/PERSON
PARKING GARAGES:	200 SF/PERSON
RESIDENTIAL AREAS:	200 SF/PERSON

SECTION 1005 MEANS OF EGRESS SIZING:  
STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD x 0.37.  
DOORS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD x 0.27.

TABLE 1006.2.1 TWO OR MORE EXITS ARE REQUIRED FOR SPACES BASED ON THE FOLLOWING:

- A OCCUPANCIES: >49 PERSONS (2 EXITS) >50 PERSONS (3 EXITS)
- B OCCUPANCIES: >49 PERSONS (2 EXITS)
- R OCCUPANCIES: >10 PERSONS (2 EXITS)
- S OCCUPANCIES: >29 PERSONS (2 EXITS)

MAXIMUM COMMON PATH OF TRAVEL:

A OCCUPANCIES: 75 FEET  
B OCCUPANCIES: 100 FEET  
R OCCUPANCIES: 75 FEET  
S OCCUPANCIES: 100 FEET

SECTION 1009.1 ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED EITHER BY MEANS OF AN ELEVATOR PROVIDED WITH EMERGENCY POWER PER SECTION 1009.4, OR BY MEANS OF A HORIZONTAL EXIT SUCH AS AN AREA SEPARATION WALL. IF A HORIZONTAL EXIT IS USED, THE STAIRS SHALL COMPLY WITH SECTION 1009.3, PROVIDING AN AREA OF REFUGE.

SECTION 1009.8 TWO WAY COMMUNICATION DEVICES SHALL BE PLACED ON EITHER SIDE OF A HORIZONTAL EXIT AND AT ALL ELEVATOR LOBBIES ABOVE THE FIRST FLOOR.

DOORS SHALL COMPLY WITH SECTION 1010  
STAIRWAYS SHALL COMPLY WITH SECTION 1011  
RAMPS SHALL COMPLY WITH SECTION 1012

SECTION 1017 EXIT ACCESS DISTANCE: 250' MAXIMUM IN R OCCUPANCIES WHERE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM; 400' FOR S OCCUPANCIES.

**CHAPTER 11A - HOUSING ACCESSIBILITY:**

- ALL RESIDENTIAL AREAS SHALL BE SERVED BY AN ACCESSIBLE ROUTE PER SECTION 1130A.
- ALL RESIDENTIAL UNITS SHALL BE ADAPTABLE PER SECTION 1126A.
- ALL COMMON SPACES SHALL BE FULLY ACCESSIBLE PER SECTION 1127A.

SECTION 1108A PARKING FACILITIES: FULLY ACCESSIBLE AUTO AND VAN PARKING WILL BE PROVIDED AT THE FIRST FLOOR.

SECTION 1110A THRU 1115A EXTERIOR ROUTES: ALL EXTERIOR PATHWAYS, RAMPS AND STAIRS WHICH ARE NOT PART OF A MAINTENANCE-ONLY AREA ARE CONSIDERED ACCESSIBLE.

SECTION 1123A: INTERIOR STAIRWAYS SHALL BE ACCESSIBLE PER THIS SECTION.

SECTION 1124A: ELEVATORS SHALL BE ACCESSIBLE PER THIS SECTION.

SECTION 1126A: DOORS, GATES AND WINDOWS SHALL BE ACCESSIBLE PER THIS SECTION.

SECTION 1127A: ALL COMMON AREAS, INCLUDING BATHROOM FACILITIES, SHALL COMPLY WITH THIS SECTION.

SECTION 1133A: ALL KITCHENS WITHIN UNITS AND IN COMMON AREAS SHALL COMPLY WITH THIS SECTION.

SECTION 1134A: ALL BATHING AND TOILET FACILITIES WITHIN THE RESIDENTIAL UNITS SHALL COMPLY WITH THIS SECTION.

SECTION 1141A: SWIMMING POOLS SHALL BE ACCESSIBLE PER THIS SECTION.

**MULTI FAMILY BUILDINGS CODE SUMMARY**

**CHAPTER 3 - OCCUPANCY GROUPS:**

SECTION 310.4 - OCCUPANCY GROUP R-2  
SECTION 311.3 - OCCUPANCY GROUP S-2

**CHAPTER 5 - ALLOWABLE HEIGHTS AND AREAS:**

MAXIMUM HEIGHT IN FEET:  
SECTION 504.3 & TABLE 504.3 - (SPRINKLERED, WITHOUT AREA INCREASE)  
R-2 OCCUPANCY / TYPE IA: 8'  
S-2 OCCUPANCY / TYPE IA: UNLIMITED

MAXIMUM # OF STORES:

SECTION 504.4 & TABLE 504.4 - (SPRINKLERED, WITH/OUT AREA INCREASE)  
R-2 OCCUPANCY / TYPE IA: 5 (SEE SECTION 510.5 BELOW FOR INCREASES)  
S-2 OCCUPANCY / TYPE IA: UNLIMITED

ALLOWABLE BUILDING AREA:

SECTION 506 & TABLE 506.2 - (SPRINKLERED)  
R-2 OCCUPANCY: 24,000 SF ALLOWED PER FLOOR BEFORE ALLOWABLE INCREASES FOR FRONTAGE OR OTHER CONSIDERATIONS; TOTAL AREA PROPOSED IS 262,879 SF ON 5 FLOORS OF RESIDENTIAL TYPE III-A CONSTRUCTION (ABOUT 55,000 PER FLOOR). THE BUILDING WILL REQUIRE AN AREA SEPARATION WALL.  
S-2 OCCUPANCY: UNLIMITED, 92,973 SF PROPOSED.

REQUIRED SEPARATION OF OCCUPANCIES:  
TABLE 508.4  
R-2 | S-2: 2 HRS.

INCIDENTAL USES:

SECTION 509  
GENERAL INCIDENTAL USES LOCATED WITHIN SINGLE OCCUPANCY OR MIXED OCCUPANCY BUILDINGS SHALL NOT BE CLASSIFIED AS SEPARATE OCCUPANCIES IF THEY DO NOT OCCUPY MORE THAN 10 PERCENT OF THE BUILDING AREA OF THE STORY IN WHICH THEY ARE LOCATED. SEPARATION SHALL BE PER TABLE 509. SPECIFIC REQUIREMENTS FOR RELEVANT CONDITIONS WILL BE IDENTIFIED ONCE ALL PROGRAMMATIC ELEMENTS ARE ESTABLISHED.

HORIZONTAL SEPARATION:

SECTION 510.2 - THE TYPE III-A RESIDENTIAL BUILDING SHALL BE CONSIDERED A SEPARATE BUILDING FROM THE TYPE IA STRUCTURE BELOW IF SEPARATED BY A 3-HR PODIUM.

**CHAPTER 6 - TYPES OF CONSTRUCTION:**

TYPE III-A WOOD FRAMING OVER TYPE IA CONCRETE STRUCTURE, RATINGS PER TABLE 601, AS SHOWN IN THE LIST BELOW.

TYPE I CONSTRUCTION:	
PRIMARY STRUCTURAL FRAME:	3 HRS
BEARING WALLS (EXT & INT):	3 HRS
NON-BEARING EXTERIOR WALLS:	PER TABLE 602
NON-BEARING INTERIOR WALLS:	NR
FLOOR CONSTRUCTION:	2 HRS
ROOF CONSTRUCTION:	1.5 HRS

TYPE III CONSTRUCTION:	
PRIMARY STRUCTURAL FRAME:	1 HR
BEARING WALLS (EXT)	2 HRS
BEARING WALLS (INT)	1 HR
NON-BEARING EXTERIOR WALLS:	PER TABLE 602
NON-BEARING INTERIOR WALLS:	NR
FLOOR CONSTRUCTION:	1 HR
ROOF CONSTRUCTION:	1 HR

EXTERIOR WALL RATING PER TABLE 602:  
ALL RATINGS APPLY TO BOTH CONSTRUCTION TYPES IA AND III-A, AND BOTH R AND S OCCUPANCIES

FIRE SEPARATION DISTANCE	FIRE RATING
x<5'	1 HR
5' TO 10'	1 HR
10' TO 30'	1 HR
OVER 30'	NR

**CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:**

PROJECTIONS: PER 705.2.1, PROJECTIONS FROM TYPE I CONSTRUCTION SHALL BE NON-COMBUSTIBLE, AND PER 705.2.2, PROJECTIONS FROM TYPE III CONSTRUCTION MAY BE OF ANY APPROVED MATERIAL. SEE SECTION 705.2.3 FOR PROJECTIONS WITHIN 5' OF THE FIRE SEPARATION DISTANCE.

OPENINGS: PER TABLE 705.8, THE MAXIMUM AREA OF UNPROTECTED EXTERIOR WALL OPENINGS FOR SPRINKLERED BUILDINGS, BASED ON DISTANCE FROM THE PROPERTY LINE, IS AS NOTED:  
3' TO 9' 15% OF WALL ALLOWED TO BE OPEN (WINDOWS + DOORS)  
9' TO 10' 25%  
10' TO 15' 45%  
15' TO 20' 75%  
OVER 20' NO LIMIT

SECTION 705.11 PARAPETS SHALL BE PROVIDED UNLESS THE ROOF IS PROVIDED WITH A ONE-HOUR FIRE RATED WRAP-BACK OF 4' PER SECTION 705.11 EXCEPTION 4.

SECTION 706 FIRE WALLS, WHERE USED FOR AREA SEPARATION PURPOSES, SHALL BE 3-HR RATED. THESE SHALL TERMINATE IN 30' PARAPETS UNLESS THE ROOF IS STEPPED PER EXCEPTION 1; IS PROVIDED WITH A ONE-HOUR WRAP-BACK OF 4' ON EITHER SIDE PER EXCEPTIONS 2 AND 4; OR A CLASS B ROOF AND WRAP-BACK ARE PROVIDED PER EXCEPTION 3.

SECTION 706.5.1 OPENINGS WITHIN 4' OF EACH SIDE OF A FIRE WALL SHALL BE 45 MINUTE FIRE RATED.

**PROJECT SUMMARY**

**MULTI-FAMILY BUILDING (MF-1)**

PROJECT ADDRESS:	110 CONSTITUTION DRIVE & 115 INDEPENDENCE DRIVE, MENLO PARK, CA
APN:	100 CONSTITUTION-055-236-20; 115 INDEPENDENCE: 055-236-100
LOT:	
LOT AREA:	103,508 SF
ZONING DISTRICT:	R-MU-B
PROPOSED USE:	R2 RESIDENTIAL AND S2 STORAGE (PARKING)
TYPE OF BUILDING:	MULTI FAMILY RENTAL APARTMENT BUILDING
BUILDING HEIGHT:	84'-9"
NUMBER OF STORES:	7

**COMMERCIAL OFFICE BUILDING (OB-1)**

PROJECT ADDRESS:	140 CONSTITUTION DRIVE
APN:	055-236-010
LOT:	
LOT AREA:	36,057 SF
ZONING DISTRICT:	R-MU-B
PROPOSED USE:	B OFFICE AND S2 STORAGE (PARKING)
TYPE OF BUILDING:	COMMERCIAL OFFICE BUILDING
BUILDING HEIGHT:	84'-9"
NUMBER OF STORES:	3

**CODES USED**

BUILDING CODE:	2016 CALIFORNIA BUILDING CODE (CBC)
LIFE SAFETY CODE:	NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE, 2013 ED.
FIRE CODES:	2016 CALIFORNIA FIRE CODE NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2013 ED. NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2013 ED. NFPA 25 STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION, 2013 ED. NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE, 2013 ED. NFPA 110 STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2013 ED. CA STATE FIRE MARSHAL REQUIREMENTS
ACCESSIBILITY CODE:	2016 CALIFORNIA BUILDING CODE (CBC), SECTIONS 10, 11, 30
ENERGY CODE:	2016 CALIFORNIA GREEN BUILDING STANDARDS CODE 2016 CA ENERGY CODE
STRUCTURAL CODE:	2016 CA BUILDING CODE (CBC)
MECHANICAL CODE:	2016 CA MECHANICAL CODE (CMC)
ELECTRICAL CODE:	2016 CA ELECTRICAL CODE
PLUMBING CODE:	2016 CA PLUMBING CODE (CPC)
PLANNING CODE:	MENLO PARK MUNICIPAL CODE
ELEVATOR CODE:	CCR, TITLE 8 ELEVATOR SAFETY ORDERS WITH ASME A17.1-2004 FOR GROUP ELEVATORS
OTHER MISC. CODES:	MENLO PARK MUNICIPAL CODE PGA&E GREEN BOOK REQUIREMENTS

**PROJECT SUMMARY**

THE PROJECT CONSISTS OF TWO 'PROJECTS':

- AN ALL-NEW FIVE-STORY MULTI-FAMILY APARTMENT BUILDING, WITH AMENITY AND SUPPORT SPACES, OVER TWO STORES OF STRUCTURED PARKING, RESIDENTIAL APARTMENTS, COMMERCIAL AND SUPPORTIVE SPACES. THE HIGHEST OCCUPIED FLOOR, THE 7TH FLOOR, WILL BE LESS THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS, AND THEREFORE THE BUILDING IS NOT A HIGH-RISE STRUCTURE.
- AN ALL-NEW THREE-STORY COMMERCIAL BUILDING, INCLUDING OFFICE SPACE ON THE THIRD FLOOR, AND PARKING, COMMERCIAL AND AMENITY SPACES ON THE FIRST AND SECOND FLOORS.



MENLO PORTAL  
MENLO PARK, CA  
12.10.2019

**CODE SUMMARY**

**A-003**





GREYSTAR

HM  
HILLIARY HANCOCK

BKF 100  
YEARS

PGAdesign  
LANDSCAPE ARCHITECTS

MENLO PORTAL  
MENLO PARK, CA  
12.10.2019

PROJECT VIEW - FROM MARSH ROAD

A-004A



CONSTITUTION DR

GREYSTAR

HM  
HELAND MANNING

BKF 100  
YEARS

PGAdesign  
LANDSCAPE ARCHITECTS

MENLO PORTAL  
MENLO PARK, CA  
12.10.2019

PROJECT VIEW - CENTRAL PLAZA BETWEEN  
MULTI-FAMILY AND OFFICE

A-004B



GREYSTAR **HM** BKF 100 YEARS PGAdesign  
HOLLY HANDE LANDSCAPE ARCHITECTS

MENLO PORTAL  
MENLO PARK, CA  
12.10.2019

PROJECT VIEW - CENTRAL PLAZA BETWEEN  
MULTI-FAMILY AND OFFICE LOOKING SOUTH

A-004C



GREYSTAR

HM  
HOLLIST HANCOCK

BKF 100  
YEARS

PGAdesign  
LANDSCAPE ARCHITECTS

MENLO PORTAL  
MENLO PARK, CA  
12.10.2019

PROJECT VIEW - CENTRAL PLAZA BETWEEN  
MULTI-FAMILY AND OFFICE LOOKING NORTH

A-004D



GREYSTAR

HM  
HELAND MANE

BKF 100  
YEARS

PGAdesign  
LANDSCAPE ARCHITECTS

MENLO PORTAL  
MENLO PARK, CA  
12.10.2019

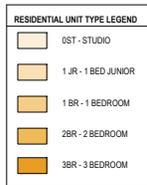
PROJECT VIEW - MULTI-FAMILY FROM  
CONSTITUTION DRIVE

A-004E



OFFICE AREA SUMMARY LEVEL 1								
OFFICE (INCLUDED IN FAR)	NEIGHBORHOOD BENEFIT (INCL. IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
0.0	1,607.2	1,787.7	912.0	224.5	20,294.8	3,305.9	4,288.0	

RESIDENTIAL AREA SUMMARY LEVEL 1								
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
0.0	9,455.3	4,423.2	3,103.7	3,324.4	94,131.1	7,564.1	21,689.7	



1. REFER TO SHEET A-014 FOR DETAILED OPEN SPACE CALCULATIONS



OFFICE AREA SUMMARY LEVEL 2						
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)
0.0	0.0	1,057.4	64.3	0.0	22,042.0	0.0
						OFFICE OPEN SPACE (NOT INCLUDED IN FAR)
						0.0
						TOTAL OFFICE AREA (FAR)
						1,102.0

RESIDENTIAL AREA SUMMARY LEVEL 2						
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)
21,520.0	6,033.4	6,414.4	33.3	42.3	30,224.4	64.7
						RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)
						64.7
						TOTAL RESIDENTIAL AREA (FAR)
						38,303.0



NOTES:  
1. REFER TO SHEET A-014 FOR DETAILED OPEN SPACE CALCULATIONS



OFFICE AREA SUMMARY LEVEL 3						
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)
28,282.8	30.4	1,343.2	0.0	43.4	0.0	0.0
OFFICE OPEN SPACE (NOT INCLUDED IN FAR)						TOTAL OFFICE AREA (FAR)
6.0						28,017.4

RESIDENTIAL AREA SUMMARY LEVEL 3						
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)
62,826.4	3,036.5	7,207.3	302.2	260.0	0.0	0.0
RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)						TOTAL RESIDENTIAL AREA (FAR)
24,911.5						53,988.4

RESIDENTIAL UNIT TYPE LEGEND
0ST - STUDIO
1BR - 1 BED JUNIOR
1BR - 1 BEDROOM
2BR - 2 BEDROOM
3BR - 3 BEDROOM

NOTES:  
1. REFER TO SHEET A-014 FOR DETAILED OPEN SPACE CALCULATION



OFFICE AREA SUMMARY LEVEL 4						
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)
65.0	38.0	1,013.4	0.0	69.3	0.0	8,999.8
						TOTAL OFFICE AREA (FAR)
						1,411.0

RESIDENTIAL AREA SUMMARY LEVEL 4						
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)
45,223.4	412.0	7,332.4	302.2	356.4	0.0	327.0
						TOTAL RESIDENTIAL AREA (FAR)
						53,330.5

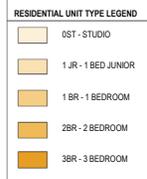


1. REFER TO SHEET A-04 FOR DETAILED OPEN SPACE CALCULATIONS  
 2. ROOF AREA IS NOT INCLUDED IN THE AREA SUMMARY TABLE



OFFICE AREA SUMMARY LEVEL 5						
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)
6.0	0.0	0.0	0.0	0.0	0.0	0.0
OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)					
0.0	0.0					

RESIDENTIAL AREA SUMMARY LEVEL 5						
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)
48,957.8	210.3	7,202.4	302.2	363.1	0.0	0.0
RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)					
2,433.1	56,761.0					



1. REFER TO SHEET A-014 FOR DETAILED OPEN SPACE CALCULATIONS



OFFICE AREA SUMMARY LEVEL 6						
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)
0.0	0.0	0.0	0.0	0.0	0.0	0.0
OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)					
0.0	0.0					

RESIDENTIAL AREA SUMMARY LEVEL 6						
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)
48,932.5	410.3	7,950.4	32.2	25.4	0.0	0.0
RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)					
234.9	54,741.5					

NOTES:  
1. REFER TO SHEET A-014 FOR DETAILED OPEN SPACE CALCULATIONS



OFFICE AREA SUMMARY LEVEL 7						
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)
6.5	0.0	0.0	0.0	0.0	0.0	0.0
OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)					
0.0	6.5					

RESIDENTIAL AREA SUMMARY LEVEL 7						
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)
48,500.2	410.3	7,955.4	302.2	95.4	0.0	0.0
RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)					
1,296.4	53,273.8					

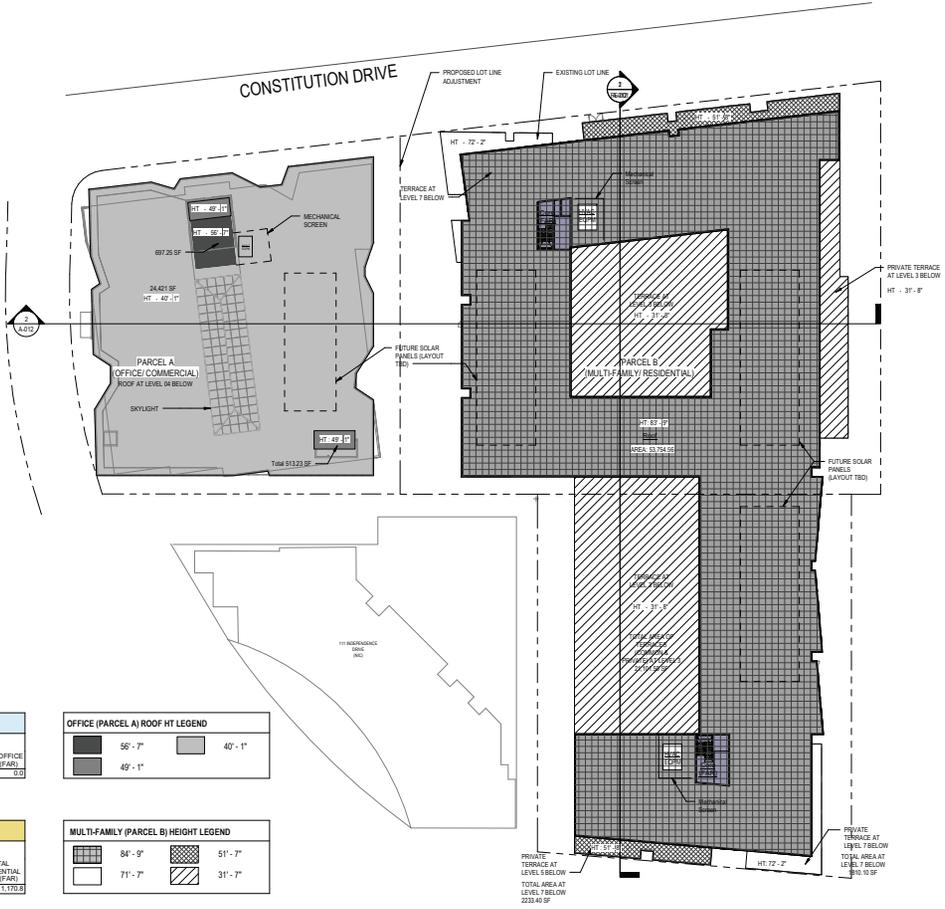
NOTES:  
1. REFER TO SHEET A414 FOR DETAILED OPEN SPACE CALCULATIONS



**AVERAGE BUILDING HEIGHT = 61.02' (< 62.5' Max. Height)**

NOTE: NOTE: BUILDING HEIGHTS ARE MEASURED FROM AVERAGE NATURAL GRADE. REFER A-012 FOR LEVEL HEIGHTS. RESIDENTIAL ROOF CORE AREA IS NOT INCLUDED IN THE BUILDING HEIGHT CALCULATIONS. THE RESIDENTIAL ROOF IS FOR MAINTENANCE ACCESS ONLY. ROOF HEIGHT CALCULATION DOES NOT INCLUDE PARAPET HEIGHTS.

SITE AREA (Multi-Family Housing Units and Office)				
	Built Area (SF)	Height (FT)	Area * Height	Average Height (FT)
Office Rooftop Core 1	697.25	56.58	39,450.41	
Office Rooftop Core 2	513.23	49.08	25,189.33	
Office Rooftop Amenities	28,062.18	40.08	1,124,732.17	
Multi-Family Housing Project - Building	53,599.21	83.75	4,488,933.84	
Multi-Family Housing Project - Terraces at Level 7	1,767.99	72.16	127,578.16	
Multi-Family Housing Project - Stepback Terraces at Level 5	2,222.16	51.66	114,796.79	
Multi-Family Housing Project - Terraces at Level 3	21,118.97	31.66	668,626.59	
<b>TOTAL</b>	<b>107,980.99</b>		<b>6,589,307.28</b>	<b>61.02</b>



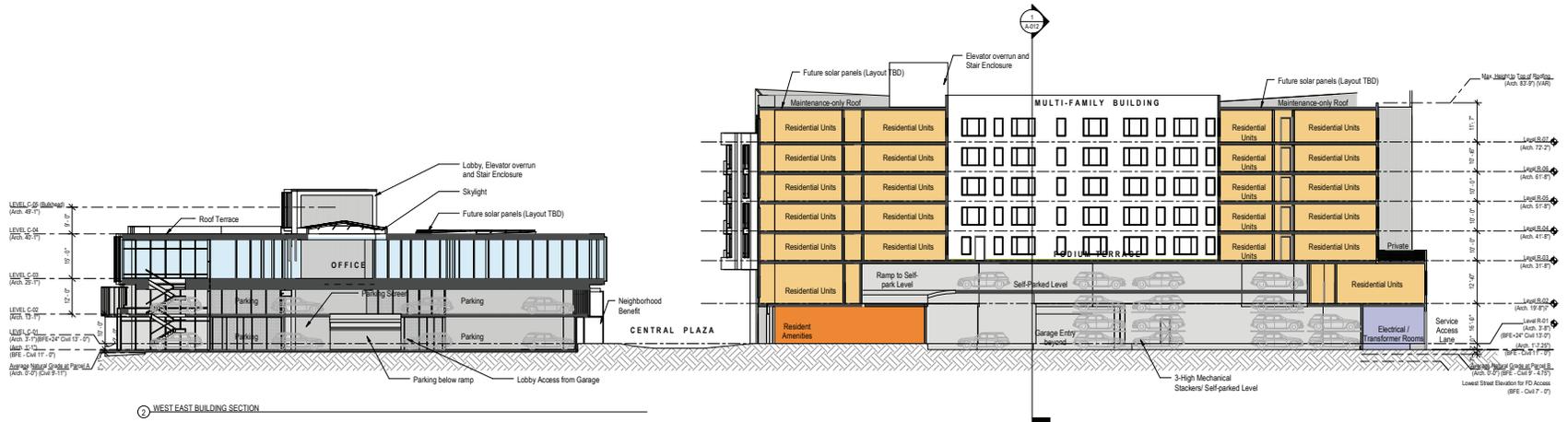
OFFICE AREA SUMMARY ROOF LEVEL								
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

OFFICE (PARCEL A) ROOF HT LEGEND	
	56' - 7"
	40' - 1"

RESIDENTIAL AREA SUMMARY ROOF LEVEL								
RESIDENTIAL UNITS (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
0.0	0.0	0.0	1,702.4	0.0	0.0	0.0	0.0	1,702.4

MULTI-FAMILY (PARCEL B) HEIGHT LEGEND	
	84' - 9"
	51' - 7"
	71' - 7"
	31' - 7"

NOTES:  
1. STAIR AND CORE ENCLOSURES TO ROOF LEVEL INCLUDED IN FAR CALCULATION.



WEST EAST BUILDING SECTION



NORTH SOUTH BUILDING SECTION

- BUILDING SECTION NOTES:**
1. BFE IS BASE FLOOD ELEVATION (CIVIL GRADE 11.0)
  2. BFE-24" IS THE CODE REQUIRED MIN. FINISHED FLOOR ELEVATIONS FOR OCCUPIED LEVELS OF NEW CONSTRUCTION (CIVIL GRADE 13.0)
  3. AVERAGE NATURAL GRADE OF OFFICE BUILDING IN PARCEL A IS +9.95' OR 9'-11"
  4. AVERAGE NATURAL GRADE OF RESIDENTIAL BUILDING IN PARCEL B IS +9.44 OR 9'-5"



Multifamily Inspiration Image 1 - Facade Orientation for Views and Solar Optimization



Multifamily Inspiration Image 2 - Projecting Bays



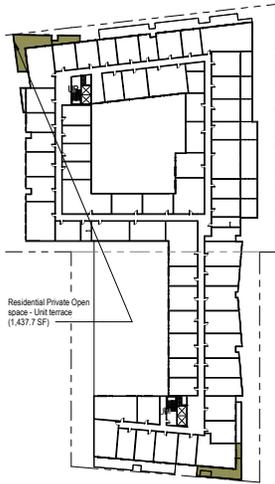
Office Inspiration Image 3 - Porous & Dynamic Parking Screen



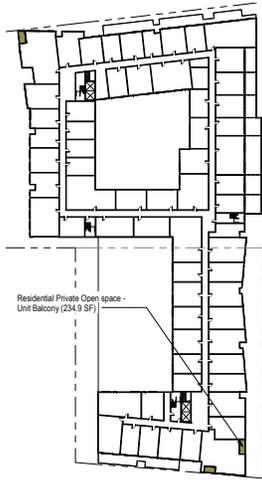
Office Inspiration Image 4 - Prominent Stair to Encourage Usage



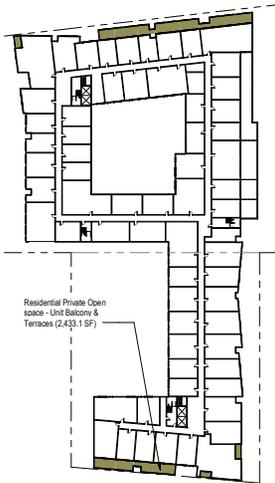
Office Inspiration Image 5 - Expression of Office Use



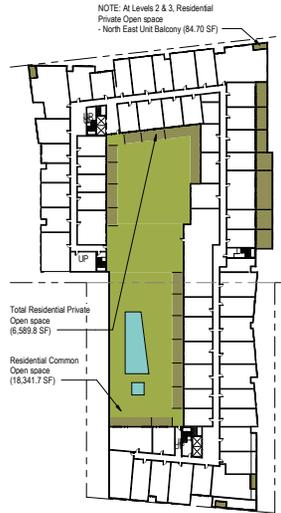
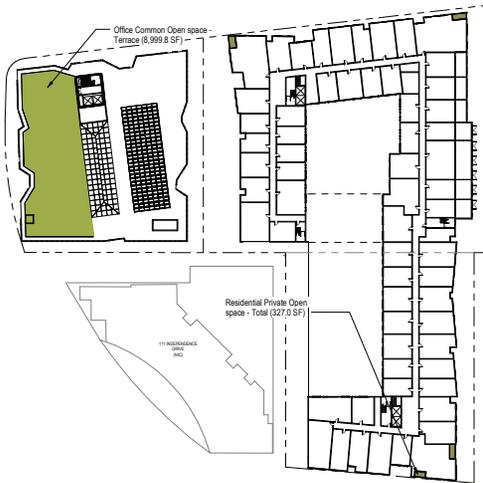
⑦ LEVEL R-07 - Open Space  
1" = 30'-0"



⑥ LEVEL R-06 - Open Space



⑤ LEVEL R-05 - Open Space



② LEVEL R-03 - Open Space



① LEVEL R-01 - Open Space

**Municipal Code 16.45120 (4) - Open Space:**

All development in the Residential-Mixed Use district shall provide a minimum amount of open space equal to 25% of the total lot area, with a minimum amount of publicly accessible open space equal to 25% of the total required open space area.

One hundred (100) square feet of open space per unit shall be created as common open space. In the case of a mix of private and common open space, such common open space shall be provided at a ratio equal to one and one-quarter (1.25) square feet for each one (1) square foot of private open space that is not provided.

**Project Requirements - Open Space:**

25% of the Total Site Area (139,519 SF) = 34,879.8 SF Open Space Required

25% of Required Open Space (34,879.8 SF) = 8,720.0 SF Public Open Space Required

80 SF of Private Open Space per dwelling unit

**NOTE: Additional 15 units not included in Open Space requirement calculation.**

✓ **Project Compliance - Open Space:**  
51,318.8 SF of Open Space provided by design (36.8% of Total Site Area)

Includes:  
Public Open Space: 12,870.0 SF  
Private & Common Open Space: 38,448.8 SF

PUBLIC OPEN SPACE	12,870.0 SF
PRIVATE OPEN SPACE	11,107.3 SF
COMMON OPEN SPACE	27,341.5 SF

**Open Space Summary by Levels:**  
Refer to Sheet A-002b for more detailed open space calculation



LENGTH OF BUILDING FRONTAGE: 227'-7"  
 MIN FRONTAGE WITHIN SETBACKS: 227'-7" x 0.60 = 136'-7"  
 PROPOSED FRONTAGE WITHIN SETBACKS: 153'-6"  
 153'-6" > 136'-7" COMPLIES

CONSTITUTION FRONTAGE



LENGTH OF BUILDING FRONTAGE: 136'-4"  
 MIN FRONTAGE WITHIN SETBACKS: 136'-4" x 0.60 = 81'-10"  
 PROPOSED FRONTAGE WITHIN SETBACKS: 92'-3"  
 92'-3" > 81'-10" COMPLIES

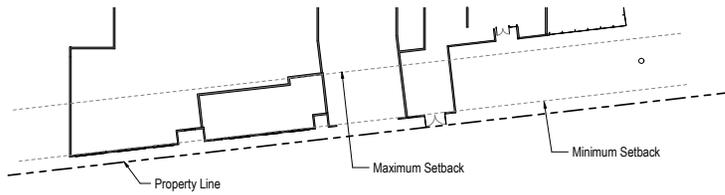
INDEPENDENCE FRONTAGE

**Municipal Code 16.45.120 (1) - Build-to Area Requirement:**  
 Minimum 60% of building frontage at the ground floor, as a percentage of the street frontage length, must be located within the area of the lot between the minimum (0') and maximum (25') setback lines parallel to the street.

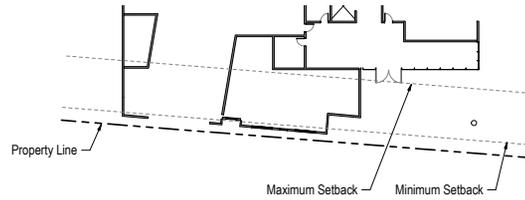
✓ **Project Compliance:**  
 At least 60% of the building frontage located between the minimum and maximum setback lines

■ Portion of the building frontage located between the minimum and maximum setback lines

— Ground Level Height



CONSTITUTION FRONTAGE GROUND FLOOR PLAN



INDEPENDENCE FRONTAGE GROUND FLOOR PLAN



100% BUILDING FACE (UPPER STORIES): 6,352 SF  
 EXEMPT BUILDING FACE: 6,352 SF X 25% = 1,588 SF  
 ELIGIBLE BUILDING FACE: 6,352 SF - 1,588 SF = 4,764 SF  
 REQUIRED STEPBACK FACE: 4,764 SF X 75% = 3,573 SF  
 STEPBACK BUILDING FACE PROVIDED: 5,315 SF  
 5,315 SF > 3,573 SF COMPLIES

CONSTITUTION ELEVATION



100% BUILDING FACE (UPPER STORIES): 3,915 SF  
 EXEMPT BUILDING FACE: 3,915 SF X 25% = 979 SF  
 ELIGIBLE BUILDING FACE: 3,915 SF - 979 SF = 2,936 SF  
 REQUIRED STEPBACK FACE: 2,936 SF X 75% = 2,202 SF  
 STEPBACK BUILDING FACE PROVIDED: 3,249 SF  
 3,249 SF > 2,202 SF COMPLIES

INDEPENDENCE ELEVATION

**Municipal Code 16.45120 (2) - Minimum Stepback:**  
 10' for a minimum of 75% of the building face along public streets for the building's upper stories. A maximum of 25% of the building face along public streets may be excepted from this standard in order to provide architectural variation.

✓ **Project Compliance:**  
 Building steps back at least 10' for 75% of the building face on the upper stories

- Stepped back portion of the building
- - - Base Height



NOTE: NO BUILDING PROJECTIONS ON CONSTITUTION ELEVATION

CONSTITUTION ELEVATION



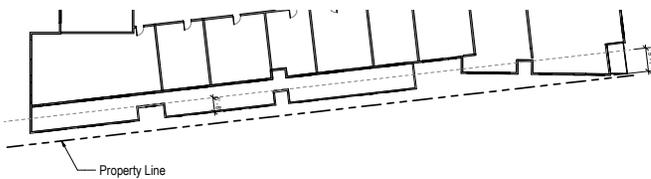
NOTE: ALL BUILDING PROJECTIONS ON INDEPENDENCE ELEVATION LESS THAN 6' FROM REQUIRED STEPBACK

INDEPENDENCE ELEVATION

**Municipal Code 16.45120 (2) - Building Projections:**  
 Maximum 6' from the required stepback for portions of the building above the ground floor

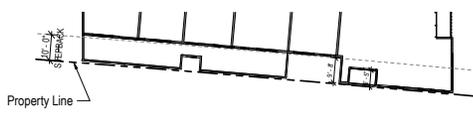
✓ **Project Compliance:**  
 No building projections

- Building projection beyond required stepback
- - - Ground level height



Property Line

CONSTITUTION FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)



Property Line

INDEPENDENCE FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)



MENLO PORTAL  
 MENLO PARK, CA  
 12.10.2019

RESIDENTIAL ZONING COMPLIANCE -  
 BUILDING MASS & SCALE

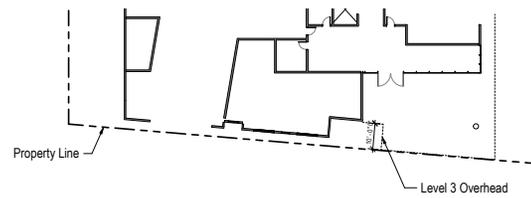
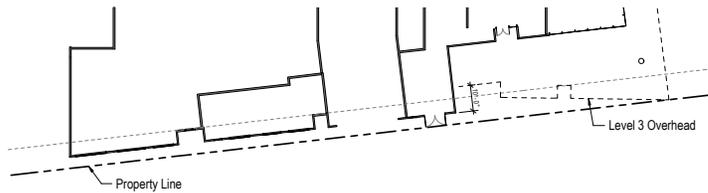
A-016



**Municipal Code 16.45120 (2) - Major Building Modulations:**  
 Minimum one recess of 15' wide by 10' deep per 200' of façade length facing publicly accessible spaces (streets, open space, and paseos) applicable from the ground level to the top of the buildings' base height.

✓ **Project Compliance:**  
 At least one major building recess provided every 200' of façade on Constitution elevations.

- Major building recess
- — Base height



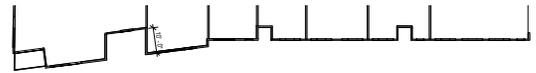


WEST ELEVATION FACING CENTRAL PLAZA

**Municipal Code 16.45120 (2) - Major Building Modulations:**  
 Minimum one recess of 15' wide by 10' deep per 200' of façade length facing publicly accessible spaces (streets, open space, and paseos) applicable from the ground level to the top of the buildings' base height.

✓ **Project Compliance:**  
 At least one major building recess provided every 200' of facade on Constitution elevations.

- Major building recess
- - Base height



WEST FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)



CONSTITUTION ELEVATION



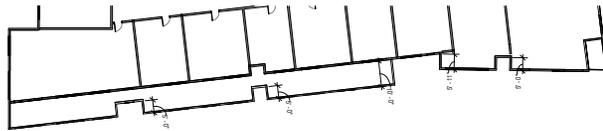
INDEPENDENCE ELEVATION

**Municipal Code 16.45120 (2) - Minor Building Modulations:**  
 Minimum recess of 5' wide by 5' deep per 50' of façade length facing publicly accessible spaces (streets, open space, and paseos).

Building projections spaced no more than 50' apart with a minimum of 3' depth and 5' width may satisfy this requirement in lieu of a recess.

✓ **Project Compliance:**  
 At least one minor building recess or building projection provided every 50' of façade

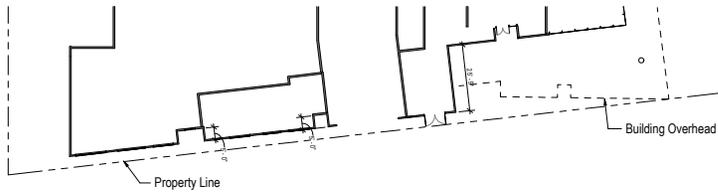
- Minor building recess
- Building projections
- Base height



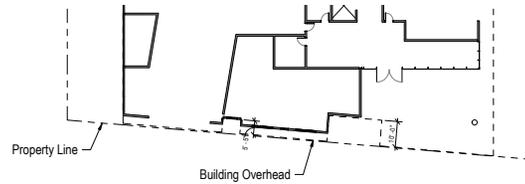
CONSTITUTION FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)



INDEPENDENCE FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)



CONSTITUTION FRONTAGE GROUND FLOOR PLAN



INDEPENDENCE FRONTAGE GROUND FLOOR PLAN



WEST ELEVATION FACING PUBLIC OPEN SPACE



WEST FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)

**Municipal Code 16.45120 (2) - Minor Building Modulations:**  
 Minimum recess of 5' wide by 5' deep per 50' of façade length facing publicly accessible spaces (streets, open space, and paseos).

Building projections spaced no more than 50' apart with a minimum of 3' depth and 5' width may satisfy this requirement in lieu of a recess.

✓ **Project Compliance:**  
 At least one minor building recess or building projection provided every 50' of façade

- Minor building recess
- Building projections
- Base height



GROUND LEVEL FACADE SURFACE: 3,075 SF  
 MIN REQ'D TRANSPARENT GLAZING SURFACE: 2,964 SF X 30% = 923 SF  
 OPAQUE SURFACE PROVIDED: 1,977 SF  
 TRANSPARENT GLAZING SURFACE PROVIDED: 1,098 SF  
 1,098 SF > 923 SF = COMPLIES

CONSTITUTION ELEVATION



GROUND LEVEL FACADE SURFACE: 1,847 SF  
 MIN REQ'D TRANSPARENT GLAZING SURFACE: 1,847 SF X 30% = 554 SF  
 OPAQUE SURFACE PROVIDED: 1,132 SF  
 TRANSPARENT GLAZING SURFACE PROVIDED: 715 SF  
 715 SF > 554 SF = COMPLIES

INDEPENDENCE ELEVATION

**Municipal Code 16.45120 (3) - Ground Floor Transparency:**  
 Minimum 30% for residential uses of the ground floor facade that must provide visual transparency

✓ **Project Compliance:**  
 Transparent glazing exceeds 30% of the ground floor facade. 10% Max facade surface areas to have non-bird friendly glazing.

■ Ground level transparent glazing surface  
 ■ Ground level opaque surface

Ground level height



GROUND LEVEL FACADE SURFACE: 2,284 SF  
 MIN REQ'D TRANSPARENT GLAZING SURFACE: 2,284 SF X 30% = 685 SF  
 OPAQUE SURFACE PROVIDED: 970 SF  
 TRANSPARENT GLAZING SURFACE PROVIDED: 1,314 SF  
 1,314 SF > 685 SF = COMPLIES

WEST ELEVATION FACING PUBLIC OPEN SPACE



CONSTITUTION ELEVATION



INDEPENDENCE ELEVATION

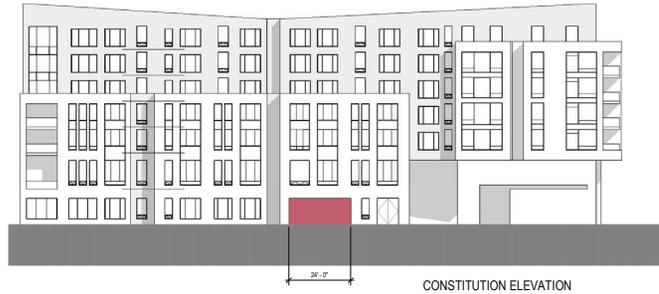


WEST ELEVATION FACING PUBLIC OPEN SPACE

Municipal Code 16.45120 (3) -  
 Minimum Ground Floor Height Along  
 Street Frontage:  
 10' for residential uses

✓ **Project Compliance:**  
 The ground level is 13'-6\"/>

- Ground level
- Ground level height



CONSTITUTION ELEVATION



INDEPENDENCE ELEVATION

**Municipal Code 16.45120 (3) -  
Garage Entrances:**  
Maximum 24' opening for two-way  
entrance

✓ **Project Compliance:**  
A 24' opening for two-way vehicular  
entrance is provided on Jefferson and  
Constitution.

■ Garage opening



CONSTITUTION ELEVATION



INDEPENDENCE ELEVATION

**Municipal Code 16.45120 (3) -  
Building Entrances:**  
One entrance every 100' of building  
length along a public street or paseo.

✓ **Project Compliance:**  
At least one entrance is provided every  
100'.

■ Building entrance



WEST ELEVATION FACING PUBLIC OPEN SPACE



CONSTITUTION ELEVATION

NOTE: NO AWNINGS OR CANOPIES ALONG CONSTITUTION



INDEPENDENCE ELEVATION

NOTE: NO AWNINGS OR CANOPIES ALONG INDEPENDENCE

**Municipal Code 16.45120 (3) -  
Awnings, Signs, and Canopies:**  
Maximum 7' horizontal projection

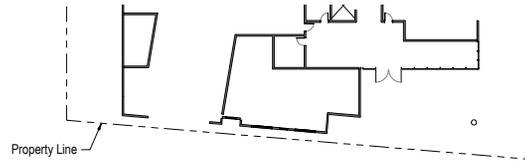
✓ **Project Compliance:**  
No awnings or canopies.

■ Projecting awning and canopy

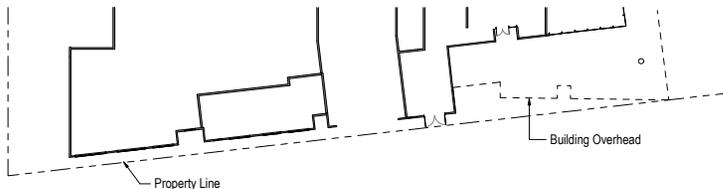


WEST ELEVATION FACING PUBLIC OPEN SPACE

NOTE: NO AWNINGS OR CANOPIES ALONG PUBLIC OPEN SPACE



INDEPENDENCE FRONTAGE GROUND FLOOR PLAN



CONSTITUTION FRONTAGE GROUND FLOOR PLAN



WEST FRONTAGE GROUND FLOOR PLAN



CONSTITUTION ELEVATION



INDEPENDENCE ELEVATION

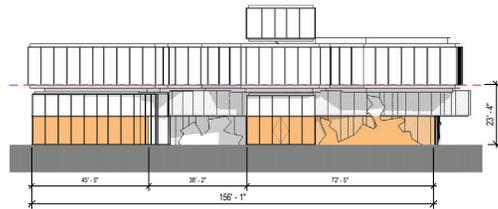


WEST ELEVATION FACING PUBLIC OPEN SPACE

**Municipal Code 16.45120 (6) -**  
**Roof Line:**  
 Roof lines and eaves adjacent to street-facing facades shall vary across a building, including a four-foot minimum height modulation to break visual monotony and create a visually interesting skyline as seen from public streets.

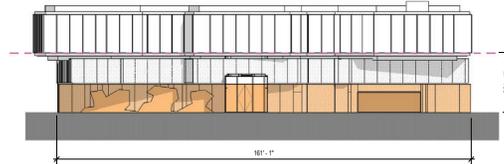
✓ **Project Compliance:**  
 Roof line varies across the building, including a four-foot minimum height modulation.

— Roof line



LENGTH OF BUILDING FRONTAGE: 155'-1"  
 MIN FRONTAGE WITHIN SETBACKS: 155'-1" X 0.80 = 89'-8"  
 PROPOSED FRONTAGE WITHIN SETBACKS: 117'-10"  
 117'-10" > 89'-8" COMPLIES

CONSTITUTION ELEVATION



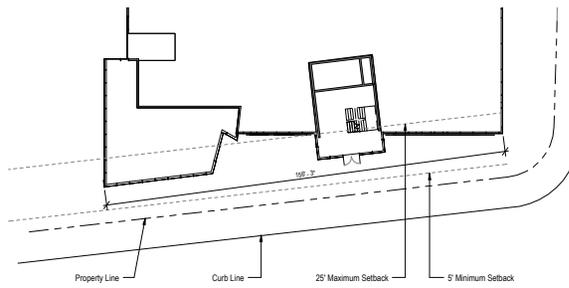
INDEPENDENCE ELEVATION

**Municipal Code 16.45.120 (1) - Build-to Area Requirement:**  
 Minimum 60% of building frontage at the ground floor, as a percentage of the street frontage length, must be located within the area of the lot between the minimum (5') and maximum (25') setback lines parallel to the street.

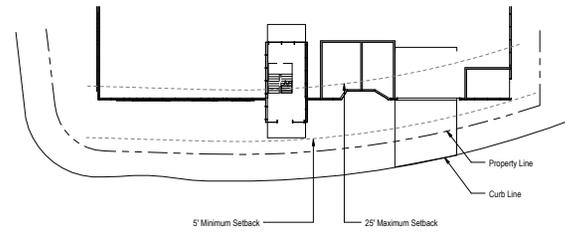
✓ **Project Compliance:**  
 At least 60% of the building frontage located between the minimum and maximum setback lines

■ Portion of the building frontage located between the minimum and maximum setback lines

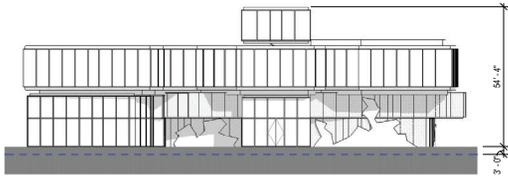
--- Ground Level Height of Office Uses



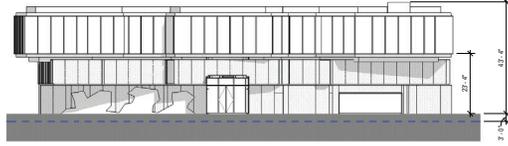
CONSTITUTION FRONTAGE GROUND FLOOR PLAN



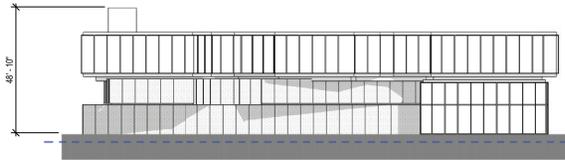
INDEPENDENCE FRONTAGE GROUND FLOOR PLAN



CONSTITUTION FRONTAGE



INDEPENDENCE FRONTAGE

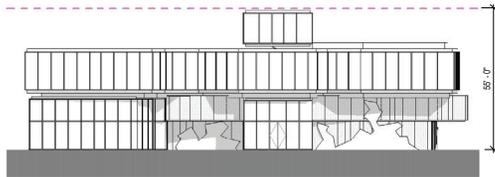


OPEN SPACE ELEVATION

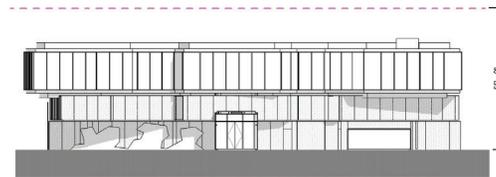
**Municipal Code 16.45.120 (2) -  
Base Height:**  
Maximum 45' height of a building at the  
minimum setback (0') at street. Properties  
within the flood zone or subject to  
flooding and sea level rise are allowed a  
10-foot height increase.

✓ **Project Compliance:**  
Maximum height of the building at the  
minimum setback is less than 55'  
(45'+10'=55')

--- Street level (3'-5' below L1 finished floor)



CONSTITUTION ELEVATION



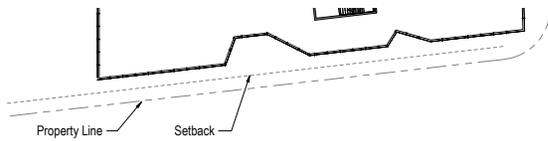
INDEPENDENCE ELEVATION

**Municipal Code 16.43.130 (2) - Building Projections:**  
 Maximum 6' depth of allowable building projections from the required setback for portions of the building above the ground floor.

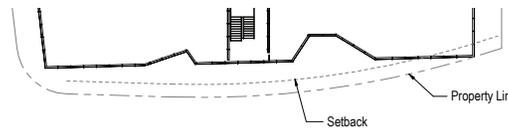
**Project Compliance:**  
 ✓ No projections above the base height.

■ Building projections

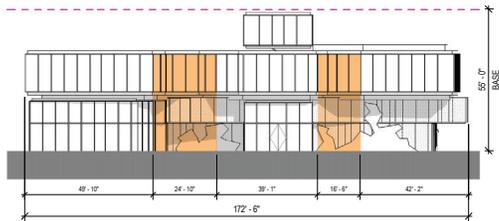
--- Base Height



CONSTITUTION FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)

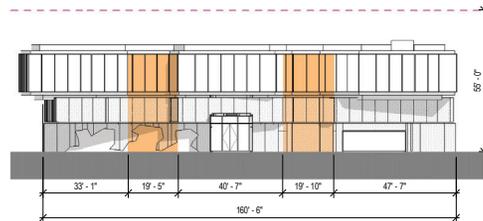


INDEPENDENCE FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)



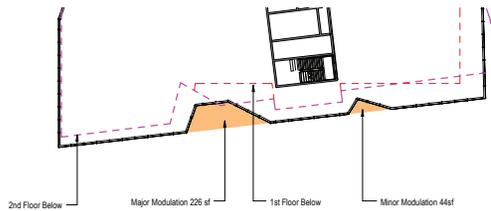
CONSTITUTION ELEVATION

REQUIRED MAJOR RECESSED AREA: 15' X 10' = 150 SF  
 MAJOR RECESS PROVIDED: 221 SF  
 REQUIRED MINOR RECESSED AREA: 5' X 5' = 25 SF  
 MINOR RECESS PROVIDED: 44 SF

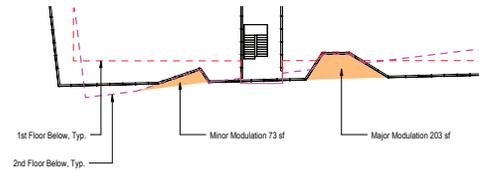


INDEPENDENCE ELEVATION

REQUIRED MAJOR RECESSED AREA: 15' X 10' = 150 SF  
 MAJOR RECESS PROVIDED: 206 SF  
 REQUIRED MINOR RECESSED AREA: 5' X 5' = 25 SF  
 MINOR RECESS PROVIDED: 73 SF



CONSTITUTION FRONTAGE 3RD FLOOR PLAN



INDEPENDENCE FRONTAGE 2ND FLOOR PLAN

**Municipal Code 16.45.120 (2) - Major Building Modulations:**  
 From ground level to the top of the building's base height, provide minimum of one recess of 15' wide by 10' deep per 200' of facade length.

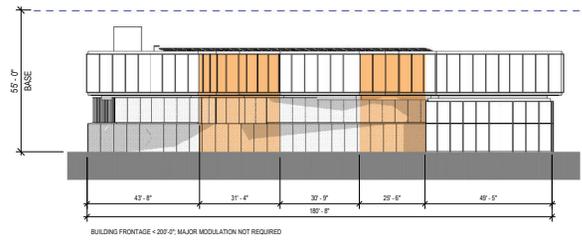
✓ **Project Compliance:**  
 All facades facing publicly accessible spaces are less than 200' in length, and therefore one major building modulation required.

**Minor Building Modulations:**  
 From ground level to the top of the building's base height, provide minimum recess of 5' wide by 5' deep per 50' of facade length for building facades facing publicly accessible spaces.

Building projections spaced no more than 50 feet apart with a minimum of 3' depth and 5' width may satisfy this requirement in-lieu of a recess.

✓ **Project Compliance:**  
 From ground level to the top of the building's base height, the major and minor modulation requirements are satisfied by meeting the area required for each recess, or projection, per the required linear facade length.

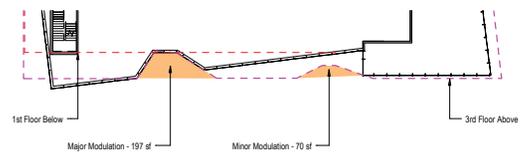
--- Base height  
 ■ Building recess for minor modulation  
 ■ Building projection for minor modulation



REQUIRED MAJOR RECESSED AREA: 15' X 10' = 150 SF  
 MAJOR RECESS PROVIDED: 197 SF

REQUIRED MINOR RECESSED AREA: 5' X 5' = 25 SF  
 MINOR RECESS PROVIDED: 70 SF

EAST ELEVATION FACING PUBLIC OPEN SPACE



CONSTITUTION FRONTAGE 2ND FLOOR PLAN

**Municipal Code 16.45.120 (2) - Major Building Modulations:**  
 From ground level to the top of the building's base height, provide minimum of one recess of 15' wide by 10' deep per 200' of facade length.

✓ **Project Compliance:**  
 All facades facing publicly accessible spaces are less than 200' in length, and therefore one major building modulation required.

**Minor Building Modulations:**  
 From ground level to the top of the building's base height, provide minimum recess of 5' wide by 5' deep per 50' of facade length for building facades facing publicly accessible spaces.

Building projections spaced no more than 50 feet apart with a minimum of 3' depth and 5' width may satisfy this requirement in-lieu of a recess.

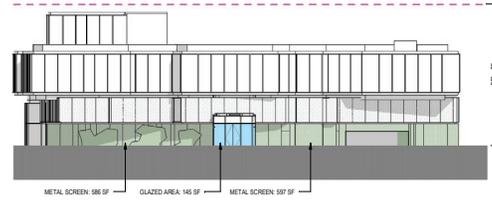
✓ **Project Compliance:**  
 From ground level to the top of the building's base height, the major and minor modulation requirements are satisfied by meeting the area required for each recess, or projection, per the required linear facade length.

--- Base height  
 ■ Building recess for minor modulation  
 ■ Building projection for minor modulation



GROUND LEVEL FACADE SURFACE: 2,229 SF  
 MIN REQ'D TRANSPARENT GLAZING SURFACE: 2,229 SF X 50% = 1,115 SF  
 OPAQUE SURFACE PROVIDED: 0 SF  
 TRANSPARENT GLAZING SURFACE PROVIDED: 1,358 SF  
 METAL SCREEN SURFACE PROVIDED (50% TRANSPARENCY): 871 SF X 50% = 435 SF  
 1,793 SF > 1,115 SF = COMPLIES

CONSTITUTION ELEVATION



GROUND LEVEL FACADE SURFACE: 1,328 SF  
 MIN REQ'D TRANSPARENT SURFACE: 1,328 SF X 50% = 664 SF  
 OPAQUE SURFACE PROVIDED: 0 SF  
 TRANSPARENT GLAZING SURFACE PROVIDED: 145 SF  
 METAL SCREEN SURFACE PROVIDED (50% TRANSPARENCY): 1,183 SF X 50% = 592 SF  
 737 SF > 664 SF = COMPLIES

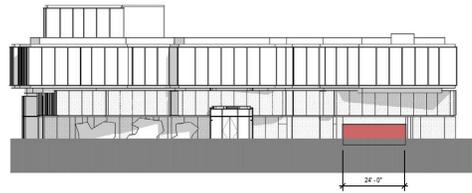
INDEPENDENCE ELEVATION

**Municipal Code 16.45.120 (3) - Ground Floor Transparency:**  
 Minimum 50% of the ground floor for commercial uses that must provide visual transparency

**Project Compliance:**  
 ✓ Transparent glazing exceeds 50% of the ground floor facade. 10% Max facade surface areas to have non-bird friendly glazing.

■ Ground level transparent glazing surface  
 ■ Ground level metal screen

- - - Base Height



INDEPENDENCE ELEVATION

**Municipal Code 16.45.120 (3) -  
Garage Entrances:**  
Maximum 24' opening for two-way  
entrance

✓ **Project Compliance:**  
A 24' opening for two-way vehicular  
entrance is provided on Independence.

■ Garage opening



CONSTITUTION ELEVATION

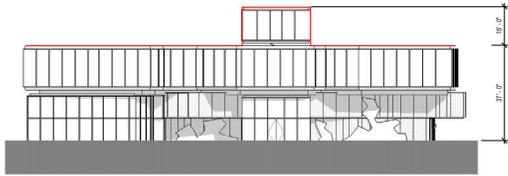


INDEPENDENCE ELEVATION

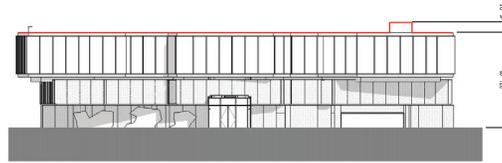
**Municipal Code 16.43.130 (3) -  
Building Entrances:**  
At least one entrance per public street  
frontage.

✓ **Project Compliance:**  
At least one entrance per public street  
frontage is provided.

■ Building entrance



CONSTITUTION ELEVATION



INDEPENDENCE ELEVATION

**Municipal Code 16.45.120 (6G) - Roof Line:**  
 Roof lines and eaves adjacent to street-facing facades shall vary across a building, including a four-foot minimum height modulation to break visual monotony and create a visually interesting skyline as seen from public streets.

✓ **Project Compliance:**  
 Roof line varies across the building, including a four-foot minimum height modulation.

— Roof line



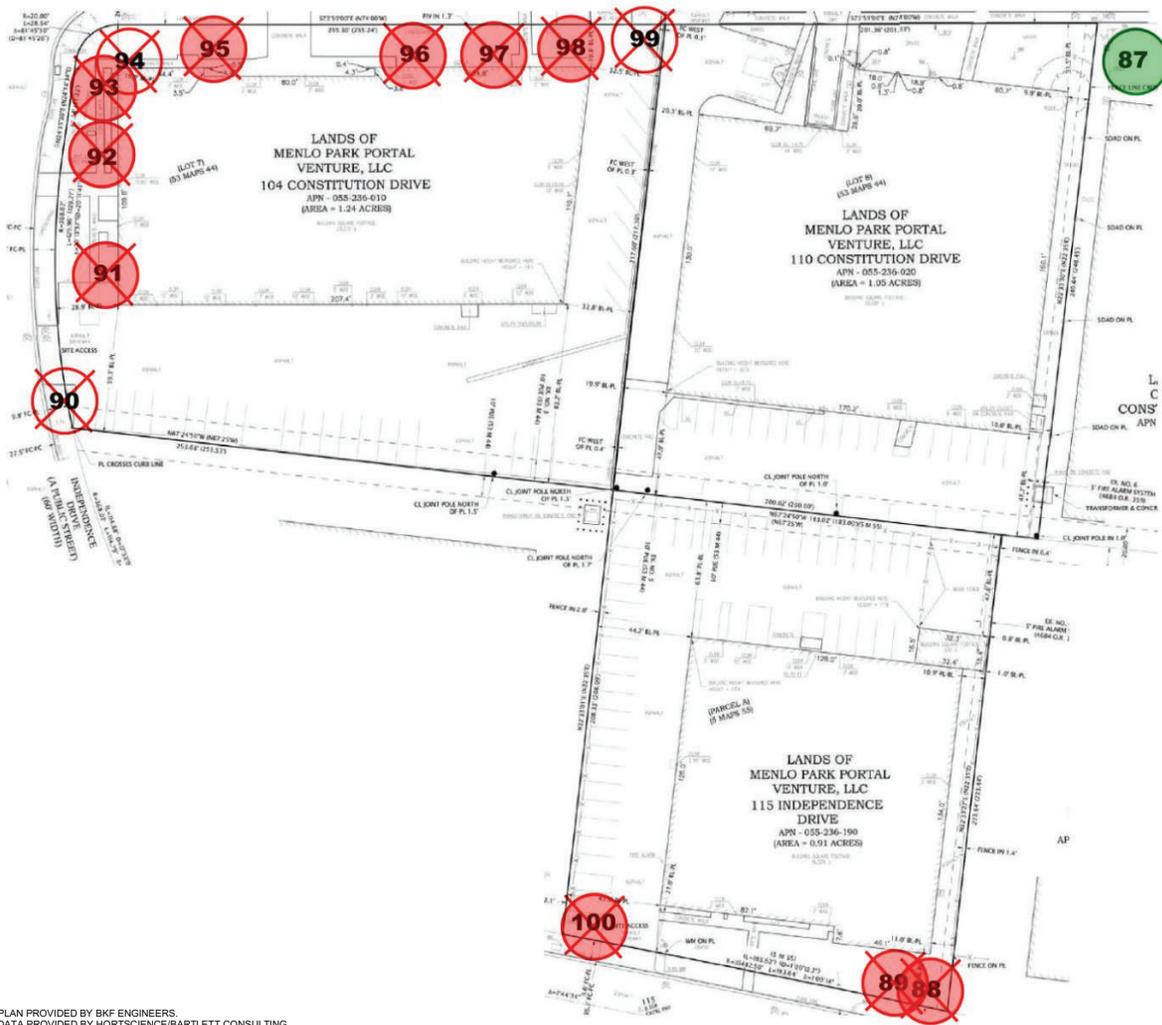
CONSTITUTION DRIVE NORTH STREETSCAPE  
1" = 20'-0"



INDEPENDENCE DRIVE SOUTH STREETSCAPE  
1" = 20'-0"



INDEPENDENCE DRIVE WEST STREETSCAPE  
1" = 20'-0"



**Legend:**

- Non-heritage tree to be removed
- Heritage tree to be removed
- Non-Heritage tree to be preserved and protected
- Heritage tree to be preserved and protected

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Heritage Tree?
87	Chinese tallow	15	4	High	Yes
88	London plane	24	4	High	Yes
89	London plane	23	4	High	Yes
90	Bronze loquat	5	2	Low	No
91	Silver dollar gum	18	3	Low	Yes
92	Silver dollar gum	18	3	Moderate	Yes
93	Silver dollar gum	19	3	Moderate	Yes
94	Silver dollar gum	13	2	Low	No
95	Silver dollar gum	19	4	Moderate	Yes
96	Silver dollar gum	17	3	Moderate	Yes
97	Silver dollar gum	19	3	Moderate	Yes
98	Silver dollar gum	18	3	Moderate	Yes
99	Bronze loquat	4.3	3	Moderate	No
100	London plane	20	4	Moderate	Yes

NOTES:  
 1. BASE PLAN PROVIDED BY BKF ENGINEERS.  
 2. TREE DATA PROVIDED BY HORTSCIENCE/BARTLETT CONSULTING  
 3. TREE DISPOSITION PLAN PREPARED BY PGAdesign LANDSCAPE ARCHITECTS  
 4. FOR MORE INFORMATION SEE ARBORIST REPORT PREPARED BY HORTSCIENCE/BARTLETT CONSULTING NOVEMBER 2019.

STREET LEVEL LANDSCAPE ELEMENTS

STREET TREE: CONSTITUTION

*Gleditsia triacanthos* 'Shademaster' (Honey Locust)



STREET TREE: INDEPENDENCE

*Grevillea robusta* (Silk Oak)



CENTRAL PLAZA TREES

*Ulmus parvifolia* 'Allee' (Allee Chinese Elm)



*Lagerstroemia* sp. (Crape Myrtle)



COLUMNAR TREE AT SERVICE ACCESS DRIVE

*Acer rubrum* 'Armstrong' (Red Maple)



UNDERSTORY PLANTING



BIKE RACKS



TRASH RECEPTACLE



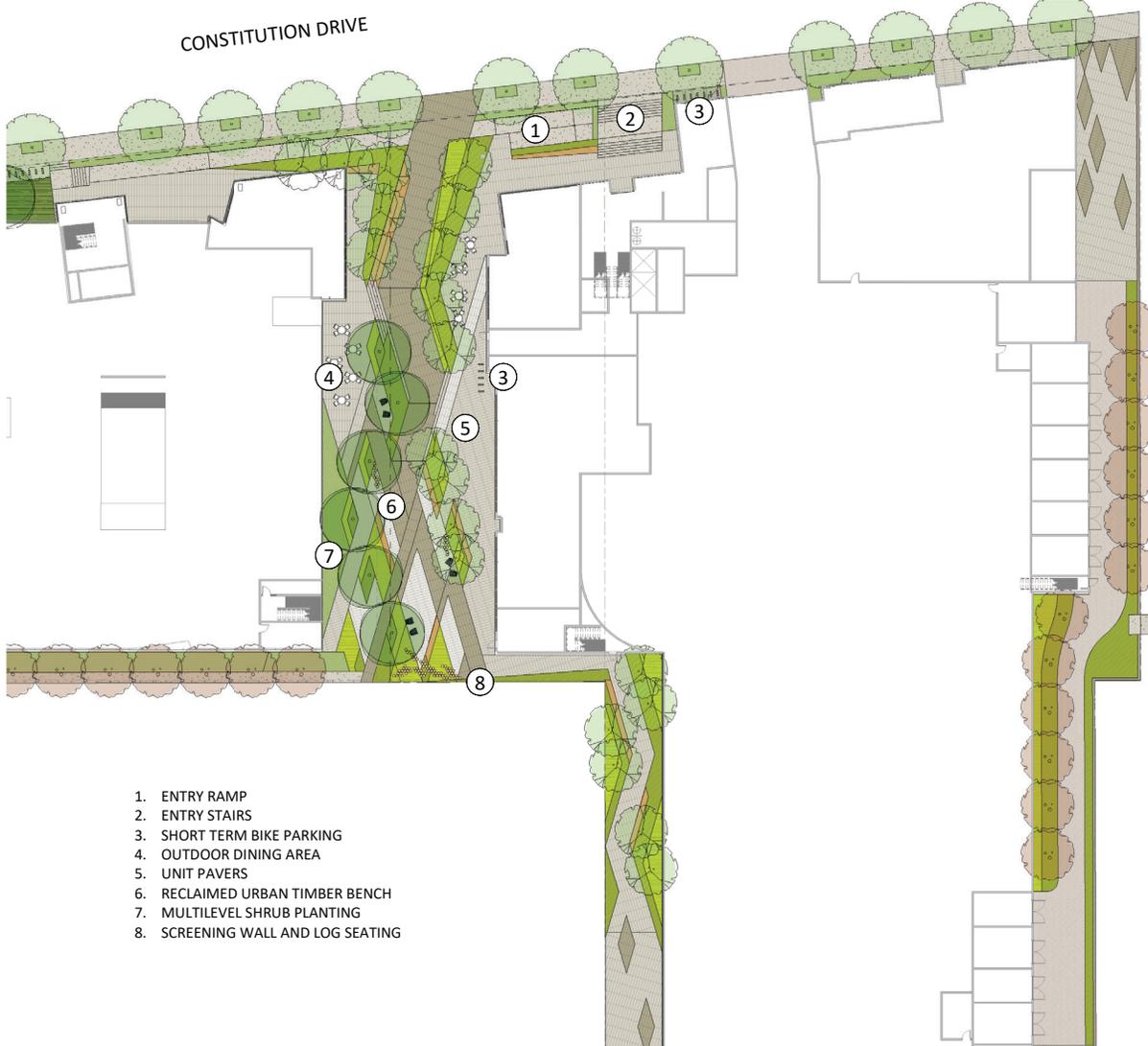
STREET LEVEL LANDSCAPE PLAN - OVERALL VIEW



KEY NOTES

- A. CENTRAL PLAZA
- B. DOG WALKING AREA
- C. SERVICE ACCESS DRIVE
- D. ENTRY RAMP AND STAIR
- E. STREET TREES
- F. BIKE RACKS  
(TOTAL 46 BIKE SPACES)

CENTRAL PLAZA & FRONT ENTRIES LANDSCAPE PLAN ENLARGEMENTS



PAVING & STAIRS BLENDING WITH TIMBER ELEMENTS



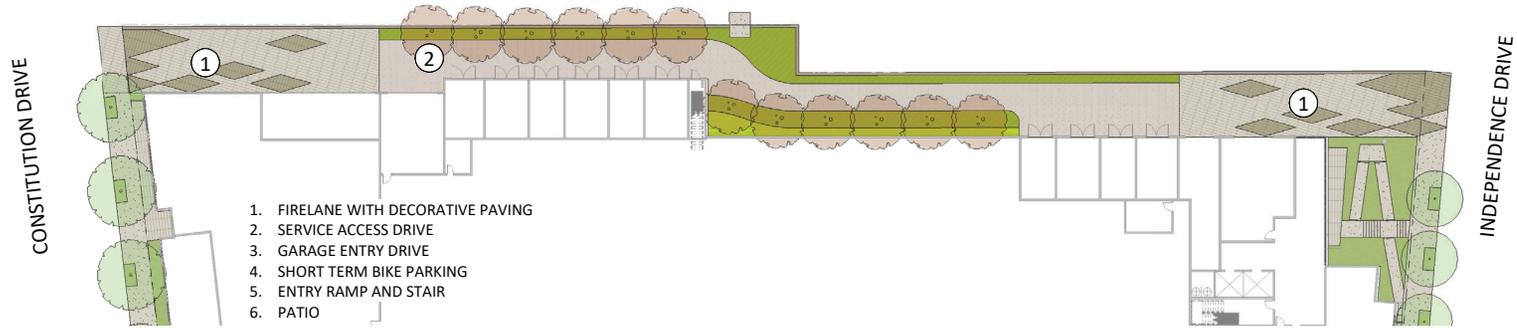
URBAN TIMBER BENCHES WITH ADIRONDACK CHAIRS



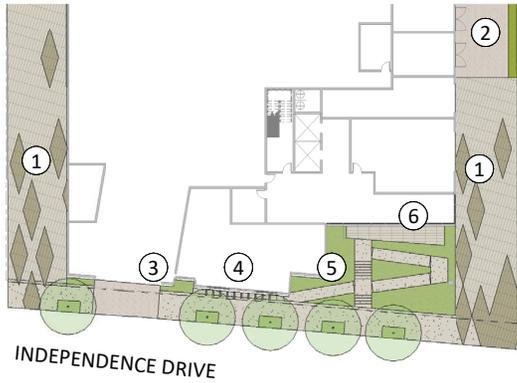
SCREENING WALL WITH END OF LOG SEATING



FIRELANE & SERVICE ACCESS DRIVE AT EAST SIDE LANDSCAPE PLAN



SOUTHERN ENTRY AT RESIDENTIAL LANDSCAPE PLAN



ENTRY RAMPS PRECEDENT IMAGE



DECORATIVE PAVING PRECEDENT IMAGE



RESIDENTIAL COURTYARD LANDSCAPE PLAN - (LEVEL 3)



- KEY NOTES**
- A. MOVIE WALL WITH FIRE PIT SEATING
  - B. ARTIFICIAL TURF AREA
  - C. HALF BOCCO COURT
  - D. OUTDOOR KITCHEN AREA WITH TV WALLS
  - E. POOL AREA WITH SPA
  - F. PRIVATE PATIO

POOL AREA



MOVIE WALL



BOCCO COURT



FOCAL TREES NEAR BOCCO COURT



AMENITY ROOM OPENING OUT INTO KITCHEN AREA



GREYSTAR®

HM  
HELLER MANUS  
ARCHITECTS

BKF 100 YEARS

PGAdesign  
LANDSCAPE ARCHITECTS

MENLO PORTAL  
MENLO PARK, CA  
12-10-19

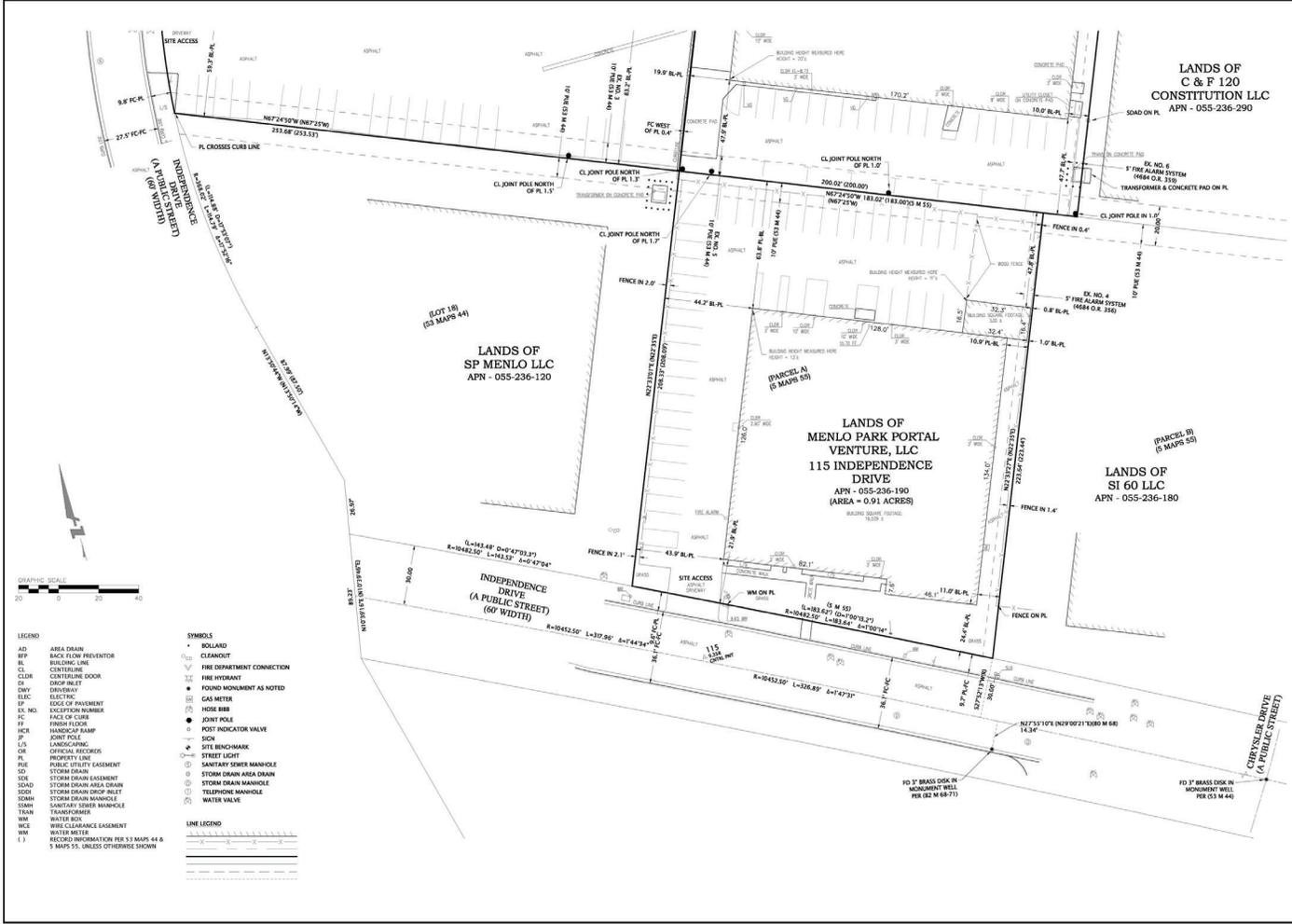
Landscape Plan Residential Courtyard

0 10' 20'

L-005







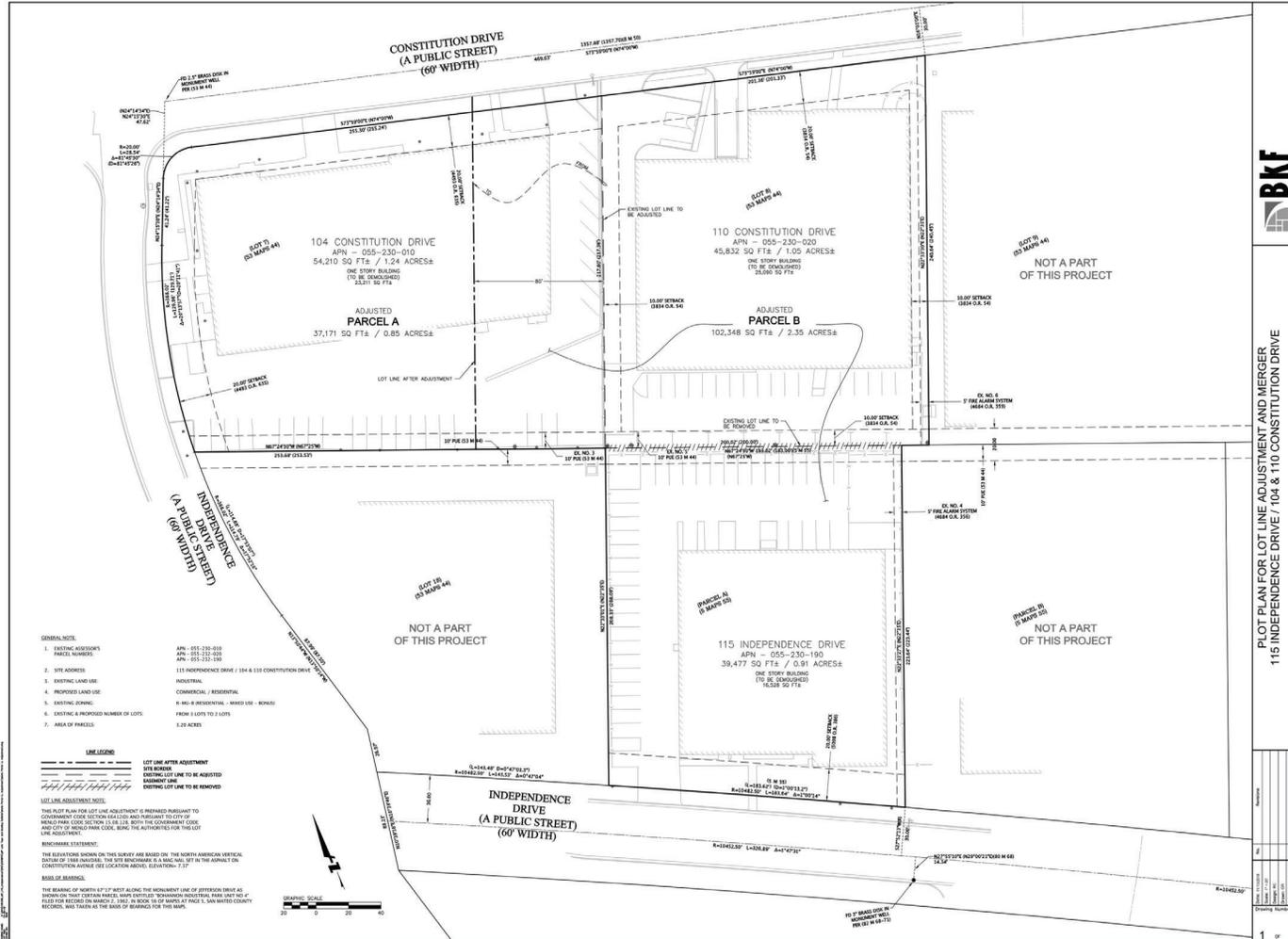
**BKF 100 YEARS**  
ENGINEERS - SURVEYORS - PLANNERS

**104 S 110 CONSTITUTION DRIVE & 115 INDEPENDENCE DRIVE**  
PRO FORMA ALL-T.A./N.S.P.S. LAND TITLE SURVEY

DATE	2/27/2018
BY	W. J. HARRIS
CHECKED	W. J. HARRIS
DATE	2/27/2018
BY	W. J. HARRIS
CHECKED	W. J. HARRIS
DATE	2/27/2018
BY	W. J. HARRIS
CHECKED	W. J. HARRIS

Drawing Number  
**181256**

Sheet  
**3** of **3**



STATE OF CALIFORNIA  
 COUNTY OF SAN MATEO  
 CITY OF MENLO PARK  
**PLOT PLAN FOR LOT LINE ADJUSTMENT AND MERGER**  
**115 INDEPENDENCE DRIVE / 104 & 110 CONSTITUTION DRIVE**



MENLO PORTAL  
 MENLO PARK, CA  
 12.10.2019

LOT LINE ADJUSTMENT

C-004





January 21, 2020

Planning Commission  
City of Menlo Park  
701 Laurel Street  
Menlo Park, CA 94025

**Project Description Letter, Study Session  
115 Independence Drive and 104 - 110 Constitution Drive**

Dear Menlo Park Planning Commission:

We are excited to present this proposal that would deliver 335 new housing units to the Bayfront Area. We recently completed the 146-unit multifamily apartment project at 3645 Haven Avenue, and we look forward to working with you once again to help alleviate the housing and traffic crises in the area.

The proposed project, named "Menlo Portal," is located in the M-2 Area of Menlo Park, north of Highway US 101 and east of Marsh Road. The project site is across 3 contiguous parcels at 104 Constitution Dr., 110 Constitution Dr. and 115 Independence Dr. The project proposes demolishing the existing office/industrial buildings on the 3 parcels that total approximately 139,565 square feet.

The proposed project is located in the R-MU-B zoning district within the General Plan. The Plan seeks to develop a new live/work/play environment in the M-2 area, and we believe this proposed project would advance that vision. Furthermore, this project proposes to deliver maximum residential density by using the bonus level development provisions, which would bring much-needed new housing to the area.

The proposed project which takes advantage of the BMR density bonus consists of 335 apartment units across a single new seven-story building and an approximately 34,819 square foot office building. The residential building includes 324 vehicle parking stalls through a combination of a mechanical stacker system and self-parking and the commercial office building provides 96 parking spaces on two levels, all of it self-parked. The residential building would include two levels of above-grade podium garage with five-levels of residential units above, and would include residential amenities, roof decks, and an outdoor courtyard on the podium level. Additionally, the project proposal incorporates a publicly accessible greenspace between the residential and commercial office buildings from Constitution Drive to the north in order to improve pedestrian activity and accessibility throughout the area.

The context of the site is between Menlo Gateway Phase I which is approximately 135 feet high in the south and Menlo Gateway Phase II Parking Structure 2 which is approximately 90 feet high and Menlo Gateway Phase II Office Building 2 which is approximately 134 feet high to the north. In addition, the proposed development at 111 Independence is 85 feet high. The courtyard of our multifamily building which is 33 feet high opens out to a pedestrian area below which runs adjacent to the proposed 42-foot high office building.

In response to comments received from the Menlo Park Planning Commission during our July 2019 Planning Commission Study Session, our team has focused on updating / advancing the following elements of the project application:

- **Solicit feedback from the community related to neighborhood amenity:** in community outreach sessions over the past several months, our team has gathered ideas directly from members of the Belle Haven and surrounding communities regarding the neighborhood benefit. We're committed to following the City's process for determining the community benefit; our project design retains the 1,600 SF neighborhood amenity space on the ground floor of the office building and we continue to evaluate the best ways to put the community's ideas to work
- **Exploring ways to broaden the reach of our below market rate program:** we've continued to work with Menlo Park Community Development to evaluate the range of acceptable options for a BMR program, noting that Planning Commissioners have encouraged our team to consider ways to make BMR units at our project available to a broader set of individuals
- **Consider how the Central Plaza will function as a community open space:** the Central Plaza is designed to be a vibrant, active, public space. Following recent design changes, the plaza measures 50' across, and 175' deep, the approximate size and shape of Paley Park in New York City, a celebrated public space. The plaza's edges are activated by uses throughout the day and night, including residential amenity spaces, office amenity spaces, and outdoor dining areas connected with each. The plaza features gathering areas for groups of different sizes, ample seating, and lush planting including robust tree canopy. Public art and wayfinding features draw the public into the site and informal seating areas invite visitors to linger rather than just passing through. The plaza's safety is enhanced through open site lines, daytime and nighttime uses, and the overlooking windows of offices and residences. We imagine the plaza activated by morning fitness classes, office workers on lunch breaks, neighbors walking their dogs to get a coffee in the afternoon, and an occasional outdoor movie night or dance performance in the evening.
- **Consider refining the garage exterior screen for the commercial office building:** the refinement of the office building design incorporates massing adjustments for the third level office building, as well as the enhancement of the garage screen by incorporating planting that obscures cars thereby creating an aesthetically pleasing entry character.

As noted above, although we have not completed the value of amenity process with the City which will drive the community benefit process, we've identified an area on the first floor of the commercial office building facing the publicly accessible open space labeled "neighborhood benefit" to be a placeholder for a potential community benefit. In addition, the project is expected to include 48 below market rate units at an average of "low" income level or 80% of the area median income (AMI). These units will be equitably distributed throughout the project.

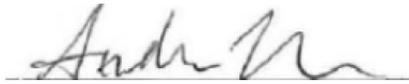
We understand that new projects of this size are subject to architectural control review, and as a result the proposal as presented includes only preliminary design direction. We plan to work with Staff and Planning Commission to further refine the design of this project. Additionally, we plan to engage our active engagement of the community and our future neighbors in order to thoughtfully gather, consider, and incorporate feedback.

We anticipate that the project will ultimately require:

- Environmental review to analyze potential environmental and traffic impacts of the project
- Use permit for bonus level development
- Lot line adjustment and merger to change the boundaries of the existing lots
- Architectural control to review the future design of the project and site improvements
- Below Market Rate (BMR) housing agreement to provide on-site BMR units

We believe that the region is in dire need of more housing, especially as regional employers continue to grow rapidly and traffic worsens. A jobs/housing imbalance is expected to continue into the future, causing further strain on housing availability, increased rents, and traffic. We look forward to working with Planning Commission to deliver this new proposed housing project to Menlo Park.

Sincerely,



Andrew Morcos  
Sr. Development Director  
Greystar

## Menlo Portal Project – Attachment F: Transportation Impact Assessment Study Intersections

The focused EIR will include analysis of 15 intersections as follows:

1. Marsh Road and Bayfront Expressway (State)
2. Marsh Road and US-101 NB Off-Ramp (State)
3. Marsh Road and US-101 SB Off-Ramp (State)
4. Marsh Road and Scott Drive (Menlo Park)
5. Marsh Road and Bay Road (Menlo Park)
6. Marsh Road and Middlefield Road (Atherton)
7. Marsh Road and Florence Street-Bohannon Drive (Menlo Park)
8. Chrysler Drive and Bayfront Expressway (State)
9. Chrysler Drive and Constitution Drive (Menlo Park)
10. Chrysler Drive and Jefferson Drive (Menlo Park)
11. Chrysler Drive and Independence Drive (Menlo Park)
12. Chilco Street and Bayfront Expressway (State)
13. Chilco Street and Constitution Drive (Menlo Park)
14. Willow Road and Bayfront Expressway (State)
15. University and Bayfront Expressway (State)

**Meador, Kaitie M**

---

**From:** jackie leonard-dimmick <akita550@hotmail.com>  
**Sent:** Friday, January 17, 2020 3:43 PM  
**To:** Meador, Kaitie M  
**Subject:** Greystar

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.**

Kaitier Meador:

I read the article in "The Almanac" (1/15/20), 'City Takes on Second Greystar Plan to Add Hundreds of Apartments' by Kate Bradshaw. It stated: "Together, both projects would add 818 new homes to a city where jobs far outnumber housing units."

There has been a lot of publicity about the need for affordable housing and the homeless. Everywhere I look, every local newspaper I read tells about more and more development going up. Some of these buildings will contain "affordable" housing. What is affordable today will not be affordable tomorrow. Before long we will have city to city housing. High density housing "a people factory farm" is not the answer.

The homeless definitely need a place to live, where they feel comfortable. I feel like too much emphasis has been placed on the picture of homelessness - an EFFECT, but little or no energy on the CAUSE. One will get nowhere by constantly baling out an over flowing bath tub. The faucet must first be turned off. The above statement from "The Almanac" makes it quite clear to me. There are too many jobs on the peninsula and/or too many of these jobs hire people from elsewhere, instead of from the local community.

Another issue that few people want to look at is OVER POPULATION - externally and internally, (people coming in from other localities, states and countries, for jobs, and the number of children couples choose to have) .Population plays a BIG role in the health of our environment. It is not just technology that will save(?) us from global warming, climate change and rising tides, but as, if not more important , COMMOM SENSE.

Bottom line is BALANCE. I think we have gone overboard with new construction and it is time to take a break.

Thank you for letting me share a view on this subject from a different angle.

Jackie Leonard-Dimmick

## Meador, Kaitie M

---

**From:** Amy Roleder <amyrol@gmail.com>  
**Sent:** Friday, January 17, 2020 1:33 PM  
**To:** Meador, Kaitie M  
**Subject:** Menlo Uptown and Portal proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.**

Hi Katie,

I would like to comment on the Menlo Uptown proposal. My opinion is, unless the developer makes the majority of the units below market rate, the people who desperately need housing such as our retail and other lower wage earners that are essential to our community and are currently priced out will not be able to afford to live there, which should be the whole point of adding more housing to Menlo Park. So, unless they agree to at least 60% or greater housing below market, I think you should deny it being built.

Other things to consider is that adding this housing is only going to increase traffic further, so unless its for the good of the community, it should not be granted.

Also, the FaceBook expansion hasn't even been fininshed yet. So no new projects should be approved until we can see the traffic impact of that. The traffic problem, as you obviously know, is severe in that area, along with Willow Rd., west of 101.

The Menlo Portal proposal should also not be granted, until again we can see the Impacts of the FaceBook expansion, and the LEAST thing we need is more office space. Please, stop with the office space! Affordable units should also be key to this project as well.

Thank you,  
A. Lupo  
Durham St., Menlo Park

## Meador, Kaitie M

---

**From:** Judy Adams <judyblueeyes1@gmail.com>  
**Sent:** Monday, January 13, 2020 11:47 AM  
**To:** Meador, Kaitie M; \_CCIN  
**Subject:** Menlo Portal proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.**

I applaud the including of a % of affordable/low-income apartments, but would like to see 20% and a specific low-income level listed, as "affordable, below market" is usually woefully out of reach for low-income, minimum wage workforce families. I would further add that I would like to see Menlo Park not consider any developments of office space until we meet an acceptable level of truly low-income housing to bring us up to state requirements or better-than, so that we can restore economic diversity in our community, where workers don't have to drive for an hour or more to get to work, and to include in that requirement, teacher's housing.

Judy Adams  
Menlo Park homeowner, family of 2



## NATIVE AMERICAN HERITAGE COMMISSION

January 8, 2020

Kaitie Meador  
Menlo Park, City of  
701 Laurel Street  
Menlo Park, CA 94025

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**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

SECRETARY  
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(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

**Re: 2020010055, Menlo Portal Project, San Mateo County**

Dear Ms. Meador:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

RECEIVED  
JAN 13 2020  
CITY OF MENLO PARK  
BUILDING DIVISION

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
  
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
  
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
  
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
  
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
  
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

**8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

**9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

**10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**

- a.** Avoidance and preservation of the resources in place, including, but not limited to:
  - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
  - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
  - i.** Protecting the cultural character and integrity of the resource.
  - ii.** Protecting the traditional use of the resource.
  - iii.** Protecting the confidentiality of the resource.
- c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
- e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
- f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

**11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
- b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
  
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: [Nancy.Gonzalez-Lopez@nahc.ca.gov](mailto:Nancy.Gonzalez-Lopez@nahc.ca.gov).

Sincerely,



Nancy Gonzalez-Lopez  
Staff Services Analyst

cc: State Clearinghouse