REGULAR MEETING AGENDA

Date: 7/27/2026
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 846 9472 6242 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Access the live meeting, in-person, at the City Council Chambers
- Access the meeting real-time online at:
  zoom.us/join – Meeting ID# 846 9472 6242
- Access the meeting real-time via telephone (listen only mode) at:
  (669) 900-6833
  Regular Meeting ID # 846 9472 6242
  Press *9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:
  planning.commission@menlopark.gov*
  Please include the agenda item number related to your comment.

  *Written comments are accepted up to 1 hour before the meeting start time. Written messages are provided to the Planning Commission at the appropriate time in their meeting.

Subject to change: The format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the city website menlopark.gov. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.gov/agendas).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. 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

E1. Approval of minutes from the July 13, 2026 Planning Commission meeting (Attachment)

F. Public Hearing Item

F1. Use Permit Revision and Architectural Control Permit Revision/The Sobrato Organization/123 Independence Dr. (formerly 119-127 Independence Dr. and 1205 Chrysler Dr.) and 138 Constitution Dr. (formerly 130 Constitution Dr.):
Consider and adopt a resolution approving use permit and architectural control permit revisions for a previously approved bonus level development project with 432 multi-family dwelling units, comprised of 316 rental units and approximately 2,000 square feet of commercial space within one five-story apartment building and 116 for-sale townhome units across 22 buildings. The proposed revisions include changes to the development phasing of the apartment building and townhome project components, and the phasing and design of a temporary publicly accessible paseo through the townhome site to accommodate pedestrian and emergency vehicle access until the future townhome component is developed. The project site is located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. Determine that these actions are consistent with the previously certified project Final Environmental Impact Report. (Staff report #26-032-PC)

G. Regular Business Item

G1. Architectural Control Revision/Samantha Nowlin/1540 El Camino Real:
Consider and adopt a resolution to approve an architectural control permit revision to make exterior improvements to an existing building at 1540 El Camino Real in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The modifications would include the installation of a walk-up ATM for a proposed Mechanics Bank surrounded by new dark gray cladding, new exterior light fixtures, and the replacement of a small portion of landscaping with concrete to provide an accessible approach to the proposed ATM within the front setback area. The modifications would not affect the gross floor area. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff report #26-033-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: August 10, 2026
- Regular Meeting: August 24, 2026

I. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning 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 before, the public hearing.

Any writing that is distributed to a majority of the Planning 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 by request by emailing the city clerk at jaherren@menlopark.gov. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

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REGULAR MEETING DRAFT MINUTES

Date: 7/13/2026
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 846 9472 6242 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Silverstein called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Present: Ross Silverstein (Chair), Katie Behroozi (Vice Chair), Andrew Ehrich, Katie Ferrick, Nancy Larocca Hedley, Jennifer Schindler,

Absent: Misha Silin

Staff: Matthew Ball, Assistant Planner; Calvin Chan, Senior Planner; Jacob Garcia, Contract Planner; Monica Roy, Planning Technician; Corinna Sandmeier, Principal Planner; Mariam Sleiman, City Attorney's Office

C. Reports and Announcements

Planner Sandmeier said the City Council at its July 14, 2026 meeting would consider an appeal of the Planning Commission's approval of the use permit and associated variances for 305 Haight Street and that the City Council agenda also includes an informational item on the Housing Element Regional Housing Needs Allocation capacity and progress and tentative project schedule for development on parking plazas.

Commissioner Schindler reported on a book she read recently on affordable housing development called Bittersweet Lane: Creating Home(s) in the American Affordable Housing Crisis by Jamie Madden. She also commented on the upcoming City Council item regarding the Regional Housing Needs Allocation capacity and progress.

D. Public Comment

Chair Silverstein opened public comment and closed it as no persons requested to speak.

E. Consent Calendar

E1. Approval of minutes from the June 22, 2026 Planning Commission meeting (Attachment)

Chair Silverstein opened public comment and closed it as no persons requested to speak.
ACTION: 5-0, with Commissioner Silin absent and Chair Silverstein abstaining.

F. Public Hearing Items

F1. Use Permit/Daniel Warren/1024 Sevier Ave.:
Consider and adopt a resolution to approve a use permit for interior modifications and first and second story additions to a single-family residence that would exceed 50% of the replacement value of the existing nonconforming structure in a 12-month period. The proposal also requires use permit approval for a two-story residence that exceeds 50% of the existing floor area on a substandard lot with regard to minimum lot area and minimum lot width in the R-1-U (Single-Family Urban Residential) zoning district, at 1024 Sevier Ave. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff report #26-027-PC)

Planner Ball said staff would correct the date in the conditions of approval to July 13, 2027 for the expiration of the use permit.

Chair Silverstein opened the public hearing and closed it as no persons requested to speak.

Commissioners received clarification from staff regarding the measurement of floor to ceiling height.

ACTION: Motion and second (Silverstein/Hedley) to adopt a resolution approving the item as presented; passes 6-0, with Commissioner Silin absent.

F2. Use Permit/Hao Wang/1908 Menalto Ave.:
Consider and adopt a resolution to approve a use permit to demolish an existing single-story duplex, and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot depth in the R-2 (Low Density Apartment) zoning district. This project would include an accessory dwelling unit (ADU), which is a permitted use not subject to discretionary review. Determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. (Staff report #26-028-PC)

Planner Ball said staff had no updates to the published staff report.

Commissioners received clarification from the applicant on the proposed lawn and the lack of a door between the main house and the ADU.

Chair Silverstein opened the public hearing and closed it as no persons requested to speak.

Commissioners received clarification from staff regarding the development potential in the R-3 zoning district.

ACTION: Motion and second (Ehrich/Silverstein) to adopt a resolution approving the item as presented; passes 6-0, with Commissioner Silin absent.

F3. Use Permit, Architectural Control, Major Subdivision, and Below Market Rate (BMR) Housing Agreement/Douglas McBeth/624 University Dr.:
Consider and adopt resolutions to 1) approve a use permit, architectural control permit, and below market rate (BMR) housing agreement to demolish four existing residential units and construct five new three-story residential buildings with a total of six dwelling units and associated site improvements, on a substandard lot with respect to lot width in the in the R-3 (Apartment) zoning district; and 2) recommend to City Council approval of a vesting tentative subdivision map to subdivide the property into six condominium units, and denial of a State Density Bonus Law (SDBL), Government Code Section 65915 and relevant amendments, fees concession request, at 624 University Dr. The project would include two units for sale at below market rate (BMR), with one unit affordable for households earning up to 50 percent area median income (very low-income) and one unit affordable for households earning up to 80 percent area median income (low-income), and is being submitted subject to the SDBL, Government Code Section 65915 and relevant amendments, which permit exceptions to the City's Zoning Ordinance requirements. The applicant is requesting SDBL waivers from development standards to decrease the minimum front and rear setbacks, and modify the building profile requirement. In addition to requested waivers, the applicant is requesting three SDBL concessions to the BMR Guidelines pertaining to dispersed location of BMR and market rate units; proportionate number of bedrooms amongst BMR and market rate units; and proportionate floor area amongst BMR and market rate units. The applicant is also requesting a SDBL concession to waive certain fees for the two BMR units. The project utilizes SDBL for calculating the sales price of below market rate units based on household size. Determine this action is statutorily exempt pursuant to CEQA Guidelines Section 15195, Residential Infill and categorically exempt pursuant to CEQA Guidelines Section 15332, Class 32 Infill. The Planning Commission is the final decision-making body on the requested use permit, architectural control and BMR agreement. The Planning Commission is a recommending body to the City Council on the major subdivision and the request to waive certain fees. (Staff report #26-029-PC)

Chair Silverstein said the applicant requested to continue the item.

Planner Sandmeier said the applicant's attorney is online to answer any questions.

Commissioners received clarification from staff that if the applicant ultimately applied for a different fourth concession, instead of the concession for a fee waiver, staff would need to assess the review process based on the proposed revisions to the project.

Chair Silverstein opened the public hearing and closed it as no persons requested to speak.

ACTION: Motion and second (Silverstein/Hedley) to continue the item to a future date; passes 6-0, with Commissioner Silin absent.

F4. Use Permit, Architectural Control, Major Subdivision, Below Market Rate (BMR) Housing Agreement, Environmental Review/Habitat for Humanity Greater San Francisco/335-355 Pierce Road (Laurel Landing):

Consider and adopt resolutions to 1) approve a use permit, architectural control permit, and below market rate (BMR) housing agreement to construct two new three-story multifamily residential buildings consisting of eight townhome dwelling units and associated site improvements on a vacant substandard lot with regard to minimum lot depth in the R-3 (Apartment) zoning district; and 2) recommend to the City Council approval of a vesting tentative subdivision map to merge two parcels into one and subdivide the site with eight residential condominium parcels and one common area parcel, and denial of a State Density Bonus Law (SDBL), Government Code Section 65915 and relevant amendments, fees concession request, at 335-355 Pierce Road. The project, referred to as “Laurel Landing” by Habitat for Humanity Greater San Francisco, would include all BMR residential units to be owned and occupied by households earning no more than 80 percent of area median income (Low Income) and is being reviewed subject to SDBL which permits exceptions (12 SDBL waivers and 5 SDBL concessions requested) to the City's Zoning Ordinance requirements. Determine this action is categorically/statutorily exempt under CEQA Guidelines Sections 15183, 15194, and 15332. The Planning Commission is the final decision-making body on the requested use permit, architectural control permit, and BMR housing agreement. The Planning Commission is a recommending body to the City Council on the major subdivision and SDBL fees concession request. (Staff report #26-030-PC)

Planner Chan provided an update to the staff report to note receipt of 15 additional letters of support for Laurel Landing that were submitted following staff report publication.

Planner Chan introduced Habitat for Humanity Greater San Francisco staff present for the meeting: Robert Smith, Project Manager, Real Estate Development, and Felix AuYeung, Chief Real Estate Officer. Robert Smith provided a presentation for the proposed project.

Chair Silverstein opened the item for public comment and four individuals provided public comment: Dina Abarca, John Tastor, Pam D. Jones, and Miyko Harris-Parker. The commenters expressed support for Laurel Landing, emphasizing the uniqueness and positive qualities of affordable homeownership opportunity in the Belle Haven community, especially as managed by Habitat for Humanity Greater San Francisco.

Commissioners asked staff clarifying questions, expressed general support for the project, and deliberated the State Density Bonus Law (SDBL) fees concession request for which the Planning Commission is a recommending body to the City Council.

ACTION: Motion and second (Schindler/Ferrick) to approve staff report Attachment A as submitted. Attachment A is a draft Planning Commission resolution approving the use permit, architectural control permit, and BMR housing agreement, and has been structured to grant all 12 SDBL waiver requests and grant SDBL concession requests numbers 1-4 in Table 5 of the July 13, 2026 staff report; passes 6-0, with Commissioner Silin absent.

ACTION: Motion and second (Ehrich/Hedley) to approve staff report Attachment B with the following modifications; passes 6-0, with Commissioner Silin absent.

Attachment B is a draft Planning Commission resolution recommending to the City Council:

1) Approval of a vesting tentative subdivision map to merge two parcels into one and subdivide the site with eight residential condominium parcels and one common area parcel, and
2) Denial of the SDBL fees concession request (concession request number 5 in Table 5).

The Planning Commission directed modifications to Attachment B to:

1) Recommend that the City Council approve the vesting tentative subdivision map as submitted, and
2) Recommend that the City Council either waive or substantially reduce the Recreation In-Lieu fee (estimated at $372,400) for this project in a manner that considers the policy implications for future projects and that specifically recognizes both the value and uniqueness of affordable home ownership projects for Menlo Park.

The Planning Commission also recommended that all other development impact and permitting fees listed in the July 13, 2026, Planning Commission staff report for the project be maintained and collected per the City's Master Fee Schedule.

F5. Development Agreement Annual Review/Cyrus Sanandaji, Presidio Bay Ventures/1300 El Camino Real and 550 Oak Grove Ave.:
Consider and adopt a resolution to determine that Presidio Bay Ventures has demonstrated good faith compliance with the terms of the Development Agreement for the period of April 2025 to March 2026 for the Springline project at 1300 El Camino Real. Review of the Development Agreement does not qualify as a project under CEQA. (Staff report #26-031-PC)

Planner Sandmeier said there are no updates to the staff report.

Chair Silverstein opened the public hearing and closed it as no persons requested to speak.

Commissioners received updates from the applicant on lessons learned since the design of the project including use definitions and parking.

ACTION: Motion and second (Silverstein/Ferrick) making a determination that Presidio Bay Ventures has demonstrated good faith compliance with the terms of the Development Agreement for the period of April 2025 to March 2026; passes 6-0, with Commissioner Silin absent.

G. Informational Items

G1. 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: July 27, 2026

Planner Sandmeier said the agenda would include use permit and architectural control permit revisions for 123 Independence Drive and an architectural control permit revision for 1540 El Camino Real.

Chair Silverstein said he would be out of town and hadn't decided if he would participate remotely.

- Regular Meeting: August 10, 2026

Chair Silverstein and Commissioner Ehrich said they would be absent for the August 10th meeting.

H. Adjournment

Chair Silverstein adjourned the meeting at 9:25.

Staff Liaison: Corinna Sandmeier, Principal Planner

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **7/27/2026**
Staff Report Number: **26-032-PC**

Public Hearing: **Consider and adopt a resolution approving use permit and architectural control permit revisions for a previously approved bonus level development project with 432 multifamily dwelling units, comprised of 316 multifamily rental units and approximately 2,000 square feet of commercial space within one five-story apartment building and 116 for-sale townhome units across 22 buildings, located in the R-MU-B (Residential Mixed Use, Bonus) zoning district at 123 Independence Dr. (formerly 119-127 Independence Dr. and 1205 Chrysler Dr.) and 138 Constitution Dr. (formerly 130 Constitution Dr.), including changes to the development phasing of the apartment building and townhome project components, and the phasing and design of a temporary publicly accessible paseo through the townhome site to accommodate pedestrian and emergency vehicle access until the future townhome component is developed. Determine that these actions are consistent with the previously certified project Final Environmental Impact Report.**

Recommendation

Staff recommends that the Planning Commission adopt a resolution to approve revisions to the previously approved use permit and architectural control permit to allow the applicant to incorporate development phasing clarifications and modifications to the conditions of approval and changes to the phasing of the publicly accessible paseo, including the design of a temporary paseo on the townhome site until the townhome development and remainder of the permanent paseo are completed (Attachment A).

Policy Issues

The proposed project requires the Planning Commission to consider the merits of the project modifications, including project consistency with the City's Municipal Code and other adopted policies and programs. As part of the requested revisions to the use permit and architectural control permit, the Planning Commission will need to consider the appropriateness of the clarifications and modifications to the project sequencing envisioned in the conditions of approval, which mainly involve a focus on

prioritizing the development of the apartment building before the townhomes, while also more explicitly allowing flexibility for the project sequencing of either phase to occur first.

For the architectural control revisions, the Planning Commission will need to consider the design of a temporary paseo and other related site improvements until the complete paseo is constructed as part of the townhome portion of the project. The Planning Commission will also need to consider the revisions to the project in relation to the City's adopted General Plan. The proposed revisions do not include any changes to the previously approved building and unit design, unit type and quantity, below market rate housing (BMR) agreement, use of hazardous materials, subdivision map, site landscaping excluding the paseo landscape design, other on- and off-site improvements, or modifications to project map conditions.

Background

Site location

The project site consists of two parcels zoned R-MU-B (Residential Mixed Use-Bonus) with a total of approximately 8.15 acres, which was recently remapped. One parcel fronting Constitution Drive was reassigned the address of 138 Constitution Dr. (from 130 Constitution Dr.), while the other parcel, fronting Independence Dr. and Chrysler Dr., is comprised of five parcels that were recently combined into one parcel addressed 123 Independence Dr. Both of the properties are vacant, and the applicant is currently working with Pacific Gas and Electric (PG&E) to complete underground utility relocation work.

For the purposes of this staff report, Bayfront Expressway (California State Route 84) is considered to have a north-south orientation, and all compass directions referenced will use this orientation. The project site is located west of Bayfront Expressway. The parcels to the east and west of the project site are in the commercial business park (M-3-X) zoning district and are part of the Menlo Gateway project. The parcels to the north are also in the R-MU-B zoning district, with the 335-unit Vasara residential building located at 110 Constitution Dr. now complete. The parcels to the south and across Chrysler Dr. are generally in the R-MU-B zoning district and Office, Bonus (O-B) zoning district and currently contain office and industrial buildings. A location map is provided in Attachment B.

Project history

At the public hearing on Aug. 28, 2023, the Planning Commission considered and adopted resolutions for the following actions:

- Certification of the Final Environmental Impact Report (Final EIR) that analyzed the potential environmental impacts of the proposed project and adoption of the CEQA findings to address impacts, and approval of the Mitigation, Monitoring, and Reporting Program (MMRP) for the proposed project to mitigate impacts to less than significant with mitigation;
- Use permit approval for bonus-level development in exchange for the provision of community amenities, and to modify bird friendly design requirements; and
- Architectural control approval for the design of the new buildings and associated site improvements.

These approvals are to allow the applicant to redevelop the project site with a five-story, multifamily 316-unit rental apartment building, including an approximately 2,000-square-foot commercial space on the ground floor, and one underground level and one ground floor level of podium parking, located at the 138 Constitution Dr. site; and 116 for-sale condominium units in 22 three-story townhome buildings with

associated surface level parking, recreational open spaces, and landscaping proposed throughout the 123 Independence Dr. site. Of the 316 units in the apartment development, 56 would be rental units affordable to low-income households, and 18 of the 116 for-sale condominium units in the townhome development would be affordable to moderate-income households. Hyperlinks to the Aug. 28, 2023 Planning Commission staff report and minutes are available as Attachments C and D, respectively.

At its Sept. 26, 2023 meeting, the City Council reviewed and approved the Below Market Rate (BMR) housing agreements and vesting tentative map for the project. Hyperlinks to the Sept. 26, 2023 City Council staff report and minutes are available as Attachments E and F, respectively.

Project updates since entitlement approval

In fall 2024, the applicant submitted demolition permits to demolish the existing buildings and rough grading permits to prepare the site for future construction. Three demolition permits completed final inspection in July 2025. The grading permits were issued in summer 2025. A building permit for the proposed apartment building was submitted in Sept. 2025 and is under review. There is utility line construction currently underway across the 123 Independence Dr. lot. No building permit applications have been submitted for the townhome parcel at 123 Independence Dr.

Separately, the applicant is working with the Public Works Department to complete mapping phases that will align with the proposed project, which is a ministerial process and does not require discretionary review. This would include the eventual division of the 123 Independence Dr. parcel into smaller parcels to accommodate groupings of the various townhome buildings and would allow for the townhome units to be sold individually as for-sale units. The mapping phases would be consistent with the proposed use permit and architectural control revisions.

Analysis

Project description

The applicant anticipated constructing both the apartment and townhome components of the project within a similar timeframe; however, given current economic conditions, the applicant is concentrating on the apartment development, expressing a desire to partner with a separate developer to complete the townhomes. As a result, the project will be developed in two phases, with the apartment buildings most likely being completed and occupied first and the townhomes being constructed at a future date. The applicant is seeking to modify the conditions of approval for the use permit and architectural control permit to clarify roles and responsibilities for potential development partners and allow for added flexibility between the two phases in case the townhomes are able to proceed ahead of the apartment building. The proposed modifications to the conditions of approval are analyzed below.

Modifications to conditions of approval

The applicant is proposing a series of changes to the conditions of approval for the use permit and architectural control approvals to more explicitly allow for phasing of several of the project's major commitments and development milestones, while also enabling flexibility for the townhome development to independently develop and achieve project milestones before or after apartment development work occurs. Table 1 provides a summary breakdown of all proposed changes. There are two main categories of conditions. Conditions that begin with the number 1 are standard conditions, while conditions that are

numbered with 2 are project specific conditions. The conditions are further broken down based on the division responsible for reviewing the condition (either general, which is primarily the responsibility of Planning, Engineering, or Transportation, or a specific division as noted). Each of these divisions and the City Attorney have reviewed the changes, in addition to the paseo modifications mentioned later in this staff report. Attachment A, Exhibit D includes the proposed conditions, and Attachments G and H contain the original conditions of approval and a tracked change version of the approved conditions with requested modifications, respectively.

Table 1: Proposed modifications to conditions of approval

2023 Condition number	2026 condition number	Proposed changes
General standard conditions		
Condition 1a	Condition 1a	Additional statement to note the proposed modifications to the paseo since the 2023 Planning Commission approval, with a reference to the revised paseo plans.
Engineering standard conditions		
Condition 1cc	Condition 1cc	Additional clause to require "no objection" letters from all applicable utility companies regarding any public utility easements to be abandoned.
Condition 1ff	Condition 1ff	Additional language to clarify that all potential utility conflicts, whether within the public right-of-way or a public easement, would need to be potholed, with actual depths recorded and included in plans for submittal.
Condition 1kk	Condition 1kk	Language revised to clarify that all encroachment permits for work in the right-of-way or public easements would be required from the City, instead of the appropriate jurisdiction.
Planning project-specific conditions		
Condition 2k	Condition 2k	Instead of generally stating that the project proponent would construct the entire paseo (between Independence Dr. and Constitution Dr.) before the first occupancy of any building, the apartment project proponent would be required to construct the paseo as shown in the supporting revised paseo plans referenced in Condition 1a above, prior to first occupancy for the apartment building. In addition, the remaining elements of the paseo would need to be completed by the townhome proponent prior to final certificate of occupancy for the townhome buildings.

Condition 2l(i)	Condition 2l(i)(a)	Instead of requiring only City Manager approval and recordation with the County of San Mateo for the irrevocable easement agreement prior to the occupancy of the first unit and/or building, this condition has been split into parts (a) and (b) for two scenarios. In part (a), the portion of the irrevocable easement agreement adjacent to the apartment parcel would need to be recorded prior to the granting of the first unit occupancy. Part (b) is described below.
Condition 2l(i)	Condition 2l(i)(b)	Instead of requiring only City Manager approval and recordation with the County of San Mateo for the irrevocable easement agreement prior to the occupancy of the first unit and/or building, this condition has been split into parts (a) and (b) for two scenarios. In part (b), the portion of the irrevocable easement agreement adjacent to the townhome parcel would need to get recorded prior to the granting of the final townhome occupancy.
Condition 2l(i)	Condition 2l(ii)	An additional subsection (ii) has been added to this condition, adding that the apartment proponent record an easement agreement for the paseo along the entire paseo length (between Independence Dr. and Constitution Dr.) before first occupancy of any project phase.
Engineering project-specific conditions		
Condition 2aa	Condition 2aa	Additional language to clarify potential street overlay requirements at the completion of improvements, including the possibility that portions of frontage along Chrysler Dr. might need up to nine inches of asphalt concrete.
Condition 2gg	Condition 2gg	More direct language to require the existing water line along the Constitution Dr. frontage to be abandoned and replaced with an eight-inch water line while also clarifying that the project would be responsible for 100% of the relocation and upsizing costs, and if the water line needs to extend beyond the frontage, a reimbursement agreement based on the project's fair share would also be required.
Condition 2hh	Removed	The requirements of this condition have been included in Condition 2gg.
Transportation project-specific conditions		
Condition 2ii	Condition 2hh	Renumbered as 2hh and language modified to identify the townhome project phase.
Condition 2jj	Condition 2ii	Renumbered as 2ii and language modified to identify the townhome project phase.

Condition 2kk	Condition 2jj	Renumbered as 2jj and language split into parts (i) and (ii). Part (i) would establish requirements for the cumulative and near-term scenarios for the townhome development and part (ii) would establish prorated transportation impact fee (TIF) payment requirements for both the apartment and townhome phases.
Condition 2ll	Condition 2kk	Renumbered as 2kk.
Condition 2mm	Condition 2ll	Renumbered as 2ll and language modified to identify the townhome project phase.
Condition 2nn	Condition 2mm	Renumbered as 2mm and language modified to identify the townhome project phase.
Condition 2oo	Condition 2nn	Renumbered as 2nn and language modified to identify the townhome project phase.
Condition 2pp	Condition 2oo	Renumbered as 2oo and language modified to identify the apartment phase as responsible for the crosswalks, requiring one for both Independence Dr. and Constitution Dr.
Condition 2qq	Condition 2pp (i) and (ii)	Renumbered as 2pp and broken into two parts, (i) and (ii). Part (i) establishes Annual Monitoring Report requirements for the apartment phase and part (ii) establishes Annual Monitoring Report requirements for the townhome phase.

Staff believes that these condition modifications offer clarity and flexibility for the applicant team while the simultaneous efforts of constructing the apartment building and coordinating with a townhome developer are underway. The emphasis on project milestone timing and phasing responsibilities in the proposed modified conditions ensures clarity for the requirements expected of the project development, and illuminates the roles and responsibilities in order to facilitate a partnership with a townhome developer, better informing all parties of necessary actions for development buildout.

Proposed changes to the paseo design and paseo landscaping and lighting

Along with the current proposed modifications to the conditions of approval, the applicant is requesting to modify the paseo requirement to allow for a temporary paseo to be built. This would enable the developer of the apartment building to continue in the development process and finish the apartment unit construction to provide housing options on a quicker timeframe than would otherwise be possible. Because of the current structure of the paseo requirements, the apartment developer would have to secure a townhome developer to build their portion, along with their half of the paseo, but apartment units that might be ready sooner than the townhomes could remain vacant awaiting full paseo construction prior to any unit occupancy. Instead of requiring full buildout of the paseo before occupancy of the apartment building, the applicant is proposing that the paseo be constructed using a two-phase approach, while still offering adequate emergency vehicle access (EVA). The first phase of the paseo construction would involve the northern portion of the paseo, near the apartment building at 138 Constitution Dr., being fully built out as indicated in the 2023 approval, but with the southern portion of the paseo, closest to the townhomes, featuring some temporary elements that differ from the previous approval. The second and final phase of the paseo development, based on the conditions being modified, would involve the

remaining elements of the paseo for complete paseo buildout.

For the first phase of the townhome portion of the paseo, a 10-foot paseo walkway would be permanently constructed in the same manner, but would feature fewer landscape features and trees, and some temporary seating along that stretch would be provided. Lighting would be achieved via temporary solar-powered lights, which would need a photometric analysis prior to the paseo's building permit issuance. Chain-link fencing would be temporarily installed around the perimeter of the townhome property with black slats to screen views of the development site. Menlo Park Fire Protection District has reviewed and given approval for the EVA that is proposed during the interim paseo phase. The EVA begins at the apartment portion of the paseo and curves around the rear of the apartment building, utilizing portions of the townhome and apartment parcels to establish access onto Chrysler Dr., ensuring adequate vehicle and apparatus access to make turns around the apartment building. The revised paseo plans are included as Exhibit A to Attachment A and the applicant's project description letter is included as Exhibit B to Attachment A.

Staff believes that these changes would provide an adequate and safe paseo for a walking and cycling connection between Independence Dr. and Constitution Dr. with the first development's occupancy, thus not significantly reducing the quality of the paseo or EVA needs while still offering limited flexibility in providing a completely built out paseo over time.

Required Findings

Approval of the requested use permit and architectural control permit revisions requires the Planning Commission to make the findings set forth in the draft resolution (Attachment A). The evidence supporting each finding is summarized above, and incorporated here.

Use permit findings (Menlo Park Municipal Code Section 16.82.030): The revisions will not be detrimental to the health, safety, comfort, and general welfare of the neighborhood, because they retain the previously approved uses, density, FAR, and height and allow the same approved development to be built over a more flexible, phased timeframe while maintaining code compliance and public paseo access.

Architectural control findings (Menlo Park Municipal Code Section 16.82.020): The interim paseo and fencing design is in keeping with the character of the neighborhood, will not be detrimental to the orderly growth of the City, will not impair the desirability of investment or occupation in the neighborhood, provides adequate parking and access, and is consistent with the ConnectMenlo General Plan and R-MU-B standards; the interim design is temporary, and full buildout will conform to the previously approved project.

Conclusion

Staff believes that the changes to the conditions of approval and phased approach to the paseo offer additional flexibility for the applicant while the applicant simultaneously works toward constructing the apartment building and searching for a developer for the townhome site. The paseo would offer a considerable amount of the needed elements during the first phase of development. With the condition modifications, the apartment developer would be able to offer more clarity and certainty for interested townhome developers, as the refined conditions provide further delineation of the roles and responsibilities

of the project components. At full build out of the project, the project would continue to comply with all the requirements of the R-MU-B zoning district. Therefore, staff recommends that the Planning Commission approve the requested changes to the paseo design and conditions of approval.

Impact on City Resources

The project sponsor is required to pay Planning, Building, 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 proposed 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

On Aug. 28, 2023, the Planning Commission certified the Final Environmental Impact Report (EIR) for the 123 Independence Drive Residential Project and adopted the associated Mitigation Monitoring and Reporting Program (MMRP) (Attachment A, Exhibit C).

The proposed revisions clarifying and phasing the conditions of approval and authorizing an interim paseo design with emergency vehicle access are modifications to a project for which a Final EIR has already been certified. Staff has evaluated the proposed revisions and finds that there is no substantial project change requiring EIR revisions, no substantial change in circumstances requiring major EIR revisions, and there is no new information of substantial importance. The proposed temporary paseo and modified conditions of approval, with respect to project phasing, fall within the scope of the project studied under the certified project EIR. No additional environmental analysis is required.

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. Planning Commission Resolution approving revisions to the use permit and architectural control permit
    Exhibits to Attachment A
    A. Revised paseo plans
    B. Revised project description letter
    C. Mitigation monitoring and reporting program from certified final EIR
    D. Revised project conditions of approval
B. Location Map
C. Hyperlink – August 28, 2023 Staff Report #23-058-PC: https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/planning-commission/2023-meetings/agendas/20230828-planning-commission-agenda-packet.pdf#page=313
D. Hyperlink – August 28, 2023 Minutes: https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/planning-

commission/2023-meetings/minutes/20230828-pc-approved-minutes.pdf

E. Hyperlink – September 26, 2023 Staff Report #23-219-CC: https://www.menlopark.gov/files/sharedassets/public/v/3/agendas-and-minutes/city-council/2023-meetings/agendas/20230926-city-council-special-and-regular-agenda-packet-w-pres.pdf#page=223
F. Hyperlink – September 26, 2023 Minutes: https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2023-meetings/minutes/20230926-city-council-special-and-regular-minutes-approved.pdf
G. August 28, 2023 conditions of approval for use permit and architectural control
H. Tracked changes version of August 28, 2023 conditions of approval

Report prepared by:
Matt Pruter, Associate Planner

Report reviewed by:
Tom Smith, Principal Planner

PLANNING COMMISSION RESOLUTION NO. XXXX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING USE PERMIT AND ARCHITECTURAL CONTROL PERMIT REVISIONS FOR A PREVIOUSLY APPROVED BONUS LEVEL DEVELOPMENT PROJECT WITH 432 MULTIFAMILY DWELLING UNITS, COMPRISED OF 316 MULTIFAMILY RENTAL UNITS AND APPROXIMATELY 2,000 SQUARE FEET OF COMMERCIAL SPACE WITHIN ONE FIVE-STORY APARTMENT BUILDING AND 116 FOR-SALE TOWNHOME UNITS ACROSS 22 BUILDINGS, LOCATED IN THE R-MU-B (RESIDENTIAL MIXED USE, BONUS) ZONING DISTRICT AT 123 INDEPENDENCE DR. (FORMERLY 119-127 INDEPENDENCE DR. AND 1205 CHRYSLER DR.) AND 138 CONSTITUTION DR. (FORMERLY 130 CONSTITUTION DR.), INCLUDING CHANGES TO THE DEVELOPMENT PHASING OF THE APARTMENT BUILDING AND TOWNHOME PROJECT COMPONENTS, AND THE PHASING AND DESIGN OF A TEMPORARY PUBLICLY ACCESSIBLE PASEO THROUGH THE TOWNHOME SITE TO ACCOMMODATE PEDESTRIAN AND EMERGENCY VEHICLE ACCESS UNTIL THE FUTURE TOWNHOME COMPONENT IS DEVELOPED.

WHEREAS, the City of Menlo Park ("City") approved a use permit and architectural control permit to allow a bonus level development project consisting of 432 dwelling units comprised of 316 rental units and 116 for-sale condominium units and approximately 2,000 square feet of commercial space, which development is more particularly described in Planning Commission Resolutions No. 2023-40, 2023-41, and 2023-42, and City Council Resolutions No. 6863 and 6864; and

WHEREAS, the City received an application requesting revisions to the Approved Project from Tim Steele ("Applicant"), to allow revisions to the conditions of approval for the use permit and the architectural control and the paseo design to account for the interim condition prior to construction of the approved townhomes (the "Revised Project"); and

WHEREAS, the Revised Project is depicted in and subject to the development plans attached hereto as Exhibit A ("Revised paseo plans") and incorporated herein by this reference. The Revised Project's changes from the Approved Project are described in a letter attached hereto as Exhibit B and incorporated herein by this reference; and

WHEREAS, the Revised Project is located in the R-MU-B (Residential Mixed Use-Bonus) zoning district. The R-MU-B zoning district allows a mixture of land use with the purposes of providing high density housing to complement nearby employment, encouraging mixed use development with a quality living environment and neighborhood-serving retail and services on the ground floor that are oriented to the public, promoting a live/work/play environment with pedestrian activity, and blending with and complementing existing neighborhoods through site regulations and design standards that minimize impacts to adjacent uses; and

WHEREAS, on August 28, 2023, at a duly noticed public hearing, the Planning Commission certified the Final Environmental Impact Report for the Approved Project, adopted findings pursuant to CEQA, adopted the Mitigation Monitoring and Reporting Program (MMRP), approved the use permit, architectural control permit, and recommended City Council approval of the Below Market Rate (BMR) housing agreements and vesting tentative map; and

WHEREAS, on September 26, 2023, at a duly noticed public hearing, the City Council approved the BMR housing agreements and vesting tentative map; and

WHEREAS, the Revised Project would be developed with the same increase in floor area ratio (FAR), density, and height pursuant to City's bonus level development allowances as the Approved Project; and

WHEREAS, barring the paseo phasing, other aspects of the Approved Project, such as size, location, density, FAR, building design, landscaping, lighting, use and storage of hazardous materials, parking, access, circulation, on- and off-site improvements, and location, size, and affordability of below market rate units, would also remain unchanged; and

WHEREAS, the applicant is requesting revision to the Approved Project's paseo design as an interim condition to allow construction of an asphalt emergency vehicle access (EVA) prior to the construction of the townhomes; and

WHEREAS, the EVA to support the Approved Project was designed as part of the internal road network designed to serve the townhome garages; and

WHEREAS, since the Approved Project will be constructed in phases, and the townhomes will most likely not be constructed until after the apartment building receives certificate of occupancy, revisions to the paseo are necessary to provide proper EVA for the apartment building as an interim condition; and

WHEREAS, the Revised Project complies with all applicable standards of the City's Zoning Ordinance, and is consistent with the City's General Plan goals, policies, and programs; and

WHEREAS, the Revised Project requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Revised Project; and

WHEREAS, the City has determined that the Revised Project is consistent with the scope of the previously certified Final EIR and MMRP, which is incorporated herein by this reference as Exhibit C, because the Revised Project involves only phasing of the conditions of approval and an interim paseo and EVA configuration that will be built out to the previously approved design; there is no substantial change in the circumstances under which the project is undertaken, as the site and surrounding uses are unchanged and the interim EVA lies within the site studied in the Final EIR and has been approved by the Menlo Park Fire Protection District; and no new information of substantial importance shows any new or substantially more severe significant effect, or any newly feasible mitigation measure or alternative the proponent declines to adopt, with the project remaining subject to the MMRP through all phases of construction and therefore, the City finds that no new significant foreseeable environment effects of the Revised Project would occur, and therefore no additional reasonable alternatives or mitigation measures would be required; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, after notice having been lawfully given, a duly noticed public hearing was held before the Planning Commission on July 27, 2026, at which all persons interested had the opportunity to appear and comment; and

WHEREAS, after closing the public hearing, the Planning Commission considered all public and written comments, pertinent information, documents and plans and all other evidence in the public record on the Revised Project; and

WHEREAS, on July 27, 2026, the Planning Commission fully reviewed, considered, evaluated the whole of the record including all public and written comments, pertinent information, document and plans, and determined that the Revised Project was adequately studied under the previously certified Final EIR.

NOW, THEREFORE, that the Planning Commission of the City of Menlo Park hereby resolves as follows:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of a use permit revision that includes revisions to the conditions of approval for the use permit to more explicitly allow for phasing of several of the project's major commitments and development milestones, is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:

    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit revision is consistent with the R-MU-B zoning district and the General Plan because the proposed condition modifications and paseo phasing modifications would allow for the same, previously approved development to be constructed over a more flexible timeframe.

    b. The proposed Project would be developed with the same increase in floor area ratio (FAR), density, and height pursuant to City's bonus level development allowances as the Approved Project.

c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the Project would maintain the same proposed residential and commercial uses and paseo access.

Section 3. Architectural Control Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the architectural control permit to allow for revisions to the conditions of approval for the architectural control and the paseo design to more explicitly allow for phasing of several of the project's major commitments and development milestones is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.020:

1. That the general appearance of the structures is in keeping with character of the neighborhood; in that, the proposed paseo design revisions would continue to allow the use of the paseo by pedestrians and bicycles. Moreover, the paseo design would incorporate appropriate lighting, landscaping, and fencing to screen and secure the undeveloped townhome parcel. The paseo design modifications are a temporary interim condition until the townhome component of the project is constructed. The final buildout of the project would be consistent with the previously approved project, which was found to be consistent with the requirements of the ConnectMenlo General Plan Update and the R-MU zoning district standards. The temporary revised paseo design and fence design are also consistent with the requirements of the City's ConnectMenlo General Plan Update and the R-MU zoning district requirements and would provide appropriate EVA to serve the apartment building while the townhomes are being constructed; therefore, these revisions are considered in keeping with the character of the neighborhood.

2. That the development will not be detrimental to the harmonious and orderly growth of the city; in that, the proposed revisions are to address the temporary conditions while the townhome parcel remains undeveloped. The revised paseo is designed to provide appropriate EVA for the apartment building while the townhomes are being built. The revised design would provide appropriate lighting, landscaping, and access to the paseo as a through connection between two public rights-of-ways: Constitution Dr. and Independence Dr. Additionally, while the townhome parcel remains undeveloped, the project is being revised to provide a black chain-link fence with slats along the paseo and emergency vehicle access road and around the remaining sides of the townhome parcel to screen the undeveloped lot and to provide security. The project is conditioned to require that the fences are maintained until such time that they are no longer needed. Therefore, staff finds that the proposed revisions to the project would not be detrimental but serve to enhance the orderly growth in the area while the townhome component of the project is awaiting construction, and, later, during construction.

3. That the development will not impair the desirability of investment or occupation in the neighborhood; in that, the proposed project revisions would provide appropriate EVA for the apartment buildings while the townhome component of the project is being developed

and provide appropriate perimeter fencing adjoining the paseo and along the other property lines to appropriately secure the parcel against vandalism and provide screening of the vacant parcel from the public rights-of-way. With the proposed revisions, the paseo would continue to provide a bicycle and pedestrian connection between the two aforementioned rights-of-way, Independence Dr. and Constitution Dr., adjoining the project site. The revised paseo design would continue to include appropriate landscaping and lighting that would remain in place at the time of full project buildout, with temporary lighting and hardscape features, such as benches, remaining until replacement with permanent features in the latter phase. Therefore, staff finds the proposed revisions would not impair the desirability of investment or occupation in the neighborhood as the revisions appropriately secure the vacant undeveloped portions of the project and provide appropriate EVA to portions of the project that would develop sooner.

4. That the development provides adequate parking as required in all applicable city ordinances and has made adequate provisions for access to such parking; in that, the proposed revisions do not modify the previously approved bicycle and vehicular parking on site.

5. That the development is consistent with any applicable specific plan; in that, the Project is located in the Bayfront area, which is not subject to any specific plan. However, the project is consistent with all the applicable goals, policies, and programs of the ConnectMenlo General Plan Update and is consistent with all applicable codes, ordinances, and requirements outlined in the City of Menlo Park Municipal Code.

Section 4. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2025-00030, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit D.

Section 5. Architectural Control Permit. The Planning Commission approves Architectural Control Permit No. PLN2025-00030, which is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Architectural Control Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit D.

Section 6. Environmental Review. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The proposed changes to the paseo and conditions of approval, with respect to project phasing, fall within the scope of the project studied under the certified project EIR. No additional environmental analysis is required.
2. The Planning Commission finds that the revised project is within the scope of the project analyzed in the certified Final EIR and its adopted MMRP, because the revised project involves only phasing of the conditions of approval and an interim paseo and EVA

configuration that will be built out to the previously approved design; there is no substantial change in the circumstances under which the project is undertaken, as the site and surrounding uses are unchanged and the interim emergency vehicle access lies within the site studied in the Final EIR and has been approved by the Menlo Park Fire Protection District; and no new information of substantial importance shows any new or substantially more severe significant effect, or any newly feasible mitigation measure or alternative the proponent declines to adopt, with the project remaining subject to the MMRP through all phases of construction.

Section 7. Severability. If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Principal Planner of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on July 27, 2026, by the following votes:
:

AYES:

NOES:

ABSENT:

ABSTAIN:

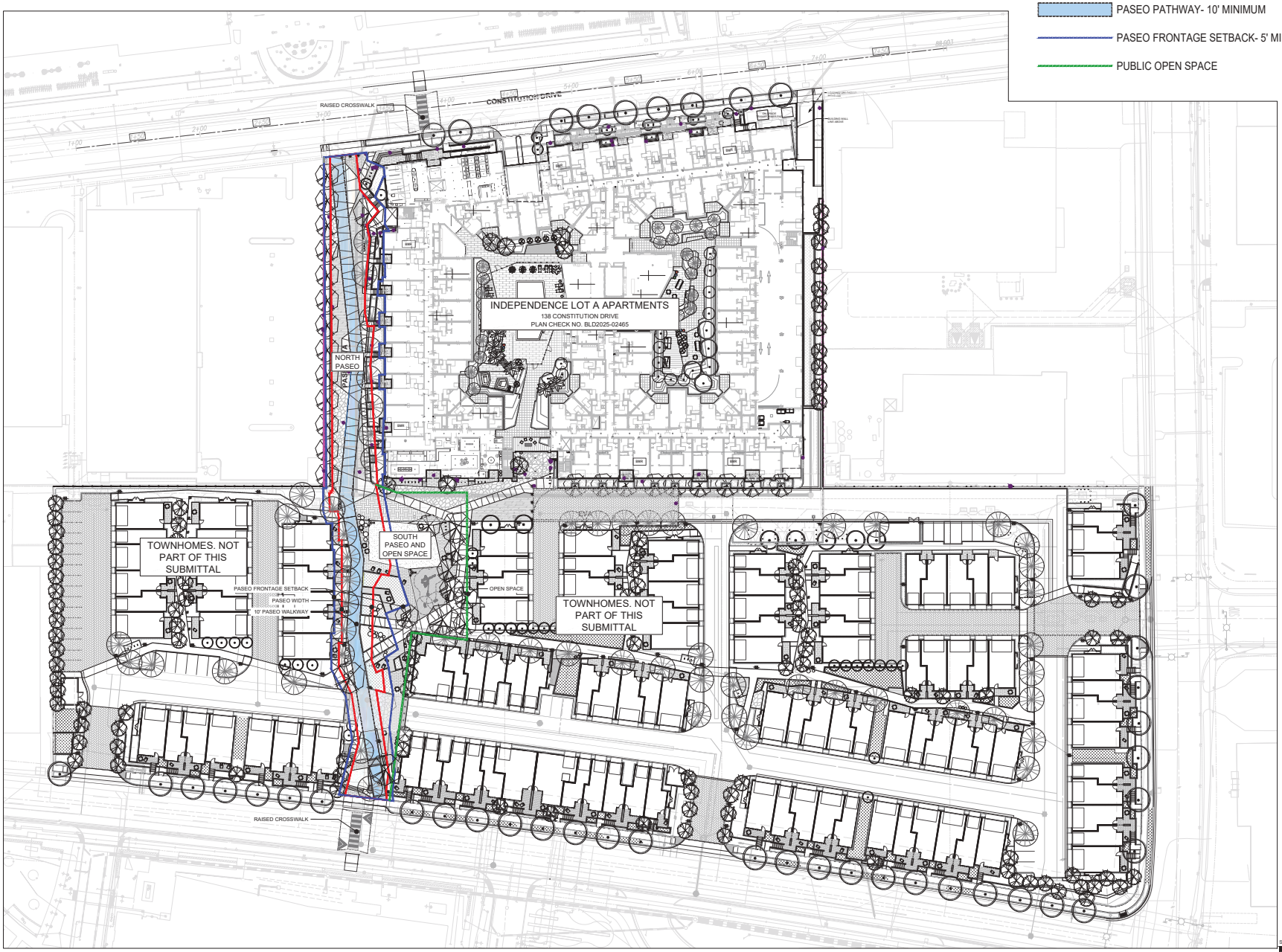
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this __ day of July, 2026.

PC Liaison Signature

_____
Corinna Sandmeier
Principal Planner
City of Menlo Park

Exhibits

A. Revised paseo plans
B. Revised project description letter
C. Mitigation monitoring and reporting program from certified final EIR
D. Revised project conditions of approval



THE Guzzardo Partnership, INC.
Landscape Architects| Land Planners
Pier 9, The Embarcadero, Suite 115
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123 INDEPENDENCE - LOT 1 - PASEO / OPEN SPACE
MENLO PARK, CALIFORNIA

SI 30, LLC
599 Castro Street, Suite 400
Mountain View, CA 94041

REV	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	03/11/2024
	100% DESIGN DEVELOPMENT	05/20/2024
	50% CONSTRUCTION DOCUMENTS	12/09/2024
	PERMIT SUBMITTAL	02/24/2025
	SCHEMATIC PHASING PHOTOMETRIC PLAN	09/03/2025
	SCHEMATIC PHASING UPDATE	03/09/2026

Sheet Title:
FULL BUILD-OUT PLAN

Job No. 23049
Date: 02/24/2025
Scale: 1" = 30'

Sheet No:
L2.00

TEMPORARY 14' SOLAR POLE LIGHT-
GARDCO SOLAR FORM GEN 3

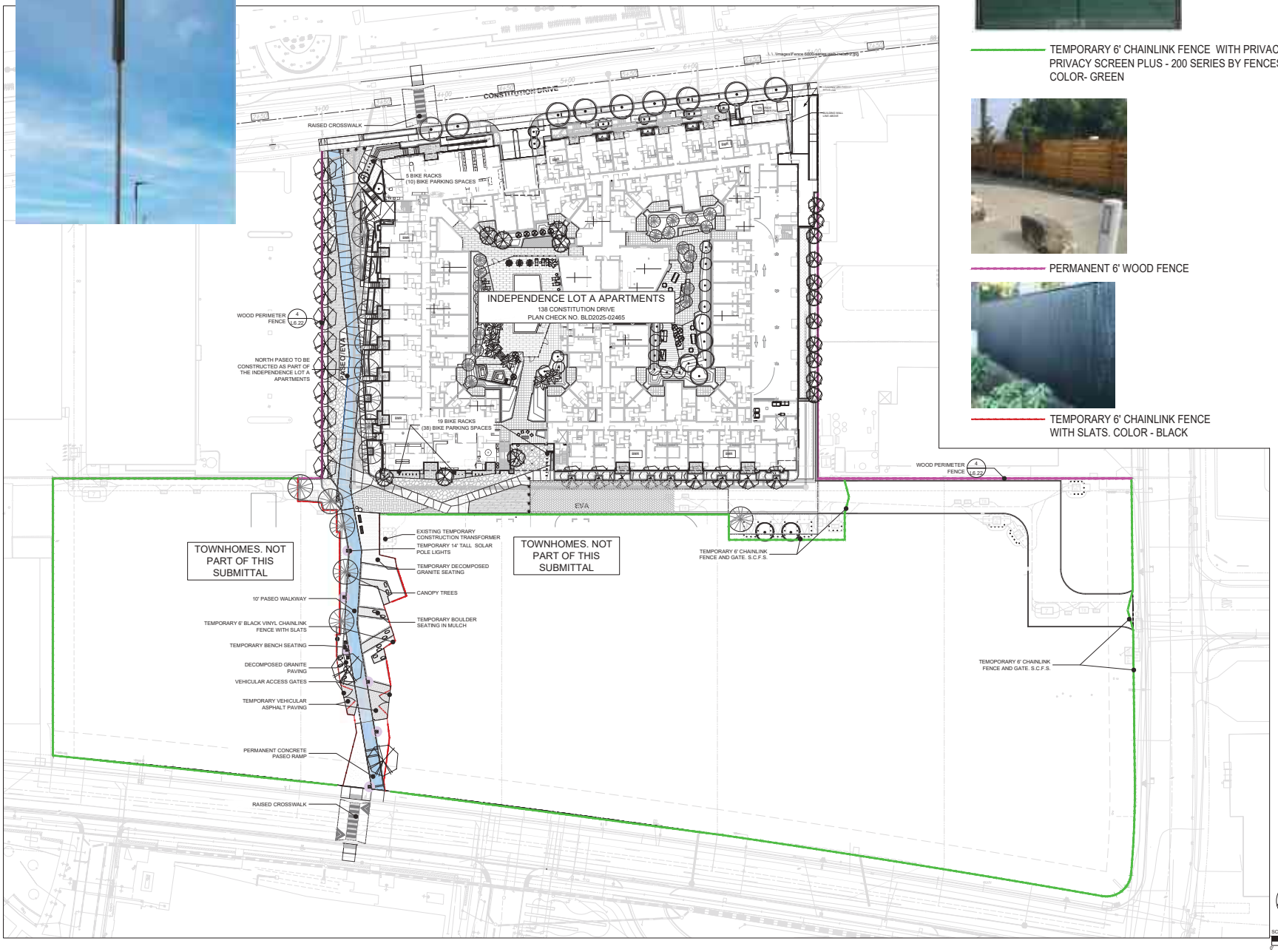




TEMPORARY 6' CHAINLINK FENCE WITH PRIVACY SCREEN
PRIVACY SCREEN PLUS - 200 SERIES BY FENCESCREEN
COLOR- GREEN

PERMANENT 6' WOOD FENCE

TEMPORARY 6' CHAINLINK FENCE
WITH SLATS. COLOR - BLACK



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123 INDEPENDENCE - LOT 1 - PASEO / OPEN SPACE
MENLO PARK, CALIFORNIA

SI 30, LLC
599 Castro Street, Suite 400
Mountain View, CA 94041

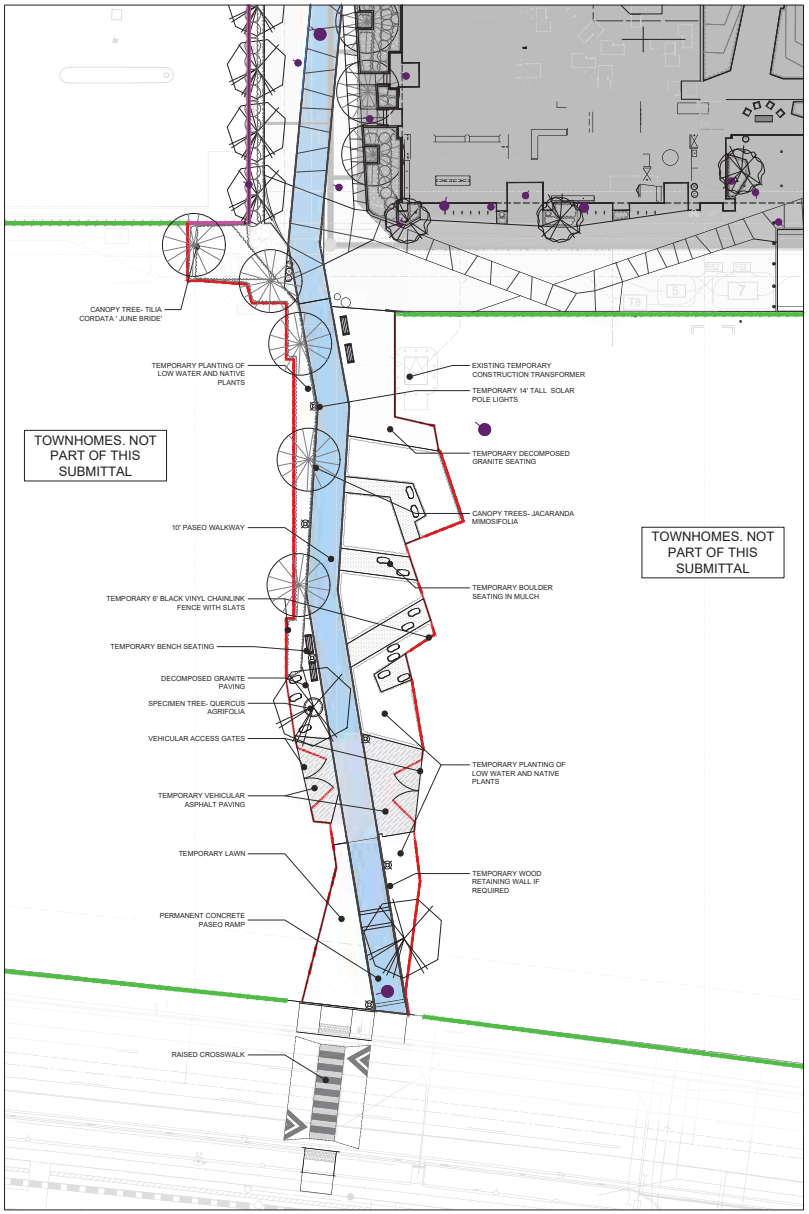
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	SCHEMATIC PHASING PHOTOMETRIC PLAN	09/03/2025
	SCHEMATIC PHASING UPDATE	03/09/2026

Sheet Title:
PHASE 1
APARTMENTS PLAN

Job No. 23049
Date: 02/24/2025
Scale: 1" = 30'

Sheet No:
L2.10

03/09/2026 - SCHEMATIC PHASING UPDATE



SOUTH PASEO

TEMPORARY BOULDER SEATING



TEMPORARY BENCH SEATING



SPECIMEN TREE
QUERCUS AGRIFOLIA



CANOPY TREE
JACARANDA MIMOSIFOLIA



CANOPY TREE
JACARANDA MIMOSIFOLIA



TEMPORARY LOW WATER USE AND NATIVE PLANTS

PRUNUS C. 'BRIGHT & TIGHT'



LOMANDRA 'LIME TUFF'



MUHLENBERGIA RIGENS



CHONDROPETALUM TECTORUM



ASCLEPIAS FASCICULARIS



ERIGERON GLAUCUS



EPILOBIUM C. 'CATALINA'



SALVIA M. 'HOT LIPS'



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123 INDEPENDENCE - LOT 1 - PASEO / OPEN SPACE
MENLO PARK, CALIFORNIA

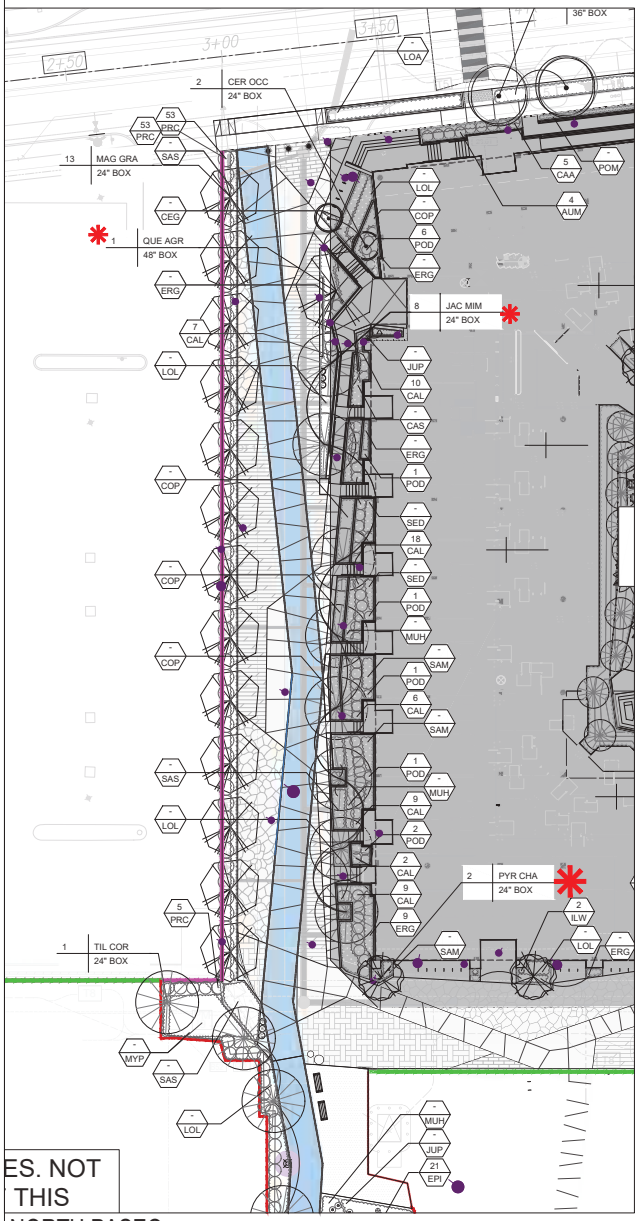
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	SCHEMATIC PHASING UPDATE	03/09/2026

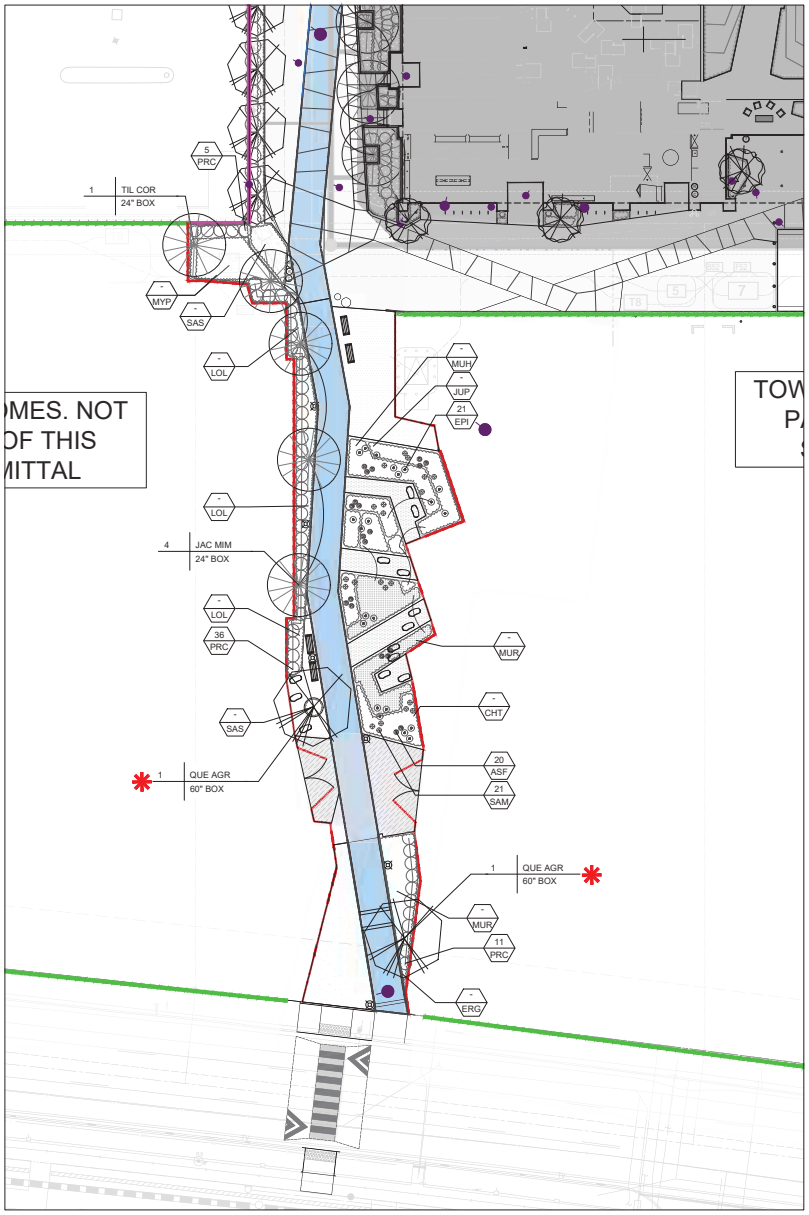
Sheet Title:
SOUTH PASEO
PLAN AND IMAGERY

Job No. 23049
Date: 02/24/2025
Scale: 1/16" = 1'-0"

Sheet No:
L2.21



NORTH PASEO



SOUTH PASEO

PLANT PALETTE

TREES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*	NATIVE (Y/N)
ACE PAL	See Plan	Acer Palmatum 'Bert Kawa Japanese Maple	Bert Kawa Japanese Maple		Medium	N
AES CAL	See Plan	Aesculus californica	California Buckeye		Very Low	Y
ALO HER	See Plan	Aloe 'Hercules'	Hercules Aloe		Low	N
CER OCC**	See Plan	Cercis occidentalis	Western Redbud		Very Low	Y
GIN BIL	See Plan	Ginkgo biloba 'Fastigiata'	Columnar Ginkgo		Medium	N
GLE TRI	See Plan	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust		Low	N
JAC MIM	See Plan	Jacaranda Mimosifolia	Jacaranda Tree		Medium	N
KOE BIP	See Plan	Koelreuteria bipinnata	Chinese Flame Tree		Medium	N
LAG TUS	See Plan	Lagerstroemia 'Tuskegee'	Crape Myrtle		Low	N
LAG MUS	See Plan	Lagerstroemia 'Muscogee'	Crape Myrtle		Low	N
LYO FLO	See Plan	Lyonothamnus floribundus	Catalina Ironwood		Low	Y
MAG GRA	See Plan	Magnolia grandiflora 'Majestic Beauty'	Majestic Beauty Magnolia		Medium	N
MEL NES	See Plan	Melaleuca nesophila	Pink Melaleuca		Low	N
PLA ACE	See Plan	Platanus acerifolia	London Plane		Medium	N
POD GRA	See Plan	Podocarpus gracilior	Fern Podocarpus		Medium	N
PRU SER	See Plan	Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry		Medium	N
QUE AGR	See Plan	Quercus agrifolia	Coast Live Oak		Very Low	Y
QUE VIR	See Plan	Quercus virginiana 'Skyclimber'	Skyclimber Live Oak		Medium	N
TIL COR	See Plan	Tilia cordata 'June Bride'	Little Leaf Linden		Medium	N
ULM DAV	See Plan	Ulmus davidiana var. japonica 'Morton'	Morton' Accolade Elm		Medium	N
ULM PAR	See Plan	Ulmus parvifolia 'Dynasty'	Evergreen Elm		Low	N
WAS ROB	See Plan	Washingtonia robusta	Mexican Fan Palm		Low	N

SHRUBS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*	
ACC	5 Gal	Acacia c. 'Cousin Itt'	Little River Wattle	36" o.c.	Low	N
AES	1 Gal	Aeonium 'Sunburst'	Sunburst Aeonium	18" o.c.	Low	N
ARU	5 Gal	Arbutus unedo compacta	Strawberry Bush	36" o.c.	Low	N
ASF	1 Gal	Asclepias fascicularis	Narrow Leaf Milkweed	18" o.c.	Low	Y
AUM*	5 Gal	Aucuba japonica 'Mr. Goldstrike'	Mr. Goldstrike Aucuba	42" o.c.	Medium	N
BAN	Bamboo in	Bambusa m. 'Alphonse Karr'	Bamboo in 'Alphonse Karr'	48" o.c.	Low	N
BED	5 Gal	Begonia 'Dancing Peacock'	T Rex Dancing Peacock Begonia	24" o.c.	Medium	N
BEF	5 Gal	Begonia 'Fireworks'	Rex Begonia 'Fireworks'	24" o.c.	Medium	N
BUF	5 Gal	Bulbine frutescens	Yellow Stalked Bulbine	30" o.c.	Low	N
CAS	1 Gal	Calandrinia spectabilis	Rock Purslane	36" o.c.	Low	N
CAL**	5 Gal	Callistemon 'Little John'	Little John Dwarf Bottlebrush	42" o.c.	Low	N
CAN**	5 Gal	Callistemon x. 'Slim'	Slim Bottlebrush	36" o.c.	Low	N
CAM**	5 Gal	Camellia sasanqua 'Autumn Rocket'	Autumn Rocket Camellia	42" o.c.	Medium	N
CIS**	5 gal	Cistus x skanbergii	Pink Rockrose	36" o.c.	Low	N
COP	5 gal	Correa pulchella	Pink Australian Fuchsia	30" o.c.	Low	N
COT	5 gal	Cordyline australis 'Torbay Dazzler'	Torbay Dazzler Cordyline	60" o.c.	Low	N
DI1**	5 Gal	Dietes iridioides	Fortnight Lily	30" o.c.	Low	N
DOS**	5 Gal	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	48" o.c.	Low	N
EPI**	3 gal	Epilobium canum 'Catalina'	California Fuchsia	24" o.c.	Low	Y
HEA	5 gal	Helleborus argutifolius	Corsican hellebore	36" o.c.	Low	N
ILV	5 Gal	Ilex vomitoria 'Nana'	Dwarf Yaupon	36" o.c.	Low	N
ILW	5 Gal	Ilex vomitoria 'Will Fleming'	Will Fleming Yaupon Holly	24" o.c.	Low	N
IRD**	1 Gal	Iris douglasiana	Pacific Coast Iris	24" o.c.	Low	Y
LAD**	1 Gal	Lavandula x intermedia 'Grosso'	Hedge Lavender	24" o.c.	Low	N
LIS	5 Gal	Leucadendron 'Safari Sunset'	'Safari Sunset' Conebush	48" o.c.	Low	N
LIS	1 Gal	Liriope muscari 'Silver Dragon'	Lily Turf	18" o.c.	Medium	N
LOB	5 Gal	Loropetalum chinense 'Blush'	Blush Chinese Fringe Flower	30" o.c.	Low	N
MAM	1 Gal	Mangave 'Mission to Mars'	Mission to Mars Mangave	24" o.c.	Low	N
MOD	5 Gal	Monstera deliciosa	Swiss Cheese Plant	See Plan	Medium	N
PEN**	3 gal	Penstemon heterophyllus	Foothill Penstemon	36" o.c.	Low	Y
PIT	5 Gal	Pittosporum tobira 'Wheeler's Dwarf'	Pittosporum 'Wheeler's Dwarf'	36" o.c.	Low	N
PHA	5 Gal	Phormium 'Amazing Red'	New Zealand Flax cvs	24" o.c.	Low	N
PHN	5 Gal	Phyllostachys nigra	Black Bamboo	42" o.c.	Low	N
PHR	5 Gal	Philodendron 'Rojo Congo'	Rojo Congo Philodendron	24" o.c.	Medium	N
POI	5 Gal	Polygala x dalmaisiana	Sweet Pea Shrub	30" o.c.	Low	N
POM	1 Gal	Polystichum munitum	Western Sword Fern	24" o.c.	Medium	Y
PRC	5 Gal	Prunus caroliniana 'Bright & Tight'	Carolina Laurel Cherry	60" o.c.	Low	N
RHM**	5 Gal	Rhamnus c. 'Mound San Bruno'	Coffeeberry	42" o.c.	Low	Y
RHI	5 Gal	Rhaphiolepis indica 'Pink Lady'	Indian Hawthorn	36" o.c.	Low	N
ROC	5 Gal	Rosa Californica	California Rose	36" o.c.	Low	Y
SAC	1 gal	Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	30" oc	Low	Y
SAL	1 gal	Salvia leucantha 'Santa Barbara'	Compact Mexican Sage	36 oc	Low	N
SAM**	1 gal	Salvia microphylla 'Hot Lips'	Hot Lips Sage	36" o.c.	Low	N
SAR	5 Gal	Sarcococca ruscifolia	Sweet Box	36" o.c.	Low	N

GRASSES

CAU	1 gal	Calamagrostis nutkaensis	Reed Grass	24" oc	Medium	Y
CAS**	1 Gal	Carex divulsa	Berkeley Sedge	24" o.c.	Low	N
CHT**	1 Gal	Chondropetalum tectorum	Cape Rush	30" o.c.	Low	N
DEC**	1 Gal	Deschampsia cespitosa	Tufted Hairgrass	24" o.c.	Low	Y
FES**	1 Gal	Festuca Californica 'Serpentine Blue'	California Fescue	18" o.c.	Low	Y
JUP**	1 Gal	Juncus patens 'Elk Blue'	California Gray Rush	24" oc.	Low	Y
LOM**	1 Gal	Lomandra longifolia 'Arctic Frost'	Arctic Frost Mat Rush	30" o.c.	Low	N
LOL**	1 Gal	Lomnadra longifolia 'Lime Tuff'	Lime Tuff Dwarf Mat Rush	30" o.c.	Low	N
MUH**	1 Gal	Muhlenbergia 'Regal Mist'	Purple Deer Grass	24" o.c.	Low	Y
MUR**	1 gal	Muhlenbergia rigens	Deer Grass	36" oc.	Low	Y
NAP**	1 Gal	Nassella pulchra	Purple Needlegrass	24" o.c.	Very Low	Y

GROUNDCOVERS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*	
ACR	1 Gal	Acacia redolens	Acacia	48" o.c.	Very Low	N
ARP**	1 Gal	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	36" o.c.	Low	Y
ASE	1 gal	Aspidistra elatior 'Spek-leuke'	Spek-leuke Cast Iron Plant	24" o.c.	Low	N
CEG	1 gal	Ceanothus g. h. 'Yankee Point'	Yanke Point Ceanothus	48" o.c.	Low	Y
COK	1 Gal	Coprosma kirkii 'Variegata'	Variegated Mirror Plant	36" o.c.	Low	N
ERO*	1 Gal	Erigeron glaucus	Seaside Daisy	24" o.c.	Low	Y
GEI	1 Gal	Geranium incanum	Geranium	24" o.c.	Low	N
LAD	1 Gal	Lemium maculatum 'Orchid Frost'	Orchid Frost Spotted Dead Nettle	15" o.c.	Medium	N
MAA	5 gal	Mahonia aquifolium	Oregon Grape	32" o.c.	Low	Y
MAC**	5 gal	Mahonia aquifolium 'Compacta'	Oregon Grape	36" o.c.	Low	Y
MYP**	1 Gal	Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	36" o.c.	Low	N
SAS**	1 gal	Salvia sonomensis	Sonoma Sage	36" o.c.	Low	Y
SED**	1 Gal	Sedum spirium 'Dragon's Blood'	Dragon's Blood Stonecrop	18" o.c.	Low	N
SES	1 Gal	Sedum spurium 'John Creech'	John Creech Stonecrop	8" o.c.	Low	N
SEV	1 Gal	Senecio mikinyanus f. variegata	Variegated String of Pearls	12" o.c.	Low	N
ZAU*	1 Gal	Oxalis succulenta 'Zinfandel'	Zinfandel' Volcanic Sorrel	18" o.c.	Medium	N

VINES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*	
BOS	5 Gal	Bougainvillea 'San Diego Red'	Violet Trumpet Vine	See Plan	Low	N
CLA	5 Gal	Clematis armandii	Evergreen Clematis	See Plan	Medium	N
FIP	5 Gal	Ficus pumila	Creeping Fig	See Plan	Medium	N
MAU	5 Gal	Macfadyena unguis-cati	Cat's Claw	See Plan	Medium	N

Native plant designation based on WUCOLS and Western Garden Book

* WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) WATER USE RATING

THE Guzzardo Partnership, INC.
Landscape Architects| Land Planners
Pier 9, The Embarcadero, Suite 115
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123 INDEPENDENCE - LOT 1 - PASEO / OPEN SPACE
MENLO PARK, CALIFORNIA

SI 30, LLC
599 Castro Street, Suite 400
Mountain View, CA 94041

REV	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	03/11/2024
	100% DESIGN DEVELOPMENT	05/20/2024
	50% CONSTRUCTION DOCUMENTS	12/09/2024
	PERMIT SUBMITTAL	02/24/2025
	SCHEMATIC PHASING PHOTOMETRIC PLAN	09/03/2025
	SCHEMATIC PHASING UPDATE	03/09/2026

Sheet Title:
PLANTING PLAN

Job No. 23049
Date: 02/24/2025
Scale: 1/16" = 1'-0"

Sheet No:
L4.01

03/09/2026 - SCHEMATIC PHASING UPDATE

April 3, 2026

TO Kyle Perata, City of Menlo Park, Assistant Community Development Director
FROM The Sobrato Organization
RE **Conditions of Approval Clarifications for 123 Independence Project (PLN2020-00020)**

Dear Kyle,

In connection with the project located at 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Avenue (commonly referred to as 123 Independence Dr. or "the Project"), The Sobrato Organization ("TSO") is requesting clarification on the timing and applicability of the conditions of approval to each project component (i.e. "townhome parcels", "apartment parcel", and "open space parcel"). The proposed modifications do not alter the approved design, layout, or features of the Project as outlined in the approved project plans. The intent is to merely memorialize the intent of Condition(J), outlined below, throughout the individual project conditions to remove any vagueness that could be interpreted in the conditions as currently drafted.

Additionally, TSO is proposing an interim condition to the paseo portion of the publicly accessible, private open space parcel that provides the intended pedestrian connectivity from Constitution Drive to Independence Drive delivered at certificate of occupancy for the apartment phase. The proposed design is code compliant and meets the intent of the General Plan and conditions of approval. The intent of the interim condition is to better facilitate onsite logistics and construction coordination with the townhome parcel build out while providing the same key elements of the paseo proposed in the original design.

I. Language Clarifications to Conditions of Approval

The Project's conditions of approval were adopted by the City of Menlo Park Planning Commission and City Council on August 28, 2023 and September 29, 2023, respectively. The conditions of approval include Condition 1(J), which states "the Project Proponent shall comply with the conditions from all departments for each project phase and/or building that are directly applicable to that phase and/or building and the type of building permit issued". Additionally, TSO submitted a letter to the Menlo Park Planning Division on July 26, 2023 communicating that the Project will be phased.

The proposed language clarifications, attached to this letter as Attachment 2, align with Condition 1(J) and are written to specifically outline which project proponent will be responsible for each condition of approval. The individual Project Proponents (i.e. townhome developer and apartment developer) intend to fully comply with the conditions applicable to their respective project components. TSO believes formalizing the phasing of the Project throughout the individual conditions of approval will assist the City and streamline interdepartmental communication during the permitting and construction stages of development.

II. Phasing Plans & Lot 1 Construction

Since market dynamics will control the Project's phasing, there is a potential that the two housing components are not constructed simultaneously if economic drivers support one product type but not the

other at a given time. However, Condition 2(k) states that the entire length of the paseo shall be delivered with first occupancy of any unit, townhome or apartment. Therefore, to meet the original intent of the conditions of approval, is prudent to modify the delivery condition for the South Paseo ("North Paseo" being the portion adjacent to the apartment project and "South Paseo" being the adjacent to the townhome project, see Attachment 1). The modified design is code compliant and contains all elements of the original paseo design, but it allows the entire paseo to be delivered upon first occupancy of the apartment building while addressing construction sequencing and pedestrian safety concerns based on a multi-phase project. City Staff and TSO coordinated these elements in detail to ensure the first phase of the South Paseo construction provides a rich pedestrian experience aligned with the intent of the final build out design.

As shown in Attachment 1, the apartment builder (TSO) would complete the North Paseo in its entirety per the original design. TSO would also construct the modified South Paseo in the same alignment as the entitled path. Both the North and modified South Paseo will be delivered with certificate of occupancy for the apartment project. The townhome developer will complete the ultimate full build out of the South Paseo and balance of the open space in tandem with unit deliveries in the townhome phase. The modified design for the South Paseo is code compliant and continues the 10-foot wide paseo path built in the alignment shown on the approved plans from the North Paseo to Independence Drive. Both the North Paseo and South Paseo connect to raise crosswalks to cross Constitution Drive and Independence Drive, respectively. The South Paseo also contains planted areas, trees, lighting, and multiple seating areas in the same location as the original design. Some these elements of the proposed design, like the bio-retention areas, smaller pathways next to the main paseo, and light poles, will be temporary to better facilitate construction coordination. A fence will run along the border of the South Paseo to separate the open space from construction of the townhome parcel. The modifications do not impact the layout, design, or features of the final paseo condition and build out of the open space parcel, as the townhome developer would replace any temporary elements and expand the open space to include the other public open space elements during the course of their construction. TSO is not requesting any waivers, variances, or other exceptions to the original entitlements. Please see Attachment 1 for a drawing package including the proposed modifications.

The Sobrato Organization continues to remain committed to the delivery of the project. The team resubmitted its permit set for the second round of city plan check on February 20, 2026 and is awaiting further comments from the City. TSO continues to communicate with Habitat for Humanity regarding timing and logistics for the affordable townhome parcel. Additionally, TSO conducted community outreach to the surrounding neighbors to communicate the modifications outlined in this letter and solicit community feedback. Letters were mailed to the owners of the seven parcels next to and across the street from the site on August 4, 2025. As of submission of this letter, no responses from the community have been received.

Lastly, TSO greatly appreciates the City's continued attention and collaboration. These clarifications will streamline information and upcoming processes for all parties and ensure alignment as the project progresses. Please feel free to reach out to the TSO team if you have any questions or need additional information on these points.

Sincerely,

Tim Steele

Tim Steele, Senior Vice President of Real Estate Development, The Sobrato Organization

Cc:
Matt Pruter
Fahteen Khan
Kyle Perata
Nira Doherty, City Attorney
Caroline Layden, TSO
Kaitlyn Poncetta. TSO
Tamsen Plume, Holland & Knight, LLC.
Genna Yarkin, Holland & Knight, LLC.

Attached:
Attachment 1 - Phasing Plans prepared by Kier & Wright and The Guzzardo Partnership, dated March 30, 2026
Attachment 2 - Amended conditions of approval, dated March 25, 2026

Tim Steele

EXHIBIT C

DRAFT

Mitigation Monitoring and Reporting Program

123 Independence Drive Residential Project

NOVEMBER 2022

Prepared for:

CITY OF MENLO PARK
701 Laurel Street
Menlo Park, CA 94025
Contact: Payal Bhagat

Prepared by:

DUDEK

853 Lincoln Way, Suite 208
Auburn, California 95603
Contact: Katherine Waugh

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1 Introduction

The California Environmental Quality Act (CEQA) requires adoption of feasible mitigation measures to reduce the severity and magnitude of significant environmental impacts associated with project development. The Environmental Impact Report (EIR) prepared for the proposed 123 Independence Drive Residential Project (project) includes mitigation measures to reduce the potential environmental effects of the proposed project.

CEQA also requires reporting on and monitoring of mitigation measures adopted as part of the environmental review process (Public Resources Code Section 21081.6). This Mitigation Monitoring and Reporting Program (MMRP) will be used by the City of Menlo Park staff to ensure compliance with all mitigation measures identified in the 123 Independence Drive Residential Project EIR is achieved during project implementation.

The mitigation measures in this MMRP are assigned the same number they had in the EIR. The MMRP is presented in table format and describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

2 Mitigation Monitoring and Reporting Program Description

The City of Menlo Park will coordinate monitoring activities and document the implementation of mitigation measures for the project. Table 1 lists each mitigation measure as identified in the EIR and the associated implementation, monitoring/reporting, timing and performance requirements. The table includes:

1. the full text of each mitigation measure;
2. the party or parties responsible for implementation and monitoring of each measure and any reporting requirements;
3. the timing of implementation of each measure, including any ongoing monitoring and/or reporting requirements; and
4. performance criteria by which to ensure requirements have been met.

Following completion of the monitoring and reporting process, the final monitoring results will be recorded and incorporated into the project file maintained by the City of Menlo Park.

As demonstrated in the Draft EIR, no mitigation measures are required for the following resources:

- Aesthetics
- Agriculture and Forestry Resources
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
Air Quality				
Impact Being Addressed: Impact 4.2-2: Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?				
MM 4.2a Fugitive Dust Reduction The Project shall implement the following during construction: ▪ All exposed surfaces (e.g., parking/staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. ▪ All haul trucks transporting soil, sand, or other loose material off site shall be covered. ▪ All visible mud or dirt track-out onto local roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. ▪ All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). ▪ All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. ▪ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.	Prior to construction • Include fugitive dust reduction measures in construction plan notes. • Post sign with Lead Agency contact information. Throughout construction • Implement all fugitive dust reduction measures.	During the building permit and site development review process and prior to permit issuance	Project Sponsor and Contractor(s)	City of Menlo Park Community Development Department (CDD)

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
▪ All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. ▪ Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.				
Impact Being Addressed: Impact 4.2-3: Would the Project expose sensitive receptors to substantial pollutant concentrations?				
MM 4.2b Construction Equipment Emissions Reductions To reduce the potential for TAC emissions, specifically diesel particulate matter (DPM) as a result of construction of the project, the applicant shall: a) Prior to the start of construction activities, the project applicant, or its designee, shall ensure that all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board (CARB)-certified Tier 4 Final engines or better. Such equipment shall be outfitted with Best Available Control Technology (BACT) devices including, but not limited to, a CARB-certified Level 3 Diesel Particulate Filters (DPFs). Additionally, the City shall include this requirement in applicable bid documents, and successful contractor(s) must demonstrate the ability to supply compliant equipment prior to the commencement of the grading activity. A copy of each unit's certified tier specification and CARB or Bay Area Air Quality Management District (BAAQMD) operating permit (if applicable) should	Prior to construction Construction contractor shall incorporate Tier 4 engine specifications into contract specifications for review and approval by the City. Throughout construction Construction contractor shall maintain equipment maintenance records for all equipment used at the site.	Prior to issuance of demolition or grading permits	Project Sponsor and Contractor(s)	City of Menlo Park CDD

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
be available upon request at the time of mobilization of each applicable unit of equipment. The City should require periodic reporting and provision of written documentation by contractors to ensure compliance, and conduct regular inspections to the maximum extent feasible to ensure compliance. In the event that the City finds that Tier 4 Final construction equipment is not feasible pursuant to California Environmental Quality Act Guidelines Section 15364, the project representatives or contractors must provide written documentation supported by substantial evidence that is reviewed and approved by the City before using other technologies/strategies. Before an exemption may be considered by the City, the applicant shall: (1) be required to demonstrate that two construction fleet owners/operators in the Bay Area region were contacted and that those owners/operators confirmed Tier 4 Final equipment could not be located within the Bay Area region; and (2) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model or other industry standard emission estimation method and documentation provided to the City to confirm the project-generated emissions do not exceed applicable BAAQMD mass daily thresholds of significance. Alternative applicable strategies may include, but would not be limited to, Tier 4 Interim construction equipment and/or reduction in the number and/or horsepower rating of construction equipment, if appropriate. b) The construction contractor(s) shall maintain equipment maintenance records for the				

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
construction portion of the project. All construction equipment must be tuned and maintained in compliance with the manufacturer's recommended maintenance schedule and specifications. Upon request for inspection, construction contractor(s) shall make available all maintenance records for equipment used on site within one business day (either hardcopy or electronic versions).				
Biological Resources				
Impact Being Addressed: Impact 4.3-1: Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
MM 4.3a Pre-construction Surveys for Bat Roosts To the extent practicable, demolition of existing structures should occur outside the bat maternity season when dependent young would be present, which generally occurs from April to September in California. Prior to the removal of trees or the demolition of buildings, a bat survey shall be performed by a qualified bat biologist no more than 3 days prior to the start of construction activities. A qualified bat biologist shall have at least 2 years of experience conducting bat surveys that resulted in detections for relevant species, such as pallid bat and Townsend's big-eared bat, with verified project names, dates, and references, and experience with relevant equipment used to conduct bat surveys. The survey should include a determination on whether active bat roosts are present on or within 50 feet of the project site. The survey shall include a visual inspection of potential roosting features (e.g., cavities, crevices in wood and bark, exfoliating bark, suitable canopy for foliage roosting species, attics, eaves).	Prior to construction • Project sponsor shall submit to the City a pre-construction bat survey for review and approval. • If an active roost is identified in a building or tree subject to removal, a qualified biologist must prepare an appropriate bat eviction and exclusion plan to be implemented outside of maternity and winter roosting seasons. Throughout construction • To the extent practicable, demolition	Prior to the start of construction activities and issuance of demolition permit	Project Sponsor and Qualified Biologist	City of Menlo Park CDD

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
If no evidence of bat roosting is found, the project sponsor shall complete the following: ▪ Submit a memorandum prepared by the biologist who completed the survey describing survey methods, conditions, and results of the survey. ▪ No further action is required if the trees and buildings are removed prior to the next breeding season (the following April). ▪ If demolition is not completed by the following April, a new bat survey shall be completed by a qualified biologist no more than three days prior to any further demolition or tree removal. If the survey identifies active bat roosts, or buildings scheduled for demolition, or trees scheduled for removal as potential bat habitat, demolition and tree removal may not begin, or resume, and the project sponsor shall complete the following: ▪ Retain a qualified biologist to conduct an evening visual emergence survey of the source building(s) from 0.5 hours before to 1 or 2 hours after sunset for a minimum of 2 nights, using night-vision goggles and/or passive acoustic detectors/monitoring equipment to assist in species identification.	shall occur between October and March. • If any active roosts are observed during surveys, an avoidance buffer will be determined by a qualified biologist and maintained. Project sponsor shall provide documentation to City (i.e., images) to ensure compliance with active nest buffers. • Potential bat habitat trees shall be trimmed or removed only during period of non-breeding bat activity and tree removal shall occur using the two-step removal process, unless a qualified biologist conducts night emergence surveys or completes visual examination of roost features that establishes absence of roosting bats.			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
▪ If roosting is found to occur on site, the project sponsor and qualified biologist must prepare an appropriate bat eviction and exclusion plan which will recognize maternity and winter roosting seasons as vulnerable seasons for bats, and require exclusion outside of these times, for example, dates generally between March 1 and April 15 or September 1 and October 15 are suitable times for exclusion; identify suitable areas for excluded bats to disperse or require installation of appropriate dispersal habitat, such as artificial bat houses, prior to project activities, and include an associated management and monitoring plan with implementation and funding; and include a requirement that exclusion materials shall be re-evaluated for effectiveness by the qualified biologist up to 2 weeks prior to building demolition. Locations and procedures for the implementation of bat boxes shall be determined by a qualified biologist and consultation with the California Department of Fish and Wildlife to reduce the likelihood of mortality of the evicted bats. ▪ If maternity roosts are identified during the maternity roosting season (between the months of April and September), avoid all disturbance to such roosts until a qualified biologist has determined the young bats are no longer roosting. ▪ If a female or maternity colony of bats is found on the project site, construction activities shall be conducted outside of the maternity roost season (after September 1 and before April 15), if feasible.				

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
▪ If an active maternity roost is documented on-site and the project cannot be conducted outside of the maternity roosting season, a qualified biologist shall implement a construction-free buffer zone around the active roost to ensure the continued success of the colony. Such buffer zones may include a construction-free barrier of 200 feet from the roost. If implementing a construction-free buffer during the maternity roosting season is not feasible for the project, then bats shall be excluded from the site after September 1 and before October 15, and/or after March 1 and before April 15, to prevent the formation of maternity colonies. Non-breeding bats shall be safely evicted under the direction of a qualified biologist. ▪ If the qualified biologist identifies potential bat habitat trees, then tree trimming and tree removal shall not proceed unless the following occurs: a qualified biologist conducts night emergence surveys or completes visual examination of roost features that establishes absence of roosting bats or (2) tree trimming and tree removal occurs only during seasonal periods of non-breeding bat activity, from approximately March 1 through April 15 and September 1 through October 15, and tree removal occurs using the two-step removal process. Two-step tree removal shall be conducted over two consecutive days. The first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only; limbs with cavities, crevices or deep bark fissures shall be avoided. The second day the entire tree shall be removed.				

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
Impact Being Addressed: Impact 4.3-4: Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
MM 4.3b Pre-construction Survey for Nesting Birds. If project construction activities are scheduled to occur during the nesting season (March 1 to August 31), a pre-construction nesting bird survey should be conducted by a qualified biologist within seven (7) days prior to construction activities to determine if any native birds are nesting on or near the project site (including a 250-foot buffer for raptors). If any active nests are observed during surveys, a suitable avoidance buffer will be determined by the qualified biologist based on species, location and planned construction activity. These nests would be avoided until the chicks have fledged and the nests are no longer active as determined by the qualified biologist.	Prior to construction If construction will occur in the nesting season, project sponsor shall submit to the city a pre-construction nesting bird survey. Throughout construction If an active nest is observed at the site, a qualified biologist shall establish buffer zones. Project sponsor to provide documentation to City (i.e., images) to ensure compliance with active nest buffers.	Prior to the start of construction activities	Project Sponsor, Qualified Biologist, and Contractor(s)	City of Menlo Park CDD
Cultural Resources				
Impact Being Addressed: Impact 4.4-2: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				
MM 4.4a Extended Phase I Investigation Prior to issuance of a demolition permit, the City shall verify that the project sponsor has retained a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, to develop and implement an Extended Phase I Archaeological Assessment of the project site to test for buried archaeological deposits to the depth of the project's grading, trenching, and excavation. This Extended Phase 1 Assessment shall include subsurface testing of the	Prior to construction Project sponsor shall retain a qualified archeologist to develop an Extended Phase I Archaeological Assessment work program.	Prior to issuance of a demolition permit – verify Extended Phase I Archaeological Assessment work program Prior to issuance of a grading permit – verify Extended Phase I Archaeological	Qualified Archaeologist approved by the City of Menlo Park Planning Division and Project Sponsor	City of Menlo Park CDD

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
project site through mechanical trenching to allow the archaeologist to observe subsurface conditions and locate any buried cultural deposits, features or artifacts. Following demolition of existing buildings and removal of pavement and other impervious surfaces at the project site and prior to commencement of grading, trenching, and excavation, the Extended Phase I Assessment shall be completed and the archaeologist shall document any findings and subsurface conditions in an Extended Phase 1 report which shall be submitted to the City. If the Extended Phase I Investigation identifies archaeological resources, the archaeologist shall evaluate the find to determine its significance under CEQA (14 CCR 15064.5[f]; Public Resources Code Section 21082), consistent with MM-4.4b	<u>Immediately following demolition</u> Project sponsor shall retain a qualified archeologist to conduct an Extended Phase I Archaeological Assessment.	Assessment has been completed		
MM 4.4b Unanticipated Discovery of Archaeological Resources In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 50 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Construction activities may not resume in the area immediate to the discovery until authorized by the archeologist. Depending upon the significance of the find under CEQA (14 CCR 15064.5[f]; Public Resources Code Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological or tribal cultural treatment plan, testing, or data recovery would be	<u>Throughout construction</u> • If an archaeological resource is discovered during construction activities, all construction within 50 feet shall stop until a qualified archaeologist can evaluate the find. • If the discovery proves significant, a qualified archaeologist shall determine the treatment plan prior to construction resuming.	During construction activities and regularly scheduled site inspection that would be initiated after a find is made during construction	Qualified Archaeologist and Project Sponsor	City of Menlo Park CDD

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
warranted. Examples of treatment for archeological resources, in no order of preference, may include, but are not limited to, any of the following: (1) avoiding the resource, (2) establishing a permanent conservation easement over the resource, (3) capping or covering archaeological site with a layer of soil before building on the site, and, (4) having parks, greenspace, or other open space incorporate the archaeological site. Excavation and curation shall be the last considered treatment for archeological resources.				
Geology and Soils				
Impact Being Addressed: Impact 4.6-6: Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?				
MM 4.6a Prior to issuance of a grading permit, the project developer shall submit to the City an analysis prepared by a qualified geotechnical consultant regarding the effects of dewatering on nearby buildings and the proposed design of the shoring and dewatering systems and confirming that the geotechnical aspects of the proposed shoring system meets the Geotechnical Investigation requirements. The analysis shall demonstrate that the shoring and dewatering systems minimize the amount of dewatering required and that dewatering will not result in structural damage to improvements on adjacent properties. If the estimated settlements are not acceptable, the dewatering and shoring system shall include measures to reduce settlement, such as installing a secant pile or continuous soil-cement mix wall to shore the excavation as well as cut off lateral groundwater flow, thus reducing the amount of dewatering required from within the excavation.	Prior to construction Geotechnical consultant retained to analyze the effects of dewatering on nearby buildings. Analysis to be submitted to the City for approval.	Prior to issuance of a grading permit	Qualified Geotechnical Consultant and Project Sponsor	City of Menlo Park CDD

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
MM 4.6b Prior to issuance of a grading permit, the City shall ensure that the proposed grading and construction schedule provides for fill placement to occur a minimum of 3 months prior to foundation installation, consistent with the recommendations provided in the Geotechnical Investigation prepared for the project by Rockridge Geotechnical.	<u>Prior to construction</u> Proposed grading and construction schedule submitted to the City for approval to ensure compliance with recommendations provided in the Geotechnical Investigation.	Prior to issuance of a grading permit	Project Sponsor	City of Menlo Park CDD
Impact Being Addressed: <u>Impact 4.6-9:</u> Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				
MM 4.6c In the event that fossils or fossil bearing deposits are discovered during ground disturbing activities, excavations within a 50-foot radius of the find shall be temporarily halted or diverted. Ground disturbance work shall cease until a City-approved qualified paleontologist determines whether the resource requires further study. The paleontologist shall document the discovery as needed (in accordance with Society of Vertebrate Paleontology standards [Society of Vertebrate Paleontology 1995]), evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The excavation plan shall be submitted to the City of Menlo Park for review and approval prior to implementation, and all construction activity shall	<u>Throughout construction</u> • If a fossil or fossil bearing deposit is discovered during construction, excavation within 50 feet shall halt until a qualified paleontologist can determine the significance. • If the discovery proves significant and avoidance is not feasible, a qualified paleontologist shall prepare an excavation plan.	During construction activities and regularly scheduled site inspection that would be initiated after a find is made during construction	Qualified Paleontologist and Project Sponsor	City of Menlo Park CDD

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
adhere to the recommendations in the excavation plan (ConnectMenlo EIR MM CULT-3).				
Hazards and Hazardous Materials				
Impact Being Addressed: Impact 4.8-2: Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
MM 4.8a Construction at the sites of any site in the City with known contamination, shall be conducted under a project-specific Environmental Site Management Plan (ESMP) that is prepared in consultation with the Regional Water Quality Control Board (RWQCB) or the Department of Toxic Substances Control (DTSC), as appropriate. The purpose of the ESMP is to protect construction workers, the general public, the environment, and future site occupants from subsurface hazardous materials previously identified at the site and to address the possibility of encountering unknown contamination or hazards in the subsurface. The ESMP shall summarize soil and groundwater analytical data collected on the project site during past investigations; identify management options for excavated soil and groundwater, if contaminated media are encountered during deep excavations; and identify monitoring, irrigation, or other wells requiring proper abandonment in compliance with local, State, and federal laws, policies, and regulations (ConnectMenlo EIR MM HAZ-4a) The ESMP shall include measures for identifying, testing, and managing soil and groundwater suspected of or known to contain hazardous materials. The ESMP shall: (1) provide procedures for evaluating, handling, storing, testing, and disposing of soil and groundwater during project excavation and dewatering activities, respectively; (2) describe required worker health and safety provisions for all workers potentially	Prior to construction Submit project-specific ESMP to City for approval. During construction Implement the approved ESMP.	Prior to the start of construction activities and throughout the duration of construction activities, as applicable	Project Sponsor and Contractor(s)	City of Menlo Park CDD, RWQCB (as applicable), DTSC (as applicable)

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
exposed to hazardous materials in accordance with State and federal worker safety regulations; and (3) designate personnel responsible for implementation of the ESMP.				
MM 4.8b For those sites throughout the city with potential residual contamination in soil, gas, or groundwater that are planned for redevelopment with an overlying occupied building, a vapor intrusion assessment shall be performed by a licensed environmental professional. If the results of the vapor intrusion assessment indicate the potential for significant vapor intrusion into an occupied building, project design shall include vapor controls or source removal, as appropriate, in accordance with regulatory agency requirements. Soil vapor mitigations or controls could include vapor barriers, passive venting, and/or active venting. The vapor intrusion assessment and associated vapor controls or source removal can be incorporated into the ESMP required under MM 4.8a. (ConnectMenlo EIR MM HAZ-4b).	<u>Prior to construction</u> Licensed environmental professional to perform a vapor intrusion assessment to be submitted to the City for approval. <u>During construction</u> Install any required vapor intrusion measures.	Prior to issuance of a demolition or grading permit, verify completion of vapor intrusion assessment. Prior to issuance of a certificate of occupancy, verify any required vapor intrusion measures have been correctly installed.	Qualified Environmental professional, Project Sponsor, and Contractor(s)	City of Menlo Park CDD
MM 4.8c Prior to commencement of any demolition or construction activities, the project applicant shall prepare a Hazardous Materials Health and Safety Plan that identifies required practices and procedures to protect the general public and construction workers from potentially hazardous materials and accidental release of hazardous materials. The practices and procedures shall include spill prevention, cleanup and evacuation procedures as well as procedures to be followed in the event that previously undiscovered hazardous materials are encountered during construction. The Hazardous Materials Health and Safety Plan shall demonstrate compliance with California Code of Regulations, Title 8,	<u>Prior to construction</u> Prepare a Hazardous Materials Health and Safety Plan for review by the City. <u>During construction</u> Implement the Hazardous Materials Health and Safety Plan.	Prior to issuance of a demolition or grading permit, verify completion of the Hazardous Materials Health and Safety Plan During construction, verify implementation of the Hazardous Materials Health and Safety Plan through periodic site inspections	Project Sponsor and Contractor(s)	City of Menlo Park CDD

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
Chapter 4: Subchapter 4: Construction Safety Orders; Subchapter 5: Electrical Safety Orders; and Subchapter 7: General Industry Safety Orders as well as California Health and Safety Code, Section 25100 et seq.: Hazardous Waste Control Act. The Hazardous Materials Health and Safety Plan shall also include provisions for completion of a comprehensive survey within each existing building to identify asbestos-containing materials (ACM) and lead-based paints (LBP) prior to any demolition activities and shall define procedures for managing demolition activities such that ACM and LBP are not released into the air and worker exposure to ACM and LBP is avoided. These procedures shall be sufficient to ensure that demolition of buildings containing ACM and/or LBP and disposal of these materials will be conducted in accordance with local, state, and federal regulations, including the U.S. Environmental Protection Agency's (EPA's) Asbestos National Emissions Standards for Hazardous Air Pollutants, the California Occupational Safety and Health Administration's Construction Lead Standard (8 CCR 1532.1), California Department of Toxic Substances Control, EPA requirements for disposal of hazardous waste, and Bay Area Air Quality Management District (BAAQMD) Regulation 11, Hazardous Pollutants Rule 2: Asbestos Demolition, Renovation And Manufacturing. At least 10 days prior to demolition, the project applicant and/or construction contractor shall submit an Asbestos Notification to BAAQMD and obtain an Asbestos Demolition/Renovation job number. Disposal of any ACM and/or LBP found on the site shall be carried out by a contractor trained and qualified to conduct lead- or asbestos-related construction work and in accordance with the appropriate state and federal				

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
standards to ensure that these materials are not released into the air in the project vicinity.				
Noise				
Impact Being Addressed: Impact 4.11-1: Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
MM 4.11a Project applicants shall minimize the exposure of nearby properties to excessive noise levels from construction related activity through CEQA review, conditions of approval and/or enforcement of the City's Noise Ordinance. Prior to issuance of demolition, grading, and/or building permits for development projects, a note shall be provided on development plans indicating that during ongoing grading, demolition, and construction, the property owner/developer shall be responsible for requiring contractors to implement the following measures to limit construction related noise: ▪ Construction activity is limited to the daytime hours between 8:00 a.m. to 6:00 p.m. on Monday through Friday, as prescribed in the City's municipal code. ▪ All internal combustion engines on construction equipment and trucks are fitted with properly maintained mufflers, air intake silencers, and/or engine shrouds that are no less effective than as originally equipped by the manufacturer. ▪ Stationary equipment such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses. ▪ Stockpiling is located as far as feasible from nearby noise-sensitive receptors. ▪ Limit unnecessary engine idling to the extent feasible. ▪ Limit the use of public address systems.	Prior to construction Noise control measures included as notes in the construction plans. Throughout construction Construction related noise occurs only during approved times and implement noise control measures.	Prior to issuance of demolition, grading, and building permits, and throughout the duration of construction activities	Project Sponsor and Contractor(s)	City of Menlo Park CDD

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
▪ Construction traffic shall be limited to the haul routes established by the City of Menlo Park.				
MM 4.11b Construction Noise Control Plan The Project Sponsor shall develop a noise control plan for construction at the Project site. The plan shall require compliance with Section 8.06 of the Menlo Park Municipal Code and include measures to ensure compliance with the 60 dBA Leq limit during the hours of 7:00 a.m. to 8:00 a.m. and the 50 dBA Leq limit during the hours of 10:00 p.m. to 7:00 a.m. In addition, the plan shall include measures to ensure that construction noise will not result in a 10 dB increase over the ambient noise level at nearby sensitive receptors (i.e., Hotel Nia). The plan shall specify the noise-reducing construction practices that will be employed to reduce noise from construction activities in Menlo Park and shall demonstrate that compliance with these standards will be achievable. The measures specified by the Project Sponsor shall be reviewed and approved by the City prior to issuance of building permits. Measures to reduce noise may include, but are not limited to, the following: ▪ The noise control plan shall demonstrate that noise levels during construction on the project site will meet the standards of this mitigation measure at sensitive receptors while those receptors are in use. ▪ The noise control plan shall demonstrate that any construction activities taking place outside of normal construction hours of 8:00 a.m. to 6:00 p.m. Monday through Friday shall comply with the 60 dBA Leq limit during the hours of 7:00 a.m. to 8:00 a.m. and the 50 dBA Leq limit during the hours of 10:00 p.m. to 7:00 a.m.	<u>Prior to construction</u> Noise control plan prepared and submitted to City for review. <u>Throughout construction</u> Implement noise control plan.	Prior to issuance of demolition, grading, and building permits, along with the duration of construction activities	Project Sponsor and Contractor(s)	City of Menlo Park CDD

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
▪ The plan shall demonstrate that that combined construction noise would not result in a 10 dBA increase over the ambient noise level at nearby sensitive receptors. ▪ The contractor shall ensure that construction equipment will be equipped with mufflers. In addition, construction equipment must use the best available noise control techniques (e.g., improved mufflers, intake silencers, ducts, engine enclosures, acoustically attenuating shields, shrouds) on equipment and trucks used for Project construction. ▪ All construction activities shall be conducted only at an adequate distance, or otherwise shielded with sound barriers, as determined in the noise control plan, from noise- sensitive receptors when working outside the normal construction hours of 8:00 a.m. to 6:00 p.m. Monday through Friday to ensure compliance with the Menlo Park Municipal Code and this mitigation measure. ▪ Stationary construction noise source with the potential to generate noise levels exceeding the applicable thresholds, shall be located at an adequate distance, or otherwise shielded with temporary sound barriers, from sensitive receptors to ensure compliance with the Menlo Park Municipal Code and this mitigation measure.				

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
▪ Temporary noise barriers (height to be determined) shall be installed around construction on the Project site to reduce construction noise from equipment used outside the normal construction hours of 8:00 a.m. to 6:00 p.m. on weekdays. The installation of barriers would help reduce overall construction noise to less than 50 dBA Leq for work occurring between 6:00 a.m. and 7:00 a.m. and 60 dBA Leq for work occurring between 7:00 a.m. and 8:00 a.m., as measured at the applicable property lines of the adjacent uses, such that a 10 dB increase over ambient would not occur at nearby sensitive land uses. However, confirmation of the noise reduction would be required (per the last bullet of this measure, below). If the Project Sponsor can demonstrate, through an acoustical analysis, that construction noise would not exceed the allowable limits during non-exempt hours, as measured at the applicable property lines of the adjacent uses without barriers, then temporary noise barriers shall not be required. ▪ The effectiveness of noise attenuation measures shall be monitored by taking noise measurements at nearby noise-sensitive land uses during construction activities to ensure that the project is not causing an increase over ambient levels greater than 10 dB and compliance with the 50 and 60 dBA Leq standards, which apply outside the construction exception hours of 8:00 a.m. and 6:00 p.m. Monday through Friday.				

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
Tribal Cultural Resources				
Impact Being Addressed: Impact 4.15-1: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is 1) listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k) or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				
MM 4.15a Unanticipated Discovery of Tribal Cultural Resources. In the event that resources with potential to meet the definition of a "Tribal Cultural Resource" (archaeological sites, features, or artifacts of Native American origin or association) are exposed during construction activities the City shall be immediately notified and all construction work occurring within 50 feet of the find shall immediately stop until the find is assessed by a qualified archaeologist. A report documenting the resource assessment shall be submitted to the City. The City shall review this information to assess if the resource has potential to meet the definition of a Tribal Cultural Resources and, if appropriate, contact and/or provide a designated individual the authority to notify traditionally and culturally affiliated Native American tribes. The tribes shall be provided a reasonable time to provide comment and recommend treatment of the find. The City shall review these recommendations and, if they are confirmed to be reasonable and appropriate, they shall be implemented by the contractor. All management strategies shall occur in compliance with cultural resources mitigation and pertinent regulatory conditions. Treatment for tribal cultural resources would be consistent with PRC § 21084.3(b), which recommends:	Throughout construction If a resource with the potential to meet the definition of a Tribal Cultural Resource is discovered: • Contractor to halt construction and immediately notify the City. • Project Sponsor to retain a qualified archaeologist to prepare an assessment • City to notify traditionally and culturally affiliated Native American tribes if appropriate • Project Sponsor to implement management strategies	Throughout the duration of construction activities	Project Sponsor, Contractor(s), and City	City of Menlo Park CDD

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Monitoring Timing	Implementing Party	Monitoring Party
(1) avoidance and preservation of the resources in place, including planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria; (2) treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including the following: (a) protecting the cultural character and integrity of the resource (b) protecting the traditional use of the resource (c) protecting the confidentiality of the resource (3) 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; or (4) protecting the resource.				

LOCATION: 123 Independence Drive and 138 Constitution Drive	**PROJECT NUMBER:** PLN2025-00030	**APPLICANT:** Tim Steele, The Sobrato Organization	**OWNER:** SI 30, LLC, and SI 60, LLC

PROJECT CONDITIONS:

1. The architectural control permit and use permit shall be subject to the following ***standard*** conditions**:**

General Conditions

a. Development of the Project (as defined in condition 1b, below) shall be substantially in conformance with the plans prepared by Studio T Square, The Guzzardo Partnership Inc, Kier+Wright, Radius Design, PAE, American Trash Management, and Watery Design, Inc., attached to the August 28, 2023 Planning Commission staff report and consisting of 135 plan sheets, dated received on July 25, 2023 (hereinafter the "Plans"). The Plans are incorporated by reference herein. The Plans may only be modified by the conditions contained herein (conditions 1d. and 1e.), subject to review and approval of the Community Development Director or their designee. Subsequent to the approvals granted on August 28, 2023, the paseo plans were modified to appropriately address phasing of the apartment and townhome projects. Those plans are attached as Exhibit A and incorporated by reference herein.

b. The Project means the whole of the action studied in the California Environmental Quality Act (CEQA) Environmental Impact Report for the 123 Independence Drive Residential Project, prepared for and certified prior to approval of the Project and the associated Mitigation Monitoring and Reporting Program (MMRP), CEQA Clearinghouse No. 2021010076 (Project EIR). As described in the Project EIR and reflected in these conditions, the Project components (apartment building and townhomes) can be developed in phases. The Project shall comply with all mitigation measures of the MMRP during all phases of construction, which is attached to Menlo Park Planning Commission Resolution No 2023-41 and incorporated herein by this reference.

c. All outstanding and applicable fees associated with the processing of these Project entitlements shall be paid prior to the issuance of the first building permit for any phase of the Project unless explicitly specified otherwise herein.

d. Substantially consistent and minor modifications to building exteriors and locations, fence styles and locations, signage, and significant landscape features may be approved in writing by the Community Development Director or designee, based on the determination that the proposed modification is consistent with other building and design elements of the approved architectural control permit and will not have an adverse impact on the character and aesthetics of the site. Substantially consistent modifications are modifications to the development that do not increase the intensity or density of the project or the allowed uses. The Director may refer any request for revisions to the plans to the Planning Commission. If the Director refers the plans to the Planning Commission, the Director shall provide written documentation of the Director's determination that the modification is substantially consistent and a member of the Planning Commission may request to discuss these modifications on the next agenda within 72 hours of notification of the modifications by the

PROJECT CONDITIONS:

Community Development Director. Further environmental review and analysis may be required if such changes necessitate further review and analysis pursuant to the California Environmental Quality Act.

e. Major modifications to the development plan which involve material expansion or intensification of development, modifications to the permitted uses, or modifications to the architectural design, including materials and colors may be allowed subject to obtaining architectural control and use permit revisions from the Planning Commission.

f. Prior to issuance of foundation building permit for the apartment building, the Project Proponent (for purposes of these conditions, Project Proponent shall refer to the applicant or any other entity or person who in turn seeks to develop the Project) shall execute and record in the San Mateo County Recorder's office the below market rate (BMR) Housing Agreement for the rental BMR units.

g. Within six (6) months after issuance of the first foundation/vertical construction permit, whichever one comes first, associated with the for-sale townhome portion of the Project, the Project Proponent shall execute and record in that San Mateo County Recorder's office the BMR Housing Agreement for the for-sale BMR units.

h. Project Proponent shall keep the property in a clean and sanitary condition at all times, maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the City of Menlo Park Municipal Code.

i. The Project shall adhere to all ordinances, plans, regulations and specifications of the City of Menlo Park in effect on the date the Project applicant submitted its SB 330 preliminary application containing all the information required by Government Code section 65941.1(a) (here, January 29, 2020), and all applicable regional, State, and Federal laws and regulations.

j. Prior to issuance of a building permit for each phase and/or building, the Project Proponent shall comply with all requirements of and conditions imposed by the Building Division, Planning Division, Engineering Division, and Transportation Division for each Project phase and/or building that are directly applicable to that phase and/or building and the type of building permit issued.

k. All deferred submittals other than fire sprinklers are to be approved by the Building Official prior to building permit application for each Project phase or building.

l. Prior to issuance of any building permit, the Project Proponent shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to each Project phase or building.

m. Concurrent with the submittal of any building permit, the Project Proponent shall submit documentation of acceptance of the site plan for the entire Project by the Menlo Park Fire Protection District to the City, subject to review and acceptance by the Planning and Building Divisions. Prior to issuance of each building permit

PROJECT CONDITIONS:

for the project, the Project Proponent shall submit documentation of Menlo Park Fire Protection District approval of each building permit, subject to review and approval by the Planning and Building Divisions.

n. Prior to issuance of any building permit for the Project, Project Proponent shall clearly indicate compliance with all conditions of approval applicable to that Project phase or building on the plans and/or provide written explanations to the Director of Community Development regarding any inability to satisfy applicable conditions of approval for that phase or building.

o. The Applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding brought by a third party against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the Applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the Applicant's or permittee's defense of said claims, actions, or proceedings.

p. The Use Permit Approval shall expire upon the later to occur of one year after the date of Project approval (August 28, 2023) or one month following the date of recording of the final subdivision map, if the final subdivision map is not recorded in phases, unless the Project Proponent submits a complete building permit application for the Project as delineated on the plan set dated July 25, 2023, prior to such date. If the final subdivision map is recorded in phases, then the Use Permit Approval shall remain active as to the respective components of the Project for the unrecorded portions of the tentative map until the later to occur of one year after the date of Project approval (August 28, 2023) or one month following the date of recording of the applicable final subdivision map phase, plus one month. If the tentative subdivision map expires prior to the recording of a final subdivision map, then the Use Permit Approval shall expire as to any respective components of the Project for the unrecorded portions of the tentative map. The Community Development Director or their designee may extend the time to use the Use Permit Approval prior to its expiration upon written request of the Applicant for up to one year for any portion of the property for which a building permit application has not been submitted, if the Director or their designee finds that there is a good cause for the extension based upon unusual circumstances and/or conditions not of the making of the Applicant. Prior to the expiration of the Use Permit Approval for any portion of the Project, a Project Proponent may (1) apply to the Community Development Director to obtain an extension of time upon a showing of good cause to the Director's reasonable satisfaction and/or (2) apply for a revised Use Permit Approval to revise the Project approvals to remove or modify unbuilt Project elements. If (1) or (2) do

PROJECT CONDITIONS:

not occur prior to the expiration of the Use Permit Approval, it shall be deemed a violation of these Conditions of Approval for the applicable portion of the property where the Use Permit is not vested, and the Use Permit approval for such portion of the Project shall expire. The Use Permit Approval for the portion of the Project for which a building permit has been submitted or for which the tentative map remains alive shall remain in full force and effect. Any Project modifications shall be assessed for compliance with the Project EIR, and subsequent environmental review may be required if necessary to comply with CEQA Guidelines Section 15162.

Building Division Conditions

q. Simultaneous with the submittal of each complete building permit application, the Project Proponent shall submit plans to the Building Division verifying that that phase of the Project or building complies with all applicable requirements of Menlo Park Municipal Code Title 12 (Buildings and Construction) for review and approval by the City Building Official or designee.

r. The Project is subject to the 2022 California Building Code, the California Building Standards Code and any adopted Reach Codes and/or local building code ordinances in effect at the time of each complete building permit application submittal.

s. Simultaneous with the submittal of each complete building permit application, the Project Proponent shall submit information as reasonably required by the Community Development Director or their designee to demonstrate that the new high-rise residential building is in compliance with the applicable City of Menlo Park Reach Codes (outlined in Chapter 12.16 of the City's local ordinance). The building will be required to be all-electric and produce a minimum of five kilowatt photovoltaic system of on-site solar.

t. The Project is subject to the California Green Building Standards Code (CalGreen) in effect at the time of submittal of the complete building permit application and any local amendments to the Code in effect at the time of submittal. Other forms of green building checklists will not be acceptable in-lieu of the CalGreen requirements.

u. Each complete building permit application shall include all unit plans for that Project phase or building to be fully drawn and detailed, including mirrored plans. Further, all residential building plans are required to include drawings for mirrored units including structural, mechanical, electrical, and plumbing plan sheets.

v. A list of all deferred submittals for each Project phase or building, other than trusses, shall be approved by the Building Official or their designee prior to submittal of each complete building permit application.

w. Detached structures require their own permit, have an occupancy category and are required to meet all applicable Building Code requirements associated with their occupancy and location on the site.

PROJECT CONDITIONS:

x. The buildings are located in a flood zone and are required to meet all the applicable flood design criteria and final elevation certification.

y. Simultaneous with the submittal of any complete building permit application and prior to Final Map approval, the Project Proponent shall submit plans for that Project phase or building for: 1) construction safety fences around the periphery of the construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, 5) tree protection fencing, and 6) construction vehicle parking. The plans shall be subject to review by the Engineering, Planning, and Building Divisions and the City's Building Official or their designee shall approve the Plans subject to input by City staff. The safety fences, dust and air pollution control measures, erosion and sedimentation control measures, and tree protection measures shall be installed according to the approved plan prior to commencing construction and implemented throughout the duration of construction at the Project site.

z. Simultaneous with submittal of any complete building permit application, the Project Proponent shall submit plans for that Project phase or building that include proposed measures to prevent erosion and polluted runoff from all site conditions, subject to review and approval of the Building Division. During construction, if construction is not complete by the start of the wet season (October 1 through April 30), the Project Proponent shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of much onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. A site specific winterization plan implemented during construction would be subject to review by the Engineering, Building, and Planning Divisions and subject to approval by the Building Official or their designee with input from City staff. The winterization plan would be in addition to the erosion control plan required in condition 1.y.

Engineering Division Conditions

aa. Once construction is finished, to the extent required by FEMA, the relevant as-built data must be provided to FEMA to ensure compliance with any applicable FEMA standards and regulations.

bb. All private easements shall be recorded with the County of San Mateo prior to issuance of final occupancy permit, unless otherwise required through the Project conditions.

cc. "No Objection" letters shall be provided to the City from all applicable utility companies for any public utility easement proposed to be abandoned.

LOCATION: 123 Independence Drive and 138 Constitution Drive	**PROJECT NUMBER:** PLN2025-00030	**APPLICANT:** Tim Steele, The Sobrato Organization	**OWNER:** SI 30, LLC, and SI 60, LLC

PROJECT CONDITIONS:

dd. Discharges from the garage ramp and underground parking areas are not allowed into the storm drain system. Discharge must be treated with an oil/water separator and must connect to the sanitary sewer system. This will require a permit from West Bay Sanitary District.

ee. Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality, in accordance with the approved Stormwater Pollution Prevention Plan (SWPPP). BMP plan sheets are available electronically for inserting into project plans.

ff. All potential utility conflicts within the public right of way and public easements shall be potholed with actual depths recorded on the improvement plans submitted for City review and approval.

gg. Prior to any building permit issuance, the Project Proponent shall submit a finalized version of the Stormwater Control Plan for that Project phase or building, which shall provide stormwater treatment for the Project site pursuant to the latest regulations specified in the San Mateo County C.3 Technical Guidance Manual. The Stormwater Control Plan shall include a written report identifying existing and proposed Project conditions, and all applicable source controls, and mitigation measures (i.e. bioretention areas, flow through planters, etc.) implemented to meet NPDES compliance.

hh. Street trees shall be from the City-approved street tree species or to the satisfaction of City Arborist and shall be documented concurrent with the submittal of the off-site improvement plans.

ii. Prior to issuance to any building permit, the Project Proponent shall submit construction related plans of that Project phase or building for review and approval by the Engineering Department.

jj. Prior to issuance of any Project-related building permit, and within each construction phase, the Project Proponent shall submit plans for that Project phase or building for construction related parking management, construction staging, material storage, and a Traffic Control Handling Plan (TCHP) to be reviewed and approved by the City. The Project Proponent shall secure adequate parking for any and all construction trades. The plan shall include construction phasing and anticipated method of traffic handling for each phase. The existing sidewalk and bike lanes or an acceptable pedestrian and bicycle pathways along project's frontage shall be provided during all construction phases except when the new sidewalk is being constructed. The Project Proponent shall secure adequate parking for any and all construction trades, until the parking podium is available on the Project site. The plan shall include construction phasing and anticipated method of traffic handling for each phase or building.

kk. Prior to commencing any work within the right-of-way or public easements, the Project Proponent shall obtain an encroachment permit from the City.

PROJECT CONDITIONS:

ll. Prior to issuance of any building permit, the Project Proponent shall provide plans showing minimum pipe separations between each utility line per City Standard Details.

mm. All water meters shall be installed within the public right-of-way or within an easement if installed behind the right-of-way line. On-site water systems shall be privately owned and maintained.

nn. Project Proponent shall coordinate directly with Menlo Park Municipal Water for review of existing and proposed water service connections. Additional application fees are required, including Water Capacity Charges per adopted water rates.

oo. Prior to issuance of the occupancy permit for each building, the Project Proponent shall submit a landscape audit report for that Project phase or building.

pp. All public right-of-way improvements associated with each Project phase or building, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection for that Project phase or building.

qq. The Project Proponent shall retain a civil engineer to prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats to the Engineering Division prior to building permit final inspection.

2. The architectural control and use permit shall be subject to the following ***project-specific*** conditions**:**

Planning Division Conditions

a. Simultaneous with the submittal of any complete building permit application, the Project Proponent shall enroll in EPA Energy Star Building Portfolio Manager. Prior to building permit final inspection, the Project Proponent shall submit documentation showing compliance to the satisfaction of the Planning and Building Divisions.

b. Simultaneous with the submittal of any complete building permit application, the Project Proponent shall submit an updated LEED Checklist for that Project phase or building, subject to review and approval of the Planning Division. The Checklist shall be prepared by a LEED Accredited Professional (LEED AP). The LEED AP shall submit a cover letter stating their qualifications, and confirm that they have prepared the LEED Checklist and that the information presented is accurate. Confirmation that each Project phase or building conceptually achieves LEED Gold certification shall be required before issuance of the superstructure building permit for the applicable Project phase or building. Prior to final inspection of the building permit for each Project phase or building, or as early as that phase or building can be certified by Green Business Certification, Inc. on behalf of the United States Green Building Council, the project shall submit verification that the development has achieved final LEED Gold

PROJECT CONDITIONS:

certification. Occupancy and/or final inspection can be granted with an agreed upon timeline for final certification between the City and the Project Proponent.

c. Simultaneous with the submittal of any complete building permit application, the Project Proponent shall submit a zero-waste management plan for that Project phase or building to the City, which will cover how the Project Proponent plans to minimize waste to landfill and incineration in accordance with all applicable state and local regulations, including compliance with the applicable requirements of Chapter 16.45.130(5)(A) of the Zoning Ordinance. Project Proponents shall show in their zero-waste plan how they will reduce, recycle and compost wastes from occupancy phases of each Project phase or building. Zero Waste plan elements shall include the property owner's assessment of the types of waste to be generated during occupancy, and a plan to collect, sort and transport materials to uses other than landfill and incineration. The plan shall be subject to the satisfaction of the Sustainability Manager or their designee.

d. Prior to issuance of any superstructure building permit, the Project Proponent shall submit plans and supporting documentation to the Building and Planning Divisions documenting that the Project phase or building meets one hundred percent of its energy demand (electricity and natural gas), as required by Chapter 16.45.130(2) of the Zoning Ordinance.

e. Prior to issuance of the first occupancy for each Project phase or building, the applicant shall submit plans and supporting documentation to the Building and Planning Divisions documenting that the project meets one hundred percent of its energy demand (electricity and natural gas), as required by Chapter 16.45.130(2)(A) of the Zoning Ordinance, through the combination of the following measures and to the satisfaction of the Building and Planning Divisions:

    i. On-site energy generation;

    ii. Purchase of 100% renewable electricity through Peninsula Clean Energy or Pacific Gas and Electric Company in an amount equal to the annual energy demand of the project;

    iii. Purchase and installation of local renewable energy generation within the City of Menlo Park in an amount equal to the annual energy demand of the project;

    iv. Purchase of certified renewable energy credits and/or certified renewable energy offsets annually in an amount equal to the annual energy demand of the project.

Following issuance of the final occupancy permit for each Project phase or building, the Applicant shall submit an annual report on 1st January of every year demonstrating that tenants and occupants of all buildings that have received final inspection on site, purchased or used 100% renewable energy or

PROJECT CONDITIONS:

otherwise complied with Section 16.45.130(2)(A) of the Zoning Ordinance to the Community Development Director of their designee for their review and approval. The report shall also include the total amount of diesel fuel used to power any on-site diesel generators for testing or during power outages. The Project Proponent may submit documentation to the City prior to the granting of the first occupancy for each Project phase or building documenting that the amount of on-site or off-site renewable energy generation would, at a minimum, equal the estimated amount of non-renewable energy used at the project site. The report may be submitted in lieu of annual monitoring, subject to review and approval of the Community Development Director with input from the Building, Planning, and Sustainability Divisions, as applicable.

f. Simultaneous with the submittal of each complete building permit application, and prior to issuance of the first superstructure building permit for each Project phase or building, the Project Proponent shall incorporate dual plumbing for internal use of future recycled water to the satisfaction of the Building Division for all proposed buildings.

g. Simultaneous with the submittal of the complete building permit application for the apartment building, the Project Proponent shall submit an updated water budget accompanying calculations following the methodology approved by the City and consistent with submitted building permit plans for each building 100,000 square feet or greater and, per the requirements of 16.45.130(3)(C). The water budget and calculations shall be reviewed and approved by the City's Public Works Director prior to certification of occupancy for each applicable Project phase or building. On January 1 of the year following the first full calendar year after the date of the granting of final occupancy the apartment building owner and/or HOA, as applicable, shall submit data and information sufficient to allow the city to compare the actual water use to the allocation in the approved water budget. In the event that actual water consumption exceeds the water budget, a water conservation program, as approved by the city's Public Works Director, shall be implemented for the portion or phase of the Project that exceeds the water budget. Twelve (12) months after City approval of the water conservation program for the apartment building, the owner, Project Proponent, or HOA, as applicable, shall submit data and information sufficient to allow the city to determine compliance with the conservation program. If water consumption exceeds the budgeted amount, the city's Public Works Director may prohibit the use of water for irrigation or enforce compliance as an infraction pursuant to Chapter 1.12 of the City Municipal Code against the portion or phase of the Project exceeding the water budget until compliance with the water budget is achieved.

h. Prior to framing inspection for any building that will have stucco, the Project Proponent shall construct an in-field mock-up to demonstrate that the exterior stucco is smooth troweled, per the requirements of Chapter 16.45.120(6)(F) of the Zoning Ordinance, to the satisfaction of the Community Development Director or their designee. The Project Proponent may submit a physical

PROJECT CONDITIONS:

sample of the stucco to staff to review in-lieu of the field mock-up, subject to approval of the Planning Division. The Planning Division may determine through its review of a physical sample that a field mock-up is still required to confirm compliance with the Zoning Ordinance.

i. During all phases of construction, potable water shall not be used for dust control.

j. During all phases of construction and after final inspection for the life of the Project, rodenticides shall not be used on the property in accordance with Section 16.45.130(6)(G) of the Zoning Ordinance.

k. Prior to the granting of the first certificate of occupancy of the apartment building, the Apartment Project Proponent shall construct the entire paseo adjacent to the apartment building, and the paseo adjacent to the townhome parcels, per the revised Plans referenced in condition 1a and as shown on phasing exhibit, attached herein. Prior to the granting of the last certificate of occupancy of the final townhome building, the Townhome Project Proponent shall complete any further improvements to the paseo and the balance of the publicly accessible open space per the plans approved on August 28, 2023. In addition to the completion of each respective phase of the paseo, each Project phase or building shall include the minimum required open space consistent with the approved Plans, including minimum required publicly accessible open space, for that Project phase or building pursuant to the requirements of the City of Menlo Park Municipal Code Section 16.45.120(4), unless modified pursuant to State Density Bonus Law concessions and waivers. Open space is calculated across the entire project site and previously constructed and completed open space can be used to meet the minimum requirements for subsequent Project phases or buildings, provided the completed Project phases or buildings are in compliance at that time. All publicly accessible private open space for the Project shall be constructed to the satisfaction of the Building, Engineering, Planning, and Transportation Divisions.

l. Simultaneous with the submittal of the first complete building permit application, the Project Proponent shall submit a plat and legal description and proposed form of irrevocable easement agreement for public utilization of the publicly accessible open space, including the publicly accessible paseo, to the satisfaction of the Public Works Director and City Attorney. The form of irrevocable easement shall ensure, to the satisfaction of the City, that the Project Proponent has reasonable control over the publicly accessible open space and that the publicly accessible open space is accessible to the general public, in perpetuity during reasonable hours of each day of the week.

    i. The irrevocable easement agreement requires City Manager approval and

PROJECT CONDITIONS:

a. The portion of the easement abutting the apartment parcel shall be recorded with the County of San Mateo prior to granting of the first unit occupancy.

b. The portion of the easement abutting the townhome parcels shall be recorded with the County of San Mateo prior to granting of the final townhome occupancy.

ii. The Apartment Project Proponent shall record an easement agreement for the paseo, connecting Constitution Drive to Independence Drive, shall be recorded with the County of San Mateo prior to granting of first occupancy for any phase. The Townhome Project Proponent shall record a subsequent agreement for the entirety of the publicly accessible open space, including the paseo. This agreement shall supersede any easement placed on the publicly accessible open space.

m. The Project Proponent shall diligently pursue the Project's construction through to completion, and, if at any point after building permits have been issued, the Project Proponent abandons construction and, for the affordable townhomes, the City opts not to pursue construction, or the building permits expire, the Project Proponent shall demolish the uncompleted portions of the Project and restore the site to rough grade condition and shall take reasonable measures to protect public health and safety, protect the building structure from the elements, screen unsightly elements from view (such as fencing, painting or attractive screens or coverings), and maintain temporary landscaping, to the satisfaction of the Planning Division.

n. If the Project Proponent leaves any work of construction in an unfinished state for more than seven (7) consecutive days, the Project Proponent shall keep the construction site clean and properly secured per best management standards and to the satisfaction of the Building and Engineering Divisions.

o. If the Project Proponent leaves any work of construction in an unfinished state for more than one hundred and twenty (120) consecutive days, the Project Proponent shall take reasonable measures to protect public health and safety, protect the building structure from the elements, screen unsightly elements from view (such as fencing, painting or attractive screens or coverings), and maintain temporary landscaping, to the satisfaction of the Planning Division.

p. Utility equipment shall meet the applicable requirements of Chapter 16.45.120(6)(B) of the Menlo Park Zoning Ordinance. All utility equipment that is installed outside of a building and that cannot be placed underground shall be concealed or integrated into the building design to the extent feasible, as determined by the Public Works Director.

q. Heritage trees to remain in the vicinity of the construction project shall be protected during the entire construction phase, pursuant to the Heritage Tree Ordinance. Prior to Final Map approval, the Project Proponent shall submit a

PROJECT CONDITIONS:

heritage street tree preservation plan, detailing the location of and methods for all tree protection measures.

r. Heritage tree replacements, required as part of the approval of heritage tree permit HTR2022-00117, HRT2022-00119, HTR2022-00119, HTR2022-00120, HTR2022-00121, shall be planted on the project site to the satisfaction of the City Arborist and Planning Division prior to final building permit inspection and consistent with the project arborist report prepared by FMA Landscape services Inc. on January 15, 2022.

s. Prior to issuance of the first building permit for each building, the Project Proponent shall submit information demonstrating compliance with bird-friendly design requirements under Section 16.45.130(6) of the Zoning Ordinance and as modified by the use permit.

t. Prior to issuance of the first building permit for each building, the Project Proponent shall submit plans verifying that all external non-emergency lighting for the apartment building, townhomes, landscaping, common recreational spaces, and pathways automatically switches off between the hours of 10 p.m. and sunrise.

u. Prior to issuance of the first building permit for each building, the Project Proponent shall submit plans verifying that the Project phase or building complies with the water use and recycled water requirements of section 16.45.130(3) of the Zoning Ordinance.

v. Pursuant to Section 16.45.030 of the Menlo Park Municipal Code, the Project Proponent shall apply for and obtain an administrative permit from the Community Development Department prior to issuance of a building permit for any potential emergency diesel generators.

w. If the Project Proponent elects to construct the townhome BMR units on a single parcel, the affordable housing developer shall submit a complete building permit application(s) for the 18 BMR townhome units within six (6) months of the building permit submittal for the first market-rate townhome.

    i. If the affordable housing developer fails to pull building permits within six (6) months after the City issues the first foundation/vertical construction permit (not including permits for site grading or demolition) for the market-rate townhomes, the Project Proponent shall convert some of the proposed BMR townhomes to market rate and some of the market-rate townhomes to BMR units such that a total of 15 percent of the townhomes units would be affordable to moderate income households, consistent with the for-sale BMR Agreement with Project Proponent, subject to review and approval of the Planning and Housing Divisions

PROJECT CONDITIONS:

x. The affordable housing developer for the BMR townhome units, if constructed on a single parcel, shall receive final inspections for all 18 BMR units within 24 months from issuance of the first building permit for the BMR townhome units.

   i. The affordable housing developer shall provide the City Planning and Housing Divisions with a milestone schedule at the start of construction and conduct regular check-ins with Housing and Planning Division staff throughout the project, including bi-annual meetings with all stakeholders, as determined by City staff, to discuss construction progress.

   ii. If the affordable housing developer starts construction and does not complete construction within the required timeframe, the City will either 1) allow the affordable housing developer to complete construction and require a bond to cover the cost to complete the construction, including additional project management and administrative costs, as determined by the Housing, Planning, and Building Divisions, or 2) allow the affordable housing developer to complete construction without requiring a bond, subject to review and determination by the City's Community Development Director.

y. Prior to issuance of any building permit, the Project Proponent shall execute and record in the San Mateo County Recorder's office a covenant or deed restriction, to the satisfaction of the City Attorney, documenting that all applicable development restrictions (including density, floor area ratio, height, parking, and open space) are calculated using the area of the entire project site, notwithstanding the fact that the project site includes multiple distinct parcels. Future owners shall not be permitted to separately calculate the development potential of the individual parcels within the project site without accounting for the approved development on the other individual parcels.

Engineering Division Conditions

z. The Project is in the Special Flood Hazard Area (Zone AE) and must be designed and constructed in compliance with current FEMA regulations and the City's Flood Damage Prevention Ordinance. Simultaneous with the first building permit application for each building, the Project Proponent shall document compliance with the City's Flood Damage Prevention Ordinance (city's flood ordinance chapter 12.42), applicable FEMA requirements, and the City's sea level rise resiliency ordinance (16.45.130(4)(A)).

aa. The streets adjoining the Project (i.e., Independence Drive, Chrysler Drive, and Constitution Drive) shall receive an asphalt concrete overlay at the completion of improvements for that street. The Chrysler Drive frontage may require up to nine inches of AC. Existing striping, markings, and legends shall be replaced in kind, or as modified by the City Engineer.

PROJECT CONDITIONS:

bb. Irrigation within the public right of way shall comply with City Standard Details LS-1 through LS-19 and shall be connected to the on-site water system.

cc. Any tie-back system shall comply with the City's Tie-Back Guidelines. If tie-backs are proposed, prior to issuance of any building permit, the Project Proponent shall submit design for that Project phase or building to demonstrate the proposed shoring tie-back/soil nails system does not adversely affect any existing or future utilities and/or any other City infrastructure, to the satisfaction of the Engineering Division. I-beams and appurtenances associated with the shoring plan, other than tie-back cables/soil nails, cannot be placed in the ROW.

dd. If tie-backs are proposed, prior to issuance of any building permit, the Project Proponent shall enter into a Tie-Back Agreement with the City and pay the associated fees for the tie-backs encroaching and remaining into the right of way associated with the Project in a form approved by the City Attorney, which agreement shall be recorded and shall be binding on future owners of the property. Notarized agreements will be required between the Project and the adjacent property owners if the Project plans to tie-back encroaching into private properties.

ee. Prior to issuance of any building permit, the Project Proponent shall install reference elevation/benchmarks to monitor ground movement in the vicinity of the shoring system at the current centerlines of Constitution Drive before, during and after excavations. The benchmarks shall be surveyed by a licensed surveyor and tied to an existing city monument or benchmark. The benchmarks shall be monitored for horizontal and vertical displacement of Constitution Drive improvements.

ff. Prior to issuance of each building permit, the Project Proponent shall pay the applicable Building Construction Street Impact Fee to the satisfaction of the Public Works Director.

gg. Project shall abandon the existing water line along its Constitution Drive frontage, and the project improvement plans shall show installation of a new 8-inch water line along the same frontage within the street pavement area. The project is responsible for 100% of the cost of water line relocation and upsizing along its frontage. However, if the water line is extended beyond the project's frontage on Constitution Drive to the intersection with Chrysler Avenue, a reimbursement agreement outlining the project's fair share of the relocation cost and any City reimbursements will be required, subject to the approval of the Public Works Director.

Transportation Division Conditions

hh. Prior to issuance of the first occupancy permit for any Townhome building, all transportation-related improvements, including level-of-service (LOS) and other intersection improvements, shall be completed to the satisfaction of the

PROJECT CONDITIONS:

Engineering Division and Transportation Division. The Townhome Project Proponent shall notify the Transportation Division prior to commencing design for each intersection, to avoid duplicating efforts started by the City and/or other development projects.

ii. Should the Townhome Project Proponent want to request loading zones along Independence Drive, prior to submittal of a permit for offsite improvements for any portion of the Townhome Project, the Townhome Project Proponent shall initiate a review process with the City's Complete Streets Commission for the proposed loading zone(s) adjacent to the project frontage on Independence Drive and determine whether to allow the loading zones with timed parking restrictions. The review process could take up to six months. If the Complete Streets Commission does not approve the request, the Townhome Project Proponent shall remove the loading zone(s) from the permit plans prior to the approval of the permit for off-site improvements.

jj. The Project shall be subject to the following transportation-related improvements and/or TIF payment requirements:

i. Concurrent with the submittal of the first foundation/vertical construction building permit for the townhome portion of the Project, the Townhome Project Proponent shall submit conceptual plans and cost estimates for the Cumulative scenario transportation related improvement (see Transportation Division Condition II-iii), and complete plans and cost estimates for the Near Term scenario transportation related improvements identified in the Transportation Division Condition II (i and ii), for review and approval of the Transportation Division. The Transportation Division shall review and determine the estimated credit toward the Project Proponent and Townhome Project Proponent's TIF payment based on the approved cost estimates for the Near Term scenario transportation related improvements. The Townhome Project Proponent shall pay the balance of the total estimated TIF payment less credits for the estimated cost of the required Near Term scenario transportation related improvements ("Prorated TIF Payment"). The fair-share cost estimate for the Cumulative Scenario shall be made in full prior to issuance of superstructure building permit for the first foundation/vertical construction building permit for the townhome portion of the Project, to the satisfaction of the Transportation Division.

ii. The Apartment Project Proponent and the Townhome Project Proponent shall each pay in full their respective portion of the Prorated TIF Payment prior to issuance of the building permit for the apartment project or first foundation/vertical construction building permit for the townhome portion of the Project to the satisfaction of the Transportation Division. The Project's TIF payment is as follows:

LOCATION: 123 Independence Drive and 138 Constitution Drive	**PROJECT NUMBER:** PLN2025-00030	**APPLICANT:** Tim Steele, The Sobrato Organization	**OWNER:** SI 30, LLC, and SI 60, LLC

PROJECT CONDITIONS:

a. The TIF is estimated to be $1,666,913. This was calculated by the addition of multiplying the fee of $6,358.18 per multi-family unit by 432 units (inclusive of the market rate and below market rate units) and multiplying the fee of $12.77 per square feet per commercial space by 2,000 square feet, and subtracting a credit by: multiplying $9.33 per square feet per R&D space by 64,681 square feet existing space plus $12.77 per square feet per manufacturing space by 39,302 square feet existing space. Fees are subject to adjustment on July 1st of each year based on the Engineering News-Record (ENR) Construction Cost Index percentage for San Francisco. Each project will prorate the TIF Payment by the number of units in that phase of the project (316 units for the apartment project and 116 units for the townhome project).

kk. If any intersection improvements require Caltrans' approval, prior to submittal of the first building permit for any building, the Project Proponent shall provide complete plans to install improvements, including all work in the Caltrans right-of-way. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, tree protection requirements, striping modifications, and a detailed cost estimate. The plans are subject to review by the City. After receiving City approval for the improvement plans, the Project Proponent shall submit the improvement plans to Caltrans and request encroachment permit approvals.

ll. The Townhome Project Proponent shall submit complete plans for construction of transportation-related improvements to the City, submit for encroachment permits, and provide a bond for improvements prior to issuance of the first foundation/vertical construction permit for the townhome building. The Townhome Project Proponent shall construct all required transportation improvements prior to the first occupancy permit for any townhome building, upon obtaining final approval from the City and Caltrans (if needed). The Townhome Project Proponent may request a modification to the timeframe stated above in this condition if the for-sale BMR units will be granted occupancy in advance of the market-rate townhomes, subject to review and approval of the Community Development Director and Public Works Director. Any modification to the timeframe to construct the transportation-related improvements shall be limited to the occupancy of the for-sale BMR units.

mm. In order to overcome shortfalls in level of service created by the Project, the Townhome Project Proponent shall perform, construct, and complete, at the applicant's own expense, certain transportation improvements, and prior to issuance of the first occupancy permit for the townhome portion of the Project. For each of the required transportation improvements, the Director of Public Works or designee shall review and determine the reasonable cost of said transportation improvements, based on documentation of total costs to design

PROJECT CONDITIONS:

and construct the improvements provided by the Townhome Project Proponent. Upon completion of the transportation related improvements, the City will review the Project Proponent's documented actual cost and the cost estimate from condition 2jj. If the actual documented cost is less than the estimated cost in condition 2jj, then the Townhome Project Proponent shall pay the City the difference. If the actual documented cost exceeds the estimated cost in condition 2jj, then the applicant shall be entitled to a reimbursement of that difference from the Townhome Project Proponent's TIF payment. The Townhome Project Proponent shall also be entitled to credit and/or reimbursement for said transportation improvements pursuant to MPMC 13.26.80 should the final expenses for improvements included in the TIF program exceed the Project TIF payment. If the final expenses to the Townhome Project Proponent for the required intersection improvements included in the City's TIF program exceed the Project's TIF payment, the City and the Townhome Project Proponent shall enter into a reimbursement agreement, which will provide for the Townhome Project Proponent to be reimbursed by the City from available TIF revenues prior to issuance of the first occupancy permit for the Project.

nn. The transportation improvements shall include all Near Term intersection improvements with the improvement plans for the Townhome Phase. The Cumulative intersection fee structures identified below shall be assigned to the Townhome Project Proponent ("Near Term" and "Cumulative" are as defined in the Transportation Impact Analysis included as an appendix to the Project EIR). The Townhome Project Proponent shall enter into an improvement agreement with the City memorializing the terms for performance, construction, and completion of the transportation improvements prior to issuance of the foundation/vertical construction permit for the townhome portion of the project.

i. Under the Near Term scenario, the proposed intersection improvement at the intersection of Chrysler Drive and Jefferson Drive is to install a traffic signal and associated improvements. This improvement was studied and is included in the City's TIF program. Simultaneous with the submittal of the first building permit for the townhome phase, the Townhome Project Proponent shall submit complete plans for this improvement. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, tree protection requirements, striping modifications, and a detailed cost estimate and specifications. The plans are subject to review by the City. Upon obtaining approval from the Director of Public Works or designee, the Townhome Project Proponent shall construct the improvement prior to first occupancy permit for any townhome building.

ii. Under the Near Term scenario, the proposed intersection improvement at the intersection of Chrysler Drive and Independence Drive is to install a traffic signal and associated improvements. This improvement was

PROJECT CONDITIONS:

studied and is included in the City's TIF program. Simultaneous with the submittal of the first building permit for the Townhome Phase, the Townhome Project Proponent shall submit complete plans for this improvement. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, tree protection requirements, striping modifications, and a detailed cost estimate and specifications. The plans are subject to review by the City. Upon obtaining approval from the Director of Public Works or designee, the Townhome Project Proponent shall construct the improvement prior to first occupancy permit for any Townhome building.

iii. Under the Cumulative scenario, the proposed improvements at the intersection of Chilco Street and Constitution Drive are to install: 1) a left-turn lane and convert the shared left/through lane to through lane on eastbound Constitution Drive resulting in having one left-turn lane, one through lane, and one right-turn lane, 2) a left-turn lane and convert the shared left/through/right lane to through lane on westbound Constitution Drive resulting in having one left-turn lane, one through lane, and one right-turn lane, 3) modify Constitution Drive signal phase to protected-permitted. The Townhome Project Proponent shall provide a conceptual plan of the following improvements and a cost estimate (including design engineering) for approval by the Transportation Division simultaneously with the submittal of the first building permit for the Townhome phase. This improvement is not included in the City's TIF program. A cost estimate for the Project's fair share contribution for the intersection improvements, calculated as 0.85% of the cost estimate, shall be paid simultaneously with the TIF payment. If these cumulative scenario funds are not used within a 5-year period, they will be returned to the Townhome Project Proponent.

oo. Simultaneous with the submittal of the first building permit for the Apartment Building, the Project Proponent shall submit complete plans for new raised crosswalks on Constitution Drive and Independence Drive as illustrated in the City's Bayfront Area Pedestrian Circulation Plan and pursuant to the ConnectMenlo General Plan policies and guidelines, if required by the City. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, curb ramps, tree protection requirements, striping modifications, and a detailed cost estimate and specifications. The Project Proponent shall confirm final crosswalk locations with the City prior to initiating design. The plans are subject to review by the City. Upon obtaining approval from the Director of Public Works or designee, the applicant shall construct the improvement prior to issuance of first occupancy permit for the Apartment Project.

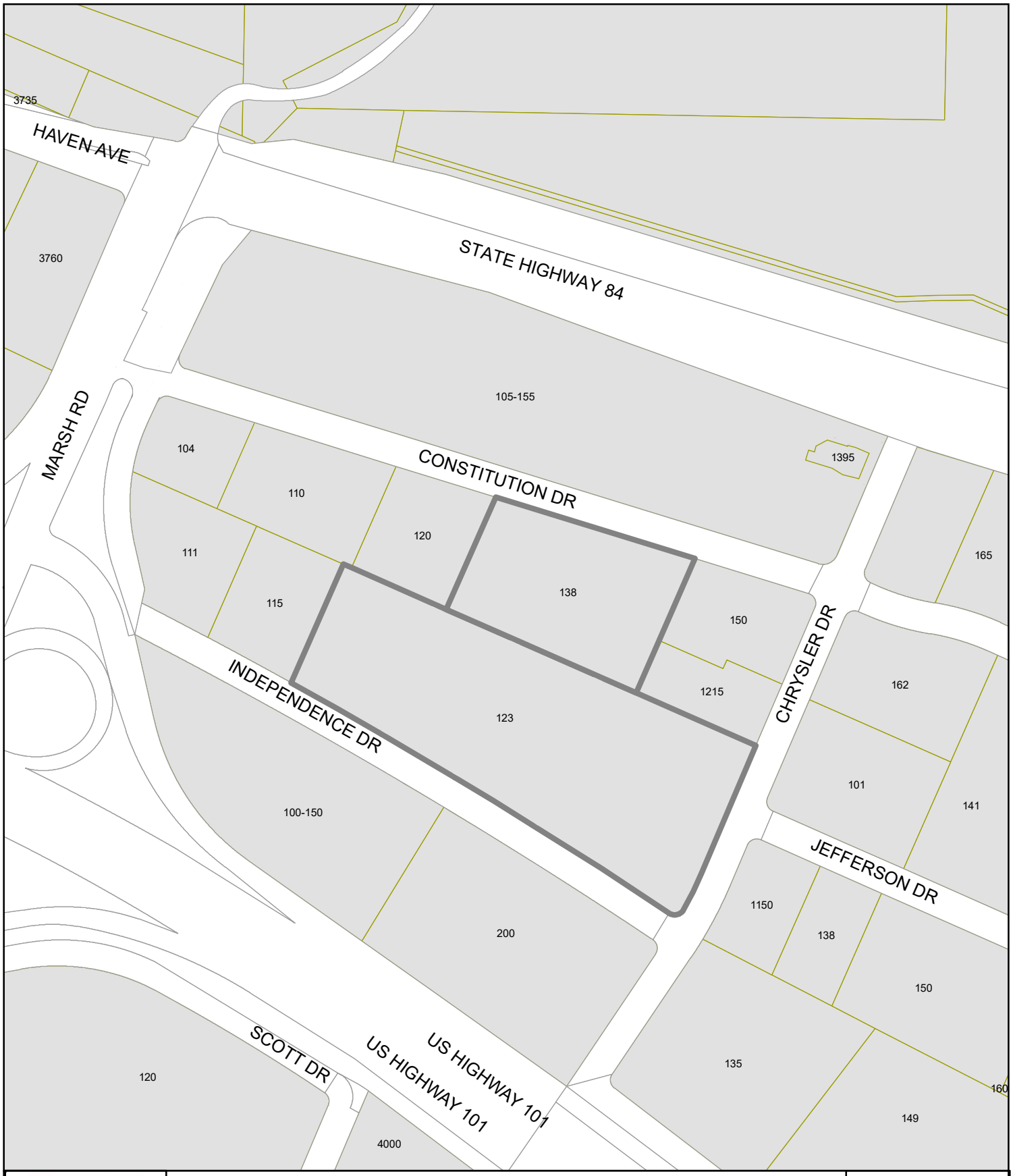
LOCATION: 123 Independence Drive and 138 Constitution Drive	**PROJECT NUMBER:** PLN2025-00030	**APPLICANT:** Tim Steele, The Sobrato Organization	**OWNER:** SI 30, LLC, and SI 60, LLC

PROJECT CONDITIONS:

pp. The Project shall be subject to the following Transportation Demand Management (TDM) plan requirements:

i. On January 1 of the year following the first full calendar year after the date of first occupancy for the Apartment Phase, or as otherwise designated in the Zoning Ordinance, the Project Proponent for the apartment building owner shall submit an Annual Monitoring Report to determine that implementation of the Transportation Demand Management (TDM) plan for the apartment project is effective in reaching the trip reduction requirements established in the Zoning Ordinance and incorporated into the approved apartment TDM plan. The monitoring report for the apartment project shall be submitted annually to the City's Transportation Division by the Apartment developer. The annual monitoring is expected to include counts from the apartment project during a defined period with input from the Director of Public Works or their designee. If the apartment project is not in compliance with the anticipated trip reductions from the TDM program, the Apartment Project Proponent shall submit a detailed mitigation and monitoring plan identifying steps to be taken to bring the Project site into compliance with the maximum Daily, AM and PM trips identified in the trip generation analysis and TDM program.

ii. On January 1 of the year following the first full calendar year after the date of first occupancy for the Townhome Phase, or as otherwise designated in the Zoning Ordinance, the Townhome Project Proponent and the HOA, in cooperation, shall submit an Annual Monitoring Report to determine that implementation of the Transportation Demand Management (TDM) plan for the Townhome project is effective in reaching the trip reduction requirements established in the Zoning Ordinance and incorporated into the approved TDM plan. The townhome TDM monitoring report shall be submitted annually to the City's Transportation Division by the Townhome developer and/or HOA. The annual monitoring is expected to include counts from the Townhome project during a defined period with input from the Director of Public Works or their designee. If the Townhome site is not in compliance with the anticipated trip reductions from the TDM program, the Townhome Project Proponent and/or HOA shall submit a detailed mitigation and monitoring plan identifying steps to be taken to bring the Townhome Project site into compliance with the maximum Daily, AM, and PM trips identified in the trip generation analysis and TDM program.



CITY OF MENLO PARK

LOCATION MAP

123 INDEPENDENCE DRIVE PROJECT

DRAWN:

DRAWN: MAP CHECKED: TAS DATE: 7/27/26 SCALE: 1" = 300' SHEET: 1

N

LOCATION: 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive	**PROJECT NUMBER:** PLN2020-00020	**APPLICANT:** Peter Tsai, The Sobrato Organization	**OWNER:** SI 60, LLC

PROJECT CONDITIONS:

1. The architectural control permit and use permit shall be subject to the following ***standard*** conditions:

General Conditions

a. Development of the Project (as defined in condition 1b, below) shall be substantially in conformance with the plans prepared by Studio T Square, The Guzzardo Partnership Inc, Kier+Wright, Radius Design, PAE, American Trash Management, and Watery Design, Inc., attached to the **August 28, 2023** Planning Commission staff report and consisting of **135** plan sheets, dated received on **July 25, 2023** (hereinafter the "Plans"). The Plans are incorporated by reference herein. The Plans may only be modified by the conditions contained herein (conditions 1d. and 1e.), subject to review and approval of the Community Development Director or their designee.

b. The Project means the whole of the action studied in the California Environmental Quality Act (CEQA) Environmental Impact Report for the 123 Independence Drive Residential Project, prepared for and certified prior to approval of the Project and the associated Mitigation Monitoring and Reporting Program (MMRP), CEQA Clearinghouse No. 2021010076 (Project EIR). As described in the Project EIR and reflected in these conditions, the Project components (apartment building and townhomes) can be developed in phases. The Project shall comply with all mitigation measures of the MMRP during all phases of construction, which is attached to Menlo Park Planning Commission Resolution No 2023-___ and incorporated herein by this reference.

c. All outstanding and applicable fees associated with the processing of these Project entitlements shall be paid prior to the issuance of the first building permit for any phase of the Project unless explicitly specified otherwise herein.

d. Substantially consistent and minor modifications to building exteriors and locations, fence styles and locations, signage, and significant landscape features may be approved in writing by the Community Development Director or designee, based on the determination that the proposed modification is consistent with other building and design elements of the approved architectural control permit and will not have an adverse impact on the character and aesthetics of the site. Substantially consistent modifications are modifications to the development that do not increase the intensity or density of the project or the allowed uses. The Director may refer any request for revisions to the plans to the Planning Commission. If the Director refers the plans to the Planning Commission, the Director shall provide written documentation of the Director's determination that the modification is substantially consistent and a member of the Planning Commission may request to discuss these modifications on the next agenda within 72 hours of notification of the modifications by the Community Development Director. Further environmental review and analysis may be required if such changes necessitate further review and analysis pursuant to the California Environmental Quality Act.

e. Major modifications to the development plan which involve material expansion or intensification of development, modifications to the permitted uses, or modifications to the architectural design, including materials and colors may be allowed subject to obtaining architectural control and use permit revisions from the Planning Commission.

LOCATION: 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive	**PROJECT NUMBER:** PLN2020-00020	**APPLICANT:** Peter Tsai, The Sobrato Organization	**OWNER:** SI 60, LLC

PROJECT CONDITIONS:

f. Prior to issuance of foundation building permit for the apartment building, the Project Proponent (for purposes of these conditions, Project Proponent shall refer to the applicant or any other entity or person who in turn seeks to develop the Project) shall execute and record in the San Mateo County Recorder's office the below market rate (BMR) Housing Agreement for the rental BMR units.

g. Within six (6) months after issuance of the first foundation/vertical construction permit, whichever one comes first, associated with the for-sale townhome portion of the Project, the Project Proponent shall execute and record in that San Mateo County Recorder's office the BMR Housing Agreement for the for-sale BMR units.

h. Project Proponent shall keep the property in a clean and sanitary condition at all times, maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the City of Menlo Park Municipal Code.

i. The Project shall adhere to all ordinances, plans, regulations and specifications of the City of Menlo Park in effect on the date the Project applicant submitted its SB 330 preliminary application containing all the information required by Government Code section 65941.1(a) (here, January 29, 2020), and all applicable regional, State, and Federal laws and regulations.

j. Prior to issuance of a building permit for each phase and/or building, the Project Proponent shall comply with all requirements of and conditions imposed by the Building Division, Planning Division, Engineering Division, and Transportation Division for each Project phase and/or building that are directly applicable to that phase and/or building and the type of building permit issued.

k. All deferred submittals other than fire sprinklers are to be approved by the Building Official prior to building permit application for each Project phase or building.

l. Prior to issuance of any building permit, the Project Proponent shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to each Project phase or building.

m. Concurrent with the submittal of any building permit, the Project Proponent shall submit documentation of acceptance of the site plan for the entire Project by the Menlo Park Fire Protection District to the City, subject to review and acceptance by the Planning and Building Divisions. Prior to issuance of each building permit for the project, the Project Proponent shall submit documentation of Menlo Park Fire Protection District approval of each building permit, subject to review and approval by the Planning and Building Divisions.

n. Prior to issuance of any building permit for the Project, Project Proponent shall clearly indicate compliance with all conditions of approval applicable to that Project phase or building on the plans and/or provide written explanations to the Director of Community

LOCATION: 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive	**PROJECT NUMBER:** PLN2020-00020	**APPLICANT:** Peter Tsai, The Sobrato Organization	**OWNER:** SI 60, LLC

PROJECT CONDITIONS:

Development regarding any inability to satisfy applicable conditions of approval for that phase or building.

o. The Applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding brought by a third party against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the Applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the Applicant's or permittee's defense of said claims, actions, or proceedings.

p. The Use Permit Approval shall expire upon the later to occur of one year after the date of Project approval (August 28, 2023) or one month following the date of recording of the final subdivision map, if the final subdivision map is not recorded in phases, unless the Project Proponent submits a complete building permit application for the Project as delineated on the plan set dated July 25, 2023, prior to such date. If the final subdivision map is recorded in phases, then the Use Permit Approval shall remain active as to the respective components of the Project for the unrecorded portions of the tentative map until the later to occur of one year after the date of Project approval (August 28, 2023) or one month following the date of recording of the applicable final subdivision map phase, plus one month. If the tentative subdivision map expires prior to the recording of a final subdivision map, then the Use Permit Approval shall expire as to any respective components of the Project for the unrecorded portions of the tentative map. The Community Development Director or their designee may extend the time to use the Use Permit Approval prior to its expiration upon written request of the Applicant for up to one year for any portion of the property for which a building permit application has not been submitted, if the Director or their designee finds that there is a good cause for the extension based upon unusual circumstances and/or conditions not of the making of the Applicant. Prior to the expiration of the Use Permit Approval for any portion of the Project, a Project Proponent may (1) apply to the Community Development Director to obtain an extension of time upon a showing of good cause to the Director's reasonable satisfaction and/or (2) apply for a revised Use Permit Approval to revise the Project approvals to remove or modify unbuilt Project elements. If (1) or (2) do not occur prior to the expiration of the Use Permit Approval, it shall be deemed a violation of these Conditions of Approval for the applicable portion of the property where the Use Permit is not vested, and the Use Permit approval for such portion of the Project shall expire. The Use Permit Approval for the portion of the Project for which a building permit has been submitted or for which the tentative map remains alive shall remain in full force and effect. Any Project modifications shall be assessed for compliance with the Project EIR, and subsequent environmental review may be required if necessary to comply with CEQA Guidelines Section 15162.

Building Division Conditions

LOCATION: 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive	**PROJECT NUMBER:** PLN2020-00020	**APPLICANT:** Peter Tsai, The Sobrato Organization	**OWNER:** SI 60, LLC

PROJECT CONDITIONS:

q. Simultaneous with the submittal of each complete building permit application, the Project Proponent shall submit plans to the Building Division verifying that that phase of the Project or building complies with all applicable requirements of Menlo Park Municipal Code Title 12 (Buildings and Construction) for review and approval by the City Building Official or designee.

r. The Project is subject to the 2022 California Building Code, the California Building Standards Code and any adopted Reach Codes and/or local building code ordinances in effect at the time of each complete building permit application submittal.

s. Simultaneous with the submittal of each complete building permit application, the Project Proponent shall submit information as reasonably required by the Community Development Director or their designee to demonstrate that the new high-rise residential building is in compliance with the applicable City of Menlo Park Reach Codes (outlined in Chapter 12.16 of the City's local ordinance). The building will be required to be all-electric and produce a minimum of five kilowatt photovoltaic system of on-site solar.

t. The Project is subject to the California Green Building Standards Code (CalGreen) in effect at the time of submittal of the complete building permit application and any local amendments to the Code in effect at the time of submittal. Other forms of green building checklists will not be acceptable in-lieu of the CalGreen requirements.

u. Each complete building permit application shall include all unit plans for that Project phase or building to be fully drawn and detailed, including mirrored plans. Further, all residential building plans are required to include drawings for mirrored units including structural, mechanical, electrical, and plumbing plan sheets.

v. A list of all deferred submittals for each Project phase or building, other than trusses, shall be approved by the Building Official or their designee prior to submittal of each complete building permit application.

w. Detached structures require their own permit, have an occupancy category and are required to meet all applicable Building Code requirements associated with their occupancy and location on the site.

x. The buildings are located in a flood zone and are required to meet all the applicable flood design criteria and final elevation certification.

y. Simultaneous with the submittal of any complete building permit application and prior to Final Map approval, the Project Proponent shall submit plans for that Project phase or building for: 1) construction safety fences around the periphery of the construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, 5) tree protection fencing, and 6) construction vehicle parking. The plans shall be subject to review by the Engineering, Planning, and Building Divisions and the City's Building Official or their designee shall approve the Plans subject to input by City staff. The safety fences, dust and air pollution control measures, erosion and sedimentation control measures, and tree

LOCATION: 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive	**PROJECT NUMBER:** PLN2020-00020	**APPLICANT:** Peter Tsai, The Sobrato Organization	**OWNER:** SI 60, LLC

PROJECT CONDITIONS:

protection measures shall be installed according to the approved plan prior to commencing construction and implemented throughout the duration of construction at the Project site.

z. Simultaneous with submittal of any complete building permit application, the Project Proponent shall submit plans for that Project phase or building that include proposed measures to prevent erosion and polluted runoff from all site conditions, subject to review and approval of the Building Division. During construction, if construction is not complete by the start of the wet season (October 1 through April 30), the Project Proponent shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of much onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. A site specific winterization plan implemented during construction would be subject to review by the Engineering, Building, and Planning Divisions and subject to approval by the Building Official or their designee with input from City staff. The winterization plan would be in addition to the erosion control plan required in condition 1.y.

Engineering Division Conditions

aa. Once construction is finished, to the extent required by FEMA, the relevant as-built data must be provided to FEMA to ensure compliance with any applicable FEMA standards and regulations.

bb. All private easements shall be recorded with the County of San Mateo prior to issuance of final occupancy permit, unless otherwise required through the Project conditions.

cc. “No Objection” letters shall be provided to the City from all utilities companies prior to abandonment of public right of ways and public easements.

dd. Discharges from the garage ramp and underground parking areas are not allowed into the storm drain system. Discharge must be treated with an oil/water separator and must connect to the sanitary sewer system. This will require a permit from West Bay Sanitary District.

ee. Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality, in accordance with the approved Stormwater Pollution Prevention Plan (SWPPP). BMP plan sheets are available electronically for inserting into project plans.

ff. During the design phase of the construction drawings, all potential utility conflicts shall be potholed with actual depths recorded on the improvement plans submitted for City review and approval.

LOCATION: 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive	**PROJECT NUMBER:** PLN2020-00020	**APPLICANT:** Peter Tsai, The Sobrato Organization	**OWNER:** SI 60, LLC

PROJECT CONDITIONS:

gg. Prior to any building permit issuance, the Project Proponent shall submit a finalized version of the Stormwater Control Plan for that Project phase or building, which shall provide stormwater treatment for the Project site pursuant to the latest regulations specified in the San Mateo County C.3 Technical Guidance Manual. The Stormwater Control Plan shall include a written report identifying existing and proposed Project conditions, and all applicable source controls, and mitigation measures (i.e. bioretention areas, flow through planters, etc.) implemented to meet NPDES compliance.

hh. Street trees shall be from the City-approved street tree species or to the satisfaction of City Arborist and shall be documented concurrent with the submittal of the off-site improvement plans.

ii. Prior to issuance to any building permit, the Project Proponent shall submit construction related plans of that Project phase or building for review and approval by the Engineering Department.

jj. Prior to issuance of any Project-related building permit, and within each construction phase, the Project Proponent shall submit plans for that Project phase or building for construction related parking management, construction staging, material storage, and a Traffic Control Handling Plan (TCHP) to be reviewed and approved by the City. The Project Proponent shall secure adequate parking for any and all construction trades. The plan shall include construction phasing and anticipated method of traffic handling for each phase. The existing sidewalk and bike lanes or an acceptable pedestrian and bicycle pathways along project's frontage shall be provided during all construction phases except when the new sidewalk is being constructed. The Project Proponent shall secure adequate parking for any and all construction trades, until the parking podium is available on the Project site. The plan shall include construction phasing and anticipated method of traffic handling for each phase or building.

kk. Prior to commencing any work within the right-of-way or public easements, the Project Proponent shall obtain an encroachment permit from the appropriate reviewing jurisdiction.

ll. Prior to issuance of any building permit, the Project Proponent shall provide plans showing minimum pipe separations between each utility line per City Standard Details.

mm. All water meters shall be installed within the public right-of-way or within an easement if installed behind the right-of-way line. On-site water systems shall be privately owned and maintained.

nn. Project Proponent shall coordinate directly with Menlo Park Municipal Water for review of existing and proposed water service connections. Additional application fees are required, including Water Capacity Charges per adopted water rates.

oo. Prior to issuance of the occupancy permit for each building, the Project Proponent shall submit a landscape audit report for that Project phase or building.

LOCATION: 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive	**PROJECT NUMBER:** PLN2020-00020	**APPLICANT:** Peter Tsai, The Sobrato Organization	**OWNER:** SI 60, LLC

PROJECT CONDITIONS:

pp. All public right-of-way improvements associated with each Project phase or building, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection for that Project phase or building.

qq. The Project Proponent shall retain a civil engineer to prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats to the Engineering Division prior to building permit final inspection.

2. The architectural control and use permit shall be subject to the following ***project-specific*** conditions:

Planning Division Conditions

a. Simultaneous with the submittal of any complete building permit application, the Project Proponent shall enroll in EPA Energy Star Building Portfolio Manager. Prior to building permit final inspection, the Project Proponent shall submit documentation showing compliance to the satisfaction of the Planning and Building Divisions.

b. Simultaneous with the submittal of any complete building permit application, the Project Proponent shall submit an updated LEED Checklist for that Project phase or building, subject to review and approval of the Planning Division. The Checklist shall be prepared by a LEED Accredited Professional (LEED AP). The LEED AP shall submit a cover letter stating their qualifications, and confirm that they have prepared the LEED Checklist and that the information presented is accurate. Confirmation that each Project phase or building conceptually achieves LEED Gold certification shall be required before issuance of the superstructure building permit for the applicable Project phase or building. Prior to final inspection of the building permit for each Project phase or building, or as early as that phase or building can be certified by Green Business Certification, Inc. on behalf of the United States Green Building Council, the project shall submit verification that the development has achieved final LEED Gold certification. Occupancy and/or final inspection can be granted with an agreed upon timeline for final certification between the City and the Project Proponent.

c. Simultaneous with the submittal of any complete building permit application, the Project Proponent shall submit a zero-waste management plan for that Project phase or building to the City, which will cover how the Project Proponent plans to minimize waste to landfill and incineration in accordance with all applicable state and local regulations, including compliance with the applicable requirements of Chapter 16.45.130(5)(A) of the Zoning Ordinance. Project Proponents shall show in their zero-waste plan how they will reduce, recycle and compost wastes from occupancy phases of each Project phase or building. Zero Waste plan elements shall include the property owner’s assessment of the types of waste to be generated during occupancy, and a plan to collect, sort and transport materials to uses other than landfill and incineration. The plan shall be subject to the satisfaction of the Sustainability Manager or their designee.

LOCATION: 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive	**PROJECT NUMBER:** PLN2020-00020	**APPLICANT:** Peter Tsai, The Sobrato Organization	**OWNER:** SI 60, LLC

PROJECT CONDITIONS:

d. Prior to issuance of any superstructure building permit, the Project Proponent shall submit plans and supporting documentation to the Building and Planning Divisions documenting that the Project phase or building meets one hundred percent of its energy demand (electricity and natural gas), as required by Chapter 16.45.130(2) of the Zoning Ordinance.

e. Prior to issuance of the first occupancy for each Project phase or building, the applicant shall submit plans and supporting documentation to the Building and Planning Divisions documenting that the project meets one hundred percent of its energy demand (electricity and natural gas), as required by Chapter 16.45.130(2)(A) of the Zoning Ordinance, through the combination of the following measures and to the satisfaction of the Building and Planning Divisions:

i. On-site energy generation;
ii. Purchase of 100% renewable electricity through Peninsula Clean Energy or Pacific Gas and Electric Company in an amount equal to the annual energy demand of the project;
iii. Purchase and installation of local renewable energy generation within the City of Menlo Park in an amount equal to the annual energy demand of the project;
iv. Purchase of certified renewable energy credits and/or certified renewable energy offsets annually in an amount equal to the annual energy demand of the project.

Following issuance of the final occupancy permit for each Project phase or building, the Applicant shall submit an annual report on 1st January of every year demonstrating that tenants and occupants of all buildings that have received final inspection on site, purchased or used 100% renewable energy or otherwise complied with Section 16.45.130(2)(A) of the Zoning Ordinance to the Community Development Director of their designee for their review and approval. The report shall also include the total amount of diesel fuel used to power any on-site diesel generators for testing or during power outages. The Project Proponent may submit documentation to the City prior to the granting of the first occupancy for each Project phase or building documenting that the amount of on-site or off-site renewable energy generation would, at a minimum, equal the estimated amount of non-renewable energy used at the project site. The report may be submitted in lieu of annual monitoring, subject to review and approval of the Community Development Director with input from the Building, Planning, and Sustainability Divisions, as applicable.

f. Simultaneous with the submittal of each complete building permit application, and prior to issuance of the first superstructure building permit for each Project phase or building, the Project Proponent shall incorporate dual plumbing for internal use of future recycled water to the satisfaction of the Building Division for all proposed buildings.

g. Simultaneous with the submittal of the complete building permit application for the apartment building, the Project Proponent shall submit an updated water budget accompanying calculations following the methodology approved by the City and consistent with submitted building permit plans for each building 100,000 square feet or greater and, per the requirements of 16.45.130(3)(C). The water budget and calculations shall be reviewed and approved by the City's Public Works Director prior to certification of occupancy for each applicable Project phase or building. On January 1 of the year

LOCATION: 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive	**PROJECT NUMBER:** PLN2020-00020	**APPLICANT:** Peter Tsai, The Sobrato Organization	**OWNER:** SI 60, LLC

PROJECT CONDITIONS:

following the first full calendar year after the date of the granting of final occupancy the apartment building owner and/or HOA, as applicable, shall submit data and information sufficient to allow the city to compare the actual water use to the allocation in the approved water budget. In the event that actual water consumption exceeds the water budget, a water conservation program, as approved by the city's Public Works Director, shall be implemented for the portion or phase of the Project that exceeds the water budget. Twelve (12) months after City approval of the water conservation program for the apartment building, the owner, Project Proponent, or HOA, as applicable, shall submit data and information sufficient to allow the city to determine compliance with the conservation program. If water consumption exceeds the budgeted amount, the city's Public Works Director may prohibit the use of water for irrigation or enforce compliance as an infraction pursuant to Chapter 1.12 of the City Municipal Code against the portion or phase of the Project exceeding the water budget until compliance with the water budget is achieved.

h. Prior to framing inspection for any building that will have stucco, the Project Proponent shall construct an in-field mock-up to demonstrate that the exterior stucco is smooth troweled, per the requirements of Chapter 16.45.120(6)(F) of the Zoning Ordinance, to the satisfaction of the Community Development Director or their designee. The Project Proponent may submit a physical sample of the stucco to staff to review in-lieu of the field mock-up, subject to approval of the Planning Division. The Planning Division may determine through its review of a physical sample that a field mock-up is still required to confirm compliance with the Zoning Ordinance.

i. During all phases of construction, potable water shall not be used for dust control.

j. During all phases of construction and after final inspection for the life of the Project, rodenticides shall not be used on the property in accordance with Section 16.45.130(6)(G) of the Zoning Ordinance.

k. Prior to the granting of the first occupancy of the first building, the Project Proponent shall construct the entire paseo connecting Independence Drive and Constitution Drive, per the Plans referenced in condition 1.a. In addition to the completion of the paseo prior to the granting of the first occupancy for any building, each Project phase or building shall include the minimum required open space consistent with the approved Plans, including minimum required publicly accessible open space, for that Project phase or building pursuant to the requirements of the City of Menlo Park Municipal Code Section 16.45.120(4), unless modified pursuant to State Density Bonus Law concessions and waivers. Open space is calculated across the entire project site and previously constructed and completed open space can be used to meet the minimum requirements for subsequent Project phases or buildings, provided the completed Project phases or buildings are in compliance at that time. All publicly accessible private open space for the Project shall be constructed to the satisfaction of the Building, Engineering, Planning, and Transportation Divisions.

l. Simultaneous with the submittal of the first complete building permit application, the Project Proponent shall submit a plat and legal description and proposed form of irrevocable easement agreement for public utilization of the publicly accessible open space, including the publicly accessible paseo, to the satisfaction of the Public Works Director and City

LOCATION: 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive	**PROJECT NUMBER:** PLN2020-00020	**APPLICANT:** Peter Tsai, The Sobrato Organization	**OWNER:** SI 60, LLC

PROJECT CONDITIONS:

Attorney. The form of irrevocable easement shall ensure, to the satisfaction of the City, that the Project Proponent has reasonable control over the publicly accessible open space and that the publicly accessible open space is accessible to the general public, in perpetuity during reasonable hours of each day of the week.

i. The irrevocable easement agreement requires City Manager approval and shall be recorded with the County of San Mateo prior to granting of the first unit and/or building occupancy.

m. The Project Proponent shall diligently pursue the Project's construction through to completion, and, if at any point after building permits have been issued, the Project Proponent abandons construction and, for the affordable townhomes, the City opts not to pursue construction, or the building permits expire, the Project Proponent shall demolish the uncompleted portions of the Project and restore the site to rough grade condition and shall take reasonable measures to protect public health and safety, protect the building structure from the elements, screen unsightly elements from view (such as fencing, painting or attractive screens or coverings), and maintain temporary landscaping, to the satisfaction of the Planning Division.

n. If the Project Proponent leaves any work of construction in an unfinished state for more than seven (7) consecutive days, the Project Proponent shall keep the construction site clean and properly secured per best management standards and to the satisfaction of the Building and Engineering Divisions.

o. If the Project Proponent leaves any work of construction in an unfinished state for more than one hundred and twenty (120) consecutive days, the Project Proponent shall take reasonable measures to protect public health and safety, protect the building structure from the elements, screen unsightly elements from view (such as fencing, painting or attractive screens or coverings), and maintain temporary landscaping, to the satisfaction of the Planning Division.

p. Utility equipment shall meet the applicable requirements of Chapter 16.45.120(6)(B) of the Menlo Park Zoning Ordinance. All utility equipment that is installed outside of a building and that cannot be placed underground shall be concealed or integrated into the building design to the extent feasible, as determined by the Public Works Director.

q. Heritage trees to remain in the vicinity of the construction project shall be protected during the entire construction phase, pursuant to the Heritage Tree Ordinance. Prior to Final Map approval, the Project Proponent shall submit a heritage street tree preservation plan, detailing the location of and methods for all tree protection measures.

r. Heritage tree replacements, required as part of the approval of heritage tree permit HTR2022-00117, HRT2022-00119, HTR2022-00119, HTR2022-00120, HTR2022-00121, shall be planted on the project site to the satisfaction of the City Arborist and Planning Division prior to final building permit inspection and consistent with the project arborist report prepared by FMA Landscape services Inc. on January 15, 2022.

LOCATION: 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive	**PROJECT NUMBER:** PLN2020-00020	**APPLICANT:** Peter Tsai, The Sobrato Organization	**OWNER:** SI 60, LLC

PROJECT CONDITIONS:

s. Prior to issuance of the first building permit for each building, the Project Proponent shall submit information demonstrating compliance with bird-friendly design requirements under Section 16.45.130(6) of the Zoning Ordinance and as modified by the use permit.

t. Prior to issuance of the first building permit for each building, the Project Proponent shall submit plans verifying that all external non-emergency lighting for the apartment building, townhomes, landscaping, common recreational spaces, and pathways automatically switches off between the hours of 10 p.m. and sunrise.

u. Prior to issuance of the first building permit for each building, the Project Proponent shall submit plans verifying that the Project phase or building complies with the water use and recycled water requirements of section 16.45.130(3) of the Zoning Ordinance.

v. Pursuant to Section 16.45.030 of the Menlo Park Municipal Code, the Project Proponent shall apply for and obtain an administrative permit from the Community Development Department prior to issuance of a building permit for any potential emergency diesel generators.

w. If the Project Proponent elects to construct the townhome BMR units on a single parcel, the affordable housing developer shall submit a complete building permit application(s) for the 18 BMR townhome units within six (6) months of the building permit submittal for the first market-rate townhome.
    i. If the affordable housing developer fails to pull building permits within six (6) months after the City issues the first foundation/vertical construction permit (not including permits for site grading or demolition) for the market-rate townhomes, the Project Proponent shall convert some of the proposed BMR townhomes to market rate and some of the market-rate townhomes to BMR units such that a total of 15 percent of the townhomes units would be affordable to moderate income households, consistent with the for-sale BMR Agreement with Project Proponent, subject to review and approval of the Planning and Housing Divisions.

x. The affordable housing developer for the BMR townhome units, if constructed on a single parcel, shall receive final inspections for all 18 BMR units within 24 months from issuance of the first building permit for the BMR townhome units.
    i. The affordable housing developer shall provide the City Planning and Housing Divisions with a milestone schedule at the start of construction and conduct regular check-ins with Housing and Planning Division staff throughout the project, including bi-annual meetings with all stakeholders, as determined by City staff, to discuss construction progress.
    ii. If the affordable housing developer starts construction and does not complete construction within the required timeframe, the City will either 1) allow the affordable housing developer to complete construction and require a bond to cover the cost to complete the construction, including additional project management and administrative costs, as determined by the Housing, Planning, and Building Divisions, or 2) allow the affordable housing developer to complete construction without requiring a bond, subject to review and determination by the City's Community Development Director.

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PROJECT CONDITIONS:

y. Prior to issuance of any building permit, the Project Proponent shall execute and record in the San Mateo County Recorder's office a covenant or deed restriction, to the satisfaction of the City Attorney, documenting that all applicable development restrictions (including density, floor area ratio, height, parking, and open space) are calculated using the area of the entire project site, notwithstanding the fact that the project site includes multiple distinct parcels. Future owners shall not be permitted to separately calculate the development potential of the individual parcels within the project site without accounting for the approved development on the other individual parcels.

Engineering Division Conditions

z. The Project is in the Special Flood Hazard Area (Zone AE) and must be designed and constructed in compliance with current FEMA regulations and the City's Flood Damage Prevention Ordinance. Simultaneous with the first building permit application for each building, the Project Proponent shall document compliance with the City's Flood Damage Prevention Ordinance (city's flood ordinance chapter 12.42), applicable FEMA requirements, and the City's sea level rise resiliency ordinance (16.45.130(4)(A)).

aa. The streets adjoining the Project (i.e., Independence Drive, Chrysler Drive, and Constitution Drive) shall receive an asphalt concrete overlay at the completion of improvements. Existing striping, markings, and legends shall be replaced in kind, or as modified by the City Engineer.

bb. Irrigation within the public right of way shall comply with City Standard Details LS-1 through LS-19 and shall be connected to the on-site water system.

cc. Any tie-back system shall comply with the City's Tie-Back Guidelines. If tie-backs are proposed, prior to issuance of any building permit, the Project Proponent shall submit design for that Project phase or building to demonstrate the proposed shoring tie-back/soil nails system does not adversely affect any existing or future utilities and/or any other City infrastructure, to the satisfaction of the Engineering Division. I-beams and appurtenances associated with the shoring plan, other than tie-back cables/soil nails, cannot be placed in the ROW.

dd. If tie-backs are proposed, prior to issuance of any building permit, the Project Proponent shall enter into a Tie-Back Agreement with the City and pay the associated fees for the tie-backs encroaching and remaining into the right of way associated with the Project in a form approved by the City Attorney, which agreement shall be recorded and shall be binding on future owners of the property. Notarized agreements will be required between the Project and the adjacent property owners if the Project plans to tie-back encroaching into private properties.

ee. Prior to issuance of any building permit, the Project Proponent shall install reference elevation/benchmarks to monitor ground movement in the vicinity of the shoring system at the current centerlines of Constitution Drive before, during and after excavations. The benchmarks shall be surveyed by a licensed surveyor and tied to an existing city

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PROJECT CONDITIONS:

monument or benchmark. The benchmarks shall be monitored for horizontal and vertical displacement of Constitution Drive improvements.

ff. Prior to issuance of each building permit, the Project Proponent shall pay the applicable Building Construction Street Impact Fee to the satisfaction of the Public Works Director.

gg. Project shall abandon the existing water line and, prior to issuance of any building permit, show plans for installation of a new 8" water line along Constitution Drive frontage.

hh. Pursuant to the Sheet C4.0 of the Plans, in area where the Project frontage improvements (i.e. bio-retention system, curb, and gutter) interferes with the existing water main, the City may require relocation of the water main. The extent of the work required shall be determined by the City at the Project design phase and prior to the issuance of the encroachment permit for the required frontage improvements, to the satisfaction of the Public Works Director. A funding agreement would be required for the fair share cost of the water line relocation, to the satisfaction of the Public Works Director.

Transportation Division Conditions

ii. Prior to issuance of the first occupancy permit for any building, all transportation-related improvements, including level-of-service (LOS) and other intersection improvements, shall be completed to the satisfaction of the Engineering Division and Transportation Division. The Project Proponent shall notify the Transportation Division prior to commencing design for each intersection, to avoid duplicating efforts started by the City and/or other development projects.

jj. Should the Project Proponent want to request loading zones along Independence Drive, prior to submittal of a building permit for offsite improvements for any portion of the Project, the Project Proponent shall initiate a review process with the City's Complete Streets Commission for the proposed loading zone(s) adjacent to the project frontage on Independence Drive and determine whether to allow the loading zones with timed parking restrictions. The review process could take up to six months. If the Complete Streets Commission does not approve the request, the Project Proponent shall remove the loading zone(s) from the building permit plans prior to the approval of the permit for off-site improvements.

kk. Concurrent with the submittal of the superstructure building permit for the apartment building and/or the first foundation/vertical construction building permit for the townhome portion of the Project, whichever comes first, the Project Proponent shall submit complete plans and cost estimates for the Near Term scenario transportation related improvements identified in the Transportation Division Condition II (i and ii) and conceptual plans and cost estimates for the Cumulative scenario transportation related improvement (see Transportation Division Condition II-iii), for review and approval of the Transportation Division. The Transportation Division shall review and determine the estimated credit toward the Project Proponent's TIF payment based on the approved cost estimates for the Near Term scenario transportation related improvements. The Project Proponent shall pay the balance of the total estimated TIF payment less credits for the estimated cost of the

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PROJECT CONDITIONS:

required Near Term scenario transportation related improvements ("Prorated TIF Payment"). The Prorated TIF Payment plus the fair-share cost estimate for the Cumulative Scenario shall be made in full prior to issuance of superstructure building permit for the apartment building and/or the first foundation/vertical construction building permit for the townhome portion of the Project, whichever comes first, to the satisfaction of the Transportation Division. The Project's TIF payment is as follows:

i. The TIF is estimated to be $1,666,913. This was calculated by the addition of multiplying the fee of $6,358.18 per multi-family unit by 432 units (inclusive of the market rate and below market rate units) and multiply the fee of $12.77 per square feet per commercial space by 2,000 square feet, and subtracting a credit by: multiplying $9.33 per square feet per R&D space by 64,681 square feet existing space plus $12.77 per square feet per manufacturing space by 39,302 square feet existing space. Fees are subject to adjustment on July 1st of each year based on the Engineering News-Record (ENR) Construction Cost Index percentage for San Francisco.

ll. If any intersection improvements require Caltrans' approval, prior to submittal of the first building permit for any building, the Project Proponent shall provide complete plans to install improvements, including all work in the Caltrans right-of-way. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, tree protection requirements, striping modifications, and a detailed cost estimate. The plans are subject to review by the City. After receiving City approval for the improvements plans, the Project Proponent shall submit the improvement plans to Caltrans and request encroachment permit approvals.

mm. The Project Proponent shall submit complete plans for construction of transportation-related improvements to the City, submit for encroachment permits, and provide a bond for improvements prior to issuance of the superstructure building permit for the apartment building and/or the issuance of the first foundation/vertical construction permit for the first townhome building. The Project Proponent shall construct all required transportation improvements prior to the first occupancy permit for any building, upon obtaining final approval from the City and Caltrans (if needed). The Project Proponent may request a modification to the timeframe stated above in this condition if the for-sale BMR units will be granted occupancy in advance of the market-rate townhomes or any rental units in the multi-family building, subject to review and approval of the Community Development Director and Public Works Director. Any modification to the timeframe to construct the transportation-related improvements shall be limited to the occupancy of the for-sale BMR units.

nn. In order to overcome shortfalls in level of service created by the Project, the applicant shall perform, construct and complete, at the applicant's own expense, certain transportation improvements, and prior to issuance of the first occupancy permit for the Project. For each of the required transportation improvements, the Director of Public Works or designee shall review and determine the reasonable cost of said transportation improvements, based on documentation of total costs to design and construct the improvements provided by the Project Proponent. Upon completion of the transportation related improvements, the City

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will review the Project Proponent's documented actual cost and the cost estimate from condition 2.kk. If the actual documented cost is less than the estimated cost in condition 2.kk, then the Project Proponent shall pay the City the difference. If the actual document cost exceeds the estimated cost in condition 2.kk, then the applicant shall be entitled to a reimbursement of that difference from the Project Proponent's TIF payment. The Project Proponent shall also be entitled to credit and/or reimbursement for said transportation improvements pursuant to MPMC 13.26.80 should the final expenses for improvements included in the TIF program exceed the Project TIF payment. If the final expenses to the Project Proponent for the required intersection improvements included in the City's TIF program exceed the Project's TIF payment, the City and the Project Proponent shall enter into a reimbursement agreement, which will provide for the Project Proponent to be reimbursed by the City from available TIF revenues prior to issuance of the first occupancy permit for the Project.

oo. The transportation improvements shall include all Near Term intersection improvements and Cumulative intersection fee structures identified below ("Near Term" and "Cumulative" are as defined in the Transportation Impact Analysis included as an appendix to the Project EIR). The Project Proponent shall enter into an improvement agreement with the City memorializing the terms for performance, construction, and completion of the transportation improvements prior to issuance of the superstructure building permit for the apartment building or foundation/vertical construction permit for the townhome portion of the project.

    i. Under the Near Term scenario, the proposed intersection improvement at the intersection of Chrysler Drive and Jefferson Drive is to install a traffic signal and associated improvements. This improvement was studied and is included in the City's TIF program. Simultaneous with the submittal of the first building permit for the apartment building, the Project Proponent shall submit complete plans for this improvement. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, tree protection requirements, striping modifications, and a detailed cost estimate and specifications. The plans are subject to review by the City. Upon obtaining approval from the Director of Public Works or designee, the Project Proponent shall construct the improvement prior to first occupancy permit for any building.

    ii. Under the Near Term scenario, the proposed intersection improvement at the intersection of Chrysler Drive and Independence Drive is to install a traffic signal and associated improvements. This improvement was studied and is included in the City's TIF program. Simultaneous with the submittal of the first building permit for any building, the Project Proponent shall submit complete plans for this improvement. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, tree protection requirements, striping modifications, and a detailed cost estimate and specifications. The plans are subject to review by the City. Upon obtaining approval from the Director of Public

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PROJECT CONDITIONS:

Works or designee, the Project Proponent shall construct the improvement prior to first occupancy permit for any building.

iii. Under the Cumulative scenario, the proposed improvements at the intersection of Chilco Street and Constitution Drive are to install: 1) a left-turn lane and convert the shared left/through lane to through lane on eastbound Constitution Drive resulting in having one left-turn lane, one through lane, and one right-turn lane, 2) a left-turn lane and convert the shared left/through/right lane to through lane on westbound Constitution Drive resulting in having one left-turn lane, one through lane, and one right-turn lane, 3) modify Constitution Drive signal phase to protected-permitted. The Project Proponent shall provide a conceptual plan of the following improvements and a cost estimate (including design engineering) for approval by the Transportation Division simultaneously with the submittal of the first building permit for any Project phase or building. This improvement is not included in the City's TIF program. A cost estimate for the Project's fair share contribution for the intersection improvements, calculated as 0.85% of the cost estimate, shall be paid simultaneously with the TIF payment. If these cumulative scenario funds are not used within a 5-year period, they will be returned to the Project Proponent.

pp. Simultaneous with the submittal of the first building permit, the Project Proponent shall submit complete plans for one new raised crosswalk on Constitution Drive and one raised crosswalk on Independence Drive as illustrated in the City's Bayfront Area Pedestrian Circulation Plan and pursuant to the ConnectMenlo General Plan policies and guidelines. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, curb ramps, tree protection requirements, striping modifications, and a detailed cost estimate and specifications. The Project Proponent shall confirm final crosswalk locations with the City prior to initiating design. The plans are subject to review by the City. Upon obtaining approval from the Director of Public Works or designee, the applicant shall construct the improvement prior to issuance of first occupancy permit for the Project.

qq. On January 1 of the year following the first full calendar year after the date of first occupancy for the Project, or as otherwise designated in the Zoning Ordinance, the Project Proponent for the apartment building owner and HOA, in cooperation, shall submit an Annual Monitoring Report to determine that implementation of the Transportation Demand Management (TDM) plan is effective in reaching the trip reduction requirements established in the Zoning Ordinance and incorporated into the approved TDM plan. The monitoring report shall be submitted annually to the City's Transportation Division. The annual monitoring is expected to include counts from the site during a defined period with input from the Director of Public Works or their designee. If the subject site is not in compliance with the anticipated trip reductions from the TDM program, the Project Proponent shall submit a detailed mitigation and monitoring plan identifying steps to be taken to bring the Project site into compliance with the maximum Daily, AM and PM trips identified in the trip generation analysis and TDM program.

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PROJECT CONDITIONS:

1. The architectural control and use permit revision shall be subject to the following **standard** conditions**:**

   a. Development of the Project (as defined in condition 1b, below) shall be substantially in conformance with the plans prepared by Studio T Square, The Guzzardo Partnership Inc, Kier+Wright, Radius Design, PAE, American Trash Management, and Watery Design, Inc., attached to the August 28, 2023 Planning Commission staff report and consisting of 135 plan sheets, dated received on July 25, 2023 (hereinafter the "Plans"). The Plans are incorporated by reference herein. The Plans may only be modified by the conditions contained herein (conditions 1d. and 1e.), subject to review and approval of the Community Development Director or their designee. Subsequent to the approvals granted on August 28, 2023, the paseo plans were modified to appropriately address phasing of the apartment and townhome projects. Those plans are attached as Exhibit A and incorporated by reference herein.

   b. The Project means the whole of the action studied in the California Environmental Quality Act (CEQA) Environmental Impact Report for the 123 Independence Drive Residential Project, prepared for and certified prior to approval of the Project and the associated Mitigation Monitoring and Reporting Program (MMRP), CEQA Clearinghouse No. 2021010076 (Project EIR). As described in the Project EIR and reflected in these conditions, the Project components (apartment building and townhomes) can be developed in phases. The Project shall comply with all mitigation measures of the MMRP during all phases of construction, which is attached to Menlo Park Planning Commission Resolution No 2023-41-____ and incorporated herein by this reference.

   c. All outstanding and applicable fees associated with the processing of these Project entitlements shall be paid prior to the issuance of the first building permit for any phase of the Project unless explicitly specified otherwise herein.

   d. Substantially consistent and minor modifications to building exteriors and locations, fence styles and locations, signage, and significant landscape features may be approved in writing by the Community Development Director or designee, based on the determination that the proposed modification is consistent with other building and design elements of the approved architectural control permit and will not have an adverse impact on the character and aesthetics of the site. Substantially consistent modifications are modifications to the development that do not increase the intensity or density of the project or the allowed uses. The Director may refer any request for revisions to the plans to the Planning Commission. If the Director refers the plans to the Planning Commission, the Director shall provide written documentation of the Director's determination that the modification is substantially consistent and a member of the Planning Commission may request to discuss these modifications on the next agenda within 72 hours of notification of the modifications by the Community Development Director. Further environmental review and analysis may be required if such changes

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PROJECT CONDITIONS:

necessitate further review and analysis pursuant to the California Environmental Quality Act.

e. Major modifications to the development plan which involve material expansion or intensification of development, modifications to the permitted uses, or modifications to the architectural design, including materials and colors may be allowed subject to obtaining architectural control and use permit revisions from the Planning Commission.

f. Prior to issuance of foundation building permit for the apartment building, the Project Proponent (for purposes of these conditions, Project Proponent shall refer to the applicant or any other entity or person who in turn seeks to develop the Project) shall execute and record in the San Mateo County Recorder's office the below market rate (BMR) Housing Agreement for the rental BMR units.

g. Within six (6) months after issuance of the first foundation/vertical construction permit, whichever one comes first, associated with the for-sale townhome portion of the Project, the Project Proponent shall execute and record in that San Mateo County Recorder's office the BMR Housing Agreement for the for-sale BMR units.

h. Project Proponent shall keep the property in a clean and sanitary condition at all times, maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the City of Menlo Park Municipal Code.

i. The Project shall adhere to all ordinances, plans, regulations and specifications of the City of Menlo Park in effect on the date the Project applicant submitted its SB 330 preliminary application containing all the information required by Government Code section 65941.1(a) (here, January 29, 2020), and all applicable regional, State, and Federal laws and regulations.

j. Prior to issuance of a building permit for each phase and/or building, the Project Proponent shall comply with all requirements of and conditions imposed by the Building Division, Planning Division, Engineering Division, and Transportation Division for each Project phase and/or building that are directly applicable to that phase and/or building and the type of building permit issued.

k. All deferred submittals other than fire sprinklers are to be approved by the Building Official prior to building permit application for each Project phase or building.

l. Prior to issuance of any building permit, the Project Proponent shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to each Project phase or building.

m. Concurrent with the submittal of any building permit, the Project Proponent shall submit documentation of acceptance of the site plan for the entire Project by the Menlo Park Fire Protection District to the City, subject to review and acceptance by the Planning and Building Divisions. Prior to issuance of each building permit for the project, the Project Proponent shall submit documentation of Menlo Park Fire Protection District approval of

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PROJECT CONDITIONS:

each building permit, subject to review and approval by the Planning and Building Divisions.

n. Prior to issuance of any building permit for the Project, Project Proponent shall clearly indicate compliance with all conditions of approval applicable to that Project phase or building on the plans and/or provide written explanations to the Director of Community Development regarding any inability to satisfy applicable conditions of approval for that phase or building.

o. The Applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding brought by a third party against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the Applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the Applicant's or permittee's defense of said claims, actions, or proceedings.

p. The Use Permit Approval shall expire upon the later to occur of one year after the date of Project approval (August 28, 2023) or one month following the date of recording of the final subdivision map, if the final subdivision map is not recorded in phases, unless the Project Proponent submits a complete building permit application for the Project as delineated on the plan set dated July 25, 2023, prior to such date. If the final subdivision map is recorded in phases, then the Use Permit Approval shall remain active as to the respective components of the Project for the unrecorded portions of the tentative map until the later to occur of one year after the date of Project approval (August 28, 2023) or one month following the date of recording of the applicable final subdivision map phase, plus one month. If the tentative subdivision map expires prior to the recording of a final subdivision map, then the Use Permit Approval shall expire as to any respective components of the Project for the unrecorded portions of the tentative map. The Community Development Director or their designee may extend the time to use the Use Permit Approval prior to its expiration upon written request of the Applicant for up to one year for any portion of the property for which a building permit application has not been submitted, if the Director or their designee finds that there is a good cause for the extension based upon unusual circumstances and/or conditions not of the making of the Applicant. Prior to the expiration of the Use Permit Approval for any portion of the Project, a Project Proponent may (1) apply to the Community Development Director to obtain an extension of time upon a showing of good cause to the Director's reasonable satisfaction and/or (2) apply for a revised Use Permit Approval to revise the Project approvals to remove or modify unbuilt Project elements. If (1) or (2) do not occur prior to the expiration of the Use Permit Approval, it shall be deemed a violation of these Conditions of Approval for the applicable portion of the property where the Use Permit is not vested, and the Use Permit approval for such portion of the Project shall expire. The Use Permit Approval for

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PROJECT CONDITIONS:

the portion of the Project for which a building permit has been submitted or for which the tentative map remains alive shall remain in full force and effect. Any Project modifications shall be assessed for compliance with the Project EIR, and subsequent environmental review may be required if necessary to comply with CEQA Guidelines Section 15162.

q. Simultaneous with the submittal of each complete building permit application, the Project Proponent shall submit plans to the Building Division verifying that that phase of the Project or building complies with all applicable requirements of Menlo Park Municipal Code Title 12 (Buildings and Construction) for review and approval by the City Building Official or designee.

r. The Project is subject to the 2022 California Building Code, the California Building Standards Code and any adopted Reach Codes and/or local building code ordinances in effect at the time of each complete building permit application submittal.

s. Simultaneous with the submittal of each complete building permit application, the Project Proponent shall submit information as reasonably required by the Community Development Director or their designee to demonstrate that the new high-rise residential building is in compliance with the applicable City of Menlo Park Reach Codes (outlined in Chapter 12.16 of the City's local ordinance). The building will be required to be all-electric and produce a minimum of five kilowatt photovoltaic system of on-site solar.

t. The Project is subject to the California Green Building Standards Code (CalGreen) in effect at the time of submittal of the complete building permit application and any local amendments to the Code in effect at the time of submittal. Other forms of green building checklists will not be acceptable in-lieu of the CalGreen requirements.

u. Each complete building permit application shall include all unit plans for that Project phase or building to be fully drawn and detailed, including mirrored plans. Further, all residential building plans are required to include drawings for mirrored units including structural, mechanical, electrical, and plumbing plan sheets.

v. A list of all deferred submittals for each Project phase or building, other than trusses, shall be approved by the Building Official or their designee prior to submittal of each complete building permit application.

w. Detached structures require their own permit, have an occupancy category and are required to meet all applicable Building Code requirements associated with their occupancy and location on the site.

x. The buildings are located in a flood zone and are required to meet all the applicable flood design criteria and final elevation certification.

y. Simultaneous with the submittal of any complete building permit application and prior to Final Map approval, the Project Proponent shall submit plans for that Project phase or building for: 1) construction safety fences around the periphery of the construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, 5) tree protection fencing, and 6) construction vehicle parking. The plans shall be subject to review by the Engineering, Planning, and Building Divisions and the City's Building

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PROJECT CONDITIONS:

Official or their designee shall approve the Plans subject to input by City staff. The safety fences, dust and air pollution control measures, erosion and sedimentation control measures, and tree protection measures shall be installed according to the approved plan prior to commencing construction and implemented throughout the duration of construction at the Project site.

z. Simultaneous with submittal of any complete building permit application, the Project Proponent shall submit plans for that Project phase or building that include proposed measures to prevent erosion and polluted runoff from all site conditions, subject to review and approval of the Building Division. During construction, if construction is not complete by the start of the wet season (October 1 through April 30), the Project Proponent shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of much onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. A site specific winterization plan implemented during construction would be subject to review by the Engineering, Building, and Planning Divisions and subject to approval by the Building Official or their designee with input from City staff. The winterization plan would be in addition to the erosion control plan required in condition 1.y.

aa. Once construction is finished, to the extent required by FEMA, the relevant as-built data must be provided to FEMA to ensure compliance with any applicable FEMA standards and regulations.

bb. All private easements shall be recorded with the County of San Mateo prior to issuance of final occupancy permit, unless otherwise required through the Project conditions.

cc. "No Objection" letters shall be provided to the City from all applicable utility companies for any public utility easement proposed to be abandoned ~~utilities companies prior to abandonment of public right of ways and public easements~~.

dd. Discharges from the garage ramp and underground parking areas are not allowed into the storm drain system. Discharge must be treated with an oil/water separator and must connect to the sanitary sewer system. This will require a permit from West Bay Sanitary District.

ee. Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality, in accordance with the approved Stormwater Pollution Prevention Plan (SWPPP). BMP plan sheets are available electronically for inserting into project plans.

ff. ~~During the design phase of the construction drawings, all~~ All potential utility conflicts within the public right of way and public easements shall be potholed with actual depths recorded on the improvement plans submitted for City review and approval.

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gg. Prior to any building permit issuance, the Project Proponent shall submit a finalized version of the Stormwater Control Plan for that Project phase or building, which shall provide stormwater treatment for the Project site pursuant to the latest regulations specified in the San Mateo County C.3 Technical Guidance Manual. The Stormwater Control Plan shall include a written report identifying existing and proposed Project conditions, and all applicable source controls, and mitigation measures (i.e. bioretention areas, flow through planters, etc.) implemented to meet NPDES compliance.

hh. Street trees shall be from the City-approved street tree species or to the satisfaction of City Arborist and shall be documented concurrent with the submittal of the off-site improvement plans.

ii. Prior to issuance to any building permit, the Project Proponent shall submit construction related plans of that Project phase or building for review and approval by the Engineering Department.

jj. Prior to issuance of any Project-related building permit, and within each construction phase, the Project Proponent shall submit plans for that Project phase or building for construction related parking management, construction staging, material storage, and a Traffic Control Handling Plan (TCHP) to be reviewed and approved by the City. The Project Proponent shall secure adequate parking for any and all construction trades. The plan shall include construction phasing and anticipated method of traffic handling for each phase. The existing sidewalk and bike lanes or an acceptable pedestrian and bicycle pathways along project's frontage shall be provided during all construction phases except when the new sidewalk is being constructed. The Project Proponent shall secure adequate parking for any and all construction trades, until the parking podium is available on the Project site. The plan shall include construction phasing and anticipated method of traffic handling for each phase or building.

kk. Prior to commencing any work within the right-of-way or public easements, the Project Proponent shall obtain an encroachment permit from the ~~appropriate reviewing jurisdiction~~ City.

ll. Prior to issuance of any building permit, the Project Proponent shall provide plans showing minimum pipe separations between each utility line per City Standard Details.

mm. All water meters shall be installed within the public right-of-way or within an easement if installed behind the right-of-way line. On-site water systems shall be privately owned and maintained.

nn. Project Proponent shall coordinate directly with Menlo Park Municipal Water for review of existing and proposed water service connections. Additional application fees are required, including Water Capacity Charges per adopted water rates.

oo. Prior to issuance of the occupancy permit for each building, the Project Proponent shall submit a landscape audit report for that Project phase or building.

pp. All public right-of-way improvements associated with each Project phase or building, including frontage improvements and the dedication of easements and public right-of-

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way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection for that Project phase or building.

qq. The Project Proponent shall retain a civil engineer to prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats to the Engineering Division prior to building permit final inspection.

2. The architectural control and use permit revision shall be subject to the following ***project-specific*** condition**:**

a. Simultaneous with the submittal of any complete building permit application, the Project Proponent shall enroll in EPA Energy Star Building Portfolio Manager. Prior to building permit final inspection, the Project Proponent shall submit documentation showing compliance to the satisfaction of the Planning and Building Divisions.

b. Simultaneous with the submittal of any complete building permit application, the Project Proponent shall submit an updated LEED Checklist for that Project phase or building, subject to review and approval of the Planning Division. The Checklist shall be prepared by a LEED Accredited Professional (LEED AP). The LEED AP shall submit a cover letter stating their qualifications, and confirm that they have prepared the LEED Checklist and that the information presented is accurate. Confirmation that each Project phase or building conceptually achieves LEED Gold certification shall be required before issuance of the superstructure building permit for the applicable Project phase or building. Prior to final inspection of the building permit for each Project phase or building, or as early as that phase or building can be certified by Green Business Certification, Inc. on behalf of the United States Green Building Council, the project shall submit verification that the development has achieved final LEED Gold certification. Occupancy and/or final inspection can be granted with an agreed upon timeline for final certification between the City and the Project Proponent.

c. Simultaneous with the submittal of any complete building permit application, the Project Proponent shall submit a zero-waste management plan for that Project phase or building to the City, which will cover how the Project Proponent plans to minimize waste to landfill and incineration in accordance with all applicable state and local regulations, including compliance with the applicable requirements of Chapter 16.45.130(5)(A) of the Zoning Ordinance. Project Proponents shall show in their zero-waste plan how they will reduce, recycle and compost wastes from occupancy phases of each Project phase or building. Zero Waste plan elements shall include the property owner's assessment of the types of waste to be generated during occupancy, and a plan to collect, sort and transport materials to uses other than landfill and incineration. The plan shall be subject to the satisfaction of the Sustainability Manager or their designee.

d. Prior to issuance of any superstructure building permit, the Project Proponent shall submit plans and supporting documentation to the Building and Planning Divisions documenting that the Project phase or building meets one hundred percent of its energy demand (electricity and natural gas), as required by Chapter 16.45.130(2) of the Zoning Ordinance.

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e. Prior to issuance of the first occupancy for each Project phase or building, the applicant shall submit plans and supporting documentation to the Building and Planning Divisions documenting that the project meets one hundred percent of its energy demand (electricity and natural gas), as required by Chapter 16.45.130(2)(A) of the Zoning Ordinance, through the combination of the following measures and to the satisfaction of the Building and Planning Divisions:

i. On-site energy generation;
ii. Purchase of 100% renewable electricity through Peninsula Clean Energy or Pacific Gas and Electric Company in an amount equal to the annual energy demand of the project;
iii. Purchase and installation of local renewable energy generation within the City of Menlo Park in an amount equal to the annual energy demand of the project;
iv. Purchase of certified renewable energy credits and/or certified renewable energy offsets annually in an amount equal to the annual energy demand of the project.

Following issuance of the final occupancy permit for each Project phase or building, the Applicant shall submit an annual report on 1st January of every year demonstrating that tenants and occupants of all buildings that have received final inspection on site, purchased or used 100% renewable energy or otherwise complied with Section 16.45.130(2)(A) of the Zoning Ordinance to the Community Development Director of their designee for their review and approval. The report shall also include the total amount of diesel fuel used to power any on-site diesel generators for testing or during power outages. The Project Proponent may submit documentation to the City prior to the granting of the first occupancy for each Project phase or building documenting that the amount of on-site or off-site renewable energy generation would, at a minimum, equal the estimated amount of non-renewable energy used at the project site. The report may be submitted in lieu of annual monitoring, subject to review and approval of the Community Development Director with input from the Building, Planning, and Sustainability Divisions, as applicable.

f. Simultaneous with the submittal of each complete building permit application, and prior to issuance of the first superstructure building permit for each Project phase or building, the Project Proponent shall incorporate dual plumbing for internal use of future recycled water to the satisfaction of the Building Division for all proposed buildings.

g. Simultaneous with the submittal of the complete building permit application for the apartment building, the Project Proponent shall submit an updated water budget accompanying calculations following the methodology approved by the City and consistent with submitted building permit plans for each building 100,000 square feet or greater and, per the requirements of 16.45.130(3)(C). The water budget and calculations shall be reviewed and approved by the City's Public Works Director prior to certification of occupancy for each applicable Project phase or building. On January 1 of the year following the first full calendar year after the date of the granting of final occupancy the apartment building owner and/or HOA, as applicable, shall submit data

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and information sufficient to allow the city to compare the actual water use to the allocation in the approved water budget. In the event that actual water consumption exceeds the water budget, a water conservation program, as approved by the city's Public Works Director, shall be implemented for the portion or phase of the Project that exceeds the water budget. Twelve (12) months after City approval of the water conservation program for the apartment building, the owner, Project Proponent, or HOA, as applicable, shall submit data and information sufficient to allow the city to determine compliance with the conservation program. If water consumption exceeds the budgeted amount, the city's Public Works Director may prohibit the use of water for irrigation or enforce compliance as an infraction pursuant to Chapter 1.12 of the City Municipal Code against the portion or phase of the Project exceeding the water budget until compliance with the water budget is achieved.

h. Prior to framing inspection for any building that will have stucco, the Project Proponent shall construct an in-field mock-up to demonstrate that the exterior stucco is smooth troweled, per the requirements of Chapter 16.45.120(6)(F) of the Zoning Ordinance, to the satisfaction of the Community Development Director or their designee. The Project Proponent may submit a physical sample of the stucco to staff to review in-lieu of the field mock-up, subject to approval of the Planning Division. The Planning Division may determine through its review of a physical sample that a field mock-up is still required to confirm compliance with the Zoning Ordinance.

i. During all phases of construction, potable water shall not be used for dust control.

j. During all phases of construction and after final inspection for the life of the Project, rodenticides shall not be used on the property in accordance with Section 16.45.130(6)(G) of the Zoning Ordinance.

k. Prior to the granting of the first certificate of occupancy of the ~~first~~ apartment building, the Apartment Project Proponent shall construct the entire paseo adjacent to the apartment building, and the paseo adjacent to the townhome parcels, per the revised Plans referenced in condition 1a and as shown on phasing exhibit, attached herein. Prior to the granting of the last certificate of occupancy of the final townhome building, the Townhome Project Proponent shall complete any further improvements to the paseo and the balance of the publicly accessible open space per the plans approved on August 28, 2023. In addition to the completion of each respective phase of the paseo~~connecting Independence Drive and Constitution Drive, per the Plans referenced in condition 1.a. In addition to the completion of the paseo prior to the granting of the first occupancy for any building~~, each Project phase or building shall include the minimum required open space consistent with the approved Plans, including minimum required publicly accessible open space, for that Project phase or building pursuant to the requirements of the City of Menlo Park Municipal Code Section 16.45.120(4), unless modified pursuant to State Density Bonus Law concessions and waivers. Open space is calculated across the entire project site and previously constructed and completed open space can be used to meet the minimum requirements for subsequent Project phases or buildings, provided the completed Project phases or buildings are in

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compliance at that time. All publicly accessible private open space for the Project shall be constructed to the satisfaction of the Building, Engineering, Planning, and Transportation Divisions.

l. Simultaneous with the submittal of the first complete building permit application, the Project Proponent shall submit a plat and legal description and proposed form of irrevocable easement agreement for public utilization of the publicly accessible open space, including the publicly accessible paseo, to the satisfaction of the Public Works Director and City Attorney. The form of irrevocable easement shall ensure, to the satisfaction of the City, that the Project Proponent has reasonable control over the publicly accessible open space and that the publicly accessible open space is accessible to the general public, in perpetuity during reasonable hours of each day of the week.

i. The irrevocable easement agreement requires City Manager approval and: ~~shall be recorded with the County of San Mateo prior to granting of the first unit and/or building occupancy.~~

a. The portion of the easement abutting the apartment parcel shall be recorded with the County of San Mateo prior to granting of the first unit occupancy.

~~a.~~b. The portion of the easement abutting the townhome parcels shall be recorded with the County of San Mateo prior to granting of the final townhome occupancy.

ii. The Apartment Project Proponent shall record an easement agreement for the paseo, connecting Constitution Drive to Independence Drive, shall be recorded with the County of San Mateo prior to granting of first occupancy for any phase. The Townhome Project Proponent shall record a subsequent agreement for the entirety of the publicly accessible open space, including the paseo. This agreement shall supersede any easement placed on the publicly accessible open space.

m. The Project Proponent shall diligently pursue the Project's construction through to completion, and, if at any point after building permits have been issued, the Project Proponent abandons construction and, for the affordable townhomes, the City opts not to pursue construction, or the building permits expire, the Project Proponent shall demolish the uncompleted portions of the Project and restore the site to rough grade condition and shall take reasonable measures to protect public health and safety, protect the building structure from the elements, screen unsightly elements from view (such as fencing, painting or attractive screens or coverings), and maintain temporary landscaping, to the satisfaction of the Planning Division.

n. If the Project Proponent leaves any work of construction in an unfinished state for more than seven (7) consecutive days, the Project Proponent shall keep the construction site

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clean and properly secured per best management standards and to the satisfaction of the Building and Engineering Divisions.

o. If the Project Proponent leaves any work of construction in an unfinished state for more than one hundred and twenty (120) consecutive days, the Project Proponent shall take reasonable measures to protect public health and safety, protect the building structure from the elements, screen unsightly elements from view (such as fencing, painting or attractive screens or coverings), and maintain temporary landscaping, to the satisfaction of the Planning Division.

p. Utility equipment shall meet the applicable requirements of Chapter 16.45.120(6)(B) of the Menlo Park Zoning Ordinance. All utility equipment that is installed outside of a building and that cannot be placed underground shall be concealed or integrated into the building design to the extent feasible, as determined by the Public Works Director.

q. Heritage trees to remain in the vicinity of the construction project shall be protected during the entire construction phase, pursuant to the Heritage Tree Ordinance. Prior to Final Map approval, the Project Proponent shall submit a heritage street tree preservation plan, detailing the location of and methods for all tree protection measures.

r. Heritage tree replacements, required as part of the approval of heritage tree permit HTR2022-00117, HRT2022-00119, HTR2022-00119, HTR2022-00120, HTR2022-00121, shall be planted on the project site to the satisfaction of the City Arborist and Planning Division prior to final building permit inspection and consistent with the project arborist report prepared by FMA Landscape services Inc. on January 15, 2022.

s. Prior to issuance of the first building permit for each building, the Project Proponent shall submit information demonstrating compliance with bird-friendly design requirements under Section 16.45.130(6) of the Zoning Ordinance and as modified by the use permit.

t. Prior to issuance of the first building permit for each building, the Project Proponent shall submit plans verifying that all external non-emergency lighting for the apartment building, townhomes, landscaping, common recreational spaces, and pathways automatically switches off between the hours of 10 p.m. and sunrise.

u. Prior to issuance of the first building permit for each building, the Project Proponent shall submit plans verifying that the Project phase or building complies with the water use and recycled water requirements of section 16.45.130(3) of the Zoning Ordinance.

v. Pursuant to Section 16.45.030 of the Menlo Park Municipal Code, the Project Proponent shall apply for and obtain an administrative permit from the Community Development Department prior to issuance of a building permit for any potential emergency diesel generators.

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w. If the Project Proponent elects to construct the townhome BMR units on a single parcel, the affordable housing developer shall submit a complete building permit application(s) for the 18 BMR townhome units within six (6) months of the building permit submittal for the first market-rate townhome.
   i. If the affordable housing developer fails to pull building permits within six (6) months after the City issues the first foundation/vertical construction permit (not including permits for site grading or demolition) for the market-rate townhomes, the Project Proponent shall convert some of the proposed BMR townhomes to market rate and some of the market-rate townhomes to BMR units such that a total of 15 percent of the townhomes units would be affordable to moderate income households, consistent with the for-sale BMR Agreement with Project Proponent, subject to review and approval of the Planning and Housing Divisions.

x. The affordable housing developer for the BMR townhome units, if constructed on a single parcel, shall receive final inspections for all 18 BMR units within 24 months from issuance of the first building permit for the BMR townhome units.
   i. The affordable housing developer shall provide the City Planning and Housing Divisions with a milestone schedule at the start of construction and conduct regular check-ins with Housing and Planning Division staff throughout the project, including bi-annual meetings with all stakeholders, as determined by City staff, to discuss construction progress.
   ii. If the affordable housing developer starts construction and does not complete construction within the required timeframe, the City will either 1) allow the affordable housing developer to complete construction and require a bond to cover the cost to complete the construction, including additional project management and administrative costs, as determined by the Housing, Planning, and Building Divisions, or 2) allow the affordable housing developer to complete construction without requiring a bond, subject to review and determination by the City's Community Development Director.

y. Prior to issuance of any building permit, the Project Proponent shall execute and record in the San Mateo County Recorder's office a covenant or deed restriction, to the satisfaction of the City Attorney, documenting that all applicable development restrictions (including density, floor area ratio, height, parking, and open space) are calculated using the area of the entire project site, notwithstanding the fact that the project site includes multiple distinct parcels. Future owners shall not be permitted to separately calculate the development potential of the individual parcels within the project site without accounting for the approved development on the other individual parcels.

z. The Project is in the Special Flood Hazard Area (Zone AE) and must be designed and constructed in compliance with current FEMA regulations and the City's Flood Damage Prevention Ordinance. Simultaneous with the first building permit application for each building, the Project Proponent shall document compliance with the City's Flood

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Damage Prevention Ordinance (city's flood ordinance chapter 12.42), applicable FEMA requirements, and the City's sea level rise resiliency ordinance (16.45.130(4)(A)).

aa. The streets adjoining the Project (i.e., Independence Drive, Chrysler Drive, and Constitution Drive) shall receive an asphalt concrete overlay at the completion of improvements for that street. The Chrysler Drive frontage may require up to nine inches of AC. Existing striping, markings, and legends shall be replaced in kind, or as modified by the City Engineer.

bb. Irrigation within the public right of way shall comply with City Standard Details LS-1 through LS-19 and shall be connected to the on-site water system.

cc. Any tie-back system shall comply with the City's Tie-Back Guidelines. If tie-backs are proposed, prior to issuance of any building permit, the Project Proponent shall submit design for that Project phase or building to demonstrate the proposed shoring tie-back/soil nails system does not adversely affect any existing or future utilities and/or any other City infrastructure, to the satisfaction of the Engineering Division. I-beams and appurtenances associated with the shoring plan, other than tie-back cables/soil nails, cannot be placed in the ROW.

dd. If tie-backs are proposed, prior to issuance of any building permit, the Project Proponent shall enter into a Tie-Back Agreement with the City and pay the associated fees for the tie-backs encroaching and remaining into the right of way associated with the Project in a form approved by the City Attorney, which agreement shall be recorded and shall be binding on future owners of the property. Notarized agreements will be required between the Project and the adjacent property owners if the Project plans to tie-back encroaching into private properties.

ee. Prior to issuance of any building permit, the Project Proponent shall install reference elevation/benchmarks to monitor ground movement in the vicinity of the shoring system at the current centerlines of Constitution Drive before, during and after excavations. The benchmarks shall be surveyed by a licensed surveyor and tied to an existing city monument or benchmark. The benchmarks shall be monitored for horizontal and vertical displacement of Constitution Drive improvements.

ff. Prior to issuance of each building permit, the Project Proponent shall pay the applicable Building Construction Street Impact Fee to the satisfaction of the Public Works Director.

gg. Project shall abandon the existing water line along its Constitution Drive frontage, and the project improvement plans shall show installation of a new 8-inch water line along the same frontage within the street pavement area~~and, prior to issuance of any building permit, show plans for installation of a new 8" water line along Constitution Drive frontage~~. The project is responsible for 100% of the cost of water line relocation and upsizing along its frontage. However, if the water line is extended beyond the project's frontage on Constitution Drive to the intersection with Chrysler Avenue, a reimbursement agreement outlining the project's fair share of the relocation cost and

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any City reimbursements will be required, subject to the approval of the Public Works Director.

~~hh. Pursuant to the Sheet C4.0 of the Plans, in area where the Project frontage improvements (i.e. bio-retention system, curb, and gutter) interferes with the existing water main, the City may require relocation of the water main. The extent of the work required shall be determined by the City at the Project design phase and prior to the issuance of the encroachment permit for the required frontage improvements, to the satisfaction of the Public Works Director. A funding agreement would be required for the fair share cost of the water line relocation, to the satisfaction of the Public Works Director.~~

~~ii.~~hh. Prior to issuance of the first occupancy permit for any Townhome building, all transportation-related improvements, including level-of-service (LOS) and other intersection improvements, shall be completed to the satisfaction of the Engineering Division and Transportation Division. The Townhome Project Proponent shall notify the Transportation Division prior to commencing design for each intersection, to avoid duplicating efforts started by the City and/or other development projects.

~~jj.~~ii. Should the Townhome Project Proponent want to request loading zones along Independence Drive, prior to submittal of a ~~building~~ permit for offsite improvements for any portion of the Townhome Project, the Townhome Project Proponent shall initiate a review process with the City's Complete Streets Commission for the proposed loading zone(s) adjacent to the project frontage on Independence Drive and determine whether to allow the loading zones with timed parking restrictions. The review process could take up to six months. If the Complete Streets Commission does not approve the request, the Townhome Project Proponent shall remove the loading zone(s) from the ~~building~~ permit plans prior to the approval of the permit for off-site improvements.

jj. The Project shall be subject to the following transportation-related improvements and/or TIF payment requirements:

i. Concurrent with the submittal of ~~the superstructure building permit for the apartment building and/or~~ the first foundation/vertical construction building permit for the townhome portion of the Project, ~~whichever comes first,~~ the Townhome Project Proponent shall submit ~~complete plans and cost estimates for the Near Term scenario transportation related improvements identified in the Transportation Division Condition II (i and ii) and~~ conceptual plans and cost estimates for the Cumulative scenario transportation related improvement (see Transportation Division Condition II-iii), and complete plans and cost estimates for the Near Term scenario transportation related improvements identified in the Transportation Division Condition II (i and ii) for review and approval of the Transportation Division. The Transportation Division shall review and determine the estimated credit toward the Project Proponent and Townhome Project Proponent's TIF payment based on the approved cost estimates for the Near Term scenario transportation related improvements. The Townhome Project

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Proponent shall pay the balance of the total estimated TIF payment less credits for the estimated cost of the required Near Term scenario transportation related improvements ("Prorated TIF Payment"). ~~The Prorated TIF Payment plus the~~ The fair-share cost estimate for the Cumulative Scenario shall be made in full prior to issuance of superstructure building permit for ~~the apartment building and/or~~ the first foundation/vertical construction building permit for the townhome portion of the Project, ~~whichever comes first,~~ to the satisfaction of the Transportation Division.

ii. The Apartment Project Proponent and the Townhome Project Proponent shall each pay in full their respective portion of the Prorated TIF Payment prior to issuance of the building permit for the apartment project or first foundation/vertical construction building permit for the townhome portion of the Project to the satisfaction of the Transportation Division. The Project's TIF payment is as follows:

a. The TIF is estimated to be $1,666,913. This was calculated by the addition of multiplying the fee of $6,358.18 per multi-family unit by 432 units (inclusive of the market rate and below market rate units) and multiplying the fee of $12.77 per square feet per commercial space by 2,000 square feet, and subtracting a credit by: multiplying $9.33 per square feet per R&D space by 64,681 square feet existing space plus $12.77 per square feet per manufacturing space by 39,302 square feet existing space. Fees are subject to adjustment on July 1st of each year based on the Engineering News-Record (ENR) Construction Cost Index percentage for San Francisco. Each project will prorate the TIF Payment by the number of units in that phase of the project (316 units for the apartment project and 116 units for the townhome project).

kk. If any intersection improvements require Caltrans' approval, prior to submittal of the first building permit for any building, the Project Proponent shall provide complete plans to install improvements, including all work in the Caltrans right-of-way. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, tree protection requirements, striping modifications, and a detailed cost estimate. The plans are subject to review by the City. After receiving City approval for the improvement~~s~~ plans, the Project Proponent shall submit the improvement plans to Caltrans and request encroachment permit approvals.

ll. The Townhome Project Proponent shall submit complete plans for construction of transportation-related improvements to the City, submit for encroachment permits, and provide a bond for improvements prior to issuance of ~~the superstructure building permit for the apartment building and/or the issuance of~~ the first foundation/vertical construction permit for the townhome building. The Townhome Project Proponent shall construct all required transportation improvements prior to the first occupancy permit for any townhome building, upon obtaining final approval from the City and Caltrans (if needed). The Townhome Project Proponent may request a modification to the

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timeframe stated above in this condition if the for-sale BMR units will be granted occupancy in advance of the market-rate townhomes ~~or any rental units in the multi-family building~~, subject to review and approval of the Community Development Director and Public Works Director. Any modification to the timeframe to construct the transportation-related improvements shall be limited to the occupancy of the for-sale BMR units.

mm. In order to overcome shortfalls in level of service created by the Project, the ~~applicant~~ Townhome Project Proponent shall perform, construct and complete, at the applicant's own expense, certain transportation improvements, and prior to issuance of the first occupancy permit for the townhome portion of the Project. For each of the required transportation improvements, the Director of Public Works or designee shall review and determine the reasonable cost of said transportation improvements, based on documentation of total costs to design and construct the improvements provided by the Townhome Project Proponent. Upon completion of the transportation related improvements, the City will review the Project Proponent's documented actual cost and the cost estimate from condition 2.jj~~kk~~. If the actual documented cost is less than the estimated cost in condition 2.jj~~kk~~, then the Townhome Project Proponent shall pay the City the difference. If the actual document cost exceeds the estimated cost in condition 2.jj~~kk~~, then the applicant shall be entitled to a reimbursement of that difference from the Townhome Project Proponent's TIF payment. The Townhome Project Proponent shall also be entitled to credit and/or reimbursement for said transportation improvements pursuant to MPMC 13.26.80 should the final expenses for improvements included in the TIF program exceed the Project TIF payment. If the final expenses to the Townhome Project Proponent for the required intersection improvements included in the City's TIF program exceed the Project's TIF payment, the City and the Townhome Project Proponent shall enter into a reimbursement agreement, which will provide for the Townhome Project Proponent to be reimbursed by the City from available TIF revenues prior to issuance of the first occupancy permit for the Project.

nn. The transportation improvements shall include all Near Term intersection improvements with the improvement plans for the Townhome Phase.~~and~~ The Cumulative intersection fee structures identified below shall be assigned to the Townhome Project Proponent ("Near Term" and "Cumulative" are as defined in the Transportation Impact Analysis included as an appendix to the Project EIR). The Townhome Project Proponent shall enter into an improvement agreement with the City memorializing the terms for performance, construction, and completion of the transportation improvements prior to issuance of the ~~superstructure building permit for the apartment building or~~ foundation/vertical construction permit for the townhome portion of the project.

i. Under the Near Term scenario, the proposed intersection improvement at the intersection of Chrysler Drive and Jefferson Drive is to install a traffic signal and associated improvements. This improvement was studied and is included in the City's TIF program. Simultaneous with the submittal of the first building permit for the ~~apartment building~~Townhome phase, the Townhome Project Proponent

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PROJECT CONDITIONS:

shall submit complete plans for this improvement. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, tree protection requirements, striping modifications, and a detailed cost estimate and specifications. The plans are subject to review by the City. Upon obtaining approval from the Director of Public Works or designee, the Townhome Project Proponent shall construct the improvement prior to first occupancy permit for any townhome building.

ii. Under the Near Term scenario, the proposed intersection improvement at the intersection of Chrysler Drive and Independence Drive is to install a traffic signal and associated improvements. This improvement was studied and is included in the City's TIF program. Simultaneous with the submittal of the first building permit for ~~any building~~ the Townhome phase, the Townhome Project Proponent shall submit complete plans for this improvement. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, tree protection requirements, striping modifications, and a detailed cost estimate and specifications. The plans are subject to review by the City. Upon obtaining approval from the Director of Public Works or designee, the Townhome Project Proponent shall construct the improvement prior to first occupancy permit for any Townhome building.

iii. Under the Cumulative scenario, the proposed improvements at the intersection of Chilco Street and Constitution Drive are to install: 1) a left-turn lane and convert the shared left/through lane to through lane on eastbound Constitution Drive resulting in having one left-turn lane, one through lane, and one right-turn lane, 2) a left-turn lane and convert the shared left/through/right lane to through lane on westbound Constitution Drive resulting in having one left-turn lane, one through lane, and one right-turn lane, 3) modify Constitution Drive signal phase to protected-permitted. The Townhome Project Proponent shall provide a conceptual plan of the following improvements and a cost estimate (including design engineering) for approval by the Transportation Division simultaneously with the submittal of the first building permit for ~~any Project~~ the Townhome phase ~~or building~~. This improvement is not included in the City's TIF program. A cost estimate for the Project's fair share contribution for the intersection improvements, calculated as 0.85% of the cost estimate, shall be paid simultaneously with the TIF payment. If these cumulative scenario funds are not used within a 5-year period, they will be returned to the Townhome Project Proponent.

oo. Simultaneous with the submittal of the first building permit for the Apartment Building, the Project Proponent shall submit complete plans for ~~one~~ new raised crosswalks on Constitution Drive and ~~one raised crosswalk on~~ Independence Drive as illustrated in the City's Bayfront Area Pedestrian Circulation Plan and pursuant to the ConnectMenlo

LOCATION: 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive	**PROJECT NUMBER:** PLN2020-00020	**APPLICANT:** ~~Peter Tsai~~Tim Steele, The Sobrato Organization	**OWNER:** SI 30, LLC, and SI 60, LLC

PROJECT CONDITIONS:

General Plan policies and guidelines, if required by the City. Complete plans shall include all necessary requirements to construct the improvements, including but not limited to, grading and drainage improvements, utility relocations, curb ramps, tree protection requirements, striping modifications, and a detailed cost estimate and specifications. The Project Proponent shall confirm final crosswalk locations with the City prior to initiating design. The plans are subject to review by the City. Upon obtaining approval from the Director of Public Works or designee, the applicant shall construct the improvement prior to issuance of first occupancy permit for the Apartment Project.

pp. The Project shall be subject to the following Transportation Demand Management (TDM) plan requirements

i. On January 1 of the year following the first full calendar year after the date of first occupancy for the ~~Project~~Apartment phase, or as otherwise designated in the Zoning Ordinance, the Project Proponent for the apartment building owner ~~and HOA, in cooperation,~~ shall submit an Annual Monitoring Report to determine that implementation of the Transportation Demand Management (TDM) plan for the Apartment Project is effective in reaching the trip reduction requirements established in the Zoning Ordinance and incorporated into the approved Apartment TDM plan. The monitoring report for the Apartment Project shall be submitted annually to the City's Transportation Division by the Apartment developer. The annual monitoring is expected to include counts from the ~~site~~ Apartment Project during a defined period with input from the Director of Public Works or their designee. If the ~~subject site~~ Apartment Project is not in compliance with the anticipated trip reductions from the TDM program, the Apartment Project Proponent shall submit a detailed mitigation and monitoring plan identifying steps to be taken to bring the Project site into compliance with the maximum Daily, AM and PM trips identified in the trip generation analysis and TDM program.

~~i.~~ii. ii. On January 1 of the year following the first full calendar year after the date of first occupancy for the Townhome Phase, or as otherwise designated in the Zoning Ordinance, the Townhome Project Proponent and the HOA, in cooperation, shall submit an Annual Monitoring Report to determine that implementation of the Transportation Demand Management (TDM) plan for the Townhome project is effective in reaching the trip reduction requirements established in the Zoning Ordinance and incorporated into the approved TDM plan. The Townhome TDM monitoring report shall be submitted annually to the City's Transportation Division by the Townhome developer and/or HOA. The annual monitoring is expected to include counts from the townhome project during a defined period with input from the Director of Public Works or their designee. If the Townhome site is not in compliance with the anticipated trip reductions from the TDM program, the Townhome Project Proponent and/or HOA shall submit a detailed mitigation and monitoring plan identifying steps to be taken to bring the Townhome Project site into compliance with the maximum

LOCATION: 119 Independence Drive, 123-125 Independence Drive, 127 Independence Drive, 1205 Chrysler Drive, and 130 Constitution Drive	**PROJECT NUMBER:** PLN2020-00020	**APPLICANT:** ~~Peter Tsai~~Tim Steele, The Sobrato Organization	**OWNER:** SI 30, LLC, and SI 60, LLC

PROJECT CONDITIONS:

Daily, AM, and PM trips identified in the trip generation analysis and TDM program.

STAFF REPORT

Planning Commission Meeting Date: **7/27/2026**
Staff Report Number: **26-033-PC**

Regular Business: **Consider and adopt a resolution to approve an architectural control permit revision to make exterior improvements to an existing building at 1540 El Camino Real in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The modifications would include the installation of a walk-up ATM for a proposed Mechanics Bank surrounded by new dark gray cladding, new exterior light fixtures, and the replacement of a small portion of landscaping with concrete to provide an accessible approach to the proposed ATM within the front setback area. The modifications would not affect the gross floor area. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities.**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving an architectural control permit revision to install a walk-up ATM for a proposed Mechanics Bank surrounded by new dark gray cladding and install new exterior light fixtures on an existing building as well as replace a small portion of landscaping with concrete to provide an accessible approach to the proposed ATM within the front setback area at 1540 El Camino Real in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each architectural control request is considered individually. The Planning Commission should consider whether the required architectural control findings identified in Menlo Park Municipal Code (MPMC) Section 16.68.020 can be made for the proposed project.

The architectural control permit revision should be comprehensively evaluated for neighborhood compatibility.

The Specific Plan includes one guiding principle that should be considered in evaluating the proposed project:

- Generate Vibrancy, particularly with regard to the Vision Goal of:
  - Expand shopping, dining, and neighborhood services to ensure a vibrant downtown.

The proposal appears to align with this guiding principle and associated vision goals as it is expanding a neighborhood service (banking) to ensure a vibrant downtown.

The site has a Specific Plan Area General Plan land use designation and is located in the El Camino Real Mixed Use land use designation, which includes banks and financial institutions as permitted uses. The proposed exterior modifications to an existing commercial building appear to align with the goals of the General Plan, such as:

- Goal LU-3: Retain and enhance existing and encourage new neighborhood-serving commercial uses, particularly retail services, to create vibrant commercial corridors.
- Goal LU-5: Strengthen Downtown and the El Camino Real Corridor as a vital, competitive shopping area and center for community gathering, while encouraging preservation and enhancement of Downtown's atmosphere and character as well as creativity in development along El Camino Real.

Background

Site Location

The subject property is located at 1540 El Camino Real. Using El Camino Real in the east-west orientation, the subject property is on the north side of El Camino Real. A location map is included as Attachment B.

The property is zoned SP-ECR/D (El Camino Real/Downtown Specific Plan) and is located within the El Camino Real North-East (ECR NE) sub-district. The property has an El Camino Real Mixed Use land use designation, which permits banks and financial institutions. The property is bordered by properties in the El Camino Real North-East (ECR NE) sub-district to the immediate east and west. The property is a through lot fronting on both El Camino Real and San Antonio St. Properties along both El Camino Real and San Antonio St. between Encinal Ave. and Glenwood Ave. are also located within the El Camino Real North-East (ECR NE) sub-district. Properties to the south of El Camino Real are located in the Town of Atherton.

Previous Approvals

On February 26, 2018, the Planning Commission approved an architectural control application at 1540 El Camino Real to demolish the existing building and construct a new two-story, non-medical office building and a three-story residential building with 27 residential units with a two-level underground parking garage serving both buildings in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district. The Planning Commission staff report with approved plans and the meeting minutes are available in Attachments C and D, respectively.

Following the Planning Commission approval, three substantial conformance memos (Attachments E, F, and G) were prepared that involved a series of modifications to the project affecting the office and residential buildings, along with the site layout. On October 11, 2018, a substantial conformance memo (Attachment E) was sent to the Planning Commission to review exterior changes to the approved

elevations. The primary changes included elimination of the second level of below-grade parking, and removal of the commercial building roof deck, and site modifications. No Planning Commissioners requested to discuss the item at the October 22, 2018, Planning Commission meeting and the changes were approved.

On April 25, 2019, a second substantial conformance memo (Attachment F) was sent to the Planning Commission to review exterior changes to the approved elevations. The primary changes included adding back the commercial building roof deck and minor floor plan and roof plan changes to the commercial building. No Planning Commissioners requested to discuss the item at the May 6, 2019, Planning Commission meeting and the changes were approved.

On July 12, 2019, a third substantial conformance memo (Attachment G) was sent to the Planning Commission to review exterior changes to the site layout and landscaping, and the residential building elevations. The primary changes included changes to several windows for the residential building, an increase of the residential building's gross floor area by 125 square feet, and relocation of the stair and elevator tower in the residential building to its originally approved location. No Planning Commissioners requested to discuss the item at the July 22, 2019, Planning Commission meeting and the changes were approved.

On February 8, 2021, the Planning Commission approved an architectural control permit revision which included the addition of a rooftop deck restroom and elevator vestibule for the office building. The architectural control permit revision also removed four previously proposed street trees along El Camino Real from the landscape plan due to a water line conflict that were replaced with four potted trees along the site frontage. Median landscaping improvements along El Camino Real between Glenwood Ave. and Encinal Ave. were also approved as part of the architectural control permit revision. The Planning Commission staff report with approved plans and the meeting minutes are available in Attachments H and I, respectively.

On October 3, 2022, the Planning Commission approved a use permit for hazardous materials to install a diesel back-up generator. The Planning Commission staff report with approved plans and the meeting minutes are available in Attachments J and K, respectively.

Analysis

Project Description

The project proposes exterior modifications to an existing commercial building located at 1540 El Camino Real. The proposed changes are below:

- Removal of existing glass panels;
- Installation of a new Mechanics Bank walk-up ATM;
- Installation of new gray powder-coated metal cladding surrounding the proposed ATM;
- Installation of three new exterior light fixtures; and
- Removal of 35 square feet of landscaping replaced with concrete to ensure an accessible approach and ADA compliance for the ATM within the front setback area.

The site currently consists of two buildings, a two-story office building and a three-story residential building with 27 residential units with an underground parking garage serving both buildings. The proposed modifications would only affect the two-story office building. The existing buildings on the site currently comply with all development regulations of the SP-ECR/D (El Camino Real/Downtown Specific Plan) and El Camino Real North-East (ECR NE) sub-district having been approved and constructed after the adoption of the Specific Plan. The two-story office building has a front setback of 13 feet, and the front setback area currently includes sidewalks, an entry plaza, and landscaping.

As there are proposed changes to the front setback area with the removal of landscaping and replacement with concrete, the proposed project would be required to meet the Specific Plan Standard E3.3.01:

> *Front setback areas shall be developed with sidewalks, plazas, and/or landscaping as appropriate.*

As the project proposes to replace existing landscaping with concrete to ensure an accessible approach and ADA compliance for the ATM, effectively extending the sidewalk, the proposal would meet this requirement.

The proposal includes the removal of existing glass panels and replacement with a new Mechanics Bank ATM surrounded by new gray powder-coated metal cladding. Therefore, the proposed project would be required to meet the Specific Plan Standard E.3.5.16:

> *Retail frontage, whether ground floor or upper floor, shall have a minimum 50% of the façade area transparent with clear vision glass, not heavily tinted or highly mirrored glass.*

The existing ground floor façade area transparent with clear vision glass prior to the proposal is 57% (1,470 square feet). The proposed project would reduce façade area transparent with clear vision glass to 53% (1,380 square feet). As the ground floor area transparent with clear vision glass remains above 50%, the proposal would meet this requirement.

As the proposal includes the installation of exterior light fixtures, the project would be required to meet the Specific Plan Standard E.3.8.17:

> *Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.*

The proposed project would also be required to meet the Specific Plan Guidelines E.3.8.19, E.3.8.20, and E3.8.21 or explain how these guidelines cannot be met. Specific Plan Guidelines E.3.8.19, E.3.8.20, and E3.8.21 state:

> *Energy-efficient and color-balanced outdoor lighting, at the lowest lighting levels possible, are encouraged to provide safe pedestrian and auto circulation.*
>
> *Improvements should use ENERGY STAR-qualified fixtures to reduce a building's energy consumption.*

Installation of high-efficiency lighting systems with advanced lighting control, including motion sensors tied to dimmable lighting controls or lighting controlled by timers set to turn off at the earliest practicable hour, are recommended.

The proposed exterior lighting for the project is nighttime friendly, which means no light goes upward. Additionally, the design is such that the lowest AB244 (state law regulating outdoor lighting standards for exterior ATMs) light level requirements are met. The fixtures would be 3997 lumens, would be LED fixtures, and would be equipped with photocell, which would automatically turn the lights off and on at dawn and dusk respectively. A material specification sheet for the proposed light fixtures is included as Attachment L. The proposal would comply with applicable lighting standards and guidelines.

The proposed project would meet all development regulations of the SP-ECR/D (El Camino Real/Downtown Specific Plan) and El Camino Real North-East (ECR NE) sub-district. The project plans and project description letter are included as Attachment A, Exhibits A and B, respectively.

Design and Materials

The existing first floor façade of the building consists of clear glass windows separated by Terracotta Rainscreen columns and bordered on top by a gray powder-coated metal eyebrow which visually separates the first floor from the second floor of the building when facing the front façade along El Camino Real. The right side of the front façade consists of four Terracotta Rainscreen columns, two sets of four glass windows, and one individual glass window. Photographs of the existing elevation can be found on Sheets ID12 and ID 50 of the project plans, which are included as Attachment A, Exhibit A.

The proposed project would replace two of the glass windows along the right side of the front façade facing El Camino Real. In place of these windows, a new burgundy/maroon ATM (Pantone Color 7421 C) would be installed surrounded by a gray powder-coated metal panel to match the existing gray powder-coated metal eyebrow above the first-floor windows. Additionally, three exterior lights would be installed on three of the Terracotta Rainscreen columns to meet AB244 (state law regulating outdoor lighting standards for exterior ATMs) requirements. The proposed front elevation can be found on Sheet ID60 and proposed colors and materials can be found on Sheet ID50 of the project plans, which are included as Attachment A, Exhibit A.

Trees and Landscaping

The City Arborist has reviewed the proposal and determined that no arborist report is required for this proposal. The City Arborist does not anticipate any impacts to the nearby trident maple tree in the raised planter along El Camino Real.

The Engineering Division has reviewed the proposal and does not have any concerns regarding the removal of the landscaping and replacement with concrete in the area in front of the proposed ATM if all ATM-related site/landscaping/paving improvements are located outside the public right-of-way and would not obstruct the public sidewalk or public access easement. These requirements would be implemented and ensured as part of project-specific condition 2a.

Correspondence
The applicant has indicated they have conducted neighborhood outreach and no feedback or concerns have been received. Staff has not received any direct correspondence regarding the proposed project.

Conclusion
Staff believes the proposed modifications to the existing building would be consistent with the diverse aesthetic of the surrounding neighborhood. The proposed design would complement the existing architecture of the building by matching the metal panel surrounding the ATM to the existing metal eyebrow. All proposed exterior lighting would be nighttime friendly and automatically turn off and on at dawn and dusk, respectively. The removal of the portion of existing landscaping would be necessary for an accessible approach to the proposed ATM, and there would be no additional modifications to landscaping, pedestrian circulation, parking, or other site elements. The proposal would meet or exceed all Specific Plan Standards and Guidelines. Staff recommends that the Planning Commission approve the proposed 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 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

El Camino Real/Downtown Specific Plan Mitigation Monitoring and Reporting Program
Although the proposed project is categorically exempt, it must still comply with any applicable mitigation measures in the El Camino Real/Downtown Specific Plan Mitigation Monitoring and Reporting Program (MMRP). The MMRP is included as Attachment A, Exhibit E. Applicable mitigation measures from the MMRP include but are not limited to:

- Mitigation Measure BIO-3a
- Mitigation Measure BIO-3b

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. Draft Planning Commission Resolution
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Specific Plan Standards and Guidelines Compliance Worksheet
   D. Conditions of Approval
   E. MMRP
B. Location Map
C. Hyperlink – February 26, 2018, Planning Commission Meeting Agenda Packet: https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/planning-commission/2018-meetings/20180226-planning-agenda.pdf
D. Hyperlink – February 26, 2018, Planning Commission Meeting Minutes: https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/planning-commission/2018-meetings/20180226-planning-minutes.pdf
E. October 11, 2018, Substantial Conformance Memo
F. April 25, 2019, Substantial Conformance Memo
G. July 12, 2019, Substantial Conformance Memo
H. Hyperlink – February 8, 2021, Planning Commission Staff Report: https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/planning-commission/2021-meetings/agendas/1540-el-camino-real-staff-report.pdf
I. Hyperlink – February 8, 2021, Planning Commission Meeting Minutes: https://www.menlopark.gov/files/sharedassets/public/v/2/agendas-and-minutes/planning-commission/2021-meetings/20210208-planning-commission-minutes.pdf
J. Hyperlink – October 3, 2022, Planning Commission Meeting Agenda Packet: https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/planning-commission/2022-meetings/agendas/20221003-planning-commission-agenda-packet.pdf
K. Hyperlink – October 3, 2022, Planning Commission Meeting Minutes: https://www.menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/planning-commission/2022-meetings/minutes/20221003-planning-commission-minutes.pdf
L. Exterior Light Fixtures Material Specification Sheet

Report prepared by:
Brian Toy, Associate Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2026-0XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING AN ARCHITECTURAL CONTROL PERMIT REVISION FOR EXTERIOR MODIFICATIONS TO AN EXISTING COMMERCIAL BUILDING AND FRONT SETBACK AREA AT 1540 EL CAMINO REAL IN THE SP-ECR/D (EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN) ZONING DISTRICT

WHEREAS, the City of Menlo Park ("City") received an application requesting architectural control to modify the exterior of an existing commercial building and front setback area, in the SP-ECR/D zoning district (collectively, the "Project"), from Samantha Nowlin ("Applicant") and SG Menlo, LLC. ("Owner"), located at 1540 El Camino Real (APN 118-420-010) ("Property"). The Project architectural control is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the subject property had received an architectural control permit to demolish an existing building and construct a new two-story, non-medical office building and a three-story residential building with 27 residential units with a two-level underground parking garage serving both buildings; and

WHEREAS, any construction, alteration or remodeling of any building other than a single-family dwelling, duplex and accessory building, or for any structure, dwelling or duplex on land designated as a historic landmark site shall be considered by the Planning Commission; and

WHEREAS, the proposed Project would involve physical alterations to the exterior of an existing commercial building, as well as modify an area within the front setback, which would provide for the installation of a new walk-up ATM for a proposed Mechanics Bank while maintaining a balanced and consistent appearance; and

WHEREAS, the findings and conditions for the architectural control would ensure that all City requirements are applied consistently and correctly as part of the project's implementation; and

WHEREAS, the proposed Project was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance; and

WHEREAS, the Project requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require a determination regarding the Project's compliance with CEQA; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt from environmental review under Class 1 (Section 15301, “Existing Facilities”) of the current California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Project shall comply with mitigation measures included in the El Camino Real/Downtown Specific Plan Mitigation Monitoring and Reporting Program (MMRP) (incorporated herein as Exhibit E) that are applicable to the Project; and

WHEREAS**,** all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on July 27, 2026, the Planning Commission fully reviewed, considered, and evaluated the whole of the record, including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the proposed Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Architectural Control Findings. The Planning Commission of the City of Menlo Park does hereby make the following findings:

The approval of the architectural control permit revision for exterior modifications to an existing commercial building and front setback area at 1540 El Camino Real is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.68.020:

1. That the general appearance of the structure is in keeping with character of the neighborhood, in that, the Project’s modification to the southern building façade facing El Camino Real will maintain a balanced and consistent appearance and will continue to keep with the character of the streetscape.

2. That the development will not be detrimental to the harmonious and orderly growth of the city, in that, the Project contains design modifications to an existing commercial building. The Project’s design is generally consistent with all applicable requirements of the City of Menlo Park Municipal Code. The General Plan land use for the Property, Specific Plan Area, is consistent with the existing and proposed uses on the site which include Banks and Financial Institutions in the El Camino Real Mixed Use land use designation. Therefore, the Project will not be detrimental to the harmonious and orderly growth of the city.

3. That the development will not impair the desirability of investment or occupation in the neighborhood, in that, the Project contains design modifications to an existing commercial building, which involves a use that is consistent with the applicable standards of the Zoning Ordinance for the project site. The Project is designed in a

manner consistent with all applicable codes and ordinances. Therefore, the Project would not impair the desirability of investment or occupation in the neighborhood.

4. That the development provides adequate parking as required in all applicable city ordinances, in that, the Project does not modify existing adequate parking nor would the improvements increase parking need. Additionally, the City has determined Assembly Bill (AB) 2097 applies to the Project, which prohibits public agencies from imposing any minimum parking requirement on any residential, commercial, or other development project located within ½ mile of a major transit stop.

5. That the development is consistent with any applicable specific plan, in that, the Project is located in the El Camino Real North-East sub-district of the El Camino Real/Downtown Specific Plan and is designed in a manner consistent with all applicable codes and ordinances, including the applicable standards and guidelines of the El Camino Real/Downtown Specific Plan (Exhibit C), as well as the General Plan goals and policies.

Section 3. Architectural Control Permit Revision. The Planning Commission hereby approves the Architectural Control Permit Revision PLN2026-00011, which Architectural Control Permit Revision is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Architectural Control Revision Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit D.

Section 4. Environmental Review. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically exempt from environmental review under Class 1 (Section 15301, “Existing Facilities”) of the current California Environmental Quality Act (CEQA) Guidelines

Section 5. Severability. If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the proposed Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Principal Planner of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on July 27, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this ___ day of July 2026.

PC Liaison Signature

_____
Corinna Sandmeier
Principal Planner
City of Menlo Park

Exhibits

A. Project plans
B. Project description letter
C. Specific plan standards and guidelines compliance worksheet
D. Conditions of approval
E. MMRP

MENLO PARK
CONTROL PERMIT SET
BRANCH AND WEALTH MANAGEMENT OFFICE

1540 EL CAMINO REAL
MENLO PARK, CA 94025

PROJECT DATA

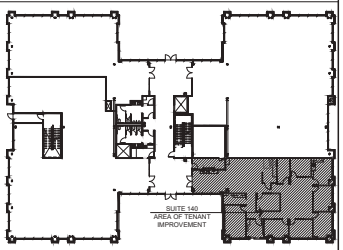
ADDRESS:	1540 EL CAMINO REAL MENLO PARK, CA 94025
SUITE:	140
FLOOR:	GROUND FLOOR
AREA OF SUITE:	±2,846 USF
AREA OF CONST.:	±2,964 USF (WITH CORRIDOR)
TYPE OF CONST.:	3-B, FULLY SPRINKLERED
OCCUPANCY:	B
No. OF FLOORS:	THREE (TWO FLOORS OVER PARKING GARAGE BELOW)
ASSESSOR'S PARCEL No:	061422370
YEAR BLDG. CONSTRUCTED:	2021
BUILDING OWNER:	FOUR CORNERS PROPERTIES 339 S. SAN ANTONIO RD, SUITE 2B LOS ALTOS, CA 94022
CONSTRUCTION MANAGER:	TBD
CONTRACTOR:	TBD
ELECTRICAL:	MPE CONSULTING, INC. 10807 THORNMINT ROAD, SUITE 200 SAN DIEGO, CA 92127 CONTACT: MIKE MORALES PH: 619-751-2938 EMAIL: MIKEM@MPECONSULTING.COM
MECHANICAL:	SILICON VALLEY MECHANICAL, INC. 2115 RINGWOOD AVE SAN JOSE, CA 95131 CONTACT: CHAD RUSSICK PH: 408-529-5345 CRUSSICK@SVMINC.COM
PLUMBING:	MPE CONSULTING, INC. 10807 THORNMINT ROAD, SUITE 200 SAN DIEGO, CA 92127 CONTACT: TYLER CARDWELL PH: 619-823-9336 EMAIL: TYLER@MPECONSULTING.COM
SCOPE OF WORK:	FIRST GENERATION INTERIOR TENANT IMPROVEMENT. SCOPE OF WORK TO INCLUDE NEW ATM/ND.

APPLICABLE CODES

- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA FIRE CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA ENERGY CODE
- 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2025 CALIFORNIA EXISTING BUILDING CODE
- 2025 CALIFORNIA REFERENCED STANDARDS CODE

DEFERRED SUBMITTAL ITEMS

BUILDING FLOOR PLATE



VICINITY MAP



SHEET INDEX

SHEET No.	SHEET TITLE
ID10	TITLE SHEET
ID11	AREA PLAN
ID12	STREETSCAPE
ID13	SITE/DISABLED ACCESS SHEET
ID14	SITE PLAN
ID20	PARTITION PLAN
ID50	FINISHES MATERIALS SHEET
ID60	ELEVATION SHEET
ID80	EQUIPMENT SHEET
ID81	EQUIPMENT SHEET
ELECTRICAL SHEETS	
E201	LIGHTING PLAN
E301	POWER PLAN
E302	MECHANICAL PLAN

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CONSULTANT ISSUE:	11/15/2025
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AREA PLAN
SCALE: REFER TO BAR SCALE

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AREA PLAN

ID11

A6

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A LEFT SIDE PROPERTY AND ADJACENT COMMERCIAL BUILDING VIEW



B FRONT PROPERTY VIEW



C RIGHT SIDE PROPERTY AND ADJACENT COMMERCIAL BUILDING VIEW



FRONT ENTRY SUBJECT PROPERTY
NORTH FACING



AREA OF PROPOSED ATM/ND SUBJECT PROPERTY
EAST FACING



SIDEWALK OF SUBJECT PROPERTY
WEST FACING



SIDEWALK OF SUBJECT PROPERTY
EAST FACING



SUBJECT PROPERTY
WEST FACING



AREA OF PROPOSED ATM/ND SUBJECT PROPERTY
EAST FACING

STREETSCAPE PHOTO SERIES
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STREETSCAPE

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DISABLED ACCESS SITE REQUIREMENTS

ACCESSIBLE ROUTES

2022 CBC CHAPTER 11B, DIVISION 2 (SEC. 11B-206)

1. 11B-206.2.1 SITE ARRIVAL POINTS: AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF ZO AND LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE.

   EXCEPTIONS:
   1. RESERVED
   2. AN ACCESSIBLE ROUT SHALL NOT BE REQUIRED BETWEEN SITE ARRIVAL POINTS AND THE BUILDING OR FACILITY ENTRANCE IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.
   3. GENERAL CIRCULATION PATHS SHALL BE PERMITTED WHEN LOCATED IN CLOSE PROXIMITY TO AN ACCESSIBLE ROUTE.

2. 11B-206.2.2 WITHIN A SITE: AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

3. 11B-206.2.3 BETWEEN BUILDINGS AND FACILITIES: AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH STORY AND MEZZANINE IN MULTI-STORY BUILDINGS AND FACILITIES.

4. 11B-206.3 LOCATION: ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR. AN ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHER SPACES USED FOR SIMILAR PURPOSES, EXCEPT AS PERMITTED BY CHAPTER 10.

WALKING SURFACES

2022 CBC CHAPTER 11B, DIVISION 4 (SEC. 11B-403)

1. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT. SEC. 11B-302.1
2. CHANGES IN LEVEL GREATER THAN ¼" (12.7 MM) SHALL BE RAMPED AND COMPLY WITH SEC. 11B-405 OR 11B-406.
3. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. SEC. 11B-403.3
4. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN ½" (12.7 MM) DIAMETER EXCEPT AS ALLOWED IN SECTIONS 11B. ELONGATED OPENINGS SHOULD BE PLACED SO THE LONG DIMENSION IS IN PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. SEC 11B-302.3
5. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED ¼". WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. LEVEL CHANGES NOT EXCEEDING ¼" MAY BE VERTICAL. SEC 11B-303
6. EXCEPT AS PROVIDED IN SEC. 11B-403.5.1 THRU 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36" (914 MM) MIN.
7. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS, 60" (1524 MM) IN LENGTH, AT INTERVALS OF 400 FEET (121,920 MM) MAX. THE RESTING AREA SHALL BE AT LEAST THE WIDTH OF THE WALK. THE SLOPE OF THE RESTING AREA IN ALL DIRECTION SHALL BE 1:48 MAX. SEC 11B-403.7

DOORS, DOORWAYS AND GATES

2022 CBC CHAPTER 11B, DIVISION 4 (SEC. 11B-404)

1. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" (864 MM) MIN. AND 44" (1118 MM) MAX. ABOVE AND FINISHED FLOOR OR GROUND. SLIDING DOORS ARE USED, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. SEC 11B-404.2.7
2. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE OPERABLE PARTS SHALL BE 5 LBS. MAX. (SEC. 11B-309.4)
3. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE ½" (12.7 MM) HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303. SEC 11B-404.2.5
4. SWINGING DOOR AND GATE SURFACES WITHIN 10" (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE OF THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. SEC 11B-404.2.10
5. MAXIMUM EFFORT TO OPERATE BOTH INTERIOR AND EXTERIOR DOORS SHALL NOT EXCEED 5 LBS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR PIVOTED DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILISED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE SHALL BE INCREASED AS NECESSARY NOT TO EXCEED 15 LBS. SEC 11B-404.2.9
6. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" (813 MM) MIN. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24" (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36" (914 MM) MIN. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34" ABOVE THE FINISHED FLOOR OR GROUND. PROJECTIONS OPERATING WIDTHS BETWEEN 10" (380 MM) AND 80" (2032 MM) ABOVE THE FINISHED FLOOR OR GROUND SHALL NOT EXCEED 4" (102 MM). SEC 11B-404.2.3
7. REVOLVING DOORS, REVOLVING GATES AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. SEC 11B-404.2.1
8. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. SEC 11B-404.2.4 SEE FIGURE 11B-404.2.4.1

RAMPS

2022 CBC CHAPTER 11B, DIVISION 5 (SEC. 11B-406)

1. RAMPS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. THE CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
2. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48" (1219 MM) MIN. SEC 11B-405.5
3. THE RISE FOR ANY RAMP RUN SHALL BE 30" (762 MM) MAX. SEC 11B-405.6
4. RAMPS SHALL HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH SEC 11B-405.7. THE TOP LANDING IS A MIN. OF 48" WIDE AND A MIN. OF 60" LONG IN THE DIRECTION OF THE RAMP RUN. THE BOTTOM LANDING IS A MIN. OF 72" LONG IN THE RAMP DIRECTION.
5. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING AT 180° (1829 MM) MIN. BY 72" (1829 MM) MIN. IN THE DIRECTION OF DOWNWARD TRAVEL. HEIGHT THE UPPER RAMP RUN. SEC 11B-405.7
6. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY SECTIONS 11B-404.2.4 AND 11B-404.2.3 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. DOORS, WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 2" (76 MM). DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MIN. DIMENSION OF THE RAMP LANDING TO LESS THAN 42" (1067 MM). SEC 11B-405.7.5
7. EDGE PROTECTION COMPLYING WITH SECTION 11B-405.9.2 SHALL BE PROVIDED ON EACH SIDE OF THE RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS. SEC 11B-405.9
8. A CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4" (102 MM) DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4" (102 MM) OF THE FINISH FLOOR OR GROUND SURFACE. TO PREVENT WHEEL ENTRAPMENT. THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP. SEC 11B-405.9.2

CURB RAMPS

2022 CBC CHAPTER 11B, DIVISION 6 (SEC. 11B-406)

1. CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS ON ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 11B-406. CURB RAMPS MAY BE PERPENDICULAR, PARALLEL, OR A COMBINATION OF BOTH. SEC 11B-406.1
2. THE RUNNING SLOPE OF THE CURB RAMP SEGMENTS SHALL BE IN-LINE WITH THE DIRECTION OF SIDEWALK TRAVEL. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. SEC 11B-406.3.1
3. A TURNING SPACE 48" (1219 MM) MIN. BY 48" (1219 MM) MIN. SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:48 MAX. SEC 11B-406.3.2
4. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES. SEC 11B-406.3.1
   EXCEPTION: DIAGONAL CURB RAMPS SHALL COMPLY WITH SECTION 11B-406.5.9.
5. THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS AND TURNING SPACES SHALL BE 48" (1219 MM) MIN. SEC 11B-406.3.2
6. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS AND BLENDED TRANSITIONS. THE LANDING CLEAR LENGTH SHALL BE 48" (1219 MM) MIN. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAX. SEC 11B-406.3.3
7. DIAGONAL OR CORNER TYPE CURB RAMPS ARE PERPENDICULAR OR PARALLEL CURB RAMPS THAT ARE ORIENTED DIAGONALLY AT AN INTERSECTION. DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES (610 MM) LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING. SEC 11B-406.5.10
8. CURB RAMPS AND BLENDED TRANSITION SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH SECTION 11B-705.

ELEVATORS

2022 CBC CHAPTER 11B, DIVISION 4 (SEC. 11B-407)

1. ELEVATORS SHALL BE AUTOMATIC SELF-LEVELING, 12" TOLERANCE, MAX. SEC 11B-407.4.4
2. THE WIDTH OF ELEVATOR DOORS SHALL COMPLY WITH TABLE 11B-407.4.1.
3. AUTOMATIC, POWER OPERATED, HORIZONTAL SLIDING CAR AND HOISTWAY DOORS SHALL BE PROVIDED.
4. CAR SIZE: 80"x54", MIN. EXCLUDING RETURN PANELS FOR CENTER OPENING DOORS AND 48"x54" FOR SIDE OPENING DOORS. DISTANCE BETWEEN WALL AND RETURN PANEL SHALL BE 51" MIN.
5. THE CENTERLINE OF ELEVATOR FLOOR BUTTONS SHALL BE NO HIGHER THAN 48" ABOVE THE FINISHED FLOOR (SEE SEC 11B-407.4.6.1 FOR EXCEPTIONS), EXCEPT FOR THE EMERGENCY CONTROLS WHICH SHALL BE GROUPED IN ONE LOCATION IN OR ADJACENT TO THE BOTTOM OF THE PANEL AND BE 35" MIN. TO THE CENTERLINE FROM THE FLOOR.
6. CAR CONTROL BUTTONS SHALL HAVE SQUARE SHOULDERS, BE ¾" (19.1 MM) MIN. IN SIZE, AND BE RAISED ⅛" (3.2 MM) +/-1/32" ABOVE THE SURROUNDING SURFACE. CONTROL BUTTONS SHALL BE IDENTIFIED BY RAISED CHARACTERS OR SYMBOLS. WHITE ON A BLACK BACKGROUND, COMPLYING WITH SEC. 11B-703.2 AND BRAILLE COMPLYING WITH SEC. 11B-703.3. LOCATED IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON TO WHICH THE DESIGNATIONS APPLY.
7. A SUPPORT RAIL IS REQUIRED ON ONE WALL OF THE CAR. THE RAIL SHALL BE 1-1/2" MIN. CLEAR FROM THE WALL AND 32" (+/- 1") ABOVE THE FLOOR. ENDS OF THE RAIL SHALL BE 6" MIN. FROM ADJACENT WALLS
8. A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY INDICATING THE CAR ARRIVING THE CALL AND THE DIRECTION OF TRAVEL. VISUAL SIGNALS SHALL BE 2-1/2" X 2-1/2" MIN. AUDIBLE SIGNALS SHALL SOUND ONCE FOR UP, TWICE FOR DOWN. THE CENTER LINE OF THE SIGNAL FIXTURE SHALL BE 4 MIN. OF 72" FROM THE FLOOR.
9. ELEVATOR LANDING JAMBS SHALL HAVE THE NUMBER OF THE FLOOR ON WHICH THE JAMB IS LOCATED DESIGNATED BY A 2" MIN. SANS SERIF NUMBER AND A RAISED BRAILLE SYMBOL AT A HEIGHT OF 48"-60" ON CENTER ABOVE THE FLOOR ON A CONTRASTING BACKGROUND AND ON BOTH SIDES OF THE DOOR. RAISED BRAILLE SYMBOLS SHALL BE DIRECTLY BELOW THE SANS SERIF SYMBOL.
10. PASSENGER ELEVATORS SHALL BE LOCATED NEAR A MAJOR PATH OF TRAVEL AND SHALL REMAIN ACCESSIBLE AND USEABLE AT ALL TIMES THE BUILDING IS OCCUPIED.

PARKING

2022 CBC CHAPTER 11B, DIVISION 5 (SEC. 11B-502)

1. 11B-502.4 FLOOR OR GROUND SURFACES: PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SEC. 11B-302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED. SLOPES IN ANY DIRECTION SHALL NOT EXCEED 1:48 (2%).
2. 11B-502.5 VERTICAL CLEARANCE: PARKING SPACES, ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98" (2489 MM) MINIMUM.
3. 11B-208.3.1 LOCATION (GENERAL): PARKING SPACES COMPLYING WITH SEC 11B-502 THAT SERVE A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ENTRANCE COMPLYING WITH SEC. 11B-206.4. WHERE PARKING SERVES MORE THAN ONE ACCESSIBLE ENTRANCE PARKING SPACES COMPLYING WITH SEC. 11B-502 SHALL BE DISPERSED AND LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCES.
4. 11B-502.7.1 ARRANGEMENT: PARKING SPACE AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY ARE PARKED.

STAIRWAYS

2022 CBC CHAPTER 11B, DIVISION 5 (SEC. 11B-504)

1. INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST.
2. STAIR TREAD SURFACES SHALL COMPLY WITH SEC. 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED.
3. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE ½" (12.7 MM) MAX. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAX. FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL EXTEND 1½" (32 MM) MAX. OVER THE TREAD BELOW. SEC 11B-504.5
4. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4" (102 MM) HIGH MIN. AND 7" (178 MM) HIGH MAX. TREADS SHALL BE 11" (279 MM) DEEP MIN. OPEN RISERS ARE NOT PERMITTED. SEC 11B-504.2 AND 11B-504.3

HANDRAILS

2022 CBC CHAPTER 11B, DIVISION 5 (SEC. 11B-505)

1. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES. SEC 11B-505.2
2. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. SEC 11B-505.7
3. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34" (864 MM) MIN. AND 38" (965 MM) MAX. VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS AND RAMP SURFACES. SEC 11B-505.4
4. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1½" (38 MM) MIN. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS 3" (76 MM) MAX. DEEP AND 18" (457 MM) MIN. CLEAR ABOVE THE TOP OF THE HANDRAIL. SEC 11B-505.5
5. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. SEC 11B-505.6
6. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1¼" (32 MM) MIN. AND 2" (51 MM) MAX. NON-CIRCULAR CROSS SECTION RAILS SHALL HAVE PERIMETER DIMENSION OF 4" (102 MM) MIN. AND 6¼" (159 MM) MAX. AND A CROSS SECTION DIMENSION OF 2¼" MAX. SEC 11B-505.7
7. HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. SEC 11B-505.8
8. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. SEC 11B-505.9
9. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" (305 MM) MIN. BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN. SEC 11B-505.10.1
10. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" (305 MM) MIN. BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. SEC 11B-505.10.2
11. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. THE HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 12" (305 MM) LONG MIN. AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIR NOSINGS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. SEC 11B-505.10.3

SIGNS

2022 CBC CHAPTER 11B, DIVISION 2 (SEC. 11B-216) & DIVISION 7 (SEC. 11B-703)

11B-216.1 GENERAL:
NEW OR ALTERED SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-216 AND SHALL COMPLY WITH SECTION 11B-703. THE ADDITION OF OR REPLACEMENT OF SIGNS SHALL NOT TRIGGER ANY ADDITIONAL PATH OF TRAVEL REQUIREMENTS.

11B-216.8 ENTRANCES: IN EXISTING BUILDINGS AND FACILITIES WHERE NOT ALL ENTRANCES COMPLY WITH SECTION 11B-404, ENTRANCES COMPLYING WITH SECTION 11B-404 SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1. DIRECTIONAL SIGNS COMPLYING WITH SECTION 11B-703.5 SHALL BE PROVIDED AT ENTRANCES THAT DO NOT COMPLY WITH SECTION 11B-404. DIRECTIONAL SIGNS COMPLYING WITH SECTION 11B-703.5, INCLUDING THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1, INDICATING THE ACCESSIBLE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE SHALL BE PROVIDED AT JUNCTIONS WHEN THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH.

1013.4 RAISED CHARACTER AND BRAILLE EXIT SIGNS: TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS AND SHALL COMPLY WITH TABLE 1013.4 INSTALLATION HEIGHT AND LOCATION.

1. EACH GRADE-LEVEL EXTERIOR EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1 SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORD "EXIT".
2. EACH EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1 AND THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT DOOR OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
   A. "EXIT STAIR DOWN"
   B. "EXIT RAMP DOWN".
   C. "EXIT STAIR UP"
   D. "EXIT RAMP UP"
3. EACH EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1 AND THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE."
4. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE."
5. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1 SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "TO EXIT."

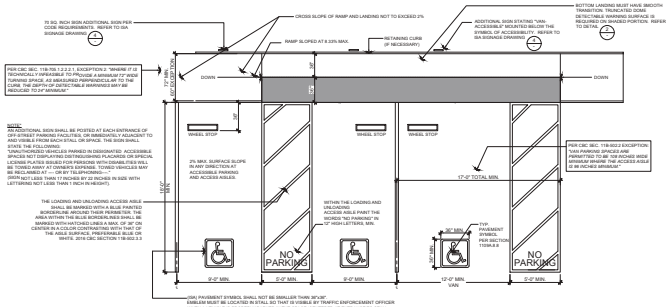
DETECTABLE WARNINGS

2022 CBC CHAPTER 11B, DIVISION 7 (SEC. 11B-705)

1. DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES AND SHALL COMPLY WITH SEC 11B-705.
2. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9" (22.9 MM) MIN. AND 2.35" (23.4 MM) MAX., A TOP DIAMETER OF 0.45" (11.4 MM) MIN. AND 0.47" (11.9 MM) MAX. AND A HEIGHT OF 0.18" (4.6 MM) MIN. AND 0.2" (5.4 MM) MAX. SEC 11B-705.1.1.1
3. TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 2.2" (56 MM) MIN. AND 2.4" (61 MM) MAX. AND A BASE-TO-BASE SPACING OF 0.65" (16.5 MM) MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID. SEC 11B-705.1.1.2
4. DETECTABLE WARNING SHALL COMPLY WITH SECTION 11B-705.1.3.1.2. THE MATERIAL USED TO COMPLY WITH THE SECTION SHALL BE AN INTEGRAL PART OF THE DETECTABLE WARNING SURFACE. SEC 11B-705.1.1.3
5. DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE SOLOR OF SAE AMS-STD-595A. SEC 11B-705.1.3.2.
6. DETECTABLE WARNING SURFACES SHALL DIFFER FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT. SEC 11B-705.1.1.4
7. DETECTABLE WARNINGS AT CURB RAMPS SHALL COMPLY WITH SECTION 11B-705.1.22 EXTEND 24" (610 MM) IN THE SEC 11B-705.1.2.2
8. DETECTABLE WARNINGS AT BLENDED TRANSITIONS SHALL BE 36 INCHES (90 MM) IN WIDTH. SEC 11B-705.1.2.5

ADDITIONAL REQUIREMENTS

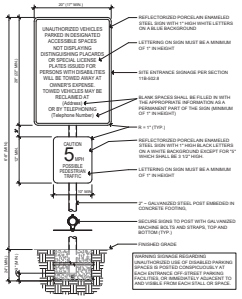
1. ALL PRIMARY ENTRANCES TO BUILDING AND TO TENANT SPACES SHALL BE MADE ACCESSIBLE TO THE DISABLED.
2. THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE INSTALLED AT 48" AFF MAX. ABOVE THE FLOOR OR WORKING PLATFORM MEASURED AT THE TOP OF THE BOX.
3. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THE CBC BUILDING STANDARDS.
5. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 3 FLASHES PER SECOND AND SHOULD NOT BE SLOWER THAN 1 FLASH PER SECOND.
6. IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, HE/SHE SHALL REQUIRE COMPLETE, DETAILED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY PROVISIONS AFFECTED BY THE PERMOSAL (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.). THE PLANS MUST BE STAMPED BY THE FIELD INSPECTOR AND RESUBMITTED TO THE BUILDING DEVELOPMENT REVIEW DIVISION.

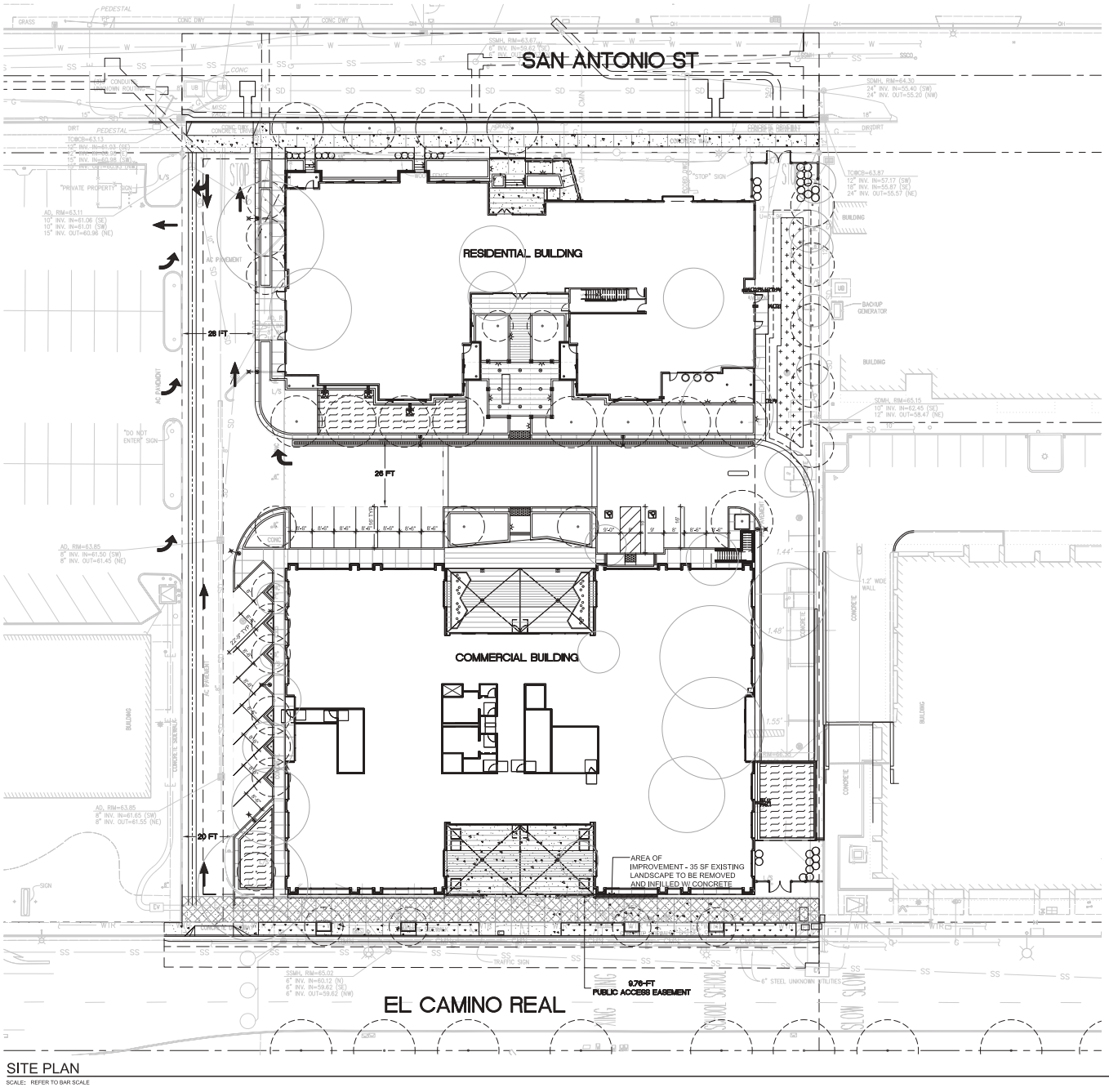


ACCESSIBLE PARKING

SCALE: 3/16"= 1'-0"

1


UNAUTHORI



SITE PLAN

SCALE: REFER TO BAR SCALE

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ISSUES:

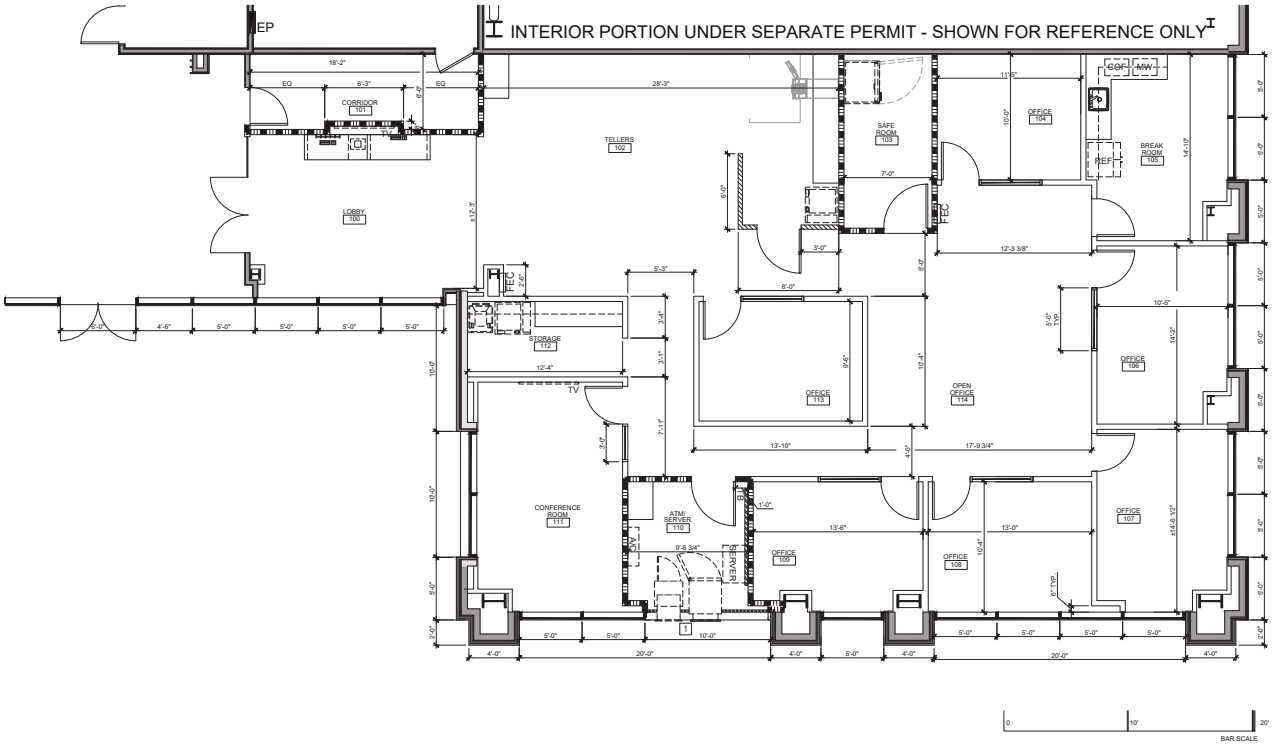
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CONSULTANT ISSUE:	11/15/2025
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SITE PLAN

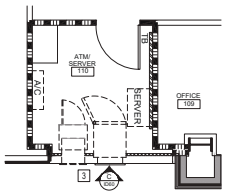
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A9



PARTITION PLAN

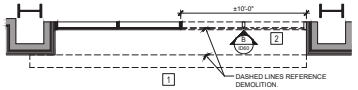
SCALE: 1/4" = 1'-0"



ATM / NIGHT DROP PLAN
PROPOSED AREA OF WORK

SCALE: 1/4" = 1'-0"

2



ATM / NIGHT DROP DEMO PLAN
PROPOSED AREA OF WORK

SCALE: 1/4" = 1'-0"

1

LEGEND

EXISTING PARTITION TO REMAIN, PROTECT.

DENOTES PERIMETER WALL FOR NEW ATM/ND WITH NEW 3 5/8" METAL STUD AND PLYWOOD FOR SECURITY FURRING TO CEILING.

ELEVATION SYMBOL.

KEYNOTES

NOTES: CONTRACTOR IS TO REFER TO GENERAL NOTES FOR BASIC PROJECT GUIDELINES, KEYNOTES AND LEGENDS TO PROVIDE SPECIFIC SCOPE OF WORK. CONTACT HHDA FOR ANY PROJECT SCOPE CLARIFICATIONS. KEYNOTES ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE OF SIMILAR CONDITIONS THROUGHOUT, U.O.N.

1. REMOVE EXISTING IRRIGATION SYSTEM, PIPING, AND SPRINKLER HEADS AT EXISTING PLANTER TO BE DEMOLISHED. CAP IRRIGATION LINES BELOW GRADE AT SOURCE. REMOVE PLANTER MATERIALS AND PREPARE AREA FOR CONCRETE INFILL TO MATCH ADJACENT FINISH AND ELEVATION. COMPACT SUBGRADE AS REQUIRED FOR NEW CONCRETE LEVEL LANDING INSTALLATION.
2. REMOVE EXISTING TWO PANELS OF GLASS AND ASSOCIATED MULLIONS BETWEEN.
3. LOCATION OF NEW ATM AND ND. SEE SHEETS ID80 AND ID81 FOR SPECIFICATIONS. TENANT'S VENDOR TO INSTALL ATM AND ND. INFILL OPENING WITH FIRE RETARDANT PLYWOOD AT INTERIOR AND NON-COMBUSTIBLE MATERIAL AT EXTERIOR. PREP FOR SURROUND AND INFILL SUBSTRATE. FINISH OPENING AROUND EQUIPMENT WITH BACKING TO COORDINATE WITH TENANT VENDOR. PROVIDE NEW GREY CLADDING TO MATCH EXISTING BUILDING EXTERIOR EYEBROW. ROUGH OPENING TO BE REVIEWED AND APPROVED BEFORE FINALIZATION. CONTRACTOR TO COORDINATE WITH MECHANICS BANK. PROVIDE BLACK OUT FILM ON INTERIOR SIDE OF GLAZING.

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PARTITION PLAN

ID20

A10

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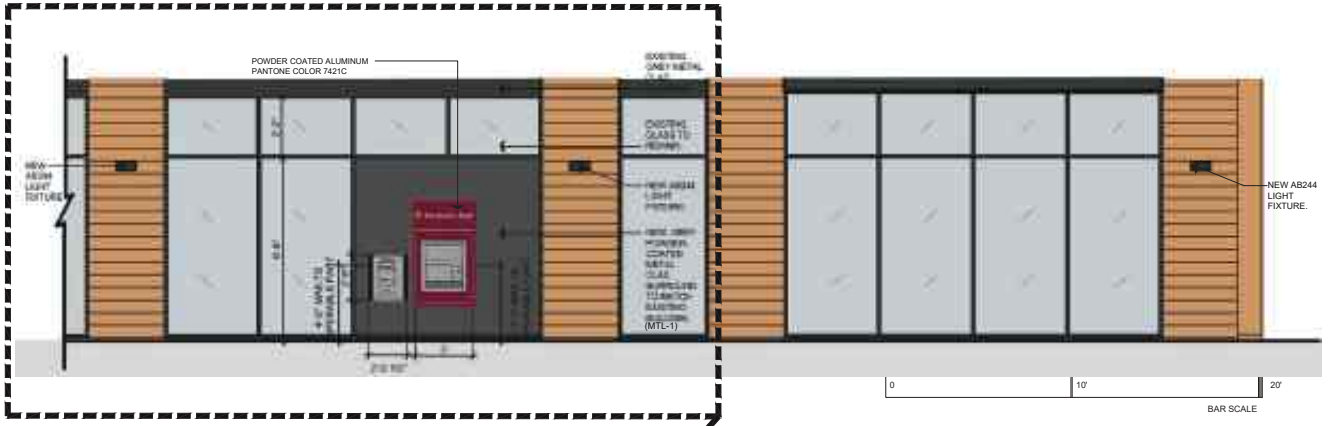


TRANSPARANCY ANALYSIS

TOTAL AREA OF GROUND FLOOR PUBLIC FACADE	2,562 SF
TOTAL AREA OF GLAZING	1,380 SF
TRANSPARANCY CALCULATION 1,380 SF / 2,562 SF	53%

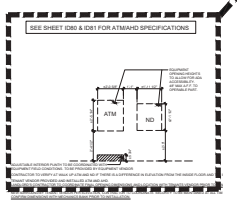
BUILDING FRONT ELEVATION (A)

SCALE: N/A



ATM / NIGHT DROP DEMO FRONT ELEVATION - NORTH (B)

SCALE: N/A



ATM / NIGHT DROP EXTERIOR FRONT ELEVATION - NORTH (C)

SCALE: 1/4" = 1'-0"

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ELEVATION SHEET

ID60

A11

Monday, 06 Jul 2026 - 11:10am C:\Users\alcurtis\AppData\Local\Temp\Acl\Addin_332\44\330.24_EL_Control Permit.dwg



EXTERIOR PHOTO OF PROPOSED LOCATION FOR ATM/ND

SCALE: N/A

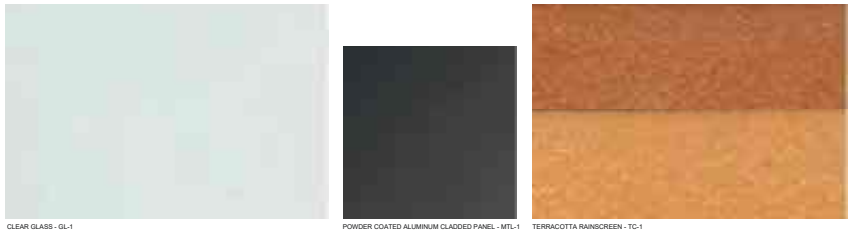
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EXTERIOR PHOTO OF PROPOSED LOCATION FOR ATM/ND

SCALE: N/A

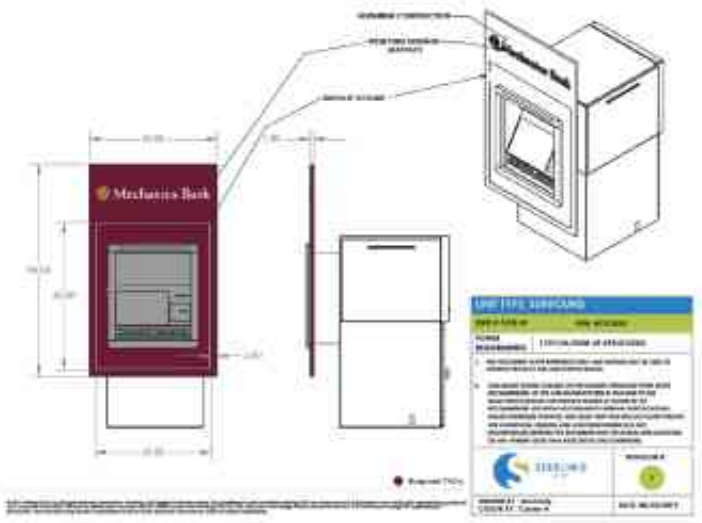
2



EXISTING BUILDING MATERIALS

SCALE: N/A

3



MECHANICS BANK ATM SURROUND

SCALE: N/A

4

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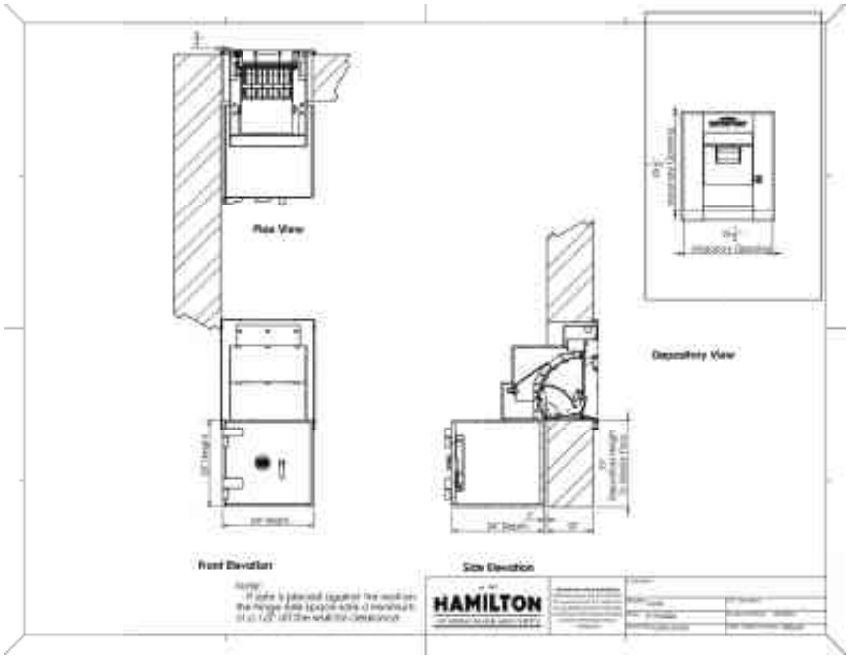
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A12

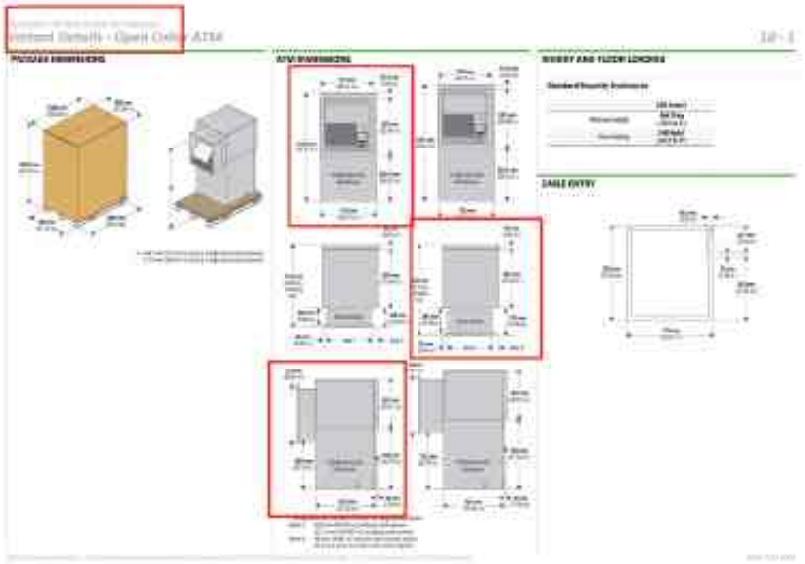
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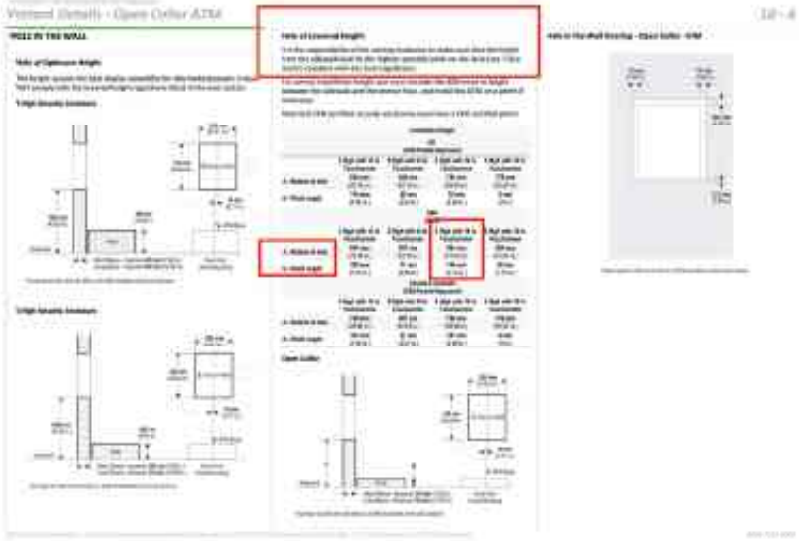
AFTER HOURS DEPOSITORY UNIT



ATM UNIT







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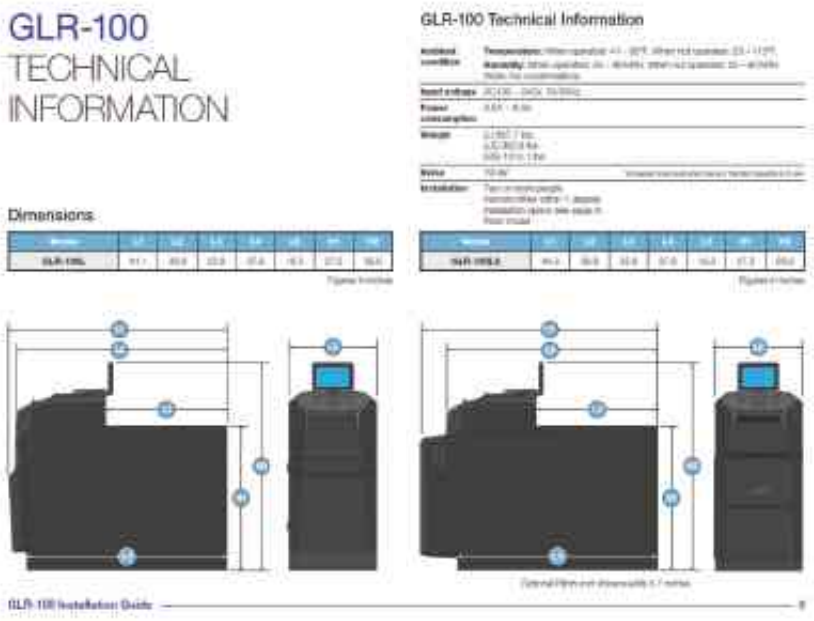
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EQUIPMENT SHEET

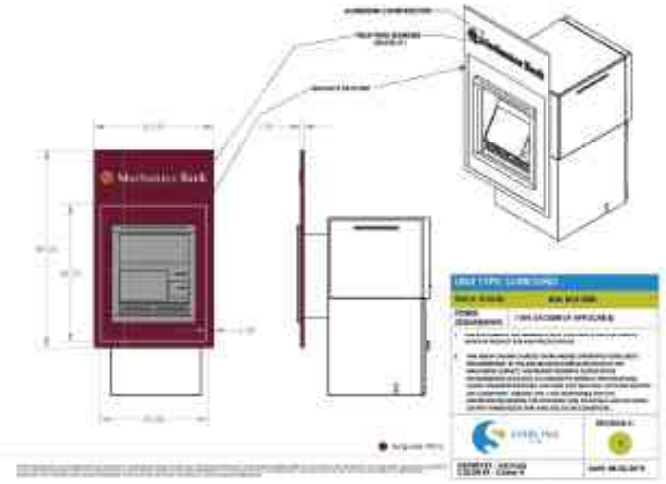
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CASH RECYCLER



ATM SURROUND



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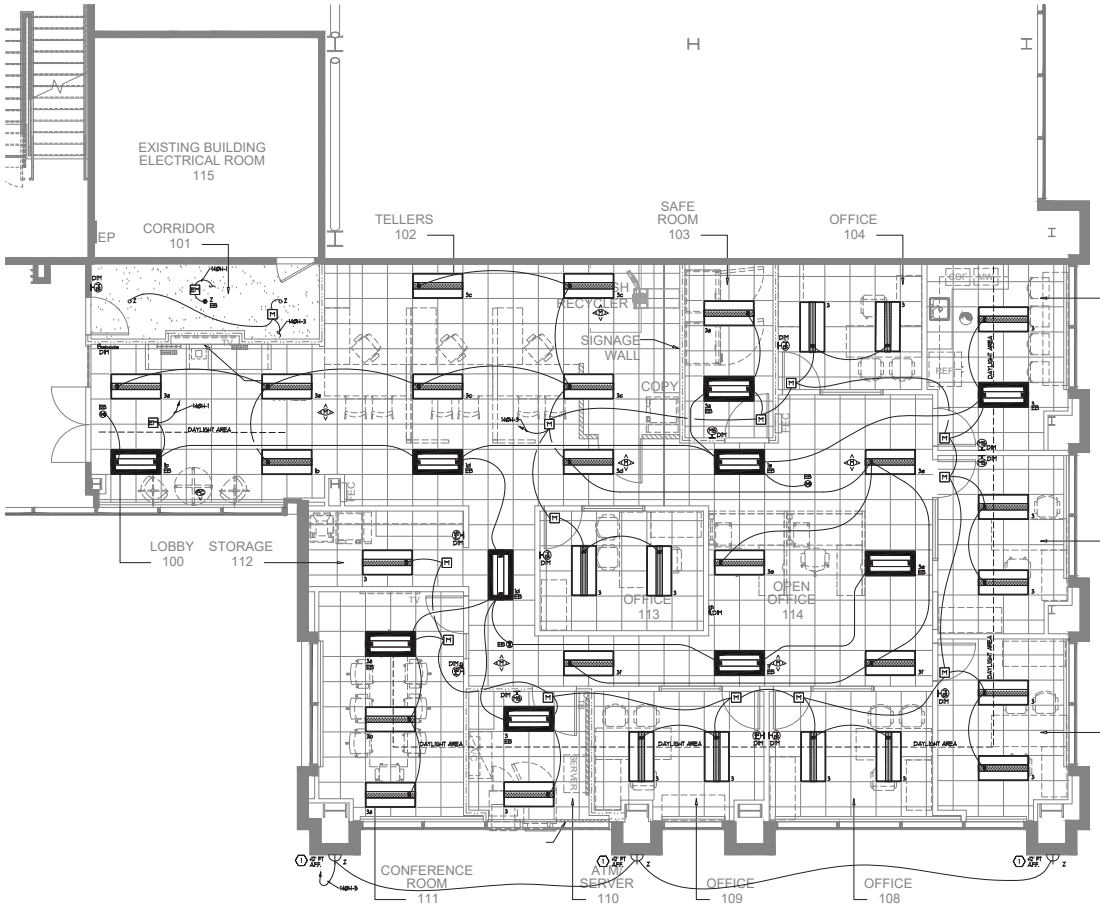
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EQUIPMENT SHEET

ID81

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LIGHTING PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. ARCHITECT VERIFICATION CONTRACTOR TO REVIEW ARCHITECTURAL PLANS AND CASEWORK ELEVATIONS FOR ALL FINAL DEVICE AND FIXTURE TYPE REQUIREMENTS. FINAL SWITCH LOCATIONS AND FINAL OUTLET PLACEMENTS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN.
2. GROUP MULTIPLE SWITCHES WITHIN 7' MAX. USE 41-LOU VOLTAGE PARTITIONS AS REQUIRED.
3. LOCATION OF WALL MOUNTED LOCAL LIGHTING SWITCHES IS SUBJECT TO MODIFICATION AT DR-YEAR DOORS. INSTALL SWITCHES ON SIDE OPPOSITE DOOR HINGE. VERIFY FINAL HINGE LOCATION IN FIELD PRIOR ANY WORK. REFER TO ARCHITECTURAL ELEVATIONS FOR ADDITIONAL DETAILS.
4. EMERGENCY LIGHT TEST SWITCH TO BE INTEGRAL TO ALL EMERGENCY FIXTURES. OTHER WISE LOCATION OF EMERGENCY LIGHT TEST SWITCH TO BE APPROVED BY ARCHITECT AND ELECTRICAL ENGINEER 30 DAYS PRIOR TO ROUGH IN.
5. ELECTRICAL CONTRACTOR TO OBTAIN APPROVAL ON ALL LIGHT SWITCH LOCATIONS 30 DAYS PRIOR TO ROUGH IN.
6. ELECTRICAL CONTRACTOR TO REVIEW ARCHITECTS EXITING PLAN AND PROVIDE EXIT SIGNS PER ARCHITECTS PLAN AND ELECTRICAL ENGINEERS LIGHTING PLANS. EXIT SIGNS MOUNTED ABOVE MWP REQUIRE TEAM APPROVAL PRIOR TO ROUGH-IN.
7. ELECTRICAL CONTRACTOR TO REVIEW ARCHITECTS REFLECTED CEILING PLAN AND PROVIDE BID PER ARCHITECTS PLAN AND ELECTRICAL ENGINEERS PLAN.
8. ELECTRICAL CONTRACTOR TO NOTIFY ARCHITECT AND ELECTRICAL ENGINEER FOR ANY FIXTURE CONFLICTS THAT PREVENT CORRECT INSTALL WITH FRAMING OR CEILING T-BAR OR CEILING SYSTEMS. PROVIDE MINIMUM OF 30 DAYS NOTICE PRIOR TO ROUGH IN.
9. ELECTRICAL CONTRACTOR TO VERIFY LIGHT FIXTURE AND T-GRID COMPATABILITY PRIOR TO ORDER. PROVIDE MINIMUM OF 30 DAYS NOTICE TO ENGINEER AND ARCHITECT IN THE EVENT OF CONFLICT.

EGRESS LIGHTING NOTES:

1. FACES AND CHEVRONS ON EMERGENCY EXIT SIGNS TO MATCH ARCHITECTURAL PLANS.
2. FOR EMERGENCY LIGHTING BADGE, PROVIDE EMERGENCY LIGHTING CONTROL UNIT (ELCU) OR EQUAL) AND CONNECT BOTH LOCAL CONTROLLED NORMAL POWER AND CONSTANT HOT EMERGENCY CIRCUIT SO THAT FIXTURE MAY BE CONTROLLED DURING MANUAL OPERATION AND PROVIDE 100% OUTPUT EMERGENCY LIGHTING DURING POWER OUTAGE.
3. PROVIDE ALL COST FOR COMPLETE INSTALLATION OF FIVE ADDITIONAL EXIT SIGNS. LOCATION TO BE DETERMINED DURING FINAL INSPECTION BY FIRE MARSHAL. TURN OVER EXTRA STOCK TO OWNER.
4. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY MEANS OF EGRESS IS OCCUPIED.
5. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.
6. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 1 NEC CEC.
7. WIRING FROM EMERGENCY OR EMERGENCY SOURCE DISTRIBUTION OVERCURRENT PROTECTION TO EMERGENCY LOADS SHALL KEPT ENTIRELY INDEPENDENT OF ALL WIRING AND EQUIPMENT UNLESS OTHER WISE PERMITTED IN 1000(B)(3)(1) THROUGH (3)(3) CEC
8. EMERGENCY CIRCUIT SHALL BE PERMANENTLY MARKED SO THEY WILL BE READILY IDENTIFIED AS A COMPONENT OF AN EMERGENCY CIRCUIT OR SYSTEM PER SECTION 1000(B) A) CEC.

SHEET NOTES:

1. ROUTE VIA NEW LIGHTING CONTROL PANEL.

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REGISTERED PROFESSIONAL ENGINEER — DANIEL V. RAYBURN — ED18377 Exp. 6-30-26 — ELECTRICAL — STATE OF CALIFORNIA

25-556

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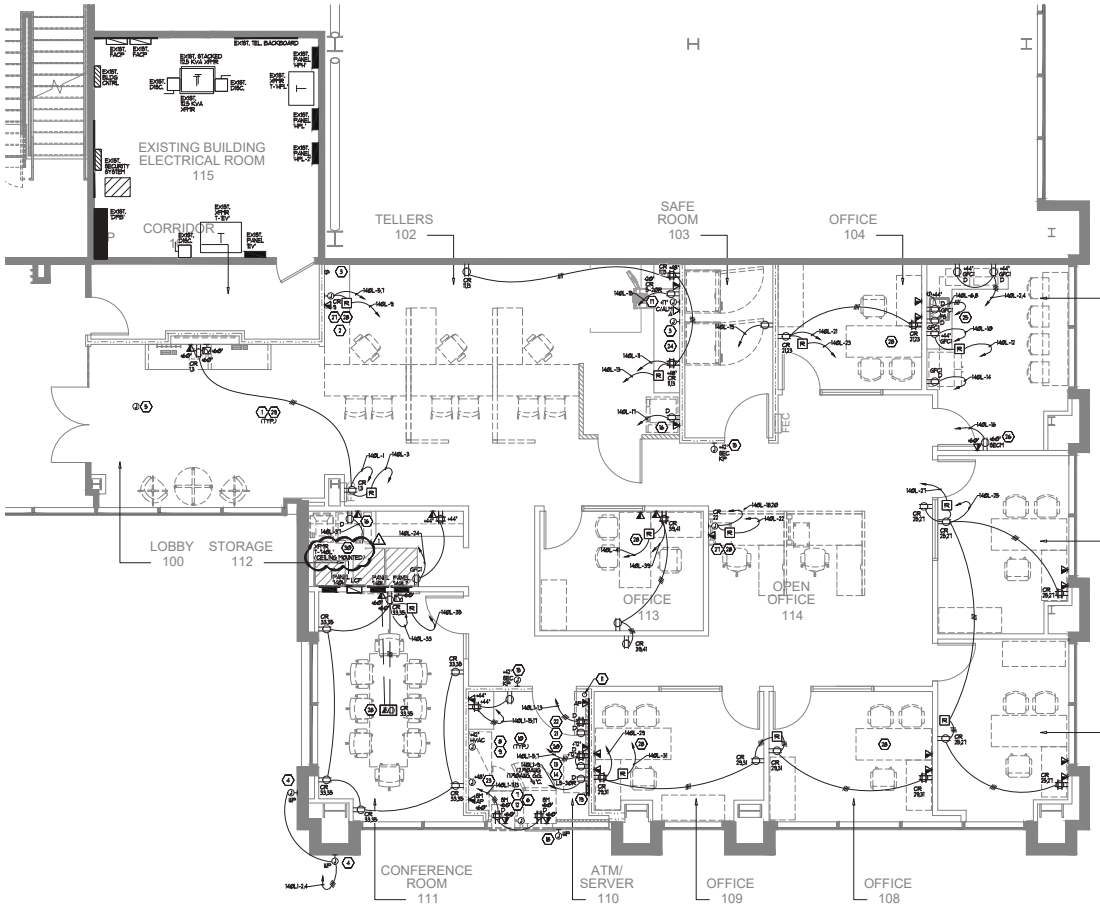
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LIGHTING PLAN

E201

Tuesday, 12 May 2026 - 8:38pm S:\25prn\25536 Mechanics Bank Menlo Park MEP\00-Drawings\01-ELECTRICAL\E201 25536LP.dwg



GENERAL NOTES (CON'T):

12. ALL RECEPTACLES IN RESTROOMS SHALL BE GFCI PROTECTED.
13. ALL RECEPTACLES IN KITCHEN, PANTRY, BREAK ROOM AND OTHERS TO BE GFCI PROTECTED.
14. PROVIDED GFCI MAINTENANCE RECEPTACLES TO COMPLY WITH CEC 210.8(B) AND 210.63 (3/27) HEATING, COOLING REFRIGERATION AND (N) ELECTRICAL PANEL BOARDS/DISTRIBUTION BOARDS/MCC'S).
15. ALL SINGLE PHASE RECEPTACLES RATED 30A/ 1V TO GROUND OR LESS, 50 AMPERES OR LESS AND THREE PHASE RECEPTACLES RATED 30A/ 1V GROUND OR LESS, 100 AMPERES OR LESS INSTALLED IN ALL AREAS DESCRIBED IN 210.8(B)(1) OF THE CEC (OTHER THAN DWELLING UNITS) MUST BE GFCI PROTECTED AND GFCI MUST BE READILY ACCESSIBLE.
16. ALL PERMANENTLY CONNECTED APPLIANCES RATED OVER 300 VA AND 1/8HP MUST HAVE DISCONNECTS.
17. ALL CORD AND PLUG (OR ATTACHMENT FITTING) CONNECTED APPLIANCES SHALL COMPLY WITH CEC 422.33 AND SHALL BE PROVIDED WITH AN ACCESSIBLE SEPARABLE CONNECTOR OR ATTACHMENT FITTING. THE ATTACHMENT FITTING SHALL BE FACTORY INSTALLED PART OF THE APPLIANCE AND SUITABLE FOR DISCONNECTION OF THE APPLIANCE. COORDINATE WITH OWNER/APPLIANCE PROVIDER.

GENERAL NOTES:

1. ARCHITECT VERIFICATION CONTRACTOR TO REVIEW ARCHITECTURAL PLANS AND CASEWORK ELEVATIONS FOR ALL FINAL DEVICE AND FIXTURE TYPE REQUIREMENTS, FINAL SWITCH LOCATIONS, AND FINAL OUTLET PLACEMENTS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN.
2. PROVIDE 5/8V CONNECTION TO DOOR HARDWARE/CONTROLLER AS REQUIRED. COORDINATE FINAL REQUIREMENTS WITH HARDWARE AND SECURITY VENDORS.
3. ALL EXPOSED/SURFACE MOUNTED ELECTRICAL JUNCTION BOXES TO BE CAST TYPE.
4. IF RELOCATING ANY ELECTRICAL PANELS, INTERCEPT AND EXTEND EXISTING BRANCH CIRCUITS AS NECESSARY.
5. CONTRACTOR TO PROVIDE GFCI PROTECTION WHERE RECEPTACLES ARE INSTALLED WITHIN 6FT OF THE OUTSIDE EDGE OF ANY SINK. PROVIDE A GFCI CIRCUIT BREAKER AT PANEL BOARD FOR ALL CIRCUITS WHERE LAB SINKS ARE LOCATED AT BENCH TOP, IN ACCORDANCE WITH NEC 210.8.
6. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL EQUIPMENT INCLUDING DEVICES, CONDUIT RUNS, ETC. WITH ARCHITECTURAL, MECHANICAL, STRUCTURAL, PLUMBING, AND ALL APPROPRIATE DISCIPLINES PRIOR TO INSTALLATION.
7. REFER TO SINGLE LINE DIAGRAMS AND PANEL SCHEDULES FOR FURTHER ELECTRICAL SYSTEM INFORMATION.
8. REFER TO MECHANICAL AND PLUMBING PLANS FOR FINAL LOCATIONS OF EQUIPMENT.
9. REFER TO MECHANICAL AND PLUMBING EQUIPMENT CONNECTION SCHEDULE FOR POWER CONNECTION REQUIREMENTS AND MAXIMUM OVERCURRENT PROTECTION DEVICE.
10. ALL ELECTRICAL EQUIPMENT, DEVICES, AND BOXES SHALL BE IN WEATHERPROOF TYPE ENCLOSURE FOR OUTDOOR APPLICATIONS.
11. ALL MILTWIRE BRANCH CIRCUITS (INCLUDING SYSTEM FURNITURE) SHALL BE INSTALLED WITH DEDICATED NEUTRALS ROUTED IN HOMERUN TO THE PANEL FOR EACH CIRCUIT BEING UTILIZED OR HANDLE TIES IF ACCEPTABLE WITH LOCAL AHJ PER NEC 300.4(b).

SHEET NOTES:

1. CONTRACTOR TO PROVIDE WHITE ELECTRICAL DEVICES, COVER PLATES AND SWITCHES, U.N.O.
2. ENTRY POINT FOR DATA CONDUITS TO TELLER LINE. PROVIDE CONDUIT WITH PULL STRING FOR ALL DATA AND CONDUITS IN PARTITION. COORDINATE WITH MILLWORK LAYOUT PRIOR TO ROUGH-IN.
3. PROVIDE POWER FOR FEATURE WALL BACKLIT SIGNAGE. PROVIDE A NEW 120 VOLT 20 AMP CIRCUIT AT FEATURE WALL BEHIND TELLER LINE ELEVATIONS AND EXACT LOCATION TO BE COORDINATED WITH MECHANICS BANK SIGNAGE VENDOR. CONTRACTOR TO PROVIDE J-BOX ABOVE CEILING AND SWITCH ON WALL TO POWER SIGN ON AND OFF. SWITCH TO CONTROL BACK LIT SIGN. SEE PLAN FOR LOCATION OF SWITCH.
4. COORDINATE WITH SIGNAGE VENDOR AS NECESSARY FOR NEW ILLUMINATED EXTERIOR SIGN. (1) LOCATIONS. PROVIDE NEW 20A/1 JUNCTION BOX AS NECESSARY ABOVE CEILING GRID AT INTERIOR OF BUILDING. PROVIDE WALL SURFACE PLASTIC PVC RACEWAY TO WEATHERPROOF SPLICE BOX. GALVANIZED METAL POWER SUPPLY ENCLOSURE BEHIND WALL. (1) PER LOCATION - (1) FOR LOGO SECTION AND (1) FOR CHANNEL LETTER SECTION. (4) TOTAL. COUNT TO BE CONFIRMED BY MECHANICS BANK.

   J-BOX RUN EMPTY CONDUIT FOR 20 AMP CIRCUIT TO LANDLORD'S ELECTRICAL PANEL. INSTALLATION OF SIGN CIRCUIT FROM TENANT'S SIGN TO LANDLORD'S PANEL IS RESPONSIBILITY OF TENANT. SIGNAGE TO BE CONTROLLED BY LANDLORD LIGHTING CONTROL PANEL.

   FURNISH ELECTRICAL POWER TO TENANT'S MONUMENT SIGN LOCATION.
5. PROVIDE CONDUIT / J-BOX ABOVE CEILING FOR PANIC ALARM. COORDINATE LOCATION WITH MECHANICS BANK SECURITY. SEE ELECTRICAL ENGINEERING PLANS.
6. PROVIDE DEDICATED ELECTRICAL QUADRUPLEX RECEPTACLE FOR ATM. PROVIDE PULLSTRING FOR DATA/ COMMUNICATIONS 4 ALARM SYSTEM. COORDINATE WITH SECURITY VENDOR.
7. PROVIDE DEDICATED ELECTRICAL DUPLEX RECEPTACLE FOR AFTER HOURS DEPOSITORY UNIT PER MANUFACTURER'S SPECIFICATIONS. PROVIDE PULLSTRING FOR ALARM SYSTEM. COORDINATE WITH SECURITY VENDOR.
8. DENOTES PROPOSED LOCATION OF SERVER ROOM A/C UNIT. FINAL LOCATION TO BE VERIFIED BY MECHANICS BANK. REFER TO MECHANICAL AND ELECTRICAL ENGINEERING PLANS FOR SPECIFICATION AND POWER REQUIREMENTS. PROVIDE PATH FOR REFRIGERATION LINES TO THE ROOF 4 POWER ON ROOF.
9. PROVIDE NEW J-BOX FOR ELECTRICAL CONNECTION FOR THE 24/1 AC IN THE SERVER / ATM / IVD ROOM. HEIGHT TO BE VERIFIED BY TECHNICAL CONTRACTOR.
10. POWER AND DATA AT ATM/IVD ROOM TO BE REVISED AND APPROVED BY MECHANICS BANK, PRIOR TO ROUGH-IN.
11. PROVIDE (1) 4" CONDUIT WITH PULLSTRING STUBBED THROUGH CEILING WITH SLEEVE FOR CABLE PULL TO SPACE. CONFIRM CONNECTIONS AT MPOE AND INSTALL CONDUIT CONTINUOUS FROM THE MPOE TO THE SERVER CABINET AS NOTED.
12. PROVIDE CONDUIT-J-BOX AT EACH 48X44 LIGHT FIXTURE LOCATION MOUNTED ON THE INTERIOR OF THE BUILDING, WATER-PROOFED AND CONTROLLED BY TIME CLOCK. COORDINATE WITH ELECTRICAL SHEETS.
13. ALL SERVER REQUIREMENTS TO BE COORDINATED WITH MECHANICS BANK DATA 4 SECURITY VENDORS.
14. SERVER CABINET BY MECHANICS BANK.
15. PROVIDE CONDUIT WITH PULL STRING FOR SECURITY KEYPAD AT (2) LOCATIONS.
16. PROVIDE REQUIRED ELECTRICAL OUTLET FOR ESCAPE.
17. LOCATE OUTLETS OF CASH RECYCLER AT BACK OF UNIT HELD TO LOWER RIGHT CORNER WHEN FACING THE UNIT. DO NOT PLACE DIRECTLY BEHIND RECYCLER UNIT. COORDINATE FINAL OUTLET LOCATIONS WITH BANK VENDOR.
18. SECURITY CAMERA LOCATIONS AT EXTERIOR PORTIONS OF BUILDING TO BE VERIFIED BY MECHANICS BANK SECURITY - (3) LOCATIONS ABOVE CEILING. PROVIDE WEATHER PROOF CONDUITS, REED AND PULL STRING TO EACH LOCATION. COORDINATE POWER REQUIREMENTS WITH SECURITY VENDOR.
19. AT ATM/IVD SERVER ROOM: PROVIDE ¾ GROUND BAR TO BE INSTALLED ON A CORNER OF THE BACK BOARD IN THE SERVER ROOM. THE WIRE MUST BE CONNECTED TO BUILDING STEEL. OTHERWISE TO A COLD WATER PIPE. SEE ELECTRICAL DRAWINGS.
20. DEDICATED 20 AMP QUADRUPLEX BOX LOCATED AND (1) SINGLE GANG MUD RING WITH PULL STRING AT 12" AFF.
21. DEDICATED 20 AMP DUPLEX CIRCUIT.
22. DEDICATED 20 AMP QUADRUPLEX FOR ALARM EQUIPMENT.
23. SEE SHEETS E5XX FOR ALL EXTERIOR LIGHTING AS 224. LIGHTING TO BE CONNECTED TO THE CLOCK CONTROL AT ATM / IVD SERVER ROOM.
24. PROVIDE SPACE FOR A CHANNEL IN THE CENTER OF THE WALL AT 6'-7" AFF. LOCATION TO BE CONFIRMED BY MECHANICS BANK MARKETING TEAM.
25. AT BREAK ROOM SINK, PROVIDE OUTLET IN PARTITION FOR WATER LEAK DETECTION SYSTEM TRANSFORMER (24V) AT WATER LOCATIONS. VERIFY HEIGHT PRIOR TO INSTALLATION.
26. SECURITY MONITOR DUPLEX RECEPTACLE LOCATION TO BE APPROVED BY MECHANICS BANK PRIOR TO INSTALLATION. PROVIDE J-BOX FOR DATA RECEPTACLE AT 18" ABOVE I/O PLAN.
27. PROVIDE NEW WALL J-BOX (3) 20-AMP CIRCUIT ELECTRICAL, PHONE/DATA BASE FEED TO BE PROVIDED BY FURNITURE VENDOR. FURNITURE VENDOR TO LACE COMMUNICATIONS CABLING INTO SYSTEMS. FINAL LOCATION TO BE VERIFIED BY FURNITURE VENDOR.
28. EXACT POWER LOCATION TO BE COORDINATED WITH MECHANICS BANK AND FURNITURE VENDOR.
29. EXACT POWER LOCATION TO BE COORDINATED WITH MECHANICS BANK AND FURNITURE VENDOR.
30. SEE STRUCTURAL DRAWINGS FOR MOUNTING DETAIL.

GENERAL NOTE:
PROVIDE TAMPER PROOF RECEPTACLES, PER CEC 406.12

POWER PLAN

SCALE: 1/4" = 1'-0" 1

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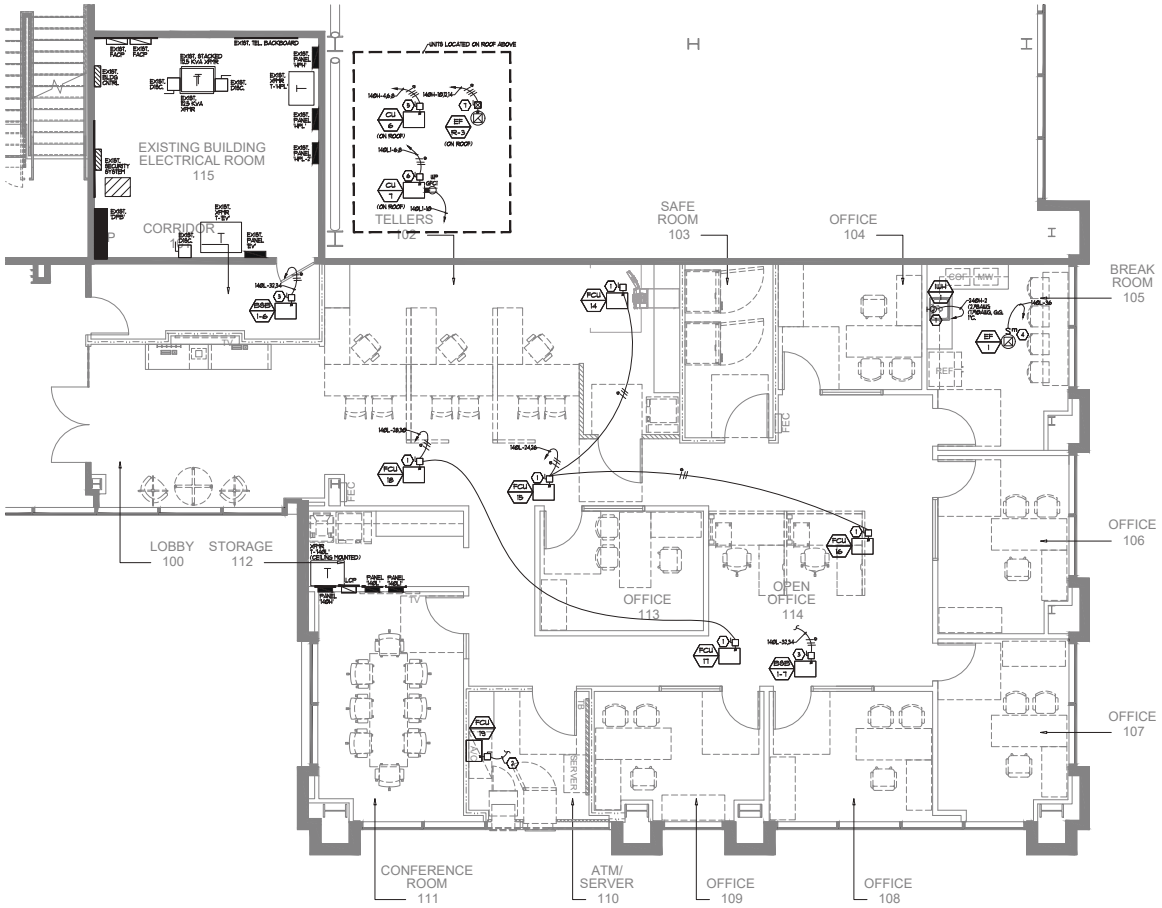
REGISTERED PROFESSIONAL ENGINEER — DANIEL V. MAYORGA — E016377 Exp. 6-30-26 — ELECTRICAL — STATE OF CALIFORNIA

25-556

POWER PLAN

E301

Thursday, 28 May 2026 - 10:31am S:\Zdenj\25536 Mechanics Bank Menlo Park MEP\00-Drawings\01-ELECTRICAL\E301 25536PP.dwg



GENERAL NOTES (CON'T):

12. ALL RECEPTACLES IN RESTROOMS SHALL BE GFCI PROTECTED.
13. ALL RECEPTACLES IN KITCHEN, PANTRY, BREAK ROOM AND OTHERS TO BE GFCI PROTECTED.
14. PROVIDED GFCI MAINTENANCE RECEPTACLES TO COMPLY WITH CEC 210.63(E) AND 210.8(A)(5)(E) HEATING, COOLING REFRIGERATION AND (N) ELECTRICAL PANEL BOARDS/DISTRIBUTION BOARDS/MCC'S).
15. ALL SINGLE PHASE RECEPTACLES RATED 30A< TO GROUND OR LESS, 50 AMPERES OR LESS AND THREE PHASE RECEPTACLES RATED 30A< TO GROUND OR LESS, 100 AMPERES OR LESS INSTALLED IN ALL AREAS DESCRIBED IN 210.8(A)(5) OF THE CEC (OTHER THAN DWELLING UNITS) MUST BE GFCI PROTECTED AND GFCI MUST BE READILY ACCESSIBLE.
16. ALL PERMANENTLY CONNECTED APPLIANCES RATED OVER 300 VA AND 1/8 HP MUST HAVE DISCONNECTS.
17. ALL CORD AND PLUG (OR ATTACHMENT FITTING) CONNECTED APPLIANCES SHALL COMPLY WITH CEC 422.16 AND SHALL BE PROVIDED WITH AN ACCESSIBLE SEPARABLE CONNECTOR OR ATTACHMENT FITTING. THE ATTACHMENT FITTING SHALL BE FACTORY INSTALLED PART OF THE APPLIANCE AND SUITABLE FOR DISCONNECTION OF THE APPLIANCE. COORDINATE WITH OWNER/APPLIANCE PROVIDER.

MECHANICAL NOTES:

1. PROVIDE LIQUID TIGHT FINAL CONNECTION TO MECHANICAL UNIT.
2. COORDINATE FINAL LOCATION OF ALL ELECTRICAL FEED LOCATIONS WITH MECHANICAL. ROOF PENETRATIONS TO BE LOCALIZED TO FEED LOCATIONS. ROOF MOUNTED CONDUIT AND SLEEPER ARE NOT TO BE INSTALLED.
3. ALL STARTERS ARE FULL VOLTAGE NON-REVERSING UNLESS NOTED OTHERWISE. STARTERS TO BE PROVIDED WITH HOA, AND 24V CONTROL TRANSFORMER.
4. COORDINATE FINAL CONTROL POWER AND CONDUIT REQUIREMENTS WITH MECHANICAL CONTRACTOR.
5. PROVIDE ROOF PENETRATION AND FLASHING PER ARCHITECTURAL ROOFING DETAILS. COORDINATE ALL ROOF PENETRATIONS WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
6. COORDINATE EXACT WEIGHT OF ALL ELECTRICAL EQUIPMENT OVER 500LBS WITH STRUCTURAL ENGINEER.

GENERAL NOTES:

1. ARCHITECT VERIFICATION CONTRACTOR TO REVIEW ARCHITECTURAL PLANS AND CASEWORK ELEVATIONS FOR ALL FINAL DEVICE AND FIXTURE TYPE REQUIREMENTS, FINAL SWITCH LOCATIONS, AND FINAL OUTLET PLACEMENTS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN.
2. PROVIDE 24V CONNECTION TO DOOR HARDWARE/CONTROLLER AS REQUIRED. COORDINATE FINAL REQUIREMENTS WITH HARDWARE AND SECURITY VENDORS.
3. ALL EXPOSED/SURFACE MOUNTED ELECTRICAL JUNCTION BOXES TO BE CAST TYPE.
4. IF RELOCATING ANY ELECTRICAL PANELS, INTERCEPT AND EXTEND EXISTING BRANCH CIRCUITS AS NECESSARY.
5. CONTRACTOR TO PROVIDE GFCI PROTECTION WHERE RECEPTACLES ARE INSTALLED WITHIN 6FT OF THE OUTSIDE EDGE OF ANY SINK. PROVIDE A GFCI CIRCUIT BREAKER AT PANEL BOARD FOR ALL CIRCUITS WHERE LAB SINKS ARE LOCATED AT BENCH TOP, IN ACCORDANCE WITH NEC 210.8.
6. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL EQUIPMENT INCLUDING DEVICES, CONDUIT RUNS, ETC. WITH ARCHITECTURAL, MECHANICAL, STRUCTURAL, PLUMBING, AND ALL APPROPRIATE DISCIPLINES PRIOR TO INSTALLATION.
7. REFER TO SINGLE LINE DIAGRAMS AND PANEL SCHEDULES FOR FURTHER ELECTRICAL SYSTEM INFORMATION.
8. REFER TO MECHANICAL AND PLUMBING PLANS FOR FINAL LOCATIONS OF EQUIPMENT.
9. REFER TO MECHANICAL AND PLUMBING EQUIPMENT CONNECTION SCHEDULE FOR POWER CONNECTION REQUIREMENTS AND MAXIMUM OVERCURRENT PROTECTION DEVICE.
10. ALL ELECTRICAL EQUIPMENT, DEVICES, AND BOXES SHALL BE IN WEATHERPROOF TYPE ENCLOSURE FOR OUTDOOR APPLICATIONS.
11. ALL MULTIWIRE BRANCH CIRCUITS SHALL BE INSTALLED WITH AN IDENTIFIED HANDLE TIE OR A 2-POLE/3-POLE CIRCUIT BREAKER PROVIDES THE REQUIRED SIMULTANEOUS OPENING OF THE UNGROUNDED CONDUCTORS PER NEC 240.15 (B)
12. ELECTRICAL INSTALLATIONS IN HOLLOW SPACES, VERTICAL SHAFTS, AND VENTILATION OR AIR-HANDLING DUCTS SHALL BE MADE SO THAT THE POSSIBLE SPREAD OF FIRE OR PRODUCTS OF COMBUSTION WILL NOT BE SUBSTANTIALLY INCREASED. OPENINGS AROUND ELECTRICAL PENETRATIONS INTO OR THROUGH FIRE-RESISTANT-RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE FIRE STOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING.

SHEET NOTES:

1. NEMA 1 30A 3P FUSED DISCONNECT. COORDINATE FINAL FUSE SIZE WITH MECHANICAL.
2. INDOOR UNIT (FCU-X) POWERED BY OUTDOOR UNIT (CU-1). COORDINATE FINAL FUSE SIZE WITH MECHANICAL.
3. NEMA 1 30A 3P FUSED DISCONNECT. COORDINATE FINAL FUSE SIZE WITH MECHANICAL.
4. NEMA 1 TOGGLE FRACTIONAL HORSEPOWER RATED MANUAL MOTOR STARTER, PROVIDE WITH THERMAL OVERLOADS. PROVIDE TYPE CLOCK AND CONNECTION. COORDINATE FINAL REQUIREMENTS WITH MECHANICAL.
5. NEMA 3R 30A 3P FUSED DISCONNECT. COORDINATE FINAL FUSE SIZE WITH MECHANICAL.
6. NEMA 3R 30A 2P FUSED DISCONNECT. COORDINATE FINAL FUSE SIZE WITH MECHANICAL.
7. NEMA 3R 30A 3P COMBINATION STARTER/FUSIBLE DISCONNECT. COORDINATE FINAL HEATER, STARTER AND FUSE SIZE WITH MECHANICAL.

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Mechanics Bank

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MECHANICAL PLAN

E302

MECHANICAL PLAN

SCALE: 1/4" = 1'-0" 1

Thursday, 28 May 2026 - 10:31am S:\Zdenj\25536 Mechanics Bank Menlo Park MEP\00-Drawings\01-ELECTRICAL\E302 25536MP.dwg

HURKES HARRIS
DESIGN ASSOCIATES, INC

June 12, 2026

Architectural Control
Mechanics Bank – Menlo Park
1540 El Camino Real
Menlo Park, CA 94025

Project Description Letter – ATM Installation

This project proposes the installation of a new exterior Automated Teller Machine (ATM) to be located on the street-facing elevation of the existing building. The intent is to enhance customer accessibility and convenience while maintaining the architectural integrity and character of the existing structure and surrounding neighborhood.

The ATM will be thoughtfully integrated into the building façade, with careful consideration given to scale, materials, and detailing to ensure it complements the existing architecture. No significant alterations to the primary building form are proposed. Any modifications required for the installation will be minimal and designed to appear cohesive with the existing finishes and design elements. The same colors and materials on the existing structure will be utilized as the ATM surround.

Architectural Style, Materials, and Colors

The installation of the ATM requires the removal of a portion of the existing storefront glazing. To ensure the modification remains cohesive with the existing building design, the ATM surround and associated infill areas will utilize grey powder-coated metal cladding that matches the existing eyebrow/soffit material and finish. The ATM and surrounding architectural elements have been designed to integrate with the existing storefront and maintain the established character of the building façade.

The existing building features large glazed storefront openings with grey powder-coated metal cladding accents. The proposed improvements will maintain this architectural vocabulary by utilizing materials, colors, and finishes that are consistent with the existing building.

Landscaping and Site Elements

Minor site modifications are proposed only within a small landscaped area directly in front of the ATM location to provide an accessible approach and ensure ADA compliance. This work includes the removal of a limited portion of the existing planter and replacement with concrete paving to match adjacent site finishes and elevations. Existing irrigation within the affected area will be removed or adjusted as necessary to maintain irrigation service to the remaining landscaped areas. No additional modifications to landscaping, pedestrian circulation, parking, or other site elements are proposed.

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INTERIOR DESIGN + ARCHITECTURE

Landscaping and site elements surrounding the ATM will remain consistent with existing conditions. Where adjustments are necessary, they will be minor and designed to maintain a clean, cohesive appearance that supports the overall aesthetic of the site. Access to the ATM will be directly from the street-facing pedestrian path, providing a safe and convenient user experience without disrupting existing circulation patterns.

This project will not be detrimental to the surrounding neighborhood, nor will it impair the desirability of nearby properties. Instead, it enhances the usability of the site while maintaining a high standard of design. No changes to existing parking are proposed, and all required parking and access will remain compliant with applicable city ordinances.

Furthermore, the project is consistent with any applicable specific plans, as it maintains the intended use of the site and aligns with established development guidelines.

Neighborhood outreach was conducted as part of this process, and no feedback or concerns have been received to date.

Allison Louret CID, LEED AP – Sr. Project Manager
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SAN DIEGO | IRVINE

Menlo Park El Camino Real/Downtown Specific Plan
Standards and Guidelines: Project Compliance Worksheet

Section	Standard or Guideline	Requirement	Evaluation
E.3.1 Development Intensity			
E.3.1.01	Standard	Business and Professional office (inclusive of medical and dental office) shall not exceed one half of the base FAR or public benefit bonus FAR, whichever is applicable.	Existing building on-site. Will be taking one suite at the building.
E.3.1.02	Standard	Medical and Dental office shall not exceed one third of the base FAR or public benefit bonus FAR, whichever is applicable.	N/A
E.3.2 Height			
E.3.2.01	Standard	Roof-mounted mechanical equipment, solar panels, and similar equipment may exceed the maximum building height, but shall be screened from view from publicly-accessible spaces.	No roof mounted mechanical equipment proposed.
E.3.2.02	Standard	Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum façade height or the maximum building height, and shall be integrated into the design of the building.	ATM will not project beyond façade.
E.3.2.03	Standard	Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be integrated into the design of the building.	N/A
E.3.3 Setbacks and Projections within Setbacks			
E.3.3.01	Standard	Front setback areas shall be developed with sidewalks, plazas, and/or landscaping as appropriate.	Existing sidewalks and landscaping within the front setback will remain unchanged, except for a small area directly in front of the proposed ATM. This area will be modified to provide a compliant accessible path of travel and finished in accordance with ADA requirements. The overall intent of pedestrian circulation and streetscape character is maintained.
E.3.3.02	Standard	Parking shall not be permitted in front setback areas.	N/A – Not proposing modification to parking.
E.3.3.03	Standard	In areas where no or a minimal setback is required, limited setback for store or lobby entry recesses shall not exceed a maximum of 4-foot depth and a maximum of 6-foot width.	No new entry recess is proposed. The project consists of replacing a portion of the existing glass storefront with an ATM installation. The existing building line and setback conditions remain unchanged.

Section	Standard or Guideline	Requirement	Evaluation
E.3.3.04	Standard	In areas where no or a minimal setback is required, building projections, such as balconies, bay windows and dormer windows, shall not project beyond a maximum of 3 feet from the building face into the sidewalk clear walking zone, public right-of-way or public spaces, provided they have a minimum 8-foot vertical clearance above the sidewalk clear walking zone, public right-of-way or public space.	N/A
E.3.3.05	Standard	In areas where setbacks are required, building projections, such as balconies, bay windows and dormer windows, at or above the second habitable floor shall not project beyond a maximum of 5 feet from the building face into the setback area.	N/A
E.3.3.06	Standard	The total area of all building projections shall not exceed 35% of the primary building façade area. Primary building façade is the façade built at the property or setback line.	N/A
E.3.3.07	Standard	Architectural projections like canopies, awnings and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of-way or public space.	N/A
E.3.3.08	Standard	No development activities may take place within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor.	N/A
E.3.4 Massing and Modulation			
E.3.4.1 Building Breaks			
E.3.4.1.01	Standard	The total of all building breaks shall not exceed 25 percent of the primary façade plane in a development.	No new building breaks are proposed as part of this project. The scope is limited to replacing a portion of the existing storefront with an ATM installation. The primary façade plane remains unchanged; therefore, this requirement is not applicable.
E.3.4.1.02	Standard	Building breaks shall be located at ground level and extend the entire building height.	N/A
E.3.4.1.03	Standard	In all districts except the ECR-SE zoning district, recesses that function as building breaks shall have minimum dimensions of 20 feet in width and depth and a maximum dimension of 50 feet in width. For the ECR-SE zoning district, recesses that function as building breaks shall have a minimum dimension of 60 feet in width and 40 feet in depth.	N/A

Section	Standard or Guideline	Requirement	Evaluation
E.3.4.1.04	Standard	Building breaks shall be accompanied with a major change in fenestration pattern, material and color to have a distinct treatment for each volume.	N/A
E.3.4.1.05	Standard	In all districts except the ECR-SE zoning district, building breaks shall be required as shown in Table E3.	N/A
E.3.4.1.06	Standard	In the ECR-SE zoning district, and consistent with Table E4 the building breaks shall: • Comply with Figure E9; • Be a minimum of 60 feet in width, except where noted on Figure E9; • Be a minimum of 120 feet in width at Middle Avenue; • Align with intersecting streets, except for the area between Roble Avenue and Middle Avenue; • Be provided at least every 350 feet in the area between Roble Avenue and Middle Avenue; where properties under different ownership coincide with this measurement, the standard side setbacks (10 to 25 feet) shall be applied, resulting in an effective break of between 20 to 50 feet. • Extend through the entire building height and depth at Live Oak Avenue, Roble Avenue, Middle Avenue, Partridge Avenue and Harvard Avenue; and • Include two publicly-accessible building breaks at Middle Avenue and Roble Avenue.	The project does not involve new construction or changes to building massing. As a minor storefront modification, no building breaks are proposed or affected; therefore, this requirement is not applicable.
E.3.4.1.07	Standard	In the ECR-SE zoning district, the Middle Avenue break shall include vehicular access; publicly-accessible open space with seating, landscaping and shade; retail and restaurant uses activating the open space; and a pedestrian/bicycle connection to Alma Street and Burgess Park. The Roble Avenue break shall include publicly-accessible open space with seating, landscaping and shade.	The project does not involve building breaks, site reconfiguration, or open space improvements. As a minor storefront modification, this requirement is not applicable.
E.3.4.1.08	Guideline	In the ECR-SE zoning district, the breaks at Live Oak, Roble, Middle, Partridge and Harvard Avenues may provide vehicular access.	N/A
E.3.4.2 Façade Modulation and Treatment			
E.3.4.2.01	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 50' façade length, the **minor vertical façade modulation** shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2 foot setback of the building plane from the primary building façade.	The project does not alter the existing building façade length or introduce new façade conditions. As a minor storefront modification, existing façade modulation is maintained and remains compliant with this standard.

Section	Standard or Guideline	Requirement	Evaluation
E.3.4.2.02	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 100 feet in length without a major building modulation. At a minimum of every 100 feet of façade length, a **major vertical façade modulation** shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum of 6 feet setback of building plane from primary building façade for the full height of the building. This standard applies to all districts except ECR NE-L and ECR SW since those two districts are required to provide a building break at every 100 feet.	N/A
E.3.4.2.03	Standard	In addition, the major building façade modulation shall be accompanied with a 4-foot minimum height modulation and a major change in fenestration pattern, material and/or color.	N/A
E.3.4.2.04	Guideline	Minor façade modulation may be accompanied with a change in fenestration pattern, and/or material, and/or color, and/or height.	N/A
E.3.4.2.05	Guideline	Buildings should consider sun shading mechanisms, like overhangs, *bris soleils* and clerestory lighting, as façade articulation strategies.	N/A
E.3.4.3 Building Profile			
E.3.4.3.01	Standard	The 45-degree building profile shall be set at the minimum setback line to allow for flexibility and variation in building façade height within a district.	The proposed scope does not include any modifications to building height, massing, or setback configuration. As such, the 45-degree building profile requirement is not applicable to this storefront-level alteration.
E.3.4.3.02	Standard	Horizontal building and architectural projections, like balconies, bay windows, dormer windows, canopies, awnings, and signage, beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projection within Setbacks (E.3.3.04 to E.3.3.07) and shall be integrated into the design of the building.	N/A
E.3.4.3.03	Standard	Vertical building projections like parapets and balcony railings shall not extend 4 feet beyond the 45-degree building profile and shall be integrated into the design of the building.	N/A
E.3.4.3.04	Standard	Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be integrated into the design of the building.	No new rooftops elements proposed for this project.
E.3.4.4 Upper Story Façade Length			

Section	Standard or Guideline	Requirement	Evaluation
E.3.4.4.01	Standard	Building stories above the 38-foot façade height shall have a maximum allowable façade length of 175 feet along a public right-of-way or public open space.	No changes to building height, massing, or upper-story façade conditions are proposed. The scope is limited to a ground-floor storefront modification for ATM installation; therefore, this requirement does not apply.
E.3.5 Ground Floor Treatment, Entry and Commercial Frontage			
Ground Floor Treatment			
E.3.5.01	Standard	The retail or commercial ground floor shall be a minimum 15-foot floor-to-floor height to allow natural light into the space**.**	The existing ground-floor floor-to-floor height is not being modified. As the project is limited to a storefront ATM installation, this requirement does not apply.
E.3.5.02	Standard	Ground floor commercial buildings shall have a minimum of 50% transparency (i.e., clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street. Heavily tinted or mirrored glass shall not be permitted.	The project does not alter the existing ground-floor storefront transparency. The ATM installation replaces a portion of existing storefront glazing, and overall transparency is maintained with no use of heavily tinted or mirrored glass.
E.3.5.03	Guideline	Buildings should orient ground-floor retail uses, entries and direct-access residential units to the street.	No changes to building orientation or entry locations are proposed. The project maintains the existing street-facing storefront condition, and this requirement is not applicable.
E.3.5.04	Guideline	Buildings should activate the street by providing visually interesting and active uses, such as retail and personal service uses, in ground floors that face the street. If office and residential uses are provided, they should be enhanced with landscaping and interesting building design and materials.	The ATM is integrated into an existing street-facing storefront and maintains the building's active ground-floor orientation. The modification supports continued street-level engagement and does not alter existing uses, entries, or the overall character of the façade.
E.3.5.05	Guideline	For buildings where ground floor retail, commercial or residential uses are not desired or viable, other project-related uses, such as a community room, fitness center, daycare facility or sales center, should be located at the ground floor to activate the street.	Ground-floor commercial use is already provided and oriented toward the street. The proposed ATM installation maintains this active frontage and does not result in inactive or non-programmed street-facing areas. No additional alternative uses are required.
E.3.5.06	Guideline	Blank walls at ground floor are discouraged and should be minimized. When unavoidable, continuous lengths of blank wall at the street should use other appropriate measures such as landscaping or artistic intervention, such as murals.	he project does not create blank wall conditions at the ground floor. The ATM is located within an existing storefront opening and maintains an active, street-facing façade.
E.3.5.07	Guideline	Residential units located at ground level should have their floors elevated a minimum of 2 feet to a maximum of 4 feet above the finished grade sidewalk for better transition and privacy, provided that accessibility codes are met.	N/A
E.3.5.08	Guideline	Architectural projections like canopies and awnings should be integrated with the ground floor and overall building design to break up building mass, to add visual interest to the building and provide shelter and shade.	N/A

Section	Standard or Guideline	Requirement	Evaluation
Building Entries			
E.3.5.09	Standard	Building entries shall be oriented to a public street or other public space. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards provide additional visual interest, orientation and a sense of invitation.	Entry to building is remaining unchanged. This is not applicable.
E.3.5.10	Guideline	Entries should be prominent and visually distinctive from the rest of the façade with creative use of scale, materials, glazing, projecting or recessed forms, architectural details, color, and/or awnings.	N/A
E.3.5.11	Guideline	Multiple entries at street level are encouraged where appropriate.	N/A
E.3.5.12	Guideline	Ground floor residential units are encouraged to have their entrance from the street.	N/A
E.3.5.13	Guideline	Stoops and entry steps from the street are encouraged for individual unit entries when compliant with applicable accessibility codes. Stoops associated with landscaping create inviting, usable and visually attractive transitions from private spaces to the street.	N/A
E.3.5.14	Guideline	Building entries are allowed to be recessed from the primary building façade.	Entry to building is remaining unchanged. This is not applicable.
Commercial Frontage			
E.3.5.15	Standard	Commercial windows/storefronts shall be recessed from the primary building façade a minimum of 6 inches	The proposed scope does not alter the existing storefront framing or recess condition. The ATM is integrated within the existing storefront opening, and the current façade relationship remains unchanged.
E.3.5.16	Standard	Retail frontage, whether ground floor or upper floor, shall have a minimum 50% of the façade area transparent with clear vision glass, not heavily tinted or highly mirrored glass.	The ATM is incorporated within an existing glazed opening, and the required minimum 50% clear vision glass along the retail frontage is maintained. No mirrored or heavily tinted glass is proposed.
E.3.5.17	Guideline	Storefront design should be consistent with the building's overall design and contribute to establishing a well-defined ground floor for the façade along streets.	The ATM is incorporated into an existing storefront opening and maintains consistency with the building's overall design. The ground-floor façade remains well-defined and unchanged in character, rhythm, and composition.
E.3.5.18	Guideline	The distinction between individual storefronts, entire building façades and adjacent properties should be maintained.	The project does not impact the distinction between individual storefronts or adjacent façades. The ATM is integrated within an existing storefront opening, and existing façade separation and architectural identity are maintained.

Section	Standard or Guideline	Requirement	Evaluation
E.3.5.19	Guideline	Storefront elements such as windows, entrances and signage should provide clarity and lend interest to the façade.	The proposed ATM installation is integrated within an existing storefront and maintains the clarity and articulation of the façade. Existing windows and entrance conditions remain unchanged, and the modification does not diminish storefront transparency or visual interest. Signage is located at the façade eyebrow, consistent with existing building signage, and maintains alignment with the established signage program.
E.3.5.20	Guideline	Individual storefronts should have clearly defined bays. These bays should be no greater than 20 feet in length. Architectural elements, such as piers, recesses and projections help articulate bays.	N/A
E.3.5.21	Guideline	All individual retail uses should have direct access from the public sidewalk. For larger retail tenants, entries should occur at lengths at a maximum at every 50 feet, consistent with the typical lot size in downtown.	N/A
E.3.5.22	Guideline	Recessed doorways for retail uses should be a minimum of two feet in depth. Recessed doorways provide cover or shade, help identify the location of store entrances, provide a clear area for out-swinging doors and offer the opportunity for interesting paving patterns, signage and displays.	N/A
E.3.5.23	Guideline	Storefronts should remain un-shuttered at night and provide clear views of interior spaces lit from within. If storefronts must be shuttered for security reasons, the shutters should be located on the inside of the store windows and allow for maximum visibility of the interior.	N/A
E.3.5.24	Guideline	Storefronts should not be completely obscured with display cases that prevent customers and pedestrians from seeing inside.	No changes to existing storefront security or nighttime transparency are proposed. The storefront remains un-shuttered and continues to provide clear visibility consistent with current conditions.
E.3.5.25	Guideline	Signage should not be attached to storefront windows.	No signage will be attached to storefront windows.
E.3.6 Open Space			

Section	Standard or Guideline	Requirement	Evaluation
E.3.6.01	Standard	Residential developments or Mixed Use developments with residential use shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided.	The proposed project does not include any residential uses or dwelling units. The scope is limited to a minor modification of an existing commercial storefront for ATM installation; therefore, this open space requirement is not applicable.
E.3.6.02	Standard	Residential open space (whether in common or private areas) and accessible open space above parking podiums up to 16 feet high shall count towards the minimum open space requirement for the development.	N/A
E.3.6.03	Guideline	Private and/or common open spaces are encouraged in all developments as part of building modulation and articulation to enhance building façade.	N/A
E.3.6.04	Guideline	Private development should provide accessible and usable common open space for building occupants and/or the general public.	N/A
E.3.6.05	Guideline	For residential developments, private open space should be designed as an extension of the indoor living area, providing an area that is usable and has some degree of privacy.	N/A
E.3.6.06	Guideline	Landscaping in setback areas should define and enhance pedestrian and open space areas. It should provide visual interest to streets and sidewalks, particularly where building façades are long.	N/A
E.3.6.07	Guideline	Landscaping of private open spaces should be attractive, durable and drought-resistant.	N/A
E.3.7 Parking, Service and Utilities			
General Parking and Service Access			
E.3.7.01	Guideline	The location, number and width of parking and service entrances should be limited to minimize breaks in building design, sidewalk curb cuts and potential conflicts with streetscape elements.	The project does not include any new or modified parking or service entrances. No changes to curb cuts or streetscape conditions are proposed.
E.3.7.02	Guideline	In order to minimize curb cuts, shared entrances for both retail and residential use are encouraged. In shared entrance conditions, secure access for residential parking should be provided.	N/A
E.3.7.03	Guideline	When feasible, service access and loading docks should be located on secondary streets or alleys and to the rear of the building.	N/A

Section	Standard or Guideline	Requirement	Evaluation
E.3.7.04	Guideline	The size and pattern of loading dock entrances and doors should be integrated with the overall building design.	N/A
E.3.7.05	Guideline	Loading docks should be screened from public ways and adjacent properties to the greatest extent possible. In particular, buildings that directly adjoin residential properties should limit the potential for loading-related impacts, such as noise. Where possible, loading docks should be internal to the building envelope and equipped with closable doors. For all locations, loading areas should be kept clean.	N/A
E.3.7.06	Guideline	Surface parking should be visually attractive, address security and safety concerns, retain existing mature trees and incorporate canopy trees for shade. See Section D.5 for more compete guidelines regarding landscaping in parking areas.	N/A
Utilities			
E.3.7.07	Guideline	All utilities in conjunction with new residential and commercial development should be placed underground.	No new utilities are proposed for this project and remains unchanged.
E.3.7.08	Guideline	Above ground meters, boxes and other utility equipment should be screened from public view through use of landscaping or by integrating into the overall building design.	No new utilities are proposed for this project and remains unchanged.
Parking Garages			
E.3.7.09	Standard	To promote the use of bicycles, secure bicycle parking shall be provided at the street level of public parking garages. Bicycle parking is also discussed in more detail in Section F.5 “Bicycle Storage Standards and Guidelines.”	No work is being completed in the parking garages. Therefore this is not applicable to the project.
E.3.7.10	Guideline	Parking garages on downtown parking plazas should avoid monolithic massing by employing change in façade rhythm, materials and/or color.	N/A
E.3.7.11	Guideline	To minimize or eliminate their visibility and impact from the street and other significant public spaces, parking garages should be underground, wrapped by other uses (i.e. parking podium within a development) and/or screened from view through architectural and/or landscape treatment.	N/A
E.3.7.12	Guideline	Whether free-standing or incorporated into overall building design, garage façades should be designed with a modulated system of vertical openings and pilasters, with design attention to an overall building façade that fits comfortably and compatibly into the pattern, articulation, scale and massing of surrounding building character.	N/A

Section	Standard or Guideline	Requirement	Evaluation
E.3.7.13	Guideline	Shared parking is encouraged where feasible to minimize space needs, and it is effectively codified through the plan's off-street parking standards and allowance for shared parking studies.	N/A
E.3.7.14	Guideline	A parking garage roof should be approached as a usable surface and an opportunity for sustainable strategies, such as installment of a green roof, solar panels or other measures that minimize the heat island effect.	N/A
E.3.8 Sustainable Practices			
Overall Standards			
E.3.8.01	Standard	Unless the Specific Plan area is explicitly exempted, all citywide sustainability codes or requirements shall apply.	All applicable citywide sustainability requirements will be complied with as required. The project scope does not introduce changes affecting sustainability compliance.
Overall Guidelines			
E.3.8.02	Guideline	Because green building standards are constantly evolving, the requirements in this section should be reviewed and updated on a regular basis of at least every two years.	The project will comply with all applicable green building standards in effect at the time of permitting.
Leadership in Energy and Environmental Design (LEED) Standards			

Section	Standard or Guideline	Requirement	Evaluation
E.3.8.03	Standard	Development shall achieve LEED certification, at Silver level or higher, or a LEED Silver equivalent standard for the project types listed below. For LEED certification, the applicable standards include LEED New Construction; LEED Core and Shell; LEED New Homes; LEED Schools; and LEED Commercial Interiors. Attainment shall be achieved through LEED certification or through a City-approved outside auditor for those projects pursing a LEED equivalent standard. The requirements, process and applicable fees for an outside auditor program shall be established by the City and shall be reviewed and updated on a regular basis. LEED certification or equivalent standard, at a Silver lever or higher, shall be required for: • Newly constructed residential buildings of Group R (single-family, duplex and multi-family); • Newly constructed commercial buildings of Group B (occupancies including among others office, professional and service type transactions) and Group M (occupancies including among others display or sale of merchandise such as department stores, retail stores, wholesale stores, markets and sales rooms) that are 5,000 gross square feet or more; • New first-time build-outs of commercial interiors that are 20,000 gross square feet or more in buildings of Group B and M occupancies; and • Major alterations that are 20,000 gross square feet or more in existing buildings of Group B, M and R occupancies, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed. All residential and/or mixed use developments of sufficient size to require LEED certification or equivalent standard under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.	This is not new construction. Existing building to remain.

Section	Standard or Guideline	Requirement	Evaluation
Leadership in Energy and Environmental Design (LEED) Guidelines			
E.3.8.04	Guideline	The development of larger projects allows for more comprehensive sustainability planning and design, such as efficiency in water use, stormwater management, renewable energy sources and carbon reduction features. A larger development project is defined as one with two or more buildings on a lot one acre or larger in size. Such development projects should have sustainability requirements and GHG reduction targets that address neighborhood planning, in addition to the sustainability requirements for individual buildings (See Standard E.3.8.03 above). These should include being certified or equivalently verified at a LEED-ND (neighborhood development), Silver level or higher, and mandating a phased reduction of GHG emissions over a period of time as prescribed in the 2030 Challenge. The sustainable guidelines listed below are also relevant to the project area. They relate to but do not replace LEED certification or equivalent standard rating requirements.	N/A
Building Design Guidelines			
E.3.8.05	Guideline	Buildings should incorporate narrow floor plates to allow natural light deeper into the interior.	N/A
E.3.8.06	Guideline	Buildings should reduce use of daytime artificial lighting through design elements, such as bigger wall openings, light shelves, clerestory lighting, skylights, and translucent wall materials.	No changes to building lighting design, façade openings, or daylighting features are proposed. The project is limited to a storefront ATM installation, and existing conditions remain unchanged.
E.3.8.07	Guideline	Buildings should allow for flexibility to regulate the amount of direct sunlight into the interiors. Louvered wall openings or shading devices like *bris soleils* help control solar gain and check overheating. *Bris soleils*, which are permanent sun-shading elements, extend from the sun-facing façade of a building, in the form of horizontal or vertical projections depending on sun orientation, to cut out the sun's direct rays, help protect windows from excessive solar light and heat and reduce glare within.	Existing building façade to remain unchanged.
E.3.8.08	Guideline	Where appropriate, buildings should incorporate arcades, trellis and appropriate tree planting to screen and mitigate south and west sun exposure during summer. This guideline would not apply to downtown, the station area and the west side of El Camino Real where buildings have a narrower setback and street trees provide shade.	N/A
E.3.8.09	Guideline	Operable windows are encouraged in new buildings for natural ventilation.	N/A

Section	Standard or Guideline	Requirement	Evaluation
E.3.8.10	Guideline	To maximize use of solar energy, buildings should consider integrating photovoltaic panels on roofs.	N/A
E.3.8.11	Guideline	Inclusion of recycling centers in kitchen facilities of commercial and residential buildings shall be encouraged. The minimum size of recycling centers in commercial buildings should be 20 cubic feet (48 inches wide x 30 inches deep x 24 inches high) to provide for garbage and recyclable materials.	N/A
Stormwater and Wastewater Management Guidelines			
E.3.8.12	Guideline	Buildings should incorporate intensive or extensive green roofs in their design. Green roofs harvest rain water that can be recycled for plant irrigation or for some domestic uses. Green roofs are also effective in cutting-back on the cooling load of the air-conditioning system of the building and reducing the heat island effect from the roof surface.	No work to be completed on roof.
E.3.8.13	Guideline	Projects should use porous material on driveways and parking lots to minimize stormwater run-off from paved surfaces.	No work to be completed
Landscaping Guidelines			
E.3.8.14	Guideline	Planting plans should support passive heating and cooling of buildings and outdoor spaces.	No new landscape to be completed for this project. Not applicable.
E.3.8.15	Guideline	Regional native and drought resistant plant species are encouraged as planting material.	N/A
E.3.8.16	Guideline	Provision of efficient irrigation system is recommended, consistent with the City's Municipal Code Chapter 12.44 "Water-Efficient Landscaping".	N/A
Lighting Standards			
E.3.8.17	Standard	Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.	Fixture is Nighttime Friendly – This means no light goes upward. We have included the cutsheet of the fixture. This area of note is highlighted on Page #1.
E.3.8.18	Standard	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.	N/A
Lighting Guidelines			
E.3.8.19	Guideline	Energy-efficient and color-balanced outdoor lighting, at the lowest lighting levels possible, are encouraged to provide for safe pedestrian and auto circulation.	Design is such that the lowest AB244 Security light level requirements are met. Fixture is 3997 Lumens – See highlighted page 2. Please note that light fixture model number needs to be changed to "DSXW1-LED-P4-30K-80CRI-T2M-MVOLT-PE-DDBXD".
E.3.8.20	Guideline	Improvements should use ENERGY STAR-qualified fixtures to reduce a building's energy consumption.	Fixtures are designed for long lasting energy efficient lighting. LED fixture.

Section	Standard or Guideline	Requirement	Evaluation
E.3.8.21	Guideline	Installation of high-efficiency lighting systems with advanced lighting control, including motion sensors tied to dimmable lighting controls or lighting controlled by timers set to turn off at the earliest practicable hour, are recommended.	Yes, fixture is provided with Photocell - See highlighted page 1.
Green Building Material Guidelines			
E.3.8.22	Guideline	The reuse and recycle of construction and demolition materials is recommended. The use of demolition materials as a base course for a parking lot keeps materials out of landfills and reduces costs.	Note on plan to recycle storefront glazing through specialty recycler who accepts this.
E.3.8.23	Guideline	The use of products with identifiable recycled content, including post-industrial content with a preference for post-consumer content, are encouraged.	The proposed project will utilize building materials consistent with the existing building, which were previously selected with sustainability considerations in mind.
E.3.8.24	Guideline	Building materials, components, and systems found locally or regionally should be used, thereby saving energy and resources in transportation.	The proposed project will utilize building materials consistent with the existing building, which were previously selected with sustainability considerations in mind.
E.3.8.25	Guideline	A design with adequate space to facilitate recycling collection and to incorporate a solid waste management program, preventing waste generation, is recommended.	No changes to existing waste or recycling facilities are proposed. The project does not impact current solid waste management provisions within the building.
E.3.8.26	Guideline	The use of material from renewable sources is encouraged.	The proposed project will utilize building materials consistent with the existing building, which were previously selected with sustainability considerations in mind.

LOCATION: 1540 El Camino Real	**PROJECT NUMBER:** PLN2026-00011	**APPLICANT:** Samantha Nowlin	**OWNER:** SG Menlo, LLC.

PROJECT CONDITIONS:

1. The architectural control permit revision shall be subject to the following ***standard*** conditions**:**

    a. Development of the project shall be substantially in conformance with the plans prepared by Hurkes Harris, consisting of 13 plan sheets, dated received July 6, 2026, and approved by the Planning Commission on July 27, 2026, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

    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.

    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.

    d. Prior to building permit issuance, if applicable, 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.

    e. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.

    f. Heritage trees in the vicinity of the construction project shall be retained and/or protected pursuant to the Heritage Tree Ordinance.

    g. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

    h. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application

2. The architectural control permit and sign permit shall be subject to the following ***project-specific*** conditions**:**

    a. Prior to issuance of the building permit, the applicant shall clearly show the property line, public right-of-way, and any public access easement limits on the plans relative to the proposed ATM-related site improvements. All ATM-related site/landscape/paving improvements shall be located outside the public right-of-way and shall not modify or obstruct the public sidewalk or public access easement unless separately reviewed and approved by the Engineering Division. Any work within the public right-of-way or public

LOCATION: 1540 El Camino Real	**PROJECT NUMBER:** PLN2026-00011	**APPLICANT:** Samantha Nowlin	**OWNER:** SG Menlo, LLC.

PROJECT CONDITIONS:

access easement may require an encroachment permit or other approval as determined by the Engineering Division. Existing drainage, grades, and accessible path of travel shall be maintained.

b. The project proponent shall demonstrate compliance with mitigation measures included in the El Camino Real/Downtown Specific Plan Mitigation Monitoring and Reporting Program (MMRP) that are applicable to the project, subject to review and approval by the Community Development and Public Works Departments and applicable City divisions. Timing for compliance documentation shall comply with the requirements in the MMRP.

EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Introduction

The California Environmental Quality Act (CEQA) requires the adoption of feasible mitigation measures to reduce the severity and magnitude of significant environmental impacts associated with Plan or Project implementation. The Environmental Impact Report (EIR) for the proposed El Camino Real and Downtown Specific Plan (Specific Plan) includes mitigation measures to reduce the potential environmental effects of the Specific Plan.

CEQA also requires reporting on and monitoring of mitigation measures adopted as part of the environmental review process (Public Resources Code section 21081.6). This Mitigation Monitoring and Reporting Program (MMRP) is designed to aid the City of Menlo Park in its implementation and monitoring of measures adopted from the Specific Plan EIR.

The mitigation measures are taken from the El Camino Real and Downtown Specific Plan EIR. Mitigation measures in this MMRP are assigned the same number they had in the EIR. The MMRP is presented in table format and it describes the actions that must take place to implement each mitigation measure, the timing of those actions, the entities responsible for implementing and monitoring the actions, and verification of compliance.

The Specific Plan contains a variety of policies which are intended in part to mitigate environmental effects of the Plan. These policies will be monitored through a new Architectural Control finding in Section 16.68.020 of the Zoning Ordinance that states “That the development is consistent with any applicable Specific Plan”. The project sponsor will be initially responsible for designing a project that is consistent with the Plan, and the Community Development Department will review all applications within the Specific Plan area to ensure that they are consistent with the Specific Plan.

MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Air Quality					
Impact AIR-1: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants associated with construction activities that could contribute substantially to an air quality violation. (Significant)	**Mitigation Measure AIR-1a:** During construction of individual projects under the Specific Plan, project applicants shall require the construction contractor(s) to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic dust control procedures required for construction sites. For projects for which construction emissions exceed one or more of the applicable BAAQMD thresholds, additional measures shall be required as indicated in the list following the Basic Controls. *Basic Controls that Apply to All Construction Sites* 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	 Exposed surfaces shall be watered twice daily. Trucks carrying demolition debris shall be covered. Dirt carried from construction areas shall be cleaned daily. Speed limit on unpaved roads shall be 15 mph. Roadways, driveways, sidewalks and building pads shall be laid as soon as possible after grading. Idling times shall be minimized to 5 minutes or less; Signage posted at all access points. Construction equipment shall be properly tuned and maintained.	Measures shown on plans, construction documents and on-going during demolition, excavation and construction.	Project sponsor(s) and contractor(s)	PW/CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Air Quality (cont.)					
Impact AIR-1 (cont.)	8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.	Signage will be posted with the appropriate contact information regarding dust complaints.			
	Additional Measures for Development Projects that Exceed Significance Criteria				
	1. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.	Water exposed surfaces to maintain minimum soil moisture of 12 percent.			
	2. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.	Halt excavation, grading and demolition when wind is over 20 mph.			
	3. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.	Install wind breaks on the windward side(s) of disturbed construction areas.			
	4. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.	Vegetative ground cover shall be planted in disturbed areas as soon as possible.			
	5. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.	Ground-disturbing construction activities shall not occur simultaneously.			
	6. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.	Trucks and equipment shall be washed before exiting the site.			
	7. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6- to 12-inch compacted layer of wood chips, mulch, or gravel.	Cover site access roads.			
	8. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.	Erosion control measures shall be used.			

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Air Quality (cont.)					
Impact AIR-1 (cont.)	9. Minimizing the idling time of diesel powered construction equipment to two minutes.	Idling time of diesel powered equipment will not exceed two minutes.			
	10. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent nitrogen oxides reduction and 45 percent particulate matter reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.	Plan developed that demonstrates emissions from use of off-road equipment during construction will be reduced as specified.			
	11. Use low volatile organic compound (VOC) (i.e., reactive organic gases) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).	Low VOC coatings shall be used.			
	12. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of nitrogen oxides and particulate matter.	Require Best Available Control Technology for all construction equipment, diesel trucks, and generators.			
	13. Requiring all contractors use equipment that meets the California Air Resources Board's most recent certification standard for off-road heavy duty diesel engines.	Equipment shall meet standards for off-road heavy duty diesel engines.			
	Mitigation Measure AIR-1b: Each applicant for development projects to be implemented under the Specific Plan for projects that exceed the BAAQMD screening criteria shall develop an Exhaust Emissions Control Plan outlining how construction exhaust emissions will be controlled during construction activities. These plans shall be submitted to the City for review and approval and shall be distributed to all employees and construction contractors prior to commencement of construction activities. The plan shall describe all feasible control measures that will be	Require an Exhaust Emissions Control Plan of each applicant with projects that exceed BAAQMD screening criteria.	Plan approved by City prior to building permit issuance; Measures shown on plans, construction documents and specification and ongoing during construction.	Project sponsors(s) and contractor(s)	CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Air Quality (cont.)					
Impact AIR-1 (cont.)	implemented during construction activities. Feasible control measures may include, but not be limited to, those identified in Mitigation Measure AIR-1a.				
Impact AIR-2: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants from increased vehicle traffic and on-site area sources that would contribute substantially to an air quality violation. (Significant)	**Mitigation Measure AIR-2:** Mitigation Measure TR-2 of Section 4.13, Transportation, Circulation and Parking, identifies Transportation Demand Management (TDM) strategies to be implemented by individual project applicants, although the precise effectiveness of a TDM program cannot be guaranteed. As the transportation demand management strategies included in Mitigation Measure TR-2 represent the majority of available measures with which to reduce VMT, no further mitigation measures are available and this impact is considered to be significant and unavoidable.	See Mitigation Measure TR-2.			
Impact AIR-5: Implementation of the Specific Plan would locate sensitive receptors in an area of elevated concentrations of toxic air contaminants associated with roadway traffic which may lead to considerable adverse health effects. (Potentially Significant)	**Mitigation Measure AIR-5:** The Mitigation Monitoring and Reporting Program shall require that all developments that include sensitive receptors such as residential units that would be located within 200 feet of the edge of El Camino Real or within 100 feet of the edge of Ravenswood Avenue, Oak Grove Avenue east of El Camino Real, or Santa Cruz Avenue west of University Avenue shall undergo, prior to project approval, a screening-level health risk analysis to determine if cancer risk, hazard index, and/or $PM_{2.5}$ concentration would exceed BAAQMD thresholds. If one or more thresholds would be exceeded at the site of the subsequent project, the project (or portion of the project containing sensitive receptors, in the case of a mixed-use project) shall be equipped with filtration systems with a Minimum Efficiency Reporting Value (MERV) rating of 14 or higher. The ventilation system shall be designed by an engineer certified by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, who shall provide a written report documenting that the system reduces interior health risks to less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD or the City for health risks. The project sponsor shall present a plan to ensure ongoing maintenance of ventilation and filtration systems and shall ensure the	A health risk analysis shall be prepared. If one or more thresholds are exceeded, a filtration system shall be installed; Certified engineer to provide report documenting that system reduces health risks Plan developed for ongoing maintenance and disclosure to buyers and/renters.	Simultaneous with a building permit submittal	Project sponsor(s)	CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Air Quality (cont.)					
Impact AIR-5 (cont.)	disclosure to buyers and/or renters regarding the findings of the analysis and inform occupants as to proper use of any installed air filtration. Alternatively, if the project applicant can prove at the time of development that health risks at new residences due to DPM (and other TACs, if applicable) would be less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD for health risks, or that alternative mitigation measures reduce health risks below any other City-adopted threshold of significance, such filtration shall not be required**.**				
Impact AIR-6: Implementation of the Specific Plan would locate new sensitive receptors in an area of elevated concentrations of PM2.5 associated with roadway traffic which may lead to considerable adverse health effects. (Potentially Significant)	**Mitigation Measure AIR-5** associated with Impact AIR-5 regarding DPM exposure would also reduce PM_{25} exposure impacts along El Camino Real and other high volume streets to a less than significant level.	See Mitigation Measure AIR-5.			
Impact AIR-7: Implementation of the Specific Plan would expose sensitive receptors to elevated concentrations of Toxic Air Contaminants (TACs) associated with Caltrain operations which may lead to considerable adverse health effects. (Potentially Significant)	**Mitigation Measure AIR-7:** The Mitigation Monitoring and Reporting Program shall require that all developments that include sensitive receptors such as residential units that would be located within approximately 1,095 feet of the edge of the Caltrain right-of-way shall undergo, prior to project approval, a screening-level health risk analysis to determine if cancer risk, hazard index, and/or PM2.5 concentration would exceed BAAQMD thresholds. If one or more thresholds would be exceeded at the site of the subsequent project, the project (or portion of the project containing sensitive receptors, in the case of a mixed-use project) shall be equipped with filtration systems with a Minimum Efficiency Reporting Value (MERV) rating of 14 or higher. The ventilation system shall be designed by an engineer certified by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, who shall provide a written report documenting that the system reduces interior health risks to less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD or the City for health risks. The project sponsor shall present a	A health risk analysis shall be prepared. If one or more thresholds are exceeded, a filtration system shall be installed; Certified engineer to provide report documenting that system reduces health risks Plan developed for ongoing maintenance and disclosure to buyers and/renters.	Simultaneous with a building permit submittal	Project sponsor(s)	CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Air Quality (cont.)					
Impact AIR-7 (cont.)	plan to ensure ongoing maintenance of ventilation and filtration systems and shall ensure the disclosure to buyers and/or renters regarding the findings of the analysis and inform occupants as to proper use of any installed air filtration. Alternatively, if the project applicant can prove at the time of development that health risks at new residences due to DPM (and other TACs, if applicable) would be less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD for health risks, or that alternative mitigation measures reduce health risks below any other City-adopted threshold of significance, such filtration shall not be required.				
Impact AIR-10: Implementation of the Specific Plan would locate new sensitive receptors near sources of toxic air contaminants which may lead to cumulatively considerable adverse health effects. (Potentially Significant)	**Measure AIR-10:** The Mitigation Monitoring and Reporting Program shall require that all developments that include sensitive receptors such as residential units that would be located within 1,000 feet around the SRI International campus undergo, prior to project approval, a screening-level health risk analysis to determine if cancer risk, hazard index, and/or $PM_{2.5}$ concentration would exceed BAAQMD thresholds. If one or more thresholds would be exceeded at the site of the subsequent project, the project (or portion of the project containing sensitive receptors, in the case of a mixed-use project) shall be equipped with filtration systems with a Minimum Efficiency Reporting Value (MERV) rating of 14 or higher. The ventilation system shall be designed by an engineer certified by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, who shall provide a written report documenting that the system reduces interior health risks to less than 10 in one million, or less than any other threshold of significance adopted by BBAQMD or the City for health risks. The project sponsor shall present a plan to ensure ongoing maintenance of ventilation and filtration systems and shall ensure the disclosure to buyers and/or renters regarding the findings of the analysis and inform occupants as to proper use of any installed air filtration. Alternatively, if the project applicant can prove at the time of development that health risks at new residences due to DPM (and other TACs, if applicable) would be less than 10 in one million, or less than any other threshold of	A health risk analysis shall be prepared. If one or more thresholds are exceeded, a filtration system shall be installed; Certified engineer to provide report documenting that system reduces health risks Plan developed for ongoing maintenance and disclosure to buyers and/renters.	Simultaneous with a building permit submittal.	Project sponsor(s)	CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Air Quality (cont.)					
Impact AIR-10 (cont.)	significance adopted by BAAQMD for health risks, or that alternative mitigation measures reduce health risks below any other City-adopted threshold of significance, such filtration shall not be required.				
Biological Resources					
Impact BIO-1: The Specific Plan could result in the take of special-status birds or their nests. (Potentially Significant)	**Mitigation Measure BIO-1a: Pre-Construction Special-Status Avian Surveys.** No more than two weeks in advance of any tree or shrub pruning, removal, or ground-disturbing activity that will commence during the breeding season (February 1 through August 31), a qualified wildlife biologist will conduct pre-construction surveys of all potential special-status bird nesting habitat in the vicinity of the planned activity. Pre-construction surveys are not required for construction activities scheduled to occur during the non-breeding season (August 31 through January 31). Construction activities commencing during the non-breeding season and continuing into the breeding season do not require surveys (as it is assumed that any breeding birds taking up nests would be acclimated to project-related activities already under way). Nests initiated during construction activities would be presumed to be unaffected by the activity, and a buffer zone around such nests would not be necessary. However, a nest initiated during construction cannot be moved or altered. ***If pre-construction surveys indicate that no nests of special-status birds are present or that nests are inactive or potential habitat is unoccupied*:** no further mitigation is required. ***If active nests of special-status birds are found during the surveys*:** implement Mitigation Measure BIO-1b.	A nesting bird survey shall be prepared if tree or shrub pruning, removal or ground-disturbing activity will commence between February 1 through August 31.	Prior to tree or shrub pruning or removal, any ground disturbing activity and/or issuance of demolition, grading or building permits.	Qualified wildlife biologist retained by project sponsor(s)	CDD
	Mitigation Measure BIO-1b: Avoidance of active nests. If active nests of special-status birds or other birds are found during surveys, the results of the surveys would be discussed with the California Department of Fish and Game and avoidance procedures will be adopted, if necessary, on a case-by- case basis. In the event that a special-status bird or protected nest is	If active nests are found during survey, the results will be discussed with the California Department of Fish and Game and avoidance procedures adopted.	Prior to tree or shrub pruning or removal, any ground-disturbing activities and/or issuance of demolition, grading or building permits.	Project sponsor(s) and contractor(s)	CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Biological Resources (cont.)					
Impact BIO-1 (cont.)	found, construction would be stopped until either the bird leaves the area or avoidance measures are adopted. Avoidance measures can include construction buffer areas (up to several hundred feet in the case of raptors), relocation of birds, or seasonal avoidance. If buffers are created, a no disturbance zone will be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted will take into account factors such as the following: 1. Noise and human disturbance levels at the Plan area and the nesting site at the time of the survey and the noise and disturbance expected during the construction activity; 2. Distance and amount of vegetation or other screening between the Plan area and the nest; and 3. Sensitivity of individual nesting species and behaviors of the nesting birds.	Halt construction if a special-status bird or protected nest is found until the bird leaves the area or avoidance measures are adopted.			
Impact BIO-3: Impacts to migratory or breeding special-status birds and other special-status species due to lighting conditions. (Potentially Significant)	**Mitigation Measure BIO-3a: Reduce building lighting from exterior sources.** a. Minimize amount and visual impact of perimeter lighting and façade up-lighting and avoid up-lighting of rooftop antennae and other tall equipment, as well as of any decorative features; b. Installing motion-sensor lighting, or lighting controlled by timers set to turn off at the earliest practicable hour; c. Utilize minimum wattage fixtures to achieve required lighting levels; d. Comply with federal aviation safety regulations for large buildings by installing minimum intensity white strobe lighting with a three-second flash interval instead of continuous flood lighting, rotating lights, or red lighting e. Use cutoff shields on streetlight and external lights to prevent upwards lighting.	Reduce building lighting from exterior sources.	Prior to building permit issuance and ongoing.	Project sponsor(s) and contractor(s)	CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Biological Resources (cont.)					
Impact BIO-3 (cont.)	**Mitigation Measure BIO-3b: Reduce building lighting from interior sources.** a. Dim lights in lobbies, perimeter circulation areas, and atria; b. Turn off all unnecessary lighting by 11pm thorough sunrise, especially during peak migration periods (mid-March to early June and late August through late October); c. Use gradual or staggered switching to progressively turn on building lights at sunrise. d. Utilize automatic controls (motion sensors, photo-sensors, etc.) to shut off lights in the evening when no one is present; e. Encourage the use of localized task lighting to reduce the need for more extensive overhead lighting; f. Schedule nightly maintenance to conclude by 11 p.m.; g. Educate building users about the dangers of night lighting to birds.	Reduce building lighting from interior sources.	Prior to building permit issuance and ongoing.	Project sponsor(s) and Contractor(s)	CDD
Impact BIO-5: The Specific Plan could result in the take of special-status bat species. (Potentially Significant)	**Mitigation Measure BIO-5a: Preconstruction surveys.** Potential direct and indirect disturbances to special-status bats will be identified by locating colonies and instituting protective measures prior to construction of any subsequent development project. No more than two weeks in advance of tree removal or structural alterations to buildings with closed areas such as attics, a qualified bat biologist (e.g., a biologist holding a California Department of Fish and Game collection permit and a Memorandum of Understanding with the California Department of Fish and Game allowing the biologist to handle and collect bats) shall conduct pre-construction surveys for potential bats in the vicinity of the planned activity. A qualified biologist will survey buildings and trees (over 12 inches in diameter at 4.5-foot height) scheduled for demolition to assess whether these structures are occupied by bats. No activities that would result in disturbance to active roosts will proceed prior to the completed surveys. If bats are discovered during construction, any and all	Retain a qualified bat biologist to conduct pre-construction survey for bats and potential roosting sites in vicinity of planned activity. Halt construction if bats are discovered during construction until surveys can be completed and proper mitigation measures implemented.	Prior to tree pruning or removal or issuance of demolition, grading or building permits.	Qualified bat biologist retained by project sponsor(s)	CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Biological Resources (cont.)					
Impact BIO-5 (cont.)	construction activities that threaten individuals, roosts, or hibernacula will be stopped until surveys can be completed by a qualified bat biologist and proper mitigation measures implemented. ***If no active roosts present*:** no further action is warranted. ***If roosts or hibernacula are present*:** implement Mitigation Measures BIO-5b and 5c.				
	Mitigation Measure BIO-5b: Avoidance. If any active nursery or maternity roosts or hibernacula of special-status bats are located, the subsequent development project may be redesigned to avoid impacts. Demolition of that tree or structure will commence after young are flying (i.e., after July 31, confirmed by a qualified bat biologist) or before maternity colonies forms the following year (i.e., prior to March 1). For hibernacula, any subsequent development project shall only commence after bats have left the hibernacula. No-disturbance buffer zones acceptable to the California Department of Fish and Game will be observed during the maternity roost season (March 1 through July 31) and during the winter for hibernacula (October 15 through February 15). Also, a no-disturbance buffer acceptable in size to the California Department of Fish and Game will be created around any roosts in the Project vicinity (roosts that will not be destroyed by the Project but are within the Plan area) during the breeding season (April 15 through August 15), and around hibernacula during winter (October 15 through February 15). Bat roosts initiated during construction are presumed to be unaffected, and no buffer is necessary. However, the "take" of individuals is prohibited.	If any active nursery or maternity roosts or hibernacula are located, no disturbance buffer zones shall be established during the maternity roost and breeding seasons and hibernacula.	Prior to tree removal or pruning or issuance of demolition, grading or building permits	Qualified bat biologist retained by project sponsor(s)	CDD
	Mitigation Measure BIO-5c: Safely evict non-breeding roosts. Non-breeding roosts of special-status bats shall be evicted under the direction of a qualified bat biologist. This will be done by opening the roosting area to allow airflow through the cavity. Demolition will then follow no sooner or later than the	A qualified bat biologist shall direct the eviction of non-breeding roosts.	Prior to tree removal or pruning or issuance of demolition, grading or building permits.	Qualified bat biologist retained by project sponsor(s)	CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Biological Resources (cont.)					
Impact BIO-5 (cont.)	following day. There should not be less than one night between initial disturbance with airflow and demolition. This action should allow bats to leave during dark hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. Trees with roosts that need to be removed should first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours. However, the "take" of individuals is prohibited.				
Impact BIO-6a: The Specific Plan could result in impacts to special-status amphibians and reptiles; California red-legged frog, California tiger salamander, and western pond turtle. (Potentially Significant)	**Mitigation Measure BIO 6a:** The following measures shall be implemented to mitigate the effects of the project on special-status amphibians and reptiles: Staging areas, and all fueling and maintenance of vehicles and other equipment and staging areas shall be at least 100 feet from the riparian corridor of San Francisquito Creek. For any construction that takes place within 100 feet of the riparian corridor of San Francisquito Creek: • The project sponsor shall install exclusionary fencing, such as silt fences, along San Francisquito Creek and around all construction areas that are within 100 feet of or adjacent to potential California red-legged frog, California tiger salamander, or western pond turtle habitat, which includes San Francisquito Creek and its riparian corridor. Once fencing is in place, it shall be maintained by the project sponsor until completion of construction within or adjacent to the enclosure. • Prior to commencement of any earthmoving activities, the project sponsor shall retain a qualified monitoring biologist to train all construction personnel and work crews on the sensitivity and identification of the California red-legged frog, California tiger salamander, and western pond turtle and the penalties for the "take" of these species. In addition, species identification cards shall be provided to all construction personnel. Training sessions shall be conducted for all new employees before they access the Plan area and periodically throughout project construction.	Buffer areas of at least 100 feet shall be created for the riparian corridor of San Francisquito Creek. Install fencing along San Francisquito Creek and around all construction areas within 100 feet of or adjacent to potential California red-legged frog, California tiger salamander, or western pond turtle habitat. Retain a qualified biologist to train all construction personnel.	Prior to issuance of a grading permit and ongoing during construction	Project sponsor(s) Qualified biologist retained by the project sponsor(s)	CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Biological Resources (cont.)					
Impact BIO-6a (cont.)	• During project construction the qualified monitoring biologist who is familiar with the identification and life history of California red-legged frog, California tiger salamander, and western pond turtle, and with the appropriate agency authorization, shall be designated to periodically inspect onsite compliance with all mitigation measures, consistent with the training sessions.	Inspection of onsite compliance shall be conducted by a qualified monitoring biologist.			
	• The qualified monitoring biologist shall perform a daily survey of the San Francisquito Creek and its riparian corridor within 100 feet of the project site during initial ground-breaking activities and during the rainy season. During these surveys, the qualified monitoring biologist shall inspect the exclusion fencing for individuals trapped within the fence and determine the need for fence repair. After ground-breaking activities and during the non-rainy season, the qualified monitoring biologist shall continue to perform daily fence surveys and compliance reviews at the project site.	Retain a qualified monitoring biologist to perform a daily survey of riparian corridors within 100 feet of the project site.			
	• If a California red-legged frog or California tiger salamander is identified in the project work area, all work in the immediate area shall cease and the U.S. Fish and Wildlife Service shall be contacted. Work shall not begin again until so authorized by the U.S. Fish and Wildlife Service.	Halt all work in the immediate area if a special-status amphibian is identified and contact the U.S. Fish and Wildlife Service.			
Cultural Resources					
Impact CUL-1: The proposed Specific Plan could have a significant impact on historic architectural resources. (Potentially Significant)	**Mitigation Measure CUL-1: Site Specific Evaluations and Treatment in Accordance with the Secretary of the Interior's Standards:** ***Site-Specific Evaluations*:** In order to adequately address the level of potential impacts for an individual project and thereby design appropriate mitigation measures, the City shall require project sponsors to complete site-specific evaluations at the time that individual projects are proposed at or adjacent to buildings that are at least 50 years old. The project sponsor shall be required to complete a site-specific historic resources study performed by a qualified architectural historian meeting the Secretary	A qualified architectural historian shall complete a site-specific historic resources study. For structures found to be historic, specify treating conforming to Secretary of the Interior's standards, as applicable.	Simultaneously with a project application submittal.	Qualified architectural historian retained by the Project sponsor(s).	CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Cultural Resources (cont.)					
Impact CUL-1 (cont.)	of the Interior's Standards for Architecture or Architectural History. At a minimum, the evaluation shall consist of a records search, an intensive-level pedestrian field survey, an evaluation of significance using standard National Register Historic Preservation and California Register Historic Preservation evaluation criteria, and recordation of all identified historic buildings and structures on California Department of Parks and Recreation 523 Site Record forms. The evaluation shall describe the historic context and setting, methods used in the investigation, results of the evaluation, and recommendations for management of identified resources. If federal or state funds are involved, certain agencies, such as the Federal Highway Administration and California Department of Transportation (Caltrans), have specific requirements for inventory areas and documentation format. ***Treatment in Accordance with the Secretary of the Interior's Standards.*** Any future proposed project in the Plan Area that would affect previously recorded historic resources, or those identified as a result of site-specific surveys and evaluations, shall conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995). The *Standards* require the preservation of character defining features which convey a building's historical significance, and offers guidance about appropriate and compatible alterations to such structures.				
Impact CUL-2: The proposed Specific Plan could impact currently unknown archaeological resources. (Potentially Significant)	**Mitigation Measure CUL-2a:** When specific projects are proposed that involve ground disturbing activity, a site-specific cultural resources study shall be performed by a qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric and historic-period deposits, and preparation of a technical report that meets federal and state requirements. If historic or	A qualified archeologist shall complete a site-specific cultural resources study. If resources are identified and cannot be avoided, treatment plans will be developed to mitigate impacts to less than significant, as specified.	Simultaneously with a project application submittal.	Qualified archaeologist retained by the project sponsor(s).	CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Cultural Resources (cont.)					
Impact CUL-2 (cont.)	unique resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and Native American representatives to mitigate potential impacts to less than significant based on either the Secretary of the Interior's Standards described in Mitigation Measure CUL-1 (if the site is historic) or the provisions of Public Resources Code Section 21083.2 (if a unique archaeological site).				
	Mitigation Measure CUL-2b: Should any archaeological artifacts be found during construction, all construction activities within 50 feet shall immediately halt and the City must be notified. A qualified archaeologist shall inspect the findings within 24 hours of the discovery. If the resource is determined to be a historical resource or unique resource, the archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the find shall not recommence until impacts on the historical or unique archaeological resource are mitigated as described in Mitigation Measure CUL-2a above. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifact is prohibited by law.	If any archaeological artifacts are discovered during demolition/ construction, all ground disturbing activity within 50 feet shall be halted immediately, and the City of Menlo Park Community Development Department shall be notified within 24 hours. A qualified archaeologist shall inspect any archaeological artifacts found during construction and if determined to be a resource shall prepare a plan meeting the specified standards which shall be implemented by the project sponsor(s).	Ongoing during construction.	Qualified archaeologist retained by the project sponsor(s).	CDD
Impact CUL-3: The proposed Specific Plan may adversely affect unidentifiable paleontological resources. (Potentially Significant)	**Mitigation Measure CUL-3:** Prior to the start of any subsurface excavations that would extend beyond previously disturbed soils, all construction forepersons and field supervisors shall receive training by a qualified professional paleontologist, as defined by the Society of Vertebrate Paleontology (SVP),[1] who is experienced in teaching non-specialists, to ensure they can recognize fossil materials and will follow proper notification procedures in the event any are uncovered during construction. Procedures to be conveyed to workers include halting construction within 50 feet of any potential fossil find and notifying a qualified	A qualified paleontologist shall conduct training for all construction personnel and field supervisors. If a fossil is determined to be significant and avoidance is not feasible, the paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards.	Prior to issuance of grading or building permits that include subsurface excavations and ongoing through subsurface excavation.	Qualified archaeologist retained by the project sponsor(s).	CDD

[1] SVP, 1995.

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Cultural Resources (cont.)					
Impact CUL-3 (cont.)	paleontologist, who will evaluate its significance. Training on paleontological resources will also be provided to all other construction workers, but may involve using a videotape of the initial training and/or written materials rather than in-person training by a paleontologist. If a fossil is determined to be significant and avoidance is not feasible, the paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards.[2]				
Impact CUL-4: Implementation of the Plan may cause disturbance of human remains including those interred outside of formal cemeteries. (Potentially Significant)	**Mitigation Measure CUL-4:** If human remains are discovered during construction, CEQA Guidelines 15064.5(e)(1) shall be followed, which is as follows: • In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken: 1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: a) The San Mateo County coroner must be contacted to determine that no investigation of the cause of death is required; and b) If the coroner determines the remains to be Native American: 1. The coroner shall contact the Native American Heritage Commission within 24 hours; 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American; 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; or	If human remains are discovered during any construction activities, all ground-disturbing activity within the site or any nearby area shall be halted immediately, and the County coroner must be contacted immediately and other specified procedures must be followed as applicable.	On-going during construction	Qualified archeologist retained by the project sponsor(s)	CDD

[2] SVP, 1996.

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Cultural Resources (cont.)					
Impact CUL-4 (cont.)	2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. a) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the Commission. b) The descendant identified fails to make a recommendation; or c) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.				
Greenhouse Gases and Climate Change					
Impact GHG-1: The Specific Plan would generate GHG emissions, both directly and indirectly, that would have a significant impact on the environment. (Significant)	**Mitigation Measure GHG-1: Implement feasible BAAQMD-identified GHG Mitigation Measures and Proposed City CALGreen Amendments.** BAAQMD has identified a menu of over 100 available mitigation measures for the purposes of addressing significant air quality impacts, including GHG impacts that arise from implementation of plans including Specific Plans. Many of the GHG reduction measures are already part of the proposed Specific Plan and discussed in the Project Description. Several BAAQMD identified mitigation measures are not applicable to a Specific Plan as they are correlated to specific elements of a general plan. As an example, Table 4.6-5 presents the mitigation measures contained in the BAAQMD CEQA Guidelines related to Land Use elements and either correlates each to a specific element of the project, explains why it is inapplicable to the proposed project or identifies it as a mitigation measure to be implemented by the proposed project. This method was used in consideration of all BAAQMD identified GHG	For project-specific actions: Implement feasible BAAQMD-identified GHG Mitigation Measures. Measures relating to City policies have been incorporated into Specific Plan or otherwise adopted by City (see explanation below regarding applicable measures).	Simultaneous with project application submittal and/or on-going during construction Adopt as part of Specific Plan; verify project compliance simultaneously with project application.	Project sponsor(s) City Council (Plan adoption) Project sponsor(s)	PW/CDD CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Greenhouse Gases and Climate Change (cont.)					
Impact GHG-1 (cont.)	mitigation measures for plans to develop the following list of available mitigation measures (with BAAQMD-identified category) for the proposed Specific Plan: • Facilitate lot consolidation that promotes integrated development with improved pedestrian and vehicular access (Land Use Element: Compact Development). The Specific Plan's increased intensities encourage lot consolidation for developers wishing to maximize efficiencies and new standards and guidelines will result in improved pedestrian (Section E.5) and vehicular (Section E.3.7) access. • Ensure that new development finances the full cost of expanding public infrastructure and services to provide an economic incentive for incremental expansion (Land Use Element: Compact Development). Specific Plan Section E.3.1 describes a process for public benefit negotiation to obtain additional financing for public infrastructure beyond required payments for impact fees such as park dedication and Transportation Fees. • Ensure new construction complies with California Green Building Code Standards and local green building ordinances (Land Use Element: Sustainable Development). The City currently requires compliance with both California Green Building Code Standards and locally-adopted amendments citywide. Standard E.3.8.01 states that all citywide sustainability codes or requirements shall apply to the Plan area, unless the Plan area is explicitly exempted, which it is not. • Provide permitting incentives for energy efficient and solar building projects (Land Use Element: Sustainable Development). Section E.3.8 of the Specific Plan provides specific standards and guidelines for sustainable practices. Section E.3.1 would allow for the consideration of public benefit bonus intensity or height if a project were to exceed the standards stated Section E.3.8.				

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Greenhouse Gases and Climate Change (cont.)					
Impact GHG-1 (cont.)	• Support the use of electric vehicles; where appropriate. Provide electric recharging facilities (Circulation Element: Local Circulation; see also Mitigation Measure GHG-2 below). Mitigation Measure GHG-2a (below) has been incorporated into the Specific Plan. • Allow developers to reach agreements with auto-oriented shopping center owners to use commercial parking lots as park-and-ride lots and multi-modal transfer sites (Circulation Element: Regional Circulation). The intent of the Specific Plan is to preserve and enhance community life, character and vitality through public space improvements, mixed use infill projects sensitive to the small town character of Menlo Park and improved connectivity. Auto oriented shopping centers are not envisioned in the Plan area. • Eliminate [or reduce] parking requirements for new development in the Specific Plan area (Circulation Element: Parking). The Final Specific Plan has been modified to provide for lower parking rates in the station area and station area sphere of influence. • Encourage developers to agree to parking sharing between different land uses (Circulation Element: Parking). This is permitted by existing City policies and reinforced in the Specific Plan through allowed shared parking reductions (Section F.8). • Require developers to provide preferential parking for low emissions and carpool vehicles (Circulation Element: Parking). These are included as strategies that may be included in a Transportation Demand Management (TDM) program (Section F.10). • Minimize impervious surfaces in new development and reuse project in the Specific Plan area (Conservation Element: Water Conservation). Section 4.8, *Hydrology and Water Quality*, of this EIR includes a discussion of existing grading, drainage and hydrology requirements and Specific Plan guidelines to limit impervious surfaces in the Plan area.				

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Greenhouse Gases and Climate Change (cont.)					
Impact GHG-1 (cont.)	• Require fireplaces installed in residential development to be energy efficient in lieu of open hearth. Prohibit the installation of wood burning devices (Conservation Element: Energy Conservation). The City of Menlo Park Municipal Code includes Section 12.52, *Wood Burning Appliances*, to control the use of wood burning devises. • Sealing of HVAC ducts. This is a project level BAAQMD measure that requires the developer to obtain third party HVAC commissioning to ensure proper sealing of ducts and optimal heating and cooling efficiencies. BAAQMD estimated that this measure reduces air conditioning electrical demand by 30 percent. The California Energy commission estimates that air conditioning electrical demand represents approximately 20 percent of total demand for a single family residence and this measure would reduce electrical-related GHG emissions by approximately 100 metric tons/year of CO2e. The City currently requires testing of heating and cooling ducts for all newly constructed buildings.				
Impact GHG-2: The Specific Plan could conflict with applicable plans, policies or regulations of an agency with jurisdiction over the Specific Plan adopted for the purpose of reducing the emissions of GHGs. (Significant)	**Mitigation Measure GHG-2a:** All residential and/or mixed use developments of sufficient size to require LEED certification under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.	Install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces	Simultaneous with project application submittal	Project sponsor(s)	CDD
	Mitigation Measure GHG-2b: The City could implement a pilot program in the Specific Plan area to require mandatory commercial recycling, either at all buildings or, at a minimum, at newly constructed buildings. Such a program, identified in the AB 32 Scoping Plan and included in the City's Climate Action Plan (CAP) as a measure for future study, could reduce GHG emissions in the Plan area and, if successful, could be implemented citywide.	Consider feasibility of pilot program. If pilot or permanent program implemented, require commercial recycling in applicable projects	Consider feasibility of pilot program as outlined in CAP. If adopted, simultaneous with project application submittal and ongoing.	Feasibility study: PW If adopted: Project sponsors(s)	PW PW

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Hazards and Hazardous Materials					
Impact HAZ-1: Disturbance and release of contaminated soil during demolition and construction phases of the project, or transportation of excavated material, or contaminated groundwater could expose construction workers, the public, or the environment to adverse conditions related to hazardous materials handling. (Potentially Significant)	**Mitigation Measure HAZ-1:** Prior to issuance of any building permit for sites where ground breaking activities would occur, all proposed development sites shall have a Phase I site assessment performed by a qualified environmental consulting firm in accordance with the industry required standard known as ASTM E 1527-05. The City may waive the requirement for a Phase I site assessment for sites under current and recent regulatory oversight with respect to hazardous materials contamination. If the Phase I assessment shows the potential for hazardous releases, then Phase II site assessments or other appropriate analyses shall be conducted to determine the extent of the contamination and the process for remediation. All proposed development in the Plan area where previous hazardous materials releases have occurred shall require remediation and cleanup to levels established by the overseeing regulatory agency (San Mateo County Environmental Health (SMCEH), Regional Water Quality Control Board (RWQCB) or Department of Toxic Substances Control (DTSC) appropriate for the proposed new use of the site. All proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a licensed professional in accordance with Cal/OHSA regulations (contained in Title 8 of the California Code of Regulations) and approved by SMCEH prior to the commencement of groundbreaking.	Prepare a Phase I site assessment. If assessment shows potential for hazardous releases, then a Phase II site assessment shall be conducted. Remediation shall be conducted according to standards of overseeing regulatory agency where previous hazardous releases have occurred. Groundbreaking activities where there is identified or suspected contamination shall be conducted according to a site-specific health and safety plan.	Prior to issuance of any grading or building permit for sites with groundbreaking activity.	Qualified environmental consulting firm and licensed professionals hired by project sponsor(s)	CDD
Impact HAZ-3: Hazardous materials used on any individual site during construction activities (i.e., fuels, lubricants, solvents) could be released to the environment through improper handling or storage. (Potentially Significant)	**Mitigation Measure HAZ-3:** All development and redevelopment shall require the use of construction Best Management Practices (BMPs) to control handling of hazardous materials during construction to minimize the potential negative effects from accidental release to groundwater and soils. For projects that disturb less than one acre, a list of BMPs to be implemented shall be part of building specifications and approved of by the City Building Department prior to issuance of a building permit.	Implement best management practices to reduce the release of hazardous materials during construction.	Prior to building permit issuance for sites disturbing less than one acre and on-going during construction for all project sites	Project sponsor(s) and contractor(s)	CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Noise					
Impact NOI-1: Construction activities associated with implementation of the Specific Plan would result in substantial temporary or periodic increases in ambient noise levels in the Specific Plan area above levels existing without the Specific Plan and in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. (Potentially Significant)	**Mitigation Measure NOI-1a:** Construction contractors for subsequent development projects within the Specific Plan area shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, etc.) when within 400 feet of sensitive receptor locations. Prior to demolition, grading or building permit issuance, a construction noise control plan that identifies the best available noise control techniques to be implemented, shall be prepared by the construction contractor and submitted to the City for review and approval. The plan shall include, but not be limited to, the following noise control elements: • Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler shall achieve lower noise levels from the exhaust by approximately 10 dBA. External jackets on the tools themselves shall be used where feasible in order to achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible; • Stationary noise sources shall be located as far from adjacent receptors as possible and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible; and • When construction occurs near residents, affected parties within 400 feet of the construction area shall be notified of the construction schedule prior to demolition, grading or building permit issuance. Notices sent to residents shall include a project hotline where residents would be able to call and issue complaints. A Project Construction Complaint	A construction noise control plan shall be prepared and submitted to the City for review. Implement noise control techniques to reduce ambient noise levels.	Prior to demolition, grading or building permit issuance Measures shown on plans, construction documents and specification and on-going through construction	Project sponsor(s) and contractor(s) Project sponsor(s) and contractor(s)	CDD CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Noise (cont.)					
Impact NOI-1 (cont.)	• and Enforcement Manager shall be designated to receive complaints and notify the appropriate City staff of such complaints. Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and day and evening contact numbers, both for the construction contractor and City representative(s), in the event of problems.				
	Mitigation Measure NOI-1b: Noise Control Measures for Pile Driving: Should pile-driving be necessary for a subsequently proposed development project, the project sponsor would require that the project contractor predrill holes (if feasible based on soils) for piles to the maximum feasible depth to minimize noise and vibration from pile driving. Should pile-driving be necessary for the proposed project, the project sponsor would require that the construction contractor limit pile driving activity to result in the least disturbance to neighboring uses.	If pile-driving is necessary for project, predrill holes to minimize noise and vibration and limit activity to result in the least disturbance to neighboring uses.	Measures shown on plans, construction documents and specifications and on-going during construction	Project sponsor(s) and contractor(s)	CDD
	Mitigation Measure NOI-1c: The City shall condition approval of projects near receptors sensitive to construction noise, such as residences and schools, such that, in the event of a justified complaint regarding construction noise, the City would have the ability to require changes in the construction control noise plan to address complaints.	Condition projects such that if justified complaints from adjacent sensitive receptors are received, City may require changes in construction noise control plan.	Condition shown on plans, construction documents and specifications. When justified complaint received by City.	Project sponsor(s) and contractor(s) for revisions to construction noise control plan.	CDD
Impact NOI-3: The Specific Plan would introduce sensitive receptors to a noise environment with noise levels in excess of standards considered acceptable under the City of Menlo Park Municipal Code. (Potentially Significant)	**Mitigation Measure NOI-3:** Interior noise exposure within homes proposed for the Specific Plan area shall be assessed by a qualified acoustical engineer to determine if sound rated walls and windows would be required to meet the Title 24 interior noise level standard of 45 dBA, L_{dn}. The results of each study shall be submitted to the City showing conceptual window and wall assemblies with Sound Transmission Class (STC) ratings necessary to achieve the noise reductions for the project to satisfy the interior noise criteria within the noise environment of the Plan area.	Interior noise exposure assessed by qualified acoustical engineer and results submitted to City showing conceptual window and wall assemblies necessary to meet City standards.	Simultaneous with submittal for a building permit.	Project sponsors(s) and contractor(s)	CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Noise (cont.)					
Impact NOI-4: The Specific Plan would expose sensitive receptors to substantial levels of groundborne vibration. (Potentially Significant)	**Mitigation Measure NOI-4:** Prior to project approval for development within 200 feet of the mainline track, a detailed vibration design study shall be completed by a qualified acoustical engineer to confirm the ground vibration levels and frequency content along the Caltrain tracks and to determine appropriate design to limit interior vibration levels to 75 VdB for residences and 78 VdB for other uses. If required, vibration isolation techniques could include supporting the new building foundations on elastomer pads similar to bridge bearing pads.	A qualified acoustical engineer to complete a vibration design study.	Simultaneous with submittal for a building permit	Qualified acoustical engineer retained by the project sponsor(s)	CDD
Impact NOI-5: Implementation of the Specific Plan, together with anticipated future development in the area in general, would result in a significant increase in noise levels in the area. (Significant)	**Mitigation Measures NOI-1 and NOI-3.**	See Mitigation measures NOI-1 and NOI-3.			
	Mitigation Measure NOI-5: The City should use rubberized asphalt in future paving projects within the Plan area if it determines that it will significantly reduce noise levels and is feasible given cost and durability.	Use rubberized asphalt in future paving projects where feasible and appropriate.	Prior to preceding with repaving projects.	PW and project sponsors, as may be applicable(s)	PW
Impact NOI-6: Anticipated future development of California's High Speed Rail Project would have the potential to expose sensitive receptors within the Specific Plan area to excessive noise levels and groundborne vibration. (Potentially Significant)	**Mitigation Measures NOI-3 and NOI-4.**	See Mitigation measures NOI-3 and NOI-4.			
Transportation, Circulation and Parking					
Impact TR-1: Traffic from future development in the Plan area would adversely affect operation of area intersections. (Significant)	**Mitigation Measure TR-1a:** The individual project applicant(s) shall contribute fair-share funding towards the following improvements at the intersection of *University Drive (North) and Santa Cruz Avenue*: • Signalization when investigation of the full set of traffic signal warrants indicate that signalization is warranted; and • Interconnecting the new signal with the existing signal at the University Drive (South) and Santa Cruz Avenue.	Payment of fair share funding. Consider adding to TIF to establish fair share in advance of development application.	Prior to issuance of building permit. At next TIF update	Project sponsor(s)	PW/CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Transportation, Circulation and Parking (cont.)					
Impact TR-1 (cont.)	**Mitigation Measure TR-1b:** The individual project applicant(s) shall contribute fair-share funding towards the following improvement at the intersection *of Middlefield Road and Glenwood Avenue/Linden Avenue:* • Signalization when investigation of the full set of traffic signal warrants indicate that signalization is warranted.	Payment of fair share funding. Consider adding to TIF to establish fair share in advance of development application.	Prior to issuance of building permit At next TIF update.	Project sponsor(s) PW	PW/CDD PW
	Mitigation Measure TR-1c: The individual project applicant(s) shall contribute fair-share funding towards the following improvements at the intersection *of Middlefield Road and Willow Road*, as identified in the City's TIF program: • Adding a second westbound left-turn lane; • Modifying the westbound approach to two left-turn lanes, one through lane, and one right-turn lane; and • Changing the signal phasing on the eastbound and westbound approaches from split phasing (each approach has a separate green phase) to protected left-turn phasing (with left-turn arrows).	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
	Mitigation Measure TR-1d: The individual project applicant(s) shall contribute fair-share funding towards the following improvements at the intersection of *Orange Avenue/Santa Cruz Avenue and Avy Avenue/Santa Cruz Avenue*: • Signalization when investigation of the full set of traffic signal warrants indicate that signalization is warranted.	Payment of fair share funding. Consider adding to TIF to establish fair share in advance of development application.	Prior to building permit issuance. At next TIF update	Project sponsor(s) PW	PW/CDD PW
Impact TR-2: Traffic from future development in the Plan area would adversely affect operation of local roadway segments. (Significant)	**Mitigation Measure TR-2:** New developments within the Specific Plan area, regardless of the amount of new traffic they would generate, are required to have in-place a City-approved Transportation Demand Management (TDM) program prior to project occupancy to mitigate impacts on roadway segments and intersections. TDM programs could include the following measures for site users (taken from the C/CAG CMP), as applicable:	Develop a Transportation Demand Management program.	Prior to project occupancy.	Project Sponsor(s)	PW/CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Transportation, Circulation and Parking (cont.)					
Impact TR-2 (cont.)	• Commute alternative information; • Bicycle storage facilities; • Showers and changing rooms; • Pedestrian and bicycle subsidies; • Operating dedicated shuttle service (or buying into a shuttle consortium); • Subsidizing transit tickets; • Preferential parking for carpoolers; • Provide child care services and convenience shopping within new developments; • Van pool programs; • Guaranteed ride home program for those who use alternative modes; • Parking cashout programs and discounts for persons who carpool, vanpool, bicycle or use public transit; • Imposing charges for parking rather than providing free parking; • Providing shuttles for customers and visitors; and/or • Car share programs.				
Impact TR-7: Cumulative development, along with development in the Plan area, would adversely affect operation of local intersections. (Significant)	**Mitigation Measure TR-7a:** The project applicant(s) shall contribute fair-share funding towards the following improvements at the intersection of *El Camino Real and Glenwood Avenue/Valparaiso Avenue* included in the City's TIF program: • Add a westbound right-turn lane; and • Modifying the westbound approach to a left-turn lane, a through lane, and a right-turn lane.	Payment of fair share funding.	Prior to building permit issuance.	Project Sponsor(s)	PW/CDD
	Mitigation Measure TR-7b: The individual project applicant(s) shall contribute fair-share funding towards the following improvements at the intersection of *El Camino Real and Menlo Avenue/Ravenswood Avenue*: • Add a second southbound left-turn lane;	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Transportation, Circulation and Parking (cont.)					
Impact TR-7 (cont.)	• Modifying the southbound right-turn lane to a shared through/right-turn lane; • Create a southbound receiving lane; • Add a third northbound through lane ; • Add an eastbound left-turn lane, an eastbound right-turn lane, and modify the eastbound approach to one left-turn lane, two through lanes, and one right-turn lane; and • Change the signal phasing on the eastbound and westbound approaches from split phasing to protected left-turn phasing. All of the above measures are included in the City's TIF program except the addition of the third northbound through lane which has been identified as mitigation for other pending development projects in the city.				
	Mitigation Measure TR-7c: The individual project applicant(s) shall contribute fair-share funding towards the following improvement at the intersection of *Laurel Street and Ravenswood Avenue* identified in the City's TIF program: • Add an eastbound right-turn lane.	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
	Mitigation Measure TR-7d: Implement Mitigation Measure TR-1a (contribute fair-share funding towards signalization of the intersection of *University Drive (North) and Santa Cruz Avenue* [when investigation of the full set of traffic signal warrants indicate that signalization is warranted] and interconnection of the new signal with the existing signal at the University Drive (South) and Santa Cruz Avenue).	See Mitigation Measure TR-1a.			
	Mitigation Measure TR-7e: The individual project applicant(s) shall contribute fair-share funding towards the following improvements at the intersection of *Middlefield Road and Marsh Road*: • Add a second westbound left-turn lane; and • Provide a second receiving lane on the southern leg of the intersection.	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD

PW = Public Works – Engineering & Transportation
BAAQMD = Bay Area Air Quality Management District
RWQCB = Regional Water Quality Control Board
Caltrans = California Department of Transportation
CDD = Community Development Planning & Building Divisions
SMCHS = San Mateo County Health System, Groundwater Protection Program

MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Transportation, Circulation and Parking (cont.)					
Impact TR-7 (cont.)	**Mitigation Measure TR-7f:** Implement Mitigation Measure TR-1b (contribute fair-share funding towards signalization of the intersection of *Middlefield Road and Glenwood Avenue/Linden Avenue* [when investigation of the full set of traffic signal warrants indicate that signalization is warranted]).	See Mitigation Measure TR-1b.			
	Mitigation Measure TR-7g: The individual project applicant(s) shall contribute fair-share funding towards the following improvements at the intersection of *Middlefield Road and Ravenswood Avenue*, as identified in the City's TIF program: • Add a southbound right-turn lane; and • Modify the approach to a through lane and a right-turn lane.	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
	Mitigation Measure TR-7h: The individual project applicant(s) shall contribute fair-share funding towards the following improvement at the intersection of *Middlefield Road and Linfield Drive*: • Signalization when investigation of the full set of traffic signal warrants indicate that signalization is warranted.	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
	Mitigation Measure TR-7i.1: Implement Mitigation Measure TR-1c (contribute fair-share funding towards adding a second westbound left-turn lane; modifying the westbound approach to two left-turn lanes, one through lane, and one right-turn lane; and changing the signal phasing on the eastbound and westbound approaches from split phasing to protected left-turn phasing at the intersection of *Middlefield Road and Willow Road*, as identified in the City's TIF program).	See Mitigation Measure TR-1c.			
	Mitigation Measure TR-7i.2: In addition to Mitigation Measure TR-1c, the individual project applicant(s) shall contribute fair-share funding towards the following improvements at the intersection of *Middlefield Road and Willow Road*, as identified in the City's TIF program: • Add a second southbound left-turn lane;	See Mitigation Measure TR-1c. Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

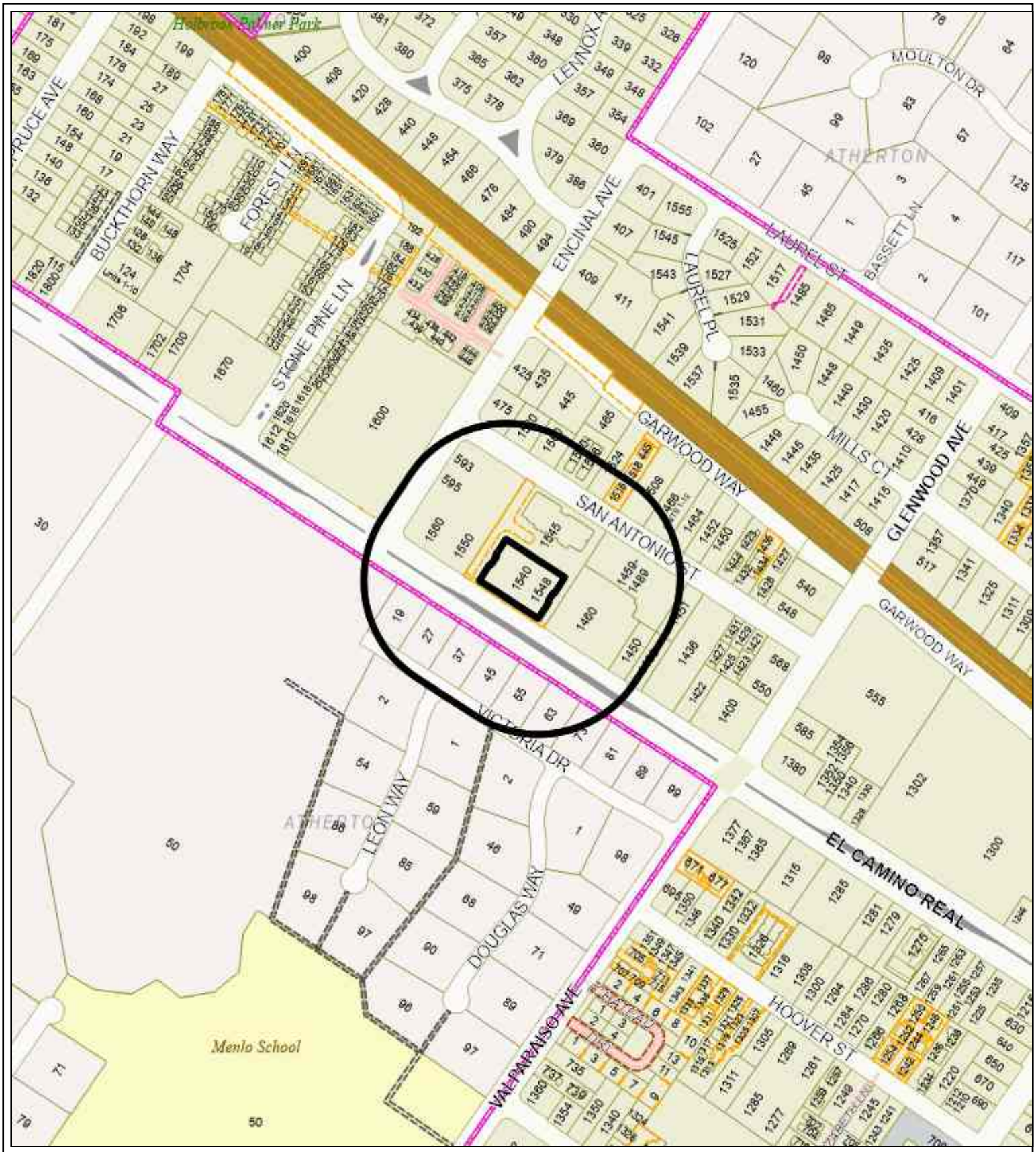
Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Transportation, Circulation and Parking (cont.)					
Impact TR-7 (cont.)	• Modify the southbound approach to two left-turn lanes, one through lane, and one through/right-turn lane; and • Change the signal phasing on the northbound and southbound approaches from split phasing to protected left-turn phasing.				
	Mitigation Measure TR-7j: The individual project applicant(s) shall contribute fair-share funding towards the following improvement at the intersection of Coleman Avenue and Willow Road: • Restripe the southbound approach to one left-turn lane and one through/right-turn lane.	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
	Mitigation Measure TR-7k: The individual project applicant(s) shall contribute fair-share funding towards the following improvement at the intersection of *Durham Street and Willow Road*: • Add a southbound left-turn lane.	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
	Mitigation Measure TR-7l: The individual project applicant(s) shall contribute fair-share funding towards the following improvement at the intersection of Bay Road and Willow Road: • Add a second southbound left-turn lane.	Payment of fair share funding	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
	Mitigation Measure TR-7m: Implement Mitigation Measure TR-1d (contribute fair-share funding towards signalization of the intersection of *Orange Avenue/ Santa Cruz Avenue and Avy Avenue/Santa Cruz Avenue*, when investigation of the full set of traffic signal warrants indicate that signalization is warranted).	See Mitigation Measure TR-1d.			
	Mitigation Measure TR-7n: The individual project applicant(s) shall contribute fair-share funding towards the following improvements at the intersection of *El Camino Real and Middle Avenue*: • Add a second northbound left-turn lane; • Add a westbound receiving lane; These improvements are identified in the City's TIF program.	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD

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MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Impact	Mitigation Measure	Monitoring / Reporting Action	Timing	Implementing Party	Monitoring Agency
Transportation, Circulation and Parking (cont.)					
Impact TR-8: Cumulative development, along with development in the Plan area would adversely affect operation of local roadway segments. (Significant)	**Mitigation Measure TR-8:** Implement TR-2 (TDM Program).	See Mitigation Measure TR-2.			

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City of Menlo Park

Location Map
1540 El Camino Real

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: BJT | Checked By: CDS | Date: 7/27/2026 | Sheet: 1

MEMORANDUM

Date: 10/11/2018
To: Planning Commission
From: Kaitie Meador, Associate Planner
Re: 1540 El Camino Real – Modifications to the below grade parking garage and site improvements: Determination of Substantial Conformance (PLN2018-00105)

For all applications that involve the construction or alteration of structures (e.g., Architectural Control and Use Permit), a standard condition of approval is applied requiring the subsequent development to be in substantial conformance with the approved plans. In the following case, staff believes that a project's proposed changes are in substantial conformance with its original approval, although the modifications warrant notification of the Planning Commission. As is described in more detail later, any Planning Commissioner may request that the item be added to the agenda of the next Planning Commission meeting for further discussion.

Background

On February 26, 2018, the Planning Commission approved an architectural control application at 1540 El Camino Real to demolish the existing building and construct a new two-story non-medical office building and a three-story residential building with 27 residential units with a two level underground parking garage serving both buildings in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district. The Planning Commission staff report with approved plans and meeting minutes are available through the links provided below.

Staff report
https://www.menlopark.org/DocumentCenter/View/16797/G2---1540-ECR-Staff-Report?bidId

Minutes
https://www.menlopark.org/AgendaCenter/ViewFile/Minutes/_02262018-3054

Proposed Revisions

The applicant is now requesting interior and exterior changes to the approved plans, with primary changes as follows:

- The second level of the below grade parking garage would be eliminated and the first level would be expanded. The layout of the parking would be modified, but the total number of parking spaces on site would be maintained.
- The two parking garage ramps would be consolidated into one ramp that would access the parking garage below the commercial building. The residential garage ramp and curb cut on San Antonio Street would be eliminated.
- The area in the northwest corner of the site that was the approved location of the

residential garage ramp would be converted into additional landscaping.
- The transformers for the commercial and residential buildings would be relocated to the east side of the site. The residential transformer which was previously placed underground would be placed at grade. Fencing and landscaping is proposed around each transformer for screening.
- The location of the water feature and entry doors for the commercial building would be adjusted.
- The interior layout of the commercial building would be reconfigured to accommodate the new garage layout.
- The roof deck for the commercial building would be eliminated.
- The two mechanical penthouses on the roof would be consolidated into one mechanical penthouse located in the center of the roof.

Project plan excerpts comparing the approved and proposed plans, juxtaposed on the same sheet, are included as Attachment A, and a project description letter summarizing the changes is included as Attachment B.

Staff Review

Staff has determined that the changes to the project plans are in substantial conformance with the Planning Commission's previous action based on the following:

- There would be no increase in the proposed gross floor area, and the modifications would not increase the intensity or change the use of the building.
- There would be no decrease in the proposed parking counts, and the proposed changes to the below grade parking garage would improve the circulation and overall functionality of the parking garage.
- The overall integrity of the architectural design would be maintained with the proposed exterior changes. The residential ramp and curb cut on San Antonio Street would be removed and replaced with landscaping. The size and visibility of the rooftop mechanical penthouses would be decreased. Further, the majority of the proposed changes would not be visible from the exterior.
- The revised project would continue to meet all applicable development regulations of the El Camino Real/Downtown Specific Plan with respect to setbacks, height, building profile, daylight plane, and floor area ratio.

Planning Commission Review

If any member of the Commission would like to discuss the changes to the plans described above at the October 22, 2018 Planning Commission meeting, please notify staff no later than **5:30 p.m.** on **Monday, October 15, 2018**. If staff does not receive a request from a Planning Commissioner, there will be no further review, and the City will proceed with processing the described modifications as part of the building permit application. If any member of the Commission makes such a request, the item would be placed on the October 22, 2018 agenda as a regular business item to give the full Commission the opportunity to determine whether or not the correction meets the intent of the original approval. No additional materials beyond what is contained in this memorandum would be prepared for the agenda item.

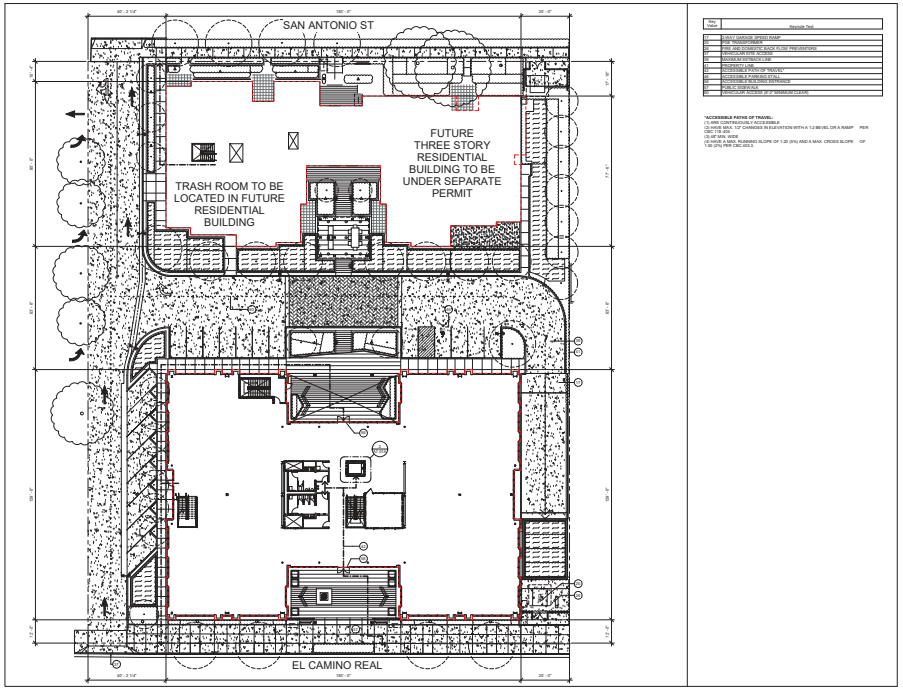
If you have questions about the project, please contact Kaitie Meador at kmmeador@menlopark.org. If you wish to request that this item be scheduled for the Planning Commission meeting, please contact Kyle Perata at ktperata@menlopark.org.

Attachments

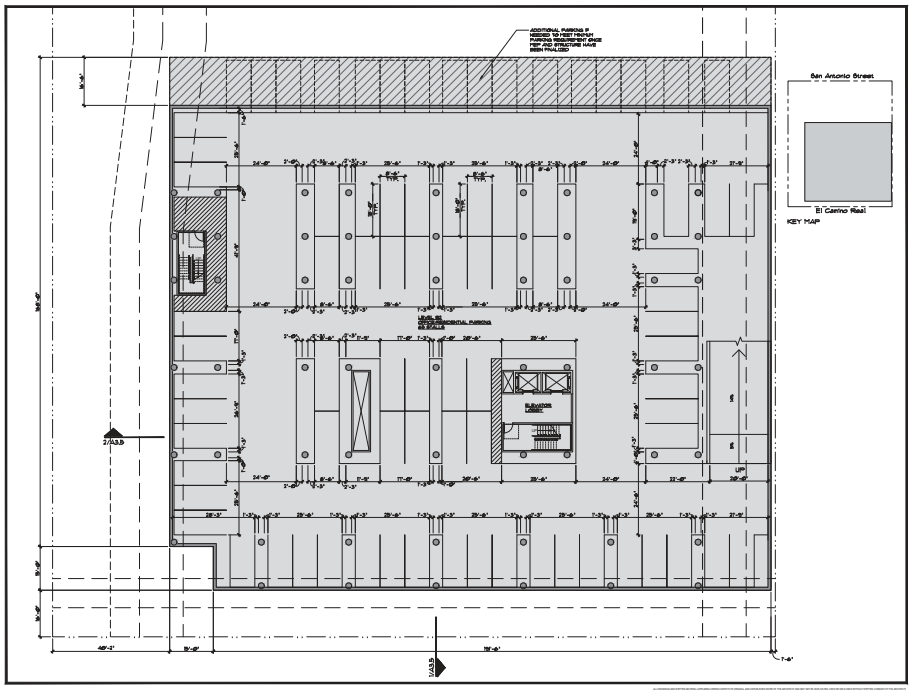
A. Approved and Revised Plans
B. Project Description Letter



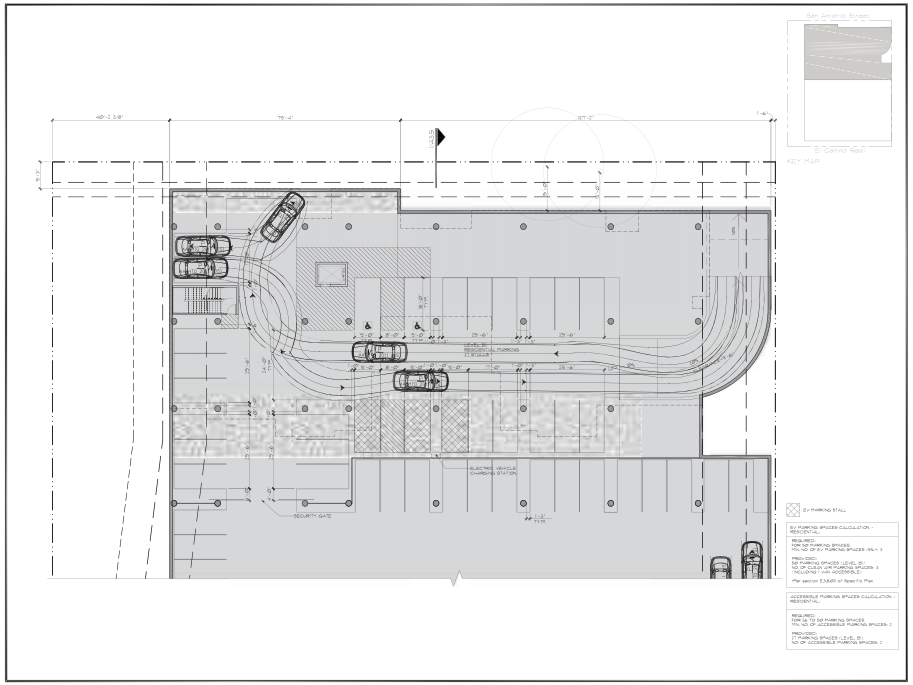
APPROVED SITE PLAN



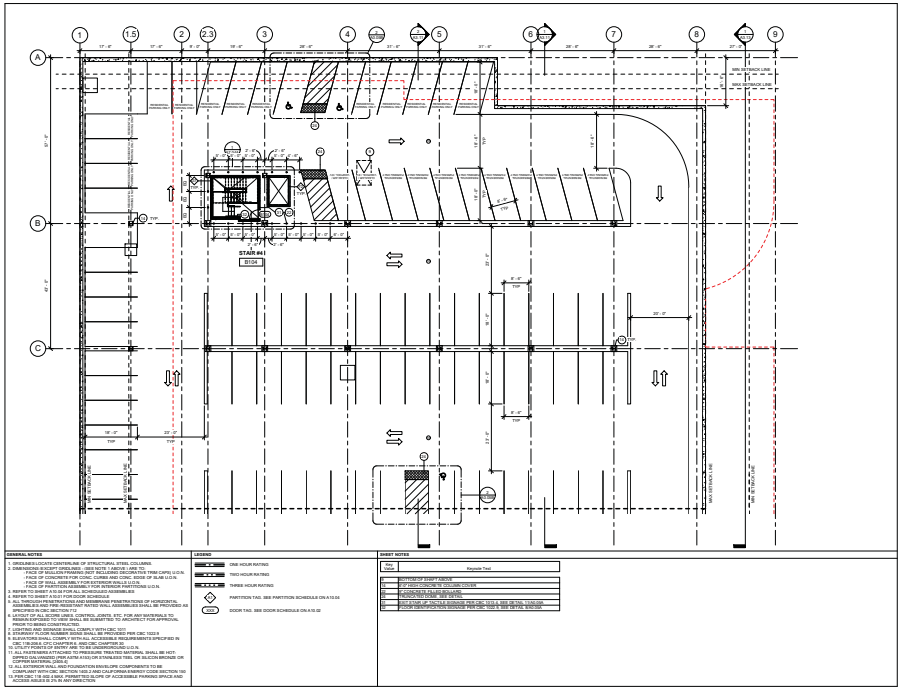
REVISED SITE PLAN



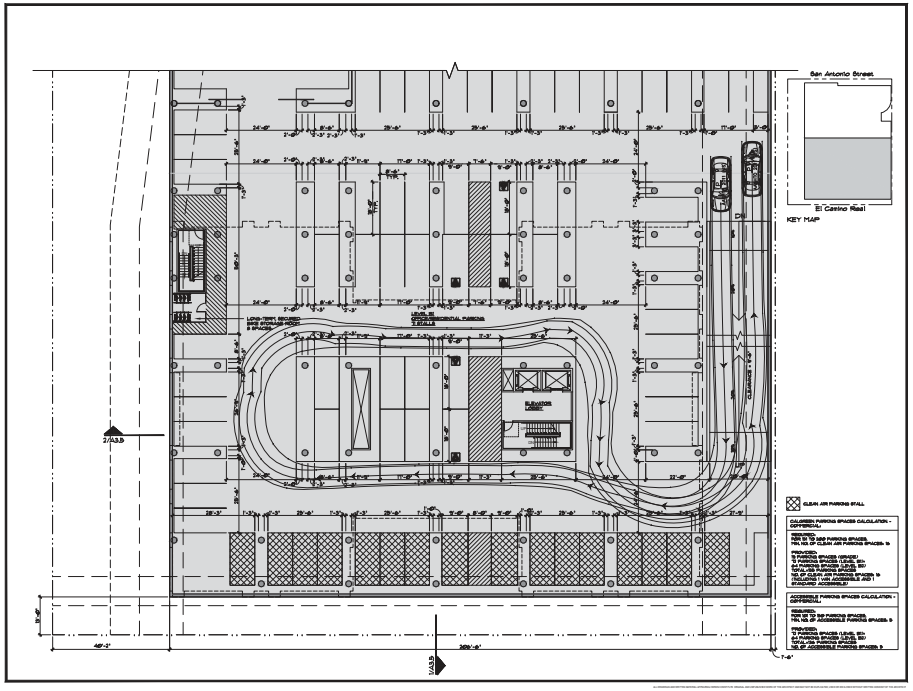
APPROVED LEVEL B2 SECTOR A PLAN



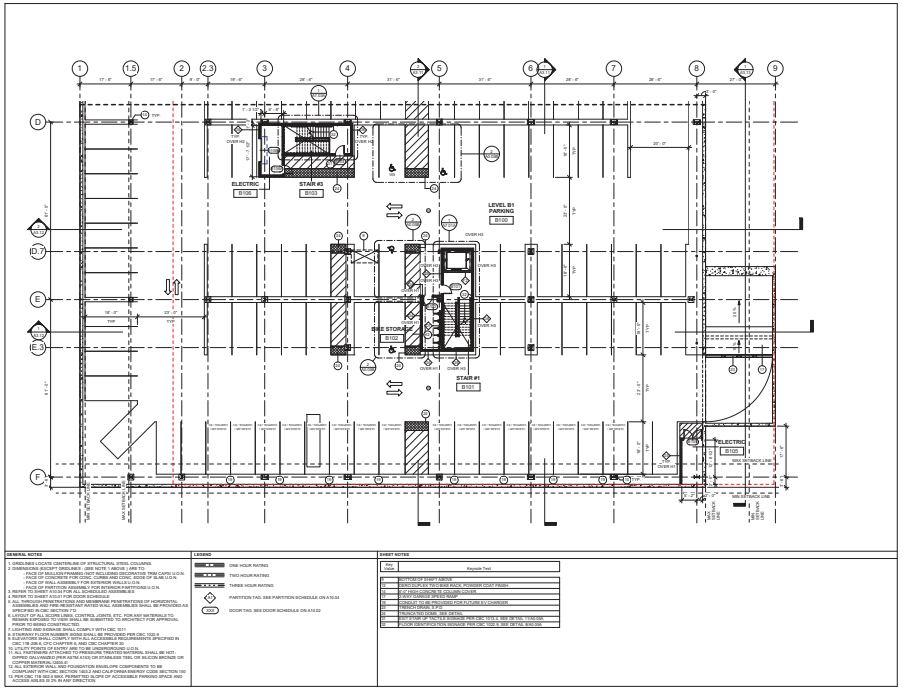
APPROVED LEVEL B1 SECTOR A PLAN



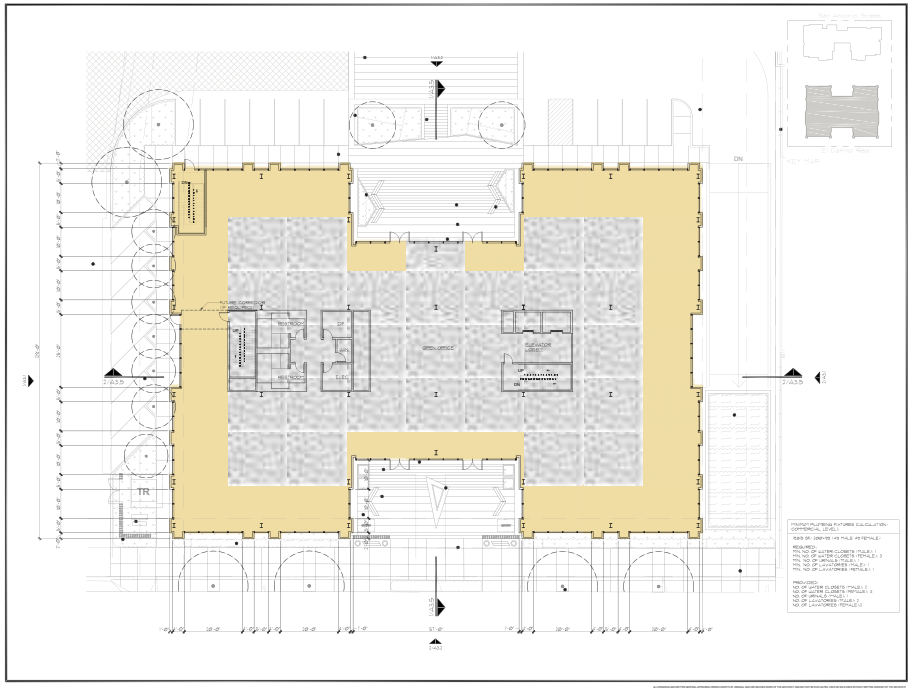
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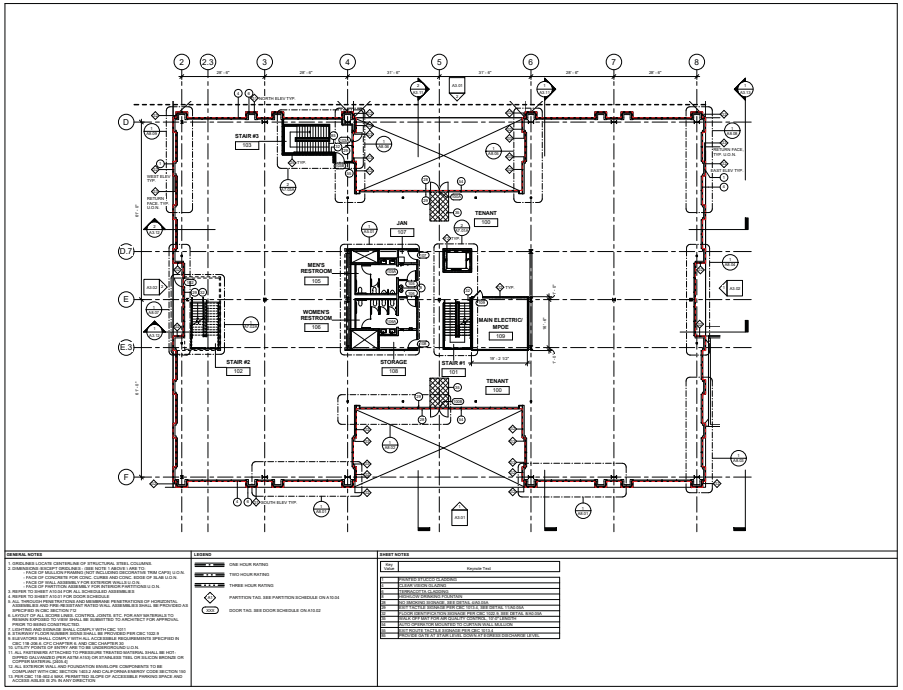
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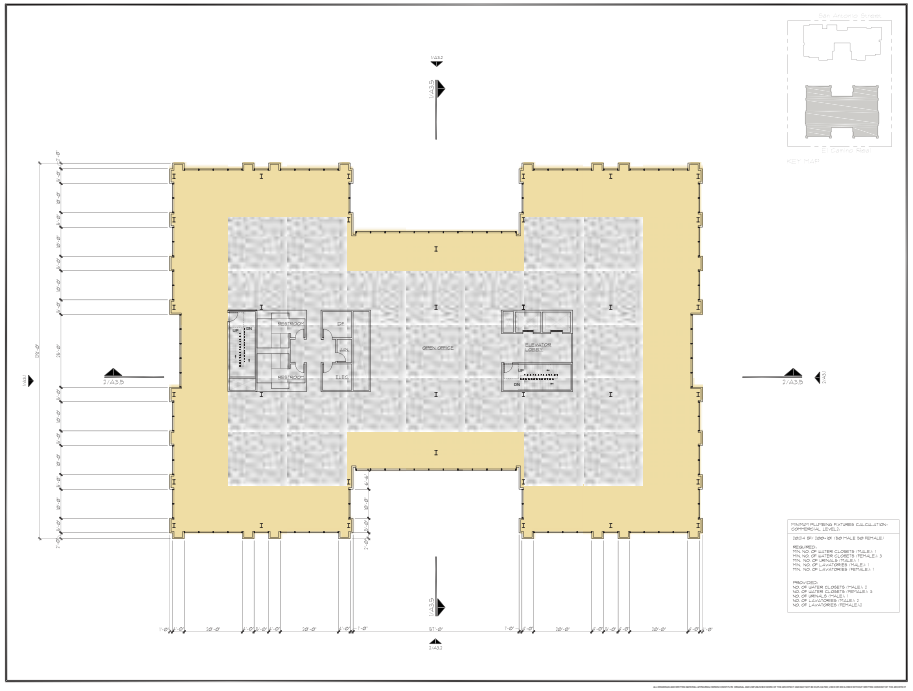
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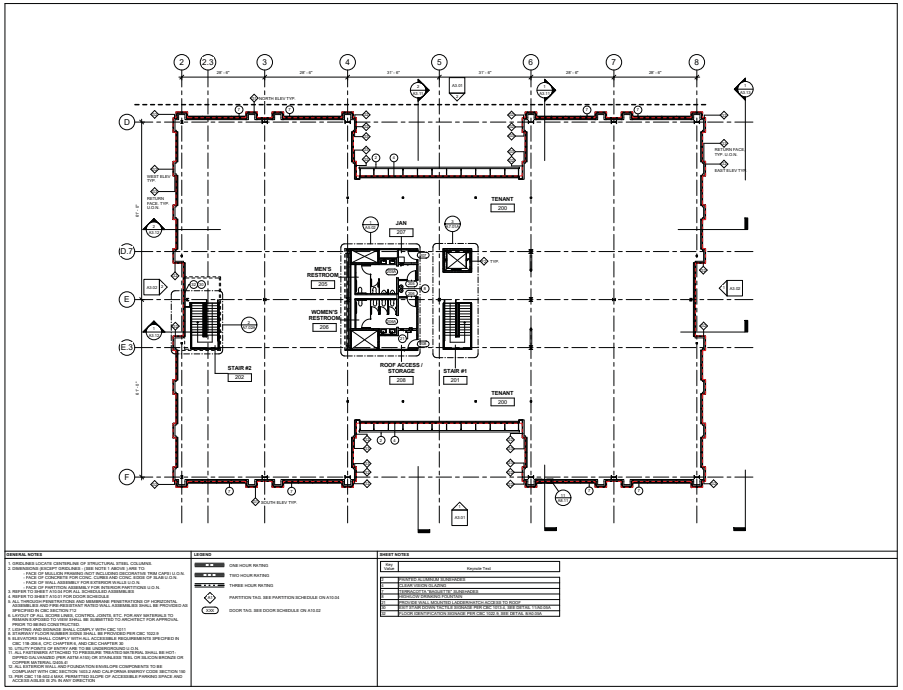
APPROVED LEVEL 1 PLAN



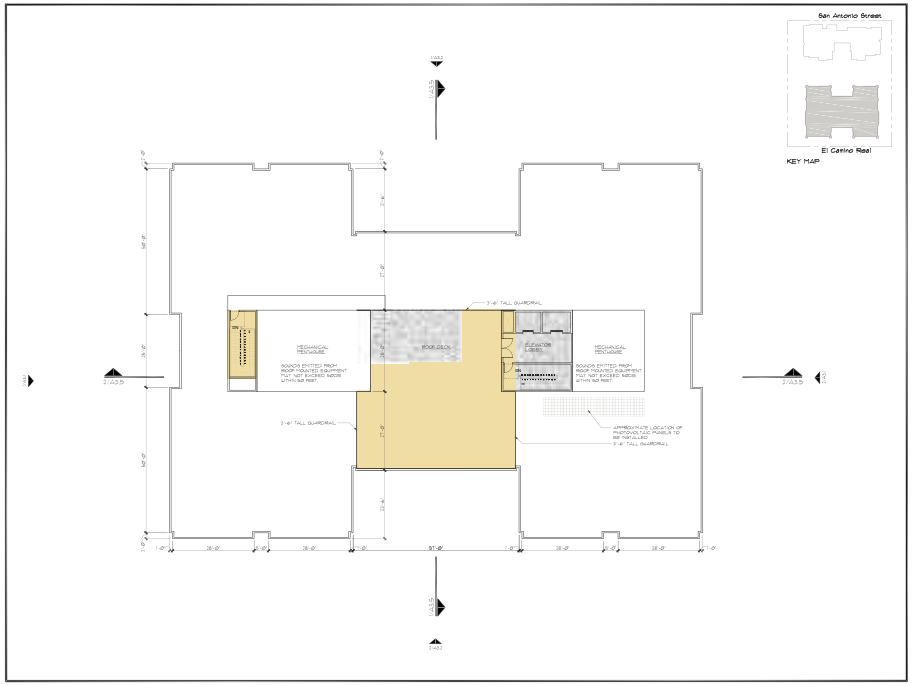
REVISED LEVEL 1 PLAN



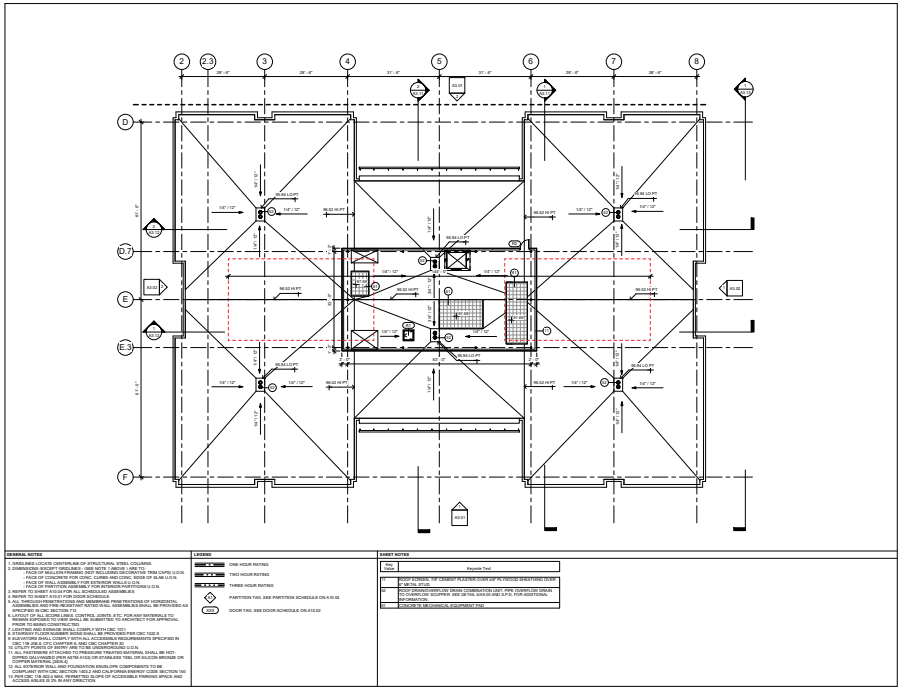
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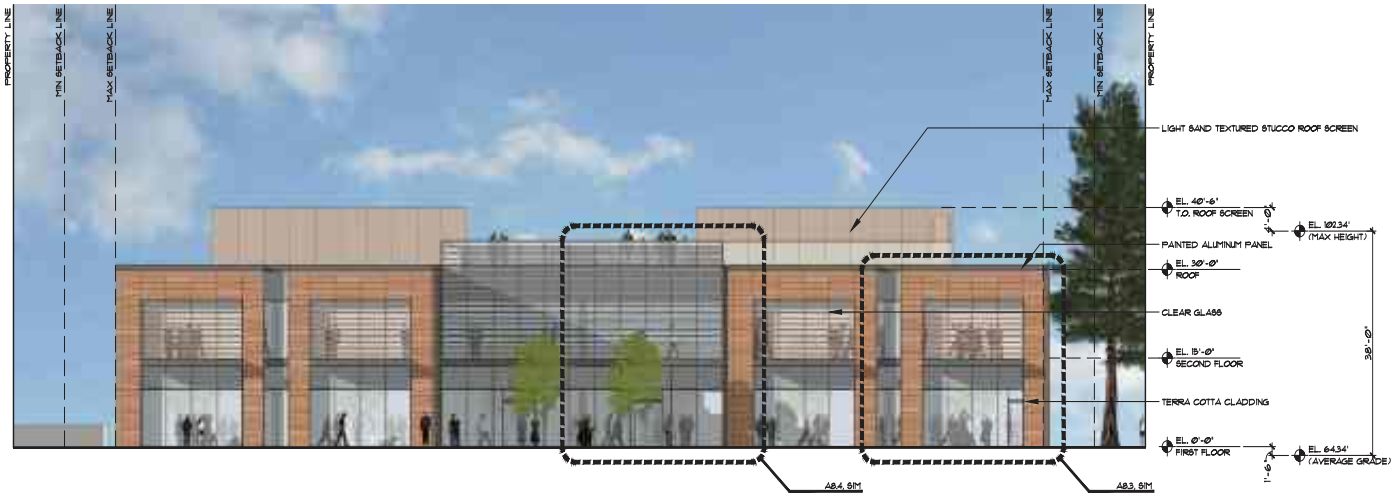
REVISED LEVEL 2 PLAN



APPROVED ROOF PLAN



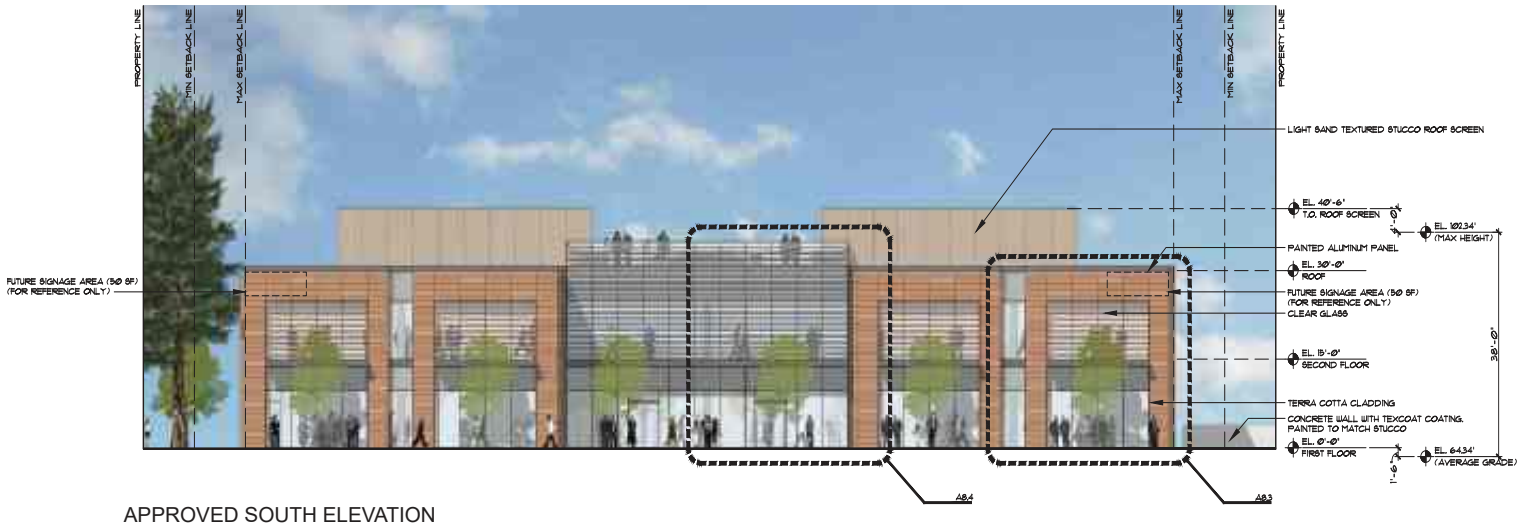
REVISED ROOF PLAN



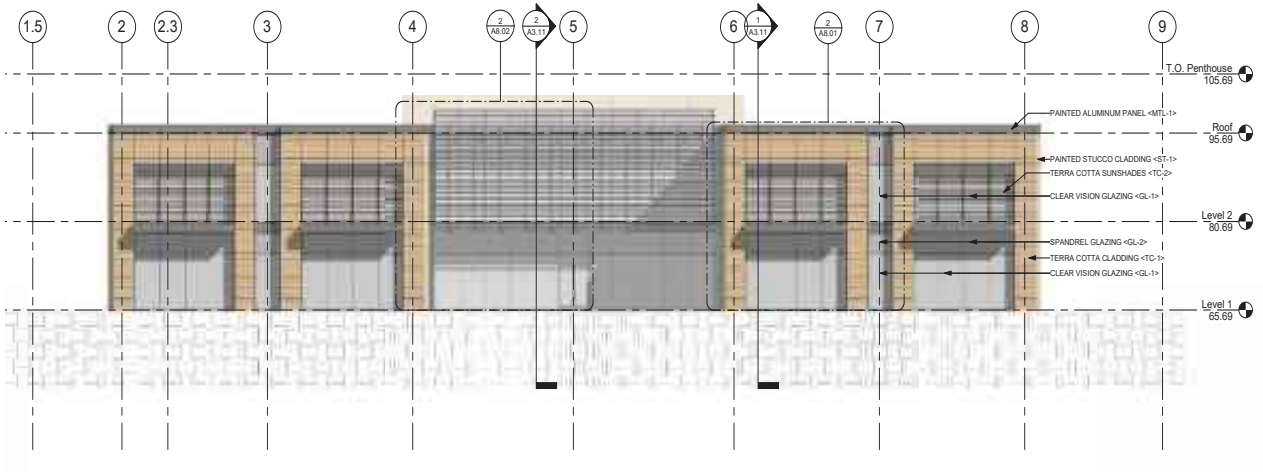
APPROVED NORTH ELEVATION



REVISED NORTH ELEVATION



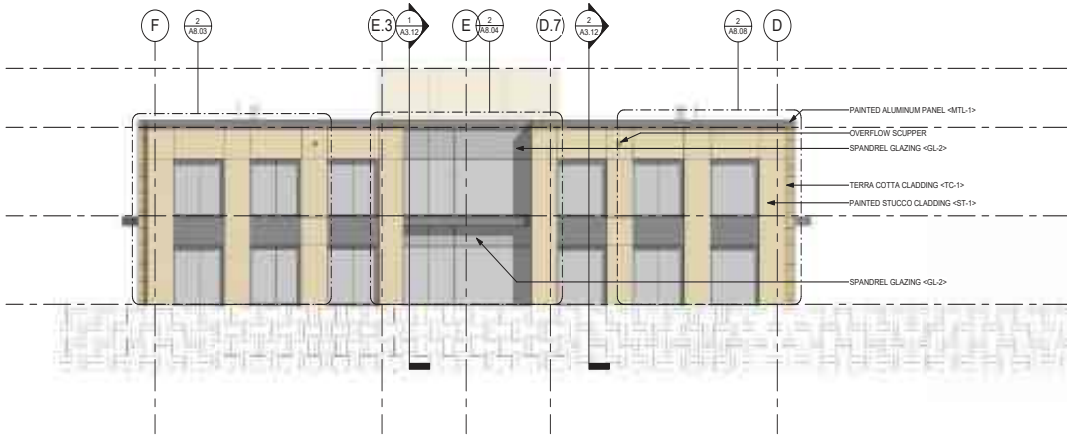
APPROVED SOUTH ELEVATION



REVISED SOUTH ELEVATION



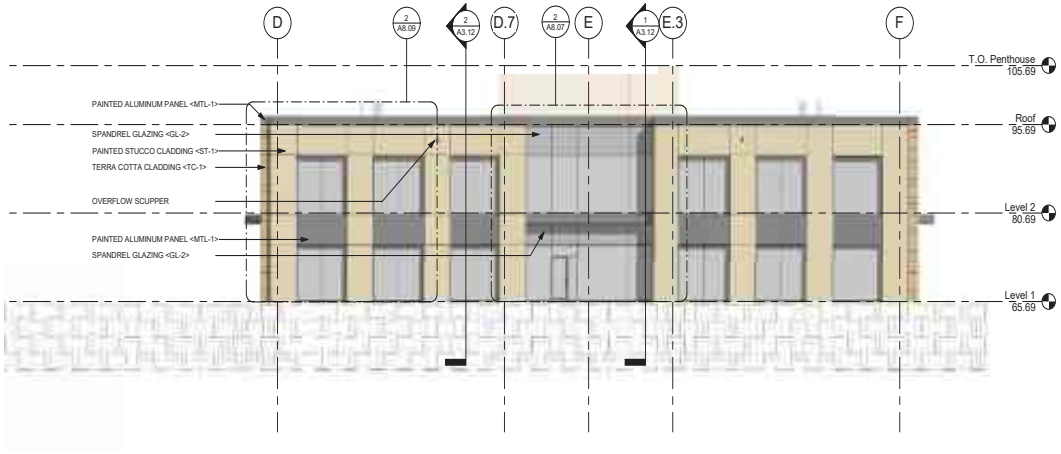
APPROVED EAST ELEVATION



REVISED EAST ELEVATION



APPROVED WEST ELEVATION



REVISED WEST ELEVATION



APPROVED PERSPECTIVE - LINE OF SIGHT



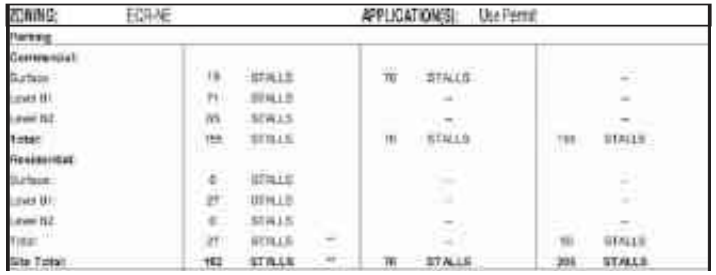
REVISED PERSPECTIVE - LINE OF SIGHT



APPROVED PERSPECTIVE - LINE OF SIGHT



REVISED PERSPECTIVE - LINE OF SIGHT



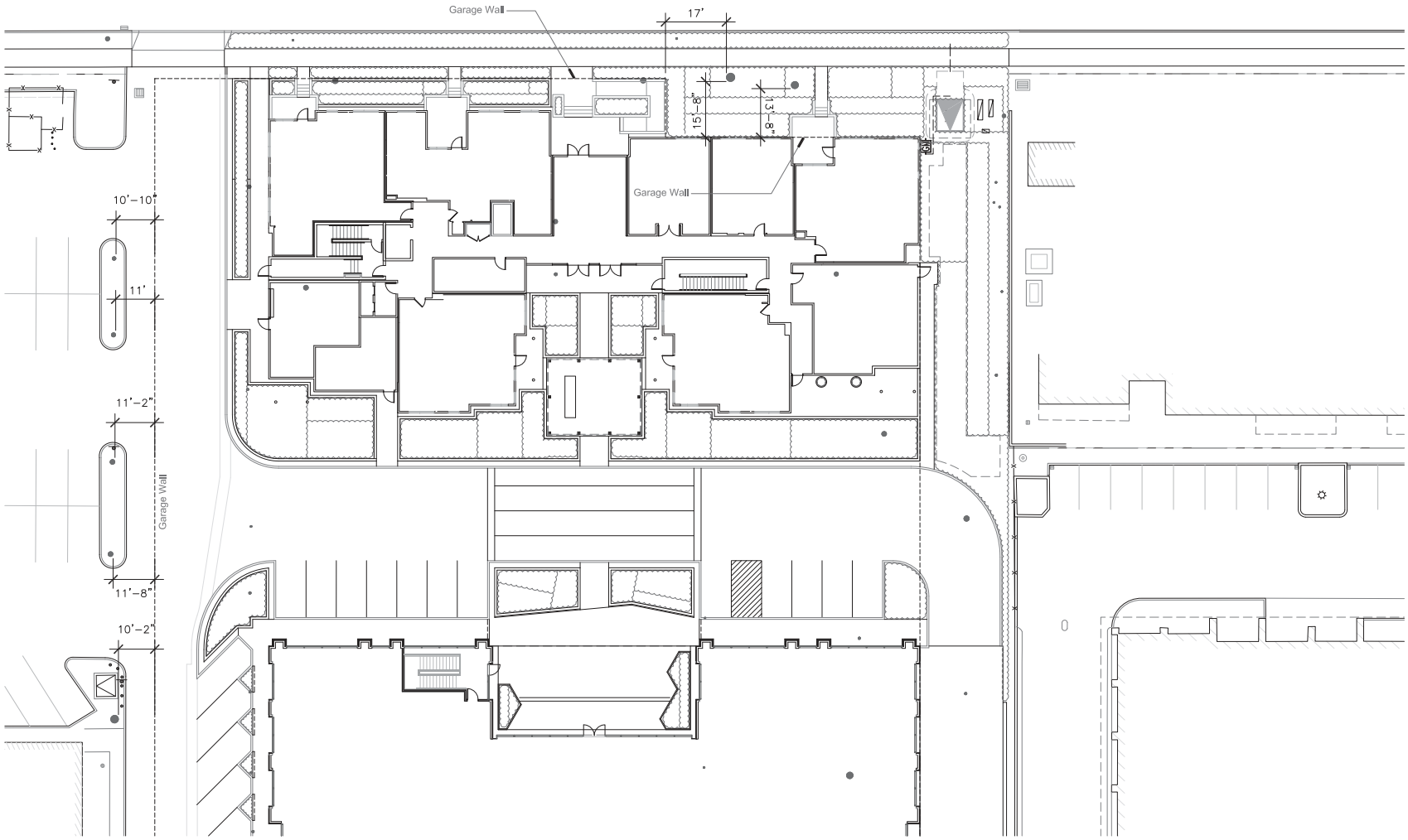
APPROVED PARKING COUNTS

ZONING: ECR/AE			APPLICATION(S): Use Permit					
Parking								
Commercial:								
Surface	20	STALLS		70	STALLS		--	
Level B1	135	STALLS			--		--	
Total:	155	STALLS		70	STALLS		155	STALLS
Residential:								
Surface:	0	STALLS			--		--	
Level B1:	27	STALLS			--		--	
Total:	27	STALLS			--		50	STALLS
Site Total:	**182**	**STALLS**		**70**	**STALLS**		**205**	**STALLS**

REVISED PARKING COUNTS

***NOTE: NO CHANGE IN SITE TOTAL PARKING COUNT**

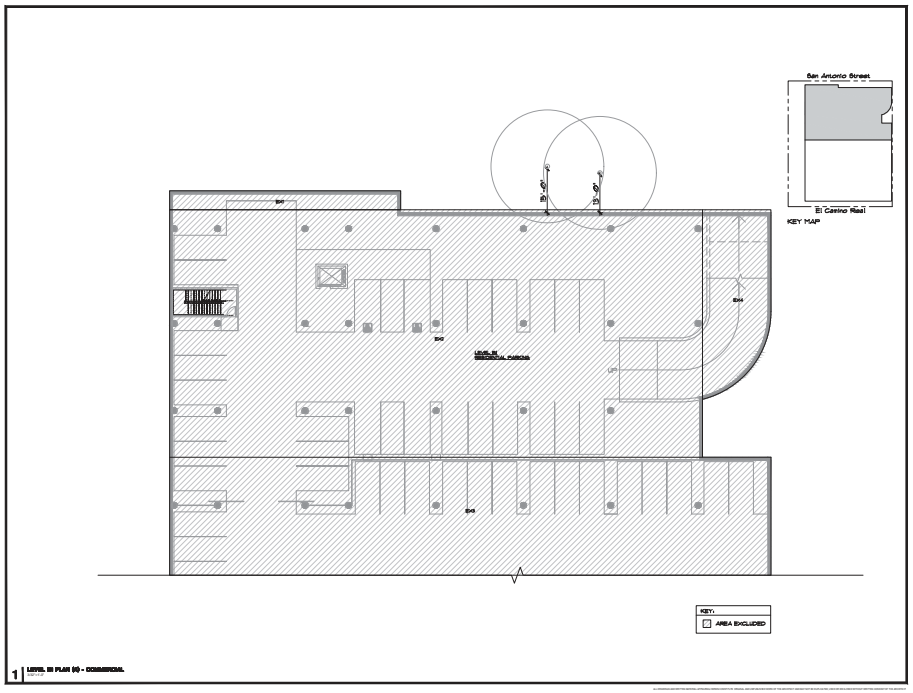
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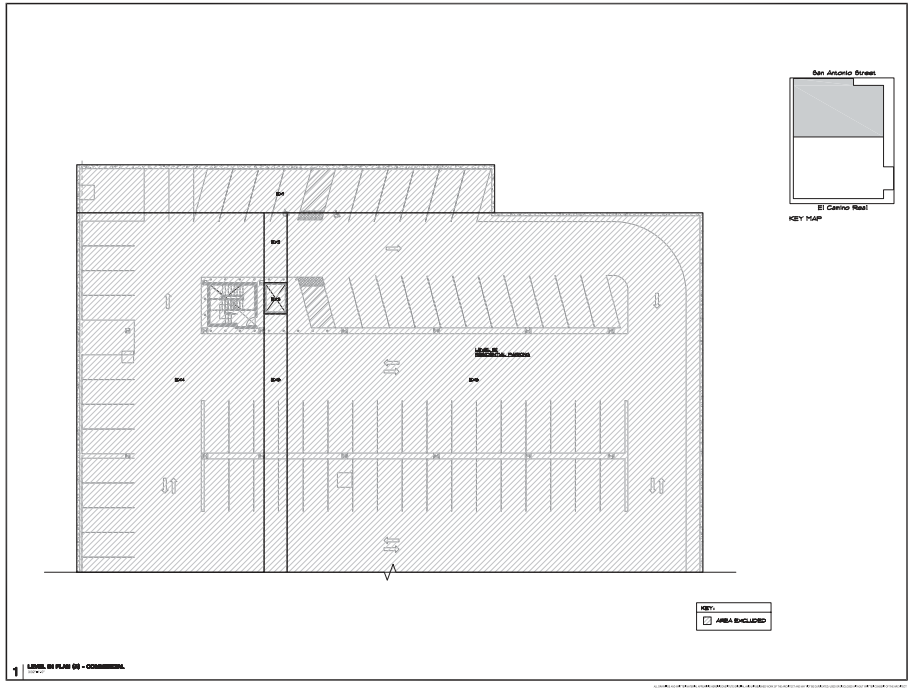
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KORTH SUNSERI HAGEY

EL CAMINO REAL
HUNTER STORM PROPERTIES

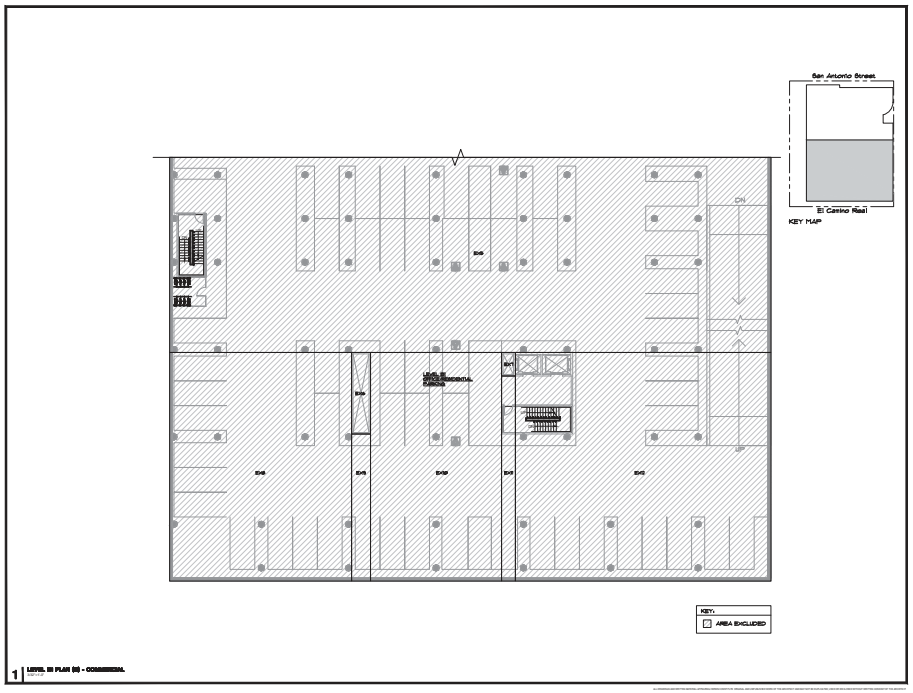
HERITAGE TREES SETBACKS
09/26/18



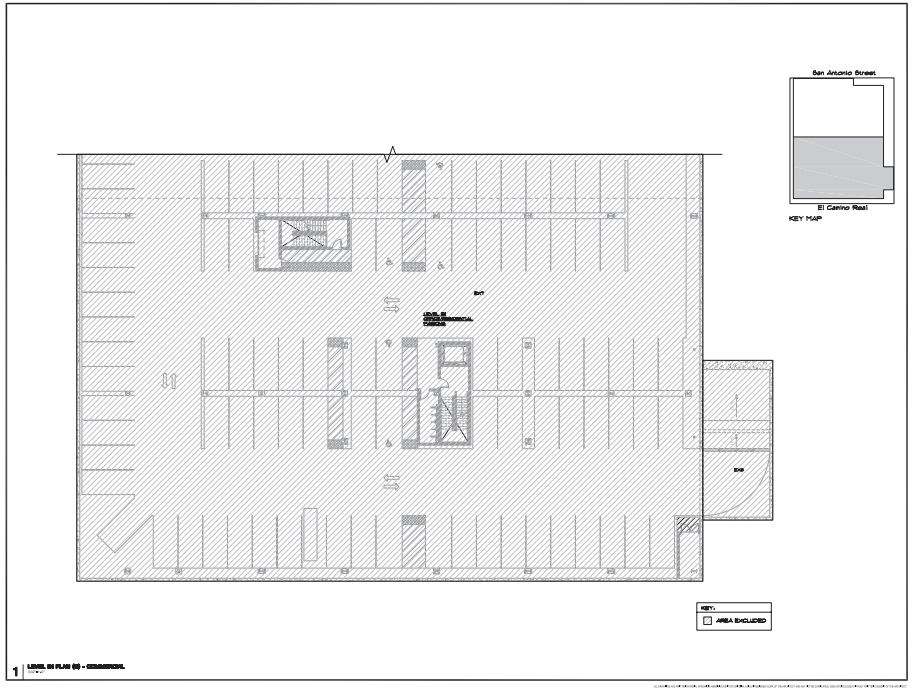
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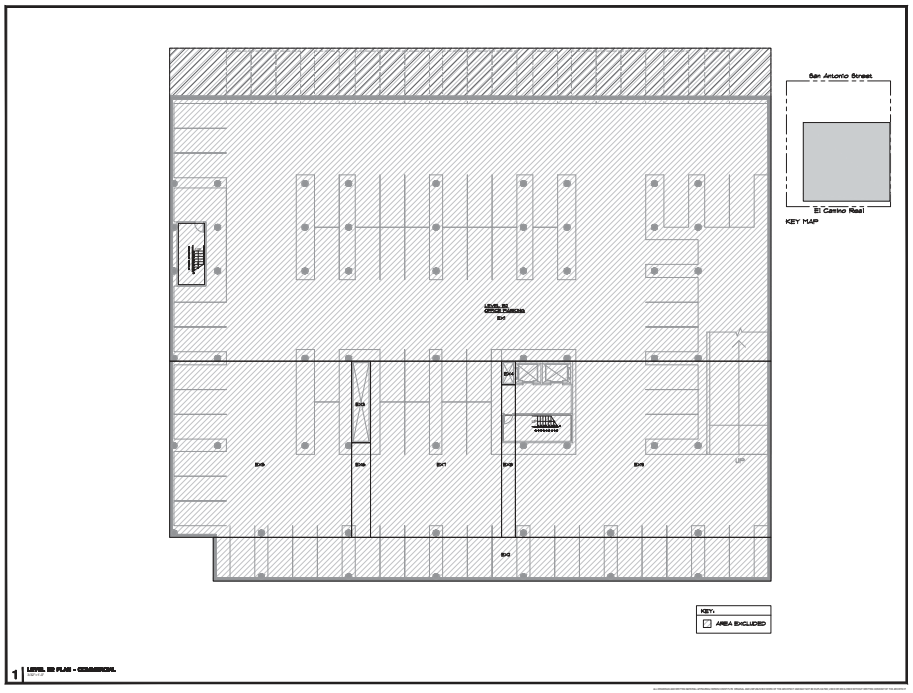
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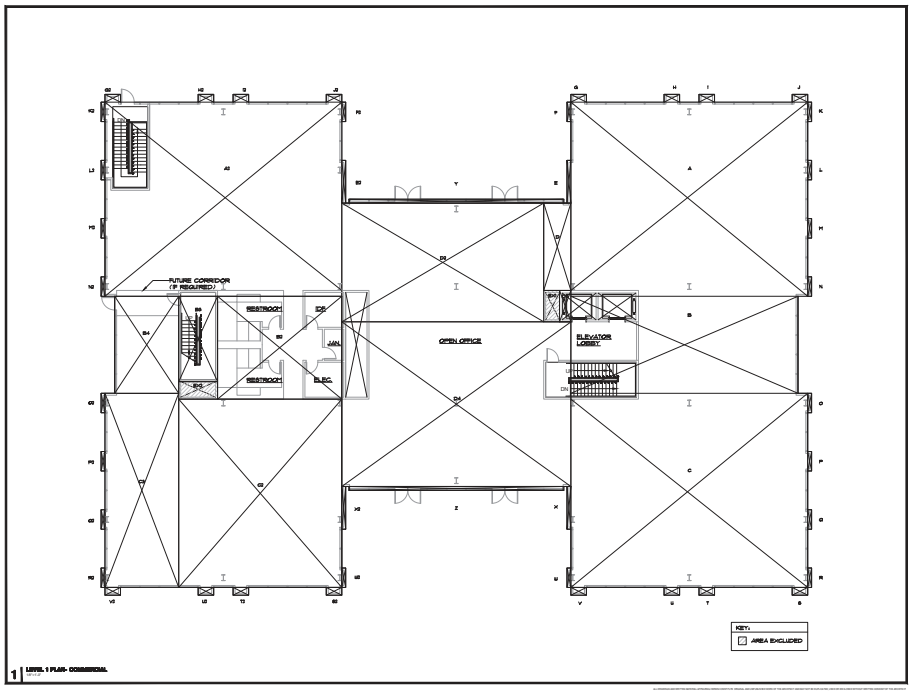
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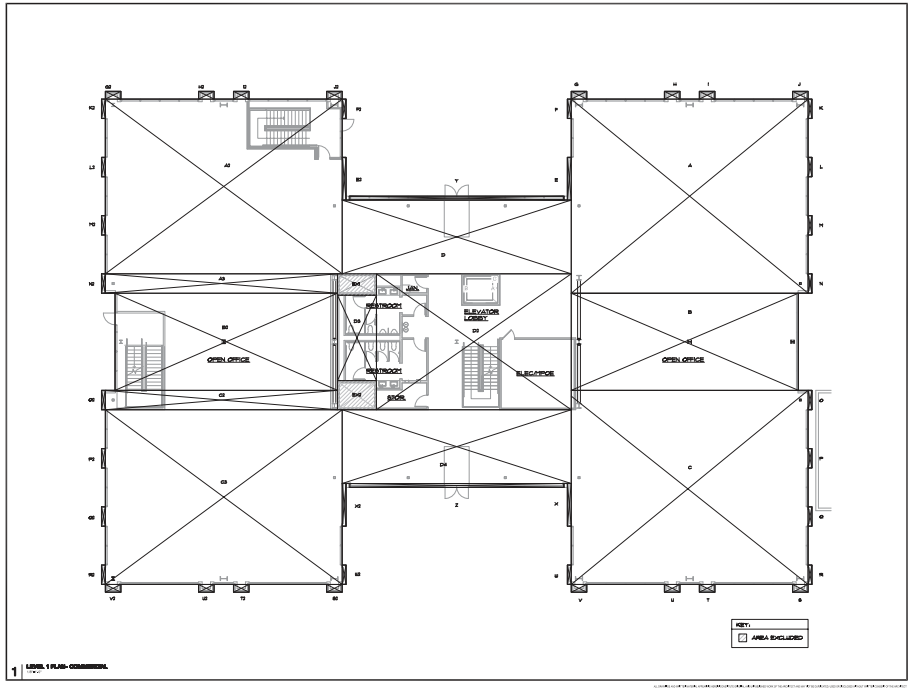
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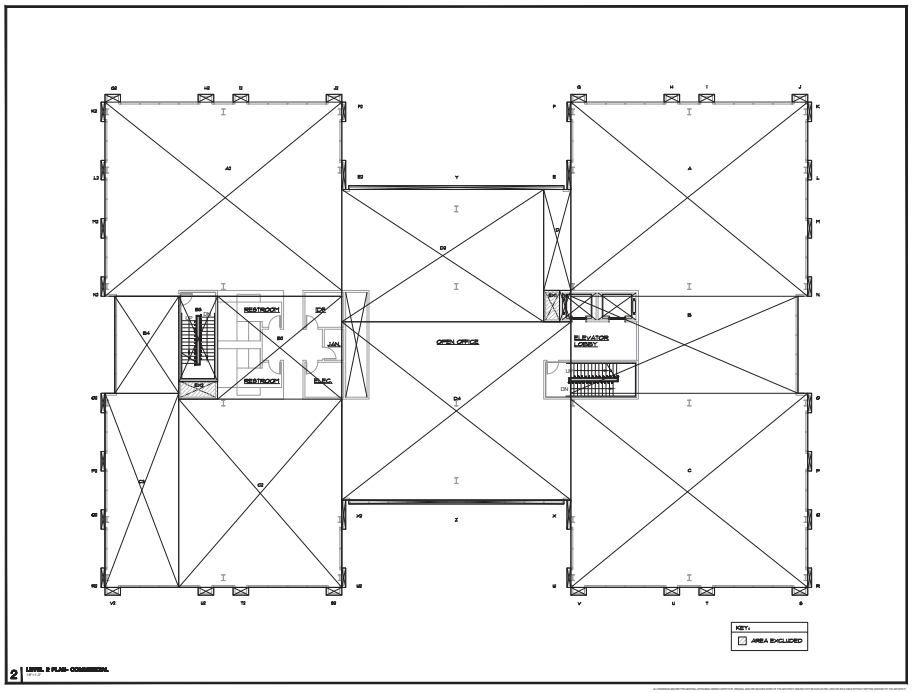
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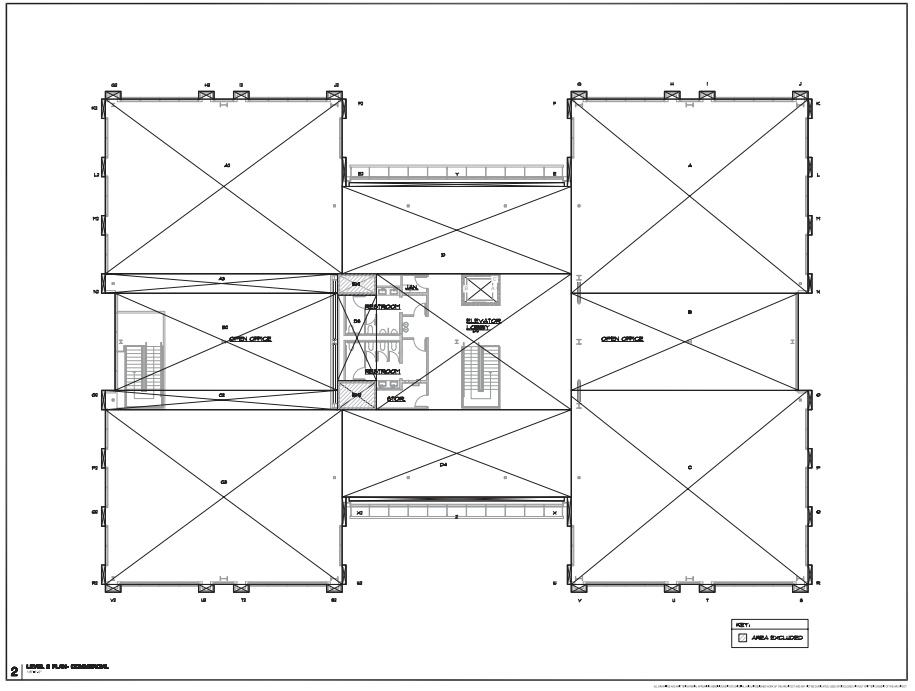
APPROVED LEVEL 1 SQUARE FOOTAGE CALCULATIONS



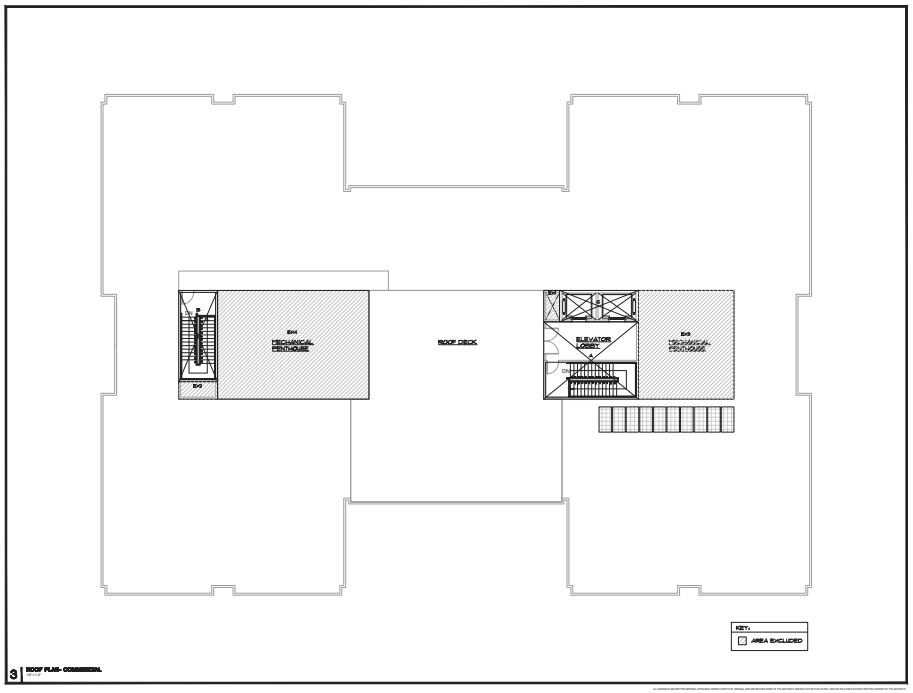
REVISED LEVEL 1 SQUARE FOOTAGE CALCULATIONS



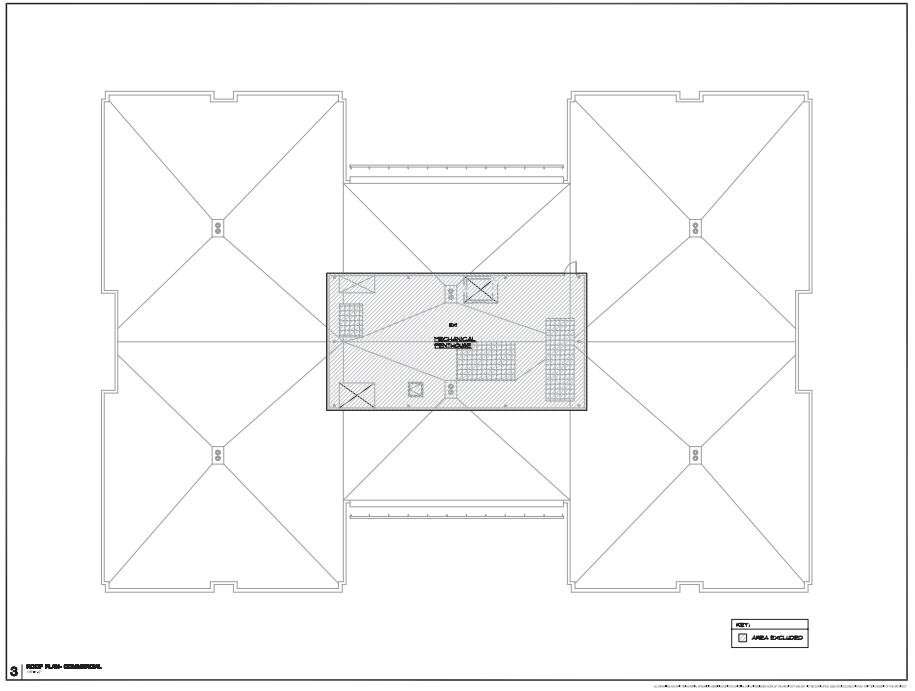
APPROVED LEVEL 2 SQUARE FOOTAGE CALCULATIONS



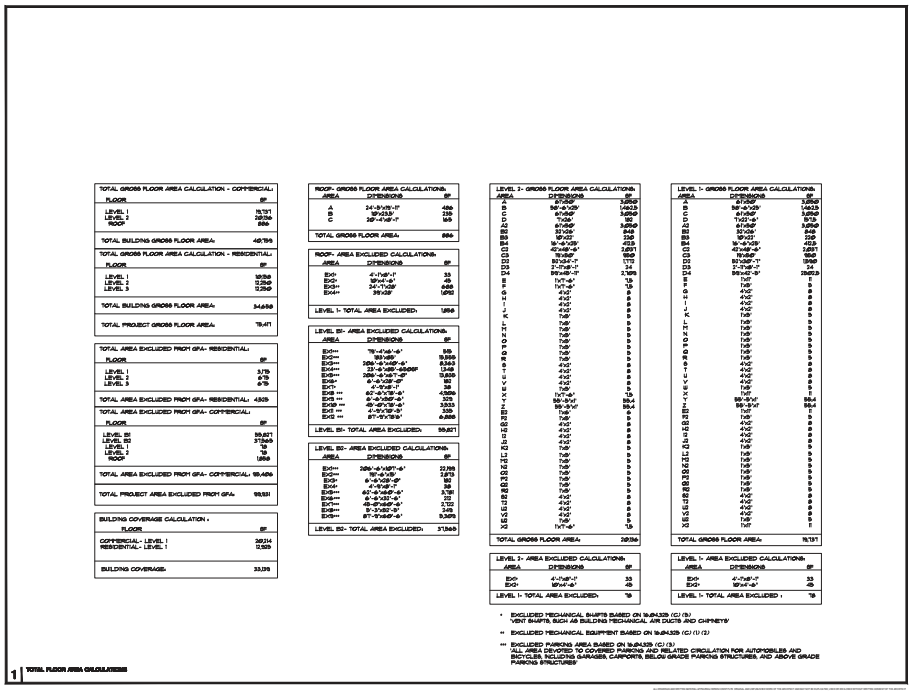
REVISED LEVEL 2 SQUARE FOOTAGE CALCULATIONS



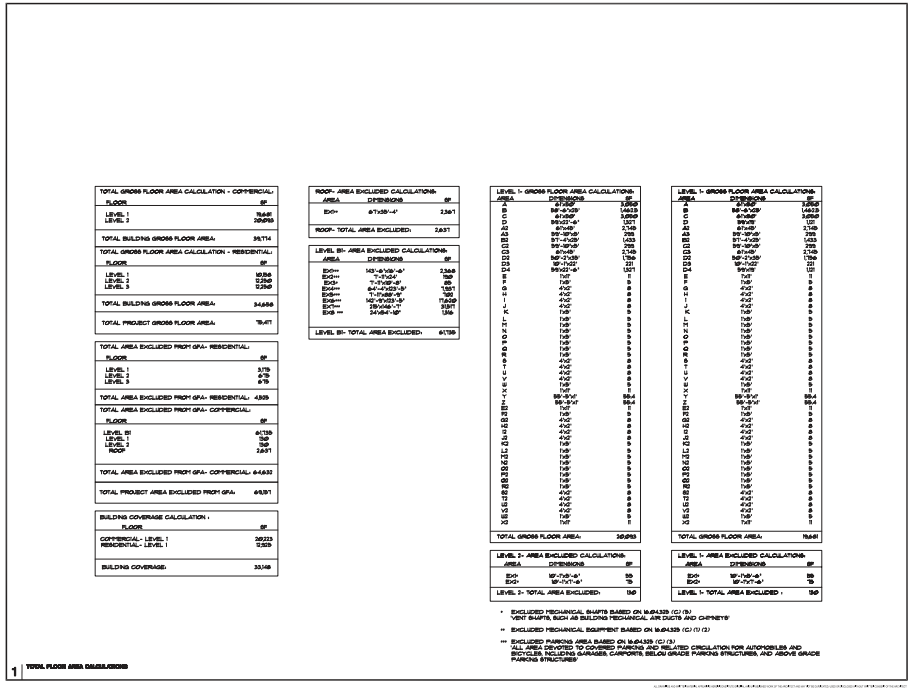
APPROVED ROOF SQUARE FOOTAGE CALCULATIONS



REVISED ROOF SQUARE FOOTAGE CALCULATIONS



APPROVED SQUARE FOOTAGE CALCULATIONS



REVISED SQUARE FOOTAGE CALCULATIONS

1540 El Camino Real

Project Background:

The design approved in February 2018 included a two-level below-grade garage, the footprint of which largely followed the extent of the office and residential buildings above. The proposed redesign reduces the depth of the garage to one level below grade and extends the footprint of the garage toward Project West. The revised garage design also eliminates one of the vehicular ramps from the site. The utility yards for both the commercial and residential buildings have been relocated to the Project East side of the site and the roof deck has been eliminated which allows for the rooftop screening to shrink. The layout of the commercial office building remains completely unchanged.

Summary of Changes:

1. Widened the B1 level of the garage to include all parking stalls while still maintaining a 5' distance from the property line and approximately 12' distance from the Pear trees
2. Eliminated the B2 level of the garage to simplify construction and disruption
3. Eliminated the driveway into the garage from San Antonio
4. Added on grade stormwater treatment area in the NE corner (former area of the San Antonio driveway)
5. Relocated utility yards outside of the new proposed parking garage footprint
6. Eliminated roof deck

Benefits of Changes:

1. By moving 7 new heritage trees to the NE portion of the site, these trees will be on grade as opposed to the podium and will grow much better
2. By eliminating garage level B2, we estimate the dirt offhaul will be reduced from approximately 50,000 cubic yard, to 38,000 cubic yards – this is a reduction of approximately 1,090 truck trips on Menlo Park streets
3. By eliminating the driveway into the garage from San Antonio, there is no need for a curb cut at that location, resulting in added street parking along San Antnio
4. Construction duration and disruption to neighbors will reduce by approximately 2 months
5. The revised plan is substantially similar to the plan approved in February by Planning Commission

CITY OF MENLO PARK

MEMORANDUM

Date: 4/25/2019
To: Planning Commission
From: Kaitie Meador, Senior Planner
Re: 1540 El Camino Real – Modifications to the roof plan to add a roof deck: Determination of Substantial Conformance (PLN2019-00032)

For all applications that involve the construction or alteration of structures (e.g., Architectural Control and Use Permit), a standard condition of approval is applied requiring the subsequent development to be in substantial conformance with the approved plans. In the following case, staff believes that a project's proposed changes are in substantial conformance with its original approval, although the modifications warrant notification of the Planning Commission. As is described in more detail later, any Planning Commissioner may request that the item be added to the agenda of the next Planning Commission meeting for further discussion.

Background

On February 26, 2018, the Planning Commission approved an architectural control application at 1540 El Camino Real to demolish the existing building and construct a new two-story non-medical office building and a three-story residential building with 27 residential units with a two level underground parking garage serving both buildings in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district. The Planning Commission staff report with approved plans and meeting minutes are available through the links provided below.

Staff report
https://www.menlopark.org/DocumentCenter/View/16797

Minutes
https://www.menlopark.org/AgendaCenter/ViewFile/Minutes

On October 11, 2018, a substantial conformance memorandum was sent to the Planning Commission to review exterior changes to the approved elevations. The primary changes included elimination of the second level of below grade parking, removal of the roof deck, and site modifications. No Planning Commissioners requested to discuss the item at the October 22, 2018 Planning Commission meeting and the changes were approved. The substantial conformance memo is available through the link provided below.

Substantial conformance memo
https://www.menlopark.org/DocumentCenter/View/21384/1540-ECR

Proposed Revisions

The applicant is now requesting exterior and interior changes to the approved plans, with primary changes as follows:

- The roof deck for the commercial building would be added back to the plans. The roof deck would increase in size but would occupy the same location on the roof as the original Planning Commission approval.
- The proposed roof deck would not contribute to the gross floor area; however, the staircase access would add gross floor area.
- The mechanical penthouse would be divided into two mechanical penthouses similar to the original Planning Commission approval.
- The height of the elevator overrun would increase by approximately five feet to a maximum height of 45 feet, which would comply with the 52 foot height limit.
- Minor changes to the interior layout to accommodate the roof plan changes.
- The total gross floor area would slightly increase from the previous approved revisions to the project but would continue to be less than the original Planning Commission approval.

Project plan excerpts comparing the approved and proposed plans, juxtaposed on the same sheet, are included as Attachment A, and a project description letter summarizing the changes is included as Attachment B.

Staff Review

Staff has determined that the changes to the project plans are in substantial conformance with the Planning Commission's previous action based on the following:

- The proposed gross floor area increase would result in a total gross floor area less than the original Planning Commission approval, and the modifications would not increase the intensity or change the use of the building.
- The overall integrity of the architectural design would be maintained with the proposed exterior changes. The roof deck, which was originally part of the approval would be added back, and would provide an amenity for the office tenants.
- The rooftop mechanical penthouses would screen the mechanical rooftop equipment and the elevator and stair overrun would meet the height requirements.
- The revised project would continue to meet all applicable development regulations of the El Camino Real/Downtown Specific Plan with respect to setbacks, height, building profile, daylight plane, and floor area ratio.

Planning Commission Review

If any member of the Commission would like to discuss the changes to the plans described above at the May 6, 2019 Planning Commission meeting, please notify staff no later than **5:30 p.m.** on **Monday, April 29, 2019**. If staff does not receive a request from a Planning Commissioner, there will be no further review, and the City will proceed with processing the described modifications as part of the building permit application. If any member of the Commission makes such a request, the item would be placed on the May 6, 2019 agenda as a regular business item to give the full Commission the opportunity to determine whether or not the correction meets the intent of the original approval. No additional materials beyond what is contained in

this memorandum would be prepared for the agenda item.

If you have questions about the project, please contact Kaitie Meador at kmmeador@menlopark.org. If you wish to request that this item be scheduled for the Planning Commission meeting, please contact Kyle Perata at ktperata@menlopark.org.

Attachments

A. Approved and Revised Plans
B. Project Description Letter

ATTACHMENT A



PROPOSED SCOPE OF REVISIONS:
- REQUEST TO ADD BACK ROOF DECK PREVIOUSLY APPROVED ON FEBRUARY 26, 2018
- REVISE MECHANICAL ENCLOSURE, STAIRS, AND ELEVATOR TO MEET ASSOCIATED CODE REQUIREMENTS



APPROVED PERSPECTIVE - LINE OF SIGHT



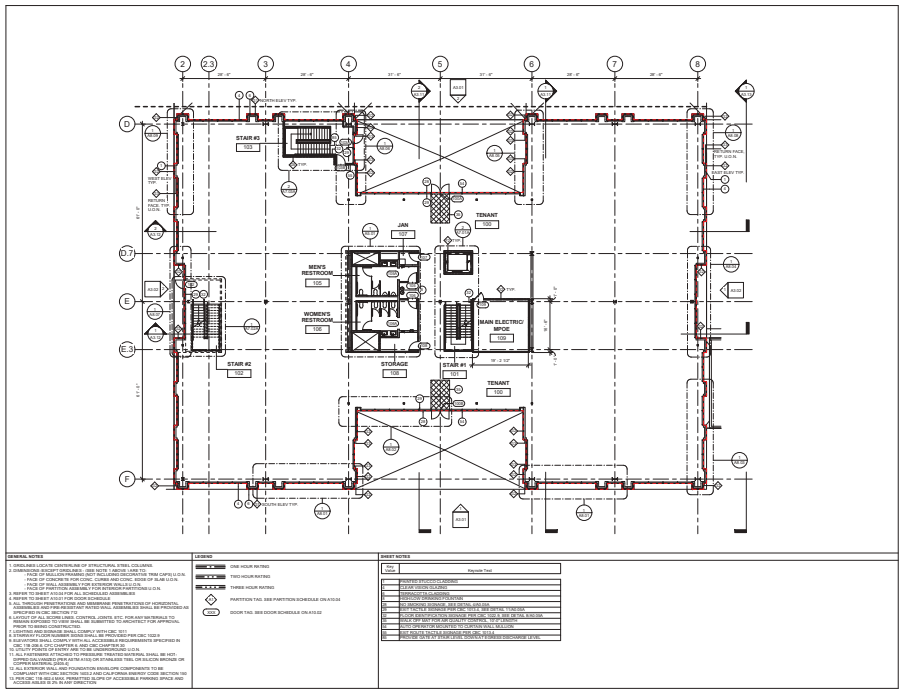
REVISED PERSPECTIVE - LINE OF SIGHT



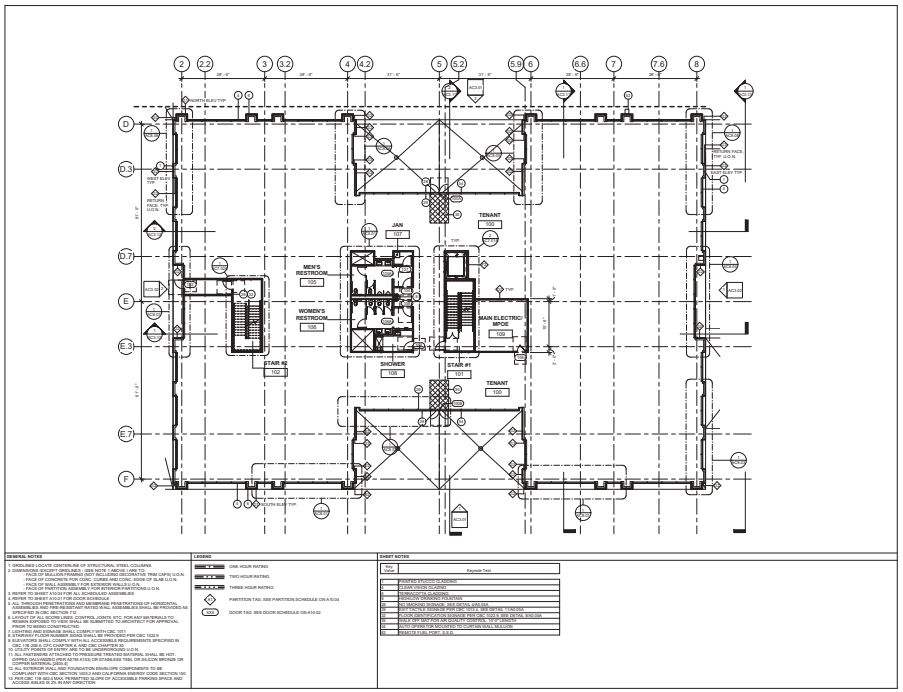
APPROVED PERSPECTIVE - LINE OF SIGHT



REVISED PERSPECTIVE - LINE OF SIGHT

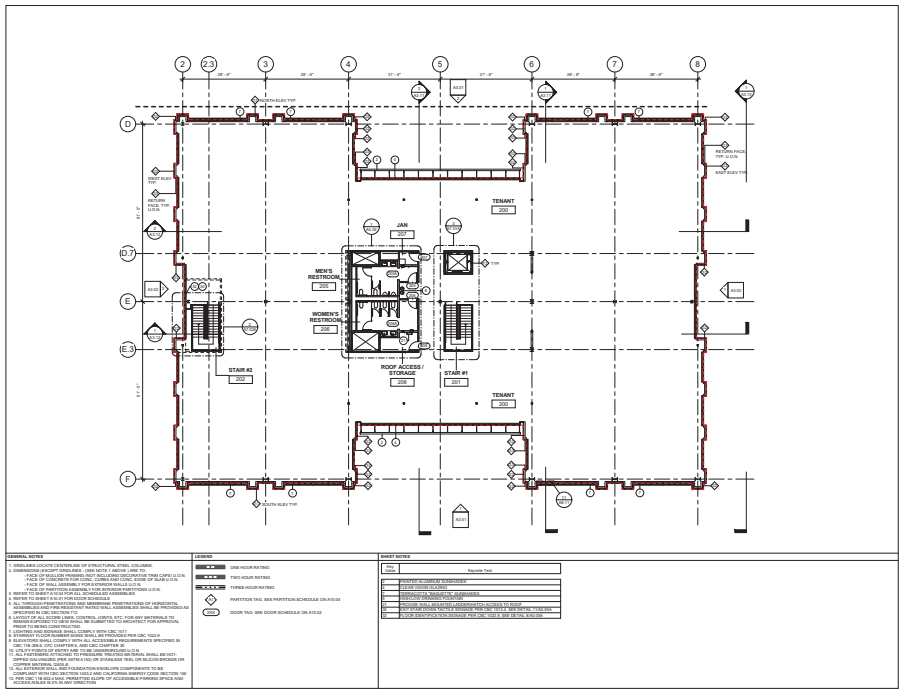


APPROVED LEVEL 1 PLAN

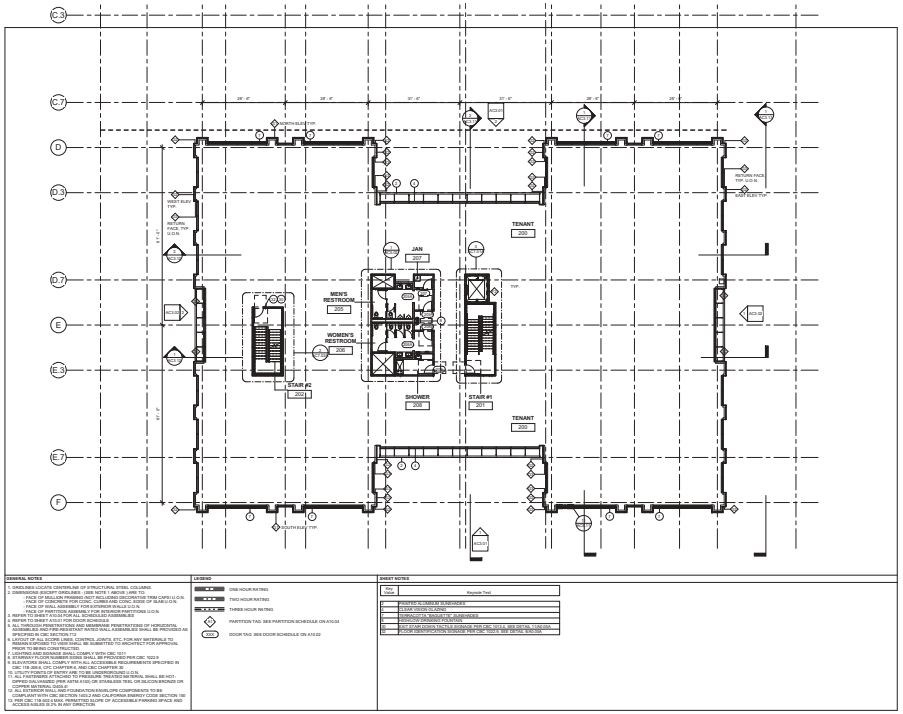


REVISED LEVEL 1 PLAN

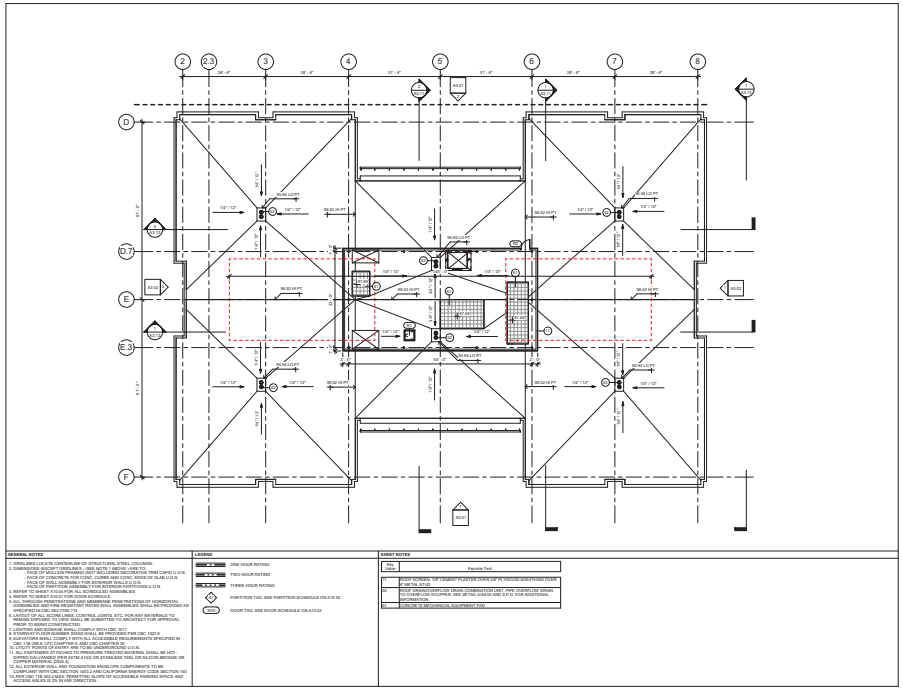
(No change to perimeter or building footprint)



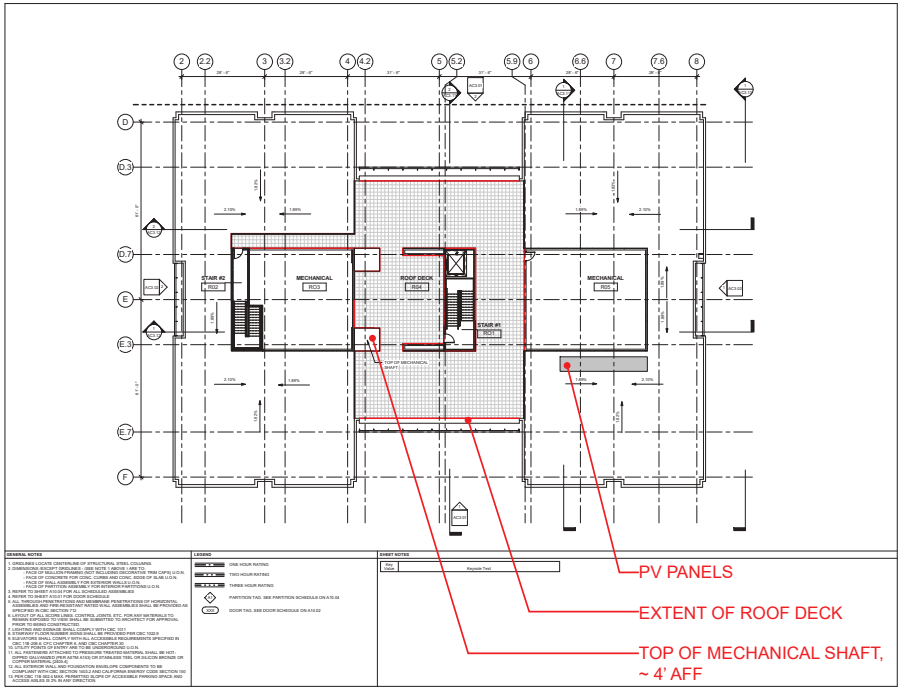
APPROVED LEVEL 2 PLAN



REVISED LEVEL 2 PLAN
(No change to perimeter or building footprint)



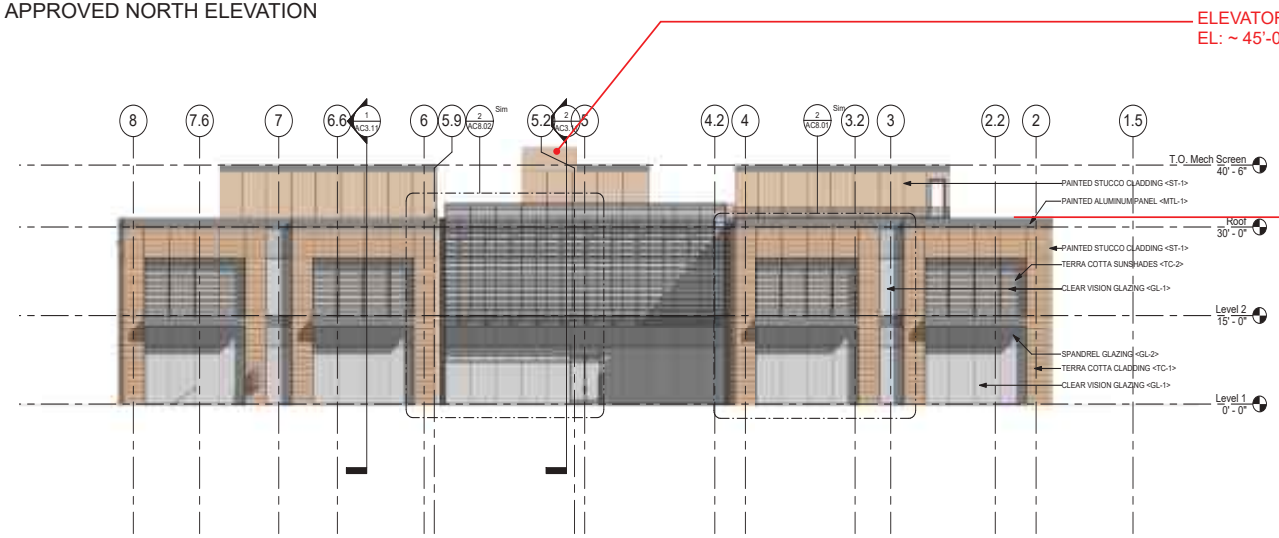
APPROVED ROOF PLAN



REVISED ROOF PLAN
(Increase in Floor Area by 742 SF from Roof Plan approved on October 16, 2018, and Decrease in Floor Area by 214 SF from Roof Plan approved on February 26, 2018)



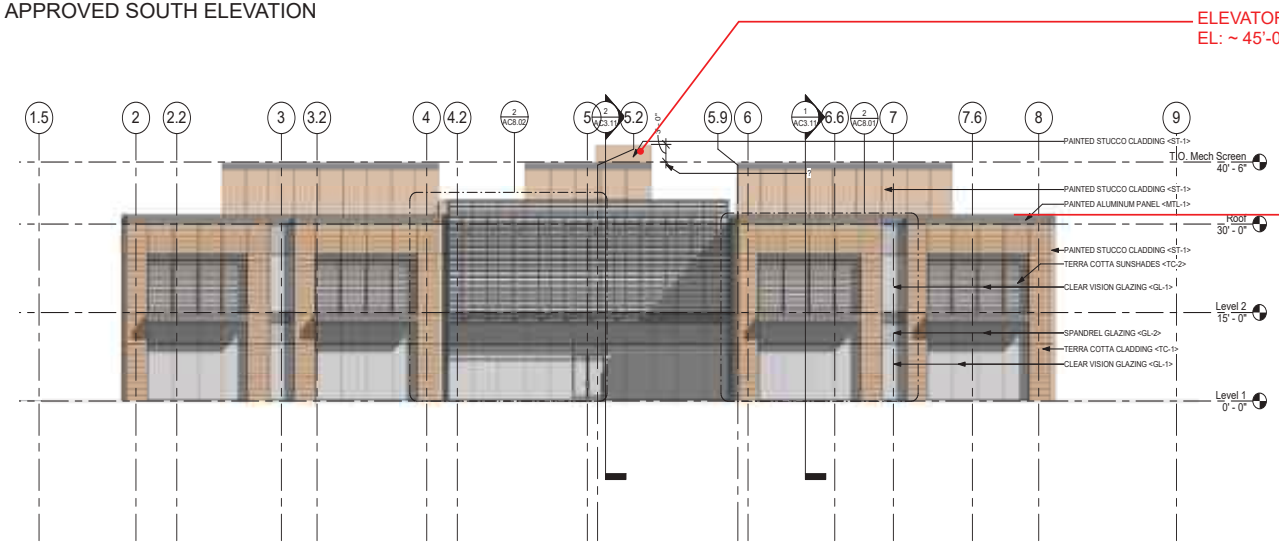
APPROVED NORTH ELEVATION



REVISED NORTH ELEVATION



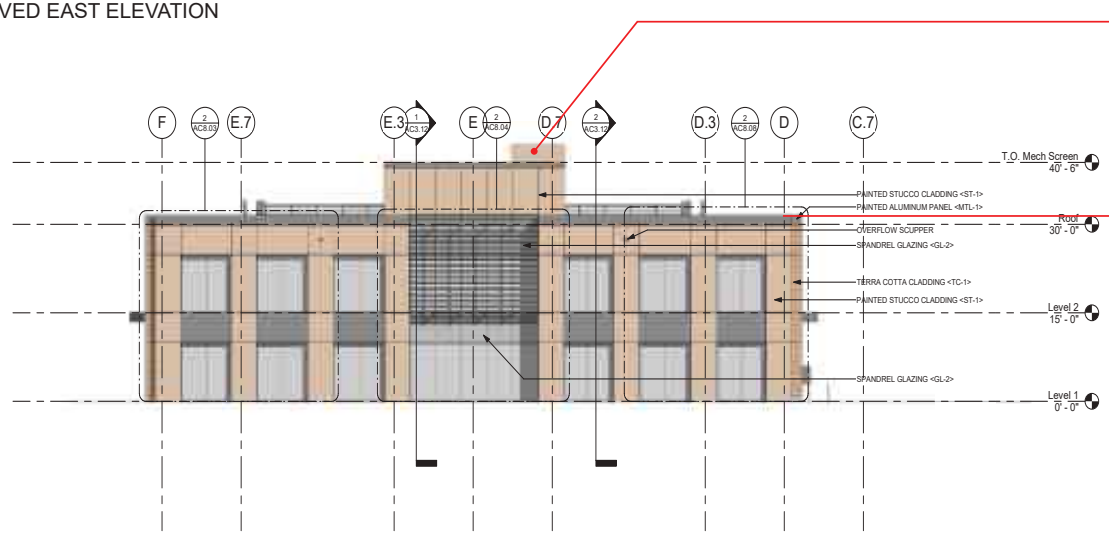
APPROVED SOUTH ELEVATION



REVISED SOUTH ELEVATION



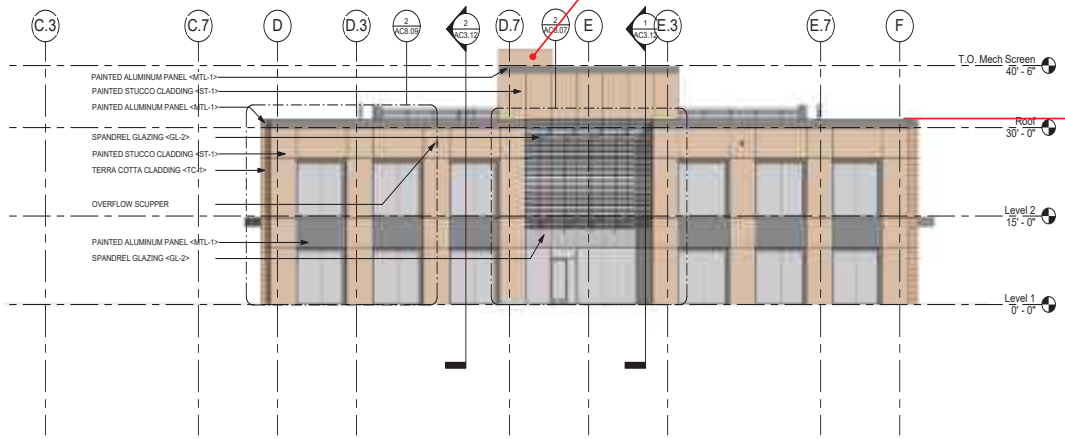
APPROVED EAST ELEVATION



REVISED EAST ELEVATION



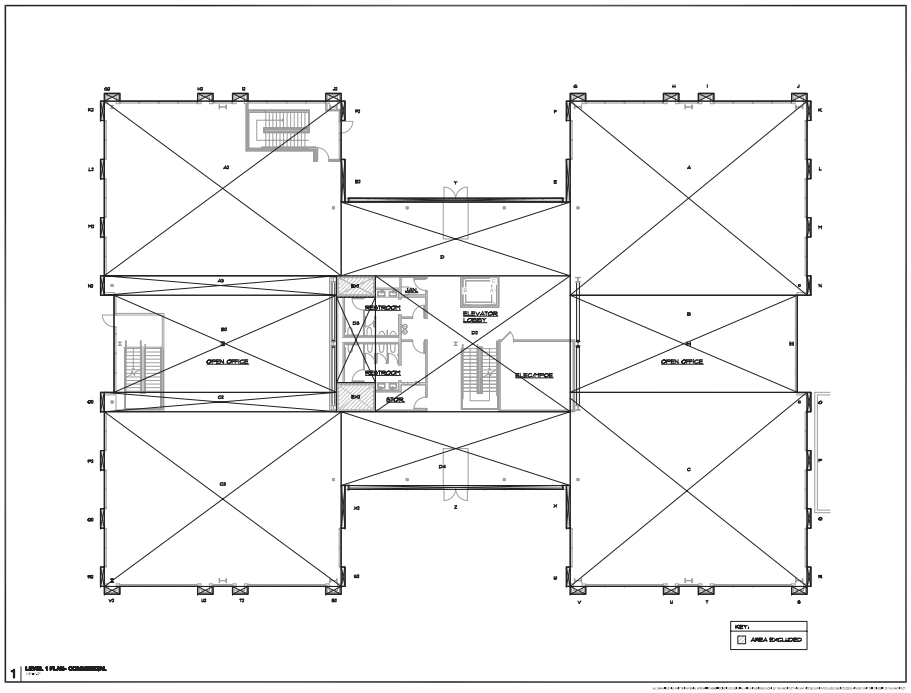
APPROVED WEST ELEVATION



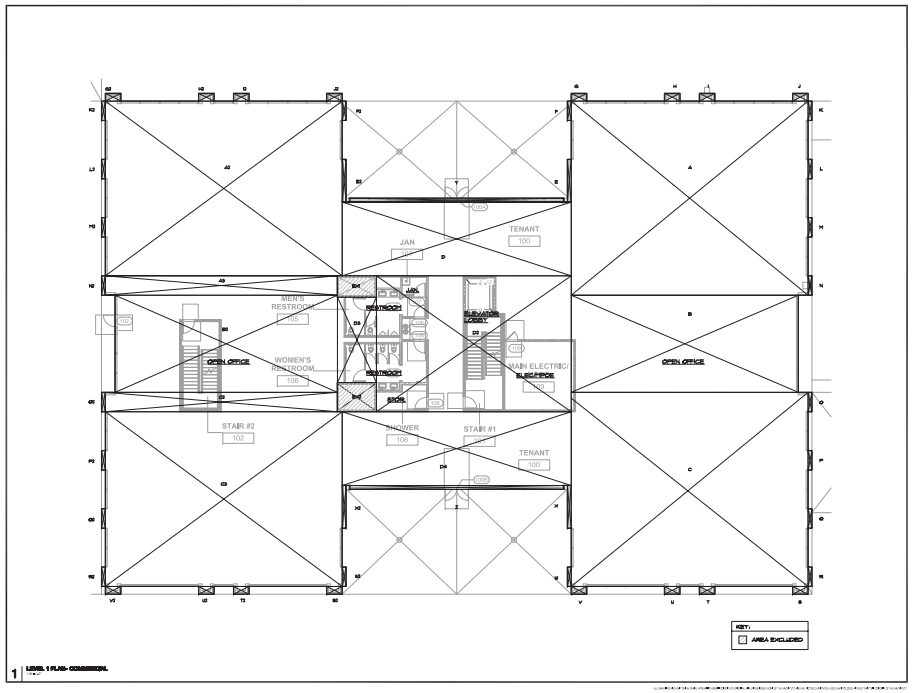
ELEVATOR OVERRUN
EL: ~45'-0"

NO CHANGE BELOW THIS LINE

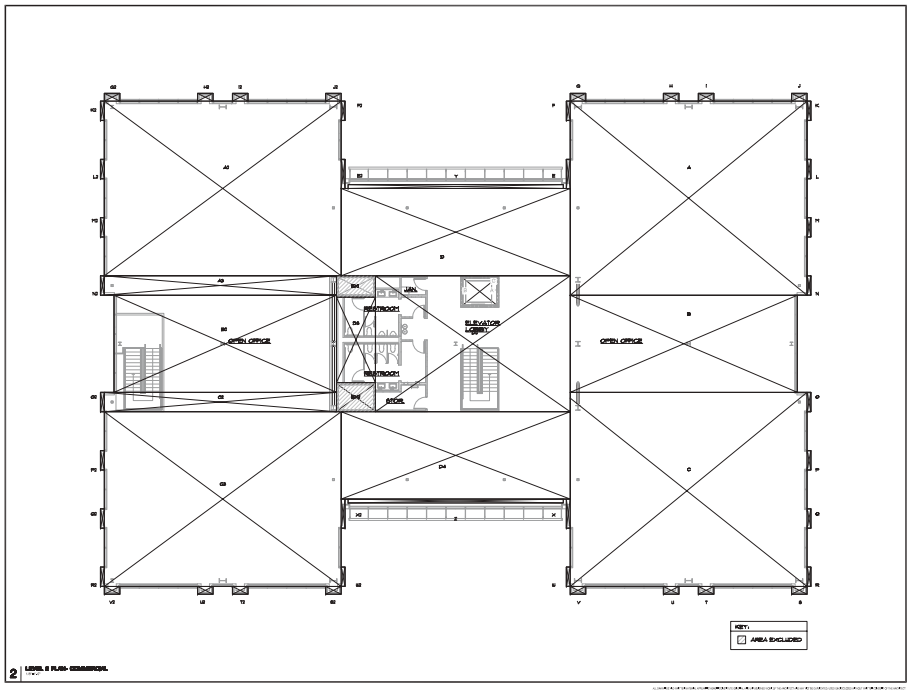
REVISED WEST ELEVATION



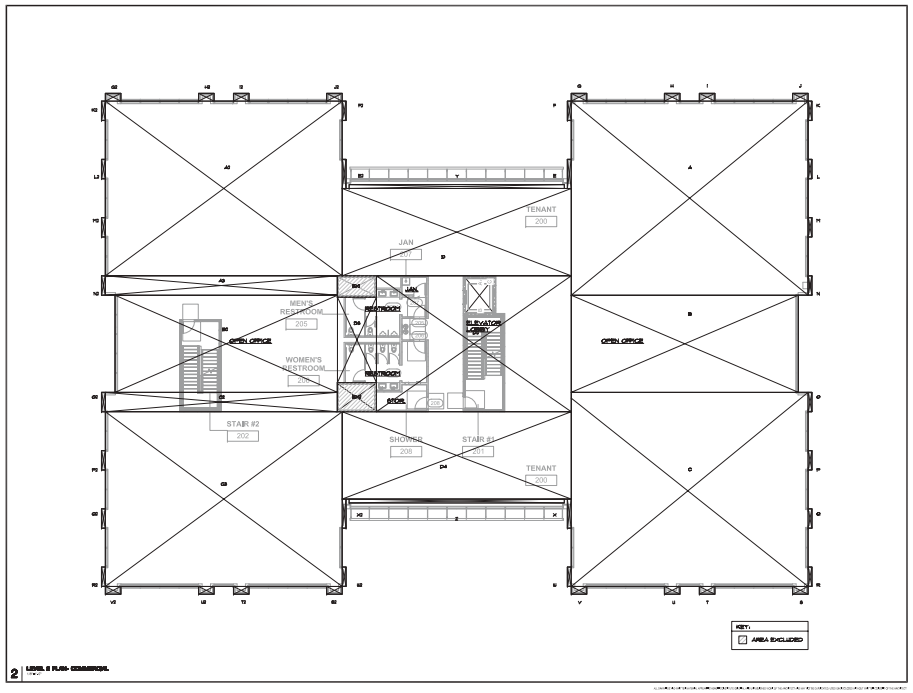
APPROVED LEVEL 1 SQUARE FOOTAGE CALCULATIONS



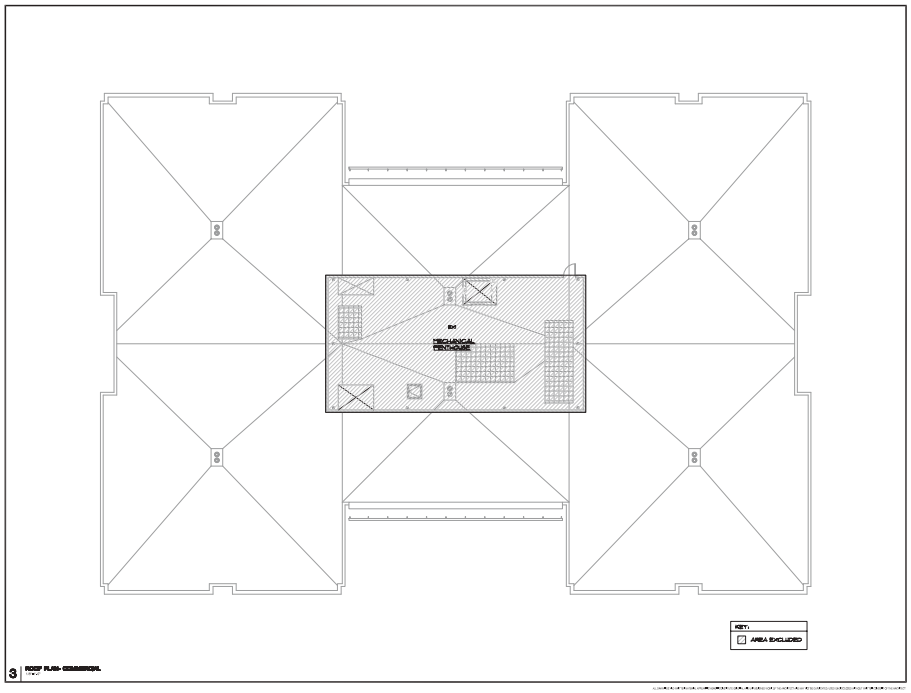
REVISED LEVEL 1 SQUARE FOOTAGE CALCULATIONS
(No change to Floor Area)



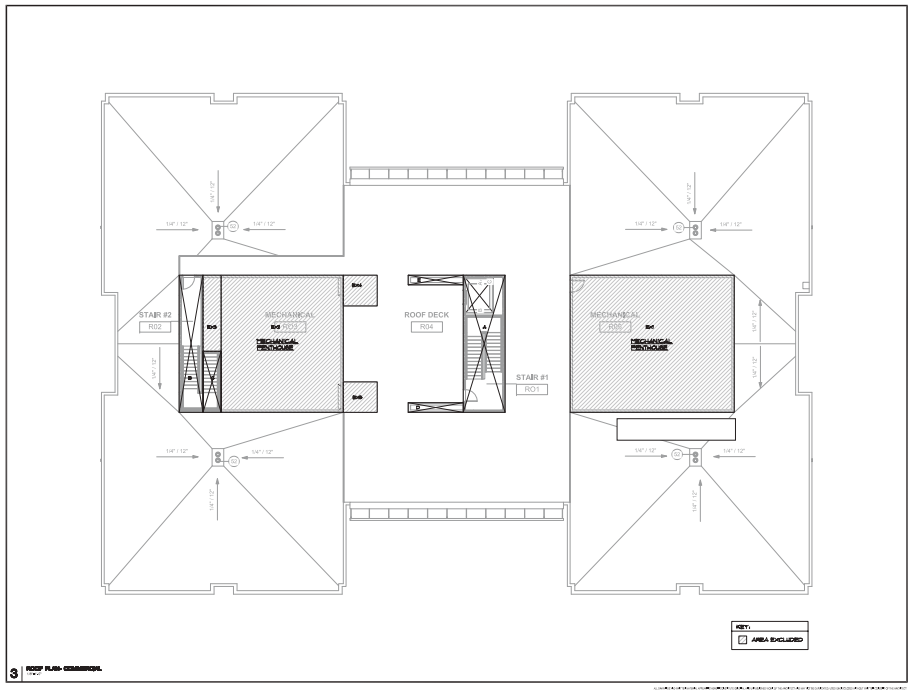
APPROVED LEVEL 2 SQUARE FOOTAGE CALCULATIONS



REVISED LEVEL 2 SQUARE FOOTAGE CALCULATIONS
(No change to Floor Area)



APPROVED ROOF SQUARE FOOTAGE CALCULATIONS



REVISED ROOF SQUARE FOOTAGE CALCULATIONS
(Increase in Floor Area by 742 SF from Roof Plan approved on October 16, 2018, and
Decrease in Floor Area by 214 SF from Roof Plan approved on February 26, 2018)

TOTAL GROSS FLOOR AREA CALCULATION - COMMERCIAL:

FLOOR	SF
LEVEL 1	19,681
LEVEL 2	26,693
TOTAL BUILDING GROSS FLOOR AREA:	39,774

TOTAL GROSS FLOOR AREA CALCULATION - RESIDENTIAL:

FLOOR	SF
LEVEL 1	10,156
LEVEL 2	12,256
LEVEL 3	12,256
TOTAL BUILDING GROSS FLOOR AREA:	34,668
TOTAL PROJECT GROSS FLOOR AREA:	74,432

TOTAL AREA EXCLUDED FROM GFA- RESIDENTIAL:

FLOOR	SF
LEVEL 1	3,175
LEVEL 2	675
LEVEL 3	675
TOTAL AREA EXCLUDED FROM GFA- RESIDENTIAL:	4,525

TOTAL AREA EXCLUDED FROM GFA- COMMERCIAL:

FLOOR	SF
LEVEL B1	61,738
LEVEL 1	136
LEVEL 2	136
ROOF	2,631
TOTAL AREA EXCLUDED FROM GFA- COMMERCIAL:	64,632
TOTAL PROJECT AREA EXCLUDED FROM GFA:	69,157

BUILDING COVERAGE CALCULATION :

FLOOR	SF
COMMERCIAL- LEVEL 1	26,223
RESIDENTIAL- LEVEL 1	12,925
BUILDING COVERAGE:	39,148

ROOF- AREA EXCLUDED CALCULATIONS:

AREA	DIMENSIONS	SF
EX1**	6'-1"x35'-4"	2,567
ROOF- TOTAL AREA EXCLUDED:		2,631

LEVEL B1- AREA EXCLUDED CALCULATIONS:

AREA	DIMENSIONS	SF
EX1***	143'-6"x18'-6"	2,568
EX1***	1'-11"x24'	136
EX1*	7'-11"x18'-8"	88
EX4***	6'-4"x123'-5"	1,937
EX3***	1'-11"x88'-9"	160
EX5***	147'-9"x123'-5"	17,938
EX1***	219"x148'-1"	31,871
EX8 ***	24'x54'-10"	1,316
LEVEL B1- TOTAL AREA EXCLUDED:		61,738

LEVEL 1- GROSS FLOOR AREA CALCULATIONS:

AREA	DIMENSIONS	SF
A	61'x56'	3,656
B	58'-6"x25'	1,462.5
C	61'x56'	3,656
D	99'x122'-6"	1,327
A2	61'x48'	2,748
A3	99'-10"x9'	299
B2	97'-4"x25'	1,433
C2	99'-10"x9'	299
D3	61'x45'	2,745
D3	96'-2"x28"	1,786
D3	18'-1"x22'	221
D4	99'x22'-6"	1,327
E	1'x11'	11
P	1'x5'	5
G	4'x2'	8
H	4'x2'	8
I	4'x2'	8
J	4'x2'	8
K	1'x5'	5
L	1'x5'	5
M	1'x5'	5
N	1'x5'	5
O	1'x5'	5
Q	1'x5'	5
R	1'x5'	5
S	4'x2'	8
T	4'x2'	8
U	4'x2'	8
V	4'x2'	8
W	1'x5'	5
X	1'x11'	11
Y	99'-9"x1'	99.4
Z	99'-9"x1'	99.4
B1	1'x11'	11
P2	1'x9'	9
G2	4'x2'	8
H2	4'x2'	8
I2	4'x2'	8
J2	4'x2'	8
K2	1'x9'	9
L2	1'x9'	9
M2	1'x9'	9
N2	1'x9'	9
O2	1'x9'	9
Q2	1'x9'	9
R2	1'x9'	9
S2	4'x2'	8
T2	4'x2'	8
U2	4'x2'	8
V2	4'x2'	8
W2	1'x9'	9
X2	1'x11'	11
TOTAL GROSS FLOOR AREA:		26,693

LEVEL 2- AREA EXCLUDED CALCULATIONS:

AREA	DIMENSIONS	SF
EX1*	18'-1"x5'-6"	99
EX2*	18'-1"x1'-6"	39
LEVEL 2- TOTAL AREA EXCLUDED:		136

LEVEL 1- GROSS FLOOR AREA CALCULATIONS:

AREA	DIMENSIONS	SF
A	61'x56'	3,656
B	58'-6"x25'	1,462.5
C	61'x56'	3,656
D	99'x11'	121
A2	61'x48'	2,748
A3	99'-10"x9'	299
B2	97'-4"x25'	1,433
C2	99'-10"x9'	299
D3	61'x45'	2,745
D3	96'-2"x28'	1,786
D3	18'-1"x22'	221
D4	99'x11'	121
E	1'x11'	11
P	1'x5'	5
G	4'x2'	8
H	4'x2'	8
I	4'x2'	8
J	4'x2'	8
K	1'x5'	5
L	1'x5'	5
M	1'x5'	5
N	1'x5'	5
O	1'x5'	5
Q	1'x5'	5
R	1'x5'	5
S	4'x2'	8
T	4'x2'	8
U	4'x2'	8
V	4'x2'	8
W	1'x5'	5
X	1'x11'	11
Y	99'-9"x1'	99.4
Z	99'-9"x1'	99.4
B1	1'x11'	11
P2	1'x9'	9
G2	4'x2'	8
H2	4'x2'	8
I2	4'x2'	8
J2	4'x2'	8
K2	1'x9'	9
L2	1'x9'	9
M2	1'x9'	9
N2	1'x9'	9
O2	1'x9'	9
Q2	1'x9'	9
R2	1'x9'	9
S2	4'x2'	8
T2	4'x2'	8
U2	4'x2'	8
V2	4'x2'	8
W2	1'x9'	9
X2	1'x11'	11
TOTAL GROSS FLOOR AREA:		19,681

LEVEL 1- AREA EXCLUDED CALCULATIONS:

AREA	DIMENSIONS	SF
EX1*	18'-1"x5'-6"	99
EX2*	18'-1"x1'-6"	39
LEVEL 1- TOTAL AREA EXCLUDED :		136

* EXCLUDED MECHANICAL SHAFTS BASED ON 16.64.325 (C) (5)
'VENT SHAFTS, SUCH AS BUILDING MECHANICAL AIR DUCTS AND CHIMNEYS'

** EXCLUDED MECHANICAL EQUIPMENT BASED ON 16.64.325 (C) (1) (2)

*** EXCLUDED PARKING AREA BASED ON 16.64.325 (C) (3)
'ALL AREA DEVOTED TO COVERED PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES, INCLUDING GARAGES, CARPORTS, BELOW GRADE PARKING STRUCTURES, AND ABOVE GRADE PARKING STRUCTURES'

APPROVED SQUARE FOOTAGE CALCULATIONS

TOTAL GROSS FLOOR AREA CALCULATION - COMMERCIAL:

FLOOR	SF
LEVEL 1	19,681
LEVEL 2	26,693
ROOF	742
TOTAL BUILDING GROSS FLOOR AREA:	46,816

TOTAL GROSS FLOOR AREA CALCULATION - RESIDENTIAL:

FLOOR	SF
LEVEL 1	10,156
LEVEL 2	12,256
LEVEL 3	12,256
TOTAL BUILDING GROSS FLOOR AREA:	34,668
TOTAL PROJECT GROSS FLOOR AREA:	79,774

TOTAL AREA EXCLUDED FROM GFA- RESIDENTIAL:

FLOOR	SF
LEVEL 1	3,175
LEVEL 2	675
LEVEL 3	675
TOTAL AREA EXCLUDED FROM GFA- RESIDENTIAL:	4,525

TOTAL AREA EXCLUDED FROM GFA- COMMERCIAL:

FLOOR	SF
LEVEL B1	61,762
LEVEL 1	136
LEVEL 2	136
ROOF	2,847
TOTAL AREA EXCLUDED FROM GFA- COMMERCIAL:	64,880
TOTAL PROJECT AREA EXCLUDED FROM GFA:	69,394

BUILDING COVERAGE CALCULATION :

FLOOR	SF
COMMERCIAL- LEVEL 1	26,223
RESIDENTIAL- LEVEL 1	12,925
BUILDING COVERAGE:	39,148

ROOF- GROSS FLOOR AREA CALCULATIONS:

AREA	DIMENSIONS	SF
A	18'-9"x35'-4"	361
B	6'-2"x35'-4"	218
C	4'-6"x13'-5"	73
D	2'-6"x14'-2"	35
E	2'-6"x14'-2"	35
TOTAL GROSS FLOOR AREA:		742

ROOF- AREA EXCLUDED CALCULATIONS:

AREA	DIMENSIONS	SF
EX1**	42'x35'-4"	1,494
EX2**	31'-6"x35'-4"	1,112
EX3**	4'-8"x19'-1"	91
EX4**	8'-9"x1'-11"	19
EX5**	8'-9"x1'-11"	19
ROOF- TOTAL AREA EXCLUDED:		2,841

LEVEL B1- AREA EXCLUDED CALCULATIONS:

AREA	DIMENSIONS	SF
EX9***	(4'-8" x 18'-6") / 2	37
EX1***	142'-11"x18'-6"	2,358
EX2***	1'-11"x24'	136
EX3*	1'-11"x88'-8"	88
EX4***	6'-4"x133'-5"	1,937
EX5***	1'-11"x88'-9"	160
EX6***	147'-9"x123'-5"	17,938
EX1***	219"x148'-1"	31,871
EX8 ***	24'x54'-10"	1,316
LEVEL B1- TOTAL AREA EXCLUDED:		61,762

LEVEL 2- GROSS FLOOR AREA CALCULATIONS:

AREA	DIMENSIONS	SF
A	61'x56'	3,656
B	58'-6"x25'	1,462.5
C	61'x56'	3,656
D	99'x122'-6"	1,327
A2	61'x48'	2,748
A3	99'-10"x9'	299
B2	97'-4"x25'	1,433
C2	99'-10"x9'	299
D3	61'x45'	2,745
D3	96'-2"x28'	1,786
D3	18'-1"x22'	221
D4	99'x22'-6"	1,327
E	1'x11'	11
P	1'x5'	5
G	4'x2'	8
H	4'x2'	8
I	4'x2'	8
J	4'x2'	8
K	1'x5'	5
L	1'x5'	5
M	1'x5'	5
N	1'x5'	5
O	1'x5'	5
Q	1'x5'	5
R	1'x5'	5
S	4'x2'	8
T	4'x2'	8
U	4'x2'	8
V	4'x2'	8
W	1'x5'	5
X	1'x11'	11
Y	99'-9"x1'	99.4
Z	99'-9"x1'	99.4
B1	1'x11'	11
P2	1'x9'	9
G2	4'x2'	8
H2	4'x2'	8
I2	4'x2'	8
J2	4'x2'	8
K2	1'x9'	9
L2	1'x9'	9
M2	1'x9'	9
N2	1'x9'	9
O2	1'x9'	9
Q2	1'x9'	9
R2	1'x9'	9
S2	4'x2'	8
T2	4'x2'	8
U2	4'x2'	8
V2	4'x2'	8
W2	1'x9'	9
X2	1'x11'	11
TOTAL GROSS FLOOR AREA:		26,693

LEVEL 2- AREA EXCLUDED CALCULATIONS:

AREA	DIMENSIONS	SF
EX1*	18'-1"x5'-6"	99
EX2*	18'-1"x1'-6"	39
LEVEL 2- TOTAL AREA EXCLUDED:		136

LEVEL 1- GROSS FLOOR AREA CALCULATIONS:

AREA	DIMENSIONS	SF
A	61'x56'	3,656
B	58'-6"x25'	1,462.5
C	61'x56'	3,656
D	99'x11'	121
A2	61'x48'	2,748
A3	99'-10"x9'	299
B2	97'-4"x25'	1,433
C2	99'-10"x9'	299
D3	61'x45'	2,745
D3	96'-2"x28'	1,786
D3	18'-1"x22'	221
D4	99'x11'	121
E	1'x11'	11
P	1'x5'	5
G	4'x2'	8
H	4'x2'	8
I	4'x2'	8
J	4'x2'	8
K	1'x5'	5
L	1'x5'	5
M	1'x5'	5
N	1'x5'	5
O	1'x5'	5
Q	1'x5'	5
R	1'x5'	5
S	4'x2'	8
T	4'x2'	8
U	4'x2'	8
V	4'x2'	8
W	1'x5'	5
X	1'x11'	11
Y	99'-9"x1'	99.4
Z	99'-9"x1'	99.4
B1	1'x11'	11
P2	1'x9'	9
G2	4'x2'	8
H2	4'x2'	8
I2	4'x2'	8
J2	4'x2'	8
K2	1'x9'	9
L2	1'x9'	9
M2	1'x9'	9
N2	1'x9'	9
O2	1'x9'	9
Q2	1'x9'	9
R2	1'x9'	9
S2	4'x2'	8
T2	4'x2'	8
U2	4'x2'	8
V2	4'x2'	8
W2	1'x9'	9
X2	1'x11'	11
TOTAL GROSS FLOOR AREA:		19,681

LEVEL 1- AREA EXCLUDED CALCULATIONS:

AREA	DIMENSIONS	SF
EX1*	18'-1"x5'-6"	99
EX2*	18'-1"x1'-6"	39
LEVEL 1- TOTAL AREA EXCLUDED :		136

* EXCLUDED MECHANICAL SHAFTS BASED ON 16.64.325 (C) (5)
'VENT SHAFTS, SUCH AS BUILDING MECHANICAL AIR DUCTS AND CHIMNEYS'

** EXCLUDED MECHANICAL EQUIPMENT BASED ON 16.64.325 (C) (1) (2)

*** EXCLUDED PARKING AREA BASED ON 16.64.325 (C) (3)
'ALL AREA DEVOTED TO COVERED PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES, INCLUDING GARAGES, CARPORTS, BELOW GRADE PARKING STRUCTURES, AND ABOVE GRADE PARKING STRUCTURES'

REVISED SQUARE FOOTAGE CALCULATIONS
(Increase in Floor Area by 742 SF from Roof Plan approved on October 16, 2018, and
Decrease in Floor Area by 214 SF from Roof Plan approved on February 26, 2018)

1540 El Camino Real

Project Background:

The design approved in February 2018 included a roof deck on top of the commercial building of approximately 2,825 SF. Subsequently in October 2018, prior ownership requested the roof deck be eliminated. The current applicant, Four Corners Properties, purchased the property in February 2019. As the new applicant, we are requesting that the roof deck be added back into the project, to preserve the original planning approval and provide an amenity for office tenants.

Summary of Changes:

1. The previously approved roof deck for the commercial building would be added back.
2. The proposed roof deck area would increase by 1,560 SF (2,825 SF to 4,385 SF).
3. The mechanical penthouses on the roof, the stairs and elevator would be revised slightly to meet associated code requirements.

Benefits of Changes:

1. Adding back the roof deck would help preserve the original planning approval.
2. The roof deck would be an amenity for office tenants.
3. The requested roof deck results in a building form that is substantially similar to the plan approved in February 2018 by Planning Commission.

CITY OF MENLO PARK

MEMORANDUM

Date: 7/12/2019
To: Planning Commission
From: Kaitie Meador, Senior Planner
Re: 1540 El Camino Real – Modifications to the roof plan to add a roof deck: Determination of Substantial Conformance (PLN2019-00051)

For all applications that involve the construction or alteration of structures (e.g., Architectural Control and Use Permit), a standard condition of approval is applied requiring the subsequent development to be in substantial conformance with the approved plans. In the following case, staff believes that a project's proposed changes are in substantial conformance with its original approval, although the modifications warrant notification of the Planning Commission. As is described in more detail later, any Planning Commissioner may request that the item be added to the agenda of the next Planning Commission meeting for further discussion.

Background

On February 26, 2018, the Planning Commission approved an architectural control application at 1540 El Camino Real to demolish the existing building and construct a new two-story non-medical office building and a three-story residential building with 27 residential units with a two level underground parking garage serving both buildings in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district. The Planning Commission staff report with approved plans and meeting minutes are available through the links provided below.

Staff report
https://www.menlopark.org/DocumentCenter/20180226_1540 ECR

Minutes
https://www.menlopark.org/AgendaCenter/20180226_Minutes

On October 11, 2018, a substantial conformance memorandum was sent to the Planning Commission to review exterior changes to the approved elevations. The primary changes included elimination of the second level of below grade parking, removal of the roof deck, and site modifications. No Planning Commissioners requested to discuss the item at the October 22, 2018 Planning Commission meeting and the changes were approved. The substantial conformance memo is available through the link provided below.

Substantial conformance memo
https://www.menlopark.org/DocumentCenter/20181011_1540 ECR

On April 25, 2019, a substantial conformance memorandum was sent to the Planning Commission to review exterior changes to the approved elevations. The primary changes included adding back the commercial building roof deck and minor floor plan and roof plan changes to the commercial building. No Planning Commissioners

requested to discuss the item at the May 6, 2019 Planning Commission meeting and the changes were approved. The substantial conformance memo is available through the link provided below.

Substantial conformance memo
https://www.menlopark.org/ArchiveCenter/20190425_1540 ECR

Proposed Revisions
The applicant is now requesting exterior and interior changes to the approved plans, with primary changes as follows:

Site Layout and Landscaping:
- The concrete pavers at the commercial and residential building entries would be changed to porcelain tiles.
- The concrete paving for the driveways would be changed to asphalt.
- The decorative pavers between the residential and commercial building would be changed to stamped and colored asphalt.
- The trees along the west side of the commercial building would be located in raised planters where at grade planters were approved.
- A new exterior stair from the below grade garage would be located near the northeast corner of the commercial building.
- The paving adjacent to the residential fitness room would be revised to wood decking from rubber surfacing.
- Raised landscape planters would be located along the residential building frontage where at grade landscaping was proposed.
- A path connecting one of the residential units to the San Antonio sidewalk would be removed based on its proximity to a heritage size tree proposed to be protected.

Residential Building:
- Modifications to the interior layout of the residential building based on the removal of the garage ramp approved with the substantial conformance memo on October 11, 2018. The layout changes would slightly increase the total residential building gross floor area by 125 square feet for a total gross floor area of 35,097 square feet where 34,972 square feet was previously approved.
- Minor modifications to the roof plan parapets and screening.
- Relocation of the stair and elevator tower to be consistent with the proposed and approved floor plan.
- Modifications to the size and locations of several windows and doors on the elevations. Several doors and windows would also be removed or added based on the proposed floor plan changes.
- The balcony guardrails would be revised from horizontal cable railings to vertical metal railings.
- The balcony columns would be revised to wood and would match the wood exterior siding.
- The ground level finished floor elevation height for the residential building would be raised to 65.19 feet but would be less than the originally approved ground level finished floor elevation height of 65.83 feet.

Project plan excerpts comparing the approved and proposed plans, juxtaposed on the same sheet, are included as Attachment A, and a project description letter summarizing the changes is included as Attachment B.

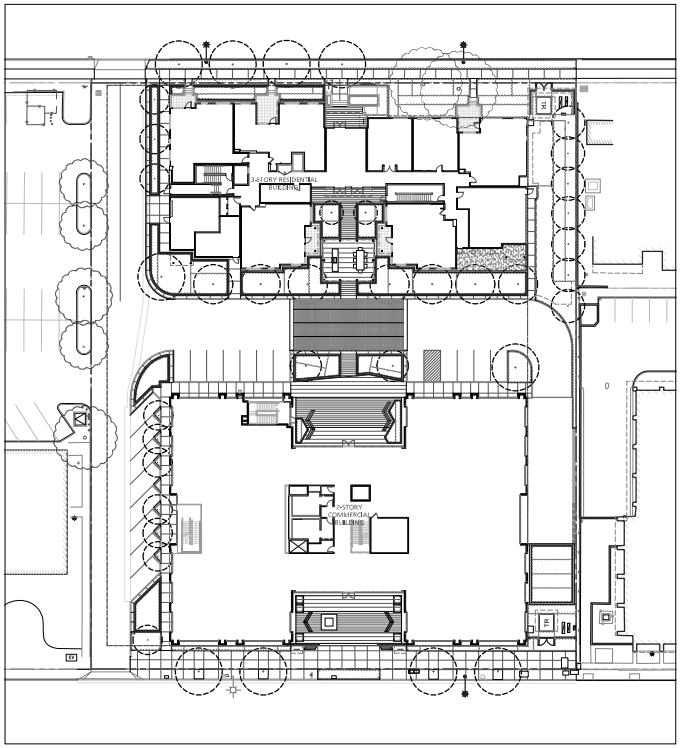
Staff Review
Staff has determined that the changes to the project plans are in substantial conformance with the Planning Commission's previous action based on the following:

- The proposed gross floor area increase would be modest, and the modifications would not increase the density, intensity, or change the use of the building.
- The overall integrity of the architectural design would be maintained with the proposed exterior changes.
- Several windows and doors would be slightly modified, added, or removed; however, the overall window and door pattern throughout the building elevations would remain similar to the approved plans.
- The revised project would continue to meet all applicable development regulations of the El Camino Real/Downtown Specific Plan with respect to setbacks, height, building profile, daylight plane, and floor area ratio.

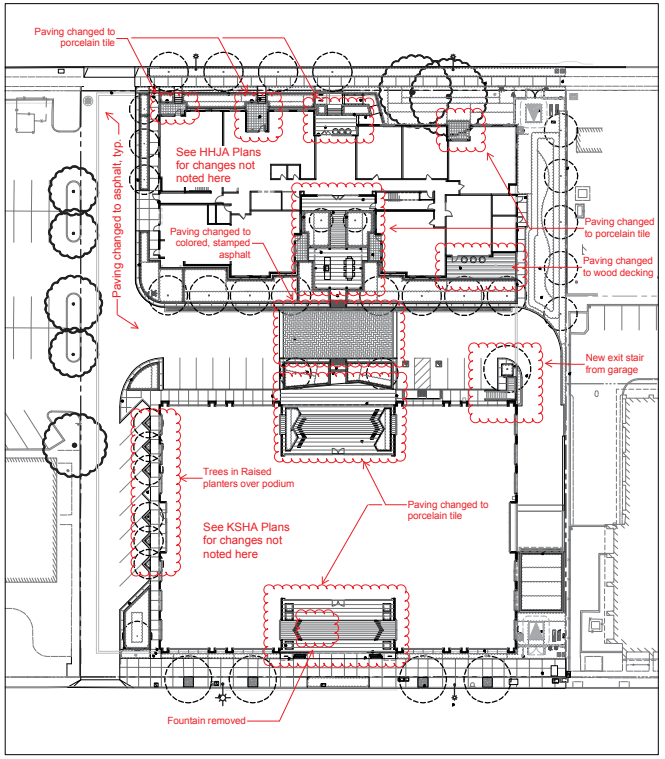
Planning Commission Review
If any member of the Commission would like to discuss the changes to the plans described above at the July 22, 2019 Planning Commission meeting, please notify staff no later than **5:00 p.m.** on **Monday, July 15, 2019**. If staff does not receive a request from a Planning Commissioner, there will be no further review, and the City will proceed with processing the described modifications as part of the building permit application. If any member of the Commission makes such a request, the item would be placed on the July 22, 2019 agenda as a regular business item to give the full Commission the opportunity to determine whether or not the correction meets the intent of the original approval. No additional materials beyond what is contained in this memorandum would be prepared for the agenda item.

If you have questions about the project, please contact Kaitie Meador at kmmeador@menlopark.org. If you wish to request that this item be scheduled for the Planning Commission meeting, please contact Kyle Perata at ktperata@menlopark.org.

Attachments
A. Approved and Revised Plans
B. Project Description Letter



Entitled Plan



Proposed Plan

1540 El Camino Real
MENLO PARK, CA



THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

ISSUES AND REVISIONS

Number	Date	Description
1	06/14/19	Conform. Dwg.

PROJECT NUMBER
16010.00

SHEET TITLE
Layout Plan - Conformance

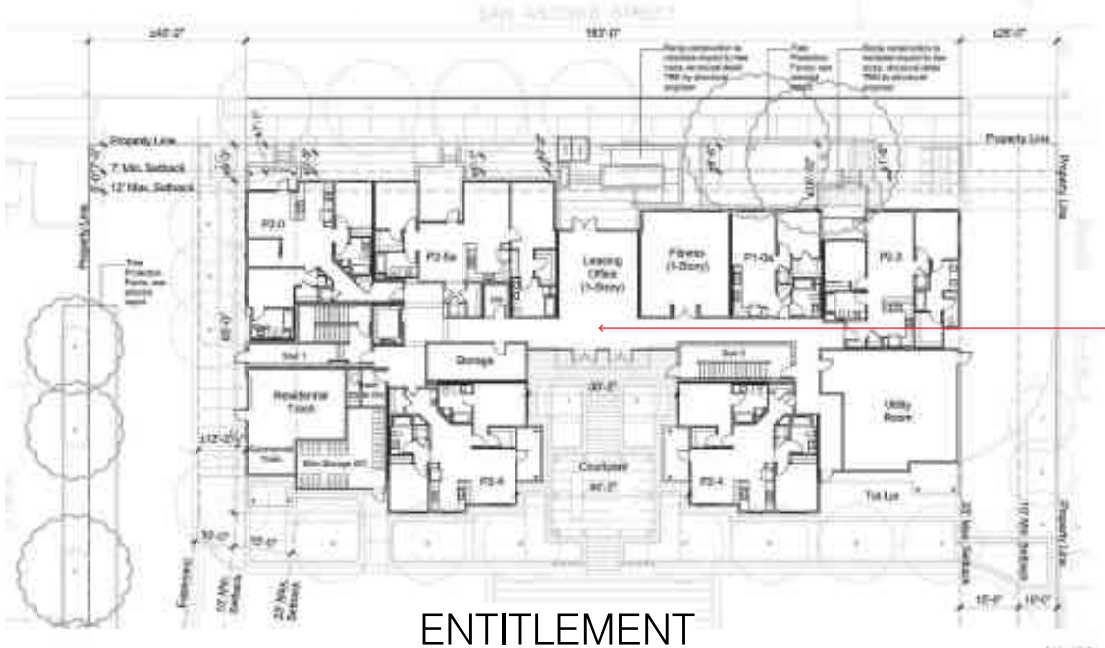
SCALE

North

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0 15 30 60

SHEET NUMBER

LC-1.0



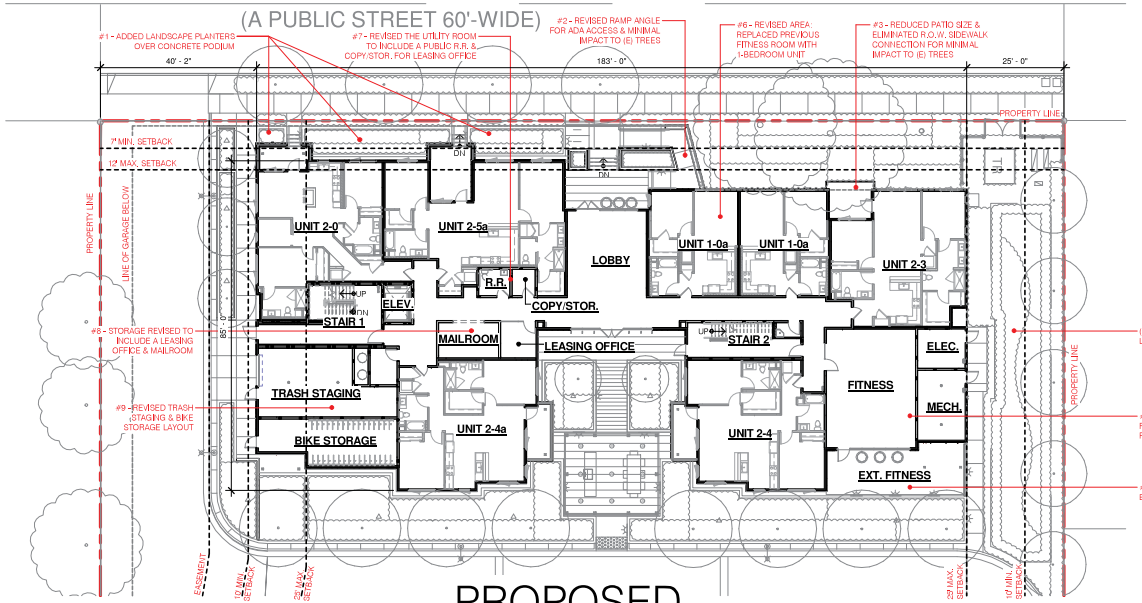
ENTITLEMENT PLAN SHOWN IS FOR RESIDENTIAL FLOOR PLAN COMPARISONS ONLY.

FOR REVISIONS & COMPARISONS NOT REFLECTED ON THIS SITE PLAN AND AS ADDITIONALLY APPROVED WITH THE OCTOBER 22, 2018 SUBSTANTIAL CONFORMANCE MEMO, SEE SHEET LC-1.0

ENTITLEMENT

SAN ANTONIO ST

(A PUBLIC STREET 60'-WIDE)



PROPOSED

HUNT HALE JONES

First Floor Plan

SCALE: 1/16" = 1'-0"

A001

Scale: 1/16" = 1'-0"

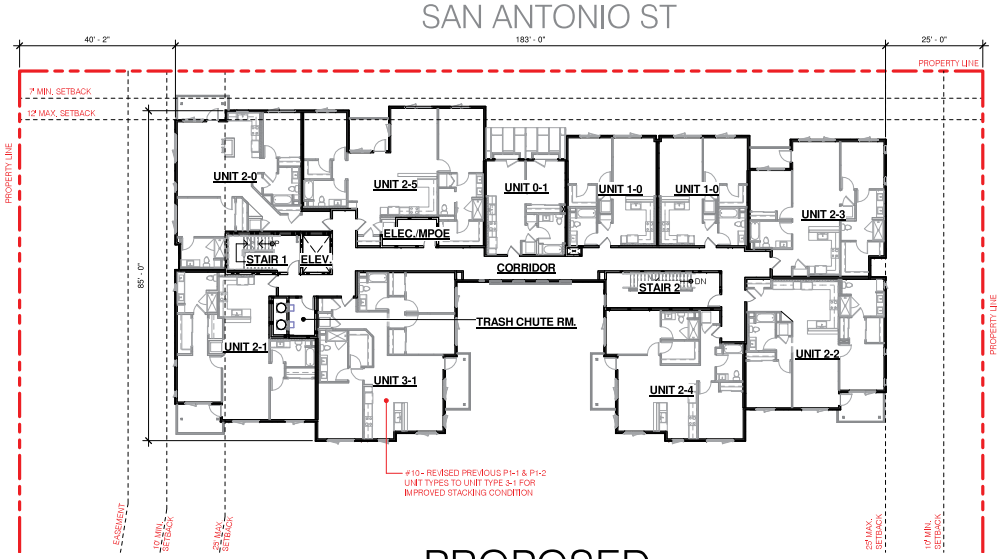
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ENTITLEMENT

ENTITLEMENT PLAN SHOWN IS FOR RESIDENTIAL FLOOR PLAN COMPARISONS ONLY.

FOR REVISIONS & COMPARISONS OF THE SITE PLAN AND AS ADDITIONALLY APPROVED WITH THE OCTOBER 22, 2018 SUBSTANTIAL CONFORMANCE MEMO, SEE SHEET LC-1.0



PROPOSED

Second Floor Plan

SCALE: 1/16" = 1'-0"

A002

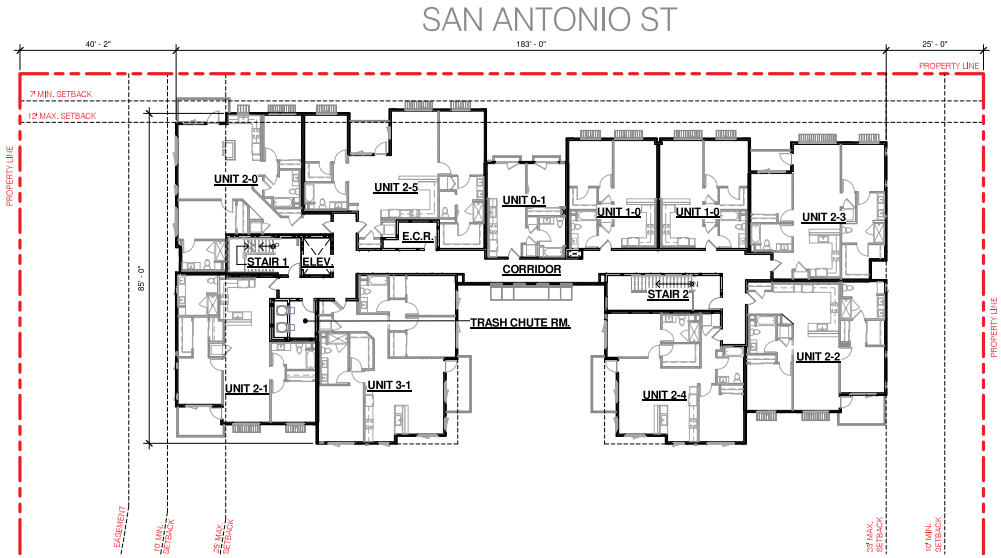
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HUNT HALE JONES

G6





HUNT HALE JONES

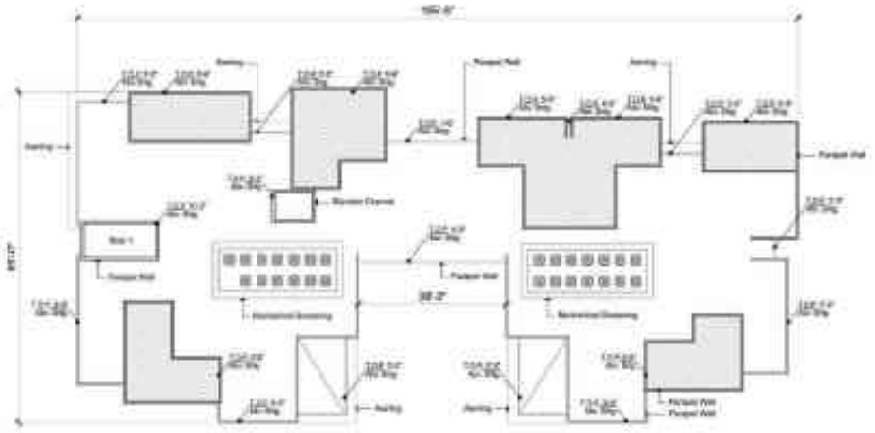
Third Floor Plan

SCALE: 1/16" = 1'-0"

A003

Scale: 1/16" = 1'-0"

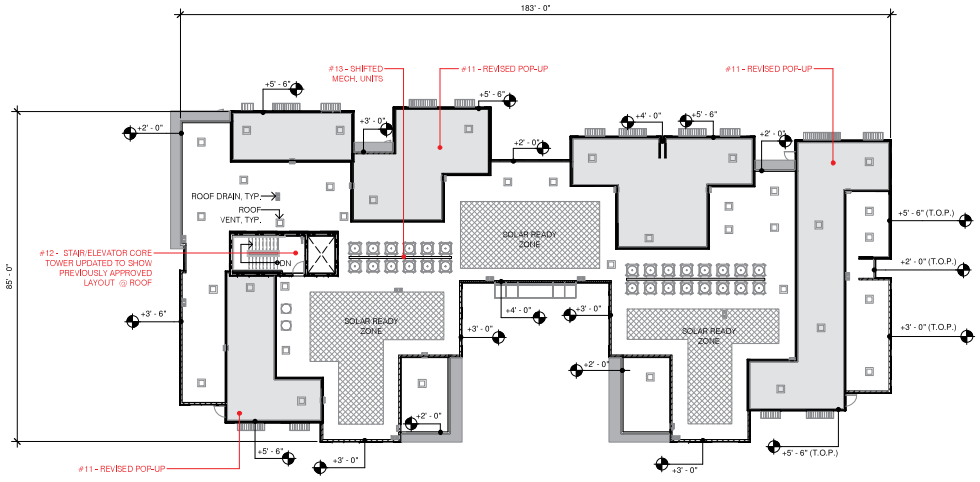
6/19/2019 8:12:39 AM



ENTITLEMENT

Note: Hatched area indicates raised roof structure. Parapet heights measured from main roof sheathing

Roof Level



PROPOSED

HUNT HALE JONES

Roof Plan

SCALE: 1/16" = 1'-0"

A004

Scale: 1/16" = 1'-0"

6/19/2019 8:13:00 AM



ENTITLEMENT

1. Front Elevation (San Antonio Street)



PROPOSED

Front Elevation (San Antonio Street)

SCALE: 1/8" = 1'-0"

HUNT HALE JONES

A005

Scale As indicated

6/19/2019 8:13:05 AM



ENTITLEMENT

1. Rear Elevation

#23 - NOTE:
ORIGINAL FF = +65.83'
RE-APPROVED FF = +64.15' (12/21/18)
REVISED FF = +65.19'



PROPOSED

HUNT HALE JONES

Rear Elevation

SCALE: 1/8" = 1'-0"

A006

Scale As indicated

6/19/2019 8:13:10 AM



ENTITLEMENT

2. Right Elevation

#33 - NOTE:
ORIGINAL FF = +65.83'
RE-APPROVED FF = +64.15' (12/21/18)
REVISED FF = +65.19'



PROPOSED

Right Elevation

SCALE: 1/8" = 1'-0"

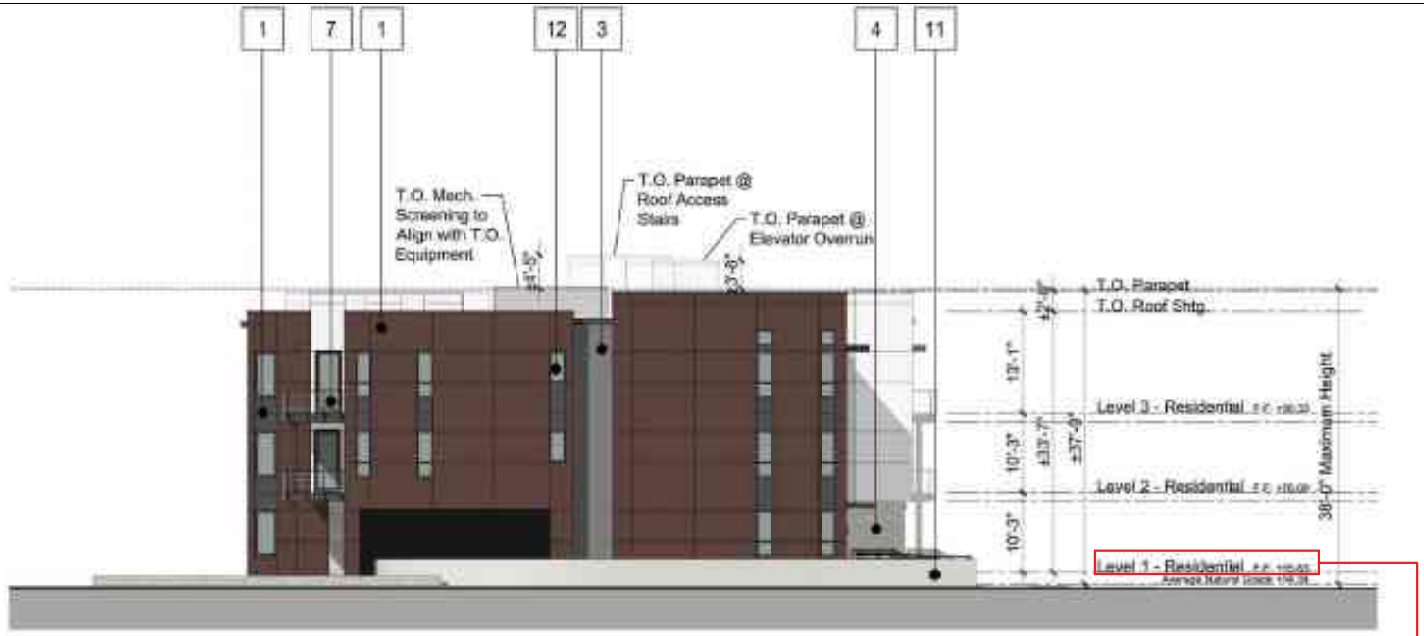
HUNT HALE JONES

A007

Scale As indicated

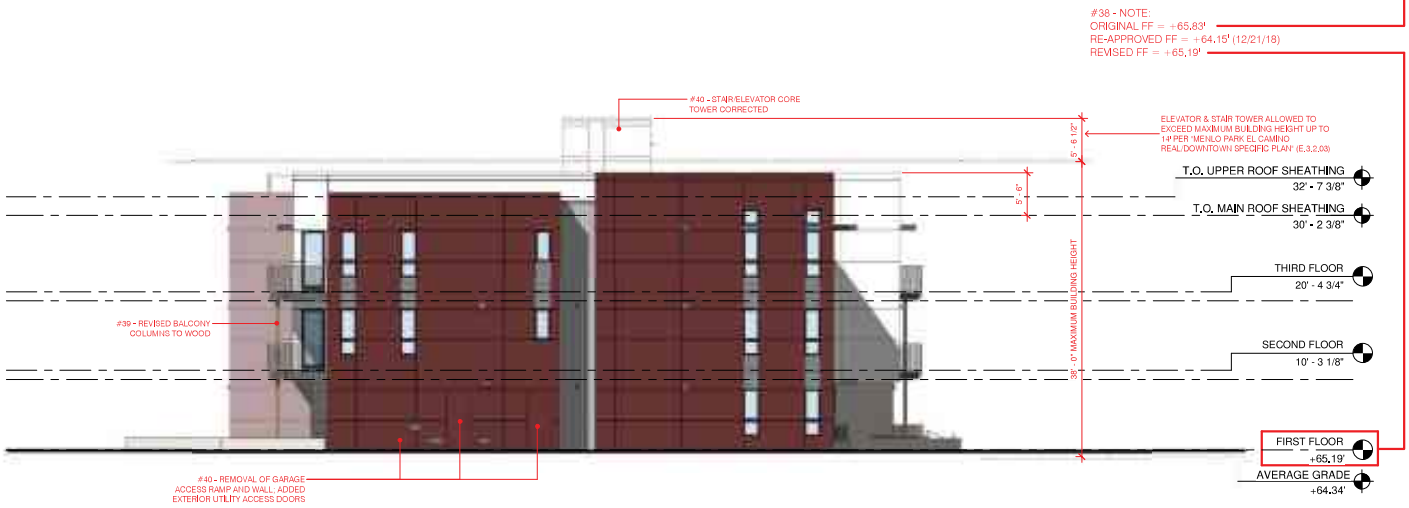
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G11



ENTITLEMENT

1. Left Elevation



PROPOSED

Left Elevation

SCALE: 1/8" = 1'-0"

HUNT HALE JONES

A008

Scale As indicated

6/19/2019 8:13:17 AM

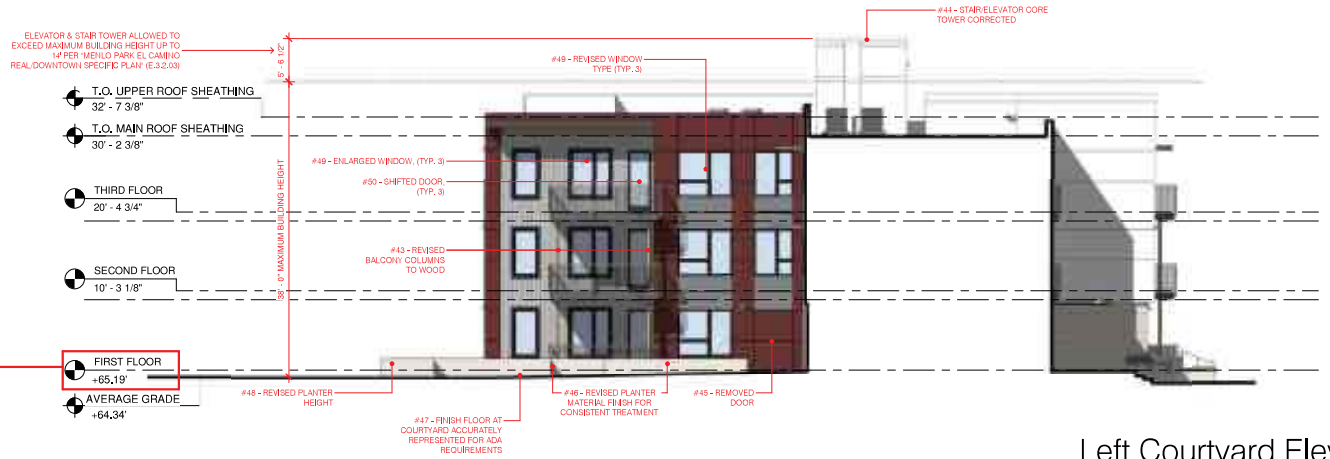
G12



ENTITLEMENT

2. Left Courtyard Elevation

#42 - NOTE:
ORIGINAL FF = +65.83'
RE-APPROVED FF = +64.19' (12/21/18)
REVISED FF = +65.19'



PROPOSED

Left Courtyard Elevation

SCALE: 1/8" = 1'-0"

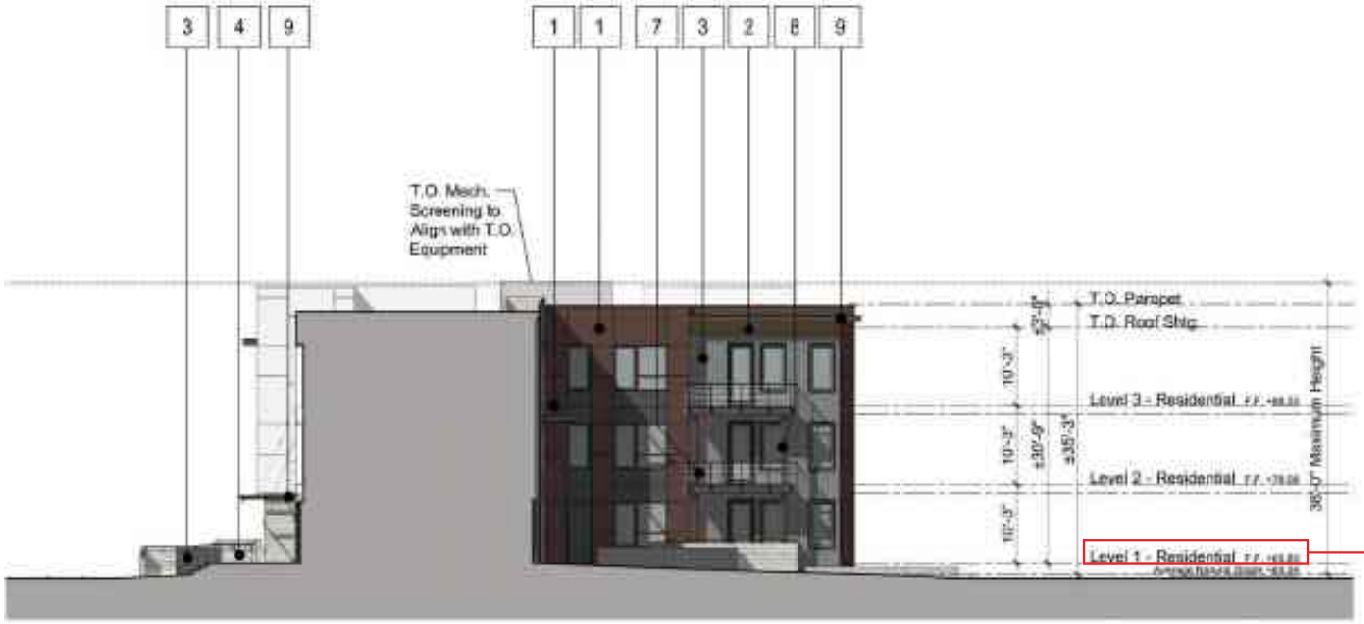
HUNT HALE JONES

A009

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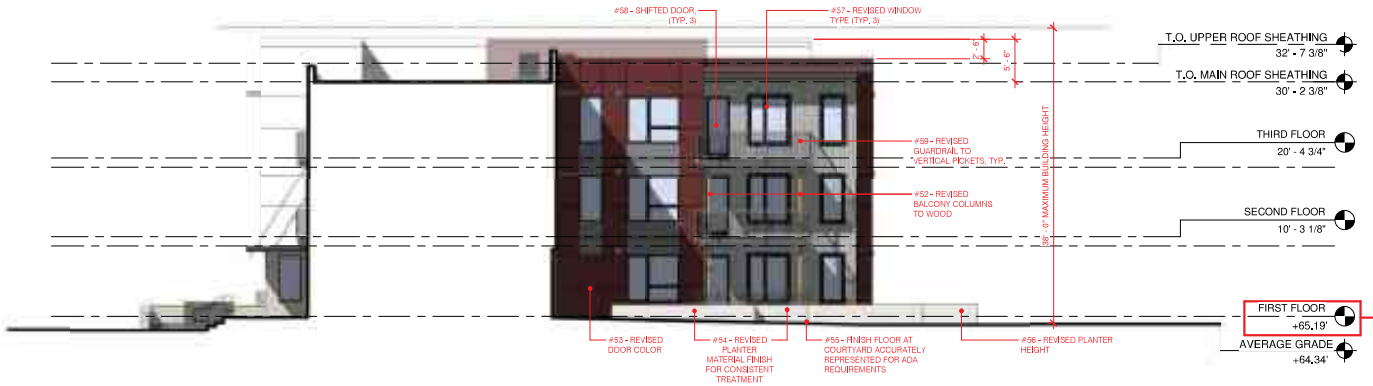
G13



ENTITLEMENT

2. Right Courtyard Elevation

#51 - NOTE:
ORIGINAL FF = +65.83'
RE-APPROVED FF = +64.15' (12/21/18)
REVISED FF = +65.19'



Right Courtyard Elevation

SCALE: 1/8" = 1'-0"

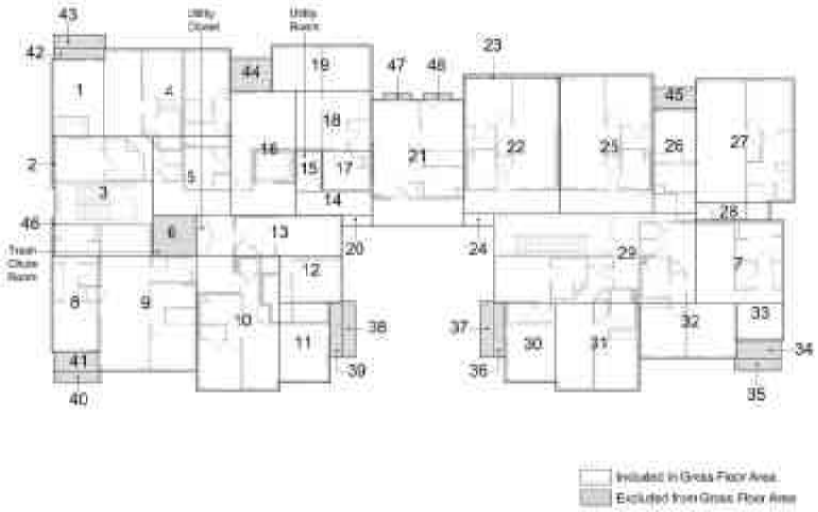
PROPOSED

HUNT HALE JONES

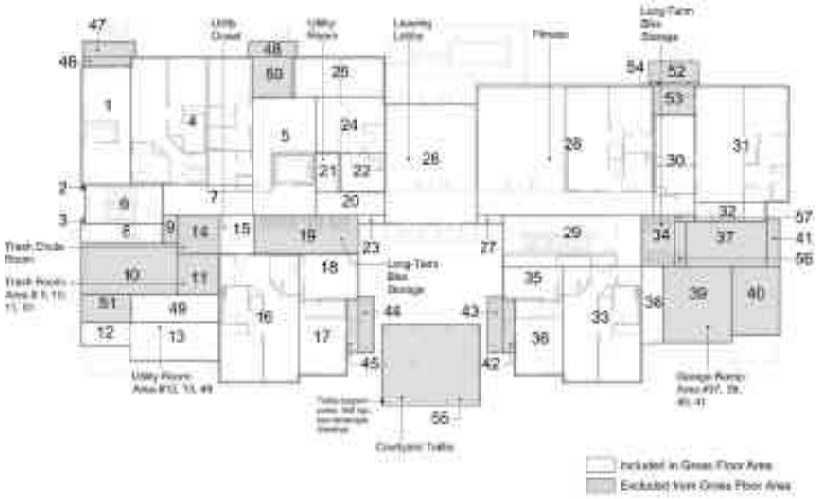
A010

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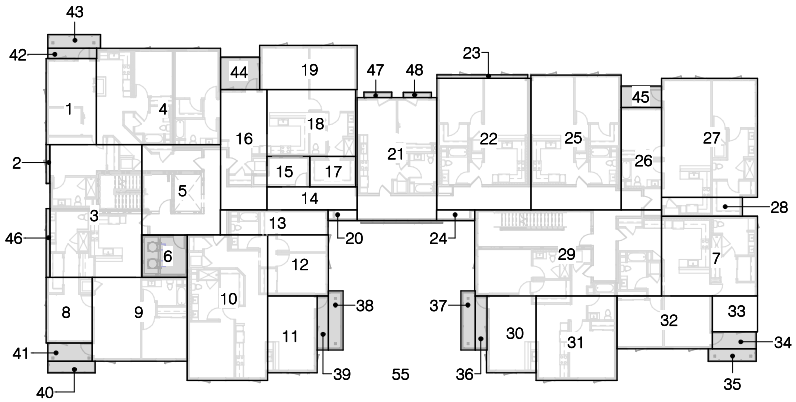
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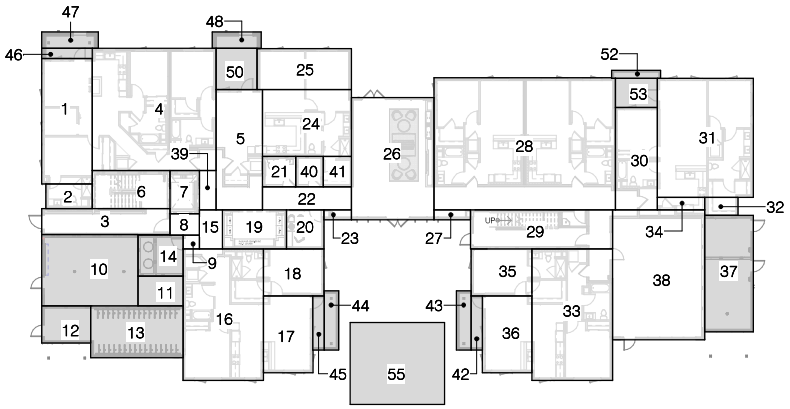


LEVEL 1 - FAR (ENTITLEMENT)



LEVEL 2 - FAR (PROPOSED)

SCALE: 1/16" = 1'-0"



LEVEL 1 - FAR (PROPOSED)

SCALE: 1/16" = 1'-0"

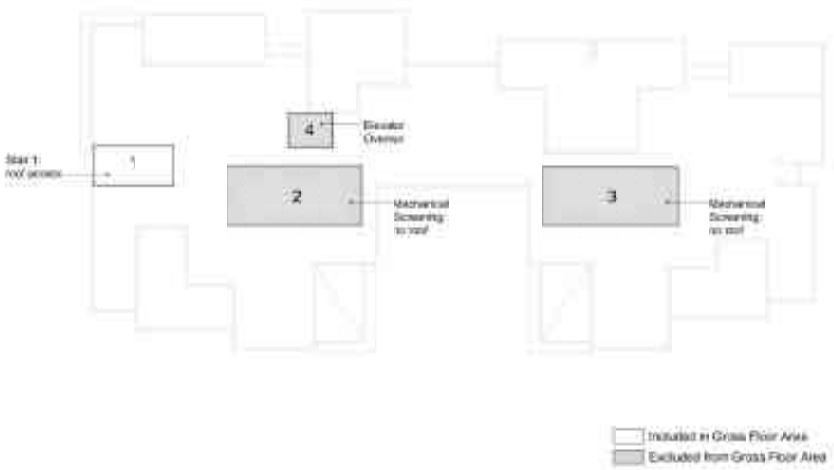
HUNT HALE JONES

A011

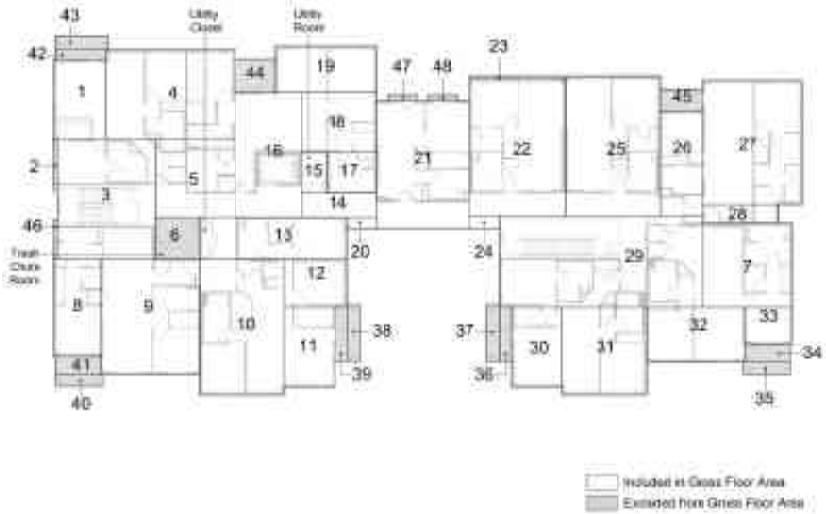
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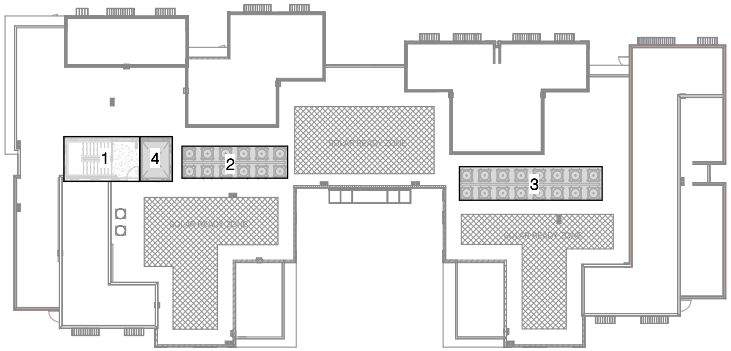
G15



ROOF - FAR (ENTITLEMENT)

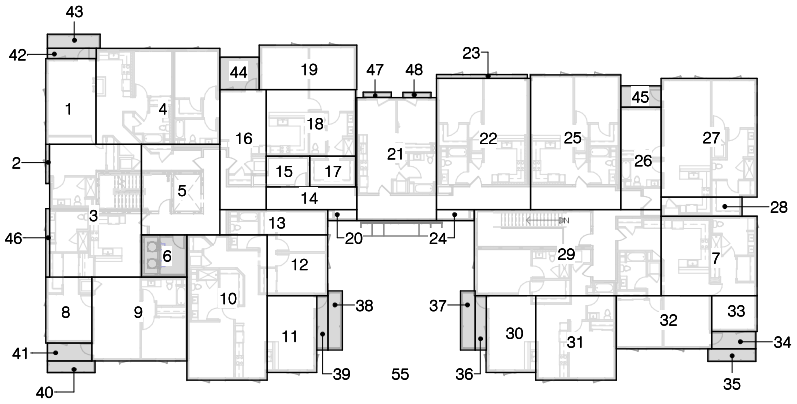


LEVEL 3 - FAR (ENTITLEMENT)



ROOF - FAR (PROPOSED)

SCALE: 1/16" = 1'-0"



LEVEL 3 - FAR (PROPOSED)

SCALE: 1/16" = 1'-0"

HUNT HALE JONES

A012

Scale: 1/16" = 1'-0"

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PROPOSED

LEVEL 1		
LEVEL 1 AREAS INCLUDED		
AREA	DIMENSIONS (FEET)	TOTAL
1	13,042 x 30,98	404 sf
2	12 x 6,333	76 sf
3	33 x 6,667	221sf
4	32 x 33,396	1 069 sf
5	11,917 x 30,917	370 sf
6	20 x 9,875	198 sf
7	7,667 x 11,208	86 sf
8	7,667 x 5,5	42 sf
9	4,333 x 3,583	15 sf
10	5,833 x 10,083	59 sf
16	20,958 x 33,771	708 sf
17	12,667 x 19,792	251 sf
18	15,667 x 11,979	188 sf
19	16,5 x 10,083	167 sf
20	9,667 x 10,083	98 sf
21	8,5 x 7,833	67 sf
22	22,917 x 5,917	136 sf
23	6,917 x 2,438	17 sf
24	18,312 x 14,979	274 sf
25	24,25 x 10,417	253 sf
26	23,875 x 31,417	750 sf
27	6,917 x 2,438	17 sf
28	46,625 x 33,979	1 584 sf
29	36,396 x 13,333	485 sf
30	10,792 x 26,479	286 sf
31	24,875 x 30,792	766 sf
32	8,583 x 4,667	40 sf
33	20,958 x 30,646	642 sf
34	12,166 x 3,166	39 sf
35	15,667 x 8,854	139 sf
36	12,667 x 19,792	251 sf
38	23,667 x 33,5	793 sf
39	4,25 x 10,083	43 sf
40	7 x 7,833	55 sf
41	7,25 x 7,833	57 sf
TOTAL		10,646 sf

10-14 SEE EXCLUDED BELOW

37 SEE EXCLUDED BELOW

42-55 SEE EXCLUDED BELOW

LEVEL 1 AREAS EXCLUDED (UTILITY)		
AREA	DIMENSIONS (FEET)	TOTAL
37	12,583 x 30	378 sf
TOTAL		378 sf

LEVEL 1 AREAS EXCLUDED (TRASH)		
AREA	DIMENSIONS (FEET)	TOTAL
10	24,833 x 18,416	458 sf
11	11,5 x 7,75	90 sf
14	11,5 x 10,5	121 sf
TOTAL		669 sf

LEVEL 1 AREAS EXCLUDED (BIKE STOR.)		
AREA	DIMENSIONS (FEET)	TOTAL
12	12,583 x 9,583	121 sf
13	23,833 x 13,333	318 sf
TOTAL		439 sf

LEVEL 1 AREAS EXCLUDED (BALCONIES)		
AREA	DIMENSIONS (FEET)	TOTAL
42	3 x 13,938	42 sf
43	3,687 x 15	55 sf
44	3,687 x 15	55 sf
45	3 x 13,938	42 sf
46	12,56 x 2,42	30 sf
47	13,71 x 4,19	57 sf
48	12,79 x 4,19	54 sf
49	NOT USED	
50	10,5 x 10,42	109 sf
51	NOT USED	
52	12,583 x 2	26 sf
53	10,79 x 7,5	81 sf
54	NOT USED	
TOTAL		551 sf

LEVEL 1 AREAS EXCLUDED (TRELLIS)		
AREA	DIMENSIONS (FEET)	TOTAL
55	25,833 x 21	542 sf
TOTAL		542 sf

LEVEL 2 & 3		
LEVEL 2 & 3 AREAS INCLUDED		
AREA	DIMENSIONS (FEET)	TOTAL
1	13,04 x 19,54	255 sf
2	1 x 12,917	13 sf
3	23,667 x 34,25	811sf
4	32 x 21,958	703 sf
5	20,25 x 23,333	473 sf
7	22,375 x 20,917	468 sf
8	11,833 x 16,917	201 sf
9	24,5 x 21,583	529 sf
10	20,75 x 37,417	777 sf
11	12,667 x 19,792	251 sf
12	15,667 x 15,667	246 sf
13	27,833 x 6,5	181 sf
14	23,333 x 5,917	138 sf
15	11,167 x 7,833	88 sf
16	11,917 x 30,917	369 sf
17	11,833 x 7,833	93 sf
18	22,917 x 17,167	394 sf
19	25,25 x 11,417	288 sf
20	7,417 x 2,938	22 sf
21	22,875 x 31,917	730 sf
22	24,083 x 33,583	809 sf
23	23,542 x 1	24 sf
24	7,417 x 3,333	25 sf
25	23,542 x 34,583	814 sf
26	10,292 x 26,083	268 sf
27	24,875 x 30,792	766 sf
28	19 x 4,458	85 sf
29	50,5 x 22,583	1,140 sf
30	12,667 x 19,792	251 sf
31	20,958 x 21,792	457 sf
32	24,542 x 13,708	336 sf
33	11,708 x 9,25	108 sf
46	1 x 17,75	18 sf
TOTAL		12,113 sf

LEVEL 2 & 3 AREAS EXCLUDED (TRASH)		
AREA	DIMENSIONS (FEET)	TOTAL
6	11,75 x 10,833	128 sf
TOTAL		128 sf

LEVEL 2 & 3 AREAS EXCLUDED (BALC.)		
AREA	DIMENSIONS (FEET)	TOTAL
34	11,062 x 4,458	49 sf
35	11,625 x 2,979	35 sf
36	3 x 13,438	40 sf
37	3,188 x 14	45 sf
38	3,188 x 14	45 sf
39	3 x 13,438	40 sf
40	11,625 x 2,812	33 sf
41	11,069 x 4,625	51sf
42	12,4 x 2,42	30 sf
43	12,88 x 3,52	45 sf
44	10 x 8,187	82 sf
45	10,29 x 5,27	54 sf
47	7,167 x 1,313	9 sf
48	7,167 x 1,313	9 sf
TOTAL		568 sf

ROOF		
ROOF AREAS INCLUDED		
AREA	DIMENSIONS (FEET)	TOTAL
1	19,5 x 11,5	225 sf
TOTAL		225 sf

ROOF AREAS EXCLUDED (ELEV.)		
AREA	DIMENSIONS (FEET)	TOTAL
4	8,5 x 11,5	98 sf
TOTAL		98 sf

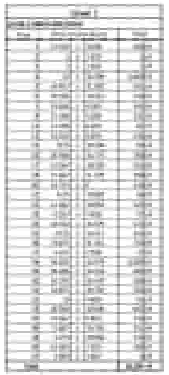
LEVEL 1 AREAS EXCLUDED (MECH.)		
AREA	DIMENSIONS (FEET)	TOTAL
2	27,25 x 8,5	232 sf
3	36,833 x 8,5	313 sf
TOTAL		545 sf

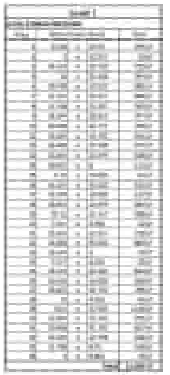
TOTAL AREA INCLUDED IN GFA	
LEVEL	TOTAL
LEVEL 1	10,646 sf
LEVEL 2	12,113 sf
LEVEL 3	12,113 sf
ROOF	225 sf
TOTAL	35,097 sf

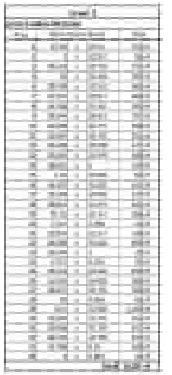
TOTAL AREA EXCLUDED IN GFA	
LEVEL	TOTAL
LEVEL 1	2,579 sf
LEVEL 2	696 sf
LEVEL 3	696 sf
ROOF	545 sf
TOTAL	4,516 sf

ENTITLEMENT

RESIDENTIAL FLOOR AREA CALCULATION SUMMARY







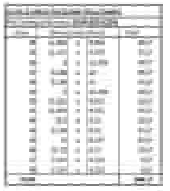




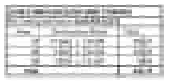


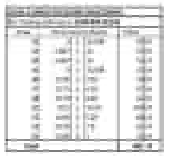




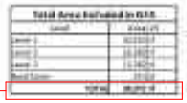














ENTITLEMENT = 34,972 SF FAR = ,47
PROPOSED = 35,097 SF FAR = ,47
CHANGE = 125 SF 0

THEREFORE THE PROPOSED RESIDENTIAL FAR REMAINS ,47
WHICH IS LESS THAN ,55 AND IN COMPLIANCE WITH THE ZONING ORDINANCE.

HUNT HALE JONES

A013

Scale: 1/16" = 1'-0"

6/20/2019 2:16:55 PM

G17

Project Description Letter

TO: City of Menlo Park
Community Development
Attn: Kaitie Meador, Senior Planner
650.330.6600

FROM: Hunt Hale Jones
Gary Martinez, Project Manager
415.568.3856

DATE: June 19, 2019

PROJECT NAME: 1540 El Camino Real – Residential
RE: Substantial Conformance Memo **(BLD2018-01514-Residential Building)**

cc: Dan Hale, Dave Wilbur, Rich Ying

Kaitie,
Regarding the received planning review comments dated April 30, 2019, General Comment #1, for the above-mentioned project, we are submitting proposed minor revisions to the previously approved entitlement drawings for review and additional approval. Through the development of the design, many of the proposed changes are due to architectural accuracies for logistical and building code compliance. Below is the itemized breakdown of the proposed revisions. Also, attached to this letter are side-by-side comparisons of the previously approved and proposed plans. Please feel free to contact me regarding any additional questions.

Thank You,
Gary Martinez
Project Manager

THE
GUZZARDO
PARTNERSHIP INC.
Landscape Architects · Land Planners

181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003
www.tgp-inc.com

City of Menlo Park
Community Development
701 Laurel Street
Menlo Park, CA 94025

18 June 2019

ATTN: Katie Meador

RE: **1540 El Camino Real**
Menlo Park, California

Dear Katie,
Please see the following description of our proposed minor revisions to the previously approved entitlement drawings for review and approval. Included is a side-by-side plan highlighting the areas of change.

Pedestrian Concrete Unit Paver areas at residential stoops, main entries and rear courtyards changed to Porcelain Tile Paving to meet waterproofing requirements.

Paving at Fitness Area breakout space changed from Rubber Surfacing to Wood Decking to maintain a consistent material palette with the architecture.

Vehicular Paving at drive aisles changed from Concrete to Asphalt for improved structural efficiency, constructability and long-term maintenance.

Vehicular Accent Paving at pedestrian crossing changed from Unit Pavers to Stamped and Colored Asphalt to maintain the original design intent while improving the structural efficiency, constructability and long-term maintenance.

Exit stair from garage added near top of garage ramp to meet building/fire code emergency exit requirements.

Trees along saw-tooth parking raised into precast planters due to elevated, extended podium below to provide the necessary soil depth for tree health.

Fountain removed from office building entry for water conservancy. Evaluating options to activate the space with furniture and plantings.

Sincerely,
The Guzzardo Partnership, Inc.

Kurt Culver

Kurt Culver
Principal

Summary of Changes

A001 – FIRST FLOOR PLAN

Exterior

1. Added (3) landscape planters over concrete podium along front elevation to allow correct planting soil depth.
2. Revised the ramp angle for ADA access & minimal impact to (E) protected trees
3. Reduced 'Unit 2-3' patio size & eliminated R.O.W. sidewalk connection for minimal impact to (E) protected trees.
4. Revised 'Tot Lot' to 'Exterior Fitness' use to meet market demand.

Interior

5. Relocated 'Fitness' room to previous utility area. Reduced Utility area to actual size required to improve utilization.
6. Replaced old 'Fitness' room location with 'Unit 1-0a' (1-Bedroom unit) for improved unit stacking construction.
7. Revised central 'Utility' room adjacent to 'Unit 2-5a' to include a public 'Restroom' per code requirements. Added a 'Copy/Storage' room for the leasing office for additional demand.
8. Revised central 'Storage' adjacent to 'Unit 2-4a' to include a 'Mailroom' and 'Leasing Office' with logistical requirements overlooked in original plan.
9. Revised 'Trash Staging' and 'Bike Storage' layout for efficient functionality.

A002 – SECOND FLOOR PLAN

10. Revised the previous 'P1-1 & P1-2' unit types to a single unit type 'Unit 3-1' for improved unit stacking construction.

A003 – THIRD FLOOR PLAN

No significant changes

A004 – ROOF PLAN

11. Revised pop-up areas to align with structural framing and to correct inaccuracies of prior approval.
12. Stair/Elevator tower corrected from inaccuracies of prior approval.
13. Mechanical unit groupings shifted to accommodate additional roof building code requirements. (Solar Zones, Drainage, Roof Access Stair)

A005 – FRONT ELEVATION

14. Reverted and slightly revised finished floor elevation for existing grading around the project site and to align closer with original entitlement and unanticipated code requirements.

15. Stair/Elevator tower corrected from inaccuracies of prior approval. Height slightly extended for roof access and architectural accuracies required by code.
16. Revised all balcony support columns from round metal columns to wood for aesthetics and efficient fire code requirements.
17. Raised CMU planter's over concrete podium to provide correct soil depth.
18. Revised storefront entrance at 'Main Entry' for architectural accuracies and efficient interior circulation.
19. Due to relocation of the 'Fitness' room, the storefront is replaced with a casement combo window associated with the 'Unit 1-0a' now adjacent to 'Main Entry.'
20. Revised elevation reveal material from stone to plaster accent for consistent material treatment.
21. Reduced 'Unit 2-3' patio size & eliminated R.O.W. sidewalk connection for minimal impact to (E) protected trees.
22. Revised guardrails from horizontal picket style to vertical picket style. From prior project applications, vertical pickets offer an additional safety measure and help minimize any small children from climbing onto or over the guardrails.

A006 – REAR ELEVATION

23. Reverted and slightly revised finished floor elevation for existing grading around the project site and to align closer with original entitlement and unanticipated code requirements.
24. Revised all balcony support columns from round metal columns to wood for aesthetics and efficient fire code requirements, typ.
25. Slightly enlarged 'Unit 2-2' living room windows for additional natural light.
26. Flipped 'Unit 2-2' bedroom window at balcony to avoid balcony door swing.
27. Relocated 'Fitness' room reflected with added storefront system for additional natural light and connection to 'Exterior Fitness'
28. Revised CMU planter heights at the rear for correct soil depth to accommodate requested trees and to avoid operable window sills, typ. @ rear elevation only.
29. Revised rear storefront entrance for efficient circulation to exterior courtyard.
30. With the revised layout of the 'Bike Storage' room, the access door was removed from the Rear Elevation and relocated to the Right (West) Elevation. (See Item #9)
31. Stair/Elevator tower corrected from inaccuracies of prior approval. Height slightly extended for roof access and architectural accuracies required by code.
32. Revised guardrails from horizontal picket style to vertical picket style. From prior project applications, vertical pickets offer an additional safety measure and help minimize any small children from climbing onto or over the guardrails.

A007 – RIGHT ELEVATION

33. Reverted and slightly revised finished floor elevation for existing grading around the project site and to align closer with original entitlement and unanticipated code requirements.

34. Revised all balcony support columns from round metal columns to wood for aesthetics and efficient fire code requirements, typ.
35. Stair/Elevator tower corrected from inaccuracies of prior approval. Height slightly extended for roof access and architectural accuracies required by code.
36. Removed fixed windows from the center of the elevation due to Stair/Elevator shift from previously approved plans.
37. Added fixed windows in 'Unit 2-1' for additional natural light.

A008 – LEFT ELEVATION

38. Reverted and slightly revised finished floor elevation for existing grading around the project site and to align closer with original entitlement and unanticipated code requirements.
39. Revised all balcony support columns from round metal columns to wood for aesthetics and efficient fire code requirements, typ.
40. Stair/Elevator tower corrected from inaccuracies of prior approval. Height slightly extended for roof access and architectural accuracies required by code.
41. Added exterior doors and access for 'Utility' rooms as required by utility agencies and code.

A009 – LEFT COURTYARD ELEVATION

42. Reverted and slightly revised finished floor elevation for existing grading around the project site and to align closer with original entitlement and unanticipated code requirements.
43. Revised all balcony support columns from round metal columns to wood for aesthetics and efficient fire code requirements, typ.
44. Stair/Elevator tower corrected from inaccuracies of prior approval. Height slightly extended for roof access and architectural accuracies required by code.
45. Removed exterior door at previous storage room.
46. Revised planter material for consistent treatment in courtyard.
47. Finish floor at courtyard is accurately represented in the proposed drawing for ADA requirements.
48. Revised CMU planter height at the rear to avoid operable window sills, typ. (see related item #28)
49. Revised window types due to item #11, typ. 6 windows
50. Shifted patio/balcony door for circulation and interior layout.

A010 – RIGHT COURTYARD ELEVATION

51. Reverted and slightly revised finished floor elevation for existing grading around the project site and to align closer with original entitlement and unanticipated code requirements.
52. Revised all balcony support columns from round metal columns to wood for aesthetics and efficient fire code requirements, typ.
53. Revised Exterior door color to match adjacent finish.

54. Revised planter material for consistent treatment in courtyard.
55. Finish floor at courtyard is accurately represented in the proposed drawing for ADA requirements.
56. Revised CMU planter height at the rear to avoid operable window sills, typ. (see related item #28)
57. Revised window types due to item #11, typ. 3 windows
58. Shifted patio/balcony door for circulation and interior layout.
59. Revised guardrails from horizontal picket style to vertical picket style. From prior project applications, vertical pickets offer an additional safety measure and help minimize any small children from climbing onto or over the guardrails.



d"series

D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

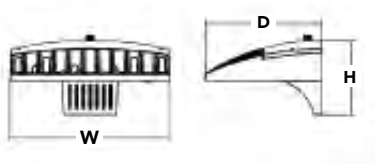
Specifications

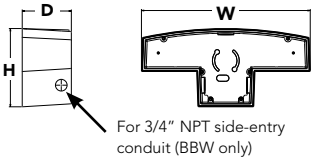
Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**E20WC Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		





Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens P2 2200 Lumens P3 3200 Lumens P4 4300 Lumens P5 5200 Lumens P6 7200 Lumens P7 10000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC [3] AMBLW Amber LW [1,3]	70CRI 70CRI 80CRI 80CRI [2] AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare [4] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3 [4] BLC4 Back Light Control Type 4 [4]	MVOLT 120 [5] 208 [5] 240 [5] 277 [5] 347 [5,6] 480 [5,6] HVOLT [6]	**Shipped included** SRM Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [7]	**Shipped installed** PE Photoelectric cell, button type [8] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [9] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [9] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [9] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [9] E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant [10] E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant [10]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [5,11]
DF	Double fuse (208, 240 or 480V) [5,11]
HS	House-side shield [12]
SPD	Separate surge protection

Shipped separately [12]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1 Only available with P1 and P6 Packages.
2 Not available with 57K.
3 Only Available with AMCRI.
4 Not available with HS Option.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9 Reference Motion Sensor table on page 3. Not available with DMG.
10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
11 Not available with E20WC and E10WH.
12 Also available as a separate accessory; see Accessories information.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

Package	Dist. Type	System Watts	30K, 70CRI		40K, 70CRI		50K, 70CRI	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	T2M	12	1,840	149	1,965	159	1,993	161
	T3M	12	1,786	144	1,908	154	1,934	156
	T4M	12	1,821	147	1,946	157	1,973	159
	TFTM	12	1,816	147	1,940	157	1,967	159
	BLC4	12	1,382	112	1,476	119	1,497	121
P2	T2M	15	2,189	150	2,339	160	2,371	163
	T3M	15	2,126	146	2,271	156	2,302	158
	T4M	15	2,168	149	2,316	159	2,348	161
	TFTM	15	2,161	148	2,309	158	2,341	161
	BLC4	15	1,645	113	1,757	121	1,781	122
P3	T2M	21	3,064	146	3,273	155	3,318	158
	T3M	21	2,974	141	3,177	151	3,222	153
	T4M	21	3,033	144	3,240	154	3,285	156
	TFTM	21	3,024	144	3,231	153	3,275	156
	BLC4	21	2,302	109	2,459	117	2,493	118
P4	T2M	29	3,997	139	4,269	149	4,329	151
	T3M	29	3,880	135	4,145	145	4,203	147
	T4M	29	3,957	138	4,227	147	4,286	149
	TFTM	29	3,945	138	4,214	147	4,273	149
	BLC4	29	3,002	105	3,207	112	3,252	113
P5	T2M	37	4,977	134	5,317	143	5,391	145
	T3M	37	4,832	130	5,162	139	5,233	141
	T4M	37	4,928	132	5,264	142	5,337	144
	TFTM	37	4,913	132	5,248	141	5,321	143
	BLC4	37	3,739	101	3,994	107	4,050	109
P6	T2M	48	6,867	142	7,335	152	7,437	154
	T3M	48	6,667	138	7,122	148	7,220	150
	T4M	48	6,798	141	7,262	151	7,363	153
	TFTM	48	6,778	140	7,241	150	7,341	152
	BLC4	48	5,158	107	5,511	114	5,587	116
P7	T2M	73	9,819	135	10,490	145	10,635	147
	T3M	73	9,533	131	10,184	140	10,325	142
	T4M	73	9,722	134	10,385	143	10,529	145
	TFTM	73	9,693	134	10,354	143	10,498	145
	BLC4	73	7,377	102	7,880	109	7,989	110

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED P7** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.82

Electrical Load

Performance Package	LEDs	Drive Current (mA)	System Watts	Current (A)					
				120V	208V	240V	277V	347V	480V
DSXW1 P1	10	375	12	0.10	0.06	0.05	0.04	-	-
DSXW1 P2	10	450	15	0.12	0.07	0.06	0.05	0.04	0.03
DSXW1 P3	10	650	21	0.18	0.10	0.09	0.08	0.06	0.05
DSXW1 P4	10	875	29	0.24	0.14	0.12	0.10	0.08	0.06
DSXW1 P5	10	1125	37	0.30	0.18	0.16	0.14	0.11	0.08
DSXW1 P6	20	750	48	0.39	0.24	0.20	0.18	0.14	0.10
DSXW1 P7	20	1150	73	0.60	0.36	0.31	0.27	0.21	0.15

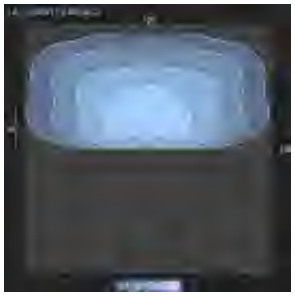
Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED P4 40K. Distances are in units of mounting height (20').





Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. IP66 rated light engine.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in multiple CCTs and CRIs including Amber for specialized applications.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.
DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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