



NOTICE OF APPLICATION SUBMITTAL

CITY OF MENLO PARK PLANNING DIVISION

NOTICE IS HEREBY GIVEN that the Planning Division of the City of Menlo Park, California has received a formal application for the following proposal:

Architectural Control, Variance, Use Permit and Below Market Rate (BMR) In-Lieu Fee Agreement/Sagar Patel/1704 El Camino Real:

Request for architectural control approval to demolish an existing hotel and construct a new 70-room hotel consisting of three stories and an underground parking level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The project includes a variance request to exceed the maximum front setback of 20 feet and allow a 29.1-foot front setback. The project also includes a request for a use permit for hazardous materials to install a new diesel generator. In addition, the applicant is requesting approval of a Below Market Rate (BMR) In-Lieu Fee Agreement. The proposal also includes a request for a Public Benefit Bonus, with the benefit consisting of Transient Occupancy Tax (TOT) revenue. As part of the proposed project, a heritage tree is proposed for removal.

The application will require review and action by the Planning Commission at a scheduled public meeting. The date of the public meeting has not yet been determined. Once the proposal is scheduled for a specific meeting date, a second notice will be mailed with specific information on the meeting date, time and place. The second notice will be mailed 15 days prior to the meeting date.

The project file may be viewed by the public on weekdays between the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday and 8:00 a.m. to 5:00 p.m. on Friday, with alternate Fridays closed, at the Community Development Department, 701 Laurel Street, Menlo Park, California.

Please find attached to this notice, copies of the project plans and site information as submitted by the applicant. City staff has not completed review of the plans and site information as of the date of this notice. As a result of City staff review and public comment, the preliminary plans may be revised prior to any public meeting on this proposal. If you are interested in viewing revised project plans, they will be available for review at the City offices one week prior to the Planning Commission meeting, which will be advertised in the public hearing notice, and attached to the hard copy of the staff report which will be available on the Thursday prior to the meeting.

If you have any comments or questions on this proposal, please call Corinna Sandmeier, Associate Planner, at (650) 330-6726 or email her at [cgsandmeier@menlopark.org](mailto:cdsandmeier@menlopark.org). The Planning Division encourages submittal of comments and questions by May 6, 2016 in order for staff and the applicant to fully consider all comments and questions prior to the preparation of the staff report.

Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.



Hampton Inn by Hilton

Developer: Sagar Patel

1704 El Camino Real

August 4, 2016

Project Description

The applicant wishes to build a new 70-room, 3-story hotel including an underground parking garage for 58 cars to replace the existing Red Cottage Inn currently occupying this property. The project site is located on the easterly side of El Camino Real but set back from it approximately 130 feet due to an intervening property which acts as an ingress-egress easement for him and his immediate neighbors - thus giving him some "frontage" along El Camino. A narrow 25-foot sliver of this "L" shaped property fronts on Buckthorn Way on the north side.

The architectural design of the building will follow a Farmhouse Modern style. It blends a design vocabulary that is reminiscent of the past – gable & shed roofs, horizontal & board-and-batten siding, rough-hewn stone veneer – in combination with contemporary elements such as aluminum storefront, metal roofs and steel edged sun devices. This confluence of the modern & tradition is also reflected in the building massing with the recognizable silos and barn-like sheds interacting with long rectangular masses that overlaps horizontally while acting as background & foreground to the repetitive and stacked fenestrations which are the nature of hotel buildings.

There are currently 2 large heritage oak trees in the property. The westerly oak will be retained and protected. The more inwardly located oak will be removed to accommodate the building & an underground garage. As pointed out in the accompanying arborist report the oak to be removed has a tall cavity within its trunk and is in a continuous decline in health. Landscape design will help mitigate the removal of this tree. In addition, several mature pines on the east side and some medium size oaks on the neighboring south property will be part of a comprehensive tree protection plan.

As much as practicable, sustainable design features such as solar hot water panels, low VOC materials, high-efficiency HVAC equipment and water-efficient landscaping will be an integral part of this project. Daily hotel operations will also reflect the most up-to-date in sustainable practices as have become the norm in the hospitality industry. A LEED professional consultant is part of the design team and a prepared sustainability statement is attached to this document.

The applicant has initiated unofficial discussions with some neighbors to gauge the general sentiment towards the proposed hotel. An official outreach event to the neighbors will be proposed by the owner, preferably after the initial completeness review by city planning. Several consultant prepared reports is in process and will be open for review by the public during the outreach event.

Given that there is already an existing older motel at this property, the proposed use is a continuation of the current use - the impact is expected to minimal. The proposed new hotel will be an upgraded,

sustainably designed & operated facility under the prestigious Hilton brand. Landscape design surrounding the hotel will feature carefully chosen trees & shrubs as is practicable to retain as much of a natural feel as would be complementary of a “farmhouse” structure. This opportunity to provide these enhanced amenities is consistent with a sound investment that is complemented with a modestly higher density.

The applicant expects to be able to offer the courtyard spaces and the board room to the general community. Hotel brand requirements dictate that acoustical masking goes both ways – from the outside in as well as respecting the serenity of the neighborhood. All parking will be underground, keeping the site as car-free visually as much as possible; this also affords the project greater setback distances than is required at this zone. From an open space point of view, this newer project is virtually the same footprint as the existing, with the additional feature of the latest in best practice in passive storm water management and the use of solar power for daily domestic & pool water use. The emergency power generator could be a valuable community resource when there is prolonged absence of grid-tied power during severe natural events.

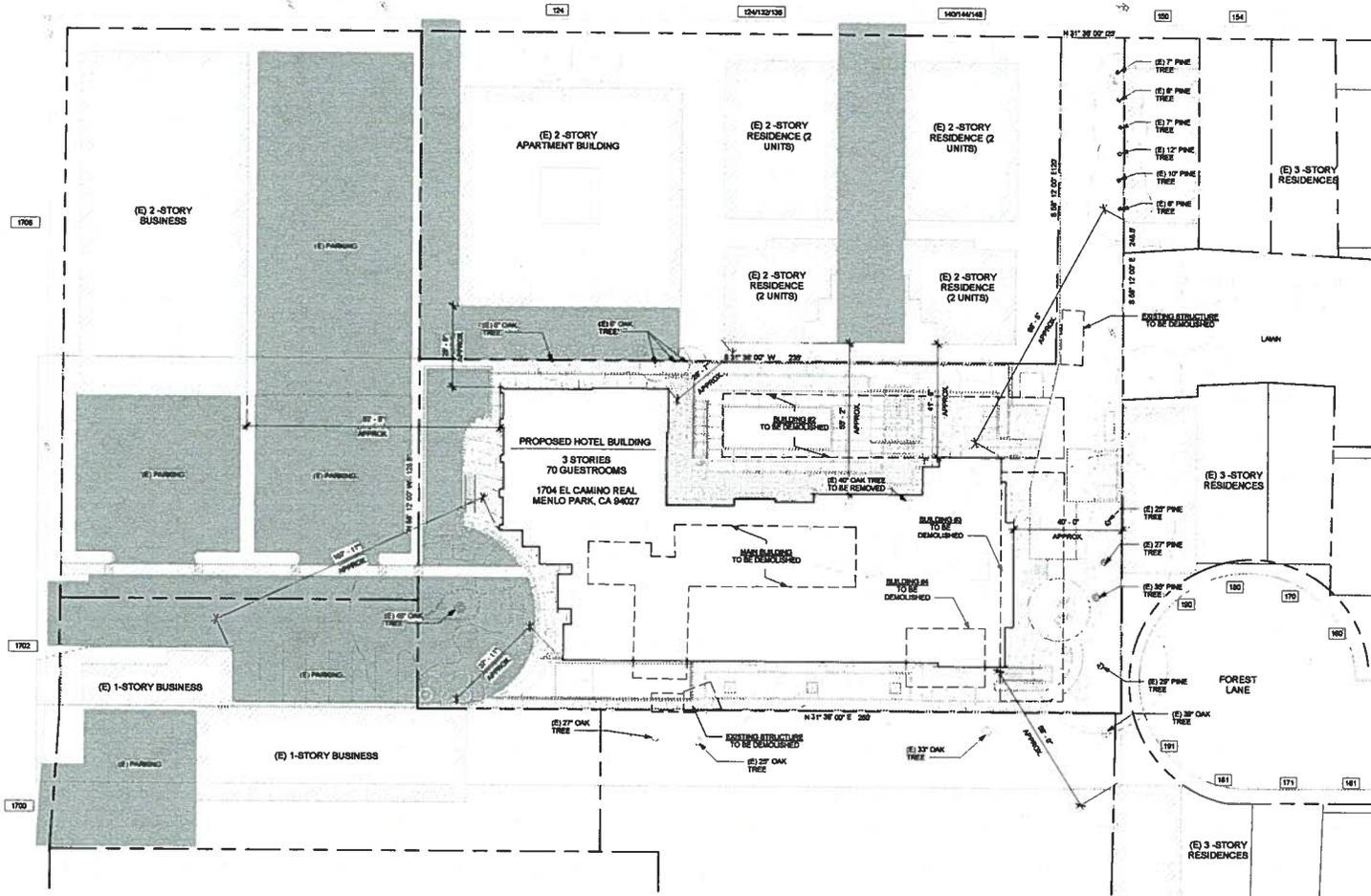
To enhance the customer’s stay, the hotel brand would prefer to offer alcoholic drink sales to its customer to be consumed on premises or during special hotel managed events. Food services are limited to breakfast only for the hotel’s overnight guests.

In spite of its small room count, Hilton has approved this project at a preliminary stage, pending franchise negotiation with the applicant and additional information regarding city planning requirements that may affect hotel brand requirements and opening schedule.

Jim Rato, Architect C-18531
RYS Architects

BUCKTHORN WAY

EL CAMINO REAL



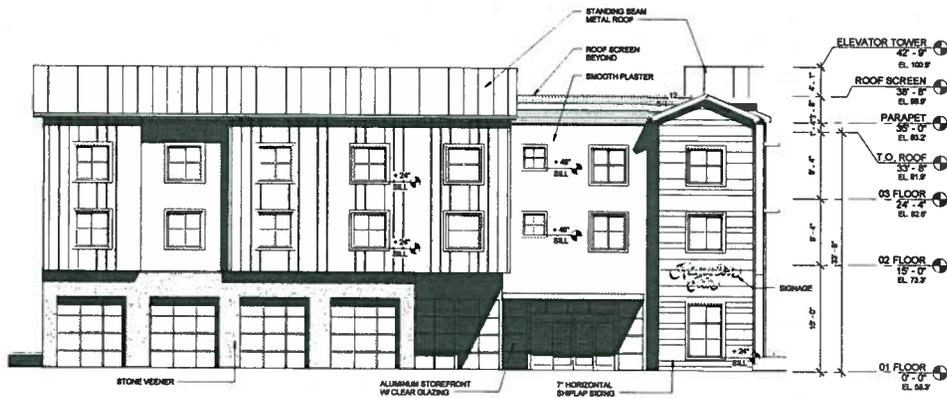
AREA PLAN



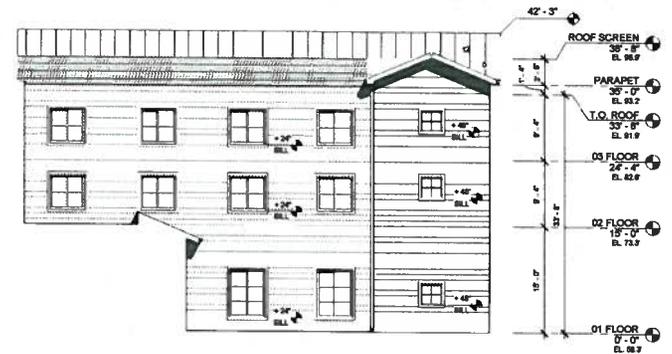
SCALE: 1" = 20'

PLANNING SUBMITAL 08/08/2014
PROJECT 140 838

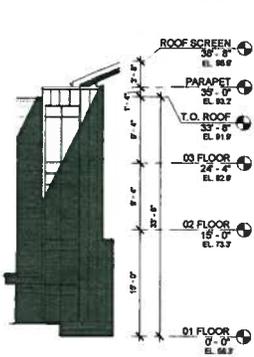




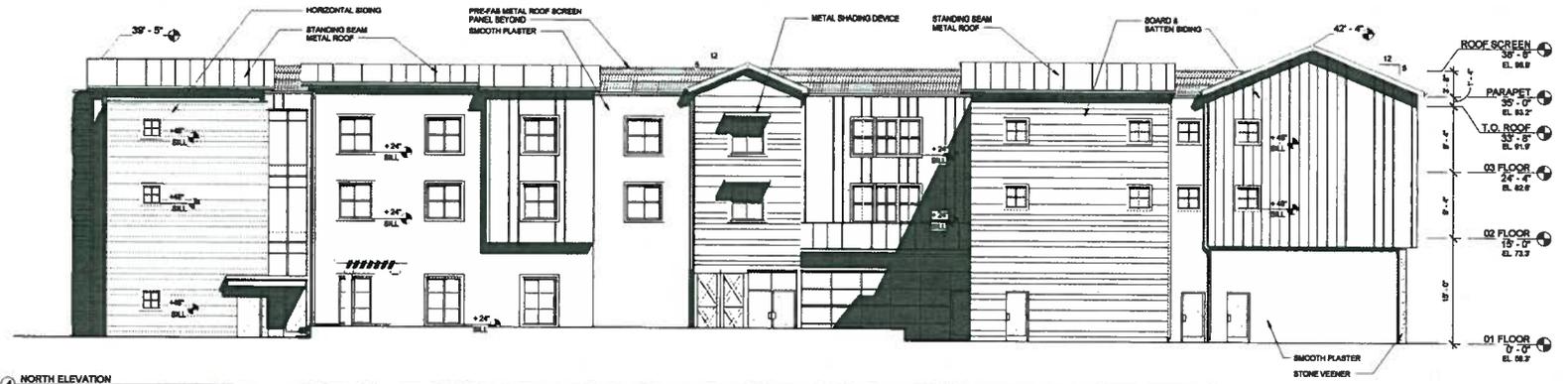
1 WEST ELEVATION
1/8" = 1'-0"



2 COURTYARD - WEST
1/8" = 1'-0"



3 COURTYARD - EAST
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

EXISTING GRADE:
DUE TO VARYING EXISTING
GRADE CONDITIONS,
EXISTING GRADE SHOWN
IS SET AT MEAN ELEVATION
OF 86.7.

BUILDING ELEVATIONS



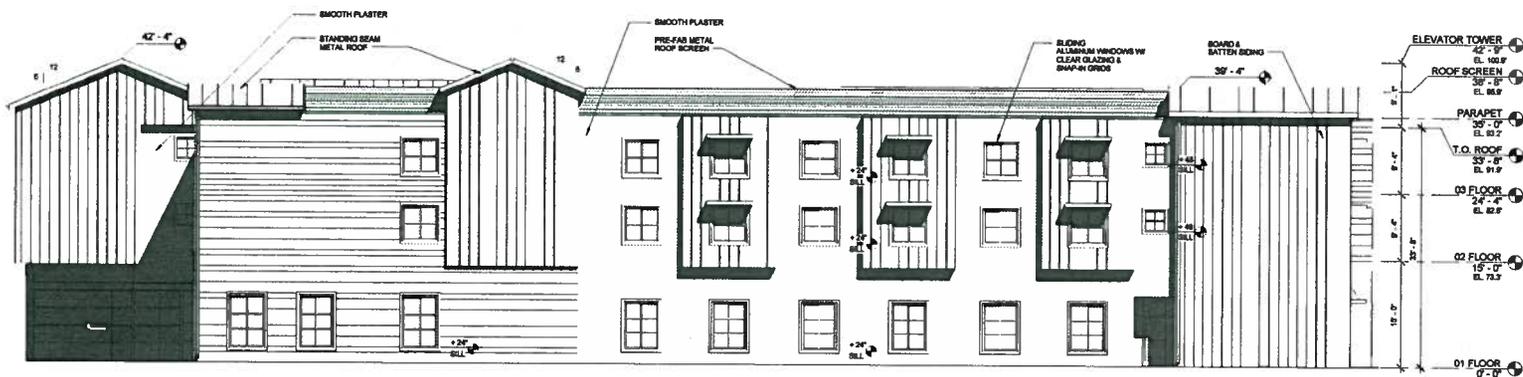
0764 EL CAMINO REAL, MENLO PARK, CALIFORNIA 94027 SACAR PATEL

PLANNING SUBMITTAL 08/05/2016
PROJECT #12-508





1 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

EXISTING GRADE.
DUE TO VARYING EXISTING
GRADE CONDITIONS,
EXISTING GRADE SHOWN
IS SET AT MEAN ELEVATION
OF 68.7

BUILDING ELEVATIONS



1704 EL CAMINO REAL, MENLO PARK, CALIFORNIA 94027 SAGAR PATEL

PLANNING SUBMITTAL 08/08/2016
PROJECT #101508

A10





WEST ELEVATION
NOT TO SCALE



NORTH ELEVATION
NOT TO SCALE

RENDERED COLOR ELEVATIONS



1704 EL CAMINO REAL, MENLO PARK, CALIFORNIA 94027 SAGAR PATEL

A11
PLANNING SUBMITTAL 08/26/2016
PROJECT #43-310





EAST ELEVATION
NOT TO SCALE



SOUTH ELEVATION
NOT TO SCALE



RENDERED COLOR ELEVATIONS

1704 EL CAMINO REAL, MENLO PARK, CALIFORNIA 94027 SAGAR PATEL

A12
PLANNING SUBMITTAL 06/08/2016
PROJECT #43-000





1706 EL CAMINO REAL

1704 EL CAMINO REAL

1702 EL CAMINO REAL



STREETSCAPE ELEVATION

1704 EL CAMINO REAL, MENLO PARK, CALIFORNIA 94027 SAGAR PATEL

A13

PLANNING SUBMITTAL 08/05/2016
PROJECT NO. 1581

