



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF MARCH 24, 2014
AGENDA ITEMS: E3, F1, G1

LOCATION:	151 Commonwealth Drive and 164 Jefferson Drive	APPLICANT:	The Sobrato Organization
EXISTING USE:	<u>151 Commonwealth Drive</u> – Unoccupied Industrial Building	PROPERTY OWNER:	The Sobrato Organization
	<u>164 Jefferson Drive</u> – Light Industrial		
PROPOSED USE:	Office	APPLICATION:	Rezoning; Conditional Development Permit; Tentative Parcel Map; Tree Removal Permits; BMR Agreement; and Environmental Review
EXISTING ZONING:	M-2 (General Industrial)		
PROPOSED ZONING:	M-2-X (General Industrial – Conditional Development)		

INTRODUCTION

This staff report combines the presentation of information for three different items on agenda for the March 24, 2014 Planning Commission meeting; a public hearing, a regular business item, and a Commission study session. The three items are as follows.

1. **Public Hearing Item - Draft Environmental Impact Report (DEIR):** Review of the Draft EIR for the Commonwealth Corporate Center Project and provision of an opportunity for Planning Commissioners and members of the public to comment individually on the Draft EIR during the public comment review period, running through April 14, 2014. Comments received during the public hearing on the Draft EIR will be recorded and responded to as part of the Final EIR. Comments may also be submitted as written correspondence before the end of the comment period. The response to comments in the Final EIR will be reviewed at a subsequent Planning Commission meeting.
2. **Regular Business Item - Draft Fiscal Impact Analysis:** Review of the Draft FIA for the Commonwealth Corporate Center and provision of an opportunity for Planning Commissioners and members of the public to comment individually on the Draft FIA. Comments received on the Draft FIA will be recorded and included and responded to in the Final FIA.
3. **Study Session Item - Review of Commonwealth Corporate Center Project:** An overview of the Project will be provided and the Planning Commission and public will have the opportunity to provide feedback to the applicant on the proposed Project.

BACKGROUND/PROPOSAL

On March 7, 2012, the Sobrato Organization submitted applications to demolish the existing structures and build two four-story office buildings (totaling 259,920 square feet) on approximately 13.3 acres located adjacent to U.S. 101 and the Dumbarton rail corridor. A Project location map is provided in Attachment A. The requested City approvals and land use entitlements included the following.

- **Rezoning** the project site from M-2 to M-2(X) to exceed the 35-foot height limit prescribed for the M-2 Zone and to build up to 62 feet;
- **Conditional Development Permit** to establish development regulations, and approve the site plan and architecture for the project;
- **Tentative Parcel Map** to reconfigure the two existing parcels into three new parcels, one for each building and one common parcel for the parking and shared amenities;
- **Heritage Tree Removal Permits** for the 22 heritage trees proposed for removal;
- **BMR Agreement** for the payment of in-lieu fees associated with the City's Below Market Rate Housing Program;
- **Draft Environmental Impact Report (Draft EIR)** to analyze the potential environmental impacts of the proposed project; and.

- **Fiscal Impact Analysis (FIA)** to evaluate the fiscal and financial impacts of the proposed project.

The most recent set of plans for the Project are contained in Attachment F.

MEETING PROCEDURE

Given the variety of the Project-related topics to be covered at the meeting, staff recommends the following meeting procedure to effectively and efficiently move through the three items included on the agenda for the Commonwealth Corporate Center Project. This will also allow the public and the Planning Commission to focus their comments on the specific project components rather than jump from subject to subject the agenda. As a result, the staff report is divided into three major sections; one for the Public Hearing, one for the Regular Business Item, and one for the Study Session.

Item E3: Draft Environmental Impact Report Public Hearing

1. Introduction by Staff
2. Draft EIR Overview Presentation by City staff
3. Public Comments on Draft EIR
4. Commission Questions on Draft EIR
5. Commissioner Comments on Draft EIR
6. Close of Public Hearing

Item F1: Draft Fiscal Impact Analysis Regular Business Item

7. Introduction by Staff
8. Draft FIA Overview by City Consultant
9. Public Comments on Draft FIA
10. Commission Questions on Draft FIA
11. Commissioner Comments on Draft FIA

Item G1: Project Proposal Study Session

12. Project Overview Presentation by the Project sponsor
13. Public Comments on Project Proposal
14. Commission Questions on Project Proposal
15. Commissioner Comments on Project Proposal

PUBLIC HEARING ITEM E3: DRAFT ENVIRONMENTAL IMPACT REPORT

INTRODUCTION

The California Environmental Quality Act (CEQA) requires that agencies approving a project that has the potential to effect the environment evaluate those impacts prior to approving the project or program. For relatively minor activities a negative declaration is commonly prepared, for larger activities an environmental impact report (EIR) is commonly prepared. The process and procedures to prepare these documents is spelled out in CEQA, the CEQA Guidelines, or by local rules that further define how CEQA is implemented.

Because of the size of the project and the associated potential transportation impact, the City determined that an EIR should be prepared for the Commonwealth Corporate Center Project. Consequently, the Notice of Preparation (the start of the 30-day scoping process) was issued on August 6, 2012 and a public scoping meeting was held on August 20, 2012. The public review and comment period for the Draft EIR is February 28, 2014 through April 14, 2014. The purpose of tonight's meeting is provide the public another opportunity to provide comments on the Draft EIR (in addition to providing written comments during the review and comment period).

The Draft EIR analyzes the potential impacts of the Project across a wide range of impact areas. The Draft EIR evaluates fourteen topic areas as required by the CEQA. The topic areas included: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Population and Housing, Public Services, Transportation & Traffic, and Public Utilities.

Of these 14 topic areas discussed in the Draft EIR, most have impacts that are Less Than Significant, or Less Than Significant with the identified Mitigation Measures. However, three potential impact areas have Significant and Unavoidable impacts. These potentially significant impact categories are associated with: Air Quality-Construction, Noise-Construction, and Transportation & Traffic. These significant and unavoidable impacts are explained in more detail below. Any significant and unavoidable impacts associated with the Project will require the City Council to adopt a Statement of Overriding Considerations if the Council determines that the Project's benefits outweigh the potentially significant environmental impacts.

The members of the Planning Commission were previously provided a copy of the Draft EIR and a copy of the Draft EIR is located on the City website.

SUMMARY OF SIGNIFICANT AND UNAVOIDABLE PROJECT IMPACTS

Air Quality - Construction

The increase in nitrogen oxides (NO_x) during project construction exceeds the Bay Area Air Quality Management District (BAAQMD) significance thresholds. This impact is directly attributable to the demolition of the existing buildings, the site grading, and the initial phases of building construction. The BAAQMD threshold of 54 pounds per day is expected to be exceeded for 91 of the 334 estimated construction days. The DEIR also identifies mitigation measures to reduce nitrogen oxides. With the implementation of these mitigation measures, project construction will still exceed the BAAQMD criteria. However, the exceedence is expected to be for only 21 construction days.

Even though the mitigation measure is expected to substantially reduce NO_x emissions, the BAAQMD significance threshold is still exceeded. Therefore, the impact is significant and unavoidable. This impact is also identified as a significant and unavoidable cumulative impact in conjunction with the construction of future anticipated projects in the surrounding area. There were no identified air quality impacts from project operation.

Noise - Construction

The use of heavy equipment (such as vibratory rollers, and large trucks and bulldozers) during project construction has the potential to affect nearby sensitive land uses. During the Notice of Preparation for the project a business located in an adjacent building expressed concern that their vibration sensitive equipment could be affected by the proposed demolition and construction activities.

The Federal Transit Administration's (FTA) recommended significance threshold for vibration-producing activities is 65 VdB at a distance of 225 feet. The analysis indicated that the projected vibration could exceed this threshold. The DEIR identified two mitigation measures involving the notification of nearby business and the scheduling of construction to minimize potential vibratory impacts. Even with these mitigation measures, the impact is still considered to be significant and unavoidable. There were no identified noise impacts from project operation.

Transportation - Operation

The Transportation Impact Analysis for the Commonwealth Corporate Center included the analysis of the following scenarios:

- Existing Conditions;
- Near Term 2015 Conditions;
- Near Term 2015 Plus Project Conditions;
- Cumulative 2030; and
- Cumulative 2030 Plus Project Conditions.

The TIA evaluated the Project's impacts to traffic (intersections, roadway segments, and Routes of Regional Significance), transit service, and bicycle and pedestrian facilities. The Project's impacts to transit service and bicycle and pedestrian facilities were all found to be Less Than Significant. Therefore, the following discussion focuses on vehicular traffic impacts.

The analysis studied 28 intersections, 12 roadway segments, and 9 roadway segments on four Routes of Regional Significance (State and Federal highways). Many of the arterial intersections and roadway segments were also included in the analysis and mitigation requirements for the recent Facebook Campus Project.

The analysis found that the Commonwealth Corporate Center Project would result in significant and unavoidable impacts to 12 intersections, ten roadway segments, and five segments of Routes of Regional Significance in both the near-term and long-term (cumulative) conditions as described below. Five of the significant and unavoidable intersection impacts are classified as unavoidable because the City does not have jurisdiction over the facility and cannot guarantee the improvements would be implemented even though it is required that construction of feasible improvements will be diligently pursued.

Intersections

A total of fourteen study intersections were identified as having significant impacts. Of these, one is impacted only in the 2015 Near Term scenario, nine are impacted in both the 2015 Near Term and 2030 Cumulative scenarios while four are impacted only in the 2030 Cumulative impact scenario. Of the fourteen impacted intersections, seven are required to be improved by Facebook and one by the St. Anton Housing project. Of the remaining intersections, feasible mitigation was identified for two intersections to fully mitigate the Project’s impacts. Feasible partial mitigation was identified for two additional intersections. The remaining affected intersections are either under control of another agency or improvements are infeasible due to the need for additional right-of-way to accommodate the improvements. Draft EIR Table 3.3-20 summarizes these results.

The following chart provides a comprehensive summary of the impacted intersections and associated mitigations measures. Many of these improvements are already the responsibility of either the Facebook Campus Project [FB] and/or the St. Anton Housing Project [SA]. This is indicated in the following table.

TABLE OF INTERSECTION IMPACTS					
Intersection	Scenario of Significance	Roadway Jurisdiction	Mitigation Measure	Feasible?	Mitigated?
Marsh Rd. and Bayfront Expressway (#1)	Near Term & Cumulative	Caltrans	Reconfigure the westbound approach from a shared left-through-right lane to a left-through lane and a right-through lane. [FB] Re-stripe southbound through-lane to through-right-turn lane. [SA] Add a third eastbound right-turn lane.	Yes	Yes, with Caltrans approval
Marsh Rd. and US-101 NB Off Ramp (#3)	Near Term & Cumulative	Caltrans	Add a northbound right-turn lane. [FB]	Yes	Yes, with Caltrans approval
Independence Dr. and Constitution Dr. (#8)	Near Term & Cumulative	Menlo Park	Reconfigure to prevent left turns onto Independence Dr.	No	No

TABLE OF INTERSECTION IMPACTS					
Intersection	Scenario of Significance	Roadway Jurisdiction	Mitigation Measure	Feasible?	Mitigated?
Bayfront Expressway and Chrysler Dr. (#9)	Near Term & Cumulative	Caltrans	Restripe existing eastbound right-turn lane to a shared left-right-turn lane. [FB]	Yes	Yes, with Caltrans approval
Chrysler Dr. and Jefferson Dr. (#11)	Near Term & Cumulative	Menlo Park	Add sidewalks and contribute fair share toward future signalization or traffic control.	No	Partial
Chrysler Dr. and Independence Dr. (#12)	Near Term	Menlo Park	Add sidewalks and contribute fair share toward future signalization or traffic control.	No	Partial
Chilco St. and Constitution Dr. (#14)	Near Term & Cumulative	Menlo Park	Reconfigure southbound approach to include left-turn lane and shared through-right turn lane.	Yes	Yes
Willow Rd. and Bayfront Expressway (#15)	Near Term & Cumulative	Caltrans	Add a third eastbound right-turn lane. [FB]	Yes	Yes, with Caltrans approval
Willow Rd. and Newbridge St. (#19)	Near Term & Cumulative	Caltrans	Reconfigure the southbound approach from a left-turn lane, a through lane and a right-turn lane to a left-through-lane, right-through-lane, and right-turn lane. [infeasible]	No ¹	Partial, with Caltrans approval
			Add a third westbound through-lane. [FB]	Yes ¹	
University Ave. and Bayfront Expressway (#25)	Near Term & Cumulative	Caltrans	Add a fourth southbound through lane	No	No
Marsh Rd. and US-101 SB Off Ramp (#4)	Cumulative	Caltrans	Add additional southbound ramp lane and add additional eastbound receiving lane on Marsh Rd. bridge.	No	No
Marsh Rd. and Scott Dr. (#5)	Cumulative	Caltrans	Reconfigure to add westbound right-turn-through lane.	No	No
Marsh Rd. and Middlefield Rd. (#7)	Cumulative	Atherton	Add a second left-turn lane to the southbound approach and widen paving. Re-stripe Marsh to accommodate receiving lane. [FB]	No	No
Willow Rd. and Middlefield Rd. (#24)	Cumulative	Menlo Park	Pay City TIF towards the eastbound approach improvements.	Yes	Yes
1. The southbound improvements are not feasible; the westbound improvements are feasible and will be implemented by Facebook.					

Roadway Segments

All of the studied roadway segments around the project are controlled by the City of Menlo Park. To determine if there is an impact, the daily increase in traffic volumes associated with the proposal were compared to the City's impact criteria for its respective street type. Using the City's added net traffic volume standard, ten roadway segments would be significantly impacted by the project. These impacts are identified in both the 2015 Near Term and 2030 Cumulative scenarios. Draft EIR Table 3.3-21 summarizes these results.

Of the impacted segments, eight have no feasible mitigation measures because the thresholds are based on the amount of traffic added by the Project, which can only be reduced by reducing the project size. The impacts on the following roadway segments remain significant and unavoidable:

- Marsh Road between Bohannon Drive and Bay Road (Segment B);
- Chrysler Drive between Bayfront Expressway and Constitution Drive (Segment C);
- Chrysler Drive between Constitution Drive and Jefferson Drive (Segment D);
- Chilco Street between Bayfront Expressway and Constitution Drive (Segment E);
- Chilco Street between Hamilton Avenue and Ivy Drive (Segment F);
- Jefferson Drive between Chrysler Drive and the project access drive (Segment J);
- Jefferson Drive between the project access drive and Constitution Drive (Segment K) ; and
- Independence Drive between Constitution Drive and Chrysler Drive (Segment L).

For the remaining two impacted roadway segments, the installation of a Class III Bike Route is expected to partially mitigate the impacts of the Project. However, the impacts to these two roadway segments remain significant and unavoidable. These two partially mitigated roadway segments are:

- Constitution Drive between Independence Drive and Chrysler Drive (Segment G); and
- Constitution Drive between Jefferson Drive and Chilco Drive (Segment I).

Routes of Regional Significance

The San Mateo County Congestion Management Program Land Use Analysis Program guidelines requires that Routes of Regional Significance be evaluated to determine the impacts of added Project generated trips for projects that generate more than 100 net peak hour trips. The Routes of Regional Significance that are in the project area are

State Route (SR) 84 (Bayfront Expressway), SR 114 (Willow Road), and United States Highway 101 (US 101). Nine segments were evaluated in the transportation analysis, which determined that the following five segments had significant and unavoidable impacts in both the 2015 Near Term and 2030 Cumulative scenarios.

- SR 84, between Willow Road and University Avenue;
- SR 84, between University Avenue and County Line;
- US 101, between March Road and Willow Road;
- US 101, between Willow Road and University Avenue; and
- US 101, south of University Avenue.

There are no feasible mitigation measures for these impacts because of the already constrained rights-of-way. Draft EIR Table 3.3-22 summarizes the impacts for the Routes of Regional Significance.

Transportation Mitigation Measure Summary

Based upon the analysis contained in the Draft EIR, the impact and mitigation on the intersection and roadways in the study area are summarized below. Many of the traffic impacts that are being potentially mitigated will require outside agency approval and therefore will remain significant and unavoidable.

SUMMARY OF IMPACTED INTERSECTIONS AND ROADWAY SEGMENTS				
	Intersections		Roadway Segments	
	2015 Near Term	2030 Cumulative	2015 Near Term	2030 Cumulative
Significantly Impacted	10	13	10	
Mitigated by Commonwealth Project	4 ¹	4 ¹	2 ²	
Mitigated by Other Project(s)	5 ³	5 ³		
Significantly Impacted and No Feasible Mitigation	2	5	8	
1. Of which, 2 are partially mitigated. 2. Of which, 2 are partially mitigated. 3. Of these, one intersection (Marsh Road and Bayfront Expressway) includes mitigation measures from Facebook, St. Anton, and Commonwealth.				

SUMMARY OF ALTERNATIVES ANALYSIS

Per the requirements of CEQA, project alternatives are required to meet the majority of the Project objectives established by the project sponsor and substantially lessen or avoid significant and unavoidable impacts. The Draft EIR analyzed two alternatives, a No Project Alternative and a Reduced Project Alternative. The Draft EIR also considered and rejected the Alternative Location and Alternate Development Scenario alternatives. The environmental impacts of the alternatives are assessed in Chapter 4 of the DEIR. The Project Alternatives outlined in the Draft EIR are as follows.

- The No Project Alternative would have the existing Project sites remain as-is, an unused distillery complex and small single-story industrial building. This Alternative was analyzed in the Draft EIR.
- The Reduced Development Alternative would limit development to 75% of the floor area allowed in the M-2 Zone, approximately 195,000 square feet. This Alternative was analyzed in the Draft EIR. The Reduced Development Alternative was also determined to be the environmentally superior alternative but did not reduce any of the significant and unavoidable impacts.
- The Alternative Development (Land Use) Scenario would have involved the redevelopment of the site with a non-industrial or non-office land use. However, since only industrial, manufacturing and office uses are allowed in the General Industrial General Plan Land Use and Zone District, and the Project location is unsuitable for a non-industrial/office land uses, this alternative was considered and rejected.
- The Alternative Location scenario involves the construction of this project in another location. Because the project proponent does not own any alternate sites in the Menlo Park area, this alternative was also considered and rejected.

Based upon the Alternatives Analysis, the EIR is not recommending one of the alternative projects.

REGULAR BUSINESS ITEM F1: DRAFT FISCAL IMPACT ANALYSIS (FIA)

INTRODUCTION

The City's independent economic consultant, Bay Area Economics, has prepared a Draft Fiscal Impact Analysis (FIA), projecting the potential net increase in revenues and expenditures, and resulting net fiscal impact directly associated with development of the proposed Project. The Draft FIA also explores a number of related topics, including indirect revenues/costs from potential induced housing demand, as well as one-time/non-recurring revenues (such as impact fees), and potential additional opportunities for fiscal benefits.

The FIA is based upon two different development scenarios. The first scenario is for the proposed Project with approximately 260,000 square feet of office. The second scenario is for the CEQA Reduced Project Alternative with approximately 195,000 square feet of office/R&D space.

The Draft FIA evaluates Project related impacts to the City's General Fund as well as the following affected Special Districts that serve the community:

- Menlo Park Fire Protection District;
- Ravenswood School District;

- Sequoia Union High School District;
- San Mateo County Office of Education Special District;
- San Mateo County Community College District;
- Midpeninsula Regional Open Space District; and
- Sequoia Healthcare District.

The Menlo Park Municipal Water District and the West Bay Sanitary District operate on a cost-recovery basis through operation use fees. As a result, the project is not expected to have an ongoing fiscal impact on these two districts.

The Draft FIA was released with the Draft EIR on February 28, 2014, and is available for public review at City offices, the City Library, and is viewable on the City Project web page. The fiscal impacts of the proposed Project are summarized below.

CITY GENERAL FUND IMPACT OF PROPOSED PROJECT

The core of the Draft FIA is the estimation of annual General Fund revenues and costs associated with the construction and operation of the Commonwealth Corporate Center. The major annually occurring revenue sources include new property taxes, sales taxes, and transient occupancy taxes (TOT), also known as the room or lodging tax. The Draft FIA analyzes two scenarios when evaluating the potential General Fund revenues from the Project. These two scenarios correspond to the alternative assumptions for both sales tax and TOT generation. The fiscal impact analysis for the first year of project operation, excluding onetime fee payments, is provided below.

CITY OF MENLO PARK – GENERAL FUND				
	Proposed Project		Project Alternative	
First Year (2015)				
New Revenues	\$311,300		\$232,800	
New Expenditures	\$172,400		\$121,200	
Net Fiscal Impact	\$138,900		\$111,600	
2015 – 2030 (in 2013 Dollars)				
Net Fiscal Impact		\$1,970,906		\$1,585,328

Since the dissolution of the Redevelopment Agency, the proposed Project would have no effect on Redevelopment Agency Funding. In addition to the recurring revenues and expenses associated with property taxes, sales taxes and transient occupancy taxes, the project scenarios will also generate a number of one time revenues, mostly related to City impact and permit fees.

SPECIAL DISTRICTS

There are seven special districts serving the project site that may benefit from the construction of the Project. These districts include a fire protection district, three

school districts, a County agency, a hospital district, and a regional open space district. The primary benefit to these districts from the Project is the increase in property taxes, though the Community College District may also benefit from increased tuition fee payments. According to the FIA, the Project would have no fiscal impact to the San Mateo County Office of Education, the Mid-peninsula Regional Open Space District, or the Sequoia Health Care District. The following table summarizes the net fiscal impact of the Commonwealth Corporate Center on the remaining four special districts.

SPECIAL DISTRICT FISCAL IMPACTS				
	Menlo Park Fire Protection District	SM County Community College District	Sequoia Union HSD	Ravenswood School District
New Revenues	\$102,800	\$54,400	\$111,700	\$278,100
New Expenditures	\$87,600	\$55,500	\$0	\$0
Net Fiscal Impact	\$15,200	(-\$1,100)	\$111,700	N/A¹
<p>1. The Ravenswood School District (providing elementary and middle schools) is a revenue limit district, and as such, any new property tax revenues simply offset payments from the State and do not result in increased revenue to the District. Any revenue increase benefits the State (and potentially other school districts).</p> <p>Note: The Net Fiscal Impact for the Project Alternative are \$18,000, \$2,900, \$86,700, and N/A¹, respectively.</p>				

STUDY SESSION ITEM G1: REVIEW OF COMMONWEALTH CORPORATE CENTER PROJECT PROPOSAL

INTRODUCTION

The Commonwealth Corporate Center proposes to construct two four-story office buildings on a 13.3 acre site adjacent to US 101 and the Dumbarton Railway. The Project consists of five separate City permit requests, which are described below, and a related Environmental Impact Report, which is described earlier in the staff report. Reductions of the project plans are contained in Attachment B.

APPLICATIONS

Rezoning

The Project includes a request to rezone the entire site from M-2 (General Industrial) to M-2(X) (General Industrial - Conditional Development) for an increase in building height, the proposed lot configuration, and sign program.

Conditional Development Permit

The Project includes the removal of six structures (totaling 237,858 square feet) and the construction and operation of two four-story office buildings totaling 259,920 square feet, an access drive between Jefferson Drive and Commonwealth Drive, 867 parking

spaces, outdoor recreation area, project signage, landscaping, and on-site storm retention facilities. No development agreement is required for this project.

Tentative Parcel Map

The project includes a request to subdivide the two existing lots into three lots. Two of the proposed lots would be for each of the office buildings, while the third lot would contain most of the common components such as the parking areas and on-site amenities.

Heritage Tree Removal Permits

The Project includes the removal of 22 heritage trees and the retention of 1 heritage tree. This request was reviewed by the Environmental Quality Commission on February 26, 2014. At their meeting, the Commission voted 5-0 recommending that the Planning Commission and City Council approve the request to remove 22 heritage trees.

Below Market Rate Agreement

The Project is office in nature and does not contain any residential units (nor is housing is not allowed in the M-2 Zoning District). As a result, payment of the In Lieu Below Market Rate (BMR) Housing fees will be required. The draft Agreement was reviewed by the Housing Commission on February 5, 2014. At their meeting, the Commission voted 5-0 recommending that the City Council approve the BMR Agreement.

PROPOSED PROJECT

Location/Setting

The project is located on the east side of US 101 north of the Dumbarton rail line. The site is in an industrial area that is occupied by a number of larger multi-story office buildings. A Project Location Map is contained in Attachment A. The General Plan and Zoning Designations and the existing land use information are summarized below.

LAND USE AND ZONING SUMMARY		
	Land Use	General Plan & Zoning
Project Site: Existing	Light industrial, unoccupied industrial/warehouse	M-2, General Industrial
Proposed	Office/R&D	<i>M-2(X), General Industrial - Conditional Development</i>
North	Office, industrial/warehouse	M-2, General Industrial
East	Office/R&D	M-2(X), General Industrial - Conditional Development

LAND USE AND ZONING SUMMARY		
	Land Use	General Plan & Zoning
South	Freeway, railroad right-of-way (Kelly Park is located across the railroad r-o-w)	Unzoned public rights-of-way
West	Office/R&D	M-2, General Industrial

The Project site consists of two lots occupied with industrial buildings. The larger of the two lots is the 12.1-acre property containing the site of the former Diageo North America distillery. This larger site contains approximately 220,000 square feet of manufacturing, warehouse, and office areas. This site has been vacant since 2011. This larger parcel is accessed from the terminus of Commonwealth Drive. The smaller lot is a 1.17-acre parcel accessed from Jefferson Drive. This smaller lot contains a 20,000 square foot, one-story industrial building. Prior to this entitlement request, there were four different tenants in this building.

Project Description

The Sobrato Organization is proposing to construct two four-story office buildings on a 13.28 acre site. A summary of the existing development, the requirements of the M-2 Zone, and the proposed project are provided below.

COMPARISON OF EXISTING AND PROPOSED PROJECTS			
	Existing	Zoning Ordinance Requirement	Proposed
Project Site	13.28 ac	25,000 sf minimum	13.28 ac (578,472 sf)
Building Height	27'	35' maximum	62' ²
Building Size	237,858 sf	260,312 sf maximum	259,920 sf
Floor Area Ratio	41.1%	45% maximum ¹	44.9%
Building/Lot Coverage	41.1%	50% maximum	11.9%
Impervious Area	93.4%	N/A	74.4%
Landscaped Area	6.6%	N/A	25.6%
<p>1. The Floor Area Ratio for the existing industrial uses is 55%, and Floor Area Ratio for the proposed office use is 45%.</p> <p>2. Requested as part of M-2(X) Zoning Designation, the top of the proposed roof-mounted equipment screening is 72'4".</p> <p>3. The calculations are based on the total lot area of the three proposed parcels, which is allowed through the Conditional Development Permit.</p>			

Access and Circulation

The Project is located on the east side of US 101 near the Dumbarton Rail Corridor. Access to the local road network is provided via a new access drive along the western edge of the site that would connect Commonwealth Drive to Jefferson Drive. These connection points access the local road network which connects directly to State Route 84 (Bayfront Expressway) and indirectly to State Route 119 (Willow Road) via Chilco Street and Ivy Drive. Bayfront Expressway and Willow Road connect to US 101 and Interstate 880 across the Dumbarton Bridge, allowing convenient access throughout the region.

There are no fixed-route transit or Caltrain stations adjacent to the project site. The Caltrain Marsh Road Shuttle runs along Jefferson Drive providing access to the Menlo Park Caltrain station. In addition, while not adjacent to the site, the area is also served by SamTrans Route 270 at Marsh Road (1/2 mile to the west) which runs toward the Redwood City Caltrain Station and SamTrans Route 281 from the Belle Haven neighborhood (one mile to the east) to the Palo Alto Caltrain Station. A transfer from Route 281 to SamTrans Route 296 along Willow Road also provides access to downtown Menlo Park and the Menlo Park Caltrain Station.

Bicycle and pedestrian access to the project site is also limited. Marsh Road provides the closest access point to rest of the community. The other connection to the site is via Constitution Drive and Chilco Street which connects to Ivy Drive and Newbridge Street in the Belle Haven neighborhood. However, the existing sidewalk and bike lane networks do not completely connect the project site to either Marsh Road or Belle Haven. The Draft EIR includes a mitigation measure that the Project install additional sidewalks along Jefferson Drive (west to Chrysler Drive) and install a Class III (striped) bike lane along Constitution Drive. Onsite pathways will connect to sidewalks along Commonwealth Drive and Jefferson Drive.

Site Plan

The Commonwealth Corporate Center is designed to provide maximum visibility from US 101 and to locate the proposed buildings away from, as much as possible, the Belle Haven neighborhood to the southeast. The two buildings are located between the access drive and the parking lot which occupies most of the northern and eastern thirds of the site. The main access drive runs north to south along the west of the property.

Building "1" is located adjacent to the main access drive with the long edge facing US 101. This building is set back approximately 150 feet from the freeway. Building "2" is located east of the Building "1" and is oriented so that the narrow end is facing toward the freeway. This building is about 90 feet from the freeway at its closest. The buildings are oriented so that the long side of the first building is facing the short side of the other. A pedestrian oriented plaza with outdoor seating areas will be located between the two buildings and will wrap around the north side of Building "1". This

plaza area will be extensively landscaped and will incorporate water fountains and features in its design.

Separated pedestrian paths project from the buildings into the parking lot to allow safe and easy access to the buildings. The delivery and loading areas are located on the ends of each building near the main access drive and main drive aisle around the buildings. Combined trash and emergency generator enclosures are located near the loading areas and oriented away from the primary building entrances.

Parking

The Project proposes 849 parking spaces and 18 handicapped accessible parking spaces. The Project is currently parked at a ratio of 1 space per 300 square feet. The possibility of placing a portion of the parking lot in a landscaped reserve has been discussed with the applicant. However, until a specific building tenant has been identified the applicant is reluctant to implement a landscape reserve.

The Project also includes bicycle lockers that are provided at the south end to Building 2 and shower facilities are provided in each building.

Architecture

The buildings are in a modern steel and glass architectural style. The buildings incorporate two different architectural compositions which maximize the aesthetic variation of the structures. The first architectural composition contains vertically-oriented window wall components with a recessed ground floor. The second composition incorporates horizontally-oriented window walls with horizontal elements separating each floor. This second composition includes recessed upper floors and exposed structural elements around the building entrances. The building façade will utilize aluminum panels with high performance blue-tint glass set in aluminum frames. Each building story has approximately 30,000 square feet of floor area.

The Sobrato Organization is also requesting project signage as part of the Conditional Development District request. The applicant is requesting two building mounted signs on each building, a free-standing sign along Jefferson Drive (two-sided) and Commonwealth Drive (one-sided), as well as a two sided onsite directional signage within the project boundary. Staff is currently working with the applicant to arrive at an appropriate level of signage for this site given its size, freeway frontage and multiple access points.

Landscaping

The conceptual landscape plan includes perimeter, parking lot, accent landscaping around the buildings and outdoor seating areas, and heritage tree replacements. The Project landscaping would increase the amount of on-site landscaping from 6 percent to over 25 percent and result in the planting of over 425 new trees. The stormwater

detention basins are incorporated into the Landscape Plan. The conceptual Landscape Plan has identified the following species and sizes: Strawberry Tree (24 inch box), European Hornbeam (24 inch box), Elm (15 gallon and 24 inch box), Purple Leaf Plum (15 gallon), Liquid Amber (15 gallon), Brisbane Box (24 inch box), Gingko (24 inch box and 36 inch box), Carolina Laurel Cherry (24 inch box), Crape Myrtle (48 inch box), and additional London Plane Trees (24 inch box).

On February 26, 2014, the Environmental Quality Commission (EQC) recommended allowing the removal of 22 of the 23 heritage sized trees onsite. The single tree required for retention is a native oak tree. The Applicant is proposing to provide an additional 44 trees as replacement heritage trees. The proposed heritage tree replacements are the London Plane Tree (*Platanus x. a 'Columbia'*) in 24 inch boxes. These trees are proposed to be located along the main drive aisle that connects Commonwealth Drive and Jefferson Drive to create a "boulevard effect" at the project entries, although the exact driveway configuration is still subject to review and potential modification.

CORRESPONDENCE

Since the release of the Draft EIR and Draft FIA on February 28, 2014, the City has yet to receive any correspondence from any other jurisdictions, agencies, or individuals.

PUBLIC NOTICE

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of all property owners and occupants within a quarter-mile (1,320 feet) radius of the subject property. The newspaper notice was published on February 28, 2014. In addition, the City has prepared a Project page for the proposal, which is available at: http://www.menlopark.org/projects/comdev_commonwealth.htm. This page provides up-to-date information about the Project, allowing interested parties to stay informed of its progress. The page allows users to sign up for automatic email bulletins, notifying them when content is updated or meetings are scheduled. Previous staff reports and other related documents are available for review on the Project page.

RECOMMENDATION

Staff recommends that the Planning Commission follow the meeting procedure for the three agendas outlined on page 3 of this staff report and do the following;

1. Conduct a Public Hearing to receive public testimony on the Draft EIR.
2. Review the Fiscal Impact Analysis, receive public testimony on the Draft document, and provide comments to staff and the City Consultant.
3. Conduct a Study Session on the Commonwealth Corporate Center Project and provide comments to staff and the applicant.

Report prepared by:
David Hogan
Contract Planner

Report reviewed by:
Justin Murphy
Development Services Manager

ATTACHMENTS

- A. Location Map
- B. Project Plans

AVAILABLE FOR REVIEW AT CITY OFFICES AND CITY WEBSITE

The following documents are available for review at City offices and on the City website.

- Draft Environmental Impact Report prepared by ICF, dated February 2014
- Draft Fiscal Impact Analysis prepared by BAE, dated December 2013
- Commonwealth Corporate Center Project Plans, dated January 2014

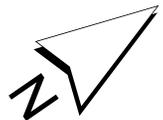
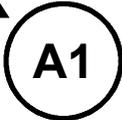


**PROJECT
LOCATION**



CITY OF MENLO PARK

151 COMMONWEALTH DR AND
164 JEFFERSON DRIVE



A Planning Department Submittal For:
Commonwealth Corporate Center
 151 Commonwealth Drive and 164 Jefferson Drive
 Menlo Park, CA 94025

The **SOBRATO** Organization



151 Commonwealth Drive and 164 Jefferson Drive Menlo Park, CA 94025

Commonwealth Corporate Center

A Planning Department Submittal For:

SOBRATO

PROJECT NUMBER: 112943



DRAWING INDEX AND ISSUE DATES

ISSUE DATES AND DESCRIPTIONS

NO.	DATE	DESCRIPTION
1	08/14/13	ISSUE FOR PERMITTING
2	08/14/13	ISSUE FOR PERMITTING
3	08/14/13	ISSUE FOR PERMITTING
4	08/14/13	ISSUE FOR PERMITTING
5	08/14/13	ISSUE FOR PERMITTING
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100	08/14/13	ISSUE FOR PERMITTING

PROJECT TEAM

OWNER: THE SOBRATO ORGANIZATION

ARCHITECT: ARC TEC ARCHITECTURAL TECHNOLOGIES, INC.
 151 COMMONWEALTH DRIVE, MENLO PARK, CA 94025
 TEL: 650.321.1111
 WWW.ARCTEC.COM

LANDSCAPE ARCHITECT: THE GUZZARDI PARTNERSHIP, INC.
 1000 CALIFORNIA STREET, SUITE 200
 MENLO PARK, CA 94025
 TEL: 650.321.1111
 WWW.GUZZARDI.COM

CIVIL ENGINEER: SOB & COMPANY
 1000 CALIFORNIA STREET, SUITE 200
 MENLO PARK, CA 94025
 TEL: 650.321.1111
 WWW.SOBSO.COM

PROJECT DESCRIPTION

NEW OFFICE BUILDING DEVELOPMENT

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (CBC) TITLE 24, PART 2
 2013 CALIFORNIA ELECTRICAL CODE (CEC) TITLE 24, PART 4
 2013 CALIFORNIA MECHANICAL CODE (CMC) TITLE 24, PART 4
 2013 CALIFORNIA PLUMBING CODE (CPC) TITLE 24, PART 6
 2013 CALIFORNIA FIRE PREVENTION CODE (CFC) TITLE 24, PART 8
 2013 CALIFORNIA LANDMARK PRESERVATION CODE (CPL) TITLE 24, PART 11

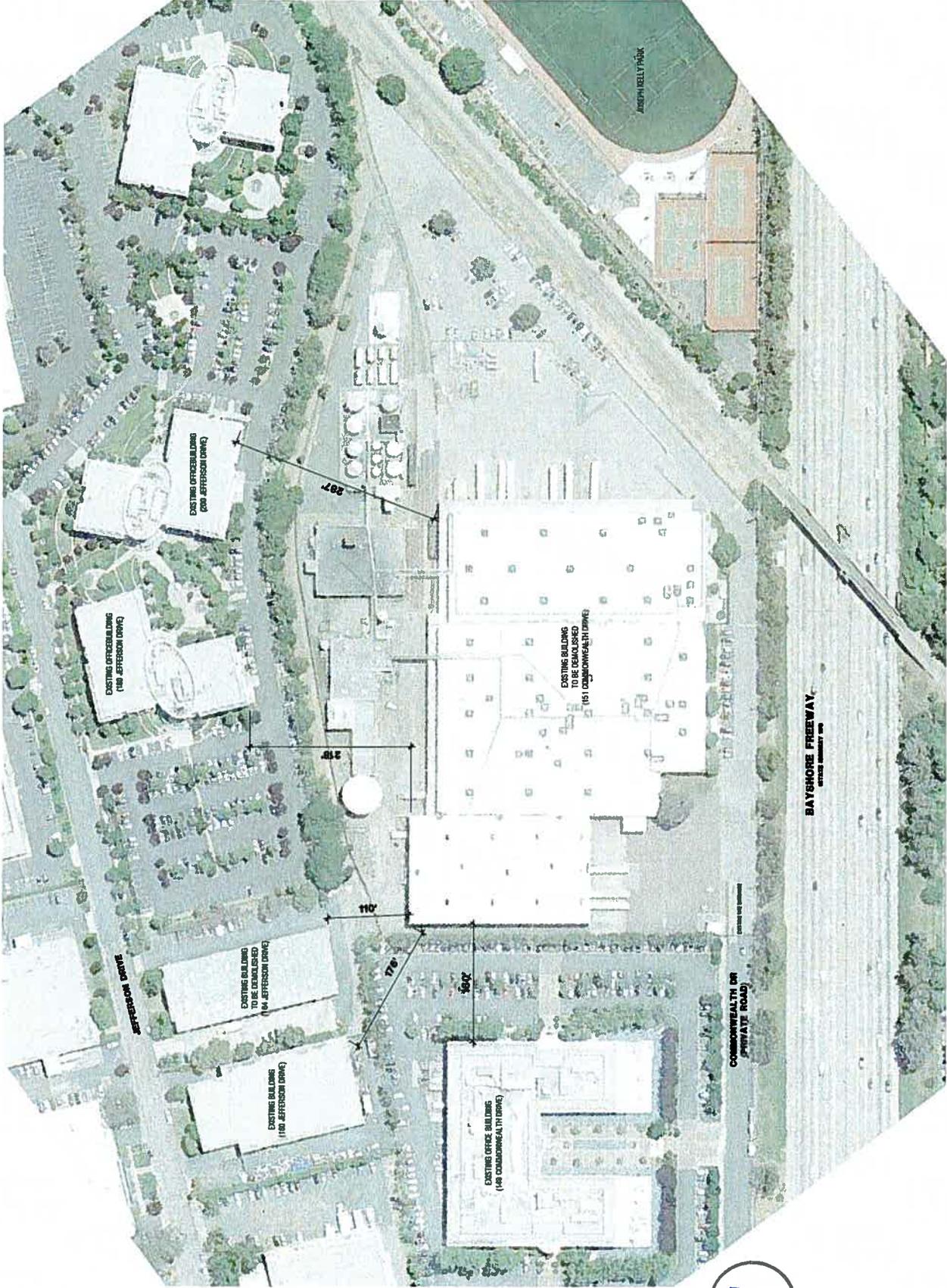
ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS AND CALIFORNIA BUILDING CODES ENFORCEMENT REGULATIONS.

GENERAL NOTES

1. THE PROPOSED DEVELOPMENT SHALL MEET THE REQUIREMENTS FOR THE APPLICABLE CODES.
2. ALL ELECTRICAL AND MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE (CEC) AND CALIFORNIA MECHANICAL CODE (CMC).
3. ALL ELECTRICAL AND MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND CALIFORNIA FIRE PREVENTION CODE (CFC).
4. ALL ELECTRICAL AND MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA LANDMARK PRESERVATION CODE (CPL).
5. THE PROPOSED DEVELOPMENT SHALL MEET THE REQUIREMENTS FOR THE APPLICABLE CODES.
6. THE PROPOSED DEVELOPMENT SHALL MEET THE REQUIREMENTS FOR THE APPLICABLE CODES.
7. THE PROPOSED DEVELOPMENT SHALL MEET THE REQUIREMENTS FOR THE APPLICABLE CODES.
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9. THE PROPOSED DEVELOPMENT SHALL MEET THE REQUIREMENTS FOR THE APPLICABLE CODES.
10. THE PROPOSED DEVELOPMENT SHALL MEET THE REQUIREMENTS FOR THE APPLICABLE CODES.



B1



B2





ARC TEC
ARCHITECTURAL TECHNOLOGIES
ARCHITECTS

151 COMMONWEALTH DRIVE AND 164 JEFFERSON DRIVE
MENLO PARK, CALIFORNIA 94025
TEL: (650) 321-1000
FAX: (650) 321-1001
WWW.ARCTEC.COM

DATE: 08/11/09
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
PROJECT NO: A0.01

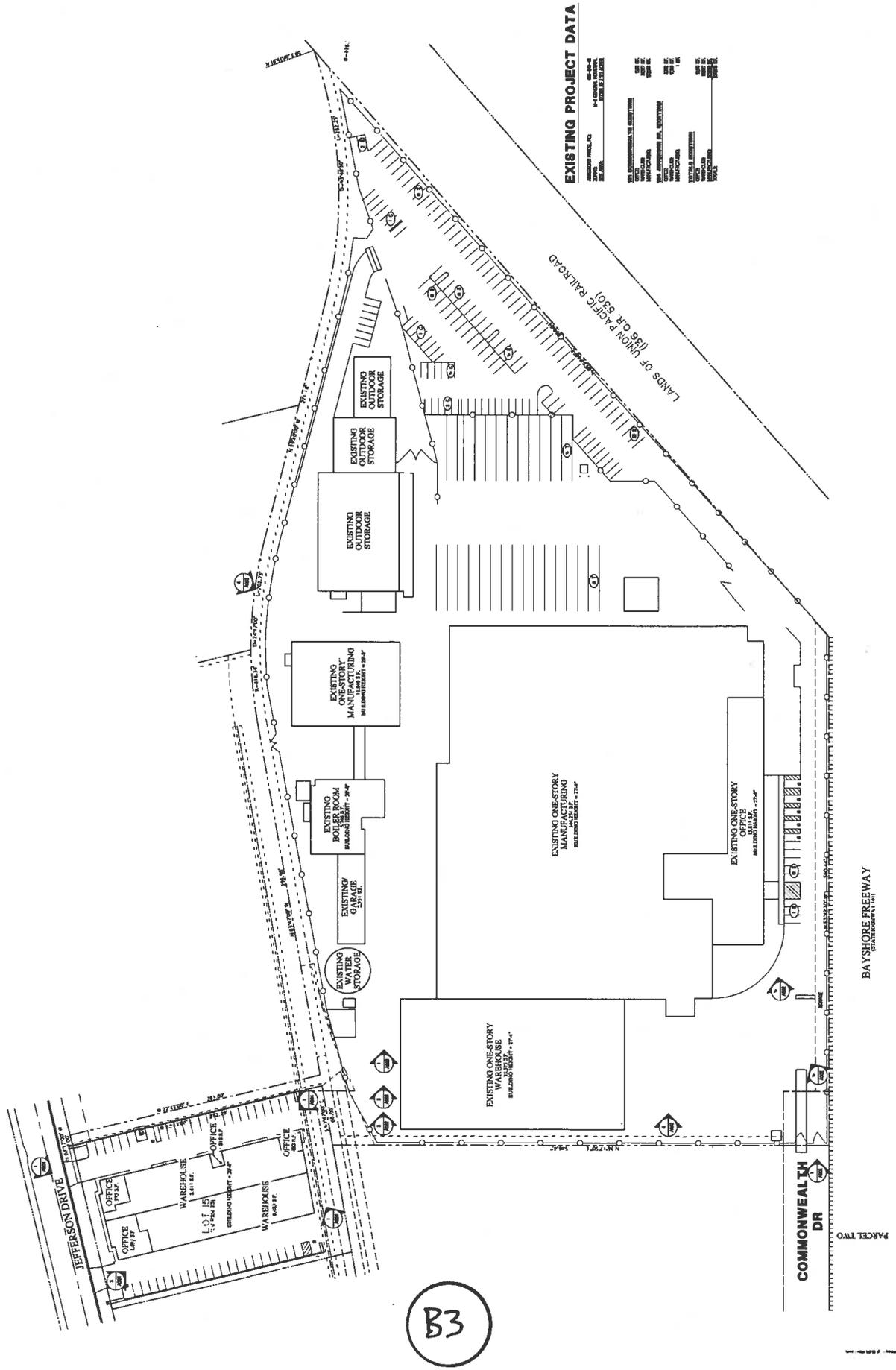
A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

SOBORATO

DATE: 08/11/09
DESCRIPTION: EXISTING SITE PLAN
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
PROJECT NO: A0.01

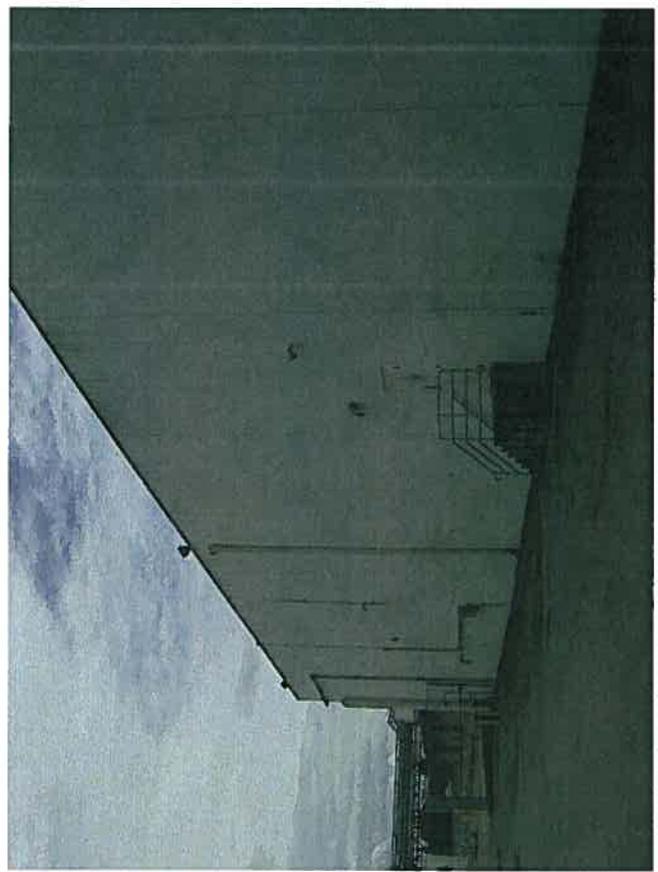


EXISTING SITE PLAN
A0.01
PROJECT NO: 11090

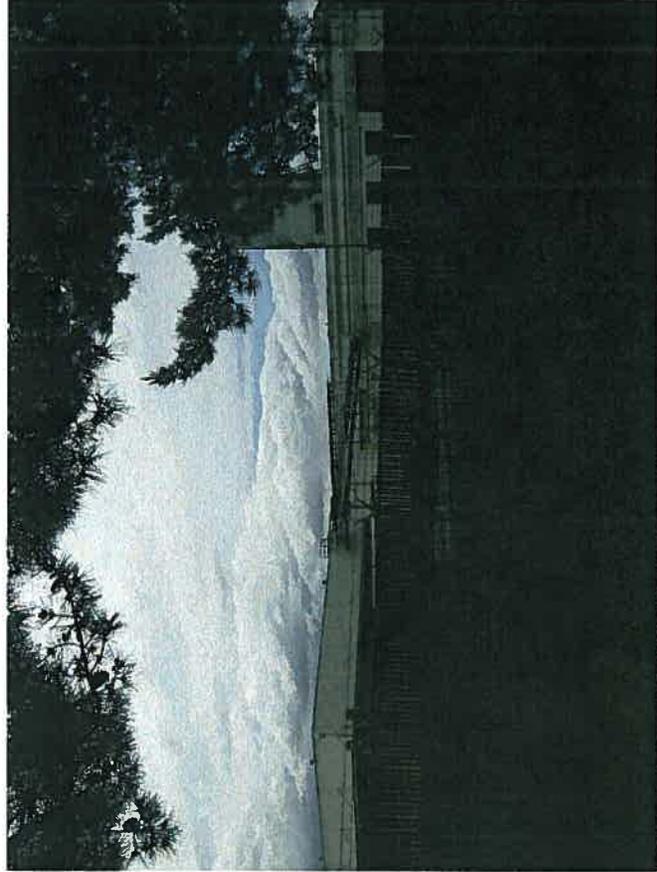


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SCALE: 1/8" = 1'-0"

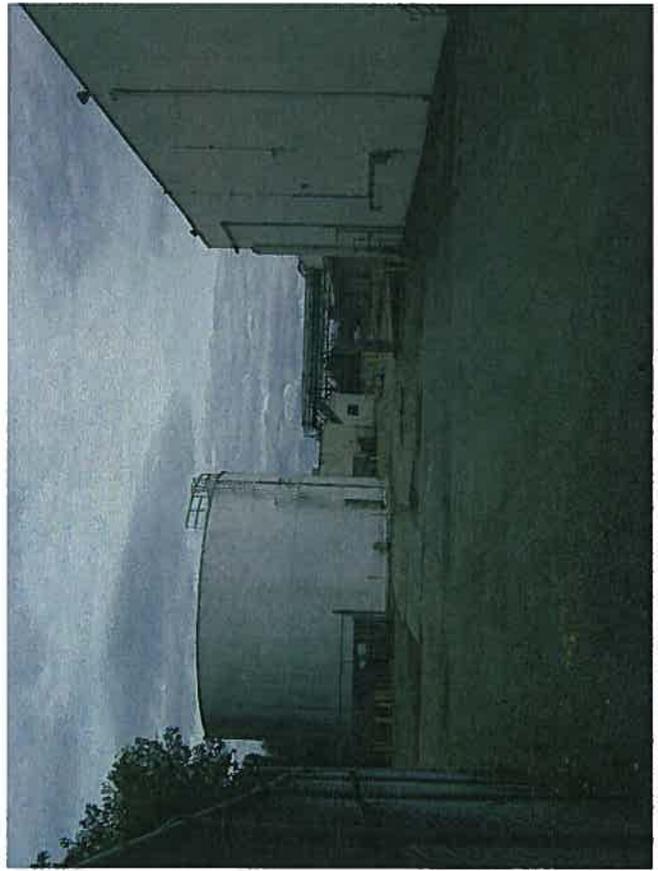
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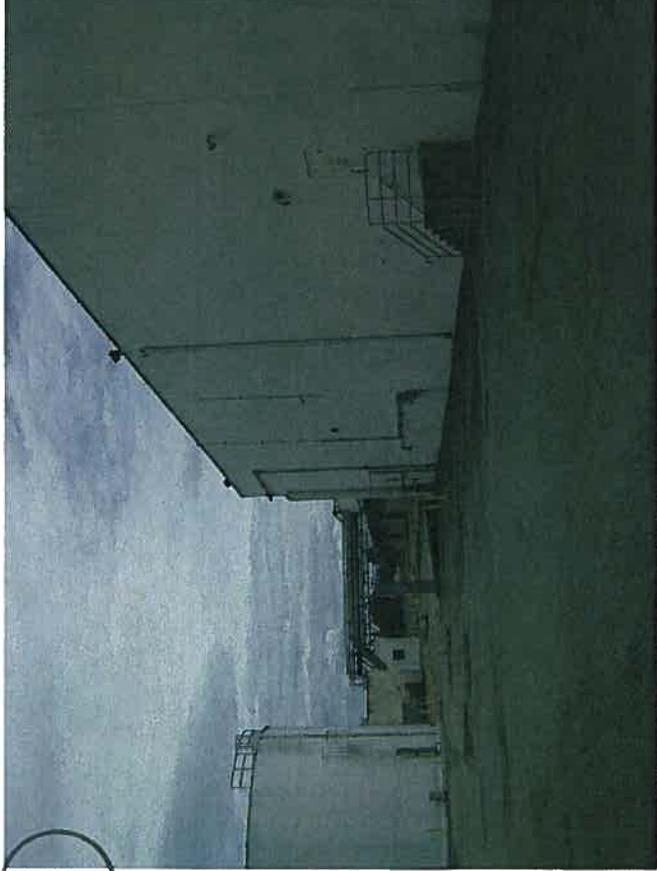
2 EXISTING COMMONWEALTH DRIVE BUILDING - looking southeast
 SCALE: NTS



4 EXISTING COMMONWEALTH DRIVE BUILDING - looking southwest
 SCALE: NTS

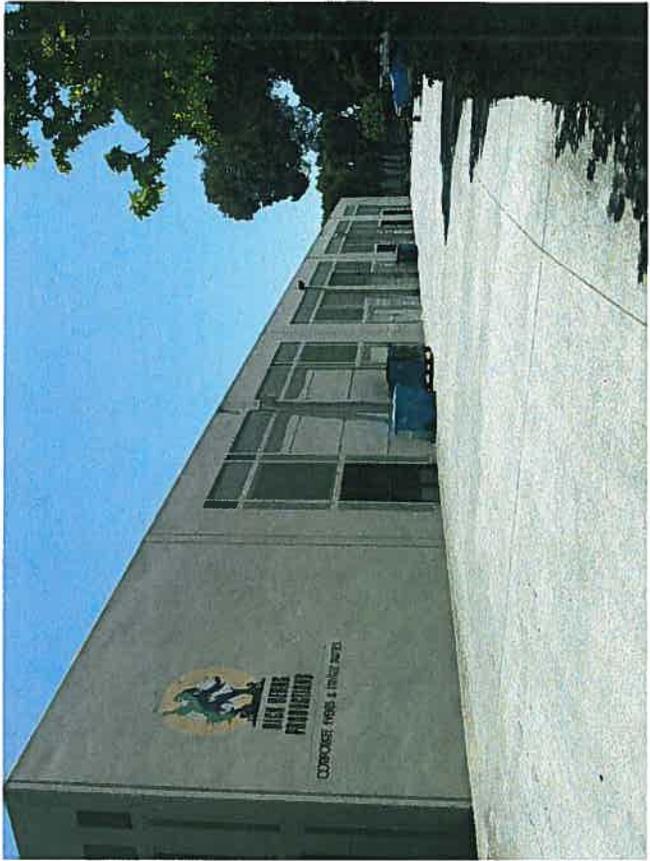


1 EXISTING COMMONWEALTH DRIVE BUILDING - looking southeast
 SCALE: NTS



3 EXISTING COMMONWEALTH DRIVE BUILDING - looking southeast
 SCALE: NTS

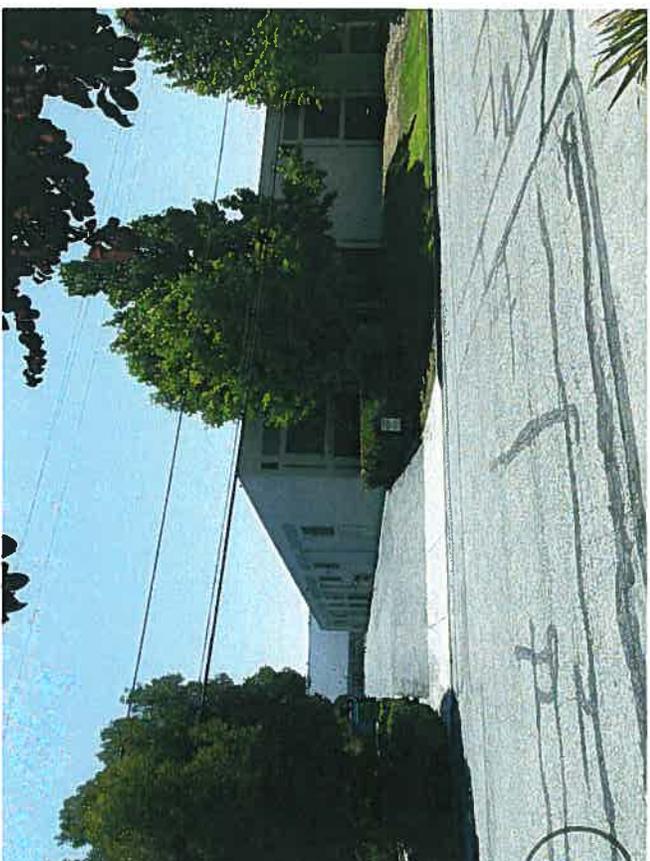
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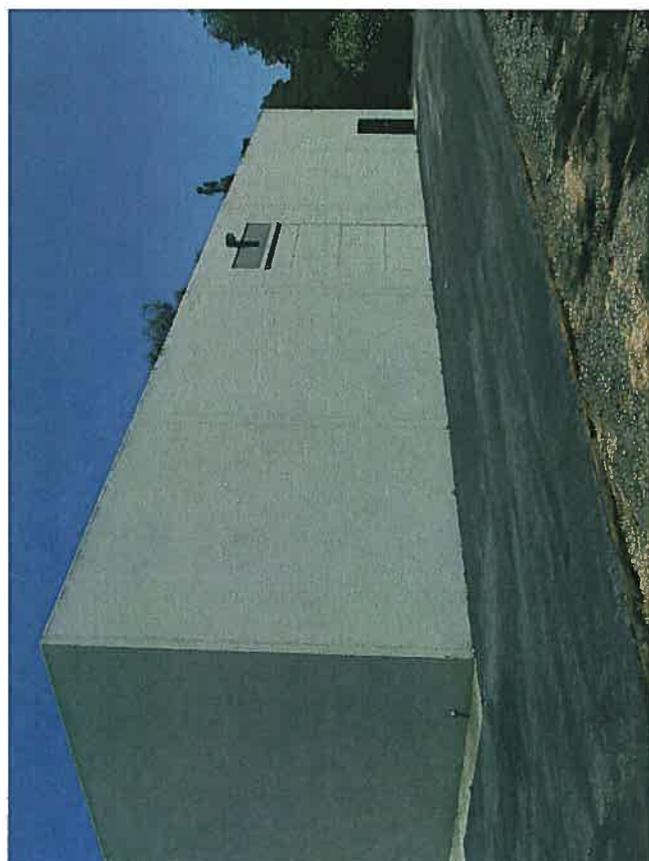
2 EXISTING JEFFERSON STREET BUILDING - looking southeast
 SCALE: 1/8" = 1'-0"



4 EXISTING JEFFERSON STREET BUILDING - looking northwest
 SCALE: 1/8" = 1'-0"



1 EXISTING JEFFERSON STREET BUILDING - looking southwest
 SCALE: 1/8" = 1'-0"



3 EXISTING JEFFERSON STREET BUILDING - looking north
 SCALE: 1/8" = 1'-0"



B7



ARC TEC
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A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

SOBRATO
DATE: 12/20/2017
BY: J. J. SOBRATO
CHECKED BY: J. J. SOBRATO
SCALE: AS SHOWN
PROJECT NO: 11290

164 JEFFERSON DR PROJECT DATA

164 JEFFERSON DRIVE
MENLO PARK, CA 94025
1.146 AC OF PLOTS

151 COMMONWEALTH DR PROJECT DATA

151 COMMONWEALTH DRIVE
MENLO PARK, CA 94025
1.146 AC OF PLOTS

COMBINED SITE PROJECT DATA

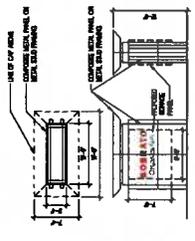
164 JEFFERSON DRIVE
MENLO PARK, CA 94025
1.146 AC OF PLOTS

PARKING ANALYSIS

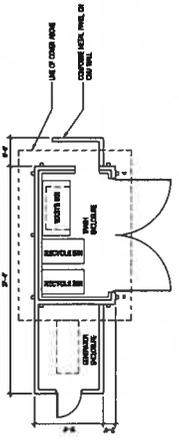
164 JEFFERSON DRIVE
MENLO PARK, CA 94025
1.146 AC OF PLOTS

KEY NOTES

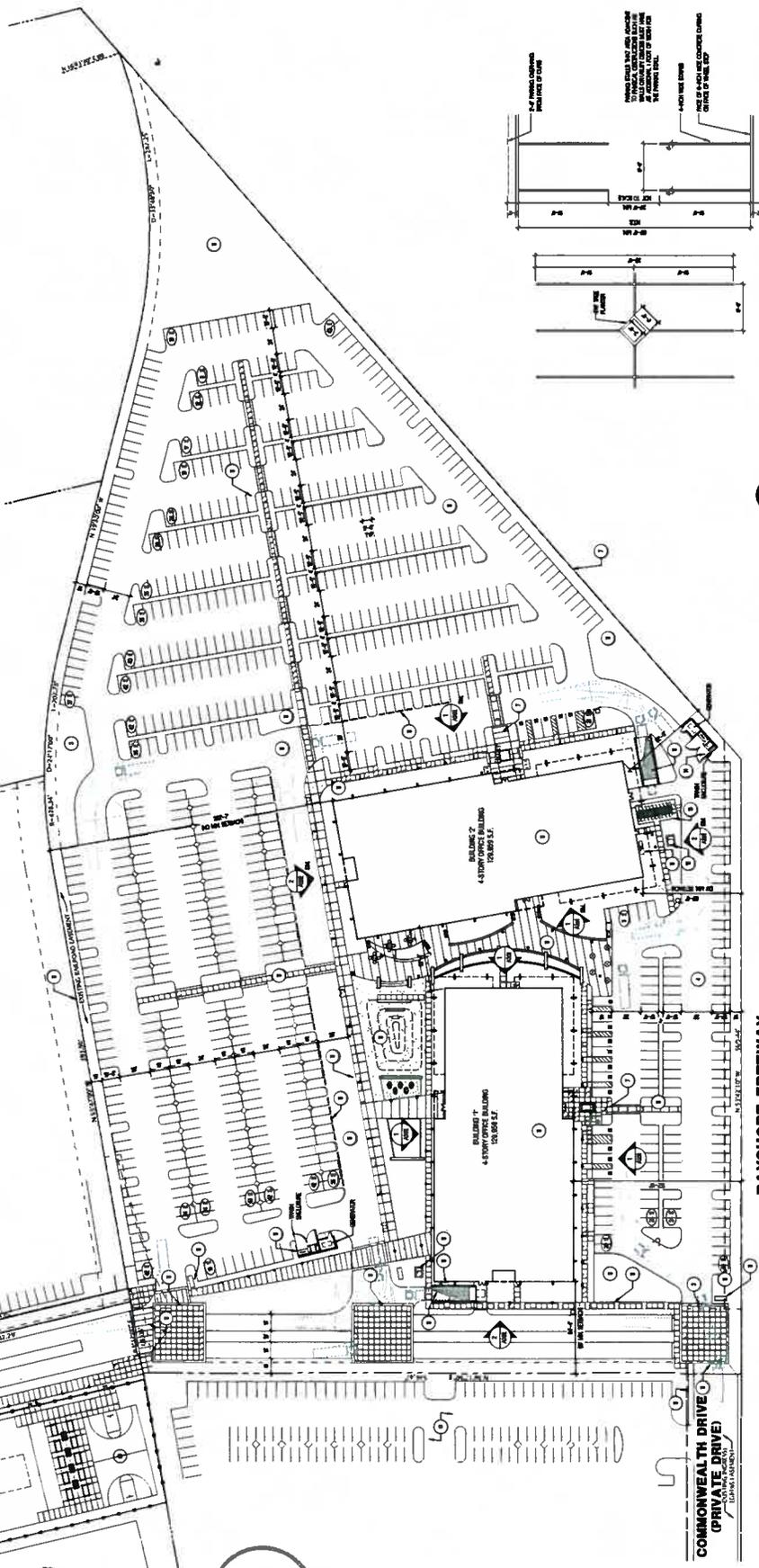
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100	EXISTING IMPROVEMENTS TO BE REPAIRED



4 MONUMENT SIGN
SCALE: 1/8" = 1'-0"



3 TRASH / GENERATOR ENCLOSURE PLAN & ELEVATION
SCALE: 1/8" = 1'-0"



1 SITE PLAN
SCALE: 1/8" = 1'-0"

2 TYPICAL ONE SIZE FITS ALL PARKING STALL
SCALE: 1/8" = 1'-0"

3 TRASH / GENERATOR ENCLOSURE PLAN & ELEVATION
SCALE: 1/8" = 1'-0"

4 MONUMENT SIGN
SCALE: 1/8" = 1'-0"

B8



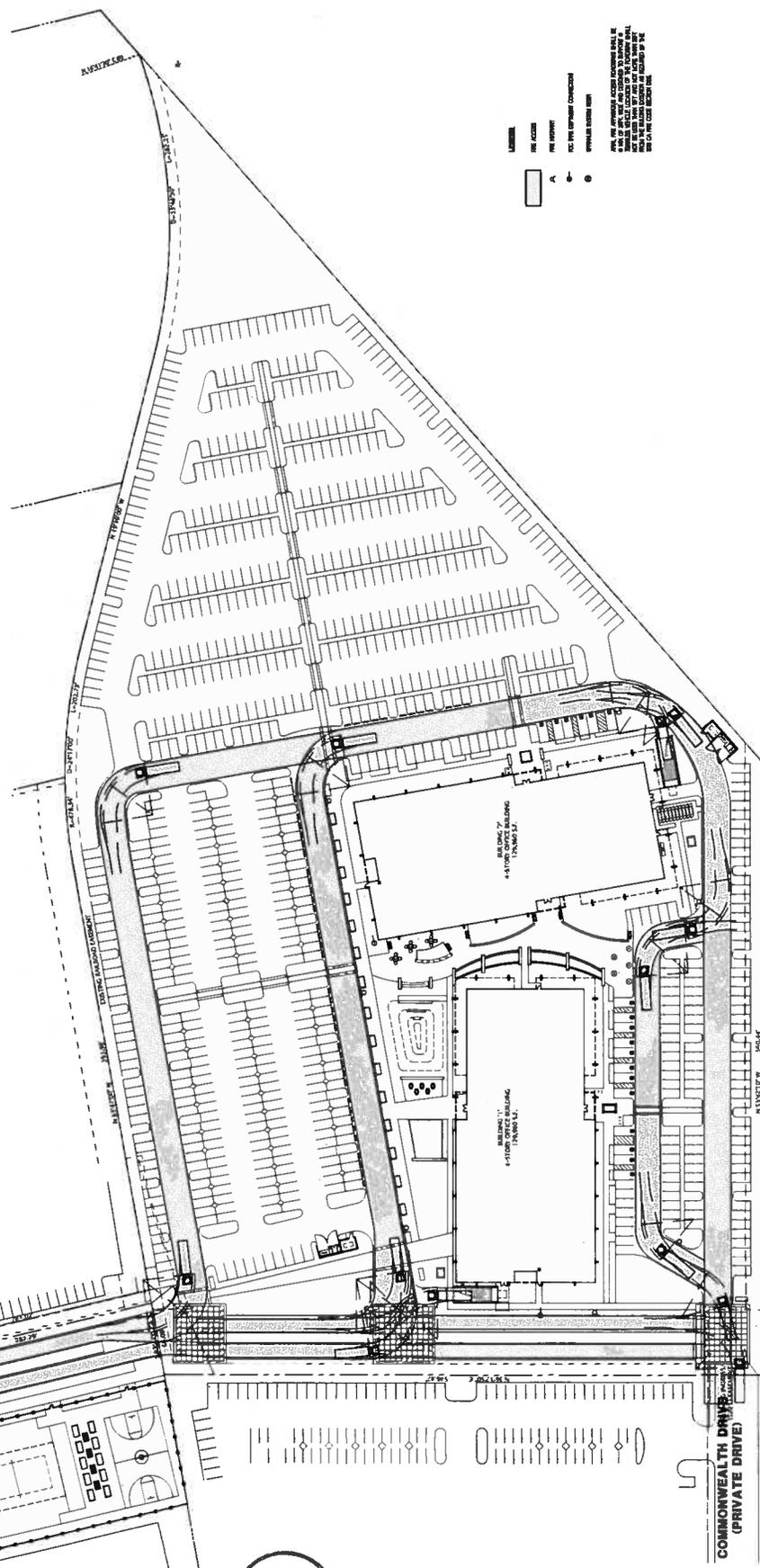
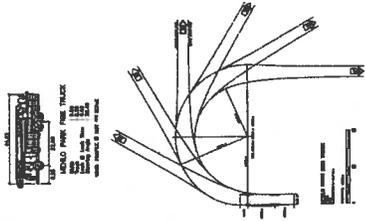
ARC TEC
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 151 COMMONWEALTH DRIVE
 MENLO PARK, CALIFORNIA 94025
 TEL: (650) 321-1000
 FAX: (650) 321-1001
 WWW.ARC-TEC.COM

A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
 151 Commonwealth Drive and 164 Jefferson Drive
 Menlo Park, California 94025

SOBRATO
 DATE: 08/11/09
 DESCRIPTION: EMERGENCY VEHICLE ACCESS PLAN
 DRAWN BY: J. SOBRATO
 CHECKED BY: J. SOBRATO
 APPROVED BY: J. SOBRATO



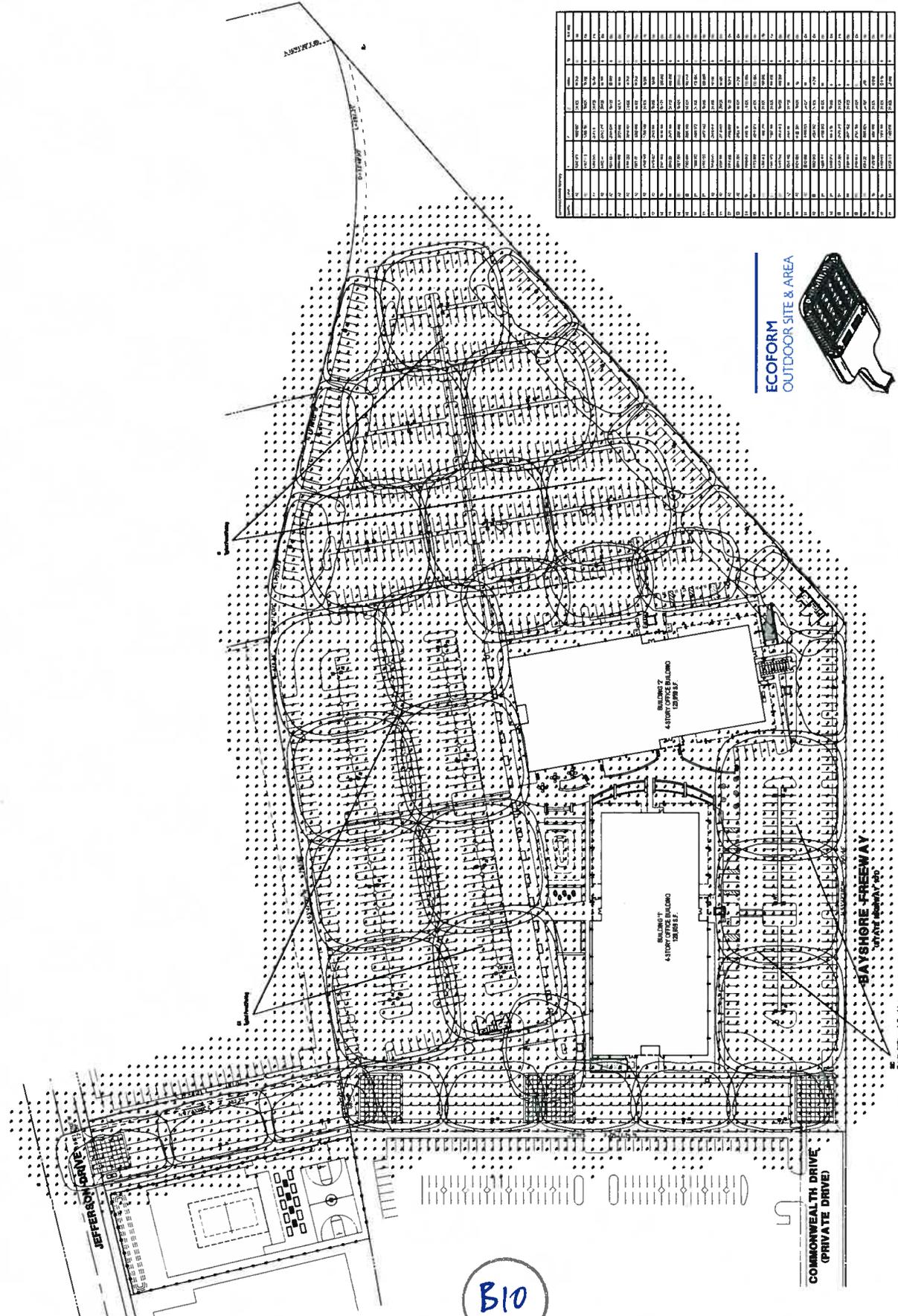
EMERGENCY VEHICLE ACCESS PLAN
A1.02
 PROJECT NO: 11290



B9

BAYSHORE FREEWAY
 ESTATE COMMONWAY RD
EMERGENCY VEHICLE ACCESS SITE PLAN
 SCALE: 1/8" = 1'-0"

1



B10

ECOFORM
 OUTDOOR SITE & AREA

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT	TOTAL AREA (SQ. FT.)
1	Site Area	1,000,000	100%	1,000,000
2	Building Footprint	100,000	10%	1,000,000
3	Parking Area	200,000	20%	1,000,000
4	Landscaping Area	50,000	5%	1,000,000
5	Other	150,000	15%	1,000,000

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT	TOTAL AREA (SQ. FT.)
1	Site Area	1,000,000	100%	1,000,000
2	Building Footprint	100,000	10%	1,000,000
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4	Landscaping Area	50,000	5%	1,000,000
5	Other	150,000	15%	1,000,000

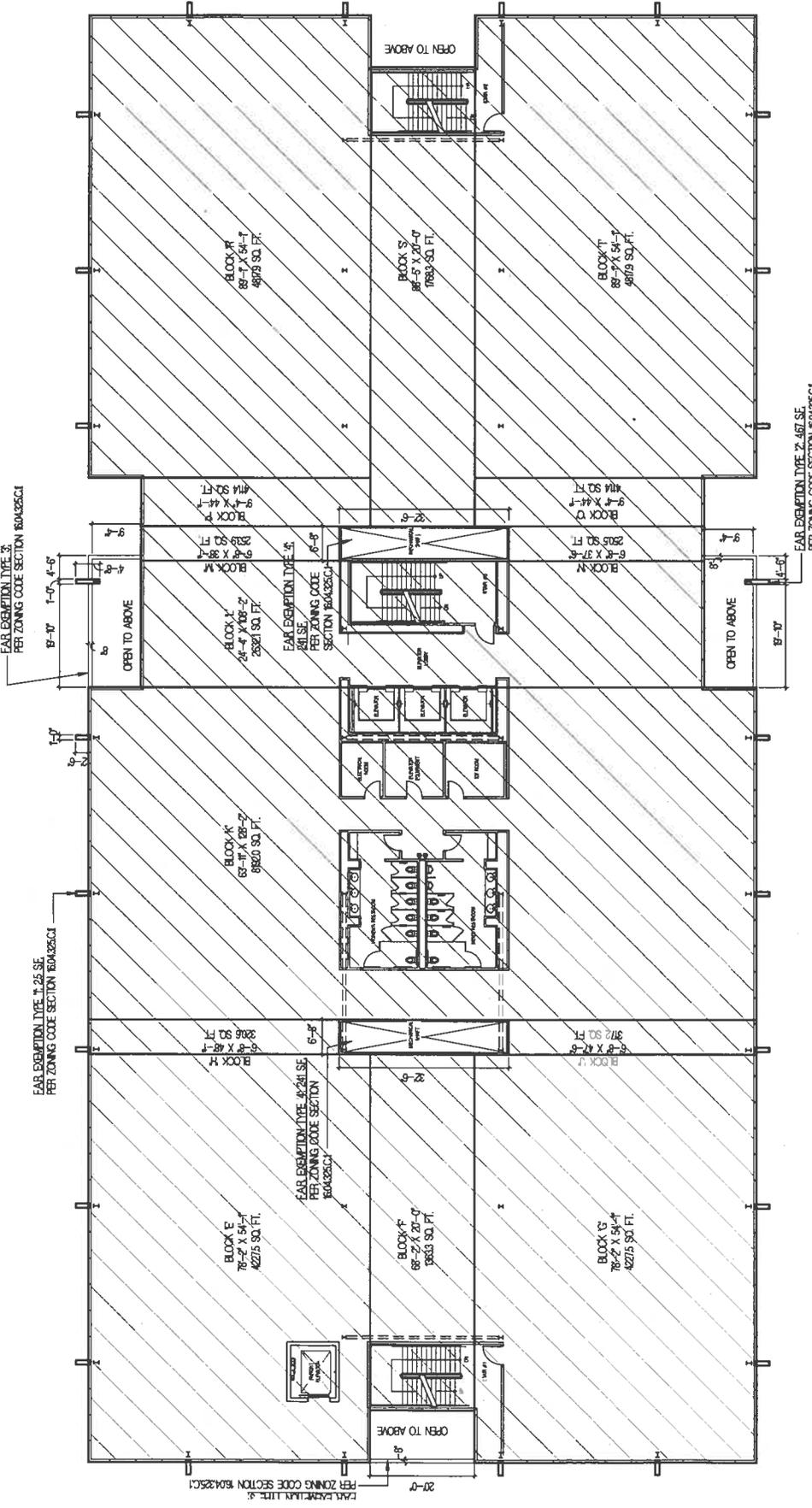


NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT	TOTAL AREA (SQ. FT.)
1	Site Area	1,000,000	100%	1,000,000
2	Building Footprint	100,000	10%	1,000,000
3	Parking Area	200,000	20%	1,000,000
4	Landscaping Area	50,000	5%	1,000,000
5	Other	150,000	15%	1,000,000



A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

SOBRATO
DATE: 08/11/09
DESCRIPTION: 2ND & 3RD FLOOR AREA PLAN
PROJECT NO: A2.02



1 **2ND & 3RD FLOOR AREA PLAN**
SCALE: 1/8" = 1'-0"

BUILDING AREA	S.F.	PER ZONING CODE SECTION
BLOCK E	42,715	EA 4.2.1
BLOCK F	13,833	EA 4.2.1
BLOCK G	42,715	EA 4.2.1
BLOCK H	38,232	EA 4.2.1
BLOCK I	38,232	EA 4.2.1
BLOCK J	38,232	EA 4.2.1
BLOCK K	38,232	EA 4.2.1
BLOCK L	38,232	EA 4.2.1
BLOCK M	38,232	EA 4.2.1
BLOCK N	38,232	EA 4.2.1
BLOCK O	38,232	EA 4.2.1
BLOCK P	38,232	EA 4.2.1
BLOCK Q	38,232	EA 4.2.1
BLOCK R	38,232	EA 4.2.1
BLOCK S	38,232	EA 4.2.1
BLOCK T	38,232	EA 4.2.1
BLOCK U	38,232	EA 4.2.1
BLOCK V	38,232	EA 4.2.1
BLOCK W	38,232	EA 4.2.1
BLOCK X	38,232	EA 4.2.1
BLOCK Y	38,232	EA 4.2.1
BLOCK Z	38,232	EA 4.2.1

EXEMPTION TYPE	AREA (SQ. FT.)	PER ZONING CODE SECTION
EAR EXEMPTION TYPE 3	1,000	EA 4.2.1
EAR EXEMPTION TYPE 25 SE	1,000	EA 4.2.1
EAR EXEMPTION TYPE 24 SE	1,000	EA 4.2.1
EAR EXEMPTION TYPE 7	1,000	EA 4.2.1
EAR EXEMPTION TYPE 7.467 SE	1,000	EA 4.2.1

DATE	DESCRIPTION
08/11/09	2ND & 3RD FLOOR AREA PLAN
08/11/09	1ST FLOOR AREA PLAN
08/11/09	4TH FLOOR AREA PLAN
08/11/09	5TH FLOOR AREA PLAN
08/11/09	6TH FLOOR AREA PLAN
08/11/09	7TH FLOOR AREA PLAN
08/11/09	8TH FLOOR AREA PLAN
08/11/09	9TH FLOOR AREA PLAN
08/11/09	10TH FLOOR AREA PLAN
08/11/09	11TH FLOOR AREA PLAN
08/11/09	12TH FLOOR AREA PLAN
08/11/09	13TH FLOOR AREA PLAN
08/11/09	14TH FLOOR AREA PLAN
08/11/09	15TH FLOOR AREA PLAN
08/11/09	16TH FLOOR AREA PLAN
08/11/09	17TH FLOOR AREA PLAN
08/11/09	18TH FLOOR AREA PLAN
08/11/09	19TH FLOOR AREA PLAN
08/11/09	20TH FLOOR AREA PLAN

1 **2ND & 3RD FLOOR AREA PLAN**
SCALE: 1/8" = 1'-0"

B12



Planning Department Submit for
COMMONWEALTH CORPORATE CENTER
Menlo Park, California 94025

SOBRATO

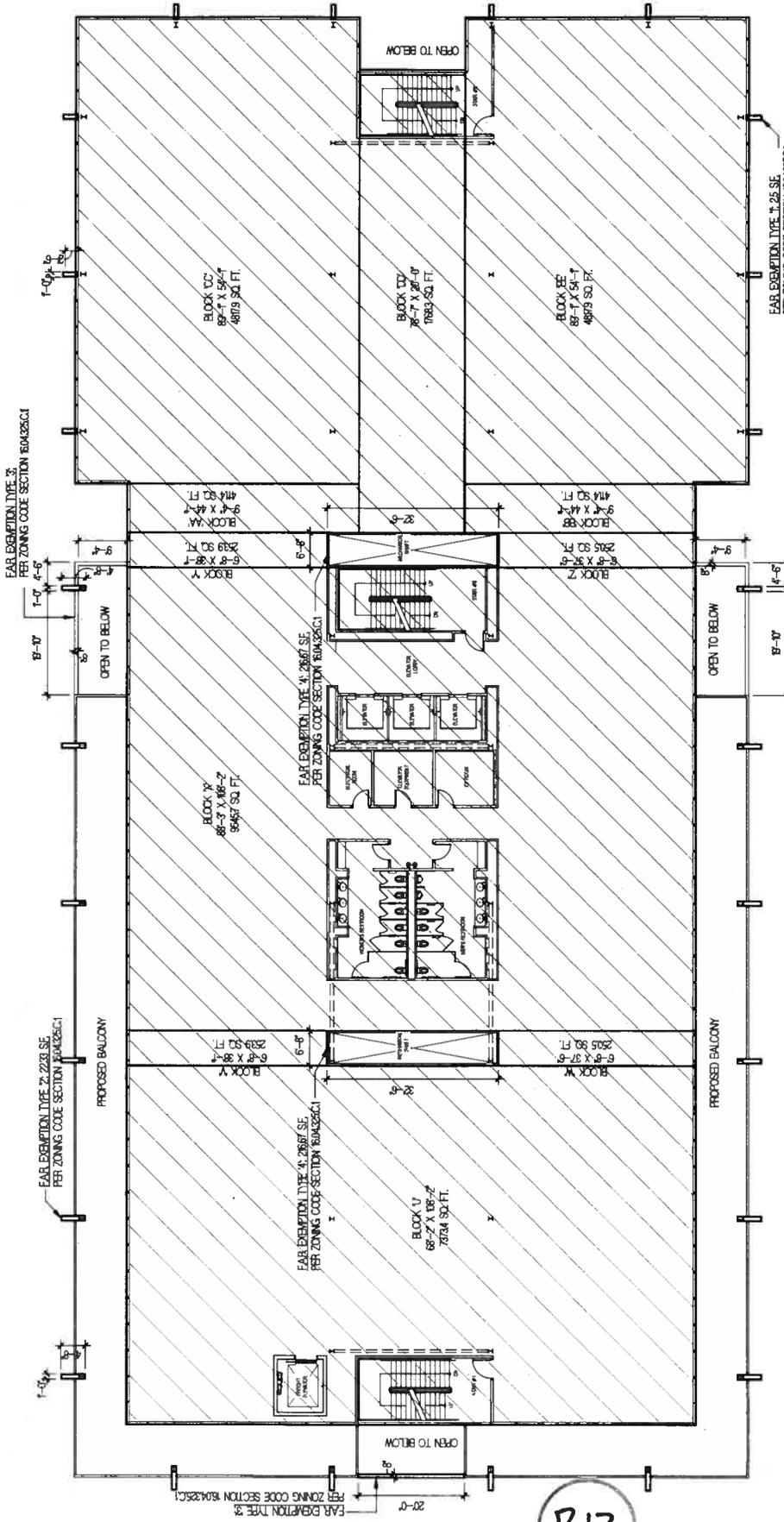
DATE: 11/20/03
DESCRIPTION: COMMONWEALTH CORPORATE CENTER
151 COMMONWEALTH DRIVE AND 164 JEFFERSON DRIVE
MENLO PARK, CALIFORNIA 94025



ROBERT SOBRATO
PROFESSIONAL ENGINEER

A2.03

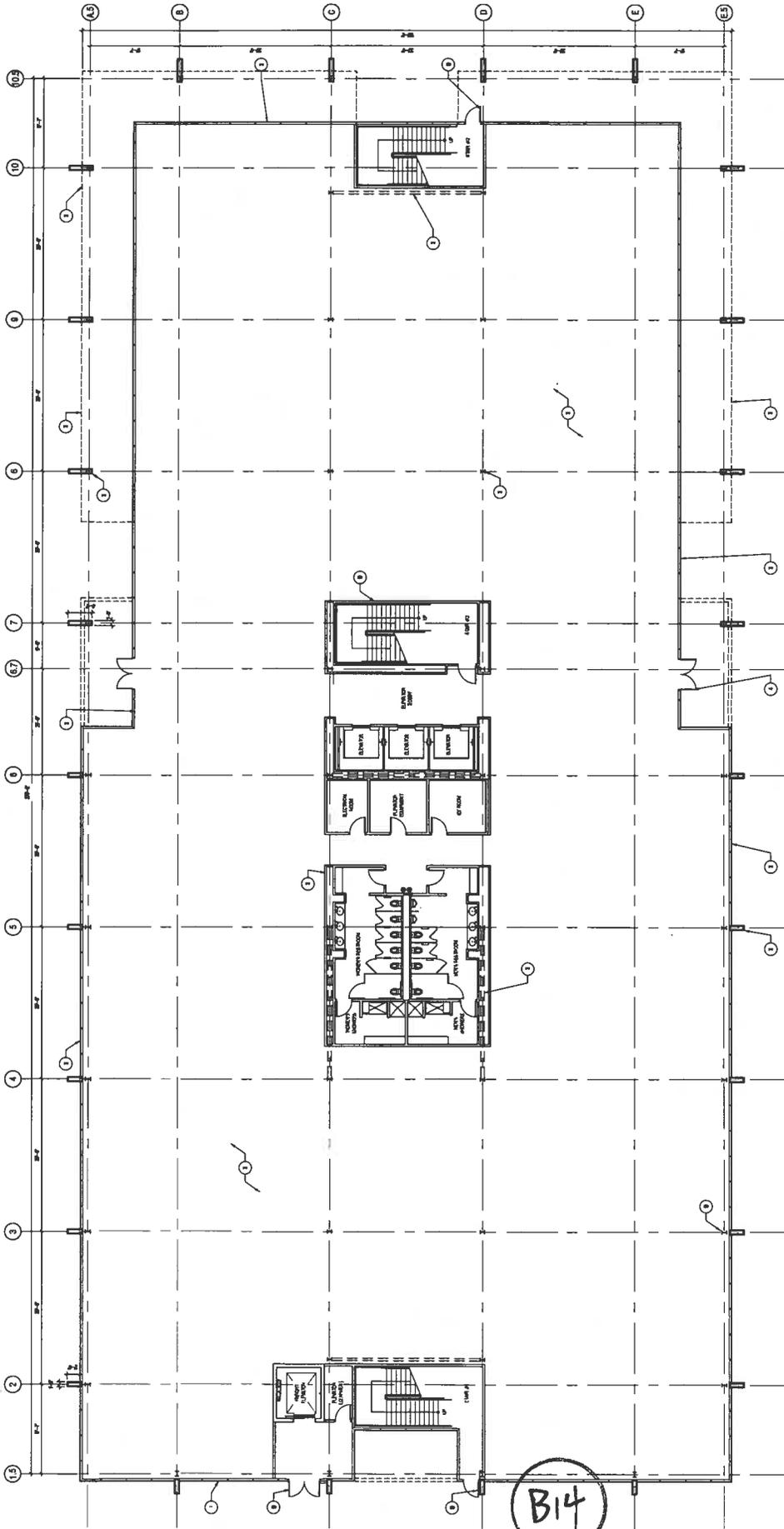
PROJECT NO: 11240



1 4TH FLOOR AREA PLAN
SCALE: 1/8" = 1'-0"

EXEMPTION TYPE	AREA (SQ. FT.)	PERCENTAGE OF TOTAL FLOOR AREA
Block V	7234	10.0%
Block W	2505	3.3%
Block X	7234	9.7%
Block Y	7234	9.7%
Block Z	2505	3.3%
Block CC	4752	6.4%
Block CD	1533	2.0%
Block CE	690	0.9%
TOTAL	32887	43.6%

B13



KEY NOTES

1. BUILDING LINE IS SHOWN BY BLUE LINE UNLESS OTHERWISE NOTED
2. FINISH LINE IS SHOWN BY DASHED LINE UNLESS OTHERWISE NOTED
3. FINISH LINE IS SHOWN BY DASHED LINE UNLESS OTHERWISE NOTED
4. FINISH LINE IS SHOWN BY DASHED LINE UNLESS OTHERWISE NOTED
5. FINISH LINE IS SHOWN BY DASHED LINE UNLESS OTHERWISE NOTED
6. FINISH LINE IS SHOWN BY DASHED LINE UNLESS OTHERWISE NOTED
7. FINISH LINE IS SHOWN BY DASHED LINE UNLESS OTHERWISE NOTED
8. FINISH LINE IS SHOWN BY DASHED LINE UNLESS OTHERWISE NOTED
9. FINISH LINE IS SHOWN BY DASHED LINE UNLESS OTHERWISE NOTED
10. FINISH LINE IS SHOWN BY DASHED LINE UNLESS OTHERWISE NOTED
11. FINISH LINE IS SHOWN BY DASHED LINE UNLESS OTHERWISE NOTED

1 OFFICE BUILDING FIRST LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



ARC TEC
ARCHITECTURAL TECHNOLOGIES
MEMPHIS, TENNESSEE
1000 W. WOODLAND AVENUE, SUITE 100
MEMPHIS, TN 38117
901.525.1100
www.arctec.com

A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Memlo Park, California 94025

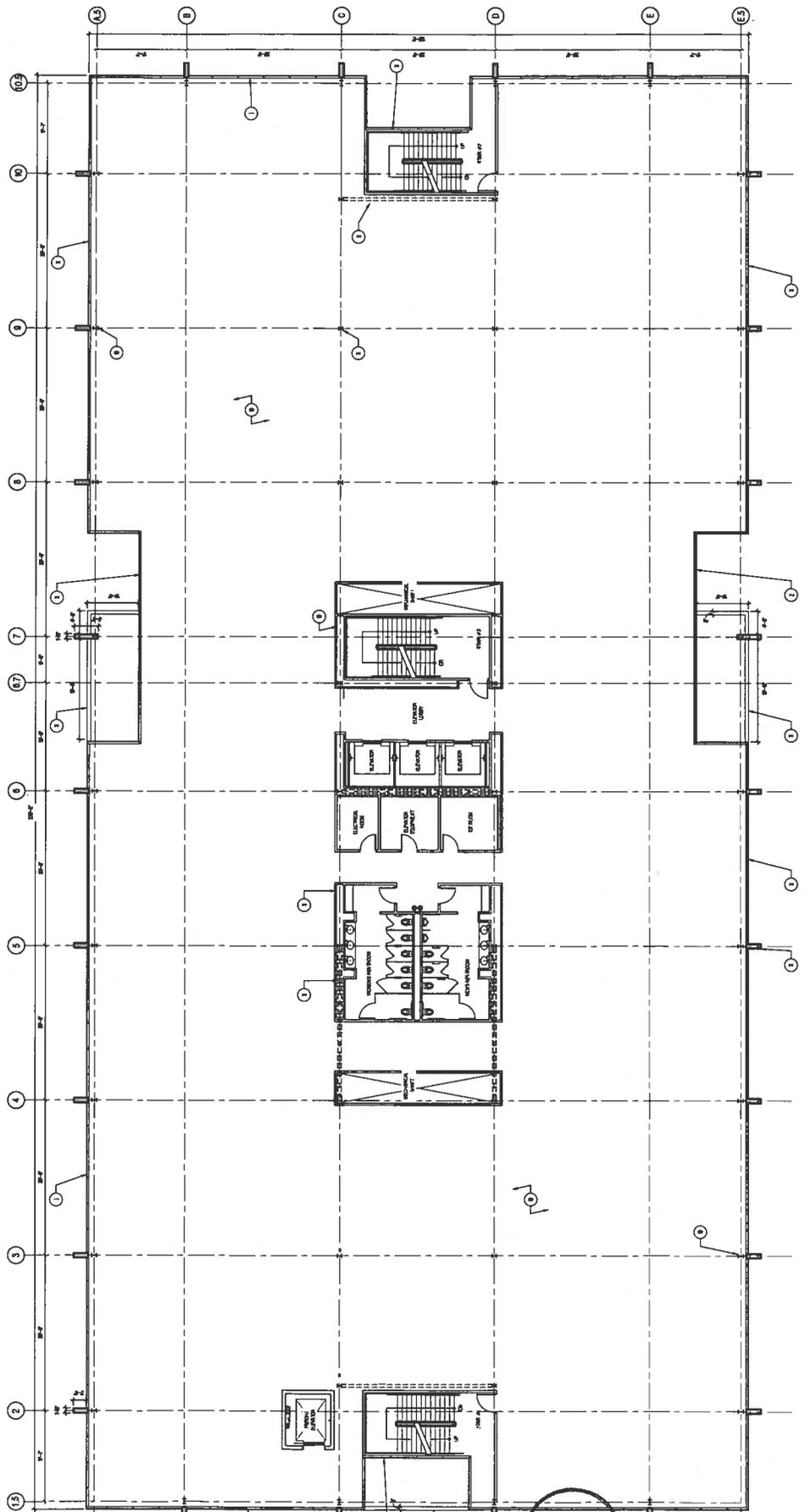
THE SOBRATO GROUP

DATE: 05/11/11
DESCRIPTION: ARCHITECTURAL SUBMITTAL FOR PLANNING DEPARTMENT REVIEW
BY: J. SOBRATO
CHECKED BY: J. SOBRATO
APPROVED BY: J. SOBRATO



OFFICE BILLBOARD
TYPICAL UPPER FLOOR PLAN

A2.12
PROJECT NO: 11200



KEY NOTES

1. UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWING.
2. ALL FINISHES SHALL BE AS SHOWN ON THE DRAWING.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
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9. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
11. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
12. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
13. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
14. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
15. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.

1 OFFICE BUILDING - TYPICAL UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

B15

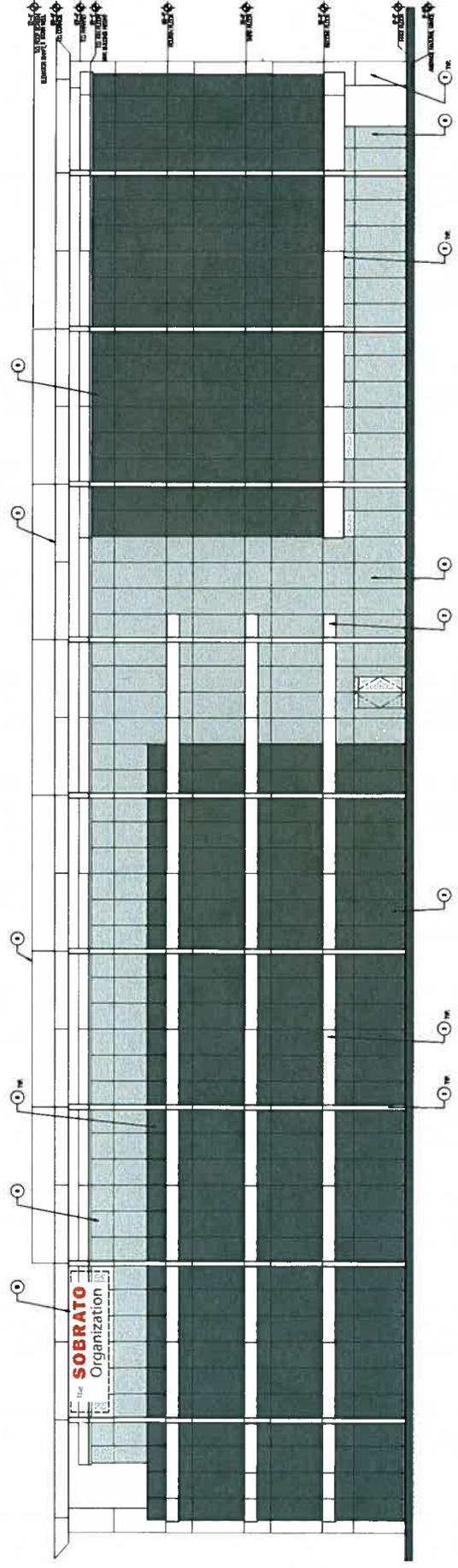


A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
Menlo Park, California 94025

THE SOBRATO
DATE: 02/20/2019
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

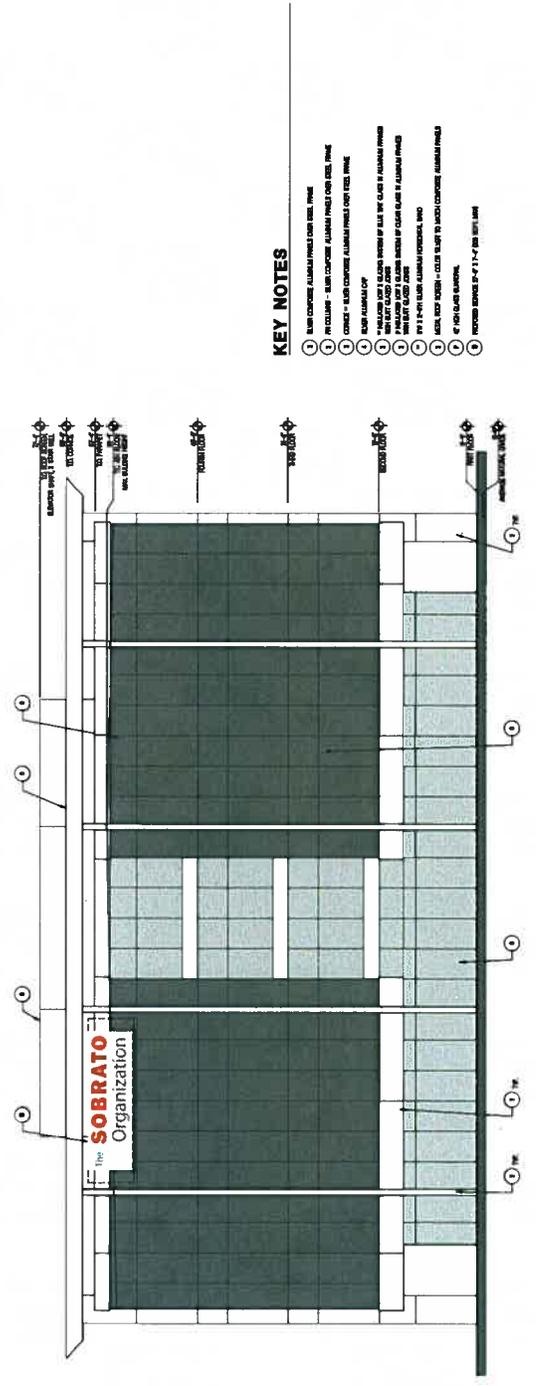


OFFICE BUILDING
EXTENSION ELEVATIONS
A3.01
PROJECT NO: 11296



1 BUILDING '1' SOUTH ELEVATION / BUILDING '2' WEST ELEVATION
SCALE: 1/8" = 1'-0"

B17



2 BUILDING '1' EAST ELEVATION / BUILDING '2' SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

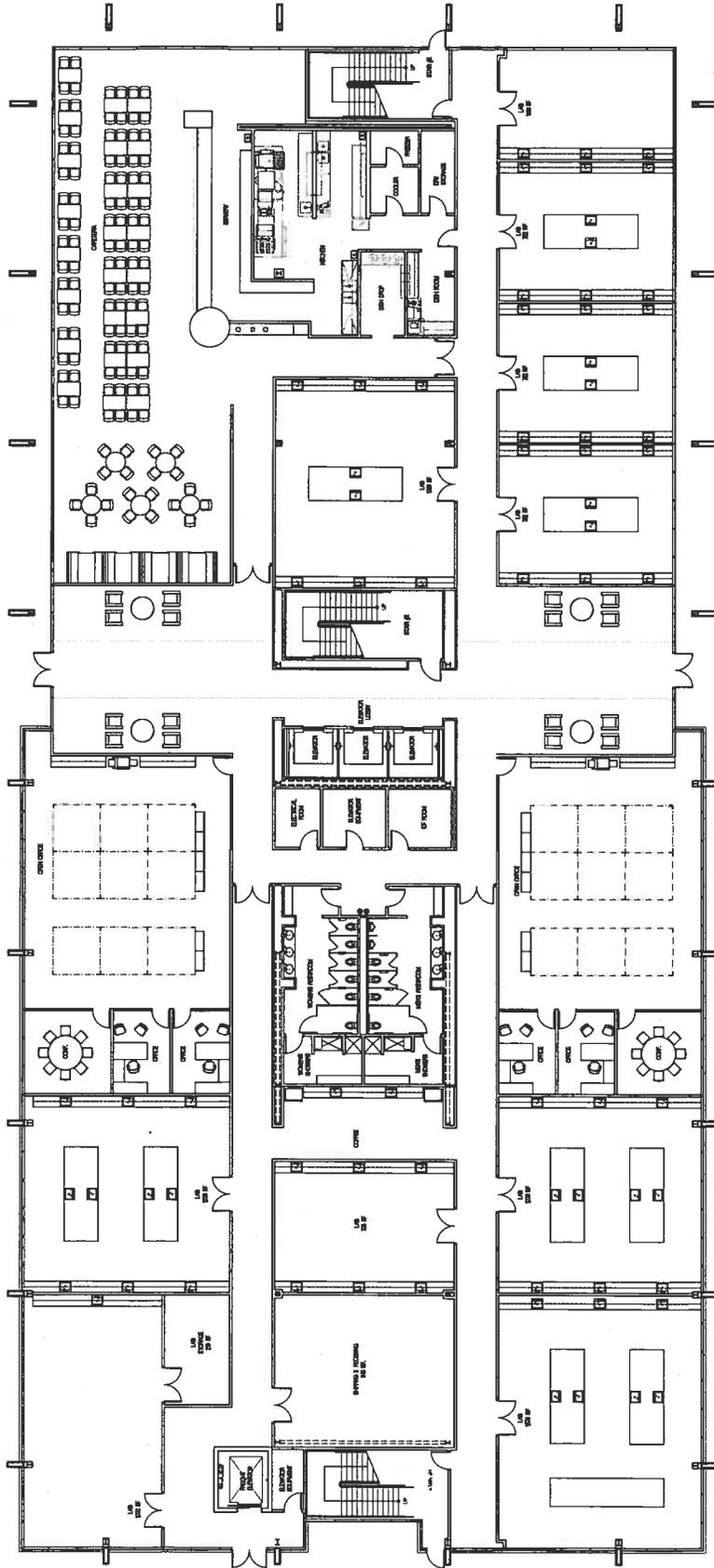
- KEY NOTES**
1. ALUM CONCRETE ALUMINUM PANELS OVER STEEL FRAME
 2. PER WALLS - 2" MIN CONCRETE ALUMINUM PANELS OVER STEEL FRAME
 3. CORNER - 2" MIN CONCRETE ALUMINUM PANELS OVER STEEL FRAME
 4. 2" MIN ALUMINUM COP
 5. 1/2" MIN ALUMINUM STUDS OVER ALL 1/2" MIN ALUMINUM PANELS
 6. 1/2" MIN ALUMINUM STUDS OVER ALL 1/2" MIN ALUMINUM PANELS
 7. 1/2" MIN ALUMINUM STUDS OVER ALL 1/2" MIN ALUMINUM PANELS
 8. 1/2" MIN ALUMINUM STUDS OVER ALL 1/2" MIN ALUMINUM PANELS
 9. 1/2" MIN ALUMINUM STUDS OVER ALL 1/2" MIN ALUMINUM PANELS
 10. 1/2" MIN ALUMINUM STUDS OVER ALL 1/2" MIN ALUMINUM PANELS



Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

SOBRATO
DATE: 05/20/07
DESCRIPTION:
CONCEPTUAL FIRST FLOOR
SPACE PLAN

AT12.11
PROJECT NO: 11790
CONCEPTUAL FIRST FLOOR
SPACE PLAN



1 CONCEPTUAL FIRST FLOOR SPACE PLAN
SCALE: 1/8" = 1'-0"

B20

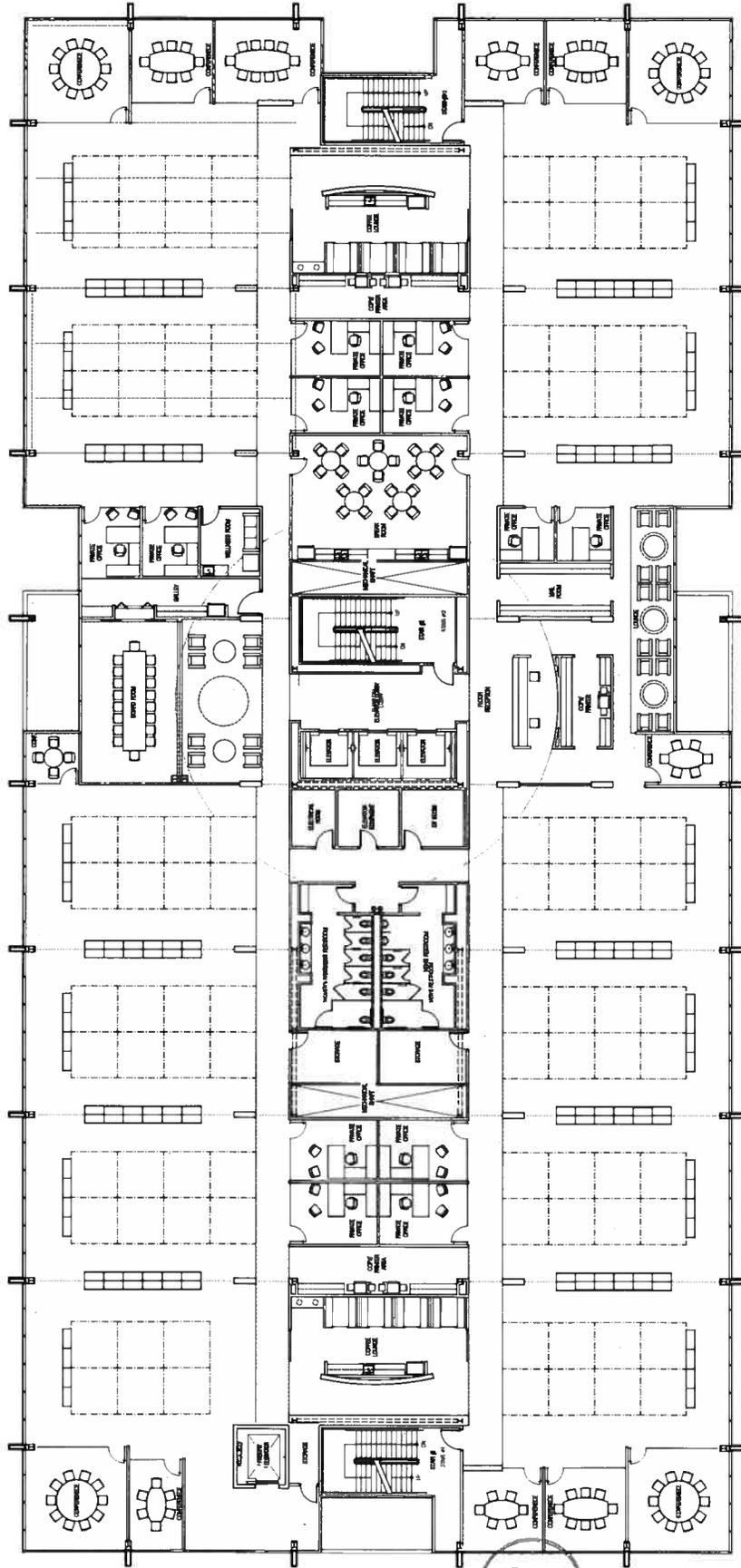


A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Memlo Park, California 94025

SOBRATO
DATE: 05/03/2011
DESCRIPTION: COMMONWEALTH CORPORATE CENTER
PROJECT NO: C-1008
PROJECT NAME: COMMONWEALTH CORPORATE CENTER
PROJECT ADDRESS: 151 COMMONWEALTH DRIVE, MEMPHIS, TN 38103



AT12.12
PROJECT NO: 11294
CONCEPTUAL UPPER FLOOR SPACE PLAN



1 CONCEPTUAL UPPER LEVEL SPACE PLAN
SCALE: 1/8" = 1'-0"

B21



ARC TEC
 www.arctec.com
 151 Commonwealth Drive
 Menlo Park, CA 94025
 Phone: (650) 321-1111
 Fax: (650) 321-1112
 Email: info@arctec.com

THE PATRICK PATTERSON INC.
 Landscape Architecture
 151 Commonwealth Drive
 Menlo Park, CA 94025
 Phone: (650) 321-1111
 Fax: (650) 321-1112
 Email: info@patrickpatterson.com

COMMONWEALTH CORPORATE CENTER
 A Planning Department Submittal for
 151 Commonwealth Drive and 164 Jefferson Drive
 Menlo Park, California 94025

SOBRATO
 DATE: 10/15/10
 PROJECT NO: 10077

ILLUSTRATIVE LANDSCAPE PLAN
 L1.0
 PROJECT NO: 10077



Item Description	Quantity	Notes
Planting at Building 1	27	
Planting at Building 2	18	
Planting at Building 3	1	
Planting at Parking Lot 1	0	
Planting at Parking Lot 2	23	
Planting at Parking Lot 3	21	
Planting at Adjacent Parcel	46	
Planting at Other Areas	27	
Total	143	

B26

ILLUSTRATIVE LANDSCAPE PLAN
 SCALE: 1" = 20'
 0 20 40



ARCTEC
ARCHITECTURAL TECHNOLOGIES
151 Commonwealth Drive
Menlo Park, CA 94025
Tel: 650.321.1234
Fax: 650.321.1235
www.arctec.com

THE GUZZARDO GROUP
151 Commonwealth Drive
Menlo Park, CA 94025
Tel: 650.321.1234
Fax: 650.321.1235
www.guzzardogroup.com

A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

SOBRATO

DATE: 02/28/2017
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

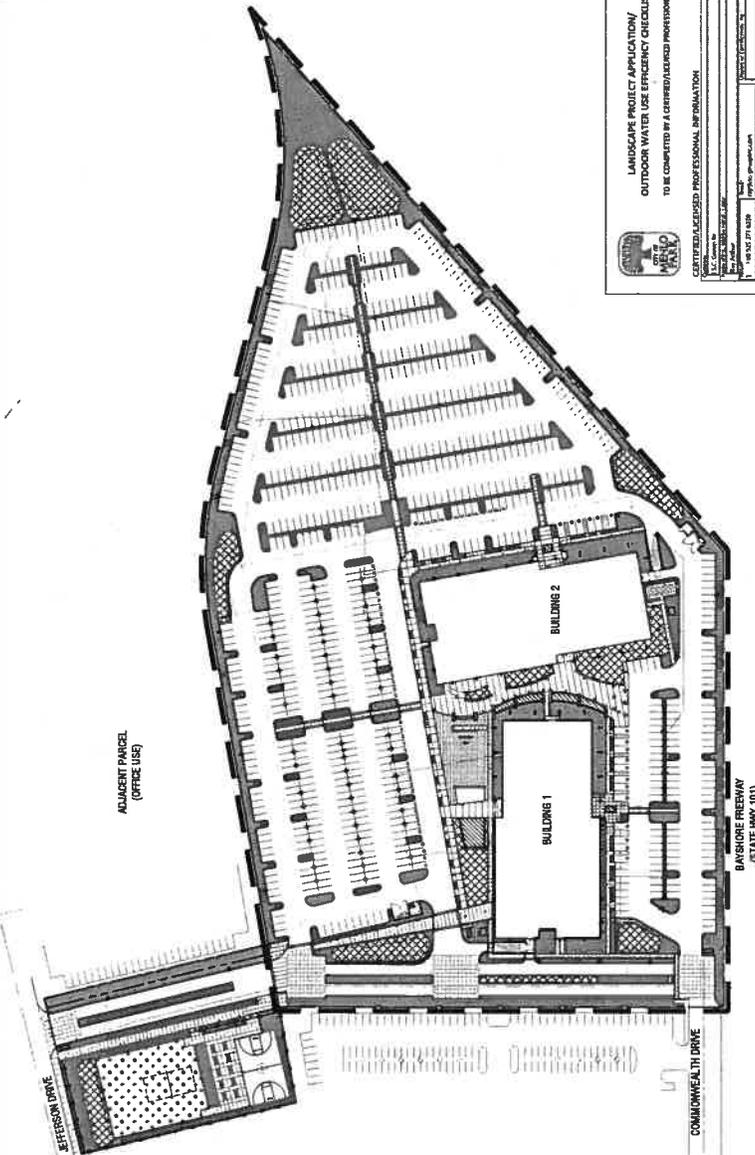
PROJECT NO: 11377
DATE: 02/28/2017

WATER BUDGET CALCULATION FORM

Item	Description	Area (sq ft)	Rate (gal/sq ft)	Volume (gal)	Notes
1	Roof	100,000	0.5	50,000	
2	Walls	100,000	0.5	50,000	
3	Floors	100,000	0.5	50,000	
4	Basement	100,000	0.5	50,000	
5	Driveway	100,000	0.5	50,000	
6	Garage	100,000	0.5	50,000	
7	Pool	100,000	0.5	50,000	
8	Spa	100,000	0.5	50,000	
9	Other	100,000	0.5	50,000	
10	Plant	100,000	0.5	50,000	
11	Other	100,000	0.5	50,000	
12	Other	100,000	0.5	50,000	
13	Other	100,000	0.5	50,000	
14	Other	100,000	0.5	50,000	
15	Other	100,000	0.5	50,000	
16	Other	100,000	0.5	50,000	
17	Other	100,000	0.5	50,000	
18	Other	100,000	0.5	50,000	
19	Other	100,000	0.5	50,000	
20	Other	100,000	0.5	50,000	
21	Other	100,000	0.5	50,000	
22	Other	100,000	0.5	50,000	
23	Other	100,000	0.5	50,000	
24	Other	100,000	0.5	50,000	
25	Other	100,000	0.5	50,000	
26	Other	100,000	0.5	50,000	
27	Other	100,000	0.5	50,000	
28	Other	100,000	0.5	50,000	
29	Other	100,000	0.5	50,000	
30	Other	100,000	0.5	50,000	
31	Other	100,000	0.5	50,000	
32	Other	100,000	0.5	50,000	
33	Other	100,000	0.5	50,000	
34	Other	100,000	0.5	50,000	
35	Other	100,000	0.5	50,000	
36	Other	100,000	0.5	50,000	
37	Other	100,000	0.5	50,000	
38	Other	100,000	0.5	50,000	
39	Other	100,000	0.5	50,000	
40	Other	100,000	0.5	50,000	
41	Other	100,000	0.5	50,000	
42	Other	100,000	0.5	50,000	
43	Other	100,000	0.5	50,000	
44	Other	100,000	0.5	50,000	
45	Other	100,000	0.5	50,000	
46	Other	100,000	0.5	50,000	
47	Other	100,000	0.5	50,000	
48	Other	100,000	0.5	50,000	
49	Other	100,000	0.5	50,000	
50	Other	100,000	0.5	50,000	
51	Other	100,000	0.5	50,000	
52	Other	100,000	0.5	50,000	
53	Other	100,000	0.5	50,000	
54	Other	100,000	0.5	50,000	
55	Other	100,000	0.5	50,000	
56	Other	100,000	0.5	50,000	
57	Other	100,000	0.5	50,000	
58	Other	100,000	0.5	50,000	
59	Other	100,000	0.5	50,000	
60	Other	100,000	0.5	50,000	
61	Other	100,000	0.5	50,000	
62	Other	100,000	0.5	50,000	
63	Other	100,000	0.5	50,000	
64	Other	100,000	0.5	50,000	
65	Other	100,000	0.5	50,000	
66	Other	100,000	0.5	50,000	
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68	Other	100,000	0.5	50,000	
69	Other	100,000	0.5	50,000	
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71	Other	100,000	0.5	50,000	
72	Other	100,000	0.5	50,000	
73	Other	100,000	0.5	50,000	
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75	Other	100,000	0.5	50,000	
76	Other	100,000	0.5	50,000	
77	Other	100,000	0.5	50,000	
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80	Other	100,000	0.5	50,000	
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85	Other	100,000	0.5	50,000	
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91	Other	100,000	0.5	50,000	
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93	Other	100,000	0.5	50,000	
94	Other	100,000	0.5	50,000	
95	Other	100,000	0.5	50,000	
96	Other	100,000	0.5	50,000	
97	Other	100,000	0.5	50,000	
98	Other	100,000	0.5	50,000	
99	Other	100,000	0.5	50,000	
100	Other	100,000	0.5	50,000	

COMPLIANCE CHECKLIST (continued)

Requirement	Compliance	City Review
1. The project shall comply with all applicable codes and regulations.	<input type="checkbox"/>	<input type="checkbox"/>
2. The project shall provide adequate parking for all users.	<input type="checkbox"/>	<input type="checkbox"/>
3. The project shall provide adequate landscaping to improve the appearance of the site.	<input type="checkbox"/>	<input type="checkbox"/>
4. The project shall provide adequate lighting to ensure the safety of users.	<input type="checkbox"/>	<input type="checkbox"/>
5. The project shall provide adequate signage to identify the site.	<input type="checkbox"/>	<input type="checkbox"/>
6. The project shall provide adequate access to public transit.	<input type="checkbox"/>	<input type="checkbox"/>
7. The project shall provide adequate access to bicycle facilities.	<input type="checkbox"/>	<input type="checkbox"/>
8. The project shall provide adequate access to pedestrian facilities.	<input type="checkbox"/>	<input type="checkbox"/>
9. The project shall provide adequate access to wheelchair accessible facilities.	<input type="checkbox"/>	<input type="checkbox"/>
10. The project shall provide adequate access to emergency services.	<input type="checkbox"/>	<input type="checkbox"/>
11. The project shall provide adequate access to public utility services.	<input type="checkbox"/>	<input type="checkbox"/>
12. The project shall provide adequate access to public safety services.	<input type="checkbox"/>	<input type="checkbox"/>
13. The project shall provide adequate access to public health services.	<input type="checkbox"/>	<input type="checkbox"/>
14. The project shall provide adequate access to public education services.	<input type="checkbox"/>	<input type="checkbox"/>
15. The project shall provide adequate access to public recreation services.	<input type="checkbox"/>	<input type="checkbox"/>
16. The project shall provide adequate access to public cultural services.	<input type="checkbox"/>	<input type="checkbox"/>
17. The project shall provide adequate access to public social services.	<input type="checkbox"/>	<input type="checkbox"/>
18. The project shall provide adequate access to public information services.	<input type="checkbox"/>	<input type="checkbox"/>
19. The project shall provide adequate access to public transportation services.	<input type="checkbox"/>	<input type="checkbox"/>
20. The project shall provide adequate access to public safety services.	<input type="checkbox"/>	<input type="checkbox"/>
21. The project shall provide adequate access to public health services.	<input type="checkbox"/>	<input type="checkbox"/>
22. The project shall provide adequate access to public education services.	<input type="checkbox"/>	<input type="checkbox"/>
23. The project shall provide adequate access to public recreation services.	<input type="checkbox"/>	<input type="checkbox"/>
24. The project shall provide adequate access to public cultural services.	<input type="checkbox"/>	<input type="checkbox"/>
25. The project shall provide adequate access to public social services.	<input type="checkbox"/>	<input type="checkbox"/>
26. The project shall provide adequate access to public information services.	<input type="checkbox"/>	<input type="checkbox"/>
27. The project shall provide adequate access to public transportation services.	<input type="checkbox"/>	<input type="checkbox"/>
28. The project shall provide adequate access to public safety services.	<input type="checkbox"/>	<input type="checkbox"/>
29. The project shall provide adequate access to public health services.	<input type="checkbox"/>	<input type="checkbox"/>
30. The project shall provide adequate access to public education services.	<input type="checkbox"/>	<input type="checkbox"/>
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33. The project shall provide adequate access to public social services.	<input type="checkbox"/>	<input type="checkbox"/>
34. The project shall provide adequate access to public information services.	<input type="checkbox"/>	<input type="checkbox"/>
35. The project shall provide adequate access to public transportation services.	<input type="checkbox"/>	<input type="checkbox"/>
36. The project shall provide adequate access to public safety services.	<input type="checkbox"/>	<input type="checkbox"/>
37. The project shall provide adequate access to public health services.	<input type="checkbox"/>	<input type="checkbox"/>
38. The project shall provide adequate access to public education services.	<input type="checkbox"/>	<input type="checkbox"/>
39. The project shall provide adequate access to public recreation services.	<input type="checkbox"/>	<input type="checkbox"/>
40. The project shall provide adequate access to public cultural services.	<input type="checkbox"/>	<input type="checkbox"/>
41. The project shall provide adequate access to public social services.	<input type="checkbox"/>	<input type="checkbox"/>
42. The project shall provide adequate access to public information services.	<input type="checkbox"/>	<input type="checkbox"/>
43. The project shall provide adequate access to public transportation services.	<input type="checkbox"/>	<input type="checkbox"/>
44. The project shall provide adequate access to public safety services.	<input type="checkbox"/>	<input type="checkbox"/>
45. The project shall provide adequate access to public health services.	<input type="checkbox"/>	<input type="checkbox"/>
46. The project shall provide adequate access to public education services.	<input type="checkbox"/>	<input type="checkbox"/>
47. The project shall provide adequate access to public recreation services.	<input type="checkbox"/>	<input type="checkbox"/>
48. The project shall provide adequate access to public cultural services.	<input type="checkbox"/>	<input type="checkbox"/>
49. The project shall provide adequate access to public social services.	<input type="checkbox"/>	<input type="checkbox"/>
50. The project shall provide adequate access to public information services.	<input type="checkbox"/>	<input type="checkbox"/>



LANDSCAPE PROJECT APPLICATION/ OUTDOOR WATER USE EFFICIENCY CHECKLIST

TO BE COMPLETED BY A CERTIFIED/REGISTERED PROFESSIONAL

CERTIFIED/REGISTERED PROFESSIONAL INFORMATION

Name: _____ Title: _____
 License No.: _____ State: _____
 Project Address: _____ City: _____
 Project Name: _____
 Project No.: _____

PROJECT INFORMATION

Project Address: _____ City: _____
 Project Name: _____
 Project No.: _____

COMPLIANCE CHECKLIST

Requirement	Compliance	City Review
1. The project shall comply with all applicable codes and regulations.	<input type="checkbox"/>	<input type="checkbox"/>
2. The project shall provide adequate landscaping to improve the appearance of the site.	<input type="checkbox"/>	<input type="checkbox"/>
3. The project shall provide adequate lighting to ensure the safety of users.	<input type="checkbox"/>	<input type="checkbox"/>
4. The project shall provide adequate signage to identify the site.	<input type="checkbox"/>	<input type="checkbox"/>
5. The project shall provide adequate access to public transit.	<input type="checkbox"/>	<input type="checkbox"/>
6. The project shall provide adequate access to bicycle facilities.	<input type="checkbox"/>	<input type="checkbox"/>
7. The project shall provide adequate access to pedestrian facilities.	<input type="checkbox"/>	<input type="checkbox"/>
8. The project shall provide adequate access to wheelchair accessible facilities.	<input type="checkbox"/>	<input type="checkbox"/>
9. The project shall provide adequate access to emergency services.	<input type="checkbox"/>	<input type="checkbox"/>
10. The project shall provide adequate access to public utility services.	<input type="checkbox"/>	<input type="checkbox"/>
11. The project shall provide adequate access to public safety services.	<input type="checkbox"/>	<input type="checkbox"/>
12. The project shall provide adequate access to public health services.	<input type="checkbox"/>	<input type="checkbox"/>
13. The project shall provide adequate access to public education services.	<input type="checkbox"/>	<input type="checkbox"/>
14. The project shall provide adequate access to public recreation services.	<input type="checkbox"/>	<input type="checkbox"/>
15. The project shall provide adequate access to public cultural services.	<input type="checkbox"/>	<input type="checkbox"/>
16. The project shall provide adequate access to public social services.	<input type="checkbox"/>	<input type="checkbox"/>
17. The project shall provide adequate access to public information services.	<input type="checkbox"/>	<input type="checkbox"/>
18. The project shall provide adequate access to public transportation services.	<input type="checkbox"/>	<input type="checkbox"/>
19. The project shall provide adequate access to public safety services.	<input type="checkbox"/>	<input type="checkbox"/>
20. The project shall provide adequate access to public health services.	<input type="checkbox"/>	<input type="checkbox"/>
21. The project shall provide adequate access to public education services.	<input type="checkbox"/>	<input type="checkbox"/>
22. The project shall provide adequate access to public recreation services.	<input type="checkbox"/>	<input type="checkbox"/>
23. The project shall provide adequate access to public cultural services.	<input type="checkbox"/>	<input type="checkbox"/>
24. The project shall provide adequate access to public social services.	<input type="checkbox"/>	<input type="checkbox"/>
25. The project shall provide adequate access to public information services.	<input type="checkbox"/>	<input type="checkbox"/>
26. The project shall provide adequate access to public transportation services.	<input type="checkbox"/>	<input type="checkbox"/>
27. The project shall provide adequate access to public safety services.	<input type="checkbox"/>	<input type="checkbox"/>
28. The project shall provide adequate access to public health services.	<input type="checkbox"/>	<input type="checkbox"/>
29. The project shall provide adequate access to public education services.	<input type="checkbox"/>	<input type="checkbox"/>
30. The project shall provide adequate access to public recreation services.	<input type="checkbox"/>	<input type="checkbox"/>
31. The project shall provide adequate access to public cultural services.	<input type="checkbox"/>	<input type="checkbox"/>
32. The project shall provide adequate access to public social services.	<input type="checkbox"/>	<input type="checkbox"/>
33. The project shall provide adequate access to public information services.	<input type="checkbox"/>	<input type="checkbox"/>
34. The project shall provide adequate access to public transportation services.	<input type="checkbox"/>	<input type="checkbox"/>
35. The project shall provide adequate access to public safety services.	<input type="checkbox"/>	<input type="checkbox"/>
36. The project shall provide adequate access to public health services.	<input type="checkbox"/>	<input type="checkbox"/>
37. The project shall provide adequate access to public education services.	<input type="checkbox"/>	<input type="checkbox"/>
38. The project shall provide adequate access to public recreation services.	<input type="checkbox"/>	<input type="checkbox"/>
39. The project shall provide adequate access to public cultural services.	<input type="checkbox"/>	<input type="checkbox"/>
40. The project shall provide adequate access to public social services.	<input type="checkbox"/>	<input type="checkbox"/>
41. The project shall provide adequate access to public information services.	<input type="checkbox"/>	<input type="checkbox"/>
42. The project shall provide adequate access to public transportation services.	<input type="checkbox"/>	<input type="checkbox"/>
43. The project shall provide adequate access to public safety services.	<input type="checkbox"/>	<input type="checkbox"/>
44. The project shall provide adequate access to public health services.	<input type="checkbox"/>	<input type="checkbox"/>
45. The project shall provide adequate access to public education services.	<input type="checkbox"/>	<input type="checkbox"/>
46. The project shall provide adequate access to public recreation services.	<input type="checkbox"/>	<input type="checkbox"/>
47. The project shall provide adequate access to public cultural services.	<input type="checkbox"/>	<input type="checkbox"/>
48. The project shall provide adequate access to public social services.	<input type="checkbox"/>	<input type="checkbox"/>
49. The project shall provide adequate access to public information services.	<input type="checkbox"/>	<input type="checkbox"/>
50. The project shall provide adequate access to public transportation services.	<input type="checkbox"/>	<input type="checkbox"/>

WATER USE LEGEND

	Micro Low: 91,120 sf
	Micros Moderate: 28,708 sf
	Micros High: 5,150 sf
	Water Features: 2,062 sf
	Special Landscape Area: N/A

* Based upon total landscape area of 127,039 sf

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