



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF AUGUST 20, 2012
AGENDA ITEM E1 & F1
EIR SCOPING SESSION AND STUDY SESSION

LOCATION (Commonwealth):	151 Commonwealth Drive	APPLICANT:	The Sobrato Organization
LOCATION (Jefferson):	164 Jefferson Drive		
EXISTING USE (Commonwealth):	Vacant (former distillery/bottling facility)	OWNER (Commonwealth):	SI 46, LLC
EXISTING USE (Jefferson):	Office and Warehouse	OWNER (Jefferson):	Tanklage Family Partnership II, CA Limited Partnership
PROPOSED USE:	Office/Research and Development	APPLICATIONS:	Conditional Development Permit, Rezoning, Lot Merger, Heritage Tree Removal Permits, Below Market Rate Housing Agreement, and Environmental Review
ZONING:	M-2 (General Industrial)		

PROPOSAL

The applicant, The Sobrato Organization, seeks to redevelop the properties located at 151 Commonwealth Drive and 164 Jefferson Drive. The Commonwealth Drive site is approximately 12.1 acres, and the Jefferson Drive site, which is directly adjacent to the Commonwealth Drive site to the north, is approximately 1.17 acres. The two properties

would be merged as part of the proposed project, for a total project site of approximately 13.3 acres. Proposed redevelopment of the properties would include demolition of a single-story industrial building and associated structures totaling approximately 217,396 square feet on the Commonwealth Drive site, and demolition of the existing structure totaling approximately 20,462 square feet and associated improvements on the Jefferson Drive site.

Subsequent to demolition of the existing structures, the applicant seeks to construct two four-story non-medical office/research and development buildings totaling approximately 259,919 square feet. The proposed height of the buildings would exceed the 35-foot maximum height limit in the M-2 (General Industrial) zoning district, and rezoning to M-2-X (General Industrial, Conditional Development District) plus approval of a Conditional Development Permit (CDP) would be required to exceed the height limit. The proposed structures would comply with Zoning Ordinance requirements pertinent to setbacks, Floor Area Ratio (FAR), and lot coverage. Access to the site would be from both Commonwealth Drive and Jefferson Drive. The project would include site improvements including surface parking, landscaping, and an amenity area. As part of the development proposal, the applicant is requesting approval to remove 23 heritage trees, ranging in health from poor to fair.

This meeting will serve as a scoping session for the Environmental Impact Report (EIR), as well as a study session for the Project.

BACKGROUND

On March 7, 2012, the City received a preliminary application from The Sobrato Organization to commence the environmental review process for the redevelopment of the project site. The City has retained consultants under the City Manager's authority to begin the environmental review process. Staff has determined that an EIR is required to analyze the potential environmental impacts associated with redevelopment of the properties.

Since the preliminary submittal was received, the applicant has revised the project plans with the current project proposal reflected in the plans received from the applicant on July 23, 2012. Select plan sheets are included in the Notice of Preparation (NOP), included as Attachment B, and the complete plan set is included as Attachment C.

EIR SCOPING

The August 20, 2012 Planning Commission meeting will serve as a scoping session for the EIR. The scoping session is part of the EIR process, during which the City solicits input from the Planning Commission, agencies, organizations, and the public on specific topics that they feel should be addressed in the environmental analysis. Verbal comments received during the scoping session and written comments received during the NOP comment period (from August 6, 2012 through September 5, 2012) on the scope of the environmental review will be considered while developing the Draft EIR.

NOP comments will not be responded to individually, however, all written comments on the NOP will be included in an appendix of the Draft EIR, and a summary of all comments received (both written and verbal) on the NOP will be included in body of the Draft EIR. Preparation of the EIR has been advertised in the NOP for this project (Attachment B).

Based on the project description included in the NOP and provided below, the EIR will analyze whether the proposed project would have significant environmental effects in the areas of Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Population and Housing, Public Services and Utilities, Recreation, and Transportation. The proposed project is not anticipated to result in significant environmental effects in the areas of Agricultural or Forestry Resources, Biological Resources, Land Use or Mineral Resources, based on specific factors noted in the NOP.

The EIR is also required to evaluate a reasonable range of alternatives to the project that would achieve most of the basic objectives of the project but would avoid or reduce the project's significant environmental effects. The City is currently considering analysis of the following alternatives, and is seeking input on these alternatives and other alternatives that should be evaluated as part of the EIR:

- CEQA-Required No Project Alternative (under which the project site would generally remain in its existing condition)
- Alternate Location Alternative
- Reduced Project Alternative

STUDY SESSION

The August 20, 2012 Planning Commission meeting will also serve as a study session to review the project proposal. This is an opportunity for the Planning Commission and the public to comment on topics related to the project, such as land uses, building height, building design and materials, parking, setbacks, landscaping, and the Fiscal Impact Analysis (FIA).

Site Location

The project site includes two parcels located at 151 Commonwealth Drive (APN: 055-243-240) and 164 Jefferson Drive (APN: 055-243-050). The Commonwealth Drive site is approximately 12.1 acres, and the Jefferson Drive site, which is directly adjacent to the Commonwealth Drive site to the north, is approximately 1.17 acres. The two properties would be merged as part of the proposed project, for a total project site of approximately 13.3 acres. Collectively, these properties are referred to as the project site.

For purposes of this site location description, Highway 101 is considered to run in the north-south direction, and all compass directions referenced will utilize this orientation. The project plans utilize true compass orientations. The project site is located immediately to the east of Highway 101, with access to the project site from both Commonwealth Drive and Jefferson Drive. Properties to the west of the project site, on the opposite side of Highway 101, are zoned R-1-U (Single Family Urban Residential District) and developed with single-family residences. Properties to the north and east of the project site are zoned M-2 and are utilized for office, research and development, and warehouse uses. Property to the south of the project site is zoned U (Unclassified) and OSC (Open Space and Conservation District) and developed with a railroad, currently inactive but planned for future use as the Dumbarton Rail Corridor, and a City recreation facility (Kelly Park).

Project Description

The applicant, The Sobrato Organization, seeks to redevelop the properties located at 151 Commonwealth Drive and 164 Jefferson Drive. The Commonwealth Drive site was previously occupied by Diageo North America and was used as a spirits distilling, bottling, and distribution bottling plant. Facility operations were discontinued on July 29, 2011 and the site has remained unoccupied since that time. The site is approximately 12.1 acres (527,289 square feet) in size and currently developed with a single-story warehouse/manufacturing/office building, a tank farm, storage areas, and associated parking and landscaping areas. The buildings total approximately 217,396 square feet. The Jefferson Drive site is located directly north of the Commonwealth Drive site and is approximately 1.17 acres (51,183 square feet) in size. The site is currently developed with surface parking and a 20,462 square foot warehouse/office building currently utilized for storage and light industrial uses. As part of the proposed redevelopment of the project site, all structures and site improvements would be removed on both the Commonwealth Drive site and the Jefferson Drive site.

Subsequent to the removal of all on-site improvements, the project site would be redeveloped with two four-story non-medical office buildings with surface parking and landscaping. The proposed buildings would consist of approximately 259,919 square feet total (approximately 129,960 square feet each) and would be designed to allow for flexibility of use inclusive of for non-medical office, biotech, and/or research and development uses. The proposed buildings would comply with Zoning Ordinance requirements pertinent to setbacks, lot coverage, and FAR for office uses. The proposed height of the buildings would exceed the 35-foot maximum height limit in the M-2 (General Industrial) district. However, such height increases may be permitted by approval of a Conditional Development Permit (CDP) and associated rezoning to the M-2-X (General Industrial, Conditional Development District). The CDP and rezoning require final action by the City Council, which means that the Planning Commission will act in a recommending capacity on the overall project actions.

In addition to the proposed structures, the project site would include a landscaped courtyard, water features, outside dining areas, signage, stormwater treatment areas

and an internal pedestrian boulevard. The parking lot is proposed to include 866 spaces, which is one short of the 867 required per the Zoning Ordinance requirement of one space per every 300 square feet of floor area. These plans are still preliminary in nature and this will be corrected in future plan set submittals. The parking layout does not currently incorporate use of any landscape reserve spaces.

Vehicular access would be provided from both Commonwealth Drive and Jefferson Drive, with Jefferson Drive considered the secondary vehicular and pedestrian access point. The portion of the project next to Jefferson Drive would also provide an amenity area designed to serve employees and guests, which would include a lawn area, bocce courts, picnic tables, stormwater treatment area and landscaping.

As part of the redevelopment of the project site, the applicant is seeking removal of 23 heritage trees (12 trees on the Commonwealth Drive site and 11 trees on the Jefferson Drive site), which range in health from poor to fair. The removals are being requested due to conflicts with the proposed site improvements, as well as the health of the trees. The City Arborist has reviewed this request and granted preliminary approval to removal all 23 trees requested for removal. As part of the current plans, the applicant has prepared a tree survey and disposition plan and an illustrative landscape plan showing potential new trees. The landscape plan would be expanded in detail as the project review proceeds, and would include verification of compliance with heritage tree replacement guidelines.

Required Actions

The proposal will ultimately require review and recommendations by the Planning Commission and the Housing Commission (for the Below Market Rate Housing Agreement). The City Council will be the final decision-making body. The following approvals would be required for the project:

- Conditional Development Permit
- Rezoning from M-2 to M-2-X
- Lot Merger
- Heritage Tree Removal Permits
- Below Market Rate Housing Agreement
- Environmental Review

Fiscal Impact Analysis

In order to address related fiscal issues associated with the redevelopment of the project site, the City has contracted with a consultant to prepare a Fiscal Impact Analysis (FIA) for this project. The FIA will discuss the project's revenue and cost effects on the City and applicable outside agencies.

PROJECT REVIEW PROCESS

Throughout the process, there will be opportunities for public input on both the project and the EIR. At a minimum, the following public meetings are planned:

- City Council review of the EIR contract on September 18, 2012;
- Planning Commission public hearing to receive comments on the Draft EIR and an additional study session on the requested development applications;
- Housing Commission meeting to provide a recommendation on the Below Market Rate Housing Agreement;
- Planning Commission public hearing to make recommendations on the Final EIR (incorporating responses to comments on the Draft EIR) and the requested development applications; and
- City Council Public Hearing on the Final EIR and the requested development applications.

ENVIRONMENTAL REVIEW

An EIR will be prepared for the project. The NOP for the EIR was released August 6, 2012, with comments requested by Wednesday, September 5, 2012. The NOP, included as Attachment B, is also available online on the City's website and at the Community Development Department during business hours. The City requests that written comments on the NOP be sent to the following address: Rachel Grossman, Associate Planner, City of Menlo Park Community Development Department, Planning Division, 701 Laurel Street Menlo Park, CA, 94025. Comments may also be submitted by email to: rmgrossman@menlopark.org

Following the release of the Draft EIR, a public hearing will be held by the Planning Commission to provide an opportunity for the Commission, agencies, organizations and members of the public to provide verbal comments on the Draft EIR. Written comments on the Draft EIR will also be solicited at this time. Comments will then be addressed as part of the Final EIR, which would be reviewed at a subsequent meeting.

RECOMMENDED MEETING REVIEW PROCEDURE

Agenda Item D1

1. Introduction by the City's Consultant Explaining the Role of the Scoping Session
2. Commission Questions on EIR Scope
3. Public Comment on EIR Scope
4. Commission Comments on EIR Scope
5. Close the Scoping Session

Agenda Item E1

6. Project Introduction by City Staff
7. Project Presentation by Applicant
8. Commission Questions on Project Proposal and FIA
9. Public Comment on Project Proposal and FIA
10. Commission Comments on Project Proposal and FIA



Rachel Grossman
Associate Planner
Report Author



Thomas Rogers
Senior Planner

PUBLIC NOTICE

Public notification consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants in the area within a quarter mile of both sites. In addition, the Commonwealth Corporate Center project page is available at the following web address: 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.

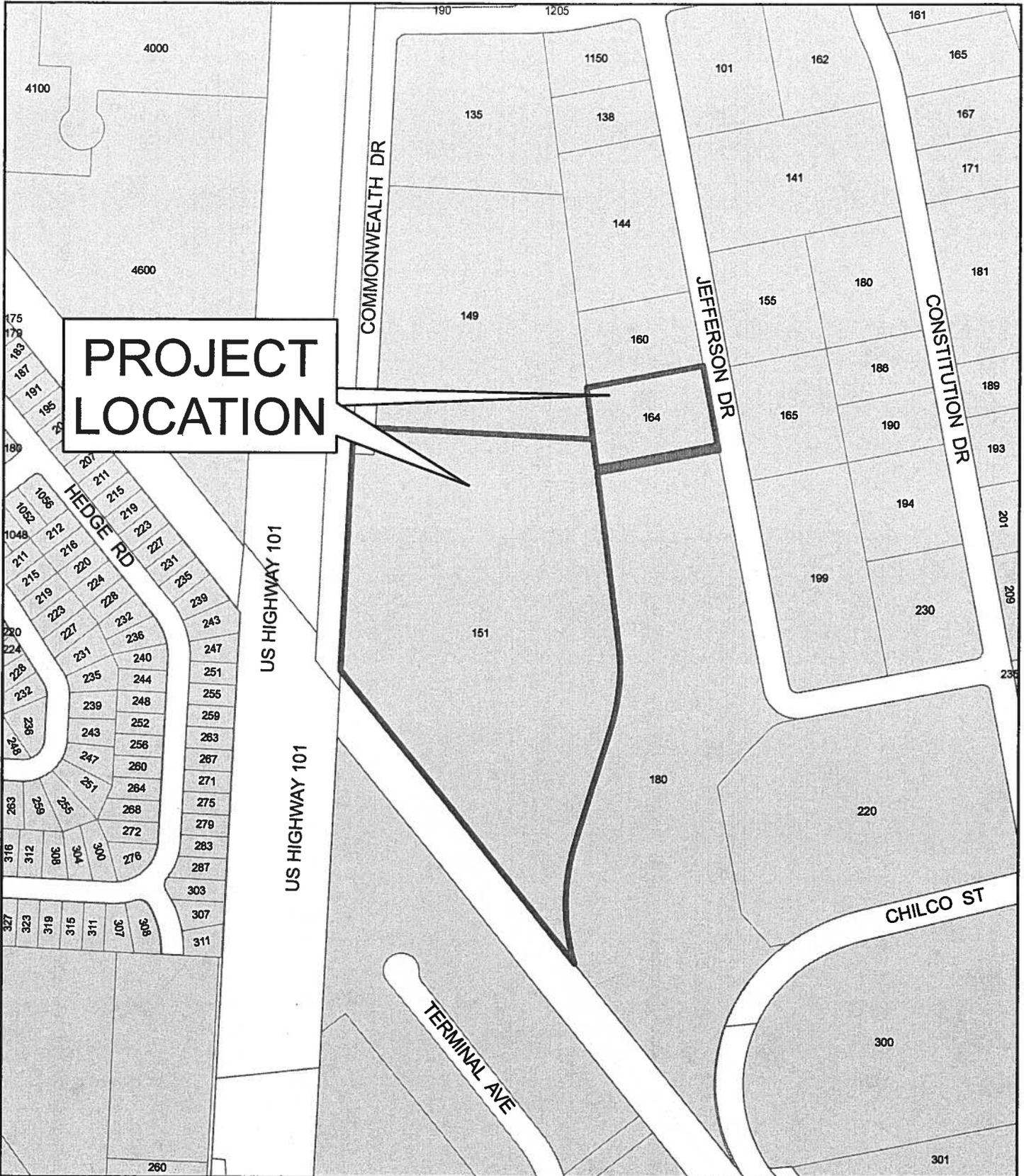
ATTACHMENTS

- A. Location Map
- B. Notice of Preparation, dated August 6, 2012
- C. Project Plans
- D. Project Description Letter

EXHIBITS TO BE PROVIDED AT MEETING

None

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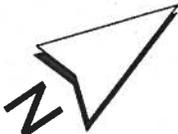


**PROJECT
LOCATION**

CITY OF MENLO PARK

151 COMMONWEALTH DR AND
164 JEFFERSON DR

A1



DRAWN: KTP CHECKED: KTP DATE: 8/20/12 SCALE: 1" = 300' SHEET: 1



**NOTICE OF PREPARATION
OF AN
ENVIRONMENTAL IMPACT REPORT
FOR THE
COMMONWEALTH CORPORATE CENTER PROJECT
CITY OF MENLO PARK
August 6, 2012**

Notice is hereby given that the City of Menlo Park will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Commonwealth Corporate Center Project. The EIR will address the potential physical, environmental effects for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City of Menlo Park is requesting comments on the scope and content of this EIR.

A Scoping Session will be held as part of the Planning Commission meeting on August 20, 2012 starting at 7:00 p.m. at the Menlo Park City Council Chambers located at 701 Laurel Street, Menlo Park, 94025. The Scoping Session is part of the EIR scoping process during which the City solicits input from the public and other agencies on specific topics that they believe should be addressed in the environmental analysis. Written comments on the scope of the EIR may also be sent to:

**Rachel Grossman, Associate Planner
City of Menlo Park
Community Development Department, Planning Division
701 Laurel Street
Menlo Park, CA 94025
rmgrossman@menlopark.org
Phone: 650.330.6737
Fax: 650.327.1653**

Due to the time limits mandated by State law, comments must be received no later than 5:30 p.m. September 5, 2012.

PROJECT LOCATION: The project site is located north of US 101 in the City of Menlo Park and zoned M-2 (General Industrial District). The project site consists of two parcels: the Commonwealth Site and the Jefferson Site. The Commonwealth Site, at 151 Commonwealth Drive (APN: 055-243-240), is approximately 12.1 acres. The Jefferson Site, at 164 Jefferson Drive (APN: 055-243-250), is directly adjacent to the Commonwealth Site to the north and is approximately 1.17 acres. The project site is bound to the north and west by commercial buildings, to the south by US 101, and to the southeast by the Dumbarton Rail Corridor.¹ To the east of the Dumbarton Rail Corridor is Joseph P. Kelly Park. The area is mainly urban, mixed with industrial, commercial, and residential uses. Figure 1 depicts the location of the proposed project.

¹ For the purposes of this analysis, true northeast is project north and US 101 runs in an east-west direction.

PROJECT DESCRIPTION: The Sobrato Organization (Project Sponsor) is proposing to demolish the existing buildings, surface parking, and landscaping on the Commonwealth Site and the Jefferson Site. The Commonwealth Site, which is in the southern portion of the project site, was formerly occupied by Diageo North America and was used as a spirits distilling, bottling, and distribution plant. Facility operations were discontinued on July 29, 2011 and the Commonwealth Site has remained unoccupied since. The Commonwealth Site consists of one single-story warehouse/manufacturing building, a tank farm, processing equipment areas, a 500,000-gallon fire suppression water tank, storage areas and warehouses, and associated parking and landscaped areas. The buildings at the Commonwealth Site total approximately 217,396 sf. The Jefferson Site, which is in the northern portion of the project site, consists of surface parking and a 20,462-square-foot warehouse/office building currently utilized for storage and light industrial uses.

The Commonwealth Site would accommodate the proposed buildings and amenities, while the Jefferson Site would provide secondary access for the Commonwealth Site as well as amenities space. The proposed project would demolish the existing buildings and associated improvements at the Commonwealth Site and the Jefferson Site and would construct two four-story office buildings with surfacing parking and landscaping. The proposed buildings, which would consist of approximately 259,919 square feet total (approximately 129,960 square feet each), would provide a flexible design for office, biotech, and/or research and development (R&D) uses.

As depicted in Figure 2, the Commonwealth Site would include a landscaped courtyard, water features, outside dining areas, signage, stormwater treatment areas, and an internalized pedestrian boulevard. The Jefferson Site would include an entrance and driveway from Jefferson Drive, a lawn area, bocce courts, picnic tables, stormwater treatment areas, and landscaping. New landscaping at the project site would make up approximately 35.6 percent of the project site. As part of the development proposal, the applicant is requesting approval to remove 12 heritage trees on the Commonwealth Site and 11 heritage trees on the Jefferson Site. The trees requested to be removed range in health from poor to fair.

The parking lot, which would be at the Commonwealth Site, would provide 866 parking stalls with a parking ratio of one stall per 300 square feet of building area. The proposed buildings would be located in the southern portion of the project site, adjacent to the main entrance off of Commonwealth Drive and would be visible from US 101. The proposed building façade would incorporate aluminum panels and high-performance glass set in aluminum frames. This façade would provide energy saving benefits for the buildings.

The proposed height of the buildings would exceed the 35-foot maximum height limit in the M-2 zone and a rezoning to M-2-X (General Industrial, Conditional Development District) plus approval of a Conditional Development Permit would be required to exceed the height limit. In addition, a lot merger would be required to merge the Commonwealth Site and the Jefferson Site. The proposed structures would comply with zoning ordinance requirements pertinent to setbacks, floor area ratio and lot coverage.

PROJECT APPROVALS: The following approvals would be required by the City under the proposed project:

- Conditional Development Permit (CDP)
- Rezoning from M-2 (General Industrial District) to M-2-X (General Industrial, Conditional Development District)
- Heritage Tree Removal Permits
- Lot merger
- Environmental Review

RESPONSIBLE AGENCIES: The below agencies are expected to review the Draft EIR to evaluate the proposed project:

- Bay Area Air Quality Management District (BAAQMD)
- California Department of Transportation (Caltrans)
- California Regional Water Quality Control Board (RWQCB)/San Mateo Countywide Water Pollution Prevention Program
- City/County Association of Governments (C/CAG)
- Menlo Park Fire Protection District
- San Mateo County Transportation Authority (SMCTA)
- San Mateo County Environmental Health Division
- Town of Atherton
- West Bay Sanitary District

INTRODUCTION TO EIR: The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential to cause significant effects on the environment; examine methods of reducing adverse environmental impacts; and identify alternatives to the proposed project. The Commonwealth Corporate Center Project EIR will be prepared and processed in accordance with CEQA and the State CEQA Guidelines. The EIR will include the following:

- Summary of the proposed project and its potential environmental effects;
- Description of the proposed project;
- Description of the existing environmental setting, potential environmental impacts of the proposed project, and mitigation measures to reduce significant environmental effects of the proposed project;
- Alternatives to the proposed project;
- Cumulative impacts; and
- CEQA conclusions.

PROBABLE ENVIRONMENTAL EFFECTS: The EIR will analyze whether the proposed project would have significant environmental impacts in the following areas:

- Aesthetics
- Air Quality
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Population and Housing
- Public Services and Utilities
- Recreation
- Transportation

In order to prepare these sections and analyze the impacts, a Transportation Impact Analysis (TIA) will be prepared. The TIA will focus on intersections, residential and non-residential roadway segments, and Routes of Regional Significance, as shown in Figure 3. The following 27 intersections will be included in the TIA:

- | | |
|---|---|
| 1. Marsh Road/Bayfront Expressway | 15. Willow Road/Bayfront Expressway |
| 2. Marsh Road/Independence Drive | 16. Willow Road/Hamilton Avenue |
| 3. Marsh Road/US 101 NB Off-Ramp | 17. Willow Road/Ivy Drive |
| 4. Marsh Road/US 101 SB Off-Ramp | 18. Willow Road/O'Brien Drive |
| 5. Marsh Road/Scott Drive | 19. Willow Road/Newbridge Street |
| 6. Marsh Road/Bay Road | 20. Willow Road/Bay Road |
| 7. Marsh Road/Middlefield Road | 21. Willow Road/Durham Street |
| 8. Independence Road/Constitution Drive | 22. Willow Road/Coleman Avenue |
| 9. Chrysler Drive/Bayfront Expressway | 23. Willow Road/Gilbert Avenue |
| 10. Chrysler Drive/Constitution Drive | 24. Willow Road/Middlefield Road |
| 11. Chrysler Drive/Jefferson Drive | 25. University Avenue/Bayfront Expressway |
| 12. Chrysler Drive/Independence Drive | 26. Middlefield Road/Ravenswood Avenue |
| 13. Chilco Street/Bayfront Expressway | 27. Middlefield Road/Ringwood Avenue |
| 14. Chilco Street/Constitution Drive | |

In addition, 11 residential and non-residential roadway segments will be analyzed:

1. Marsh Road between Bohannon Drive and Scott Drive
2. Marsh Road between Bohannon Drive and Bay Road
3. Chrysler Drive between Constitution Drive and Bayfront Expressway
4. Chrysler Drive between Jefferson Drive and Constitution Drive
5. Chilco Street between Constitution Drive and Bayfront Expressway
6. Constitution Drive between Independence Drive and Chrysler Drive
7. Constitution Drive between Chrysler Drive and Jefferson Drive
8. Constitution Drive between Jefferson Drive and Chilco Street
9. Jefferson Drive between Chrysler Drive and driveway
10. Jefferson Drive between driveway and Constitution Drive
11. Independence Drive between Constitution Drive and Chrysler Drive

As listed above, the proposed project would be subject to review by the San Mateo County Congestion Management Program (CMP) and its requirements. As such, the following nine Routes of Regional Significance will also be evaluated:

1. SR 84: US 101 to Willow Road (NB)
2. SR 84: Willow Road to University Avenue (NB)
3. SR 84: University Avenue to County Line (SB)
4. SR 109: US 101 to Bayfront Expressway (EB)
5. SR 114: US 101 to Bayfront Expressway (EB)
6. US 101: North of Marsh Road (NB)
7. US 101: Marsh Road to Willow Road (SB)
8. US 101: Willow Road to University Avenue (NB)
9. US 101: South of University Avenue (SB)

The environmental impacts of the proposed project will be measured as the change that results from the project against "baseline" environmental conditions. The baseline environmental conditions for the proposed project include existing conditions at the release of this NOP.

ENVIRONMENTAL EFFECTS NOT LIKELY TO REQUIRE FURTHER ANALYSIS: The proposed project is not anticipated to result in significant environmental effects in the following areas:

- Agricultural or Forestry Resources
- Biological Resources
- Land Use
- Mineral Resources

The project site is fully developed in an urbanized area and located adjacent to US 101 and the Dumbarton rail corridor. As such, agricultural, forestry, biological, and mineral resources do not exist on the sites. In addition, the proposed project would require a CDP and zoning amendment to allow for an increase in height, but is otherwise consistent with land use designations. Therefore, a detailed analysis of these topics will not be included in the EIR.

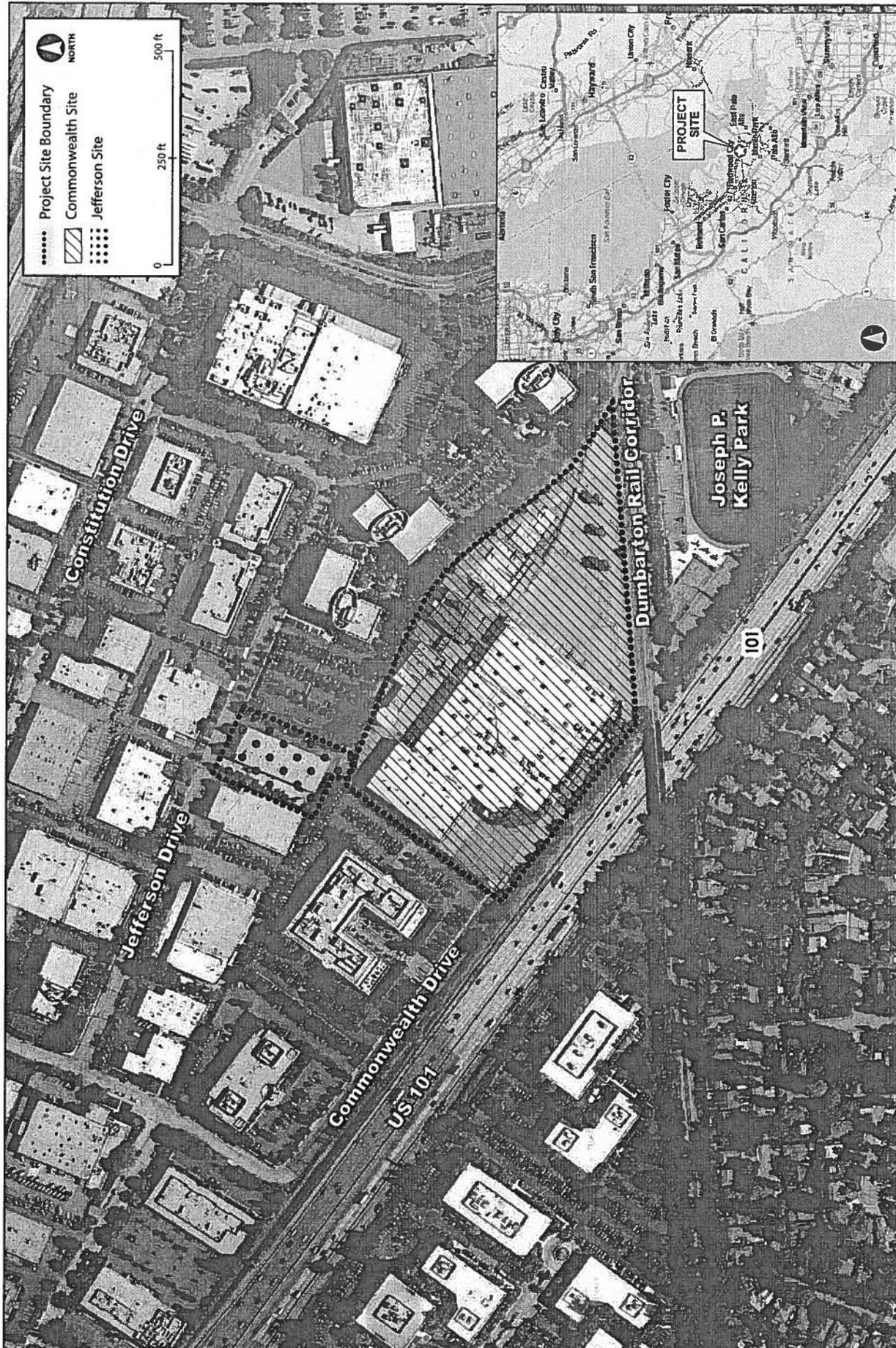
ALTERNATIVES: Based on the significance conclusions determined in the EIR, alternatives to the proposed project will be analyzed that might reduce identified impacts. Section 15126.6(e) of the CEQA Guidelines requires the evaluation of a No Project Alternative. In addition to the No Project Alternative, the EIR will examine an Alternate Location Alternative and a Reduced Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the CEQA Guidelines that call for a “range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.”

EIR PROCESS: Following the close of the Notice of Preparation (NOP) comment period, a Draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the Draft EIR will be released for public review and comment for the required 45-day review period. Following the close of the 45-day public review period, the City will prepare a Final EIR which will include responses to all substantive comments received on the Draft EIR. The Draft EIR and Final EIR and will be considered by the Planning Commission and City Council in making the decision to certify the EIR and to approve or deny the project.

Rachel Grossman, Associate Planner
City of Menlo Park

August 6, 2012

Date



Source: Google Earth; Atkins, 2012.

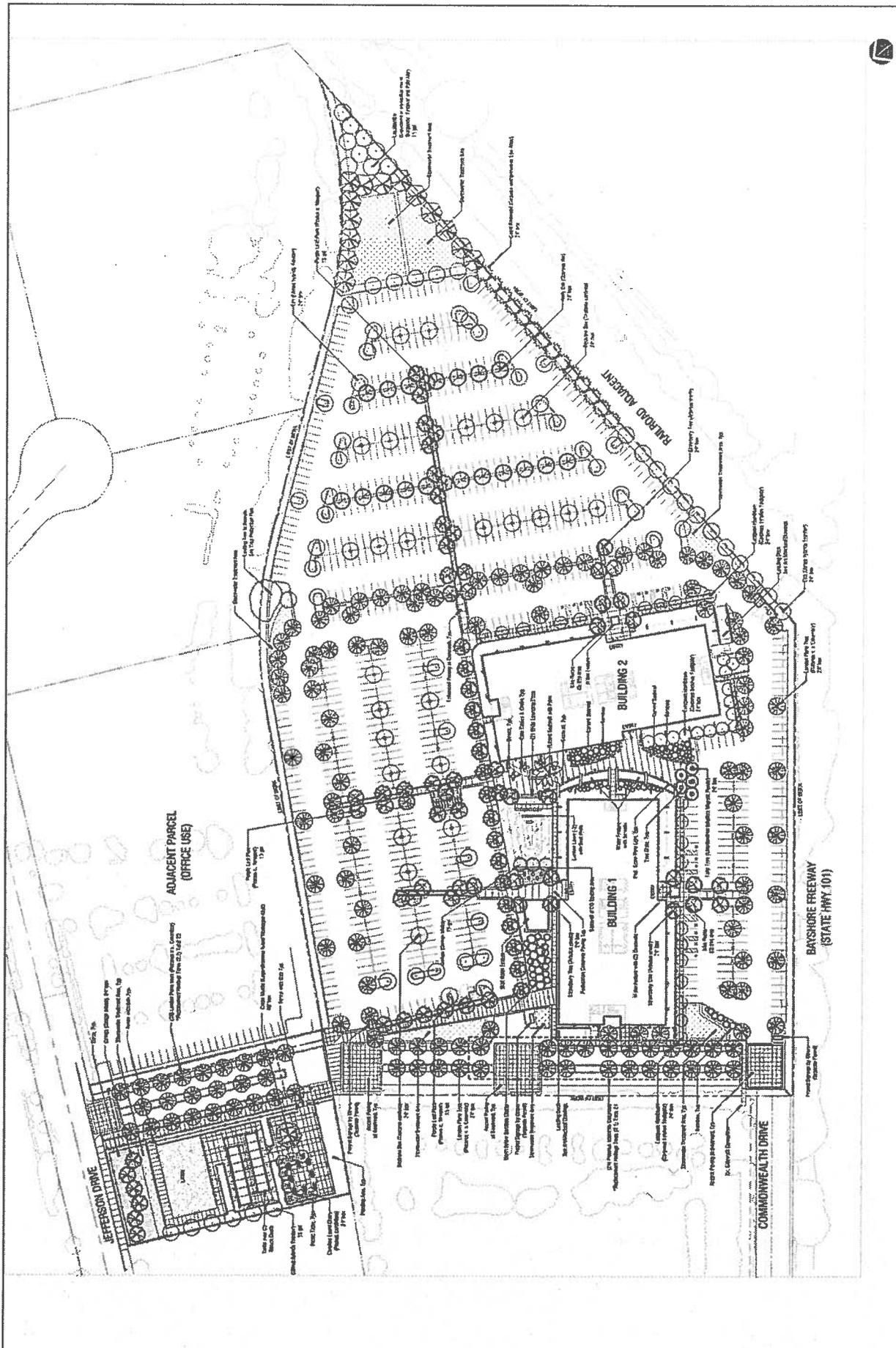
FIGURE 1
Project Location

100028837

ATKINS

Commonwealth Corporate Center Project

B6



Source: ARC TEC, 2012.

FIGURE 2
Site Plan



100028837

Commonwealth Corporate Center Project

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

The **SOBRATO** Organization



ARCTEC
 ARCHITECTURAL TECHNOLOGIES
 Atlanta, California
 7615...
 415...
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 415...
 415...
 www.arctec.com

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

A Planning Department Submittal For:

SOBRATO

PROJECT NUMBER: 112943

PROJECT DESCRIPTION
 NEW OFFICE BUILDING DEVELOPMENT

APPLICABLE CODES
 2010 CALIFORNIA BUILDING CODE (CBC) TITLE 18, PART 2;
 2010 CALIFORNIA MECHANICAL CODE (CMC) TITLE 18, PART 4;
 2010 CALIFORNIA ELECTRICAL CODE (CEC) TITLE 18, PART 6;
 2010 CALIFORNIA PLUMBING CODE (CPC) TITLE 18, PART 8;
 2010 CALIFORNIA FIRE AND SAFETY REGULATIONS CODE (FSR) TITLE 18, PART 11;
 ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT ADOPTIONS PER CALIFORNIA BUILDING TRANSMISSION COMMISSION BULLETIN 10-03

GENERAL NOTES

- THE DESIGNER SHALL VERIFY ALL LOCAL GOVERNMENT ADOPTIONS ARE APPLICABLE AND VALID PER CHAPTER 17 OF THE CALIFORNIA BUILDING CODE (CBC).
- ALL BUILDINGS ARE TO BE CONFORMANT WITH THE CALIFORNIA BUILDING CODE (CBC).
- ALL BUILDINGS ARE TO BE CONFORMANT WITH THE CALIFORNIA MECHANICAL CODE (CMC).
- ALL BUILDINGS ARE TO BE CONFORMANT WITH THE CALIFORNIA ELECTRICAL CODE (CEC).
- ALL BUILDINGS ARE TO BE CONFORMANT WITH THE CALIFORNIA PLUMBING CODE (CPC).
- ALL BUILDINGS ARE TO BE CONFORMANT WITH THE CALIFORNIA FIRE AND SAFETY REGULATIONS CODE (FSR).
- ALL BUILDINGS ARE TO BE CONFORMANT WITH THE CALIFORNIA TRANSMISSION CODE (TC).
- ALL BUILDINGS ARE TO BE CONFORMANT WITH THE CALIFORNIA TRANSMISSION CODE (TC).

PROJECT TEAM

OWNER: THE SOBRATO ORGANIZATION

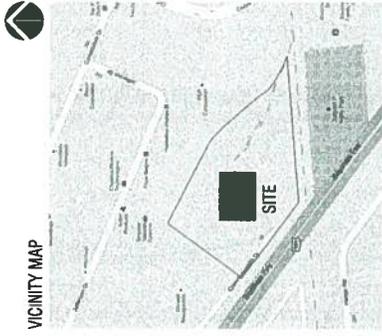
ARCHITECT: ARCTEC ARCHITECTURAL TECHNOLOGIES, INC.
 7615...
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 www.arctec.com

LANDSCAPE ARCHITECT: THE SOBRATO ORGANIZATION
 151 COMMONWEALTH DRIVE, SUITE 100
 MENLO PARK, CA 94025
 CONTACT: TERRY PINE
 TEL: 650.321.1000
 EMAIL: terri@sobrato.com

CIVIL ENGINEER: SOB R & ASSOCIATES
 2000 SAN CARLOS AVENUE, SUITE 200
 SAN CARLOS, CA 94066
 CONTACT: TERRY PINE
 TEL: 650.321.1000
 EMAIL: terri@sobrato.com

DRAWING INDEX AND ISSUE DATES

NO.	DESCRIPTION	ISSUE DATE
01	COVER SHEET	11/21/11
02	LANDSCAPE	11/21/11
03	LANDSCAPE PLAN	11/21/11
04	ARCHITECTURAL	11/21/11
05	ARCHITECTURAL	11/21/11
06	ARCHITECTURAL	11/21/11
07	ARCHITECTURAL	11/21/11
08	ARCHITECTURAL	11/21/11
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100	ARCHITECTURAL	11/21/11



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 CITY OF MENLO PARK
 PLANNING



11



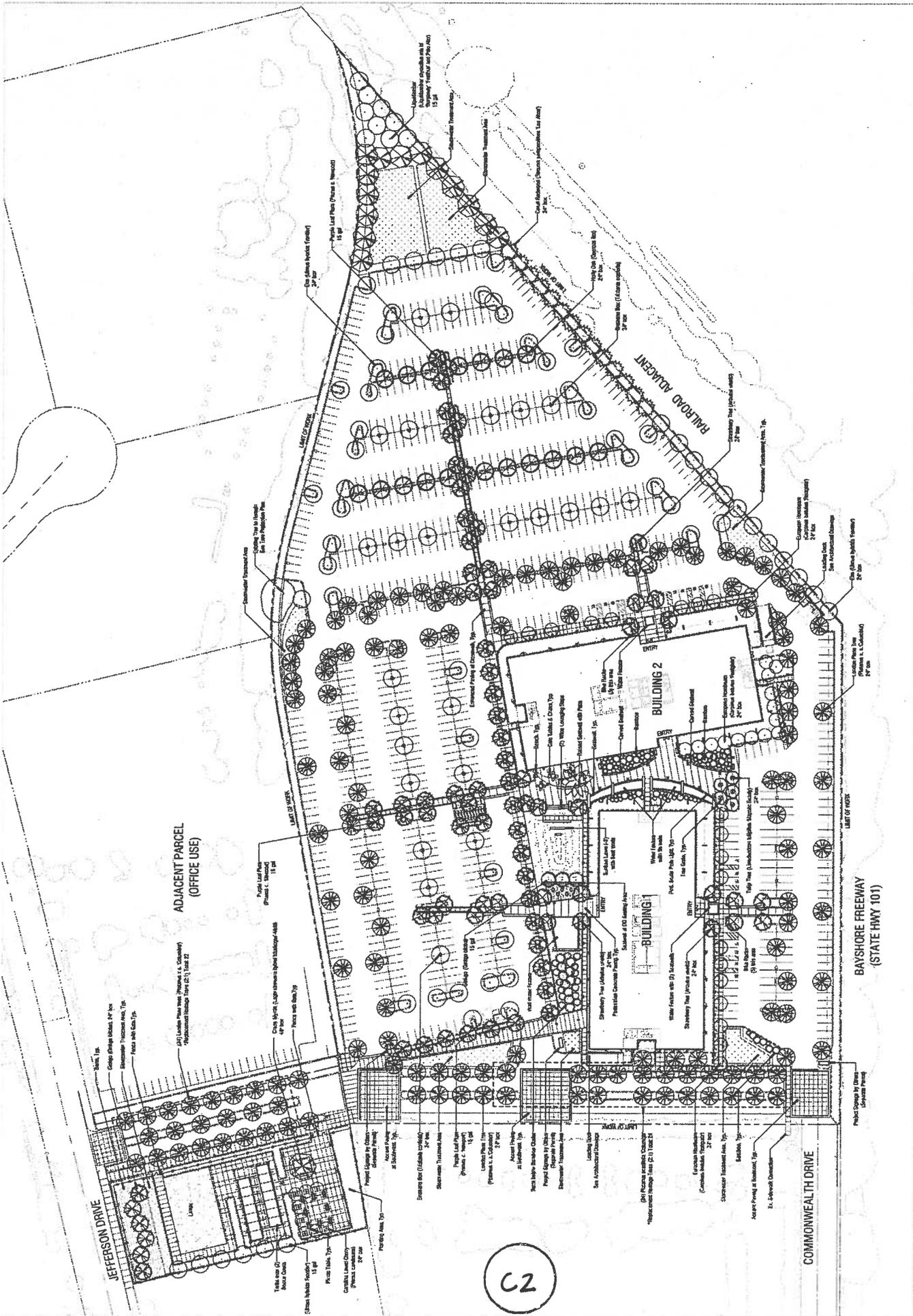
ARC
AGRICULTURAL
RECONSTRUCTION
 www.arcva.com
 10000 Old Lee Road
 Suite 100
 Fairfax, VA 22031
 Phone: 703.441.1111
 Fax: 703.441.1112
 Email: info@arcva.com

THE PAIRTON
LANDSCAPE ARCHITECTS
 10000 Old Lee Road
 Suite 100
 Fairfax, VA 22031
 Phone: 703.441.1111
 Fax: 703.441.1112
 Email: info@pairton.com

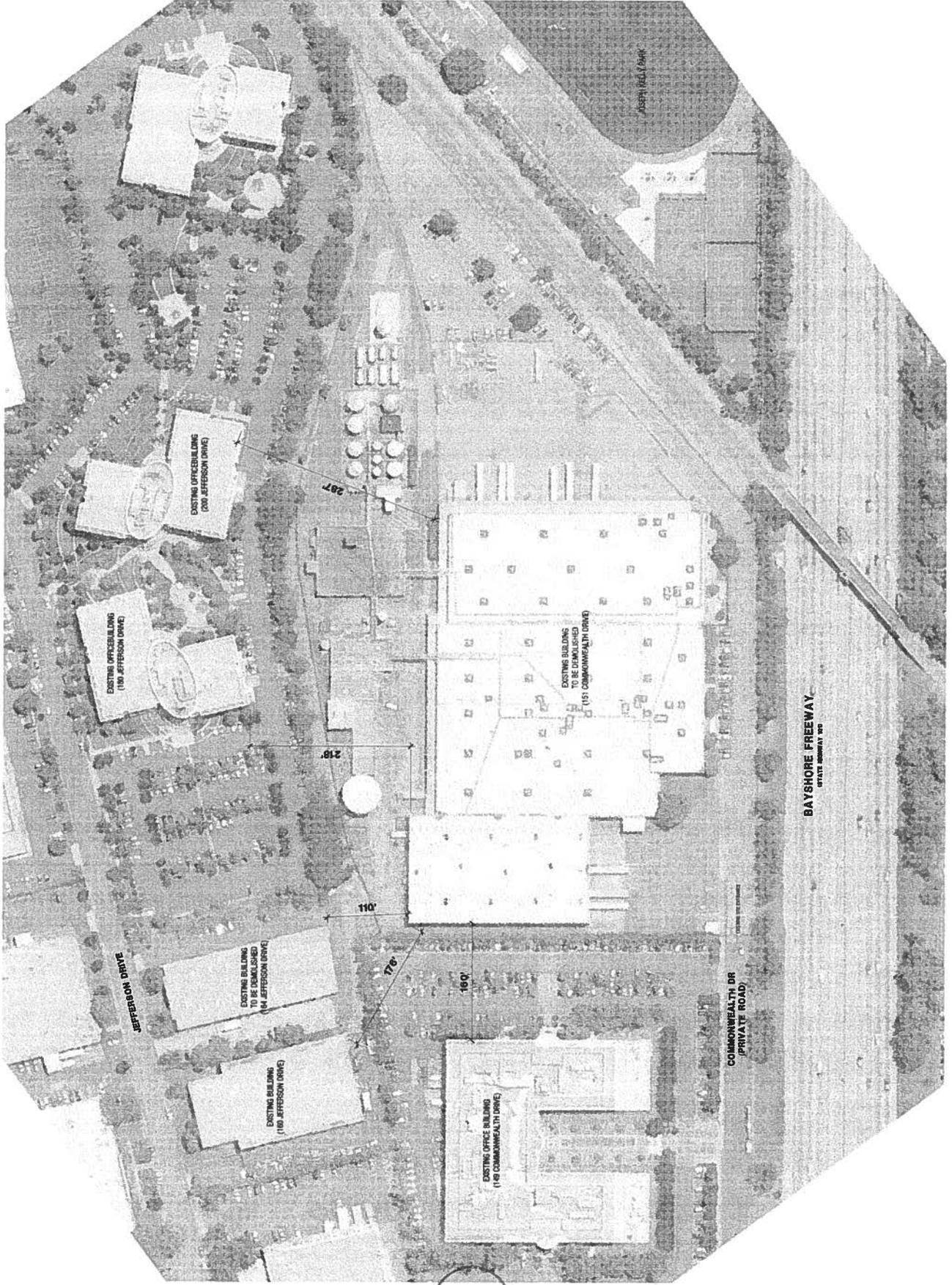
COMMONWEALTH CORPORATE CENTER
 A Planning Department Submittal for

SOBRAL
 DATE: 11/11/11
 DRAWN BY: [Name]

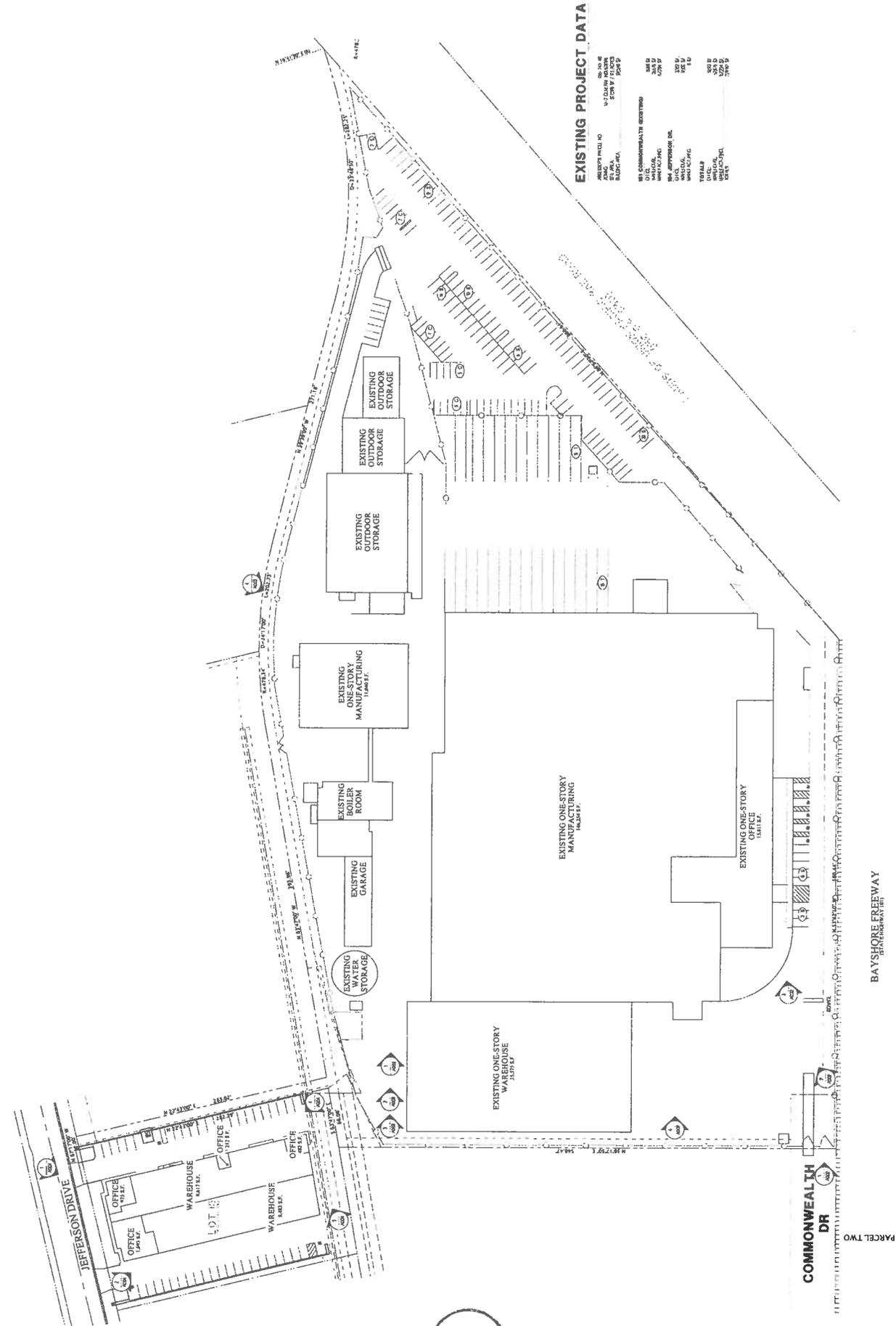
PROJECT NO. L11
 PROJECT NAME: COMMONWEALTH CORPORATE CENTER



ILLUSTRATIVE LANDSCAPE PLAN
 SCALE: 1/8"=1'-0"



C3



EXISTING PROJECT DATA

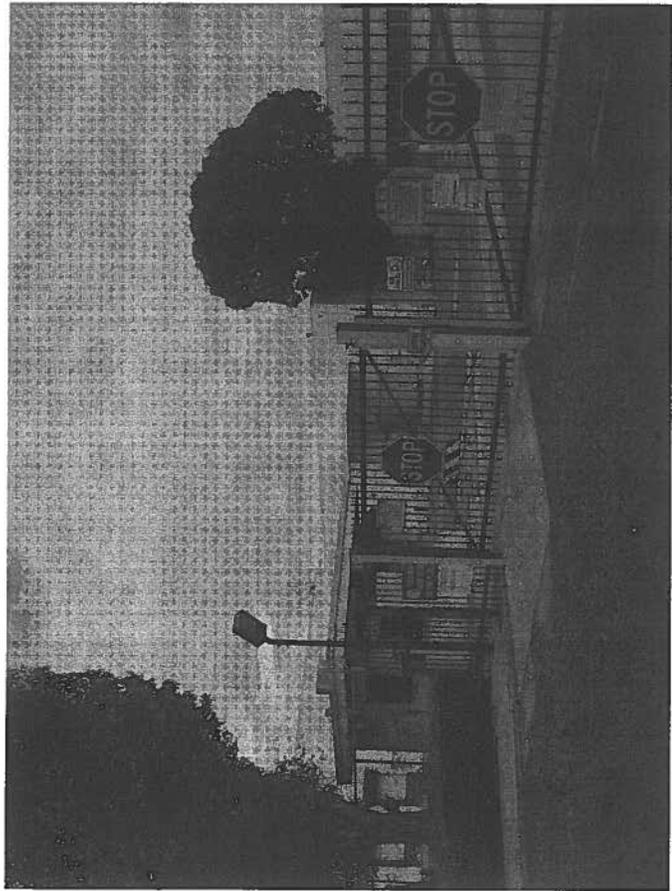
PROJECT NO.	DATE
112943	05/02/2008
PROJECT NAME	COMMONWEALTH CORPORATE CENTER
PROJECT ADDRESS	151 COMMONWEALTH DRIVE AND 164 JEFFERSON DRIVE, MENLO PARK, CA 94025
PROJECT TYPE	REDEVELOPMENT
PROJECT PHASE	PLANNING
PROJECT STATUS	PLANNING
PROJECT OWNER	SOBRATO
PROJECT ARCHITECT	ARC TEC
PROJECT ENGINEER	SOBRATO
PROJECT LANDSCAPE ARCHITECT	SOBRATO
PROJECT CIVIL ENGINEER	SOBRATO
PROJECT ELECTRICAL ENGINEER	SOBRATO
PROJECT MECHANICAL ENGINEER	SOBRATO
PROJECT PLUMBING ENGINEER	SOBRATO
PROJECT STRUCTURAL ENGINEER	SOBRATO
PROJECT ENVIRONMENTAL ENGINEER	SOBRATO
PROJECT HISTORIC PRESERVATION	SOBRATO
PROJECT TRAFFIC ENGINEER	SOBRATO
PROJECT GEOTECHNICAL ENGINEER	SOBRATO
PROJECT ARCHITECTURAL RENDERING	SOBRATO
PROJECT PHOTOGRAPHY	SOBRATO
PROJECT VIDEOGRAPHY	SOBRATO
PROJECT MODELING	SOBRATO
PROJECT SIGNAGE	SOBRATO
PROJECT FURNITURE	SOBRATO
PROJECT LIGHTING	SOBRATO
PROJECT SECURITY	SOBRATO
PROJECT AV	SOBRATO
PROJECT SPECIALTY	SOBRATO
PROJECT OTHER	SOBRATO

CA

1 EXISTING SITE PLAN
 SCALE: 1" = 40'

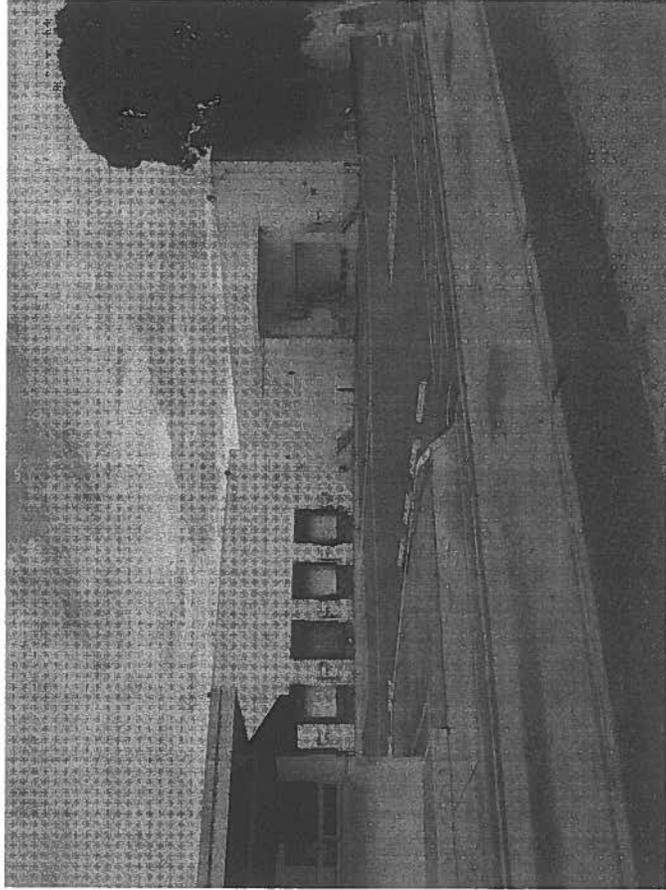


NORTH



1 EXISTING COMMONWEALTH DRIVE BUILDING - looking southeast
SCALE: 1/8" = 1'-0"

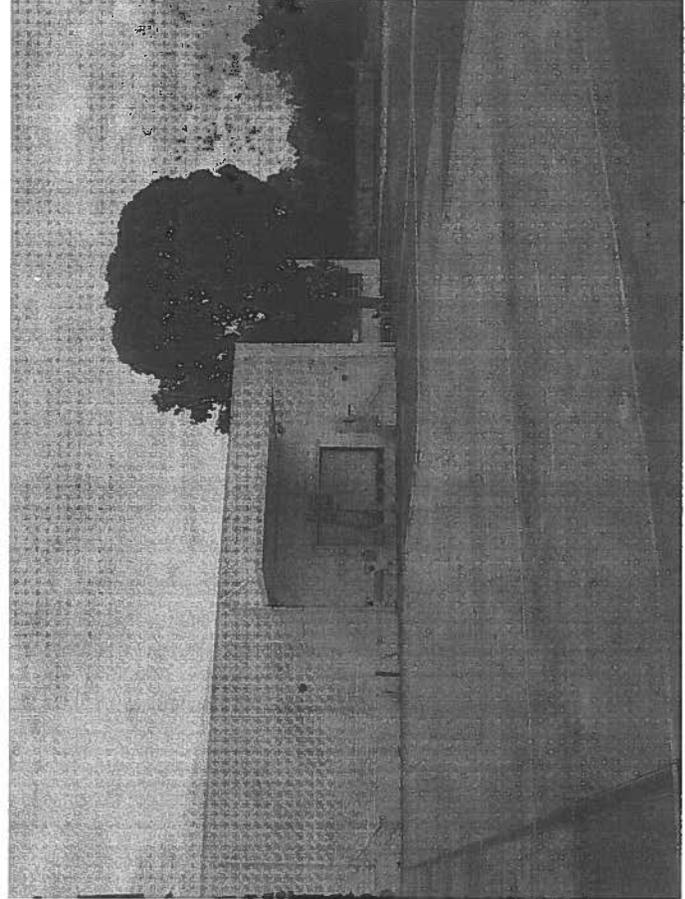
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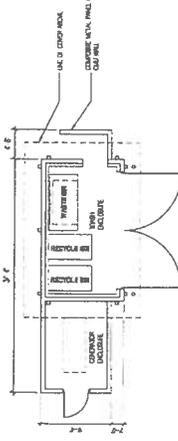
2 EXISTING COMMONWEALTH DRIVE BUILDING - looking southeast
SCALE: 1/8" = 1'-0"



3 EXISTING COMMONWEALTH DRIVE BUILDING - looking southeast
SCALE: 1/8" = 1'-0"



4 EXISTING COMMONWEALTH DRIVE BUILDING - looking southeast
SCALE: 1/8" = 1'-0"



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

KEY NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DETAILS.
2. REFER TO MECHANICAL DRAWINGS FOR ALL MECHANICAL DETAILS.
3. REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL DETAILS.
4. REFER TO PLUMBING DRAWINGS FOR ALL PLUMBING DETAILS.
5. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DETAILS.
6. REFER TO CIVIL DRAWINGS FOR ALL CIVIL DETAILS.
7. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR ALL LANDSCAPE ARCHITECTURE DETAILS.
8. REFER TO SITE PLAN FOR ALL SITE PLAN DETAILS.
9. REFER TO GENERAL NOTES FOR ALL GENERAL NOTES.
10. REFER TO SPECIFICATIONS FOR ALL SPECIFICATIONS.

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
1	CONCRETE	100	CY	100.00
2	STEEL	50	LB	50.00
3	WOOD	20	CU YD	200.00
4	PAINT	10	GA	100.00
5	GLASS	5	SQ FT	50.00
6	ROOFING	100	SQ FT	100.00
7	MECHANICAL	10	HR	100.00
8	ELECTRICAL	10	HR	100.00
9	PLUMBING	10	HR	100.00
10	LANDSCAPE ARCHITECTURE	10	HR	100.00

164 JEFFERSON DR PROJECT DATA

PROJECT NO. 164 JEFFERSON DR
 CLIENT: COMMONWEALTH CORPORATION
 ARCHITECT: ARCTEC ARCHITECTURAL TECHNOLOGIES
 ENGINEER: SOBRATO ENGINEERS
 DATE: 10/15/2010

151 COMMONWEALTH DR PROJECT DATA

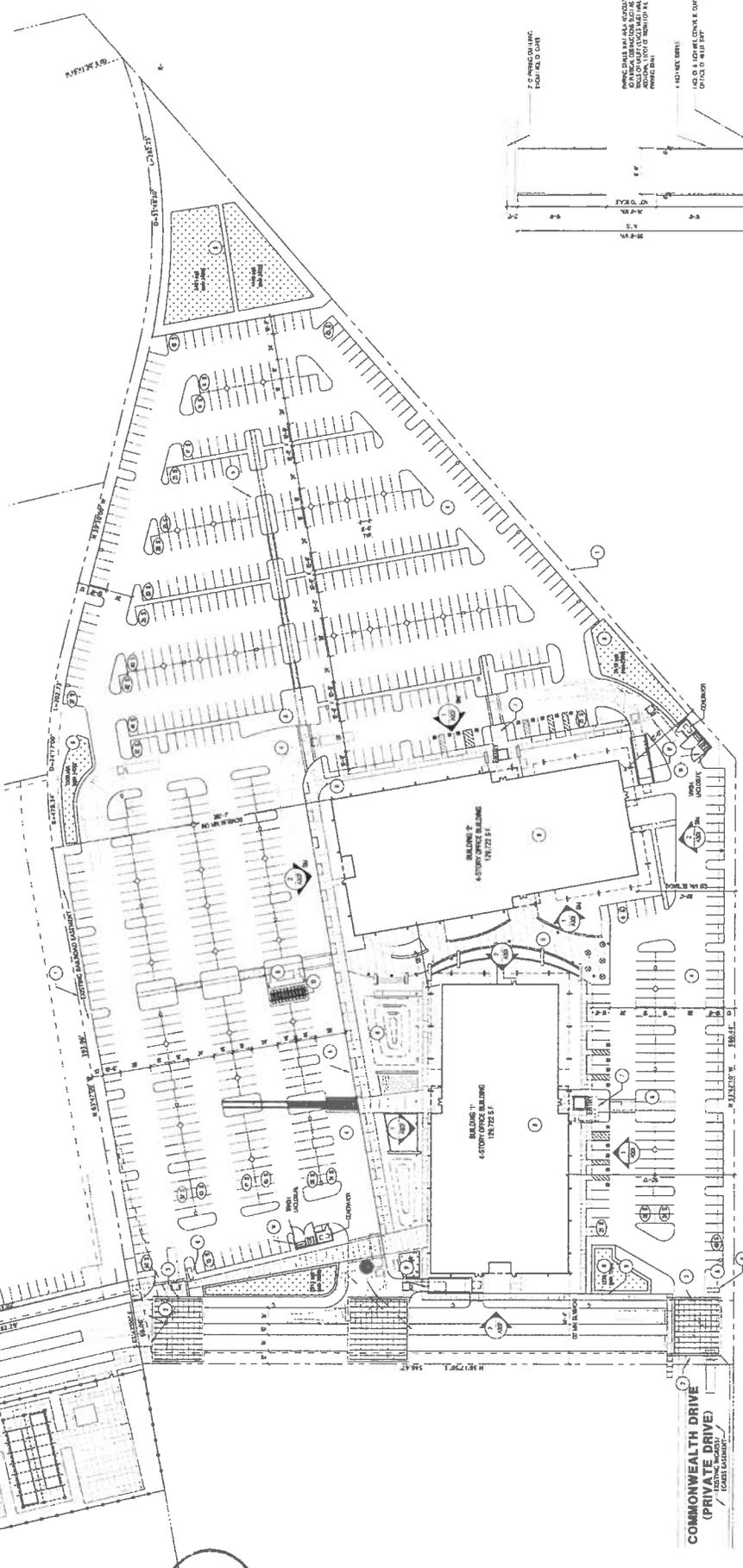
PROJECT NO. 151 COMMONWEALTH DR
 CLIENT: COMMONWEALTH CORPORATION
 ARCHITECT: ARCTEC ARCHITECTURAL TECHNOLOGIES
 ENGINEER: SOBRATO ENGINEERS
 DATE: 10/15/2010

COMBINED SITE PROJECT DATA

PROJECT NO. 164 JEFFERSON DR & 151 COMMONWEALTH DR
 CLIENT: COMMONWEALTH CORPORATION
 ARCHITECT: ARCTEC ARCHITECTURAL TECHNOLOGIES
 ENGINEER: SOBRATO ENGINEERS
 DATE: 10/15/2010

PARKING ANALYSIS

MINIMUM REQUIRED PARKING: 100 SPACES
 AVAILABLE PARKING: 120 SPACES
 TOTAL PARKING: 120 SPACES



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

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



PROJECT NO. A1.01
 11/20/03

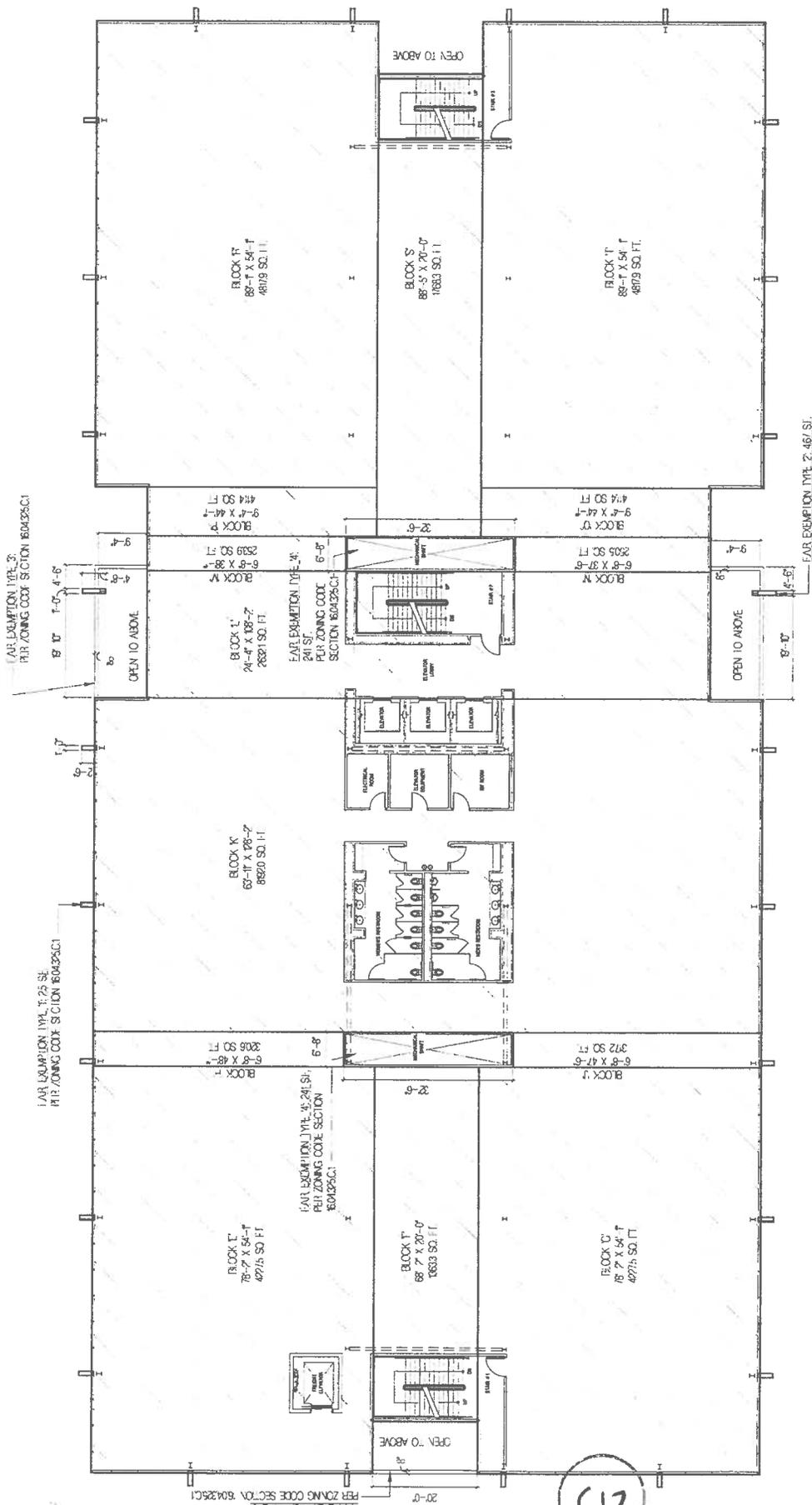
A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
 151 Commonwealth Drive and 164 Jefferson Drive
 Menlo Park, California 94025

SOBRATO
 ENGINEERS

151 COMMONWEALTH DRIVE
 MENLO PARK, CALIFORNIA 94025

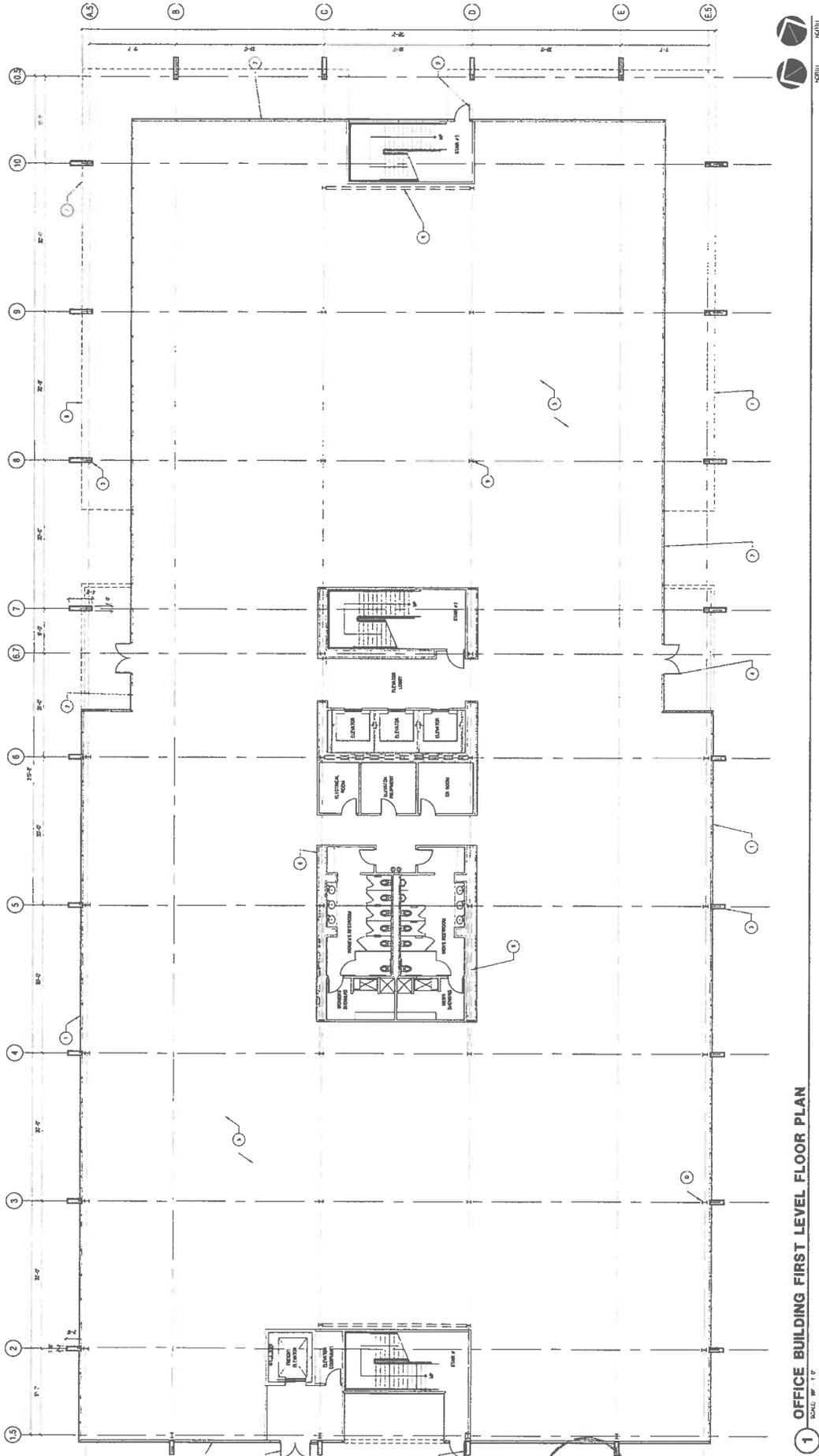


ARCTEC
 ARCHITECTURAL TECHNOLOGIES
 ARCHITECTS
 2000 RAVENHILL DRIVE, SUITE 100
 MENLO PARK, CALIFORNIA 94025
 TEL: 650.321.1200
 FAX: 650.321.1201
 WWW.ARCTEC.COM



2ND & 3RD FLOOR AREA PLAN

BLK	AREA	PERM	EXEMPT	TOTAL
A	42715	0	0	42715
B	88270	0	0	88270
C	42715	0	0	42715
D	13633	0	0	13633
E	42715	0	0	42715
F	42715	0	0	42715
G	42715	0	0	42715
H	42715	0	0	42715
I	42715	0	0	42715
J	42715	0	0	42715
K	88270	0	0	88270
L	42715	0	0	42715
M	42715	0	0	42715
N	42715	0	0	42715
O	42715	0	0	42715
P	42715	0	0	42715
Q	42715	0	0	42715
R	42715	0	0	42715
S	42715	0	0	42715
TOTAL	604325	0	0	604325

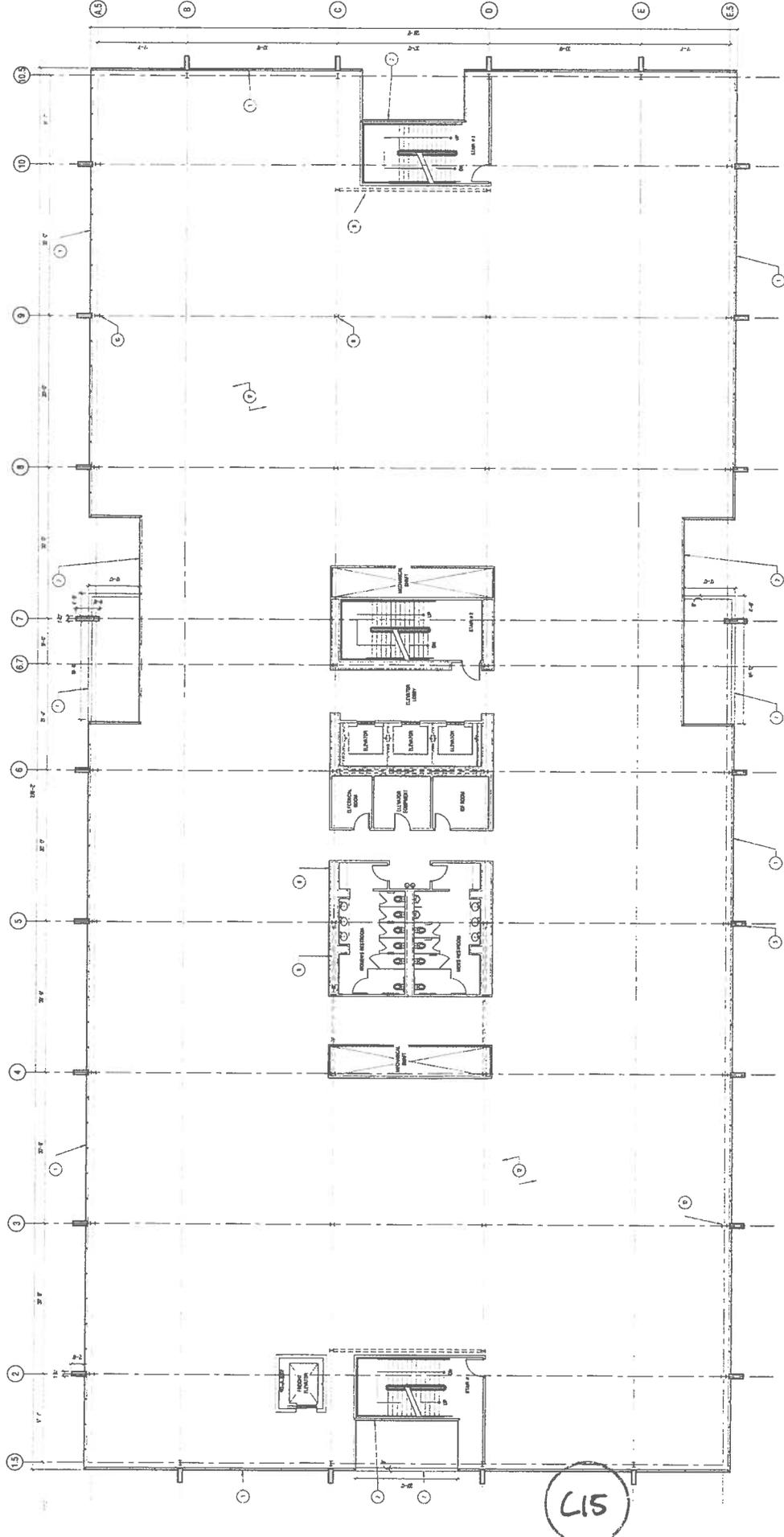


KEY NOTES

1. FINISHES TO BE AS SHOWN ON ALL FINISH SCHEDULES
2. ALL WALLS TO BE 1/2" GYPSUM BOARD ON STUDS
3. ALL FLOORS TO BE 4" CONCRETE ON 4" GYPSUM BOARD ON JOISTS
4. ALL PARTITIONS TO BE 5/8" GYPSUM BOARD ON STUDS
5. ALL CEILING TO BE 1/2" GYPSUM BOARD ON 15' SPACING
6. ALL CEILING TO BE 1/2" GYPSUM BOARD ON 15' SPACING
7. ALL CEILING TO BE 1/2" GYPSUM BOARD ON 15' SPACING
8. ALL CEILING TO BE 1/2" GYPSUM BOARD ON 15' SPACING
9. ALL CEILING TO BE 1/2" GYPSUM BOARD ON 15' SPACING
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12. ALL CEILING TO BE 1/2" GYPSUM BOARD ON 15' SPACING
13. ALL CEILING TO BE 1/2" GYPSUM BOARD ON 15' SPACING
14. ALL CEILING TO BE 1/2" GYPSUM BOARD ON 15' SPACING
15. ALL CEILING TO BE 1/2" GYPSUM BOARD ON 15' SPACING

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

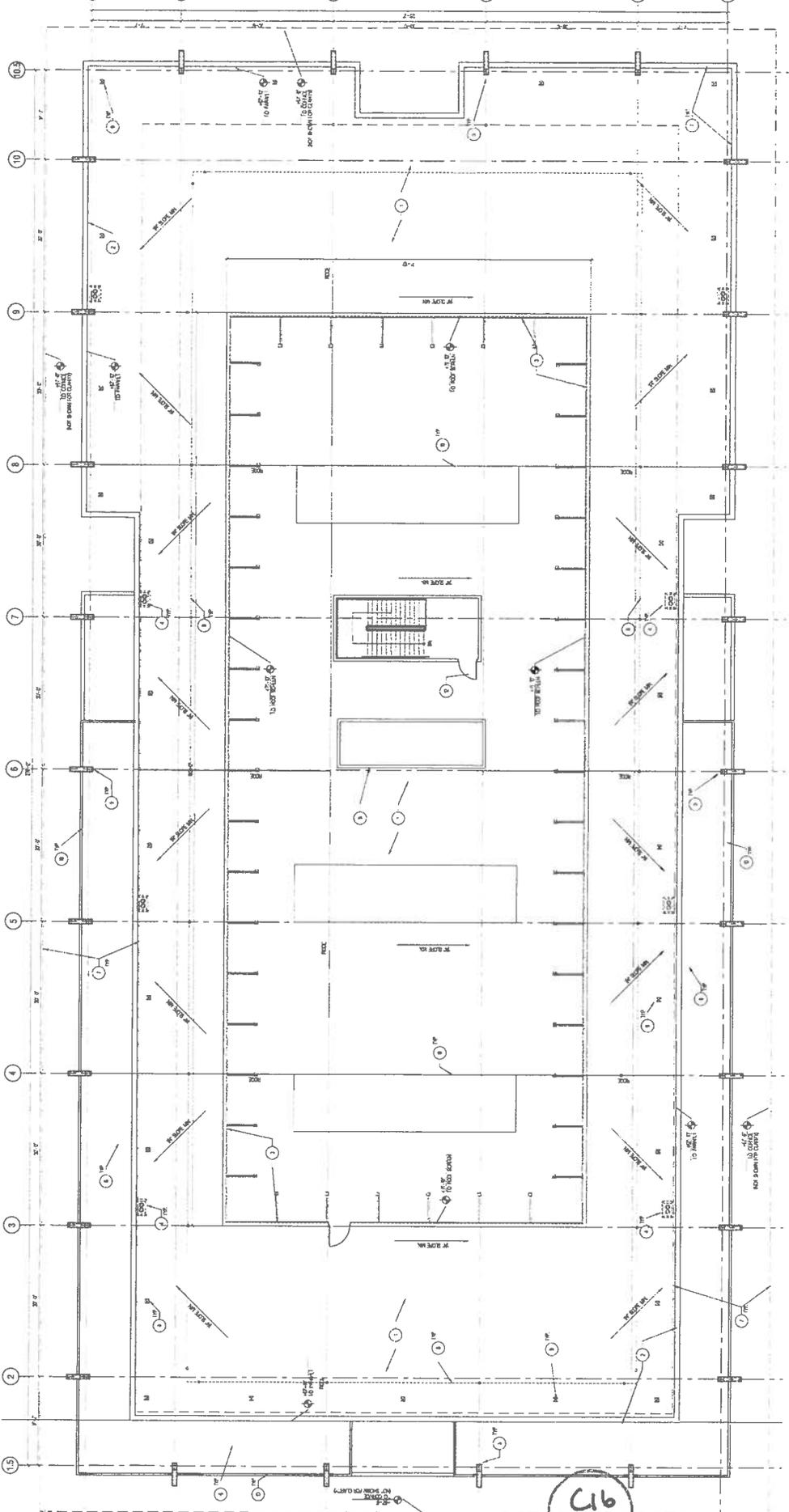
C14



KEY NOTES

1. REFER TO THE GENERAL NOTES OF THE PROJECT FOR ALL NOTES.
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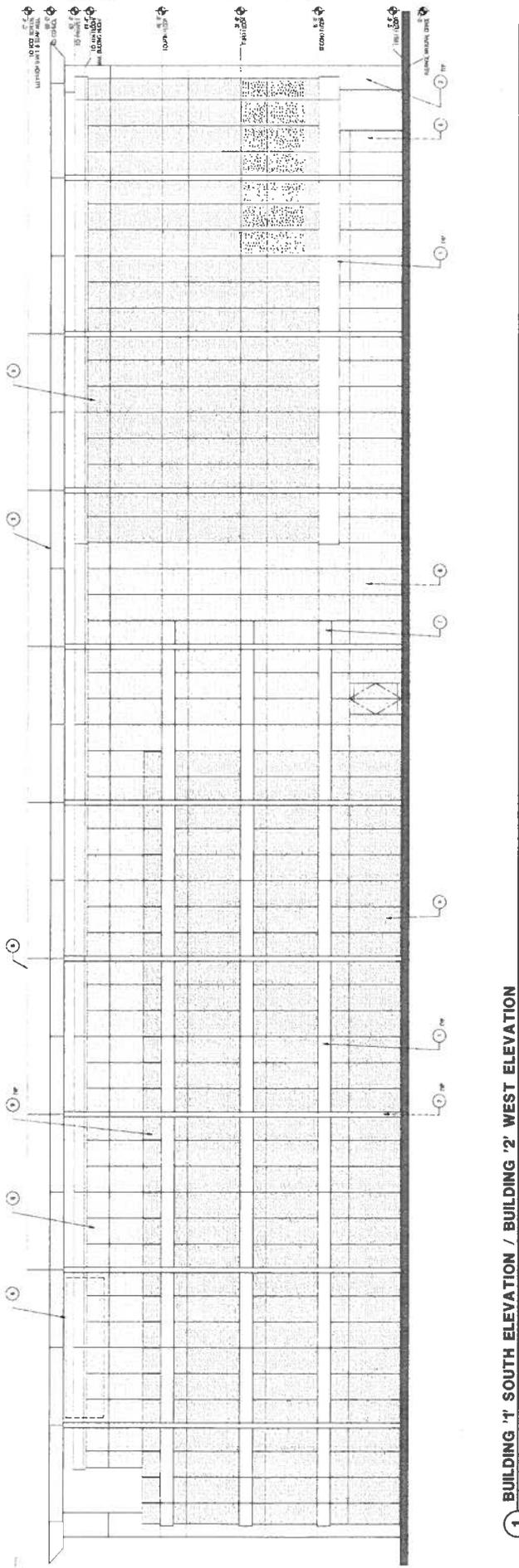
1 OFFICE BUILDING - TYPICAL UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"



KEY NOTES

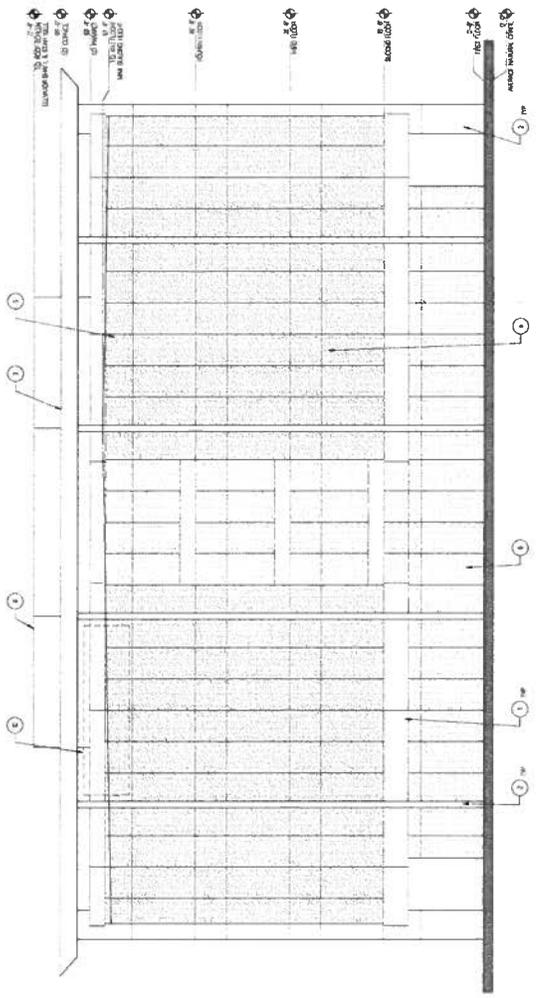
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2. FINISH FLOOR FINISH: 2000 CMU 1" x 6" x 16" RA
3. FINISH FLOOR FINISH: 2000 CMU 1" x 6" x 16" RA
4. FINISH FLOOR FINISH: 2000 CMU 1" x 6" x 16" RA
5. FINISH FLOOR FINISH: 2000 CMU 1" x 6" x 16" RA
6. FINISH FLOOR FINISH: 2000 CMU 1" x 6" x 16" RA
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14. FINISH FLOOR FINISH: 2000 CMU 1" x 6" x 16" RA
15. FINISH FLOOR FINISH: 2000 CMU 1" x 6" x 16" RA

1 OFFICE BUILDING ROOF PLAN
 SCALE: 1/8" = 1'-0"



1 BUILDING '1' SOUTH ELEVATION / BUILDING '2' WEST ELEVATION

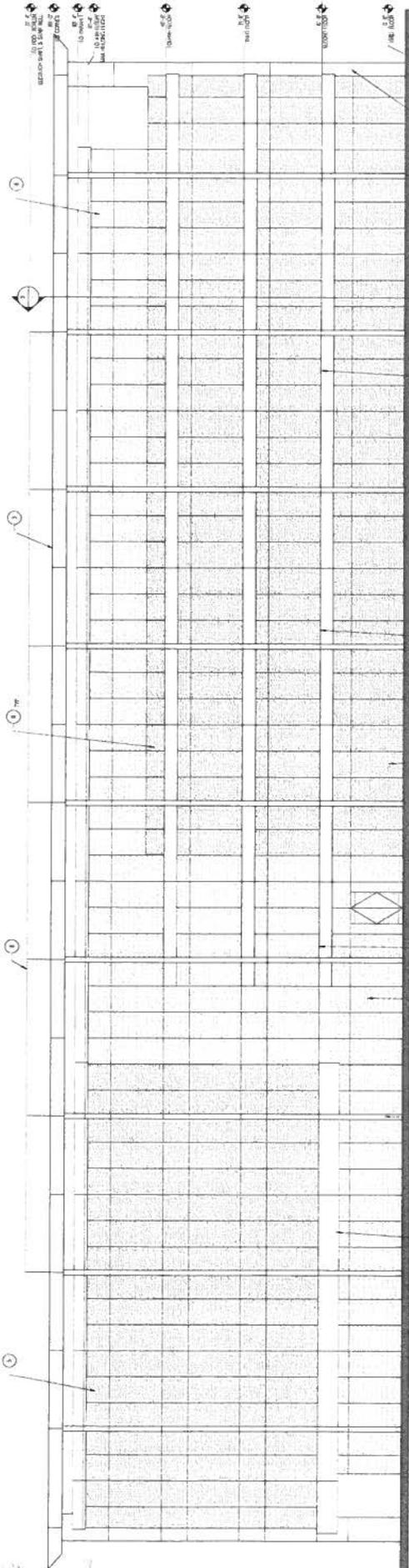
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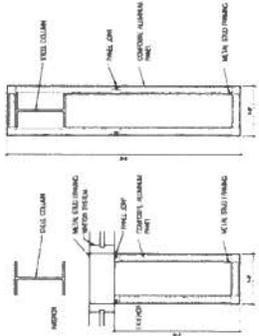
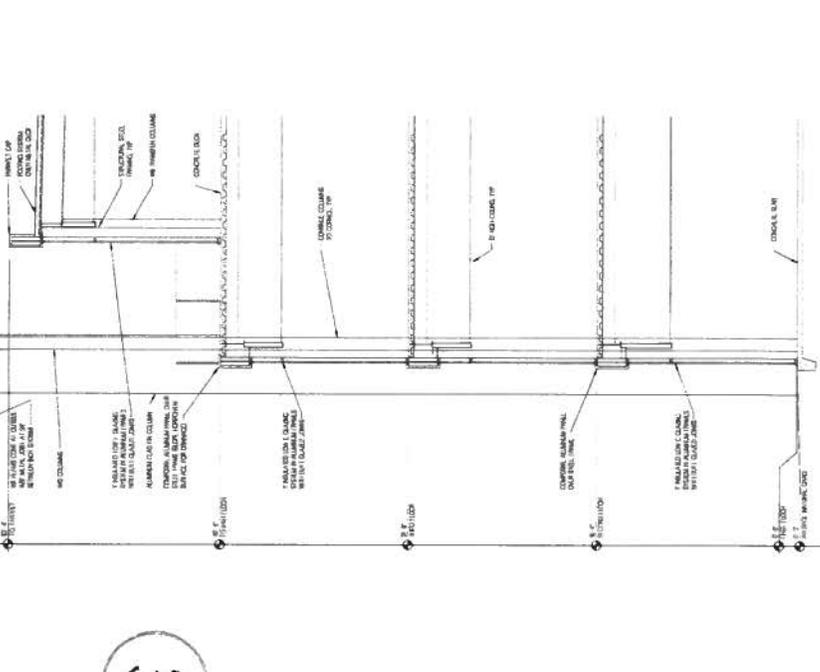
2 BUILDING '1' EAST ELEVATION / BUILDING '2' SOUTH ELEVATION

KEY NOTES

1. SLIP COATING: 1/8" THICK POLYURETHANE SLIP COATING
2. 1/8" COATING: 1/8" THICK POLYURETHANE SLIP COATING
3. 1/4" COATING: 1/4" THICK POLYURETHANE SLIP COATING
4. SLIP COATING: 1/8" THICK POLYURETHANE SLIP COATING
5. 1/4" COATING: 1/4" THICK POLYURETHANE SLIP COATING
6. 1/2" COATING: 1/2" THICK POLYURETHANE SLIP COATING
7. 3/4" COATING: 3/4" THICK POLYURETHANE SLIP COATING
8. 1" COATING: 1" THICK POLYURETHANE SLIP COATING
9. 1 1/2" COATING: 1 1/2" THICK POLYURETHANE SLIP COATING
10. 2" COATING: 2" THICK POLYURETHANE SLIP COATING



1. FINISHES TO BE IDENTIFIED BY THE ARCHITECT.
 2. FINISHES TO BE IDENTIFIED BY THE ARCHITECT.
 3. FINISHES TO BE IDENTIFIED BY THE ARCHITECT.
 4. FINISHES TO BE IDENTIFIED BY THE ARCHITECT.



- KEY NOTES**
1. SEE SECTION 05100 FOR FINISHES.
 2. SEE SECTION 05100 FOR FINISHES.
 3. SEE SECTION 05100 FOR FINISHES.
 4. SEE SECTION 05100 FOR FINISHES.
 5. SEE SECTION 05100 FOR FINISHES.
 6. SEE SECTION 05100 FOR FINISHES.
 7. SEE SECTION 05100 FOR FINISHES.
 8. SEE SECTION 05100 FOR FINISHES.
 9. SEE SECTION 05100 FOR FINISHES.
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A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
 Menlo Park, California 94025

SOBRATO

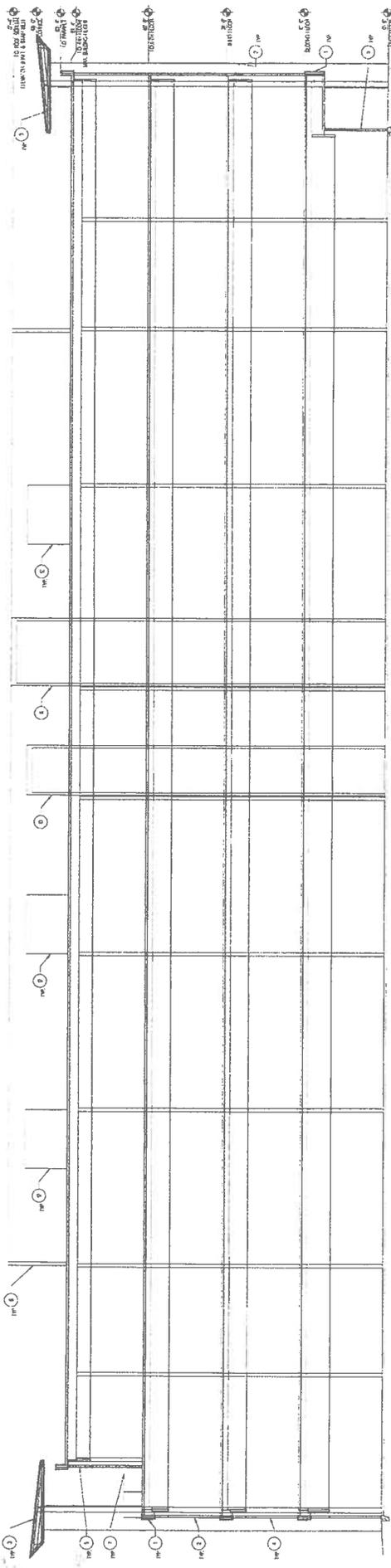
DATE: 01/11/11
 DESCRIPTION: EXTERIOR ELEVATIONS



PROJECT NO: **A3.02**
 112004

ARC TEC
 ARCHITECTURAL TECHNOLOGIES
 ARCHITECTS
 2001 RAYBURN AVENUE, SUITE 200
 MENLO PARK, CALIFORNIA 94025
 TEL: (650) 321-1234
 FAX: (650) 321-1234
 WWW.ARC-TEC.COM

C18



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

C19

KEY NOTES

1. 1" - 1" SQUARE, ALUMINUM PELLETS OVER 1/4" DIA.
2. 1/4" DIA. COLUMN, 1/4" DIA. BEAM, 1/4" DIA. WALL, 1/4" DIA. FLOOR, 1/4" DIA. CEILING, 1/4" DIA. ROOF, 1/4" DIA. CURB, 1/4" DIA. SILL, 1/4" DIA. FINISH.
3. 1/4" DIA. COLUMN, 1/4" DIA. BEAM, 1/4" DIA. WALL, 1/4" DIA. FLOOR, 1/4" DIA. CEILING, 1/4" DIA. ROOF, 1/4" DIA. CURB, 1/4" DIA. SILL, 1/4" DIA. FINISH.
4. 1/4" DIA. COLUMN, 1/4" DIA. BEAM, 1/4" DIA. WALL, 1/4" DIA. FLOOR, 1/4" DIA. CEILING, 1/4" DIA. ROOF, 1/4" DIA. CURB, 1/4" DIA. SILL, 1/4" DIA. FINISH.
5. 1/4" DIA. COLUMN, 1/4" DIA. BEAM, 1/4" DIA. WALL, 1/4" DIA. FLOOR, 1/4" DIA. CEILING, 1/4" DIA. ROOF, 1/4" DIA. CURB, 1/4" DIA. SILL, 1/4" DIA. FINISH.
6. 1/4" DIA. COLUMN, 1/4" DIA. BEAM, 1/4" DIA. WALL, 1/4" DIA. FLOOR, 1/4" DIA. CEILING, 1/4" DIA. ROOF, 1/4" DIA. CURB, 1/4" DIA. SILL, 1/4" DIA. FINISH.
7. 1/4" DIA. COLUMN, 1/4" DIA. BEAM, 1/4" DIA. WALL, 1/4" DIA. FLOOR, 1/4" DIA. CEILING, 1/4" DIA. ROOF, 1/4" DIA. CURB, 1/4" DIA. SILL, 1/4" DIA. FINISH.
8. 1/4" DIA. COLUMN, 1/4" DIA. BEAM, 1/4" DIA. WALL, 1/4" DIA. FLOOR, 1/4" DIA. CEILING, 1/4" DIA. ROOF, 1/4" DIA. CURB, 1/4" DIA. SILL, 1/4" DIA. FINISH.
9. 1/4" DIA. COLUMN, 1/4" DIA. BEAM, 1/4" DIA. WALL, 1/4" DIA. FLOOR, 1/4" DIA. CEILING, 1/4" DIA. ROOF, 1/4" DIA. CURB, 1/4" DIA. SILL, 1/4" DIA. FINISH.

ARC TEC
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2500 University Avenue, Suite 200
Berkeley, CA 94704
P: 415.863.2200 F: 415.863.2204
www.arctec.com

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

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

SOBRATO

DATE: 11/11/11
DESCRIPTION: ARCHITECTURAL SUBMITTAL



BUILDING SECTION
PROJECT NO. A4.01
11/11/11



ARCTEC
 ARCHITECTURAL TECHNOLOGIE
 ARCHITECTS
 1400 COMMONWEALTH DRIVE, SUITE 400
 MENLO PARK, CALIFORNIA 94025
 TEL: (650) 321-1000
 FAX: (650) 321-1001
 WWW.ARCTEC.COM

A Planning Department Submittal for
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 Menlo Park, California 94025



SOBRATO
 ARCHITECTS

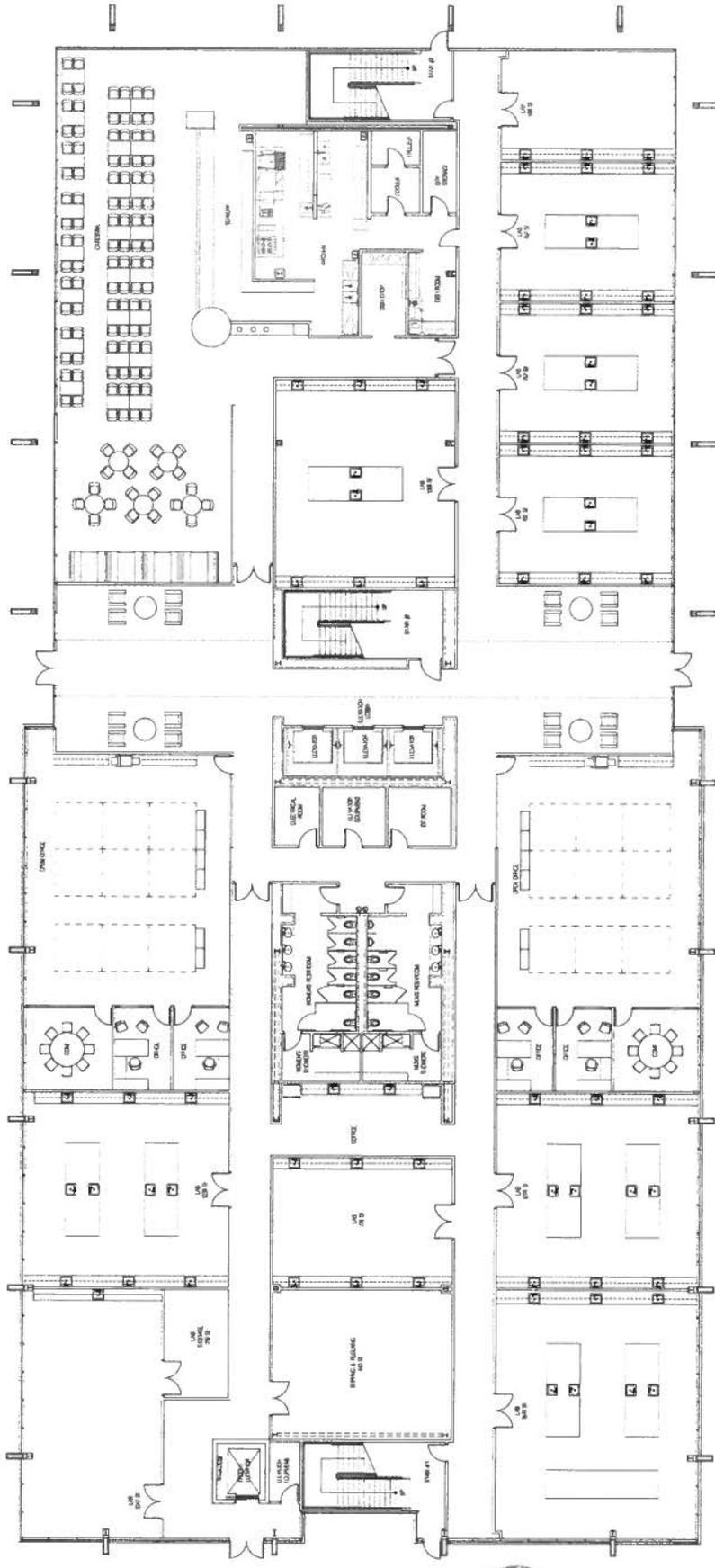
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CONCEPTUAL FIRST FLOOR SPACE PLAN

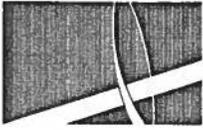
PROJECT NO: AT12.11

11/29/09



C20

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



ARC TEC
 ARCHITECTURAL TECHNOLOGIES
 WWW.ARCTEC.COM
 151 COMMONWEALTH DRIVE, SUITE 100
 MENLO PARK, CA 94025
 TEL: 650.323.3333 FAX: 650.323.3334
 P: 650.323.3335
 151 COMMONWEALTH DRIVE, SUITE 100
 MENLO PARK, CA 94025
 TEL: 650.323.3333 FAX: 650.323.3334
 P: 650.323.3335
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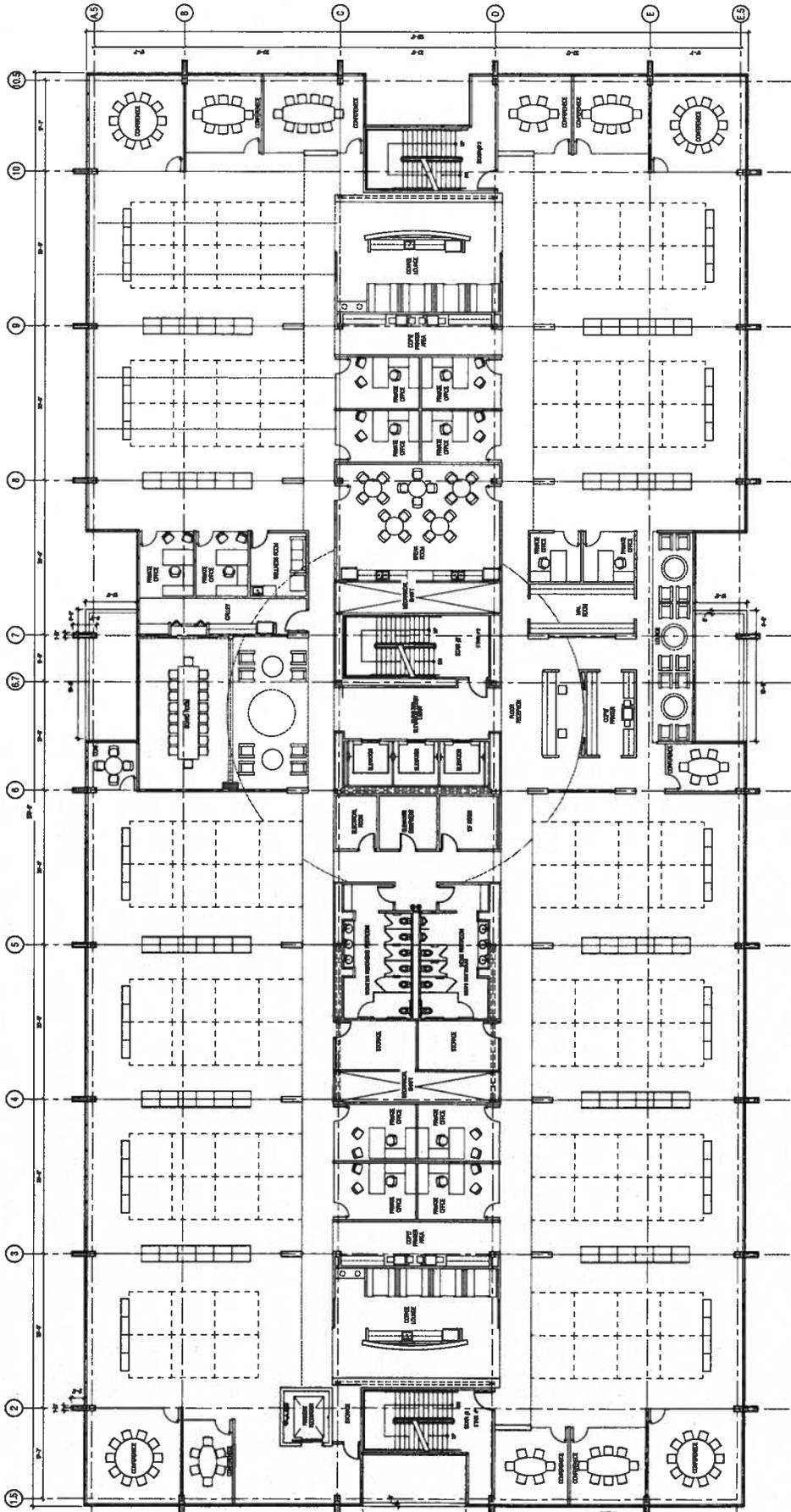
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 151 Commonwealth Drive and 164 Jefferson Drive
 Menlo Park, California 94025

SOBRATO ARCHITECTS
 151 COMMONWEALTH DRIVE, SUITE 100
 MENLO PARK, CA 94025
 TEL: 650.323.3333 FAX: 650.323.3334
 P: 650.323.3335

DATE: 05/03/2008
 DESCRIPTION: CONCEPTUAL UPPER FLOOR SPACE PLAN



PROJECT NO: **AT12.12**
 1/08/08



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

127



ARC TEC
 ARCHITECTURAL TECHNOLOGIES
 www.arctec.com
 2300 Van Ness Avenue, Suite 200
 San Francisco, CA 94133
 Phone: 415.774.2200
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 1400 California Street, Suite 100
 San Francisco, CA 94109
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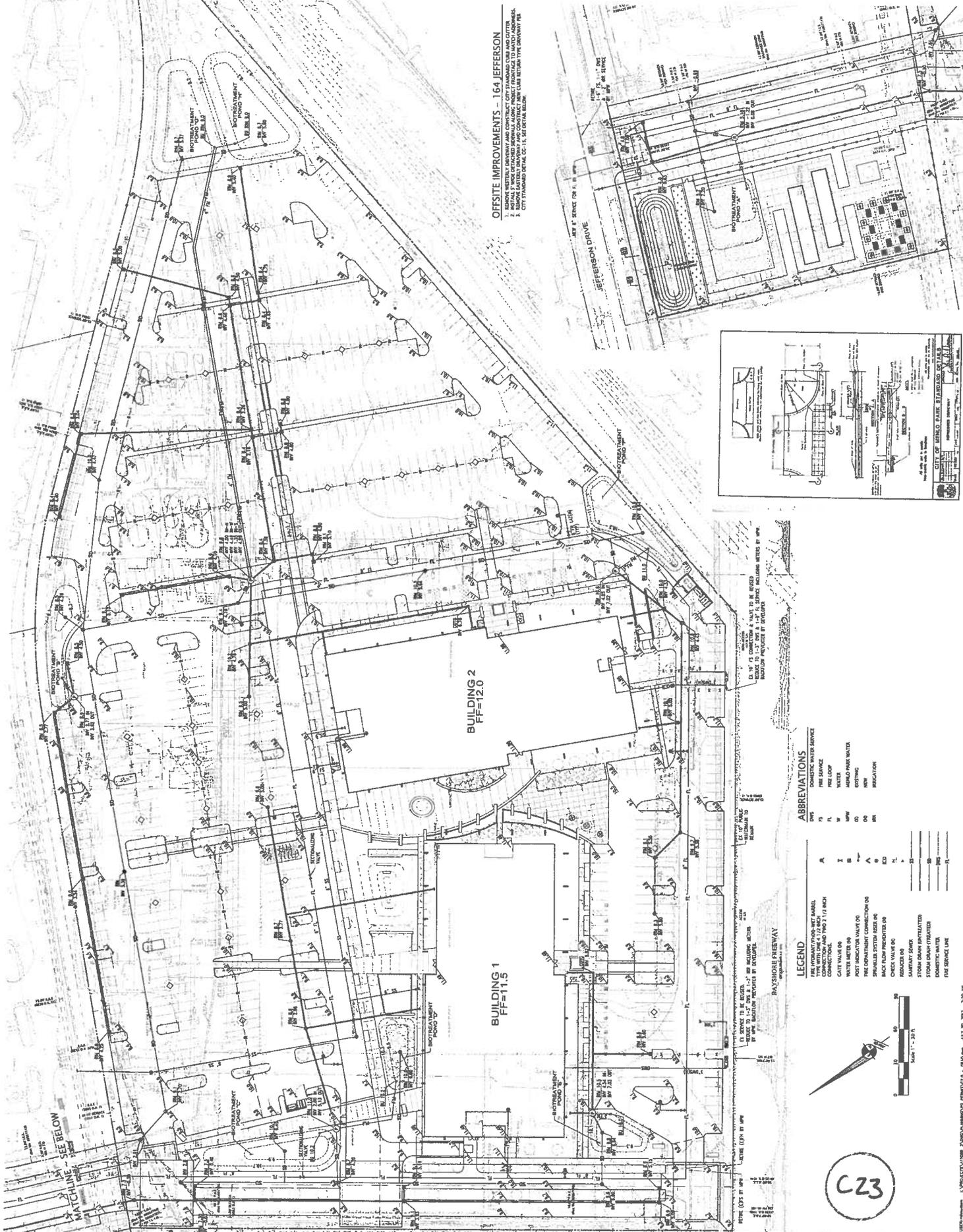
KIER & WRIGHT
 ENGINEERS & ARCHITECTS
 151 Commonwealth Drive
 Menlo Park, CA 94025
 Phone: 650.321.2000
 Fax: 650.321.2001

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

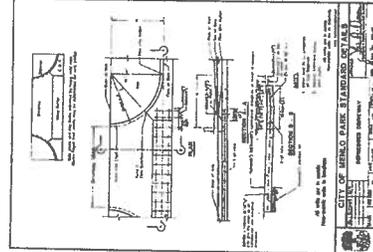
SOBRATO

DATE: 01/20/07
 PROJECT: COMMONWEALTH CORPORATE CENTER
 SHEET: 22 OF 22

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
C2.0
 PROJECT NO: A11082



OFFSITE IMPROVEMENTS - 164 JEFFERSON
 1. REMOVE EXISTING IMPROVEMENTS AND CONSTRUCT CITY STANDARD CURB AND GUTTER.
 2. CONSTRUCT 12" DIAMETER 10' DEEP CONCRETE STORM DRAIN WITH 12" DIAMETER 10' DEEP CONCRETE MANHOLE AT THE INTERSECTION OF JEFFERSON DRIVE AND COMMONWEALTH DRIVE.
 3. CONSTRUCT 12" DIAMETER 10' DEEP CONCRETE STORM DRAIN WITH 12" DIAMETER 10' DEEP CONCRETE MANHOLE AT THE INTERSECTION OF JEFFERSON DRIVE AND COMMONWEALTH DRIVE.
 CITY STANDARD CURB, GUTTER, AND SIDEWALK SHALL BE INSTALLED.

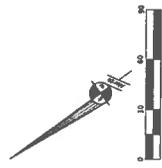


ABBREVIATIONS

AW	DOMESTIC WATER SERVICE
FL	FIRE SERVICE
FL	FIRE LOOP
HW	HEAVY DUTY WATER
HW	HEAVY DUTY WATER
OD	EXISTING
OD	EXISTING
IR	REGULATION

LEGEND

A	FIRE HYDRANT/POST-WHET MARELL CONNECTION AND 2" X 1/2" INCH CONNECTION
B	WATER VALVE OR
C	POST INDICATOR VALVE OR
D	FIRE DEPARTMENT CONNECTION OR
E	SPRINKLER SYSTEM RISER OR
F	BACK FLOW PREVENTER OR
G	CHECK VALVE OR
H	SAWTOOTH COVER
I	STORM DRAIN (UNTREATED)
J	STORM DRAIN (TREATED)
K	DOMESTIC WATER
L	FIRE SERVICE LINE



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July 23, 2012

Ms. Rachel Grossman
Planning Department
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025
Phone (650) 330-6737
Email: rmgrossman@menlopark.org

Re: Project Description
151 Commonwealth Drive, Menlo Park, CA

ARC TEC # 112943.01

Dear Ms. Grossman:

The building owner is proposing to demolish the existing building, surface parking and landscaping on the property located on the east end of Commonwealth Drive. Two new four-story office buildings with new surface parking and new landscaping will be constructed on the site. A 45% F.A.R. will be utilized.

The existing building totaling approximately 190,000 square feet will be demolished and replaced with two (2) new four-story office buildings totaling 259,919 square feet. The building floor-plates and clear height allow a flexible design for office, biotech, research and development uses. The floor to floor heights are 16' on the 1st floor and 15' on all others, allowing for a minimum of 10' ceiling height to accommodate lab or office space on each floor. Key building / pedestrian features are a beautifully landscaped courtyard with abundant water features and outside dining areas and an internalized boulevard allowing significant individual building identity.

Also, at this time we plan to consolidate the 164 Jefferson Drive parcel (lot combination) with the 151 Commonwealth parcel. We will demolish the existing building, utilize the property for drive access and upscale amenity space.

The allowable F.A.R. from the Jefferson Drive parcel, the Commonwealth Drive parcel, and the existing 10' wide RR easement have all been combined and is reflected in this application.

The building façade will utilize aluminum panels and high performance glass set in aluminum frames. This façade will provide energy saving benefits to the occupants while at the same time provide a striking look from Highway 101 and surrounding uses. A new parking lot layout will provide 866 parking stalls on-site for a parking ratio of 1 space per 300 square feet of building area. New landscaping of approximately 209,915 square feet or 35.6% of the site will enhance the property and the surrounding uses in the business park.

Sincerely,

ARC TEC, Inc.

Craig Almeleh, NCARB, LEED, G.A.
Principal

cc: Rich Truempler, The Sobrato Organization

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