



# Town of Atherton

## Menlo College Residence Hall Project

City Council  
June 17, 2020

# Location

- Menlo College is located at 1000 El Camino
- Within the Public Facilities and Schools (PFS) zoning district
- Adjacent to Menlo School, Cartan Athletic Field, residential neighborhoods and commercial businesses



LOCATION MAP  
SCALE: 1" = 80'-0"

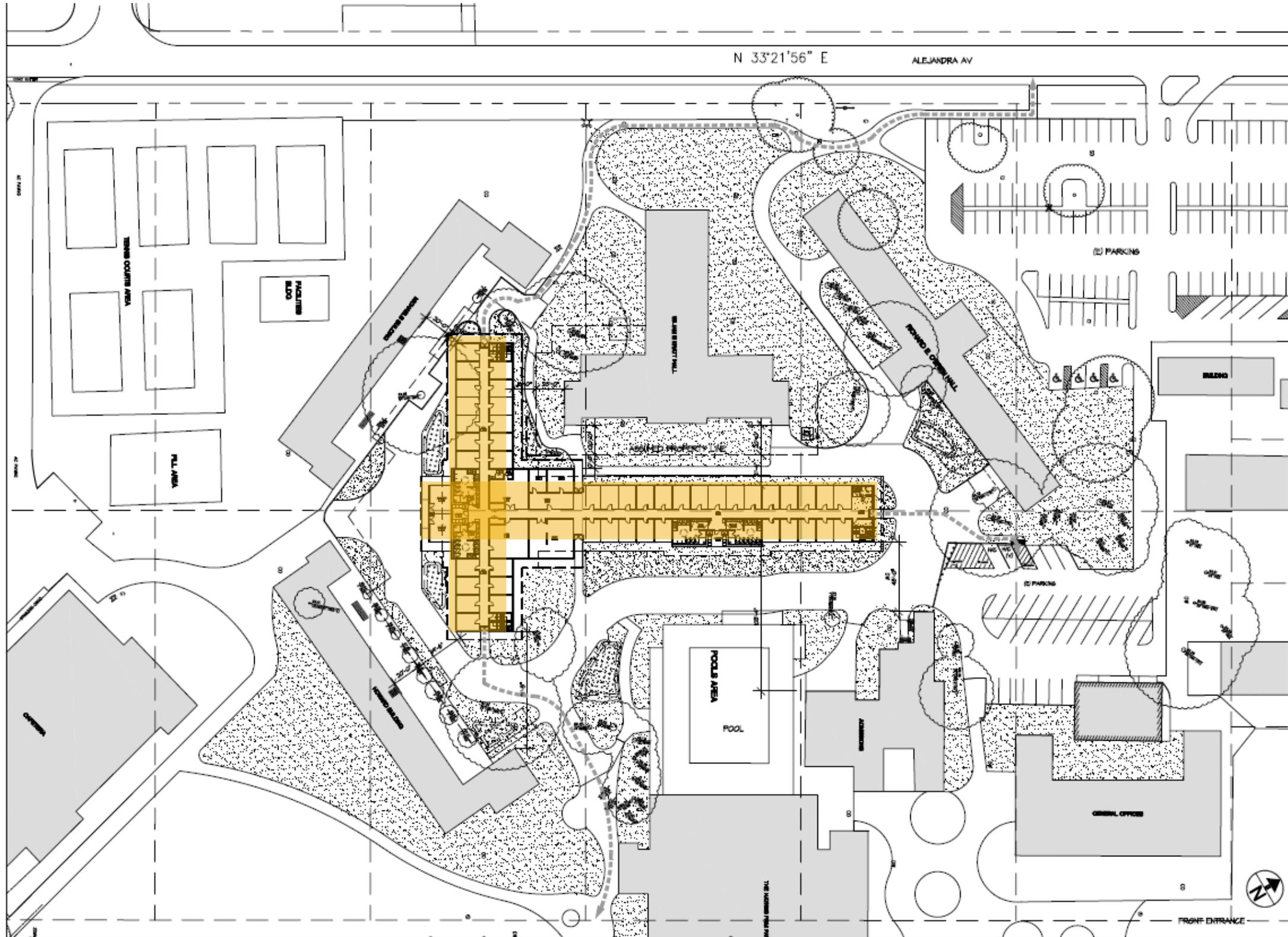
# Request

New three-story on-campus residence hall with 147 student living units with a total of 291 beds. Includes 19 units dedicated to low-income students.

Entitlements:

- Conditional Use Permit
- Tree protection zone exception

Planning Commission, at its May 27, 2020 meeting voted to recommend the City Council approve the project



1 SITE PLAN



VIEW 1





VIEW 3



# Density Bonus

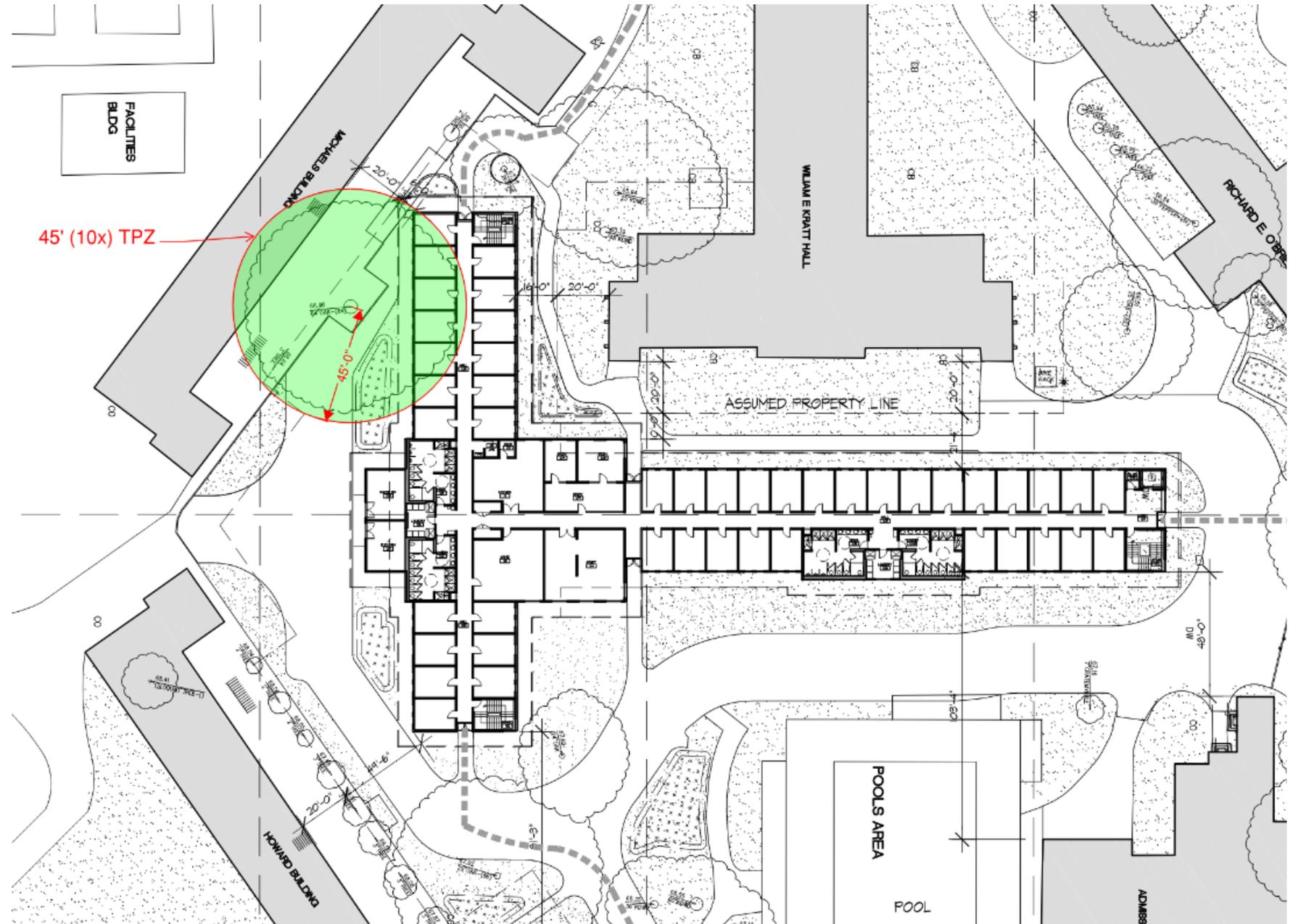
- Project includes 19 units dedicated to low-income students and qualifies for the State Density Bonus provisions.
- State Density bonus and other concessions or incentives provides incentives for the production of lower income housing and is required to be approved by right with no further review authority by the Town.
- Project is entitled to a height waiver from the 34-foot height limit to achieve the additional units under the Density Bonus.
- Units are required to remain affordable for a term of 55 years.

# Conditional Use Permit

- Atherton Municipal Code 17.36 requires a Conditional Use Permit for “residential associated with primary nonresidential use of property on same site”. Examples include dorms.
- Request is consistent with Menlo College Master Plan
- Staff is supportive of the Conditional Use Permit

# Tree Protection Zone Exception

Request for exception to the tree protection zone (TPZ) for tree #58, a Valley Oak in fair condition



# Tree Protection Zone Exception

- Required TPZ (10 times the tree diameter) is 45.8'
- Requested TZP (4 times the tree diameter) is 18'
- Town Arborist not supportive of request due to potential impact to tree
- Planning Staff is supportive as there is no other feasible location to build the housing and it provides much needed affordable housing for existing students

# CEQA

- The project qualifies for a CEQA exemption pursuant to guidelines section 15332, Class 32, urban infill development.

# Public Notice & Community Outreach

- The College sent a letter on October 25, 2019 to 30 neighbors informing them of the proposed project and inviting them to a meeting to discuss the project. Two neighbors attended the meeting.
- The Town mailed notice of this public hearing to all property owners within 500' of the site on June 5, 2020.

# City Council Questions

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# Applicant Presentation

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- Steven Weiner, Menlo College

# Public Comments

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# Formal Motion

I move that the City Council approve the Conditional Use Permit, Density Bonus and Tree Protection Zone Exception Certificate based on the findings listed in the staff report and subject to the conditions contained within the Conditional Use Permit and Tree Protection Zone Exception Certificate.