

IMPARTIAL ANALYSIS OF MEASURE M

Measure M (the “Measure”) was placed on the ballot by an initiative petition signed by the requisite number of voters. If approved by the voters, the Measure will amend the City of Menlo Park General Plan and Menlo Park El Camino Real/Downtown Specific Plan (“Downtown Specific Plan”) which the Menlo Park City Council adopted on July 12, 2012. The Measure imposes development standards which are more restrictive than the current standards in the area of the City governed by the Downtown Specific Plan.

The Measure amends the open space definitions and standards in the Downtown Specific Plan to require open space areas to be no more than four (4) feet in height in order to satisfy the minimum open space requirements. The Measure mandates that office space in any individual development project not exceed 100,000 square feet and caps the total net new office space approved after July 12, 2012 at 240,820 square feet. The Measure retains the overall cap of 474,000 square feet for all net new non-residential development in the Downtown Specific Plan area. The Measure also retains the existing cap of 680 residential units. The Measure readopts specified definitions and standards in the current Downtown Specific Plan relating to open space and office space.

The City Council cannot amend the definitions and development standards set forth in the Measure as these provisions can be amended only with voter approval. In addition, voter approval is required to exceed the office space and non-residential square footage limits. Voter approval is not required for the City Council to amend the Downtown Specific Plan to increase the 680 residential unit limit.

The Measure exempts projects with vested rights to build from any conflicting definitions or standards set forth in the Measure, provided that such rights were obtained before the effective date of the Measure. However, the exempted projects will count against the square footage limits imposed by the Measure if such projects received a building permit after July 12, 2012.

The Measure includes a severability clause so that if portions of the Measure are deemed invalid, the remaining portions will remain in effect. A priority clause states that the Measure prevails over all conflicting City ordinances, resolutions and administrative policies. A conflicts provision states that any competing measures on the same ballot as the Measure are null and void if the Measure receives more votes.

The Measure requires approval by a majority of the voters in the City of Menlo Park voting on the Measure to become effective.

The above statement is an impartial analysis of Measure M. If you desire a copy of the Measure, please call the City Clerk at (650) 330-6620 and a copy will be mailed at no cost to you.

/s/

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