

**AN INITIATIVE MEASURE PROPOSING AMENDMENTS TO THE CITY OF MENLO PARK GENERAL PLAN AND MENLO PARK 2012 EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN LIMITING OFFICE DEVELOPMENT, MODIFYING OPEN SPACE REQUIREMENTS, AND REQUIRING VOTER APPROVAL FOR NEW NON-RESIDENTIAL PROJECTS THAT EXCEED SPECIFIED DEVELOPMENT LIMITS**

The initiative measure proposed by this petition (“measure”) would amend the City of Menlo Park General Plan and Menlo Park El Camino Real/Downtown Specific Plan (“ECR/Downtown Specific Plan”) adopted by the Menlo Park City Council on July 12, 2012 by imposing more restrictive development standards in the area of the City governed by the ECR/Downtown Specific Plan than currently imposed.

The measure includes revised definitions and standards for open space requiring that only open space areas that do not exceed four (4) feet in height shall be calculated for meeting the minimum open space requirements. The measure mandates that office space in any individual development not exceed 100,000 square feet, caps the total net, new office space approved after July 12, 2012 at 240,820 square feet and retains the overall cap of 474,000 square feet for all net, new non-residential development in the ECR/Downtown Specific Plan area. The measure also would adopt specified definitions and standards in the current ECR/Downtown Specific Plan relating to open space and office space.

Under the measure, 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 would not be required to exceed the 680 residential unit limit.

The measure exempts projects with vested rights to build that were obtained before the effective date of the measure from any conflicting definitions or standards set forth in the measure, but such projects would count against the square footage limits imposed by the measure if such projects received a building permit after the adoption of the ECR/Downtown Specific Plan on July 12, 2012.

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

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