



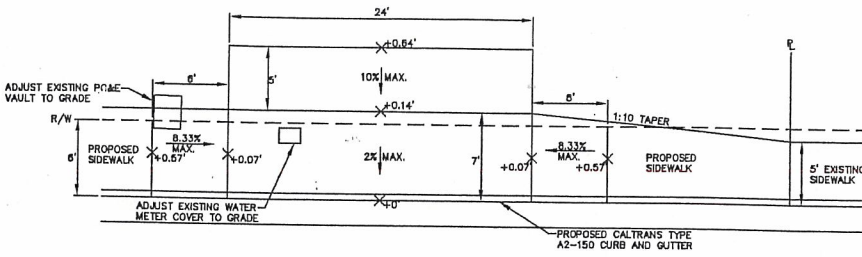
**Community Services Department**  
701 Laurel Street/Menlo Park, CA 94025-3483  
(650) 330-6706/Fax (650) 327-1759

## **MEMORANDUM**

DATE: October 6, 2010  
TO: Housing Commission  
FROM: Douglas Frederick, Housing Manager

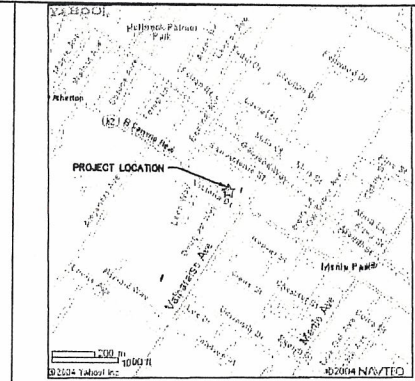
**SUBJECT: Proposed Below Market Rate (BMR) Units for Beltramos**

Beltramo's has completed the rewrite of their BMR Agreement to include those changes that were proposed by the Housing Commission. The one alteration is that they dropped the changing percentages based on changes in construction costs, for both increases in construction costs and decreases in construction costs. The agreement specifies the BMR unit and the units for which in-lieu fees are to be paid. The BMR unit is on lot 10. The in-lieu fee units are on lots 1, 6, 8, 12, and 15. I've attached a map that shows the locations of those lots.



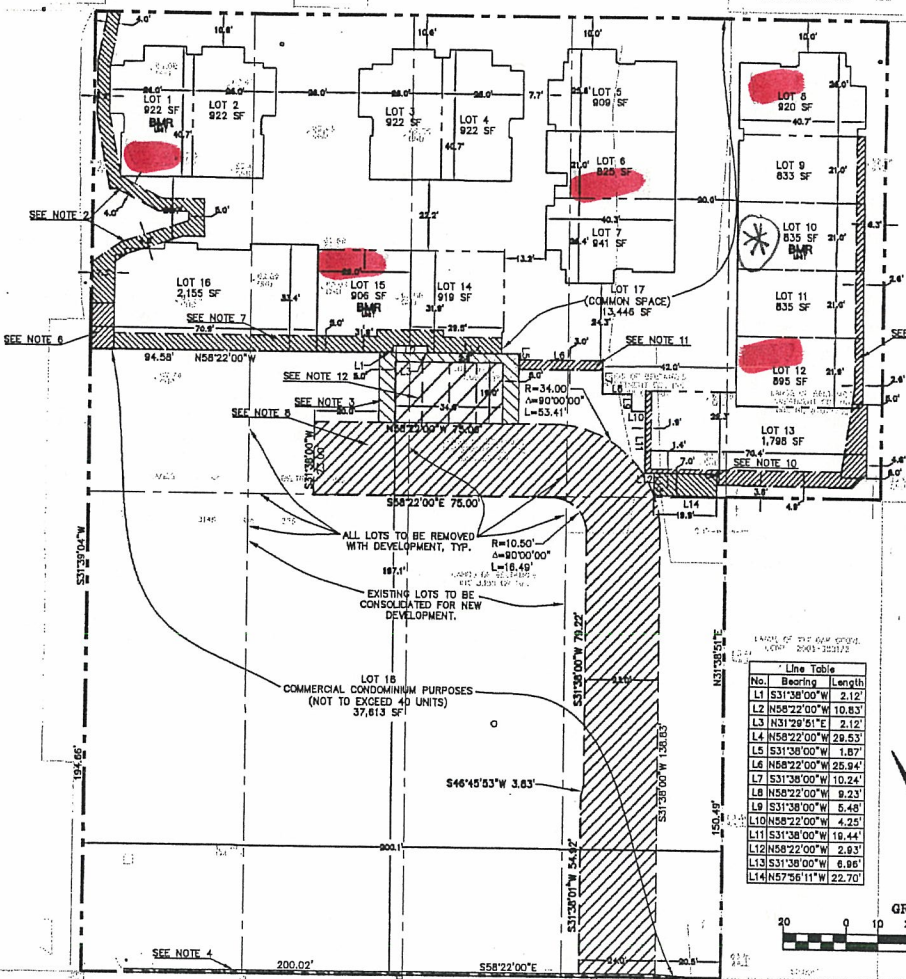
EL CAMINO REAL  
(STATE HIGHWAY 82)

**DRIVEWAY AT EL CAMINO REAL**  
**REFER TO CALTRANS STANDARD PLAN NO. A87**  
**1"=5'**



**LOCATION MAP**  
APPROXIMATE SCALE: 1"=1000'

SAN ANTONIO STREET



*in lieu fee*  
*(\*) dedicated unit*

**EASEMENTS:**

1. BLANKET PUBLIC UTILITY EASEMENT OVER LOT 17 TO SERVE LOTS 1-16.
2. PRIVATE STORM DRAINAGE EASEMENT OVER LOT 16 & 17 FOR THE BENEFIT OF LOT 18.
3. PEDESTRIAN PARKING ACCESS EASEMENT OVER LOT 18 FOR THE BENEFIT OF RESIDENTIAL PROPERTIES. (LOTS 1-17)
4. 1' PUBLIC ACCESS EASEMENT BEHIND EXISTING RIGHT-OF-WAY.
5. PUBLIC ACCESS EASEMENT AT ELECTROLIER AT THE SOUTH SIDE OF LOT 18.
6. PRIVATE STORM DRAINAGE EASEMENT OVER LOT 16 FOR THE BENEFIT OF LOT 18.
7. PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 14, 15 & 16 FOR THE BENEFIT OF RESIDENTIAL PROPERTIES.
8. VEHICLE ACCESS EASEMENT OVER LOT 18 FOR ACCESS TO RESIDENTIAL GUEST PARKING FOR THE BENEFIT OF RESIDENTIAL PROPERTIES. (LOTS 1-17)
9. PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 9, 10, 11, 12 & 13 FOR THE BENEFIT OF RESIDENTIAL PROPERTIES.
10. PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 13 & 17 FOR THE BENEFIT OF LOT 18.
11. PRIVATE STORM DRAINAGE EASEMENT OVER LOT 16 FOR THE BENEFIT OF LOT 17.
12. PARKING EASEMENT OVER LOT 18 FOR NON-EXCLUSIVE USE OF GUESTS OF RESIDENTIAL PROPERTIES (LOTS 1-17), WEEKDAYS 8:00 P.M. TO 8:00 A.M. AND ALL DAY ON WEEKENDS.

EL CAMINO REAL

255 SHORELINE DR  
SUNNYVALE, CA 94085  
650-482-6300  
650-482-6399 (FAX)

**BKF**

VESTING TENTATIVE MAP  
NORTH MENLO MIXED-USE DEVELOPMENT

SAN MATEO COUNTY  
CITY OF MENLO PARK

Date:	7-25-08
Scale:	1"=20'
Drawn by:	CBK
Checked by:	CBK
Project No.:	08-000005-1
Drawing Number:	