



# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION


701 Laurel Street  
Menlo Park, CA 94025  
phone: (650) 330-6702  
fax: (650) 327-1653  
planning@menlopark.org  
<http://www.menlopark.org>

## DEVELOPMENT PERMIT APPLICATION & AGREEMENT TO PAY FEES

Please type or clearly print information in ink. Please provide all three project contacts (OK to note "Same as #\_\_" if one person serves multiple roles), and ensure that **both Signature sections** are filled out.

TYPE OF APPLICATION	FEE DEPOSIT	TYPE OF APPLICATION	FEE DEPOSIT
<input type="checkbox"/> Use Permit		<input type="checkbox"/> General Plan Amendment	
<input type="checkbox"/> Architectural Control		<input type="checkbox"/> Zoning Ordinance Text Amendment	
<input type="checkbox"/> Variance		<input type="checkbox"/> Zoning Map Amendment (Rezoning)	
<input type="checkbox"/> Minor Subdivision (Tentative Parcel Map)		<input type="checkbox"/> Environmental Review	
<input type="checkbox"/> Major Subdivision (Tentative Subdivision Map)		<input checked="" type="checkbox"/> Other: <b>SB330</b>	
<input type="checkbox"/> Conditional Development Permit		<b>TOTAL FEES</b> (Deposits are nonrefundable.)	
<b>PROJECT ADDRESS/LOCATION</b> 80 Willow Road		<b>APN (ASSESSOR'S PARCEL NUMBER)</b> 062423040	
<b>1) PROJECT REPRESENTATIVE LEGAL NAME</b> (primary day-to-day contact) Oisín Heneghan		MAILING ADDRESS 1000 Parrott Dr, Hillsborough, CA 94010	
EMAIL oisin@n17.dev		PHONE 415 279 0071	FAX
Check one: <input type="checkbox"/> Property Owner <input type="checkbox"/> Lessee <input checked="" type="checkbox"/> Agent of Owner <input type="checkbox"/> Other:			
<b>2) APPLICANT LEGAL NAME</b> (person who acknowledges project cost liability and rights to application materials) Willow Project LLC		MAILING ADDRESS 1000 Parrott Dr, Hillsborough, CA 94010	
EMAIL garrett@canopicadvisory.com		PHONE 917 405 1625	FAX
Check one: <input type="checkbox"/> Property Owner <input type="checkbox"/> Lessee <input checked="" type="checkbox"/> Agent of Owner <input type="checkbox"/> Other:			
<p>I (We) hereby agree to pay all personnel and related direct and indirect costs for the review and processing of application(s) for the subject project, at such time as requested by the Community Development Director. Direct costs include, but are not limited to, review of project application(s) for completeness by all applicable City Departments; telephone or written communication with applicant/property owner/architect, engineer, neighbors, interested parties, etc.; preparation of staff reports; and attendance by staff at public hearings. I (we) also hereby agree to pay all costs for preparing any required environmental document in compliance with the California Environmental Quality Act.</p> <p>Deposits paid at the time of application are estimates of the minimum amount of staff time required to process an application. The City will send periodic invoices for the amount in excess of the deposit. Payments are due and payable within 30 days of the invoice. Failure to pay in a timely manner will result in the City stopping all work on the project. The applicant and the property owner will be responsible for the amount due. Unpaid accounts submitted for outside collection will be assessed a collection fee recovery charge of 25% to cover attorney's fees and costs of collection.</p> <p>Furthermore, I (we) hereby agree to hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City, including but not limited to, all cost in the City's defense of its actions in any proceeding brought in any State or Federal Court challenging the City's actions with respect to my (our) project.</p> <p>I (we) hereby certify that the information stated on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my (our) knowledge. It is my (our) responsibility to inform the City of Menlo Park, through the assigned project planner, of any changes to information represented in these submittals. I (we) either own the architectural copyright for the project plans or have obtained the architect/designer's consent, and hereby authorize the City to post project plans and other application materials on the City web site and transmit them electronically to interested parties.</p>			
Date: 6/21/23		Signature*:  Printed Name: <u>Garrett Camporine</u>	

\*Photocopies or facsimiles not acceptable

<b>3) PROPERTY OWNER LEGAL NAME</b> Willow Project LLC		<b>MAILING ADDRESS</b> 1000 Parrott Dr, Hillsborough, CA 94010	
<b>EMAIL</b> garrett@canopicadvisory.com		<b>PHONE</b> 917 405 1625	<b>FAX</b>
I (We) have read this application form and hereby consent to the submittal of the subject application.			
Date: 6/21/23		Signature*: 	Printed Name: <u>Garrett Camporine</u>
<small>*Photocopies or facsimiles not acceptable</small>			
<b>FOR STAFF USE</b>			City Date Stamp
<b>Accepted By</b>		<b>Tidemark No.</b>	
<b>Staff Comments</b>			

v:\handouts\draft\development permit application 201608 - signature highlights.doc



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## DATA SHEET

Please provide the appropriate information pertaining to your application. It is important to complete the existing and proposed development items even if the existing structure is being demolished or if there is no specific zoning ordinance requirement.

<b>LOCATION:</b> 80 Willow Rd, Menlo Park, CA 94025			
<b>EXISTING USE:</b> Office		<b>APPLICANT:</b> Willow Project LLC	
<b>PROPOSED USE:</b> Mixed Use - Residential, Office, Hotel and Retail		<b>PROPERTY OWNER(S):</b> Willow Project LLC	
<b>ZONING:</b> C10000		<b>APPLICATION(S):</b> 80 Willow Rd SB 330 Application - 1	
DEVELOPMENT STANDARDS	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE ▲
Lot area	291,068 sf	291,068 sf	sf min.
Lot width	Refer ALTA Land Survey ft.	ft.	ft. min.
Lot depth	Refer ALTA Land Survey ft.	ft.	ft. min.
<b>Setbacks ▲</b>			
Front	ft.	ft.	ft. min.
Rear	ft.	ft.	ft. min.
Side (left)	ft.	ft.	ft. min.
Side (right)	ft.	ft.	ft. min.
Building coverage	127,350 sf 43.75 %	40,177 sf 13.80 %	sf max. % max.
FAR (Floor Area Ratio)*	1,541,466 sf 530 %	48,464 sf 16.65 %	sf max. % max.
FAL (Floor Area Limit)**	NA sf	sf	sf
<b>Square footage by floor</b>			
below grade	359,884 sf	sf	
1 <sup>ST</sup>	107,200 sf	40,177 sf	
2 <sup>ND</sup>	111,150 sf	sf	
garage	Refer Site Plan (A-3) sf	sf	
accessory building(s)	8,500 sf	sf	
other	1,314,616 sf	8,287 sf	
Square footage of buildings	1,901,350 sf	48,464 sf	sf max.
Building height	I-348' 6"   II-279' 6"   III-246'   IV-30' ft.	17.8 ft.	ft. max.
Landscaping*** ▲	sf %	sf %	sf min. % min.
Paving*** ▲	sf %	sf %	sf min. % min.
Parking	1,895 spaces	80 (apprx.) spaces	spaces
Define Basis for Parking ▲	(Example: 1 covered/1 uncovered per residential unit or # of spaces/X square feet)		
Trees ▲	# of existing Heritage trees	# of existing non-Heritage trees	# of new trees
	# of existing Heritage trees to be removed	# of non-Heritage trees to be removed	Total # of trees

\* Commercial and Multiple-residential properties | \*\* Single family residential and R-2 zoned properties | \*\*\* Commercial, Multiple-residential, and R-2 zoned properties ▲ Not required as per SB330 S65941.1.(b)3

**City of Menlo Park**  
**Environmental Information Form for Preliminary Applications**

The purpose of this worksheet is to obtain information regarding certain environmental aspects of a proposed housing project. Complete this form and attach it to the Preliminary Application Checklist for Housing Projects. This form does not replace environmental analysis that may be required under CEQA. Please include documentation supporting your answers.

Please indicate whether the project is located within any of the following:	
<p>A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection.</p> <p><a href="https://osfm.fire.ca.gov/divisions/wildfire-prevention-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/">https://osfm.fire.ca.gov/divisions/wildfire-prevention-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/</a></p>	<p>Yes ___ No <u>x</u></p>
<p>Wetlands, as defined in the United States Fish and Wildlife Service Manual.</p> <p><a href="https://www.fws.gov/policy/660fw2.html">https://www.fws.gov/policy/660fw2.html</a></p>	<p>Yes <u>x</u> No ___</p>
<p>A hazardous waste site designated by the Department of Toxic Substances Control.</p> <p><a href="https://dtsc.ca.gov/dtscs-cortese-list/">https://dtsc.ca.gov/dtscs-cortese-list/</a></p>	<p>Yes ___ No <u>x</u></p>
<p>A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.</p> <p><a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a></p>	<p>Yes <u>x</u> No ___</p>
<p>A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law, and by any local building department.</p> <p><a href="https://www.conservation.ca.gov/cgs/alquist-priolo">https://www.conservation.ca.gov/cgs/alquist-priolo</a></p>	<p>Yes ___ No <u>x</u></p>



A stream or other resource that may be subject to a streambed alteration agreement pursuant to the Fish and Game Code.

Yes  No

<https://www.wildlife.ca.gov/conservation/lra>

Please list any proposed point sources of air or water pollutants: \_\_\_\_\_

\_\_\_\_\_

The buildings will have emergency generators but there are no other proposed point sources of air or water pollutants at this time

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please list any species of special concern known to inhabit the property: \_\_\_\_\_

\_\_\_\_\_

Steelhead and California red legged frogs occur in San Francisquito Creek.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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**REQUEST FOR EVALUATION FOR  
POTENTIAL HISTORIC SIGNIFICANCE**

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A Request for Evaluation for Potential Historic Significance must be submitted concurrently with most applications for Planning Commission review (e.g., Use Permit, Variance). Please see a planner to verify whether or not your application requires this form. The purpose of this request is to determine if a formal historic evaluation will be required by the City of Menlo Park in order to conduct an environmental evaluation for potential historic significance under the California Environmental Quality Act (CEQA), either as an historical resource or as a contributor to an existing or proposed historic district. All qualifying applications must complete Part I, with Part II required when certain criteria are met.

**PART I**

**1. PROPERTY LOCATION:**

80 Willow Road

Street Address

---

Menlo Park, CA

94025

062423040

City/State

Zip Code

Assessor Parcel No. (APN)

**2.** Is the proposed request related to a land development application (e.g. Use Permit, Subdivision Map or Rezoning) already submitted to the City?

No     Yes, identify File Number (BLD or PLN # ): this form is being submitted with a new application

**3. SAN MATEO COUNTY PROPERTY ASSESSMENT:**

All applicants are required to submit a property assessment record (also known as “unit appraisal record”) to document the age of the property. A copy may be obtained from the San Mateo County Assessor’s Office (555 County Center, First Floor, Redwood City, CA 94063). At the front desk, ask for the Appraiser on duty. Most of their records have been scanned and readily printable, but there may be an occasion that a file will need to be retrieved, which may take a few days. If obtained by a representative of the property owner, said representative must present written permission by the owner to release the property appraisal record.

**4. DATE OF CONSTRUCTION** (based upon submitted property record):

1951

---

5. Is the property 50 years or older?  Yes  No

Please note that the 50-year age reference is a discretionary guideline; there are circumstances where a property less than 50 years old may be potentially significant and applicants may be required to submit supplemental documentation.

If yes, applicants are required to submit Part II of this form, including photographs of each elevation of the subject property and any related outbuildings and/or associated features.

6. Has this property received any historic designation(s)?  Yes  No

If yes, check the categories that apply and attach the nomination form or documentation related to its listing.

- H (Historic) Site District of the City of Menlo Park
- San Mateo County Historical and Archaeological Resources
- California Historical Landmark
- California Register of Historical Resources
- California Point of Historic Interest
- National Register of Historic Places


### 7. CONTACT:

Person to be contacted in regards to this application.

<u>Oisín Heneghan</u> Print name of contact person	<u>( 415 ) 279 0071</u> Phone
<u>1000 Parrott Drive, Hillsborough, CA 94010</u> Mailing address of contact person	<u>oisin@n17.dev</u> Email address

### 8. SIGNATURE:

By signing this application, I hereby acknowledge that the information contained herein, or subsequently submitted, is true and correct to my knowledge.

 Signature of property owner	<u>6/21/23</u> Date
--	------------------------

<u>Garrett Camporine, CEO, Willow Project LLC</u> Print name of property owner	<u>( 917 ) 405 1625</u> Phone
---	----------------------------------

<u>Oisín Heneghan</u> Print name of authorized representative (if different from property owner)	<u>( 415 ) 279 0071</u> Phone
---	----------------------------------

Please see a planner for details on these and related requirements.

## PART II

### IDENTIFICATION OF PROPERTIES FOR POTENTIAL HISTORIC SIGNIFICANCE

If the property is 50 years or older and/or a designated historical resource, complete the following questions which will assist the Planning Division in making a preliminary determination whether the property potentially meets the threshold of significance according to the California Environmental Quality Act (CEQA). Properties that are eligible for listing in the California Register of Historical Resources must be given consideration in the CEQA process.

1. Have state historic resource inventory forms ever been completed for the property?

Yes  No

If yes, attach a copy of the inventory form.

2. **PROPERTY TYPE:** (check one)  Residential,  Commercial,  Industrial,  
 Religious,  
Other \_\_\_\_\_

3. **NAME OF ARCHITECT OR BUILDER** (if known):

Cliff May with landscape designs by Thomas Church  
\_\_\_\_\_

4. **ARCHITECTURAL STYLE:**

Modern, Ranch Style  
\_\_\_\_\_

5. **NUMBER OF STORIES:**  One,  Two,  Three,  over Three

6. **PRINCIPAL BUILDING MATERIALS:**

Roof Shingle  
\_\_\_\_\_

Exterior walls Stucco and wood siding  
\_\_\_\_\_

Foundation Slab  
\_\_\_\_\_

7. **ROOF TYPE:**  Hip,  Front/side/cross gable,  Flat,  Shed,  Gambrel

8. List any outbuildings and associated features located on the property, and their dates of construction (i.e. garage, shed, architect-designed landscape):

Landscape designs by Thomas Church  
\_\_\_\_\_  
\_\_\_\_\_

9. Has the property and/or associated feature(s) ever been altered or moved?  Yes \_\_\_ No

If yes, summarize the history of any physical changes to the property, including significant alteration dates. From what location was the structure moved?

Landscapes were partially redesigned circa 2017. The interiors have been renovated  
numerous times to accommodate updated kitchens and workspaces, most recently in 2019.

For questions 10 - 13 below, **ATTACH AN EXPLANATION** why each criterion does or does not apply to the property. Consult National Register Bulletin 15 for assistance. The publication is available online at:

<http://www.cr.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>

10. Does the property have any known association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States?

Yes \_\_\_ No  
**(attach explanation)**

11. Does the property have any known association with the lives of persons important to local, California, or national history?

Yes \_\_\_ No  
**(attach explanation)**

12. Does the property retain distinctive characteristics of a type, period, region, or construction method, or represent the work of a master or possess high artistic values?

Yes \_\_\_ No  
**(attach explanation)**

13. Has the property yielded or does it have the potential to yield information important to the prehistory or history of the local area, California or the nation?

\_\_\_ Yes  No  
**(attach explanation)**

#### 14. PHOTOGRAPHS:

Attach a minimum of four (4) color photographs clearly depicting each elevation of the property. Photographs should be presented at a minimum 4" x 6" size, on letter-size sheets. The photographs should depict entire elevations of the structure(s). Additional photographs of details such as windows or doors are helpful to understand construction methods or distinctive characteristics of the structure. Any related outbuildings and/or associated features require additional photographs.

## POTENTIAL INFORMATION SOURCES

Applicants are encouraged to consult the following information sources, although this should not necessarily be considered a comprehensive list; depending on the site, other sources may also need to be reviewed.

- State Historic Resources Database (<http://ohp.parks.ca.gov/ListedResources/?view=county>)
- Menlo Park Historical Association (<https://sites.google.com/site/mphistorical/>)
- San Mateo County Historical Museum (<http://www.historysmc.org/>)
- Menlo Park Library
- Internet searches
- Previous occupants/property owners, particularly persons who have occupied the site for a long time

Please note that organizations like the Menlo Park Historical Association do not make formal determinations of historical significance, but they can help applicants search files for information that may be of relevance.

v:\handouts\approved\historical evaluation form 2015.doc

**Attachment A**  
Property Assessment Record

SAN MATEO COUNTY ASSESSOR

COMMERCIAL-INDUSTRIAL PROPERTY VALUATION

31-2-478  
11 21 478

REGARDING PRO/ACT - CALL AL MILLER OF HEART CONSTRUCTION CO 360-4188

DISTRICT 6	NRHD 23	ZONING C-1	USE CODE 18	TAX AREA 8-001	PARCEL NUMBER 062-423-040 <sup>5</sup>
LAND AREA & USE: Parcel Size: <u>291067</u> sq ft (6.682 AC)					STREET ADDRESS 80 WILLOW RD
Usable Area: _____ sq ft					CITY & ZIP CODE MENLO PARK
NOTES					BRIEF LEGAL DESCRIPTION 6.682 AC MOL ON SWLY LINE OF MIDDLEFIELD RD LYING BETWEEN WILLOW RD & SAN FRANCISCO CREEK
GROSS BLDG AREA 20650 4695					OWNER KANG ACQUISITION CO.
NET RENTABLE AREA 40204			YEAR BLT 1951	BUSINESS (DBA) SUNSET BOOKS (CORPORATE HQ QTR)	

VALUATION SUMMARY

ACTY	DOV	BASE YR	APPR	SUPV	ROLL YR	LAND VALUE	IMPR VALUE	TOTAL VALUE
3	2/1/84	84	RL		84	757355	1620161	2377516
REF PG	DATE	LN IMPST	ID #					
2	5/2/85		916001					
3B	2/1/85	85	RL		85	772502	1899037	2671539
REF PG	DATE	LN IMPST	ID #					
2	5/2/85		916002					
03B	3/3/88	89	RL		89	836180	2228977	3065157
REF PG	DATE	LN IMPST	ID #	CHILD (SUNSET) HALL - PIPING + ENCLOSURE PAPER WORK IN 2204, 154 LOSS 15% TCR + 20% NET LOSS \$170,000 \$175.18 170,000 x 1.02 = 173,400				
	4/1/88		23353					
OSC	6/1/80	91	GW		91	5,252,979	2,447,021	7,700,000
REF PG	DATE	LN IMPST	ID #					
	4/13/84		93905					
OSC	2/1/84	94	GW		94	5,252,979	2,447,021	7,700,000
REF PG	DATE	LN IMPST	ID #					
	4/1/84		022894					
08B	1/1/96	97	ER		97	5703450	3514246	9217696
REF PG	DATE	LN IMPST	ID #					
2	3/97	NO	022894					





SAN MATEO COUNTY ASSESSOR  
 COMMERCIAL-INDUSTRIAL  
 REMARKS PAGE

DATE & ID #	NARRATIVE INSPECTION REPORTS, APPRAISAL NOTES AND REMARKS												
	04B. REASSESSMENT DUE TO MERGER OF LANE PUBLISHING CO. WITH TIME WARNER INC.												
	LAND ALLOCATION BASED ON COMPARABLE SIZES:												
	062-421-040 110963# 5-87 \$2,500,000 22 <sup>5</sup> ¢/sq												
	062-370-440 64110# 3-90 \$1,250,000 19-1¢/sq												
	062-370-380370 33236# 12-89 \$1,200,000 30 <sup>2</sup> ¢/sq												
	055-243-200 36155# 6-90 \$1,200,000 33 <sup>0</sup> ¢/sq												
	SUBJECT LOT SIZES VARY IN SIZE FROM 1.3 TO 6.7 ACRES. THE LARGER PARCELS ARE VALUED AT THE LOWER END OF THE RANGE AS INDICATED BY THE COMPS.												
	IMP ALLOCATION BASED ON MARSHALL AND SWIFT. SEE CALCULATION SHEET BELOW.												
	<table border="0"> <tr> <td>15</td> <td>TOTAL</td> <td>14</td> </tr> <tr> <td>49500</td> <td>N</td> <td></td> </tr> <tr> <td></td> <td>-111</td> <td></td> </tr> <tr> <td></td> <td>15</td> <td>14</td> </tr> </table>	15	TOTAL	14	49500	N			-111			15	14
15	TOTAL	14											
49500	N												
	-111												
	15	14											
	APR 9396 2/94												
	Inspection Done for Appeal. Very good quality office 1574. Includes Wine cellar (BSMT), kitchen, large dining room for parties & food service, lounge for magazines. Photography studio, dark room, computer room, office area, misc. structures (Kiln) (quality) at rear of property. (Wahala 4/94)												

Parcel Number : 062-423-040  
Property Owner : TIME WARNER  
Address : 80 WILLOW RD  
City, State, ZIP: MP, CA 94025  
Surveyed by : R BORG  
Date of Survey : 1/23/91

Occupancy: Office  
Floor Area: 28,658 square feet  
Class: Frame  
Cost rank: High  
Cost as of: 1/91

Number of stories: 1.0  
Average story height: 10.0 feet  
Effective age: 25 years

Heating and Cooling:  
Warmed & Cooled Air..... 100%  
Other features:  
Sprinklers serving 28,658 square feet

	Units	Cost	Total
Basic structure cost.....	28,658	99.63	2,855,197
Extras:			
PARKING SPACES.....	94	1,200.00	112,800
Replacement Cost New.....			2,967,997
Less Depreciation:			
Physical and Functional.....	<25.0%>		<741,999>
Depreciated Cost.....			2,225,997

Cost data by MARSHALL and SWIFT



SAN MATEO COUNTY ASSESSOR  
 COMMERCIAL-INDUSTRIAL  
 REMARKS PAGE

DATE & ID #	NARRATIVE INSPECTION REPORTS, APPRAISAL NOTES AND REMARKS
5/22/85	916001 Remodeled Existing Test Kitchen Appraised in error to be 1650116 Reversion of \$37955, 1327 <span style="margin-left: 100px;">- 37955</span> <span style="margin-left: 150px;">1620161</span>
5/22/85	916002 - 1644 SF SW Addition sub part, PLASTERED EXISTING X BEAMED CEILING, WOOD FLOORS, DW 2/85 per ALAN MILLER. L/H COMMUNIQUE INDICATES 246,473 SI orig Prop + Ans <span style="margin-left: 50px;">270145</span> <span style="margin-left: 50px;">1620161 + 1652564</span> <span style="margin-left: 150px;">1644 Add 85</span> <span style="margin-left: 150px;">246473</span> <span style="margin-left: 100px;">28658 Total X</span> <span style="margin-left: 50px;">1899037</span>
10/13/84	BPR 23353 Kim Loui Appraised with \$204,543.39 For Complete Cooling System. Consideration given to TURN DOWN; NET COST ASSIGNMENT \$170,000 DW 331-85
2-28-80001 BP 25293	Inclusive Demolition MAV DW 2-28-90 (lower level)

SMCA 2470-RP 11.81

APN 062-423-040<sup>S</sup>



County of San Mateo  
Assessment Appeals Board  
Assessment Stipulation

DOCKET: 93-965

For the 1993-94 Fiscal Year

It is hereby stipulated by the undersigned Assessee and the Assessor of the County of San Mateo that the taxable value of the hereinafter described property is as set forth below:

Secured Property

Unsecured Property

PARCEL NUMBER 062-423-040-5  
TAX RATE AREA 8-001

TAX BILL NBR:  
ACCT NBR:

PROPERTY ADDRESS OR LOCATION  
80 Willow Road Menlo Park

	ASSESSMENT ON ROLL	STIPULATED TAXABLE VALUE	DIFFERENCE
Land	\$5,252,979	\$5,252,979	\$0
Improvement Structures	\$3,236,684	\$2,447,021	\$-789,663
Improvement Fixtures	\$0	\$0	\$0
Personal Property	\$0	\$0	\$0
Less: Exemption	\$0	\$0	\$0
<b>NET TAXABLE VALUE</b>	<b>\$8,489,663</b>	<b>\$7,700,000</b>	<b>\$-789,663</b>

This reduction is based on the following facts:  
Review of Market Data indicates that the Fair Market Value (FMV) as of 3/1/93 is lower than the Factored Base Year Value (FBYV). Taxable value will be reviewed annually on March 1st and the lower of the FMV or the FBYV will be enrolled per R&T Code 51(b).

I hereby agree to the stipulated taxable values above:

Assessor <i>Jim Fle</i>	Date <i>4/19/94</i>	County Counsel <i>Deborah</i>	Date <i>5/3/94</i>
Signature of Owner (or Authorized Agent) <i>Tim Sandrock</i>	Date <i>4/23/94</i>	Chairperson, AAB <i>DR Behr</i>	Date <b>MAY 13 1994</b>

Owner: Lane Acq. C/o Sunset Publishing  
C/O : Tim Sandrock, The Concord Associates  
Address: 327 Grand Blvd.  
Half Moon Bay, CA 94019  
Phone: (800) 950-3217

SMCA-137-SD-10-93

VALUATION SUMMARY

DIST	NBHD	PARCEL NUMBER	USE CODE
6	23	062-423-040-5	

The full values for the 1993-94 roll that this form is changing are:

Land	\$5,252,979	Improvements	\$3,236,684	Total	8,489,663
------	-------------	--------------	-------------	-------	-----------

*W.* Greg W. Walsh      June 16, 1994  
 Appraiser              Date

1993-94 Appeal Stipulation

Docket: 93-965

Appellant: Lane Acq. C/o Sunset Publishing

Situs: 80 Willow Road  
Menlo Park

Transaction Code 006

Batch No. \_\_\_\_\_

Activity Code Primary	Code Sec.	Inspect Date	Use Code	ID Number	Employee Number	Retired Parcel Yes No
05	C			930965	25772	X

Land Value	Valuation Mo/Da/Yr	Date Base Year	Imp Value	Valuation Mo/Da/Yr	Date Base Year	Total Value
\$5,252,979	022893	93	\$2,447,021	022893	93	7,700,000 ✓



Subject Property: SUNSET BOOKS (LANE ACQUISITION/TIME-WARNER)  
70, 75, 80, and 85 Willow Rd., Menlo Park AAB 93-963,964,965,966

Subject Property is located in Menlo Park at the corner of Willow Road and Middlefield Road in Menlo Park. Subject property consists of office space, kitchens, wine cellar, photography studio with dark rooms, and spacious landscaped grounds with four parking areas located on four separate parcels. Office area is 132,727 square feet, of which 122,076 square feet is rentable. Buildings are situated on 682,584 square feet of land (15.67 AC).

SUBJECT PROPERTY:

APN 062-423-030	APN 062-422-130
70 Willow Rd.	75 Willow Rd.
Land Value:\$2,392,174	Land Value:\$4,138,711
<u>Buildings: \$1,125,729</u>	<u>Buildings :\$4,350,952</u>
<b>TOTAL: \$3,517,903</b>	<b>TOTAL: \$8,489,663</b>

APN 062-423-040	APN 062-422-080
80 Willow Rd.	85 Willow Rd.
Land Value:\$5,252,979	Land Value:\$3,395,865
<u>Buildings: \$3,236,684</u>	<u>Buildings :\$2,546,899</u>
<b>TOTAL: \$8,489,663</b>	<b>TOTAL: \$5,942,764</b>

INCOME APPROACH

Market Rental Information:

<u>APN #</u>	<u>D.O.V</u>	<u>SALE PRICE</u>	<u>RENT/S.F.</u>	<u>BLDG. \$</u>	<u>OAR\$</u>	<u>YR. BUILT</u>
071-102-150	7/92	\$1,035,000	\$1.60	6092 \$	7.2	1971
618 Santa Cruz, Menlo Park						
071-092-040	01/91	\$2,165,000	\$2.15	11345 \$	7.8	1987
885 Oak Grove Ave., Menlo Park						
095-221-120	5/93	\$33,500,000	\$1.83	198494\$	9.8	1989
555 Twin Dolphin, Redwood City						
062-390-200	2/93	\$1,065,000	\$2.40	4692 \$	10.6	1955
445 Burgess Ave., Menlo Park						
071-285-110	12/92	(Recent Lease)\$2.00		3987 \$		1992
644 Menlo Ave., Menlo Park						
071-273-010	7/93	(Recent Lease)\$1.85		10000 \$		1960
895 Santa Cruz Ave., Menlo Park (Tenant Leases 1,675 \$)						
071-288-610	10/92	(Recent Lease)\$2.54		8176 \$		1987
707 Menlo Ave., Menlo Park						
062-390-750	3/93		\$2.20	84591 \$		1980
525-545 Middlefield Rd., Menlo Park						

\*75 Willow is currently leased to Windham Hill Records @ \$2.61 per s.f. and Intuit, Inc. @ \$2.18 & \$1.77 (bsmt.) (Full Service Leases)

INCOME APPROACH VALUATIONS: (See next four pages)

Annual Year	1993	APN	062-423-030	APPEAL	93966
To Defend	Roll Value	To Determine	Market Value		
Roll Value (\$)	\$3,517,903	Square Footage	12,930		
Cap Rate (%)	9.50%	\$ RENT/ S.F. (Market)	\$1.35		
subtotal	\$334,200.79	subtotal	\$17,455.50		
Vacancy/Loss(%)	5.0%	Total Months	12		
subtotal	\$351,790.30	Gross Income subtotal	\$209,466		
Expenses (%)	5.0%	Vacancy/Loss	5.0%	(\$10,473)	
subtotal	\$370,305.58	subtotal	\$198,993		
Total Months	12	Expenses	5.0%	(\$10,473)	
subtotal	\$30,858.80	subtotal	\$188,519		
Square Footage	12,930	Cap Rate (%)	9.50%		
INDICATED RENT/S.F.	\$2.39	TOTAL VALUE	\$1,984,000		

70 WILLOW RD

\* Reduction indicated for the 1993 Roll \* \$1,533,903

INDICATED VALUE/ BLDG. S.F. \$153.44



Annual Year	1993	APN	062-422-130	APPEAL	93964
To Defend	Roll Value	To Determine	Market Value		
Roll Value (\$)	\$7,428,456	Square Footage		35,706	
Cap Rate (%)	9.50%	\$ RENT/ S.F. (Market)		\$2.33	
subtotal	\$705,703.32	subtotal		\$83,194.98	
Vacancy/Loss(%)	5.0%	Total Months		12	
subtotal	\$742,845.60	Gross Income subtotal		\$998,340	
Expenses (%)	23.0%	Vacancy/Loss	5.0%	(\$49,917)	
subtotal	\$964,734.55	subtotal		\$948,423	
Total Months	12	Expenses	23.0%	(\$229,618)	
subtotal	\$80,394.55	subtotal		\$718,805	
Square Footage	35,706	Cap Rate (%)		9.50%	
INDICATED RENT/S.F.	\$2.25	TOTAL VALUE		\$7,566,000	

75 WILLOW RD.

\* NO Reduction to the 1993 Roll \*

INDICATED VALUE/BLDG S.F. \$211.90

Annual Year:	1993	APN	062-423-040	APPEAL	93965
To Defend	Roll Value	To Determine	Market Value		
Roll Value (\$)	\$8,489,663	Square Footage	40,204		
Cap Rate (%)	9.50%	\$ RENT/ S F. (Market)	\$2.33		
subtotal	\$806,517.99	subtotal	\$93,675.32		
Vacancy/Loss(%)	5.0%	Total Months	12		
subtotal	\$848,966.30	Gross Income	subtotal	\$1,124,104	
Expenses (%)	30.0%	Vacancy/Loss	5.0%	(\$56,205)	
subtotal	\$1,212,809.00	subtotal	\$1,067,899		
Total Months	12	Expenses	30.0%	(\$337,231)	
subtotal	\$101,067.42	subtotal	\$730,667		
Square Footage	40,204	Cap Rate (%)	9.50%		
INDICATED RENT/S.F.	\$2.51	TOTAL VALUE	\$7,691,000		

80 WILLOW RD.

\* Reduction indicated for the 1993 Roll \* \$798,663

48 INDICATED VALUE/BLDG. S.F. \$191.30

Annual Year: 1993		APN 062-422-080 APPEAL		93963	
To Defend	Roll Value	To Determine	Market Value		
Roll Value (\$)	\$5,942,764	Square Footage	29,310		
Cap Rate (%)	9.50%	\$ RENT/ S.F. (Market)	\$2.33		
subtotal	\$564,562.58	subtotal	\$68,292.30		
Vacancy/Loss(%)	5.0%	Total Months	12		
subtotal	\$594,276.40	Gross Income subtotal	\$819,508		
Expenses (%)	30.0%	Vacancy/Loss	5.0%		
subtotal	\$848,966.29	subtotal	(\$40,975)		
Total Months	12	Expenses	30.0%		
subtotal	\$70,747.19	subtotal	(\$245,852)		
Square Footage	29,310	Cap Rate (%)	9.50%		
INDICATED RENT/S.F.	\$2.41	TOTAL VALUE	\$5,607,000		

85 WILLOW RD.

\* Reduction indicated for the 1993 Roll \* \$335,764

INDICATED VALUE / BLDG. (s.f.) \$191.30

**MARKET APPROACH**  
**SALES COMPARISON (Sales Price per S.F. of Improvements)**

APN #	D.O.V.	SALE PRICE	+ BLDG. SIZE	= \$ /S.F.	YR. BLT.
071-092-040	01/91	\$2,165,000	11,345 sq	\$190.83	1987
885 Oak Grove Aye., Menlo Park					
015-250-310	03/93	\$14,115,000	102,185 sq	\$138.13	1983
1600 Grandview Dr., South San Francisco					
071-102-150	07/92	\$1,035,000	6,092 sq	\$169.89	1971
618 Santa Cruz., Menlo Park					
060-282-440	05/92	\$2,150,000 *	16,401 sq	\$131.08	1986
3301 El Camino Real, Redwood City *(RTC Sale)					
062-390-200	02/93	\$1,065,000	4,692 sq	\$226.98	1955
445 Burgess Dr., Menlo Park					
095-221-120	5/93	\$33,500,000	198,494 sq	\$168.77	1989
555 Twin Dolphin Dr., Redwood City					

**MARKET APPROACH VALUE CONCLUSION:**  
The value ranges from \$131.08 to \$226.98 per square foot for comparable properties.

70 Willow Road (Shell only)

Property Indication Value:  
\$150.00 x 12,930 s.f. = \$1,939,500

75 Willow Road

Property Indication Value:  
\$210.00 x 35,706 s.f. = \$7,498,000

80 Willow Road

Property Indication Value:  
\$195.00 x 40,204 s.f. = \$7,840,000

85 Willow Road

Property Indication Value:  
\$195.00 x 29,310 s.f. = \$5,715,000

**SUBJECT PROPERTY**

**VALUE CONCLUSION:**

The Total Property Value Indicated for all four properties using the Income and Market approaches to value, ranges from \$22,848,000 to \$22,992,500.

INCOME APPROACH: \$22,848,000

MARKET APPROACH: \$22,992,500

The Income Approach and the Market Approach were used as the most reliable approaches because comparable properties are income producing property similar to the subject property. They have either sold recently or have more current leases than the subject property. Current and recent leases of the subject property were also considered to be in the same range as the comparables.

**TOTAL PROPERTY VALUE INDICATED: \$22,900,000**

CONCLUSION:

Total Property Value Indicated is \$22,900,000 versus the 1993 Roll Value of \$26,439,993.  
The Base Year Value plus inflation factor exceeds the current Market Value for the Subject Property.  
Therefore, a reduction is indicated for the 1993-94 Assessment Roll  
Recommendation: Change to the 1993-94 Assessment Roll to \$22,900,000.

Stipulation Agreement (4/12/94) Tim Sandrock (the Concorde Associates)

SEE ATTACHED PAGE FOR STIPULATION SUMMARY:

Allocation for changed Assessment:

APN 062-423-030  
70 Willow Rd.  
Land Value:\$1,475,000  
Buildings: \$ 500,000  
TOTAL: \$1,975,000  
(1991 Base Year Value:\$2,014,500)  
(1993 Decline Value: \$1,975,000)

APN 062-422-130  
75 Willow Rd.  
Land Value:\$4,138,711  
Buildings :\$3,289,745  
TOTAL: \$7,428,456  
(1991 Base Year Value:\$7,140,000)  
(1993 Decline Value: \$7,428,456)

APN 062-423-040  
80 Willow Rd.  
Land Value:\$5,252,979  
Buildings: \$2,447,021  
TOTAL: \$7,700,000  
(1993 Decline Value:\$7,700,000)

APN 062-422-080  
85 Willow Rd.  
Land Value:\$3,395,865  
Buildings :\$2,204,135  
TOTAL: \$5,600,000  
(1993 Decline Value:\$5,600,000)

Greg Walsh  
4/12/94



LANE ACQUISITION / TIME-WARNER PUBLICATIONS

AAB #	93966	93964	93965	93963	
APN:	062-423-030	062-422-130	062-423-040	062-422-080	
ADDRESS:	'70 WILLOW	'75 WILLOW	'80 WILLOW	'85 WILLOW	TOTALS
APPRAISED 6/90	\$3,315,000	\$8,000,000	\$8,000,000	\$5,600,000	\$24,915,000
'93 ROLL VALUE:	\$3,517,903	\$8,489,663	\$8,489,663	\$5,942,764	\$26,439,993
STIPULATION VALUE(1993):	\$1,975,000	\$7,428,456	\$7,700,00	\$5,600,000	\$22,525,000
REFUND DIFFERENCE:	\$1,542,903	\$1,061,207	\$789,663	\$342,764	\$3,736,537

TYPE OR PRINT HEAVILY TO INSURE IMPRESSION ON ALL COPIES

APPLICATION FOR CHANGED ASSESSMENT
ASSESSMENT APPEALS BOARD - COUNTY OF SAN MATEO, STATE OF CALIFORNIA
Hall of Justice and Records, Redwood City, CA 94063 - (415) 363-4573

DO NOT WRITE IN THIS SPACE
Received: 8/24/93
Appeal No: 93-905

THIS APPLICATION MUST BE FILED ON OR BEFORE SEPTEMBER 15, 1990

1. APPLICANT (PLEASE PRINT NAME)
LANE MOO, % SUNSET PVA.
80 WILLOW ROAD
CA 94025
415 324-5479
AGENT: The Concourse Association
327 GRAND BLVD.
HALF MOON BAY, CA 94019
415 712-0407
PROPERTY IDENTIFICATION INFORMATION
SECURED PROPERTY
2. TAX RATE AREA (If Known) 8-001
3. ASSESSOR'S PARCEL NO. 062-423-040-2
UNSECURED PROPERTY
4. TAX RATE AREA (If Known)
5. TAX BILL NO.
6. ACCOUNT NO.
7. PROPERTY ADDRESS OR LOCATION 80 WILLOW ROAD - 41P
8. CURRENT ASSESSMENT ON ROLL
9. APPLICANT'S OPINION OF TAXABLE VALUE
10. ASSESSOR'S APPRAISAL OF TAXABLE VALUE
REAL PROPERTY
Land \$5,252,999 \$2,500,000
Improvement Structures \$3,236,684 \$1,500,000
Improvement Fixtures \$ \$
Improvement Other \$ \$
Sub-Total \$8,489,683 \$4,000,000
PERSONAL PROPERTY
Inventory \$ \$
Personal Prop. Other \$2,153,230 \$
Sub-Total \$11,642,913 \$
EXEMPTIONS
Business Inventory \$ \$
Other \$ \$
Sub-Total \$ \$
NET TOTALS \$11,642,913 \$4,000,000
AUTHORIZATION: IF THE APPLICANT IS A CORPORATION, THE AGENT'S AUTHORIZATION MUST BE SIGNED BY AN OFFICER OF THE CORPORATION...
SEE ATTACHMENT IS HEREBY AUTHORIZED TO ACT AS MY AGENT IN THIS APPLICATION.
DATE: 19
SIGNATURE OF APPLICANT
THE SINGLE FACT THAT YOUR TAXES OR VALUE INCREASED WILL NOT SUPPORT THIS APPEAL AND WILL RESULT IN DENIAL.
11. The facts that I rely upon to support the requested change in value are as follows:
a. [X] The taxable value, including inflationary adjustment, exceeds the full value of the property and value of 8/23/94
b. [X] Assessor's base year and/or base year value determination is incorrect CLAIM FOR RETURN ON INCORRECT BASE YR. FMV
c. [ ] Property damaged by misfortune or calamity on March 1
d. [ ] Assessor's value of personal property has been incorrectly calculated (trade level, classification, etc)
e. [ ] Penal assessment not justified
f. [ ] Allocation of exempt value is incorrect
12. Is the subject property an owner-occupied single family residence? Yes No
HEARING OFFICERS: If the total market value of the property does not exceed \$100,000 or the property is a single family dwelling, condominium or cooperative, or a multiple family dwelling of two units or less, you may request that your hearing be conducted by an assessment hearing officer.
A hearing officer is [ ] is [ ] is not requested.
13. FINDINGS OF FACT: A notice of the board's decision will automatically be sent to the applicant at no cost. Findings of Fact (a legal document) will be available after the hearing upon request, which must be made either at this time or at any time before the hearing begins (\$75 fee per parcel.) Such Findings are necessary only if the applicant intends to seek judicial review of an adverse decision. This request does not include a transcript of the hearing. Consult the State Board of Equalization Rules if a transcript is desired.
Findings of Fact: [X] Are Requested [ ] Are Not Requested
15. DO NOT WRITE IN THIS SPACE
REAL PROPERTY
Land \$
Improvement Structures \$
Improvement Fixtures \$
Improvement Other \$
PERSONAL PROPERTY
Inventory \$
Personal Prop. Other \$
EXEMPTIONS
Business Inventory \$
Other \$
NET TOTAL \$
Penalty \$
14. I HEREBY DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING AND ALL INFORMATION HEREON, INCLUDING ANY ACCOMPANYING STATEMENTS OR DOCUMENTS, IS TRUE AND CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF
8/23/93 Tim Sandral
DATE SIGNATURE OF APPLICANT (OWNER OR AGENT)
APPLICANT RETAIN GREEN COPY ONLY
16. ACTION BY ASSESSMENT APPEALS BOARD
[ ] No change is made in current assessments, shown in Item 8
[ ] Current assessments are changed as indicated in Item 15
[ ] Stipulation approved
[ ] Withdrawal approved
[ ] Denied for lack of appearance
[ ] Other
DATE CHAIRMAN



WEST COAST REGIONAL OFFICE  
327 GRAND BOULEVARD  
HALF MOON BAY, CA 94019  
(415) 712-0407  
FAX (415) 712-8501

MIDWEST REGIONAL OFFICE  
45A EAST 32ND STREET  
KANSAS CITY, MO 64111  
(816) 561-1868  
FAX (816) 561-5778

THE CONCORDE ASSOCIATES

AUTHORIZATION OF REPRESENTATION

THIS IS TO AFFIRM AND ACKNOWLEDGE THAT THE CONCORDE ASSOCIATES,  
ITS DIRECTORS, OFFICERS, AND EMPLOYEES ARE AUTHORIZED TO ACCESS  
ANY COUNTY ASSESSOR'S FILES AND TO REPRESENT SUNSET PUBLISHING IN  
ALL NEGOTIATIONS CONCERNING TAX ASSESSMENT FOR REAL AND PERSONAL  
PROPERTY. CONCORDE AGREES TO KEEP ALL INFORMATION PROVIDED BY  
THE CLIENT COMPLETELY AND TOTALLY CONFIDENTIAL AND WILL NOT USE  
THIS INFORMATION FOR ANY OTHER PURPOSE THAN THOSE RELATING TO  
THE AD VALOREM PROGRAM.

BY: *K. Lutz*  
ITS: *CFO*  
DATE: *8/20/93*

MIDWEST REGION  
1-800-950-3218  
KANSAS, NEBRASKA, IOWA,  
MINNESOTA, WISCONSIN

WEST COAST REGION  
1-800-950-3217  
CALIFORNIA, ARIZONA,  
WASHINGTON, COLORADO

NORTHEAST REGION  
1-800-950-3218  
MARYLAND, WASHINGTON, D.C.,  
WEST VIRGINIA



COUNTY OF SAN MATEO  
ASSESSOR'S OFFICE  
MISCELLANEOUS CHANGE NOTICE

PERSONAL PROP DIV USE ONLY  
Account No. 5-005510-05-N  
Tine - Weaver Co.  
Owner's Name

PARCEL NUMBER D62-423-040 CHECK DIGIT 5

POST OFFICE CODE AND/OR PROPERTY LOCATION \_\_\_\_\_ TRANSACTION CODE 002  
PO. CODE \_\_\_\_\_ STREET NO. 80 STREET NAME Willow Road

USE CODE AND/OR OTHER VALUATION CHANGES TRANSACTION CODE 005 914313

SEC USE CODE	PRIMARY USE CODE	LAND		IMPROVEMENTS	MACHINERY FIXTURES	PERSONAL PROPERTY		ZONING	DIST	NEIGH	EXEMPTION	
		CODE	VALUE			CODE	VALUE				CODE	VALUE
						B	2,672,502					

IF IMPROVED, WAS CURRENT MAP USED TO LOCATE THE IMPROVEMENT(S)  YES  NO

—NOTE—

APPRAISERS: ALWAYS

REMARKS: Account changed to secured per RIP appraiser

LEAVE 2nd PAGE

ATTACHED—WILL

RETURN IF 2nd

COMPLETED BY [Signature] DATE 6-13-91

SMCA-216-RP-7-74 (Rev 1/88)

300-14

PAGE 1



PRPTAX91.WK1                      28-Mar-91                      SCHEDULE B  
LANE PUBLISHING CO.  
PROPERTY TAX STATEMENT TO 2/28/91

	GARDENS		TOTAL
	SOUTH WILLOW	NORTH WILLOW	
1990	97,035		97,035
1989	64,364	41,847	106,210
1988			0
1987			0
1986			0
1985	3,340		3,340
1984	0	46,634	46,634
1980	1,168		1,168
1979	0	16,818	16,818
1977	76,536		76,536
1975	0	2,723	2,723
1974	4,787		4,787
1973	36,738	26,129	62,867
1972	3,413		3,413
1971	0	1,145	1,145
PRIOR	84,017	85,481	169,498
	371,398	220,777	592,174
GARDENS @ 02/29/90			495,139
GARDEN PAVING	97,035		
GARDENS @ 02/29/91			
	97,035	0	592,174

PRPTAX91.WK1                      28-Mar-91  
LANE PUBLISHING CO.                      SCHEDULE A  
PROPERTY TAX STATEMENT TO 2/28/91

	BUILDINGS		TOTAL
	SOUTH WILLOW	NORTH WILLOW	
1990	0	0	0
1989	645,611	12,578	658,189
1988	12,752	23,518	36,270
1987	596,270	67,513	663,783
1986	927,868	78,188	1,006,056
1985	405,602		405,602
1984	244,775	457,680	702,455
1982	12,180	0	12,180
1981	13,978	17,173	31,151
1980	144,360	40,518	184,878
1978	101,061	36,961	138,022
1977	36,685	2,500	39,185
1976	18,298	3,573	21,871
1975	39,684	10,593	50,277
1974	50,156	26,125	76,281
1973	935,338	712,030	1,647,368
1972	11,661	23,733	35,394
1971	2,480	18,558	21,038
1970	12,500	0	12,500
PRIOR	765,801	571,065	1,336,866
	4,977,060	2,102,306	7,079,366

BUILDINGS @ 02/29/90                      7,079,366

BUILDINGS @ 02/29/91                      0                      0                      7,079,366

+ 592,174  
7,671,540

BATCH NO. 911126

**SUPPLEMENTAL ASSESSMENT SUMMARY 920191**

PROGRAM STAGE A STAGE DATE 12-10-90 FISCAL YR 90 PARCEL NUMBER, OR UNRECORDED ACCOUNT NUMBER 062-423-040-5 SEQUENCE 01  
ACTIVITY CODE 04 DOV 05-31-90 ID NUMBER 90080177

TRANS. 011: 1ST OWNER NAME: OK-7 LANE ACQUISITION CO - THE HARPER INC 90-1028  
8/7/91 AC

2ND OWNER OR DBA: NO SUNSET PUBLISHING  
TRANS. 012: C/O OWNER(S): C/O BING WARNER INC/AS HELLER EINHORN ET AL

MAILING ADDRESS: 80 Willow Rd.  
1271 AVENUE OF THE AMERICAS 227 BUSH  
CITY, STATE, ZIP: MENLO PARK CA 94025  
NEW YORK SAN FRANCISCO NY 10020

TRANS. 013: LEGAL DESCR.: 6.682 AC MOL ON SWLY LINE OF MIDDLEFIELD RD LYING BETWEEN WILLOW RD & SAN FRANCISQUITO CRK ACREAGE CITY OF MENLO PARK

TRANS. 014: SITUS/DBA ADDRESS: 80 WILLOW RD MENLO PARK  
TAX CODE AREA 08-001

TRANS. 015: DISTRICT 6 NEIGHBORHOOD 23 USE CODE 17 ZONING C10000  
IF ACCOUNT NUMBER IS AT TOP OF PAGE, ENTER PARCEL NUMBER HERE \_\_\_\_\_

TRANS. 016: CURRENT TAX ROLL VALUES  OR TAX ROLL BEING PREPARED, FOR DOV BETWEEN MARCH 1 AND MAY 31ST :  
852,903 2,273,556 3,038,443 6,164,902  
LAND VALUE IMPROVEMENT VALUE FIXTURES PERSONAL PROPERTY EXEMPTION CODE NET TAXABLE VALUE

PRIOR SUPPLEMENTAL ASSESSMENTS \_\_\_\_\_  
LAND VALUE IMPROVEMENT VALUE TOTAL VALUE

TRANS. 017: NEW BASE YEAR VALUE: SECONDARY ACTIVITY CODE B  
LAND VALUE VALUATION DATE IMP. VALUE VALUATION DATE TOTAL VALUE  
MONTH DAY YEAR BASE YEAR MONTH DAY YEAR BASE YEAR  
4950,000 015 31 90 91 3050,000 015 31 90 91 8200,000

PREPARED BY: EH 8/11/91 271  
APPRAISER DATE SUPERVISOR EMPLOYEE NUMBER

TRANS. 018: EXEMPTION AMOUNT(S) \_\_\_\_\_  
EX. CODE EXEMPTION AMOUNT  
EX. CODE EXEMPTION AMOUNT

DELETE (CANCEL) THIS RECORD FROM DATA FILE: (BRIEFLY GIVE REASON BELOW) BATCH NO. \_\_\_\_\_

TRANS. 019: \_\_\_\_\_

DELETED BY: \_\_\_\_\_  
APPRaiser DATE SUPERVISOR BATE EMPLOYEE NUMBER



BATCH NO. 911126

SUPPLEMENTAL ASSESSMENT SUMMARY 920191

PROGRAM STAGE I DATE 12-10-90 FISCAL YR 89 PARCEL NUMBER, OR UNSECURED ACCOUNT NUMBER 062-423-040-5 SEQUENCE 01 ACTIVITY CODE 04 PRIMARY DOV 05-31-90 ID NUMBER 90080177

TRANS. 011: 1ST OWNER NAME: LANE ACQUISITION CO... TRANS. 012: 2ND OWNER OR DBA: SUNSET PUBLISHING... C/O OWNER(S): GAO TIME WARNER INC/CAS... MAILING ADDRESS: 1271 AVENUE OF THE AMERICAS... CITY, STATE, ZIP: NEW YORK SAN FRANCISCO CA 10020

TRANS. 013: LEGAL DESCR.: 6.682 AC MOL ON SWLY LINE OF MIDDLEFIELD RD LYING BETWEEN WILLOW RD & SAN FRANCISQUITO CRK ACREAGE CITY OF MENLO PARK

TRANS. 014: SITUS/DBA ADDRESS: 80 WILLOW RD MENLO PARK TAX CODE AREA 08-001

TRANS. 015: DISTRICT 6 NEIGHBORHOOD 23 USE CODE 17 ZONING C10000 IF ACCOUNT NUMBER IS AT TOP OF PAGE, ENTER PARCEL NUMBER HERE

TRANS. 016: CURRENT TAX ROLL VALUES OR TAX ROLL BEING PREPARED, FOR DOV BETWEEN MARCH 1 AND MAY 31ST: 836,180 2,228,977 2,419,095 5,484,252

PRIOR SUPPLEMENTAL ASSESSMENTS LAND VALUE IMPROVEMENT VALUE TOTAL VALUE

TRANS. 017: NEW BASE YEAR VALUE: SECONDARY ACTIVITY CODE B LAND VALUE VALUATION DATE IMP. VALUE VALUATION DATE TOTAL VALUE

PREPARED BY: [Signature] DATE: 2/11 SUPERVISOR: [Signature] DATE: EMPLOYEE NUMBER: 271

TRANS. 018: EXEMPTION AMOUNT(S) EX CODE EXEMPTION AMOUNT

DELETE (CANCEL) THIS RECORD FROM DATA FILE: (BRIEFLY GIVE REASON BELOW) BATCH NO.

TRANS. 019: [Grid]

DELETED BY: APPRAISER DATE SUPERVISOR DATE EMPLOYEE NUMBER

BATCH NO. 911126

**SUPPLEMENTAL ASSESSMENT SUMMARY**

PROGRAM STAGE X STAGE DATE 12-10-90 FISCAL YR 90 PARCEL NUMBER, OR UNSECURED ACCOUNT NUMBER 062-423-040-5 SEQUENCE 02  
 ACTIVITY CODE 04 RETIRARY DOV 06-14-90 ID NUMBER 90080178

TRANS. 011: 1ST OWNER NAME: LANE ACQUISITION CO

2ND OWNER OR DBA: REBATCH 318791 AT  
 TRANS. 012: C/O OWNER(S): C/O TIME WARNER INC/CAS C/O SUNSET PUBLISHING

MAILING ADDRESS: 1271 AVENUE OF THE AMERICAS 80 WILLOW RD.

CITY, STATE, ZIP: NEW YORK MENLO PARK NY 10020 CA 94025

TRANS. 013: LEGAL DESCR.: 6.682 AC MOL ON SWLY LINE OF MIDDLEFIELD RD LYING BETWEEN WILLOW RD & SAN FRANCISQUITO CRK ACREAGE CITY OF MENLO PARK

TRANS. 014: SITUS/OBA ADDRESS: 80 WILLOW RD MENLO PARK

TAX CODE AREA 08-001

TRANS. 015: DISTRICT 6 NEIGHBORHOOD 23 USE CODE 17 ZONING C10000

IF ACCOUNT NUMBER IS AT TOP OF PAGE, ENTER PARCEL NUMBER HERE

TRANS. 016: CURRENT TAX ROLL VALUES  OR TAX ROLL BEING PREPARED, FOR DOV BETWEEN MARCH 1 AND MAY 31ST

852,903	2,273,556		3,038,443			6,164,902
LAND VALUE	IMPROVEMENT VALUE	FIXTURES	PERSONAL PROPERTY	EXEMPTION	CODE	NET TAXABLE VALUE

PRIOR SUPPLEMENTAL ASSESSMENTS	4097097	776444	4873541
	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE

TRANS. 017: NEW BASE YEAR VALUE: SECONDARY ACTIVITY CODE B

LAND VALUE	VALUATION DATE				IMP. VALUE	VALUATION DATE				TOTAL VALUE
	MONTH	DAY	YEAR	BASE YEAR		MONTH	DAY	YEAR	BASE YEAR	
4950000	06	14	90	91	3050000	06	14	90	91	2000000

PREPARED BY: 84 APPRAISER DATE 2/11/91 SUPERVISOR DATE EMPLOYEE NUMBER 271

TRANS. 018: EXEMPTION AMOUNT(S)

EX. CODE	EXEMPTION AMOUNT
EX. CODE	EXEMPTION AMOUNT

DELETE (CANCEL) THIS RECORD FROM DATA FILE: (BRIEFLY GIVE REASON BELOW) BATCH NO.

TRANS. 019: [Grid for deletion details]

DELETED BY: [Grid for deletion details]



Register 161 NBDL 23 USE CODE  LEASEHOLD IMPROVEMENT COMMUNIQUE  
 Property Owner  
 Business Owner Time Warner Co DBA Sunset Publishing Co  
 Business Address 80 Willow Rd City Waldo Park Zip 94025 Tax Rate Area DR-001

DESCRIPTION OF IMPROVEMENTS (Attach Additional Pages)  
LHI- STRUCTURES  
- See attached  
Schedule B for  
breakdown per year  
but no base value  
Date should Business: 1952

Building Permit Info. Date No. Amount Reported Date Acq. Cost Secured F.C.V. Value To Be Unsecured Cost Factor Leg. F.C.V.  
 1990 7/21/90 Yes  
 → Paola

Contact: Constance Osborn  
 Phone: (415) 324-5534  
 TRANSACTIONS CODE 68 BATCH NO. 11  
 1) New Account Number  
 1) C.I.P. on Roll  
 1) Prior Supplemental on Roll

TRANSACTIONS CODE 006 BATCH NO. 11  
 Agency Code Property No. Month Year Inspection Date Use Code Month Year Month Year Month Year Month Year Month Year Month Year Month Year  
 Land Value            Imo Value            FISCAL YEAR SUPPLEMENTAL NEW BASE VALUES  
 Land Value            Imo Value            FISCAL YEAR SUPPLEMENTAL NEW BASE VALUES

Form Initiated by: Real Prop. Div. [ ]  
 Personal Prop. Div. [X]  
 Real Property Appraiser [Signature]  
 Date Appraised 6-13-91  
 Communicate Date             
 Auditor-Appraiser [Signature]  
 Date Audited June 13, 1991  
 Communicate Date           

SMCA-63-S-7-69 (REV 1-91)  
 WHITE: P/P File, YELLOW: R/P Encodine & File, GOLDENROD: Supplemental Section, PINK: Originator Holding File.

APN 0624230405  
 ACCT# SH00551070574

## **Attachment B**

### Part II: Identification of Properties For Potential Historic Significance



## REQUEST FOR EVALUATION FOR POTENTIAL HISTORIC SIGNIFICANCE

### Addendum

80 Willow Road, Menlo Park CA

Parcel No.(APN): 062423040, Block 3, Lot 40

Prepared by Alexandra Kirby of Kirby Preservation & Planning, SOI qualified Architectural Historian

**Question 10. Does the property have any known association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States?**

80 Willow Road was constructed in 1951 to be the headquarters of *Sunset Magazine*, which occupied the property until 2015.

*Sunset Magazine* was founded in 1898 as a promotional magazine for the Southern Pacific Railroad. It became a leading lifestyle and cultural publication in the postwar era when it pivoted to highlighting the allure of the West through the popularization of the California dream and the concept of indoor-outdoor living. After decades in various San Francisco offices, the Lane Publishing Company (1932 – 1989) purchased seven acres in Menlo Park to establish a *Sunset Magazine* headquarters that would come to be known as the “laboratory for Western living,” at it was the home of the *Sunset Magazine* test kitchens and gardens.

*Sunset Magazine* has made significant contributions to the local and regional history, as well as the cultural heritage of California and the United States following World War II. Therefore, the property is significant under Criterion 1 (Events).

**Question 11. Does the property have any known association with the lives of persons important to local, California, or national history?**

While the building is associated with notable editors, writers and other contributors to the magazine, the site is not representative of their contributions.

**Question 12. Does the property retain distinctive characteristics of a type, period, region, or construction method, or represent the work of a master or possess high artistic values?**

80 Willow Road was constructed in 1951 by architect Clifford (“Cliff”) May (1906 – 1989) for the owner of *Sunset Magazine*, Lawrence W. Lane, the founder of Lane Publishing Company. Sited on former agricultural land that was once part of a land grant to Don José Arguello and later the Catholic University of Menlo Park (now St. Patrick’s Seminary), the building was designed in Cliff May’s signature “Ranch

Style” with influences of the early California history of the site such as the stucco-clad adobe-like exteriors and rustic interior design. The building was the first commercial design by the architect.

Landscape architect Thomas Church (1902 – 1978) collaborated with Cliff May to create the first iteration of the *Sunset Magazine* Test Gardens, which were designed to emulate California’s climates from the arid high desert to the cool coastal climates of the Pacific Northwest.

The property at 80 Willow Road is significant under Criterion 3 (Architecture) for its associations with architect Cliff May and landscape designer Thomas Church as well as a unique commercial example of the Ranch House Style.

**Question 13. Has the property yielded or does it have the potential to yield information important to the prehistory or history of the local area, California or the nation?**

The property is adjacent to San Francisquito Creek. A Native American archaeological site was informally recorded on the property at some point in the last few decades, making it potentially sensitive for archaeological resources.

To ensure that the project does not affect archaeological resources as defined in the CEQA Guidelines (§15064.5), N17 Development has engaged A/HC to prepare an archaeological survey report for the project during the planning process. The report will include a record search at the Northwest Information Center, intensive archaeological survey, geoarchaeological sensitivity assessment, historic-era archaeological sensitivity assessment, and recommendations for further study (if needed). Record search results will be appended to the report.

See Attachment C.

Attachment C  
Photographs

Photo Survey



Aerial view of 80 Willow Road, Menlo Park, CA. Image courtesy of Google, 2023



Street view of primary (west) facade





Primary entrance, main (west) facade



West façade





View of landscape (2017) and building from intersection of Willow and Middlefield





West façade of southwest wing facing Willow Road



View 2





Southernmost section on Willow Road



Enclosed courtyard on west facade





North elevation along Middlefield Road



View 2





Rear elevation of east wing, interior parking lot



Open courtyard, east wing. Updated 2018





View of outdoor corridor



Rear (south) elevation from San Frisquito Creek





View 2



View 3





Central open courtyard



View 2





ARCHAEOLOGICAL/HISTORICAL CONSULTANTS

609 AILEEN STREET, OAKLAND, CA 94609 / 510.224.4076 / AHC-HERITAGE.COM

Oisín Heneghan  
N17 LLC

June 19, 2023

**RE: Archaeological Study of 80 Willow Road, Menlo Park**

Mr. Heneghan,

This letter is to confirm that Archaeological/Historical Consultants (A/HC) has been engaged as the cultural resources consultant for N17 Development's proposed project at 80 Willow Road in Menlo Park, where a new multi-story mixed-use development including two levels of underground parking is proposed. The property is adjacent to San Francisquito Creek. A Native American archaeological site was informally recorded on the property at some point in the last few decades, making it potentially sensitive for archaeological resources.

To ensure that the project does not affect archaeological resources as defined in the CEQA Guidelines (§15064.5), N17 Development has engaged A/HC to prepare an archaeological survey report for the project during the planning process. The report will include a record search at the Northwest Information Center, intensive archaeological survey, geoarchaeological sensitivity assessment, historic-era archaeological sensitivity assessment, and recommendations for further study (if needed). Record search results will be appended to the report.

Yours truly,

A handwritten signature in black ink that reads "Daniel Shoup". The signature is fluid and cursive, with the first name being more prominent.

Dr. Daniel Shoup, RPA  
Principal  
daniel.shoup@ahc-heritage.com  
510-224-4076