



PLANNING COMMISSION AGENDA

Regular Meeting
June 23, 2014 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bressler, Combs, Eiref (Chair), Ferrick, Kadvany, Onken (Vice Chair), Strehl

INTRODUCTION OF STAFF – Thomas Rogers, Senior Planner; Corinna Sandmeier, Contract Planner.

A. REPORTS AND ANNOUNCEMENTS

Under “Reports and Announcements,” staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

A1. Update on Pending Planning Items

- a. General Plan Update – Consultant Selection Process – City Council – June 17, 2014
- b. 1300 El Camino Real – Info Item – City Council – June 17, 2014

B. PUBLIC COMMENTS

Under “Public Comments,” the public may address the Commission on any subject not listed on the agenda within the jurisdiction of the Commission and items listed under Consent. When you do so, please state your name and city or political jurisdiction in which you live for the record. The Commission cannot respond to non-agendized items other than to receive testimony and/or provide general information.

C. CONSENT

Items on the consent calendar are considered routine in nature, require no further discussion by the Planning Commission, and may be acted on in one motion unless a member of the Planning Commission or staff requests a separate discussion on an item.

- C1.** Approval of minutes from the May 19, 2014 Planning Commission meeting ([Attachment](#))

D. PUBLIC HEARING

- D1. Use Permit/David W. Terpening/1010 Monte Rosa Drive:** Request for a use permit to construct a single-story addition to an existing single-story, single-family, nonconforming residence that would exceed 75 percent of the replacement value of the existing structure in a 12-month period in the R-1-S (Single-Family Suburban) zoning district. ([Attachment](#))

- D2. Use Permit Extension/St. Patrick's Seminary and University/320 Middlefield Rd:** Request for a five-year extension of a use permit for a temporary modular building on an existing seminary site in the R-1-S (Single-Family Suburban) zoning district. The revised use permit would expire in 2019. ([Attachment](#))

E. COMMISSION BUSINESS - None

ADJOURNMENT

Future Planning Commission Meeting Schedule

<i>Regular Meeting</i>	<i>July 7, 2014 (Cancelled)</i>
Regular Meeting	July 21, 2014
Regular Meeting	August 4, 2014
Regular Meeting	August 18, 2014
Regular Meeting	September 8, 2014
Regular Meeting	September 23, 2014
Regular Meeting	October 6, 2014
Regular Meeting	October 27, 2014

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At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

Any writing that is distributed to a majority of the commission by any person in connection with an agenda item is a disclosable public record (subject to any exemption under the Public Records Act) and is available for inspection at The Community Development Department, Menlo Park City Hall, 701 Laurel Street, Menlo Park, CA 94025 during regular business hours.

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PLANNING COMMISSION

Agenda and Meeting Information

The Planning Commission welcomes your attendance at and participation in this meeting. The City supports the rights of the public to be informed about meetings and to participate in the business of the City.

ASSISTANCE FOR PERSONS WITH DISABILITIES: Person with disabilities who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the Planning Division office at (650) 330-6702 prior to the meeting.

COMMISSION MEETING AGENDA AND REPORTS: Copies of the agenda and the staff reports with their respective plans are available prior to the meeting at the Planning Division counter in the Administration Building, and on the table at the rear of the meeting room during the Commission meeting. Members of the public can view or subscribe to receive future weekly agendas and staff reports in advance by e-mail by accessing the City website at <http://www.menlopark.org>.

MEETING TIME & LOCATION: Unless otherwise posted, the starting time of regular and study meetings is 7:00 p.m. in the City Council Chambers. Meetings will end no later than 11:30 p.m. unless extended at 10:30 p.m. by a three-fourths vote of the Commission.

PUBLIC TESTIMONY: Members of the public may directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission. The City prefers that such matters be presented in writing at the earliest possible opportunity or by fax at (650) 327-1653, e-mail at planning.commission@menlopark.org, or hand delivery by 4:00 p.m. on the day of the meeting.

Speaker Request Cards: All members of the public, including project applicants, who wish to speak before the Planning Commission must complete a Speaker Request Card. The cards shall be completed and submitted to the Staff Liaison prior to the completion of the applicant's presentation on the particular agenda item. The cards can be found on the table at the rear of the meeting room.

Time Limit: Members of the public will have **three** minutes and applicants will have **five** minutes to address an item. Please present your comments clearly and concisely. Exceptions to the time limits shall be at the discretion of the Chair.

Use of Microphone: When you are recognized by the Chair, please move to the closest microphone, state your name and address, whom you represent, if not yourself, and the subject of your remarks.

DISORDERLY CONDUCT: Any person using profane, vulgar, loud or boisterous language at any meeting, or otherwise interrupting the proceedings, and who refuses to be seated or keep quiet when ordered to do so by the Chair or the Vice Chair is guilty of a misdemeanor. It shall be the duty of the Chief of Police or his/her designee, upon order of the presiding officer, to eject any person from the meeting room.

RESTROOMS: The entrance to the men's restroom is located outside the northeast corner of the Chamber. The women's restroom is located at the southeast corner of the Chamber.

If you have further questions about the Planning Commission meetings, please contact the Planning Division Office (650-330-6702) located in the Administration Building.



PLANNING COMMISSION DRAFT MINUTES

Regular Meeting
May 19, 2014 at 7:00 p.m.
City Council Chambers

701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bressler, Combs, Eiref (Chair - absent), Ferrick, Kadvany, Onken (Vice Chair), Strehl

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Jean Lin, Associate Planner; Kyle Perata, Associate Planner; Thomas Rogers, Senior Planner; Corinna Sandmeier, Contract Planner

A. REPORTS AND ANNOUNCEMENTS

A1. Update on Pending Planning Items

a. 772 Harvard Avenue Appeal – City Council – May 6, 2014

Senior Planner Rogers reported that the City Council at their May 6, 2014 meeting considered a neighbor's appeal of a project at 772 Harvard Avenue and denied the appeal, upholding the Planning Commission's approval of the project. He said some Council members had visited the site and found the distance between the project and the neighbor's home in combination with the landscaping to provide adequately for privacy.

b. Housing Element – City Council – May 13, 2014

Senior Planner Rogers said the accessory building and secondary dwelling unit ordinances of the Housing Element had a second reading at the May 13 Council meeting, and those would become effective in 30 days from the meeting date.

c. Santa Cruz Avenue Enhanced On-Street Seating Pilot Program – May 13, 2014

Senior Planner Rogers said the City Council at its May 13 meeting approved an On-Street Seating Pilot Program near The Left Bank restaurant on Santa Cruz Avenue, which would be evaluated in the future, as it relates to the El Camino Real/Downtown Specific Plan's planned streetscape improvements for downtown.

d. Commissioner Training and Appreciation – May 20, 2014

Senior Planner Rogers noted the Commissioner training and appreciation event would be held on May 20, 2014.

Commissioner Bressler asked for an explanation of build out under the Specific Plan and the Specific Plan EIR. Senior Planner Rogers said the Specific Plan evaluated new development on a number of opportunity sites within the Plan area and was representative of what could be build out over the 20 to 30 year time frame that the Plan was intended to meet. He said limits under the Plan were 680 residential units and 474,000 square feet of non-residential uses. He said the net new development was on a variety of opportunity sites that were not proposed for any development previously but seemed likely to turn over and were found throughout the entire Plan area. He said for CEQA, the EIR looked at cumulative development within the Plan area and considered previously approved and proposed projects. He said the Plan regulates new development in the Plan area from the date of its adoption.

Commissioner Kadvany suggested that the Specific Plan Initiative be placed on a near future Commission agenda for discussion. Acting Chair Onken asked staff to look at putting the topic on a future agenda.

B. PUBLIC COMMENTS

There were none.

C. CONSENT

Commissioner Ferrick asked that item C2 be pulled from the consent calendar.

C1. Approval of minutes from the April 21, 2014 Planning Commission meeting

Commission Action: M/S Ferrick/Strehl to approve the minutes as submitted.

Motion carried 5-0 with Commissioner Combs abstaining and Commissioner Eiref absent.

C2. Architectural Control/Brayton Hughes Design Studio/2800 Sand Hill Road:

Request for architectural control to modify the rear elevation of an existing two-story office building by altering the window pattern and glazing, creating a new rear entrance that leads to a new deck, modifying the existing rear entrance stairs to create a second floor balcony space, and altering the existing roof eave to install new latticing. Site improvements would also include a new drive to access the rear of the building. As part of the proposal, the applicant is requesting that approximately 18 paved parking spaces be reclassified as landscape reserve spaces, which can be used for landscaping/patio areas, until such time as parking

issues justify their restoration. The modifications would result in 190 paved parking spaces and 77 spaces in landscape reserve. As part of the proposed project, one heritage size coast live oak (12-inch diameter) in good health is proposed to be removed. The project is located in the C-1-C (Administrative, Professional and Research District, Restrictive) zoning district.

Staff Comment: Planner Perata said there were no additions to the staff report.

Questions of Staff: Commissioner Ferrick asked for an approximate number of empty parking spaces found at the site during the day. Planner Perata deferred to the applicant.

Public Comment: Ms. Laurie Shepherd said she was the owner of the property and that there were two tenants in the building, one of whom prompted the proposed updates. She said the two firms combined would have 140 employees. She said historically their parking use was low and thought this was a good time to add to their garden space. She said on any typical day there was not a problem parking at the site.

Commissioner Strehl asked if there was any way to avoid the removal of the Coast live oak. Ms. Shepherd said the tree was located right where the driveway would be routed to the back entrance. She said a large box Oak would be planted in the new patio area.

Vice Chair Onken asked about the need for a patio and a door. Ms. Shepherd said the tenant moving into the back portion of the building wanted to be able to take advantage of an indoor/outdoor experience. Vice Chair Onken noted the fire escape would be removed and asked about egress. Ms. Shepherd said it would be an internal secondary exit near the new entrance.

Ms. Sylvia Dickinson said she lived behind 2800 Sand Hill Road and was concerned about privacy impacts from this proposed building extension.

Commission Comment: Commissioner Ferrick moved to approve as recommended in the staff report. Commissioner Strehl seconded the motion. Acting Chair Onken said the project did not appear to increase the building's presence to neighbors.

Commission Action: M/S Ferrick/Strehl to approve the item as recommended in the staff report.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:

- a. The general appearance of the structure is in keeping with the character of the neighborhood.
 - b. The development will not be detrimental to the harmonious and orderly growth of the City.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood.
 - d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
 - e. The property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.
3. Approve the architectural control request subject to the following **standard** conditions of approval:
- a. Development of the project shall be substantially in conformance with the plans prepared by Brayton Hughes Design Studios, dated received May 8, 2014, consisting of 33 plan sheets and approved by the Planning Commission on May 19, 2014, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. The applicant shall comply with all West Bay Sanitary District, Menlo Park Fire Protection District, and utility companies regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. Landscaping shall properly screen all utility equipment that is installed outside of a building and that cannot be placed underground. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - e. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance pursuant to the Heritage Tree Ordinance.

4. Approve the architectural control request subject to the following **project-specific** conditions of approval:
 - a. The applicant shall maintain a minimum of 260 off-street parking spaces, of which 70 parking spaces are in landscape reserve. If landscape reserve parking needs to be converted into parking spaces in the future, either the applicant or the City can make a request, which is subject to review and approval by the Planning Division.
 - b. If landscape reserve parking is required to be converted in the future, the applicant shall comply with the necessary Engineering Division requirements.
 - c. If landscape reserve parking is required to be converted in the future, the applicant shall comply with the City's Parking Stall Design Guidelines and other applicable requirements of the Transportation Division.

Motion carried 6-0 with Commissioner Eiref absent.

Commissioner Ferrick recused herself from consideration of agenda item D1 due to a potential conflict of interest.

D. PUBLIC HEARING

D1. Use Permit/Robert Steinmetz/129 Bay Road: Request for a use permit to remodel an existing single-story residence, including the addition of a second story, on a lot that is substandard with regard to lot area and lot width in the R-1-U (Single Family Urban) zoning district. The proposed project would exceed 50 percent of the existing replacement value in a 12-month period and requires approval of a use permit by the Planning Commission. The proposed project would also exceed 50 percent of the existing floor area, and is considered equivalent to a new structure.

Staff Comment: Planner Lin noted a correction on page 3 of the staff report. She said the next to last paragraph in the design and materials section should have the word "simulated" to read: *The proposed windows would consist of **simulated** true-divided light windows with interior and exterior grids with spacer bars between the glass.*

Public Comment: Mr. Larry Kahle, Metropolis Architecture, said the property owners could not attend because of a previously planned trip. He said the project had been in design some months, and the property owners were looking forward to building.

Responding to Commissioner Strehl, Mr. Kahle said the property owners had spoken with all neighbors about the project.

Ms. Katie Ferrick, Menlo Park, said she supported the project noting it was next door to her own home. She said she was pleased the property owners were using architect Larry Kahle as he also lived in Suburban Park and understood what people liked in that area, and produced high quality architecture. She said she and her husband had one concern with a proposed dormer and encroachment into the daylight plane, but the architect had revised it so there was no intrusion with adequate light being provided to the project stairwell.

Acting Chair Onken closed the public hearing.

Commission Comment: Commissioner Kadvany said the project was a good match for the neighborhood noting the second story was stepped back. He said the double garage door in the front was a large element and he would prefer page A.4 as it would match the front door and create vertical lines. Acting Chair Onken noted that the front garage door was the norm in the neighborhood and this was not a standard double garage door.

Commission Action: M/S Strehl/Combs to approve the item as recommended in the staff report.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Metropolis Architecture, consisting of seven plan sheets, dated received on May 12, 2014, and approved by the Planning Commission on May 19, 2014, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

- d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
- e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
- f. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

Motion carried 5-0 with Commissioner Ferrick recused and Commissioner Eiref absent.

Commissioner Kadvany noted this was a good example of what could be designed for a 50-foot wide lot.

D2. Use Permit/Flury Bryant Design Group/634 Creek Drive: Request for a use permit to exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The proposal includes the addition of an upper level, as well as a remodel of the main and lower levels. The subject parcel is located in the R-2 (Low Density Apartment) zoning district.

Staff Comment: Planner Sandmeier said the Engineering Division had confirmed that a Grading and Drainage Plan for the project was not required which eliminated condition 3.f.

Commission Comment: Mr. Bob Flury, Flury Bryant Design Group, said he had no additions to the written staff report.

Commissioner Strehl asked about the storage area. Mr. Flury said it had been a carport in 1957, and then enclosed at some point and later a washer added. He said they were proposing to make it a single-car garage.

Acting Chair Onken closed the public hearing.

Commission Comment: Commissioner Kadvany said he thought this was a very charming design, and moved to approve. Commissioner Bressler seconded the motion.

Commissioner Ferrick said currently there was no parking provided noting a table in the staff report. Planner Sandmeier said that referred to the carport area that had been illegally converted to storage but which was now being converted back to a garage and would be the legally permitted nonconforming one parking space.

Commissioner Kadvany noted his motion should include the removal of condition 3.f. Commissioner Bressler as the maker of the second agreed.

Commission Action: M/S Kadvany/Bressler to approve the item with the following modification.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Flury Bryant Design Group, Inc., consisting of 12 plan sheets, dated received April 30, 2014, and approved by the Planning Commission on May 19, 2014, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

- e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
 - ~~f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.~~
 - g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
4. Approve the use permit subject to the following ***project-specific*** condition:
- a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an encroachment permit application for the existing fence and gates within the public right-of-way, subject to review and approval of the Engineering Division. The encroachment permit agreement shall be executed and recorded against the property prior to building permit issuance.
 - b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an updated arborist report with more detailed analysis of possible construction impacts to heritage trees.

Motion carried 6-0 with Commissioner Eiref absent.

E. STUDY SESSION

- E1. R-4-S Compliance Review/Greenheart Land Co./721-851 Hamilton Avenue:**
Study session to review a 195-unit, multi-family residential development relative to the development regulations and design standards of the R-4-S (High Density Residential, Special) zoning district. The Planning Commission's review is advisory only and will be taken into consideration as part of the Community Development Director's determination of whether the proposal is in compliance with the R-4-S development regulations and design standards. ***Continued from the Planning Commission meeting of May 5, 2014***

Staff Comment: Senior Planner Chow said staff had no additional comments to the written report. She said a materials board and a copy of the applicant's presentation were being distributed to the Commission.

Questions of Staff: Vice Chair Onken asked about community outreach. Senior Planner Chow said the City had sent out notification of the application submittal to neighbors within a 300-foot radius of the project and another notification regarding this meeting date for the study session.

Public Comment: Mr. Bob Burke, principal for Greenheart Land Co., said they had held 31 meetings in the Belle Haven neighborhood to receive input on the proposed project. He noted that there were many employers in the area and they expected the units to be rented by employees of local companies. He said the proposal met and exceeded the standards of the R-4-S District. He said there would be photovoltaic cells on the carports that would power 100 percent of the electricity for the common area which would use LED lighting. He said each unit would be metered for water use and tenants would pay for their usage. He said with metered use and low flow fixtures they expected the water demand would be less than 50 gallons per day per person. He said they would have zip cars, bicycle sharing and charging stations available for tenants.

Mr. Michael Gould, KTG Y Group, Oakland, provided slides of the site plan and design. He said green space was located next to buildings and the main entry would be in the middle of the site that would use an existing PG&E easement. He showed slides demonstrating the modulation of the buildings and views of the building layouts and entry ways.

Mr. Phil vanderToolen, Landscape Architect, said the site was very linear and the generous setback to the buildings allowed for landscaping between the buildings and the street. He said the major amenity area was in the center noting there was a dog park area and a continuous pathway through the site. He described the spa, barbecue, and resort quality type center suitable for larger and more intimate events. He provided views of other proposed landscaping at the site including palm trees.

Mr. Jeff Adams, Redwood City, said he was representing his employer Facebook. He said employees had expressed interest in being closer to work and connecting with their community near their work. He expressed overall support of the project.

Mr. Sam Wright, Menlo Park, said he was part of the development group that facilitated the sale of this property, and that their strong desire had been for a property owner who could work with the community, which he thought Greenheart had done and expected they would continue. He said having housing options like this was important for future residents of the City.

Mr. Matt Henry, Menlo Park, said there was not even one two-story home on Hamilton Avenue between Carlton and Windermere. He said those homes would be completely overwhelmed by four blocks of three-story apartment buildings that were completely out of scale with the existing neighborhood. He said he had suggested more than once during public outreach meetings to put single-story buildings at the front of the lot and taller buildings in the rear. He said people would be coming from all over to see the rooftop landscaping on the Facebook building and this project would block Belle Haven's view of this rooftop landscaping. He said the present design would only allow the Belle Haven neighborhood to see four boxlike and boring buildings. He said what people were able to see was important as it could adjust attitudes.

Ms. Fran Dehn, Chamber of Commerce, said the proposed project was functional and attractive and the design was forward thinking and cognizant of Menlo Park's environmental and aesthetic concerns. She said it addressed identified housing need for the community and would reduce traffic concerns. She said Greenheart had been engaged with the community in development of their project proposal.

Acting Chair Onken closed the public comment period.

Commission Comment: Commissioner Combs asked if the open space features of the complex would be accessible by the public. Mr. Burke said the facilities were for residents only. Commissioner Combs asked if any consideration was given to providing front doors to some of the front units on Hamilton Avenue so that it would flow better with the neighborhood. Mr. Burke said they had discussed that a great deal but had decided having the center portals and a centering of the entryways was better than individual access along the street.

Commissioner Bressler asked if it was correct that the Commission had no discretionary power even regarding architectural control for this proposal. Senior Planner Chow said similar to the St. Anton project on Haven Avenue that the Commission reviewed last fall this project was located in the R-4-S District. She said in that district if the project complied with the development regulations and the design standards the Community Development Director was able to deem the project in compliance. She said the study session was for the Commission to provide feedback for consideration by the Community Development Director in making her determination as to whether this project was in compliance. She said this project would not return to the Commission for any formal action although there was an opportunity for non-discretionary approval.

Commissioner Bressler said this project did not have Below Market Rate (BMR) housing. Senior Planner Chow said this project differed from the St. Anton project as it did not have a state density bonus component and was not within the affordable housing overlay.

Commissioner Strehl asked if the applicant had met with Mr. Henry, whether their development would block the view of Facebook for Belle Haven residents, and what consideration had been given residents of the single-story homes on Hamilton Avenue. Mr. Steve Pierce, principal with Greenheart, asked the Commission to look at sheet A40 showing a cross-section through the center of 777 Hamilton Avenue showing Facebook and beyond. He said their buildings were 34 feet in height and the Facebook building behind them was 72 feet high which was where they understood the "forest" on the top would be planted. He said that would be visible for much of the Belle Haven area. He said to get the amount of required parking as well as the density required of 30 units per acre did not allow for one-story and various height buildings. He said they compromised on pushing the front of the project back along Hamilton Avenue to provide

for a landscaped face to the project. He said they would be planting 200 trees with many of those in the space between the buildings and the street.

Commissioner Strehl asked how the leasing and amenities building would work. Mr. Pierce said the leasing office was to the front and the lobby could become a gathering space as part of the amenity spaces at other times. Commissioner Strehl asked if there was an option for exercise and a gym. Mr. Pierce said there was an exercise room in that building as well. Commissioner Strehl said every unit would have washer and dryer. Mr. Pierce said that was correct and bicycle parking for each unit as well. Commissioner Strehl asked if they had a sense of what the rents for these units would be. Mr. Pierce said the units would be completed maybe in a year and half, and there were a lot of units being built in Menlo Park on Haven Avenue and in downtown Redwood City and other factors that would determine pricing. He said the rents might be lower than downtown Redwood City units and higher than units in Newark.

Commissioner Ferrick said she agreed with Mr. Henry that the view of the world class architecture at Facebook should not be compromised for Belle Haven residents. She said looking at the heights of the project and Facebook she thought unless one was standing on Hamilton Avenue directly in front of this project that views would be unimpeded. She said she liked the corridor views through the project and noted that driving along Hamilton Avenue there would be nice views. She asked if they had thought about aligning the back buildings with the front buildings so there were even more view corridors. Mr. Gould said they looked at that and at gathering the four buildings as they sit on Hamilton Avenue but to hit the needed density and keep the parking pushed by the railway it naturally created the pedestrian entry, the courtyard on each side of the project, and the ability to give a unit the opportunity to have its bit of front door instead of becoming a building that got lost in the rear of the project.

Commissioner Ferrick confirmed with Mr. Gould that residents would be able to see the Facebook rooftop over the top of the rear buildings. Mr. Gould said also there was a 120-foot opening at the end of Sevier Avenue that would provide a broad viewing corridor. Commissioner Ferrick said she liked the architecture and the finishes. She said the stucco surface seemed rough but suggested that might be by design. She asked about the gray stucco as it was particularly rough and asked where that would be located. Mr. Gould said that was the siding material down the face of the buildings, and would change color to create variety traveling down Hamilton Avenue but was in the smaller pieces. He said the larger field material or color would be the plaster. Commissioner Ferrick noted that it would not be that unfinished looking gray.

Commissioner Kadvany asked about the bike closets on the balconies and whether people would carry bikes upstairs through the living space to the balconies. Mr. Gould said that was a common feature noting that some of these bicycles cost as much as a small car and people preferred their own storage to a common storage area. Commissioner Kadvany asked if they had considered giving up some parking spaces on the west side so residents there could have a more localized basketball court. Mr.

Gould said at this stage parking was very close to the required and only perhaps two or three spaces could be lost and still meet the standard. He said regarding outdoor space that there was an acute angle at Windermere and Hamilton Avenue that was open space as well as the "Main Street" ribbon that connected all through the project.

Commissioner Kadvany asked about the stucco and if smooth stucco was the required standard. Senior Planner Chow said under code 5A2 that all external stucco shall be completed in textures that are smooth, sanded, or fine scraped. She said the stucco on the materials board was similar to a sanded finish. Commissioner Kadvany said it was rough looking and would make a difference in how the buildings looked. He said that material quality was important for these buildings because of the visual impact they would have and the materials he had seen thus far concerned him. He said that there was a Silicon Valley utilitarian building look that he hoped would not be the case here noting the Belle Haven neighborhood and their less than generous view of Facebook because of this project. He said the organization of the buildings, the water use and landscaping were nice.

Acting Chair Onken asked about the experience of working to the design standards. Mr. Gould said they would have done things differently without the guidelines. He said the elevations in the packet however were greatly driven by the guidelines and accomplished an attractive design. He said there was some clumsiness in the wording and how it applied, for example in the reference to rotated form and how a building met that intent noting that 90 degree corners could meet that reference.

Acting Chair Onken asked how community outreach had fed into the design, noting they had set buildings back so there was not a sea of parking in the front. Mr. Gould said there were certainly items they were made aware of and they considered the community feelings and how they would perceive the project. He said that was why they broke the project down to seven buildings so as not to overwhelm the residential neighborhood. He said they worked to minimize fencing on the public edge. He said working to the design standards drove so much more than anything.

Acting Chair Onken said he liked the openness of the project and how it was open to the community. He said regarding A.40 that in drawing site lines from the top of the Facebook building across the project section a pedestrian would have to be two blocks back to see anything of the Facebook rooftop. He said the upper levels of the building do step back from the front. He said there was concern with the handling of fiberboard and stucco in that if it was not maintained well it would look shabby in five years. He said choices of finishes would make the facades attractive. Mr. Gould said it would take a commitment from whoever owned the complex to continue maintaining the project. He said the initial execution was important in getting general contractors that work on such a project scale. He said the plaster and Hardi board was the most common in this type of product right now, but they could review the finish and the grain of the sand finish of the stucco. He said Hardi board was making a good product that was much more durable than natural wood. Acting Chair Onken said vinyl windows were a

concern and asked if there had been some consideration made of aluminum or wood clad. Mr. Gould said they looked at an aluminum window product and did a full elevation similar to what was in the packet but the price cost was too significant between those and vinyl windows.

Commissioner Combs asked about current parking restrictions on Hamilton Avenue. Senior Planner Chow said she did not think there was parking allowed on Hamilton Avenue.

Commissioner Bressler noted the dog park and the open space would not be for the public. He said that was why he had fought for years to get public benefit as much as possible. He said he thought the whole proposal was a failure. He said he did not know entirely what the impact of the project would be on Belle Haven but he thought there would be traffic impacts and increased home rentals. He said the project would not be a boost to the community.

Commissioner Kadvany said there were very large surfaces on buildings 5, 6 and 7 and suggested good finishes and landscaping there.

Acting Chair Onken asked if there was a sense of the demographic market. Mr. Burke said he thought technological industry workers, local employees, singles, young married couples, and some families noting the three-bedroom units. He said these would be rental units. Vice Chair Onken noted that it seemed the project would have a low impact on local school districts.

Commissioner Strehl asked if there were amenities for children. Mr. Burke said there was some open space but no play structures; he expected from other similar projects that there might be six to seven children at most.

F. COMMISSION BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 8:54 p.m.

Staff Liaison: Thomas Rogers, Senior Planner

Recording Secretary: Brenda Bennett



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF JUNE 23, 2014
AGENDA ITEM D1

LOCATION: 1010 Monte Rosa Drive **APPLICANT:** David W. Terpening

EXISTING USE: Single-Family Residence **OWNERS:** Cormac Twomey and Laure Garcia-Manrique

PROPOSED USE: Single-Family Residence **APPLICATION:** Use Permit

ZONING: R-1-S (Residential Single-Family, Suburban)

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	13,767.0 sf	13,767.0 sf	10,000 sf min.
Lot width	109.5 ft.	109.5 ft.	80 ft. min.
Lot depth	121.5 ft.	121.5 ft.	100 ft. min.
Setbacks			
Front	21.5 ft.	23.9 ft.	20 ft. min.
Rear	44.8 ft.	68.8 ft.	20 ft. min.
Side (left)	9.0 ft.	9.0 ft.	10 ft. min.
Side (right)	11.0 ft.	19.9 ft.	10 ft. min.
Building coverage	3,636.0 sf	2,404.8 sf	4,818.5 sf max.
	26.4 %	17.5 %	35 % max.
FAL (Floor Area Limit)	3,515.0 sf	2,380.0 sf	4,491.8 sf max.
Square footage by floor	2,919.5 sf/1 st floor	1738.0 sf/1st	
	483.0 sf/attached garage	462.0 sf/attached garage	
	12.5 sf/single-story over 17 feet	24.8 sf/covered porch	
	121.00 sf/covered porch	180.0 sf/sheds	
	100.0 sf/shed		
Square footage of building	3,636.0 sf	2,404.8 sf	
Building height	20.0 ft.	14.0 ft.	28 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			
Trees	Heritage trees 6	Non-Heritage trees 14	New Trees 3
	Heritage trees 0	Non-Heritage trees 0	Total Number of Trees 23
	proposed for removal	proposed for removal	

PROPOSAL

The applicant is requesting a use permit to construct a single-story addition to an existing single-story, single-family, nonconforming residence that would exceed 75 percent of the replacement value of the existing structure in a 12-month period in the R-1-S (Single-Family Suburban) zoning district.

ANALYSIS

Site Location

The subject property is located at 1010 Monte Rosa Drive. Using Monte Rosa Drive in a north to south direction, the subject parcel is located on the west side of Monte Rosa Drive, north of the intersection of Monte Rosa Drive and Sharon Park Drive. The parcels to the north, east and west are also located in the R-1-S zone and are developed with single-family homes. The parcel to the south of the subject property is located in the R-E-S (Residential-Estate Suburban) zone and is also developed with a single-family home. The neighborhood contains a mix of single-story and two-story developments.

Project Description

The applicant proposes to add a bathroom and dining room in the front of the house and a master bedroom, gallery and family room in the rear of the house. In addition, a garage addition is proposed on the right side of the house. The project also includes remodeling of most of the interior of the existing residence.

The existing residence is considered to be a legal non-conforming structure, with a left side setback of approximately nine feet, where 10 feet is required. This non-conformity extends along the depth of the house for approximately 29 feet. The proposed rear master bedroom addition would be built at a 10-foot setback with a permitted 3-foot eave encroachment into the side yard. Structural elements (i.e., foundation, stud walls, and roof framing) in the nonconforming area would remain, and could not be rebuilt in their current locations if demolished. The proposed addition, as well as the proposed remodeling of the existing house, would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period.

With the remodeling and addition to the garage, the project would continue to meet the minimum requirements for a two-car garage to accommodate the required two parking spaces. Two sheds are currently located on the property, one to the right of the house and one in the rear right side of the lot. The existing shed to the right of the house is proposed for removal. An existing daylight plane nonconformity would remain on the left side, but the new right side expansion wall would comply with the daylight plane requirements. The house is proposed to be 20 feet in height, below the maximum permissible height of 28 feet. An error in the text on Sheet A-4 of the project plans

indicates the height at 22 feet, although the proportions are shown correctly. This error will be corrected in the final plans (condition 4.a)

With the proposed addition, the residence would have a floor area of 3,515 square feet where 4,491.8 square feet is the floor area limit (FAL) and building coverage of 26.4 percent where 35 percent is the maximum permitted. The FAL total includes a 12.5-square foot area over 17 feet in height from the floor to the roof created by the proposed clerestory. With the proposed addition, the residence would have three bedrooms, a study and four bathrooms. The applicant has provided a project description letter, which discusses the proposal in more detail (Attachment C).

Design and Materials

The applicant has stated that the existing ranch style of the residence would be maintained and modernized. The side gable form of the existing residence with the main ridgeline running parallel to the front yard would be maintained and the additions would be added in a cross-gable format. The entry to the residence would be shifted towards the center of the lot, and be incorporated into a front gable addition for the dining room. The existing shake roof would be replaced with composition shingle roofing. The current siding consists of board and batten along the front and stucco along the rear and side elevations. The current proposal includes a combination of board and batten, stucco and stone veneer siding. The windows and exterior doors would be aluminum clad wood windows with mullions on the inside and outside and a spacer bar in between. The proposal also includes the addition of three skylights and a clerestory. The applicant proposes varying projections and articulations to reduce massing. Staff believes that the scale, materials, and style of the proposed residence are in keeping with those of the neighborhood.

Trees and Landscaping

The site contains six heritage trees and 14 non-heritage trees. A 48-inch heritage redwood tree is located on the front right side of the property and a 24-inch heritage cedar tree is located on the front left side of the property. Three additional heritage trees are located in the rear of the property. In addition, 14 non-heritage trees are located along the left, right and rear property lines. The applicant is proposing a new oak tree and a new maple tree along the front of the property, and a new maple tree along the left side of the property. No trees are proposed for removal. The proposed site improvements should not adversely affect the surrounding trees as standard tree protection measures will be required through recommended condition 3.g.

Valuation

To calculate the replacement and new construction costs on which the 75 percent limit is based, the City uses standards established by the Building Division. The City has determined that the replacement cost of the existing structure would be \$379,940, meaning that the applicant would be allowed to propose new construction and

remodeling at the site totaling less than \$284,955 in any 12-month period. The City has determined that the value of the proposed work would be \$445,550. Based on this estimate, the project requires use permit approval by the Planning Commission for exceeding 75 percent of the replacement cost.

Correspondence

Staff received letters of support from the neighbors at 988 and 1020 Monte Rosa Drive, and a petition in support of the project from four additional neighbors residing at 980 and 984 Monte Rosa Drive and 2339 Crest Lane (located across Monte Rosa Drive from the subject property). These are included as Attachment D.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are in keeping with those of the neighborhood. The applicant proposes varying projections and articulations to reduce massing. The heritage trees would be protected and new trees would be added. Staff recommends that the Planning Commission approve the proposed project.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by David W. Terpening, consisting of 16 plan sheets, dated received May 28, 2014, and approved by the Planning Commission on June 23, 2014, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

- b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for the review and approval of the Engineering Division.
 - f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to issuance of a grading, demolition or building permit.
 - g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
4. Approve the use permit subject to the following ***project specific*** condition:
- a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans correcting the height notation on Sheet A-4 of the plan set to show a building height of 20 feet.

Report prepared by:
Corinna Sandmeier
Contract Planner

Report reviewed by:
Thomas Rogers
Senior Planner

PUBLIC NOTICE & APPEAL PERIOD

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

ATTACHMENTS

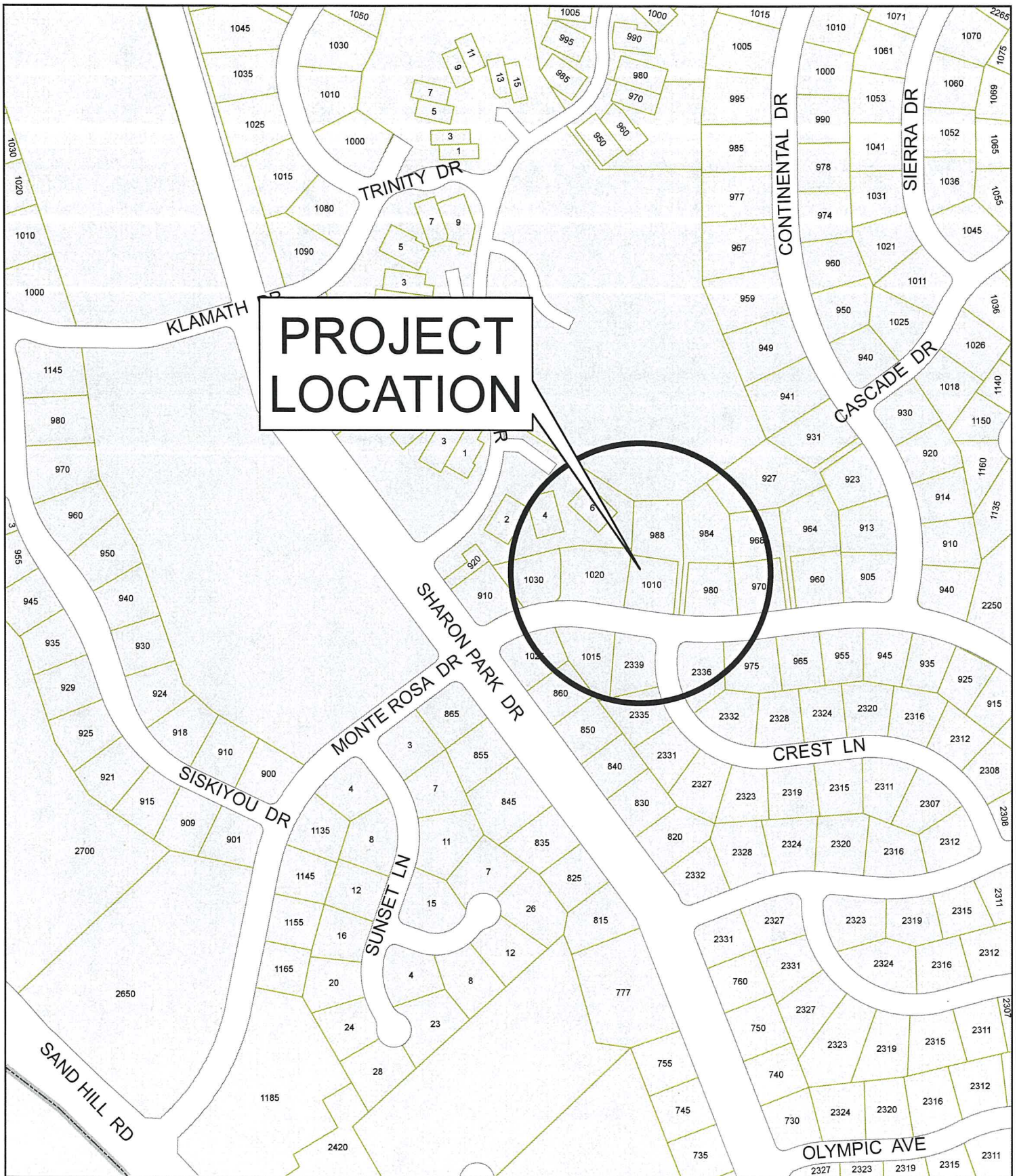
- A. Location Map
- B. Project Plans
- C. Project Description Letter
- D. Correspondence:
 - Scott and Marilyn Loftesness, 988 Monte Rosa Drive
 - Robert C. and Christina A. Martin, 1020 Monte Rosa Drive
 - Petition in Support of Project from Additional Neighbors

Note: Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

EXHIBITS TO BE PROVIDED AT MEETING

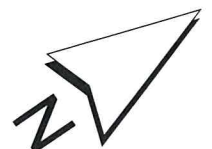
None

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CITY OF MENLO PARK
LOCATION MAP
1010 MONTE ROSA

A1



DRAWN: KTP CHECKED: KTP DATE: 06/23/14 SCALE: 1" = 300' SHEET: 1

**TWOMEY/MANRIQUE
RESIDENCE
1010 MONTE ROSA DRIVE
MENLO PARK, CA. 94025**

RECEIVED
MAY 28 2014
By PLANNING

VICINITY MAP



CONSULTANTS

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EMAIL: dtabin@designtek.com

PROJECT DATA

LOCATION: 1010 MONTE ROSA DRIVE
MENLO PARK, CA. 94025

SCOPE OF WORK: REMODEL AND ADDITION
TO A SINGLE FAMILY RESIDENCE

OCCUPANCY GROUP: R-1S SINGLE FAMILY

TYPE OF CONSTRUCTION: V

A.P.N. : 074-239-290

ZONING: R-1S

LOT SIZE: 13,767 SQ. FT.

MAX F.A.L.: 2,800 sq. ft. + 28(13,767.000) = 4,432 sq. ft.

FLOOR AREAS:
1) EXISTING LIVING AREA = 1,735.00 sq. ft.
2) PROPOSED ADDITIONS = 1,154.00 sq. ft. (Living area and Crestatory Height)
3) GARAGE = 482.00 sq. ft.
4) EXISTING SIED = 1,329.00 sq. ft.
TOTAL FLOOR AREA = 3,451.00 sq. ft.

SETBACKS REQUIRED:
MAIN BUILDING: FRONT: 20'-0"
REAR: 20'-0"
INTERIOR SIDES: 10'-0"
MAXIMUM HEIGHT ALLOWED = 20'-0"

MAXIMUM LOT COVERAGE = 35% OF LOT SIZE = 4,818 sq. ft.
ACTUAL LOT COVERAGE = 3,623.50 sq. ft. = 26.3%
1) MAIN BUILDING FOOTPRINT = 3,402.50
2) ENTRY PORCH = 49.00
3) DRIVEWAY = 100.00
4) DRIVE AT GARAGE = 72.00
FLOOD ZONE: NO

SHEET INDEX

T-1 TITLE SHEET

C-1 AREA PLAN

C-2 EXISTING TOPOGRAPHIC SITE PLAN

C-3 SITE PLAN

A-1 EXISTING FLOOR PLAN / DEMOLITION PLAN

A-2 FLOOR PLAN

A-3 EXTERIOR ELEVATIONS

A-4 EXTERIOR ELEVATIONS

A-5 EXTERIOR ELEVATIONS AND ROOF PLAN

A-6 BUILDING SECTIONS

A-7 BUILDING SECTIONS

FAR-1 FLOOR AREA CALCULATION PLAN

FAR-2 FLOOR AREA CALCULATION PLAN

ST-1 STREETScape PHOTOGRAPHS

ST-2 STREETScape DRAWING

REVISIONS	BY

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94025
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TWOMEY/MANRIQUE RESIDENCE
1010 MONTE ROSA DRIVE
MENLO PARK, CA. 94025

DATE	DATE	DATE	DATE
2/10/14	2/10/14	2/10/14	2/10/14
2/10/14	2/10/14	2/10/14	2/10/14
2/10/14	2/10/14	2/10/14	2/10/14
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B-1

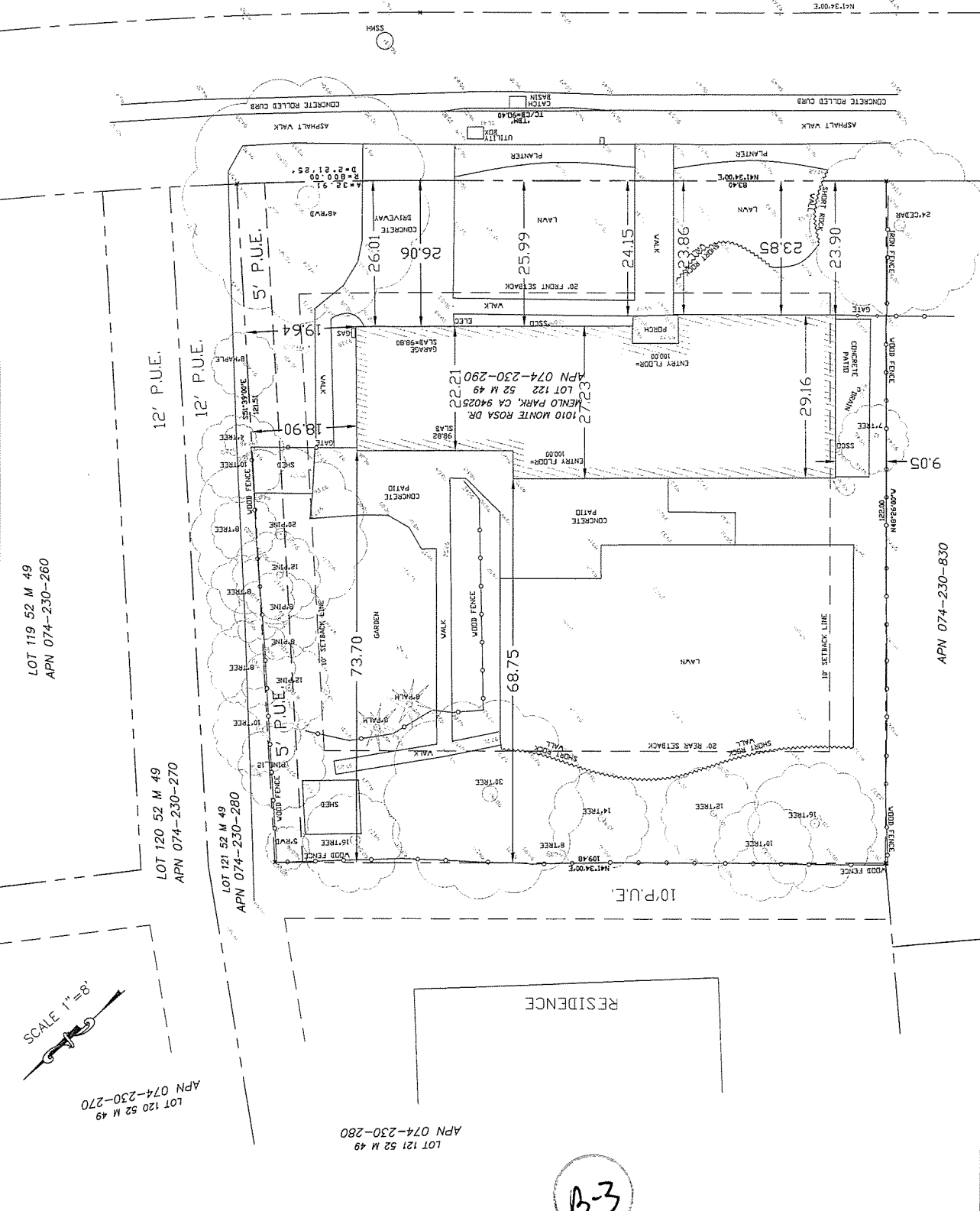
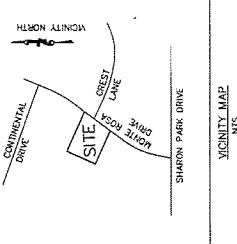
TOPOGRAPHIC SITE PLAN
010 MONTE ROSA DR., MENLO PARK, CA 94025
LOT 122, SHARON HEIGHTS UNIT NO. 2
VOLUME 52 OF MAPS, PAGE 49 & 50
APN 074-230-290
SAN MATEO COUNTY, CALIFORNIA

DATE	DESCRIPTION	JOE NO.	SCALE: 1" = 8'	PROJECT: KA	DATE: 01/05/14
▽					
▽					
▽					

OF 1 SHEET

SHEET

MONTE ROSA DRIVE
60' R.O.W.



B-3

REVISIONS	BY

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TWOMEY/MANRIQUE RESIDENCE
1010 MONTE ROSA DRIVE
MENLO PARK, CA. 94025

DATE: 2/10/14

PROJECT NO: 14013

JOB NO: 14013

SHEET: 3

DESIGNED BY: DWT

CHECKED BY: DWT

DATE: 2/10/14

PROJECT NO: 14013

JOB NO: 14013

SHEET: 3

C-3

SHEET 3

SITE ANALYSIS INFORMATION

LOT SIZE: 13,767.00 SQ. FT.

FLOOR AREA ALL BUILDINGS:

- 1) EXISTING RESIDENCE LIVING AREA: 1,735.00 SQ. FT.
- 2) EXISTING GARAGE: 1,000.00 SQ. FT.
- 3) OUT BUILDINGS: 160.00 SQ. FT.
- 4) PROPOSED ADDITIONS LIVING AREA: 1,194.00 SQ. FT.
- 5) PROPOSED ADDITIONS GARAGE: 1,194.00 SQ. FT.
- 6) OUT BUILDING TO BE DEMOLISHED: 160.00 SQ. FT.

TOTAL FLOOR AREA: 3,519.00 SQ. FT.

*** INCLUDES FIRST FLOOR LIVING SPACE OVER 17'-0" IN HEIGHT

PERCENTAGE OF PROPERTY COVERED BY (E) STRUCTURE: 17.3% (2,380.00 SQ. FT.)

PERCENTAGE OF PROPERTY COVERED BY STRUCTURE: 26.3% (3,623.00 SQ. FT.)

PERCENTAGE OF PROPERTY COVERED BY PAVED AREAS: 14.0% (1,920.00 SQ. FT.)

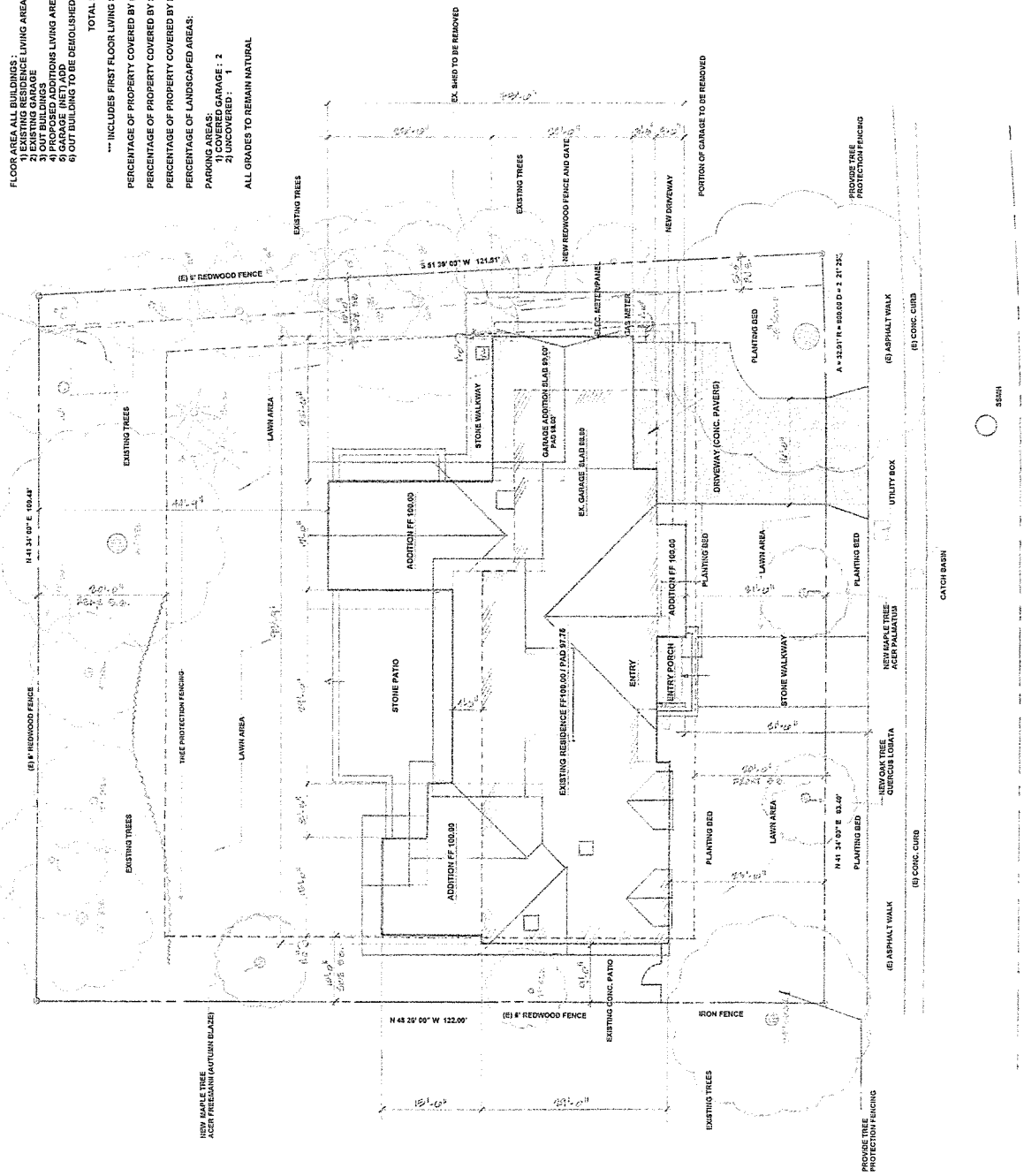
PERCENTAGE OF LANDSCAPED AREAS: 60.2% (8,296.00 SQ. FT.)

PARKING AREAS:

- 1) COVERED GARAGE: 2
- 2) UNCOVERED: 1

ALL GRADES TO REMAIN NATURAL

EXISTING SHED TO REMAIN

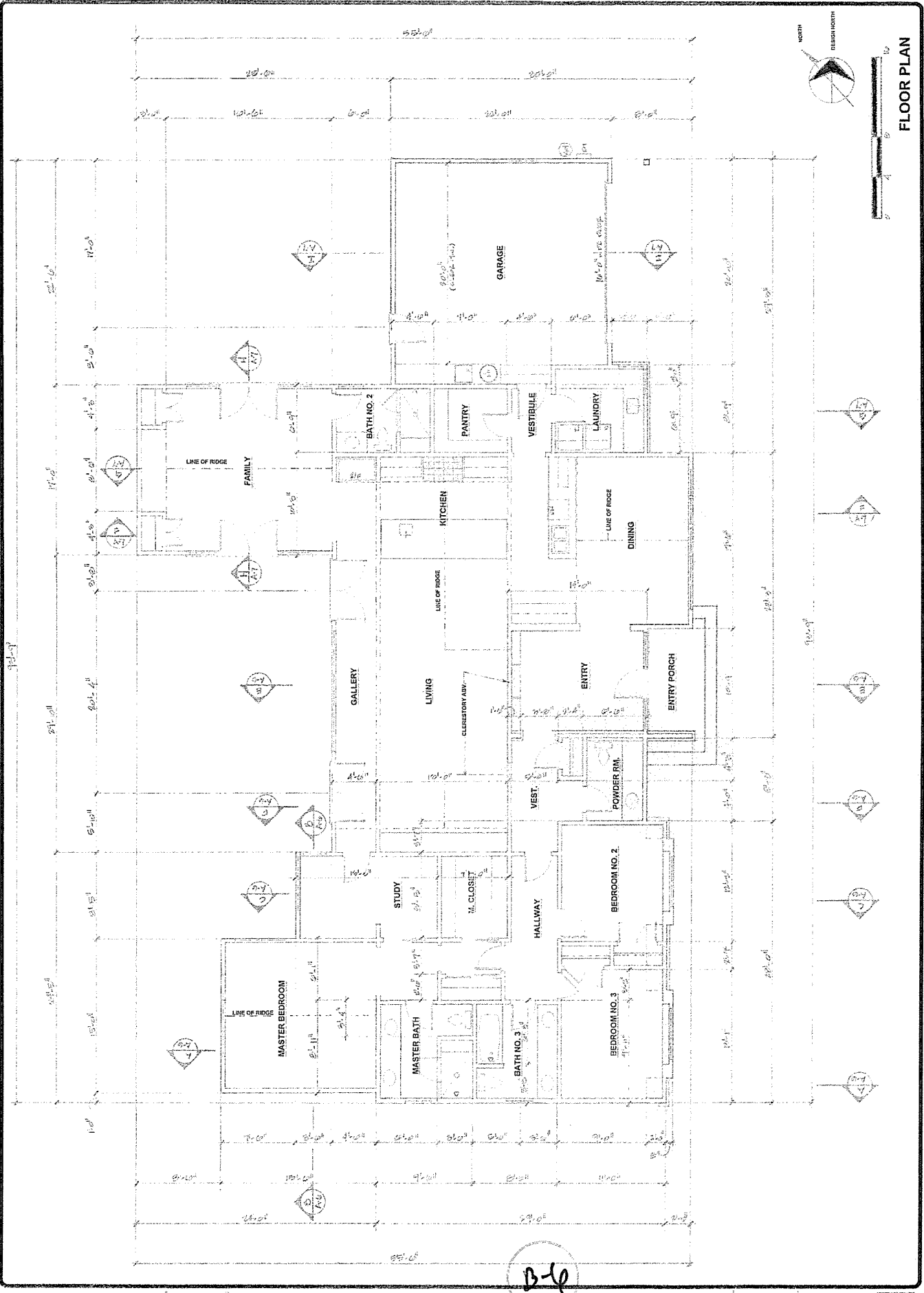


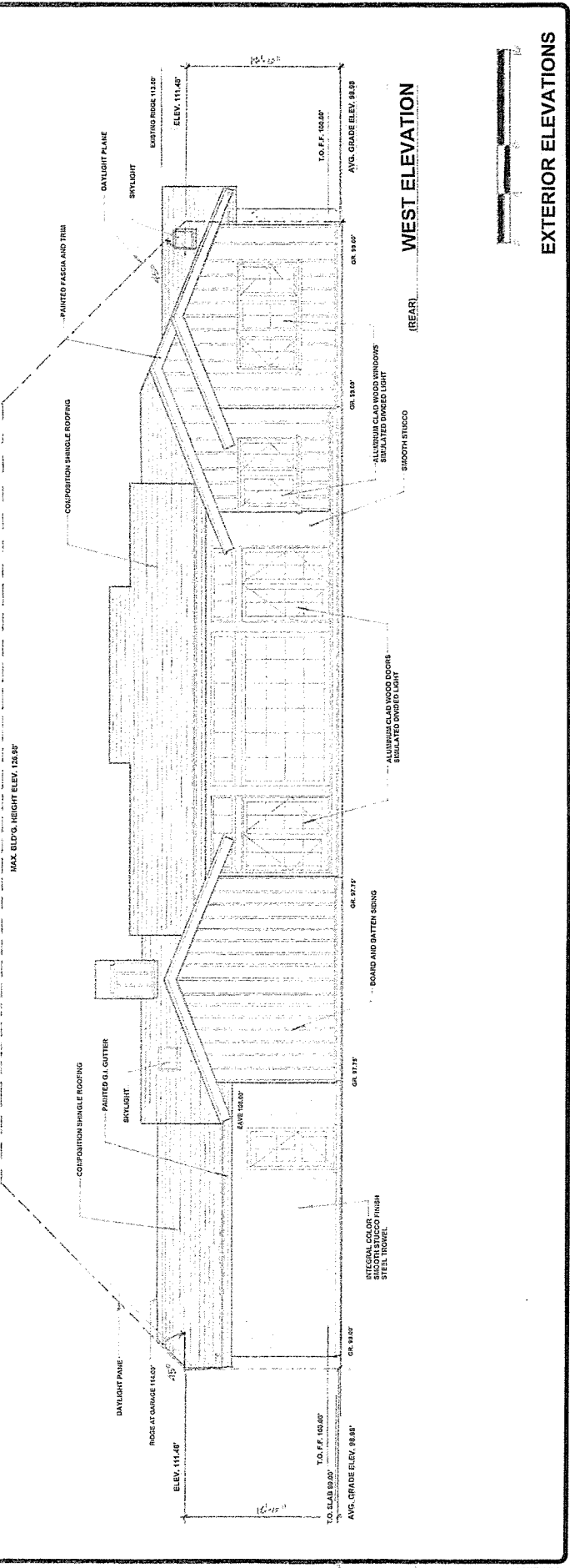
MONTE ROSA DRIVE (60' ROW)

SITE PLAN

04

10-5



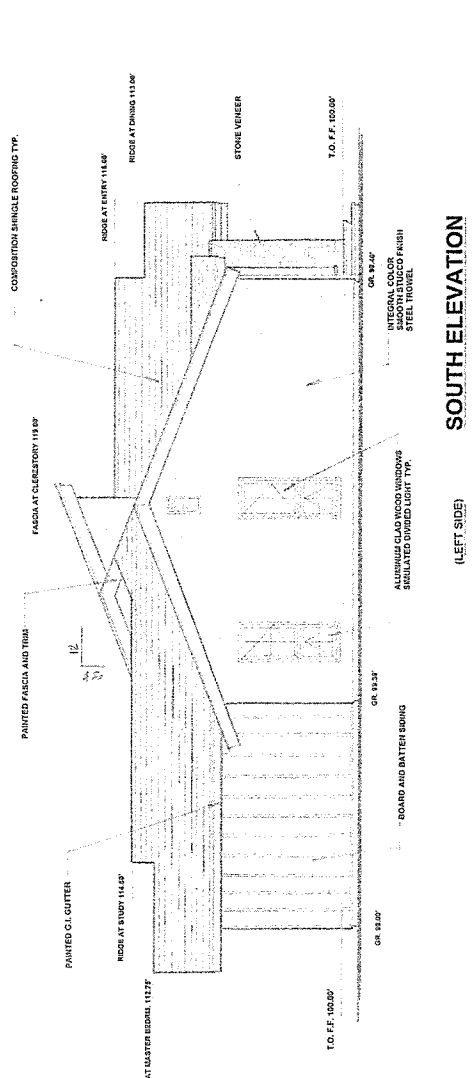
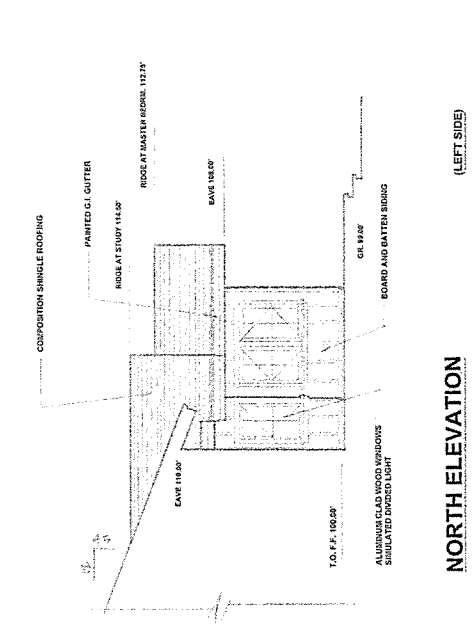
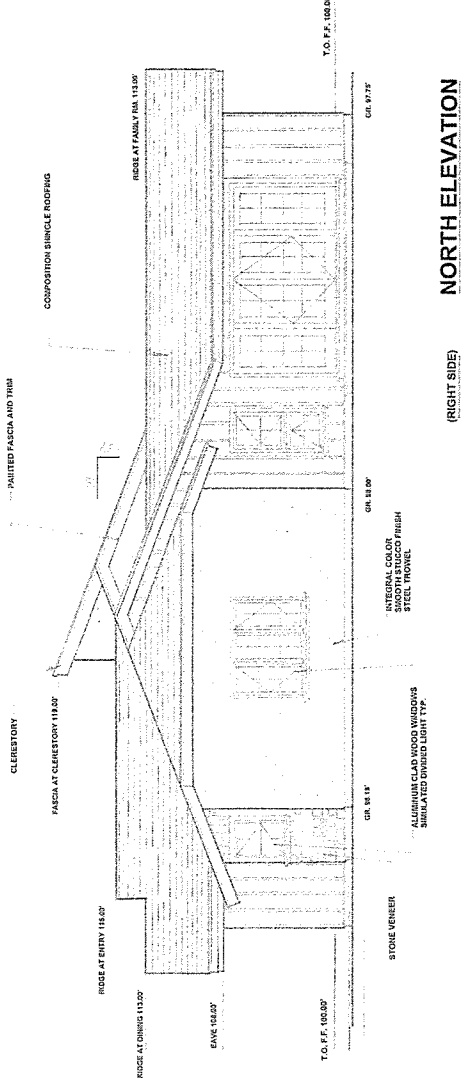
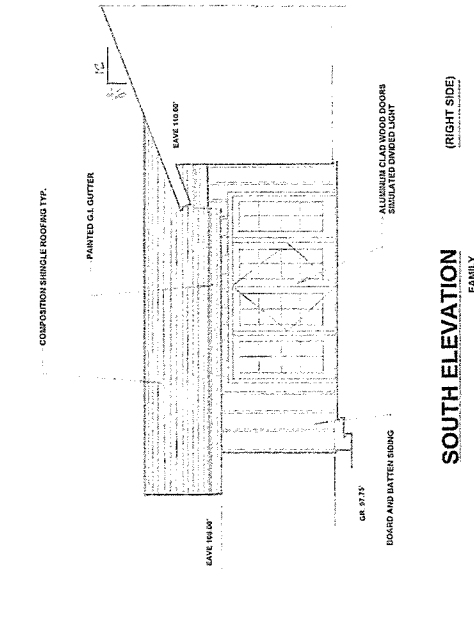


BY	DATE	REVISIONS

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TWOMEY/MANRIQUE RESIDENCE
1010 MONTE ROSA DRIVE
MENLO PARK, CA. 94025

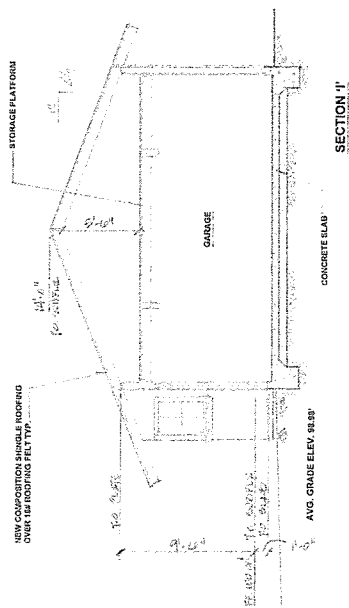
DATE: 1/14/04
DRAWN BY: J. L. L. L.
CHECKED BY: J. L. L. L.
PROJECT NO.: 03-02
SHEET: A-5
OF 05



EXTERIOR ELEVATIONS

09

DRAWN <i>D. J.</i>	DATE <i>2-10-14</i>	SCALE <i>1/8" = 1'-0"</i>	JOB NO. <i>1702</i>	SHEET A-8	OF 1
CHECKED					SHEETS 1



BUILDING SECTIONS

ON SHEETS 13

GRANVIN
C-77

CHECKED

C-78

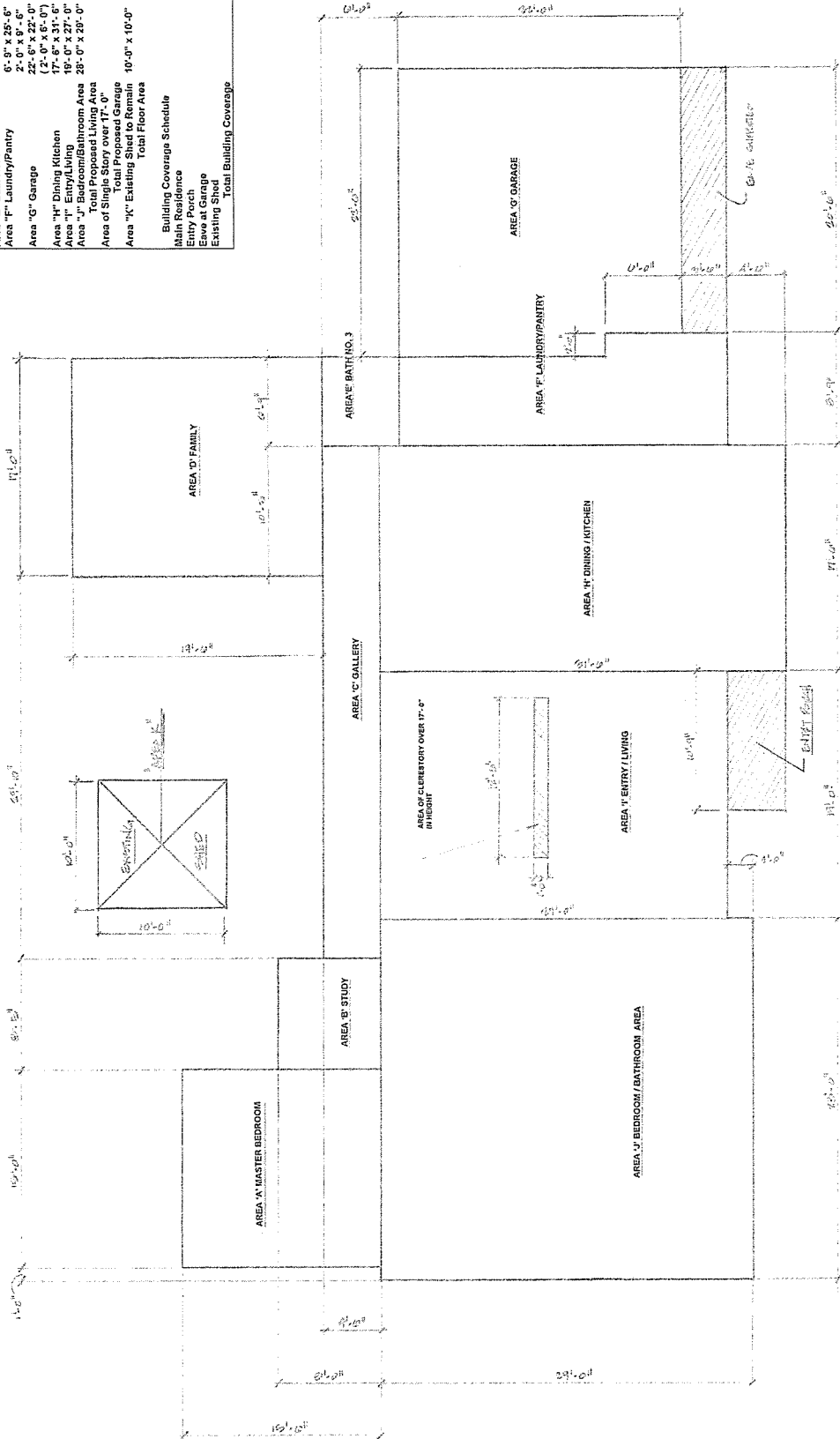
SCALE
1/4" = 1'-0"

JOB NO.
1-2-2

SHEET

FAR-1

Floor Area Schedule	Dimension	Living Sq. Ft.	Garage Sq. Ft.
Area "A" Master Bedroom	15'-5" x 15'-0"	232.50	
Area "B" Study	8'-5" x 8'-0"	68.00	
Area "C" Gallery	17'-0" x 19'-0"	321.00	
Area "D" Bath No. 1	17'-0" x 19'-0"	321.00	
Area "E" Bath No. 3	6'-0" x 8'-0"	40.50	
Area "F" Laundry/Pantry	6'-5" x 25'-6"	172.00	
Area "G" Garage	2'-0" x 9'-6"	19.00	
Area "H" Dining Kitchen	22'-5" x 22'-0"	-	495.00
Area "I" Dining Kitchen	17'-5" x 31'-6"	551.00	(12.00)
Area "J" Entry/Living	19'-5" x 27'-0"	513.00	
Area "L" Bedroom/Bathroom Area	28'-0" x 29'-0"	2,919.50	
Total Proposed Living Area		12,550	
Area of Single Story over 17'-0"			
Total Proposed Garage			495.00
Area "K" Existing	10'-0" x 10'-0"	100.00	
Total Floor Area		3,916.00	
Building Coverage Schedule			
Main Residence		3,402.50	
Entry Porch		49.00	
Area at Garage		100.00	
Existing at Garage		3,653.50	
Total Building Coverage			3,653.50



FLOOR AREA CALCULATIONS

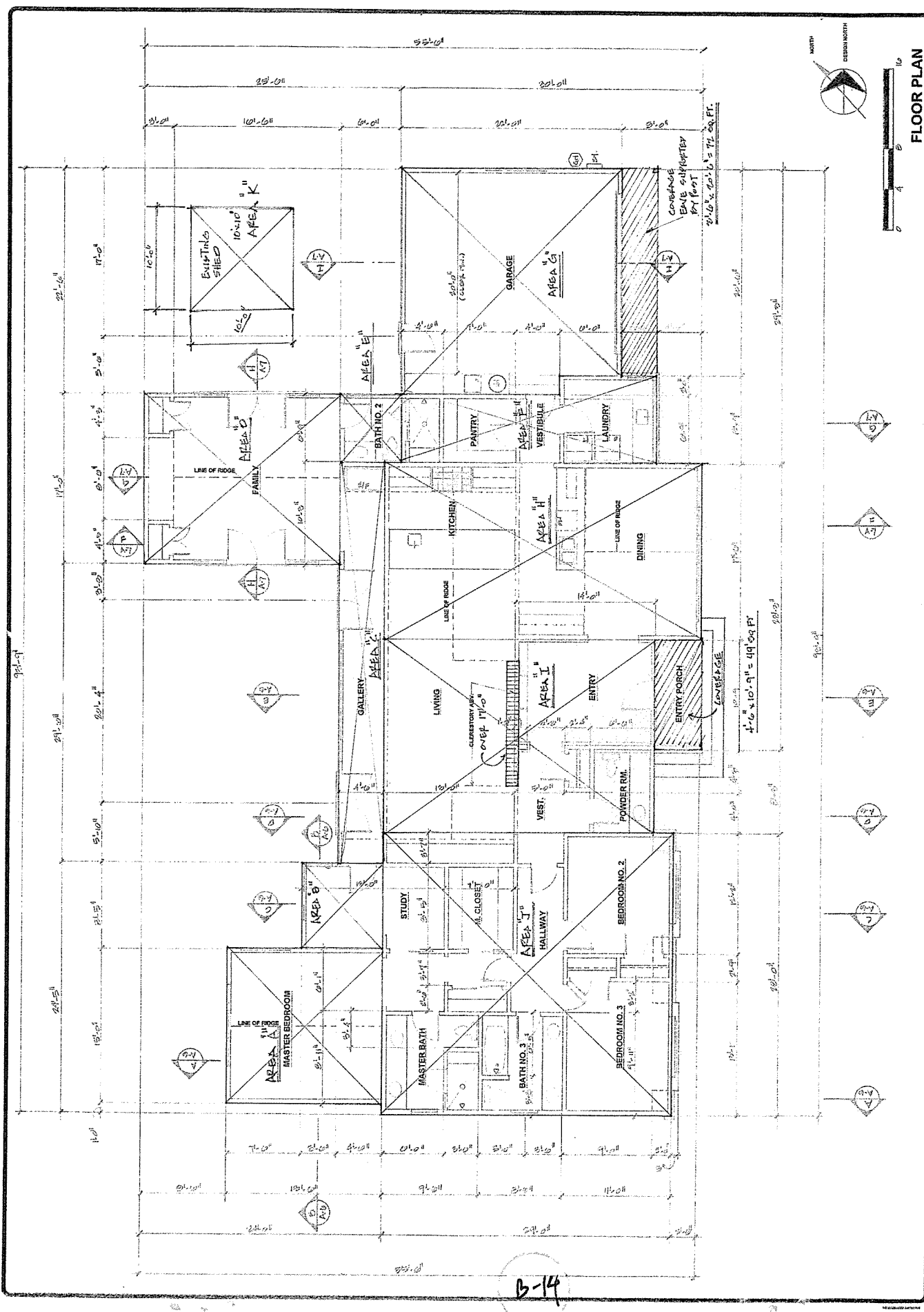
REVISIONS	BY

DAVID W. TERPENING
ARCHITECT A.I.A.
P.O. BOX 7010
MENLO PARK, CA 94026
PH. (650) 328-6300
FAX (650) 367-6257

TWOMEY/MANRIQUE RESIDENCE
1010 MONTE ROSA DRIVE
MENLO PARK, CA. 94025

DATE: 2/10/14
SCALE: 1/8" = 1'-0"
SHEET: 18 OF 20
PROJECT: TWOMEY/MANRIQUE RESIDENCE

FAL.2
FLOOR PLAN



B-14

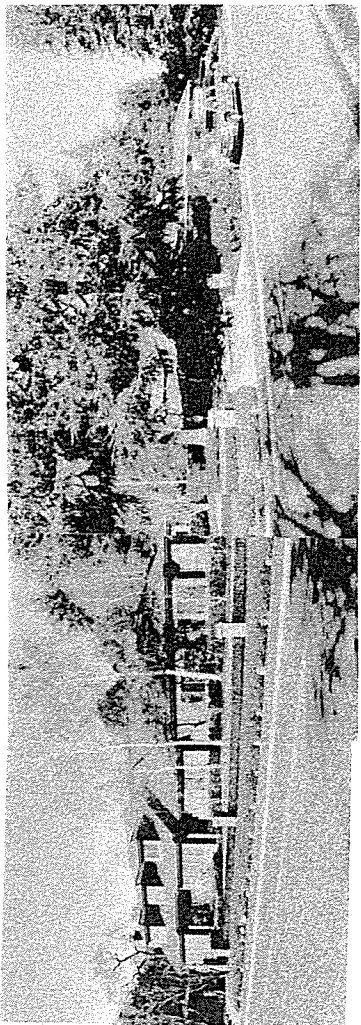
REVISIONS	BY

DAVID W. TERPENING
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P.O. BOX 7010
MENLO PARK, CA 94025
PH. (650) 328-6300
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TWOMEY/MANRIQUE RESIDENCE
1010 MONTE ROSA DRIVE
MENLO PARK, CA. 94025

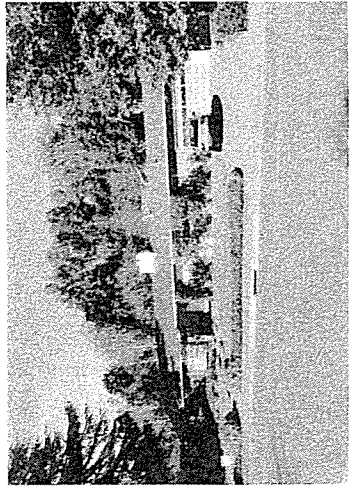
DRAWN	5/21/75
CHECKED	5/21/75
DATE	5/21/75
SCALE	1/8" = 1'-0"
PROJECT	1010 MONTE ROSA DRIVE
SHEET	ST-1
SHEETS	OF

STREETSCAPE

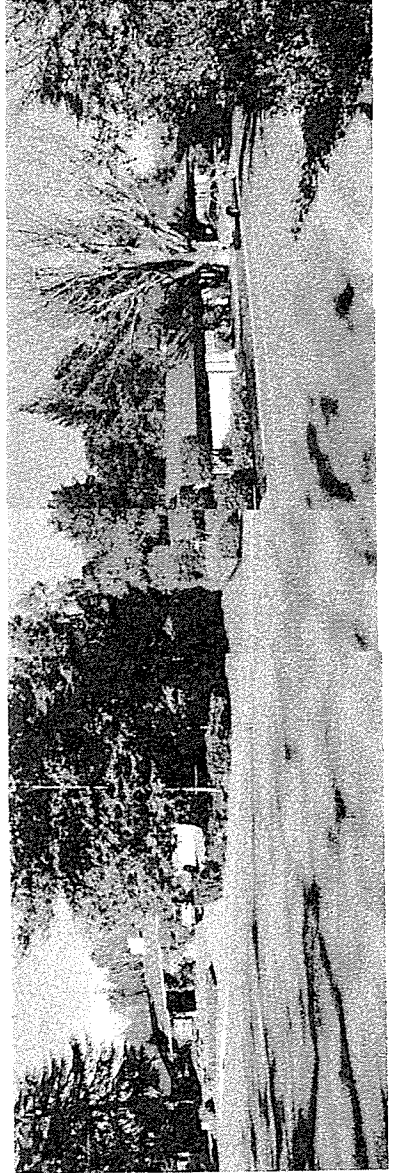


1010 MONTE ROSA DRIVE

1020 MONTE ROSA DRIVE



1010 MONTE ROSA DRIVE



980 MONTE ROSA DRIVE

1010 MONTE ROSA DRIVE

B-15

**Project Description
For Use Permit**

**Twomey/Manrique Residence
1010 Monte Rosa Drive
Menlo Park, Ca. 94025**

Purpose of the Proposal:

The Project is being submitted for a Use Permit due to the fact that the left side of the existing residence encroaches into the required side yard. The required side setback is 10'-0". The existing left side setback for the residence is slightly over 9'-0".

Scope of Work:

The scope of work involves the remodel of and addition to a single-family residence. The existing home is a single story ranch house. The proposed remodel and addition will maintain the house as a single story residence while increasing the living area, and providing for an additional bedroom and bathroom in the form of a "flex Family room". The remodel will serve to improve the interior and exterior finishes and update the mechanical, electrical and structural systems. The addition will serve to improve the Master Bedroom area, provides a wider more functional Living area and improve both views and access to the rear yard. The addition also provides for a "flexible Family room" which will accommodate both family activities and also serve as additional sleeping quarters for visiting family members.

Architectural Style:

The existing ranch style of the home is being maintained while being improved, modernized and enhanced. The side gable form of the existing residence with the main ridgeline running parallel to the front yard is being maintained. The additions to the residence are then being "attached" to the home, in a cross-gable format. The garage has been shifted and moved back so as to become more subordinate to the front yard and street elevation. The entry has shifted more to the center of the front elevation and incorporated into a front gable addition for the dining room to provide better definition and a more welcoming appearance. The residence maintains the existing roof pitch while broadening the roof overhangs. The "glass to exterior wall ratio" has been increased to reduce the barrier between the indoor and out. The home remains in keeping with the area's single story, casual, range style architectural heritage while updating the structure and offering a stronger and improved interpretation of the style.

The materials being employed are essentially the same as those used on the existing residence but "redeployed" in a more "modern", updated format. The existing Stucco, Board and Batten Siding, and Masonry accents that are all classic ranch house materials. The materials are being applied in a slightly different and more modern context and interpretation. The composition shingle roof provides for the textural qualities of a wood roof while providing better fire protection, durability and longevity. The divided light exterior windows and doors will maintain a traditional ranch character, sized and positioned in such a way as to open up views to the front and rear yards and greatly improve access to natural light. The exterior colors will be a blend of neutral, earthen and off-white tones for the Stucco and Board and Batten Siding, in combination with the stone veneer. The exterior detailing will be based on traditional ranch house details with a "twist". The construction will be traditional wood framed western plate, with a raised floor and concrete foundations.

RECEIVED

FEB 25 2014

CITY OF MENLO PARK
BUILDING

C-1

Site Layout:

For the front, east side of the home, the dining/entry porch addition and front elevation modifications have been positioned and employed to improve visual and physical access to the front yard and entry, subordinate the garage to the front yard and provide a more modern interpretation of the Ranch House form. For the rear, west side of the home the addition for the master bedroom has been situated adjacent to the existing master bedroom to improve overall function, while also serving to provide additional side yard privacy for the center of the rear yard. The Gallery addition along with a central patio area for family use has been added to the middle of the home. This addition greatly improves the function of the living area, while also improving the access to natural light and views to the back yard. The family room addition has been positioned so as to improve access to the back yard, while providing a slight division to the back yard to allow for different areas of use. The position of the family room addition also maintains a direct relationship to the kitchen and privacy for visiting family members.

Existing and Proposed Uses:

The existing use is as a single-family residence. The proposed use will remain the same.

David Terpening
Architect AIA

Sandmeier, Corinna D

From: Marilyn Loftesness <marilyn@loftesness.com>
Sent: Tuesday, April 08, 2014 11:19 AM
To: Sandmeier, Corinna D
Cc: Cormac Twomey; Laura Garcia-Manrique; SJL Loftesness
Subject: 1010 Monte Rosa Drive Remodel

Menlo Park Planning Commission:

Scott and I write to share our support for the remodeling plans submitted for 1010 Monte Rosa Drive by our neighbors Cormac Twomey and Laura Manrique. We live on a flag lot directly behind 1010 Monte Rosa and share their entire backyard fence. We think Cormac and Laura are planning one of the more thoughtful remodels we've seen in this area recently — enhancing the value of their property while preserving the character of the neighborhood.

Please contact us if you have further questions.

Scott and Marilyn Loftesness
988 Monte Rosa Drive
Menlo Park, CA 94025

Bob & Chris Martin
1020 Monte Rosa Dr
Menlo Park, CA 94025

March 29, 2014

To Whom It May Concern:

We have reviewed the use permit drawings for the proposed remodel and addition to Cormac Twomey and Laura Garcia-Manrique's home at 1010 Monte Rosa Dr. They advised us that the existing house encroaches into the setback on our side of the lot, and that the new additions would not be increasing the encroachment. We welcome their planned improvements and have no objections to the project.

Sincerely,

Robert C. Martin


Christina A. Martin

Dated: April 7, 2014

April 13, 2014

To whom it may concern:

We have reviewed the Use permit plans of our neighbors Laura Garcia-Manrique and Cormac Twomey for their planned home remodel and addition at 1010 Monte Rosa Dr. We are in full support of these plans and have no objections.

Name	Signature	Street Address	Phone
GRANT M. SMITH	<i>Grant M. Smith</i>	984 MONTE ROSA DR	650-854-2877
MARY F. SMITH	<i>Mary F. Smith</i>	984 Monte Rosa Dr.	650-854-2877
Ralph R. Ruddy	<i>Ralph R. Ruddy</i>	980 MONTE ROSA DR	650-854-4332
^{Banks} Ellen & J. R. Ruddy	<i>[Signature]</i>	2339 Crest Lane	650 796 3204
_____	_____	_____	_____
_____	_____	_____	_____



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF JUNE 23, 2014
AGENDA ITEM D2

LOCATION:	320 Middlefield Road	APPLICANT AND OWNER:	St. Patrick's Seminary & University
EXISTING USE:	Seminary		
PROPOSED USE:	Seminary	APPLICATION:	Use Permit Extension
ZONING:	R-1-S (Single-Family Suburban Residential)		

PROPOSAL

The applicant is requesting a five-year extension of a use permit for a temporary modular building on an existing seminary site in the R-1-S (Single-Family Suburban) zoning district. The revised use permit would expire in 2019.

BACKGROUND

On May 20, 2002, the Planning Commission approved a use permit for a modular building on the St. Patrick's Seminary & University ("St. Patrick's") campus at 320 Middlefield Road, for the use of Fuller Theological Seminary ("Fuller"), an affiliated institution. Religious facilities are a conditional use in the R-1-S zoning district, and a use permit is required for new construction. The original approval had a thirty-month term (expiring on November 20, 2004), to allow temporary use of the modular building while the permanent buildings on the campus underwent seismic upgrades.

Prior to the use permit expiration, St. Patrick's applied for a five-year extension, based upon the need for a campus-wide master plan. On December 6, 2004, the Planning Commission approved this request, extending the use permit to December 6, 2009. In 2009, St. Patrick's applied for an additional five-year extension, stating that St. Patrick's was close to completing the process of program renewal planning, and would be studying how to best update the campus-wide master plan. The Planning Commission granted this request on September 21, 2009, extending the use permit to December 6, 2014. Absent an additional extension, the modular building would need to be removed after this date.

ANALYSIS

Site Location

The subject property is located at 320 Middlefield Road, between Santa Monica Avenue and Seminary Drive. The parcel is located near single-family residences on most sides, and is also directly adjacent to Menlo Park Fire Protection District Station 1 (300 Middlefield Road) and Seminary Oaks Park (at Seminary Drive and Santa Monica Avenue). Other parcels in the vicinity are occupied by office buildings and are part of the C-1 (Administrative and Professional District, Restrictive) and P-F (Public Facilities) zoning districts.

Project Description

The applicant is proposing to extend the existing use permit for the modular building an additional five years, to 2019. The building is a relatively modest prefabricated structure, approximately 60 feet wide by 36 feet long (2,160 square feet), with a height of 13 feet. As-built plans and photos are included as Attachment B. The modular building is located on the western side of the parcel and is not visible from Middlefield Road. The structure can be partially seen from Seminary Drive, although views are obscured by mature landscaping and minimized by a setback of approximately 300 feet.

The modular building is used for Fuller's administrative offices, and consists of five offices, one conference/lunch room, one storage/copy room, one bathroom, and a central support area. Parking for the Fuller staff members and visitors is provided in a lot immediately adjacent to the building. The modular building is not actively used by Fuller students, who typically use classrooms in the main St. Patrick's building. Fuller's use is consistent with the overall use of the campus as a seminary. No changes to the modular building or the site layout are proposed at this time.

The applicant has submitted a project description letter, which discusses the proposal in more detail (Attachment C). The applicant acknowledges that it is unusual to be requesting a third extension, but states that the global recession that started around the time of the previous extension has continued to affect their fundraising and building plans. The applicant also notes that the leadership of both St. Patrick's and Fuller has recently changed, which has also affected long-term planning.

The applicant states that an additional five-year extension would allow for an initial three-year transition period, during which St. Patrick's and Fuller would review existing plans in light of educational and technological trends, and develop a plan of action. During the remaining two years, the applicant would implement the plan. Staff believes that the requested extension is justified by the economic challenges and leadership changes that have occurred since the previous extension.

Correspondence

Staff has not received any correspondence on the proposal.

Conclusion

Staff believes that the requested extension is justified by the economic challenges and leadership changes that have occurred since the previous extension. The existing modular building is modest in size and is not clearly visible from adjacent properties or the public right-of-way. Fuller's use is consistent with the overall use of the campus as a seminary. Staff recommends that the Planning Commission approve the proposed use permit extension.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit extension subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans and photographs prepared by St. Patrick's Seminary, consisting of six plan sheets, dated received May 20, 2014, and approved by the Planning Commission on June 23, 2014, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. The temporary modular structure shall be removed by December 6, 2019, unless the applicant obtains approval of an extension of the use permit by the Planning Commission.

Report prepared by:
Thomas Rogers
Senior Planner

Report reviewed by:
Justin Murphy
Development Services Manager

PUBLIC NOTICE & APPEAL PERIOD

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

ATTACHMENTS

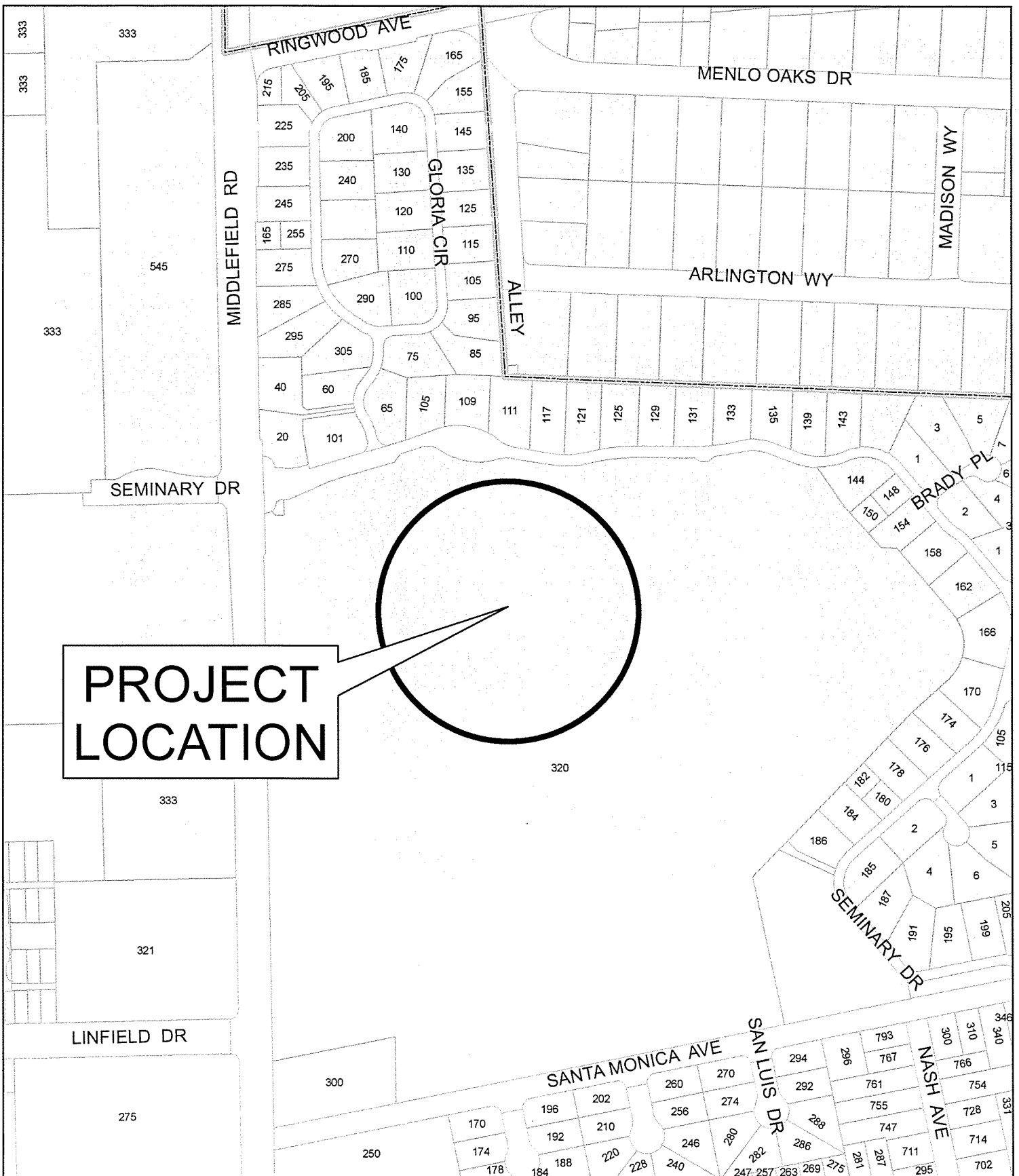
- A. Location Map
- B. Project Plans
- C. Project Description Letter

Note: Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

EXHIBITS TO BE PROVIDED AT MEETING

None

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**PROJECT
LOCATION**



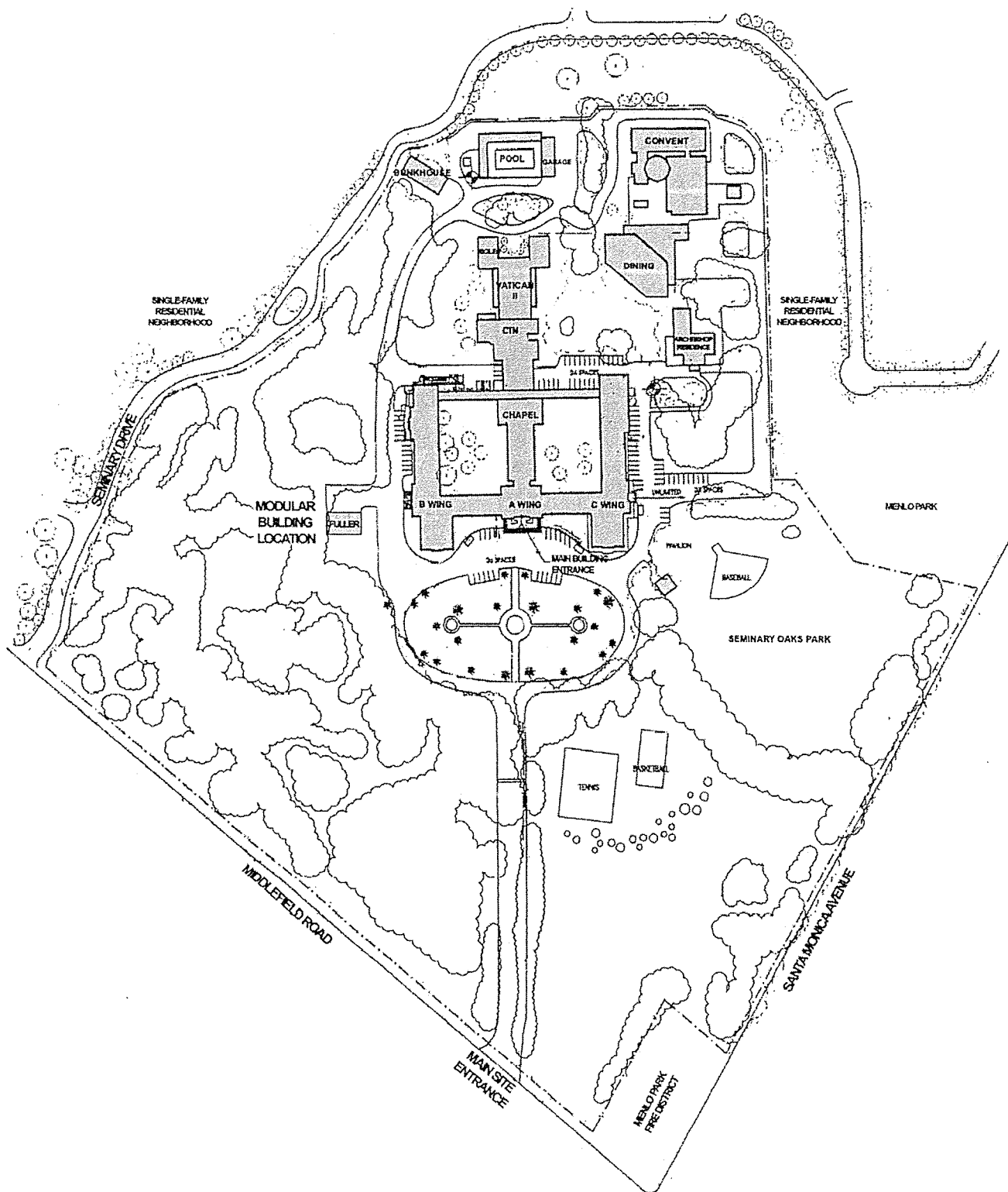
CITY OF MENLO PARK

LOCATION MAP

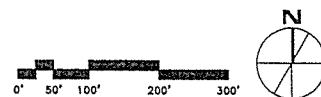
320 MIDDLEFIELD ROAD

DRAWN: THR CHECKED: THR DATE: 06/23/14 SCALE: 1" = 300' SHEET: 1





Owner Contact:
Jennifer Morris, Director of Business and Finance
(650) 325-5621



EXISTING SITE PLAN
SAINT PATRICK'S SEMINARY & UNIVERSITY
320 MIDDLEFIELD ROAD, MENLO PARK, CA

BI

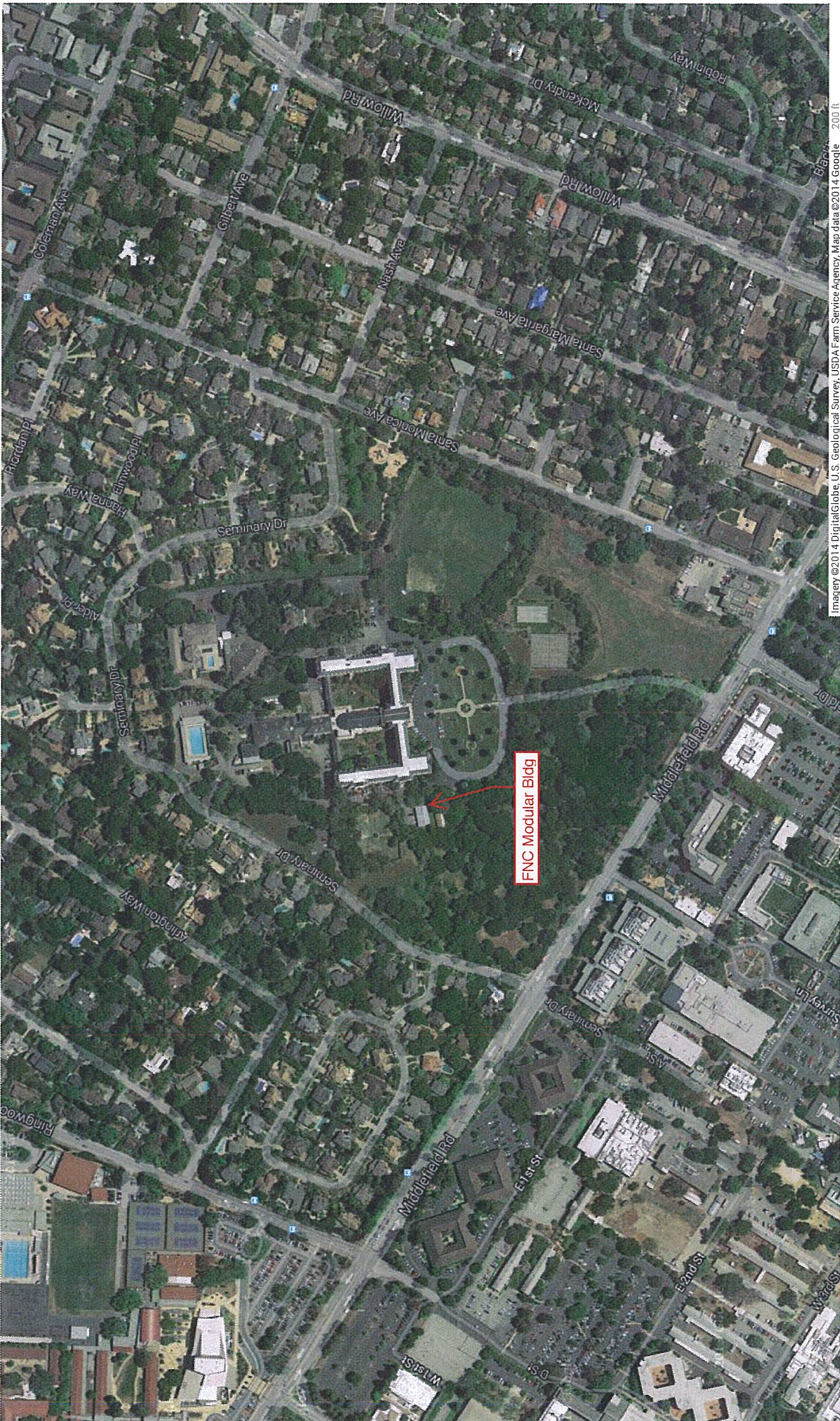
RATCLIFF

5855 Doyle Street
Emeryville CA 94608

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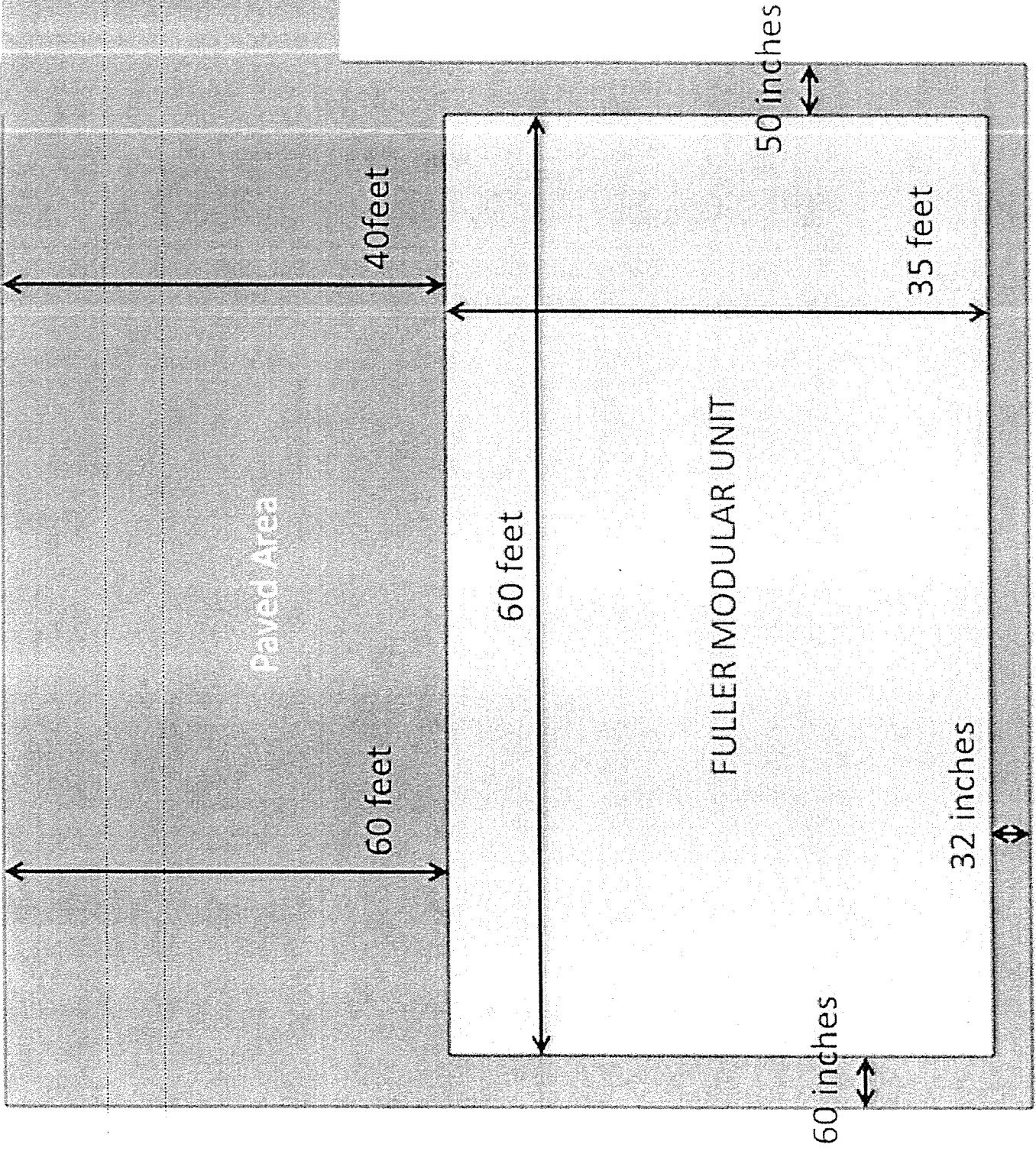
MAY 20 2014

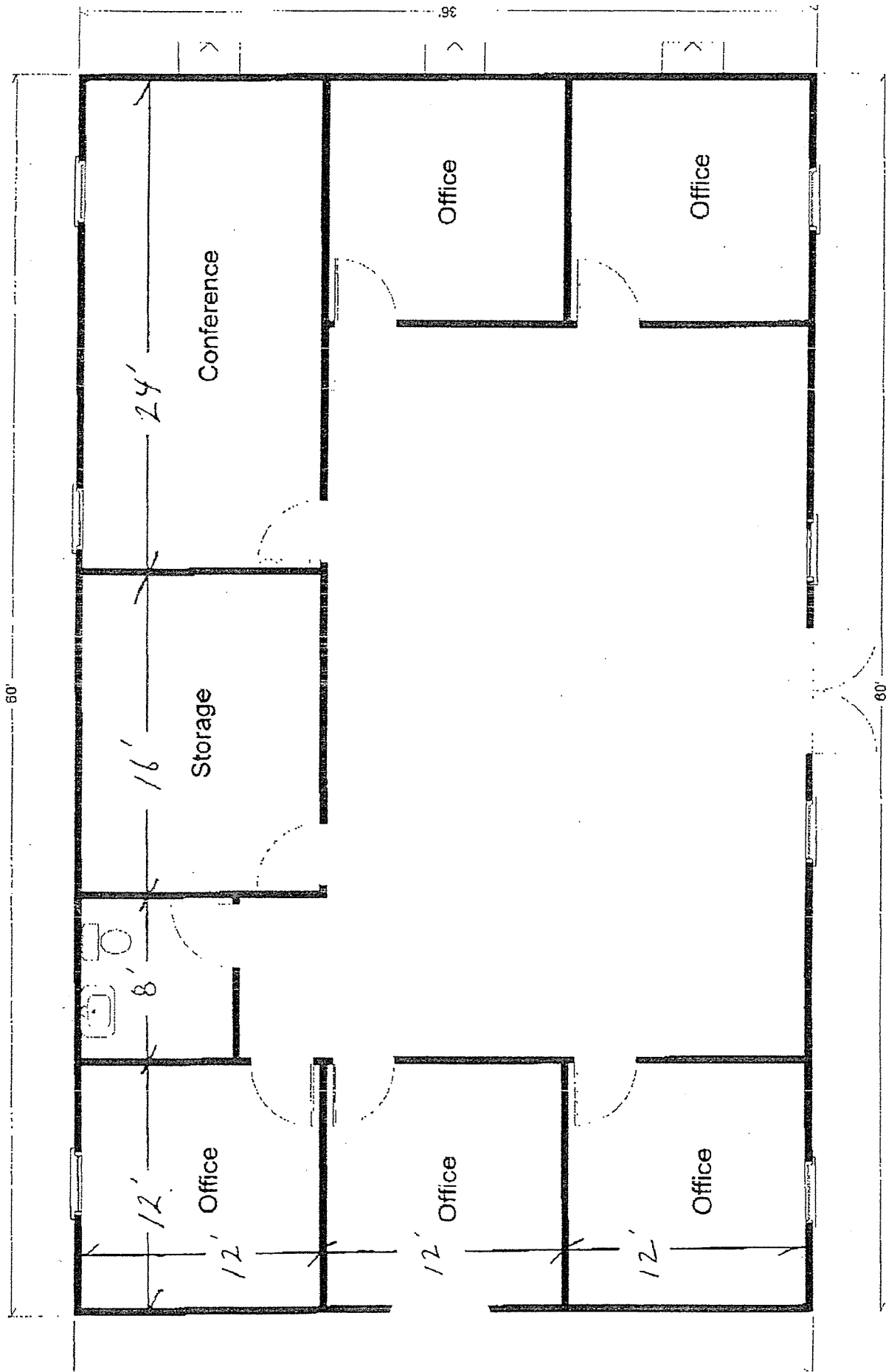
CITY OF MENLO PARK
BUILDING



B2

B3





Nominal Dimensions ±

Fuller Seminary Northern California
320 Middlefield Rd.
Menlo Park, CA 94518

BS



View from SPSU driveway. (The modular unit is on the left side, and is completely screened from view).



View from the left side of the building (with ADA accessible ramp).



View of the front entrance.



View from the right side of the building.

Fuller Seminary Northern California
320 Middlefield Rd.
Menlo Park, CA 94518



Driving into the Fuller parking lot
(looking west toward Ridgewood Ave).



Clearer view from Ridgewood Ave
(looking east to the modular unit). Plants and shrubs
along the fenceline of Ridgewood Ave. significantly
obstruct all other views.



RECEIVED

MAY 20 2014

SAINT PATRICK'S SEMINARY & UNIVERSITY

Established 1898

CITY OF MENLO PARK
BUILDING

May 20, 2014

Members of the Menlo Park Planning Commission
Attention: Mr. Thomas Rogers, Senior Planner, Planning Division - City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Dear Members of the Planning Commission,

As President/Rector for St. Patrick's Seminary and University (SPSU), I write this letter to request an additional five-year extension of the Use Permit for the modular unit Fuller Theological Seminary (FTS) uses for its administrative functions.

This is an unusual request in that it is the third such request for an extension. The rationale for this is explained in greater detail in the body of this letter and the attached historical timeline, which provides the backdrop against which the previous requests for extensions were made, and the circumstances surrounding this request.

Request

This request for a five-year extension consists of two parts.

The first part of the extension (for three years) would be to (a) provide a period of transition for the leadership of both institutions, (b) review and assessment of existing plans in light of changes in the economy, declining enrollment in higher education, and technological changes that may shape the delivery of theological education, and (c) a development of a specific plan of action based on the outcomes of parts (a) and (b) listed above.

The second part of the extension (for two-years) would provide the time necessary to implement the specific action steps developed in the first three-year period of the extension.

Saint Patrick's Seminary and University

St. Patrick's Seminary & University maintains as its primary purpose the initial and ongoing formation of Roman Catholic priests in a contemporary multicultural world, especially for dioceses within the Western United States and the Pacific Rim. Through human, spiritual, intellectual and pastoral development, it enables Christ-centered men to grow and excel as

collaborative, culturally-aware pastoral leaders committed to Jesus and His Church.

This mission of priestly formation is carried out according to the Church's magisterial teaching, under the direction of the Archbishop of San Francisco, in accordance with the U.S. Bishops' Program of Priestly Formation and in the values of the Sulpician tradition.

Since 1996, St Patrick's Seminary, a Roman Catholic Seminary, has demonstrated its commitment to developing, positive inter-faith relations by opening its doors to Fuller Theological Seminary in Menlo Park.

When we submitted our second request for a five year extension in 2009, SPSU was close to completing our **master plan**, which called for construction of a separate building to house Catholic Television Network (CTN) and FTS. We were also looking our several program changes, one of which was to provide lifelong learning and continued formation for parish priests.

Changes in the economy (and the effect that had in enrollment trends), our continuing education program, and the search for a new president / rector put those plans on hold. We will be reevaluating those plans in the next several years to determine what changes may be necessary to continue to provide the best theological education and priestly formation necessary in light of today's emerging trends and markets.

As we celebrate St. Patrick's 116th Anniversary in the City of Menlo Park, we are grateful for the presence of Fuller on our campus. This is a unique situation that enriches and diversifies the educational experience of students from both institutions, and sets a example of ecumenical cooperation for Menlo Park and the entire Bay Area.

Fuller Theological Seminary

Fuller Theological Seminary is one of the largest and most diverse, multid denominational seminaries in the world, which provides professional, graduate-level education and training in its Schools of Theology, Psychology, and Intercultural Studies. Widely recognized for its academic scholarship, Fuller equips leaders who can articulate their beliefs with civility and engage a dynamic culture through a range of vocations and ministries.

The modular unit used by FSNC consists of 8 office spaces, 5 of which are closed-door offices, 1 space is a central support area with one freestanding cubicle unit, 1 is a conference/lunch room and one is a storage/copy/technology room. (see drawing of dimensions attached)

A director, full-time faculty member, Program Manager, Admissions Counselor, and an Information Technology specialist occupy five closed-door offices. On average two to three of the staff members are on site during normal business hours (M-F, 8-5).

A weekly meeting of approximately 5-8 individuals is conducted in the conference room.



The meetings last between 1 and 3 hours.

Two to three times a day a student or prospective student will have an appointment at the office. These appointments are normally for one hour.

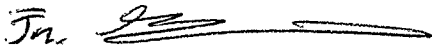
Parking is right in front of the unit. Normally, the staff occupies 2-3 parking spaces. Classes are normally held in the evenings and on Saturday day. Most classes are held in St. Patrick's classrooms and class sizes range on average from 12 to 18 people. Fuller uses parking in front of the main campus, parking near the modular unit and on the west side where parking is designated for students. The most parking is needed on Saturdays when up to four classes could be offered. The peak student count could be 85, but normally around 60 on Saturdays.

Fuller students use the St. Patrick's Library during normal business hours. On any given week, approximately 5 students a day use the library. Fuller's students have several library options including online, St. Patrick's, other Bay Area university libraries and the main Fuller campus library in Southern California.

You are cordially invited to visit us for a tour of our beautiful campus. To coordinate a visit, please give us a call at 650-325-5621.

I am deeply grateful to you and your colleagues for the many contributions you make to the quality of life in Menlo Park and thank you for reviewing my request.

Sincerely yours,



Fr. Gladstone Stevens
President/Rector - Elect
Saint Patrick's Seminary and University

cc. Dr. Curt Longacre
Director, Fuller Seminary Northern California

Saint Patrick's Seminary and University Historical Timeline of Use Permits

Appendix 1

2002

- June – Two-year temporary Use Permit to construct modular unit.

2004

- May – Saint Patrick's Seminary and University had just started a long range planning process, which called for construction of a separate building to house CTN and Fuller Theological Seminary.
- The planning commission approved the ***first 5-year extension***

2008

- Global recession starts in Q3 of 2008. All development and construction plans were put on hold.

2009

- Sept. – Planning commission approved a ***second 5-year extension***, but the global recession of 2008 put all fundraising and building plans on hold.
-

2008 - present

- We have seen some improvement in the economy in this past year, but effects of the recession continue today.
- While the markets may be performing well, the average American is not. Unemployment remains high (and has yet to dip below pre-recession levels), as does household debt. Gross domestic product (GDP) is essentially flat. Housing may be the one bright spot, but even that sector is fragile at best. (U.S. Economic Outlook for 2014 | U.S. Economic Forecast 2014, 4/23/2014)
- Consumer spending and confidence are still way below what would be considered normal levels by the standards of past economic expansions. (Kiplinger Report, 4/3/2014)

2013 - 2014

- There has been a change in the leadership at the presidential level of SPSU this past year. The Archdiocese of San Francisco has conducted a yearlong search for a new president and rector. Fr. Gladstone Stevens was just appointed to that position, and will assume that role effective June 1st 2013.
- Similarly there has been a change at the presidential level of FTS this past year with the installation of Dr. Mark Labberton as its new president effective 7/1/2013.
- Leadership at the Menlo Park Campus will change as well. Dr. Curt Longacre, the director of Fuller Seminary in Menlo Park will retire at the end of August of 2014 after seventeen years in that role. FTS is currently conducting a search for his replacement.

2014

- SPSU would like to request a third 5-year extension, consisting of two parts: (1) a three-year period, and (2) a two years period.
 - The first part of the extension (for three years) would be to (1) provide a period of transition for the leadership of both institutions, (2) review their existing plans in light of changes in the economy, declining enrollment in higher education, and technological changes that may shape the delivery of theological education, and (3) revise strategic plans accordingly.
 - The second part of the extension (for two-years) would be based on the outcome of the first three-year period, which would provide a second two year period to effect the changes listed above.