



REGULAR MEETING AGENDA

Date: 3/26/2018
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

B. Roll Call

C. 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.

D. Public Comment

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

E1. Approval of minutes from the March 12, 2018, Planning Commission meeting. ([Attachment](#))

E2. Architectural Control/Fred Rose and Anne Gregor/130 Forest Lane:
Request for approval for Architectural Control for exterior modifications to the front facade of an existing residence in the R-3 (Apartment) zoning district, including the addition of new gross floor area. ([Staff Report #18-026-PC](#))

F. Public Hearing

F1. Use Permit/Morris Carey, Carey Bros. Remodeling/423 O'Connor Street:
Request for a use permit to convert an existing duplex at the front of the lot to a secondary dwelling unit, demolish two additional existing dwelling units at the middle/rear of the parcel, and construct a new two-story detached single family residence at the middle/rear. The secondary dwelling unit would feature aesthetic characteristics different from the proposed main residence. The applicant is requesting to exceed the secondary dwelling unit regulations for total square footage and the number of bedrooms and bathrooms, as may be permitted by a use permit. The project site is a substandard lot with respect to lot width located in the R-1-U (Single Family Urban Residential)

zoning district. ([Staff Report #18-027-PC](#))

- F2. Use Permit/Rebecca Nathenson/715 Regal Court: Request for a use permit to partially demolish and remodel an existing nonconforming single-story, single-family residence and construct new first and second story additions greater than 50 percent of the existing floor area on a substandard lot with respect to lot width in the R-1-U (Single Family Urban Residential) zoning district. In addition, the proposed work would exceed 50 percent of the existing replacement value in a 12-month period. The project also includes the demolition of an existing detached two-car garage and construction of a new detached single-car garage and art studio space with an uncovered parking space behind the residence. ([Staff Report #18-028-PC](#))
- F3. Use Permit and Variances/Greg Gallo/797 Live Oak Avenue: Request for use permit to demolish an existing two-story, single-family residence and construct two two-story, single-family residences on a substandard lot with respect to lot width in the R-3 (Apartment) zoning district. The project includes a request for variances for the new rear residence to encroach into the required 20-foot separation between main buildings located on adjacent lots, on both the left and right sides. The proposal also includes an administrative review of a tentative parcel map to subdivide the project into two condominium units. ([Staff Report #18-029-PC](#))

G. Study Session

- G1. Study Session/Rich Truempler/164 Jefferson Drive: Request for a study session to review a proposal for a use permit, architectural control, and environmental review to construct a new six-story office building, approximately 320,000 square feet in size, and a new five-story parking structure with approximately 1,560 spaces on a two-parcel site with two existing four-story office buildings to remain, each approximately 130,000 square feet in size, located in the O-B (Office, Bonus) zoning district. The proposal also includes a request for a use permit to modify design standards such as the required base height of the proposed building. Paseos would be provided along the south and west sides of the project site as required by the ConnectMenlo General Plan. The total existing and proposed office development on the parcel would be approximately 580,000 square feet of gross floor area. The project will be pursuing bonus level development. ([Staff Report #18-030-PC](#))

H. Informational Items

- H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.
- Regular Meeting: April 9, 2018
 - Regular Meeting: April 23, 2018
 - Regular Meeting: May 7, 2018

I. Adjournment

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at www.menlopark.org and can receive e-mail notification of agenda and staff report postings by subscribing to the “Notify Me” service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting the Planning Division at 650-330-6702. (Posted: 03/21/18)

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 public record (subject to any exemption under the Public Records Act) and is available for inspection at the City Clerk's Office, 701 Laurel St., Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.



REGULAR MEETING MINUTES - DRAFT

Date: 3/12/2018
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Drew Combs called the meeting to order at 7:01 p.m.

B. Roll Call

Present: Andrew Barnes, Drew Combs (Chair), Susan Goodhue, Larry Kahle (Vice Chair), John Onken, Henry Riggs, Katherine Strehl

Staff: Cecelia Conley, Contract Assistant Planner; Arnold Mammarella, Consulting Architect; Kaitie Meador, Associate Planner; Ori Paz, Assistant Planner; Thomas Rogers, Principal Planner

C. Reports and Announcements

Principal Planner Thomas Rogers said the City Council at its March 13, 2018 meeting would review and potentially take initial action on the Facebook East Campus Development Agreement and Conditional Development Permit Amendments. He said they would conduct a study session on the City's Below Market Rate Housing (BMR) including the potential of implementing the City's BMR requirements to rental development and addressing the question of state law and City BMR requirements for bonus level development of properties rezoned in the former M-2 zoning district. He said the City Council at its March 27, 2018 meeting would hold a study session on the Facebook Willow Village project.

D. Public Comment

There was none.

E. Consent Calendar

Commissioner Larry Kahle said he had a correction to the February 26, 2018 minutes on page 24, bottom paragraph, "...he appreciated where the street labeled cross street was located..." to show "cross street" as the name of a street.

Commissioner Henry Riggs moved to approve the Consent Calendar as recommended with edits to the minutes recommended by Commissioner Kahle and those he had sent in an email to staff, copies of which were at the dais. Commissioner Susan Goodhue seconded the motion, clarifying that she would abstain on the February 26 minutes as she was absent from that meeting.

- E1. Approval of minutes from the February 26, 2018, Planning Commission meeting. ([Attachment](#))

ACTION: Motion and second (Riggs/Goodhue) to approve the February 26, 2018 minutes with the following edits; passes 6-0-1 with Commissioner Goodhue abstaining.

- Page 3, 2nd paragraph, revise the line to read: “Commissioner Henry Riggs said he was ~~hoping~~ **for-expecting** a gray terracotta...”
- Page 16, 2nd paragraph, revise sentence to read: “Senior Planner Perata said the project would have four phases. ~~basically with occupancies between Buildings 20 and 21 and Buildings 20 and 25.~~”
- Page 20, 4th paragraph, revise the line to read: “He said they anticipated lifting all the campus buildings’ finished floor elevations to 14 **foot** ASL. He said the mixed use was 15 **foot** ASL but one way of reducing ~~importer~~ **imported**...”
- Page 20, 5th paragraph, revise sentence to read: “Mr. Tenedes said to clarify that the ruling grade on the site was currently between nine **foot** or 13 **foot** ASL”
- Page 24, 2nd full paragraph, revise the 4th line to read: “He said he did **not** see any reason to retain the specificity...”
- Page 24, bottom paragraph, revise the line to read: “...he appreciated where the street labeled ~~cross-street~~ **Cross Street** was located...”

- E2. Architectural Control/Maria Carty/23 Hallmark Circle:

Request for architectural control for exterior modifications to an existing single-family residential townhouse in the RES(X) (Residential Estate Suburban, Conditional Development) zoning district. ([Staff Report #18-021-PC](#))

ACTION: Motion and second (Riggs/Goodhue) to approve the item as recommended in the staff report; passes 7-0.

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 subject to the following **standard** conditions:

- a. Development of the project shall be substantially in conformance with the plans provided by Woodland Construction Builders, Inc., consisting of six plan sheets, dated received March 5, 2018, and approved by the Planning Commission on March 12, 2018 except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
- b. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, Recology, 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 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.

F. Public Hearing

- F1. Use Permit/David Crouch/1049 Almanor Avenue:
Request for use permit to demolish an existing two-story, single-family residence and detached garage and construct a new two-story single-family residence and an attached garage on a substandard lot with regard to lot width in the R-1-U (Single-Family Urban) zoning district. The project includes a proposal to remove three heritage trees, one of which is dead. In addition, the Planning Commission will review the City Council recommendation to abandon the public utility easement (PUE) as referenced in the January 16, 2018, City Council Staff Report (#18-003-CC). The Planning Commission will determine whether the proposed abandonment is consistent with the City's General Plan and will forward its recommendation to the City Council. ([Staff Report #18-022-PC](#)) ***Continued from the meeting of February 26, 2018***

Staff Comment: Contract Assistant Planner Cecelia Conley said the staff report had been updated since the one prepared for the February 26 Planning Commission meeting.

Applicant Comment: David Crouch, David Crouch Custom Homes, said the project would be his home. He said the street had a variety of house styles and some two-story remodels and new

homes. He said the street had a dedicated sidewalk and many of the lots were very small. He said this lot was made up of three different parcels including two small ones that were created by rezoning when Highway 101 was widened. He said with that rezoning the lot inherited four different easements with two of those running down the right side, one crossing the rear, and also an access easement, which was a shared driveway. He said the lot was pie shaped and at the front of the lot the minimum width was 56 feet. He said subtracting the 12-foot right side setback required for a corner lot and subtracting the nine-foot, 10-inch left side setback from the access and actual setback, the frontage was only 34-foot wide. He said he would need 21 feet in width for a two-car garage. He said the needed turning radius for a rear, detached garage was not met by the shared driveway. He said he split the two parking spaces with one space in the rear yard, and a one-car attached garage in the front. He said the proposed second floor was smaller than the first floor with a lower roofline to reduce mass and was well within the daylight plane. He said the house sat on a corner and its right side would face Van Buren Avenue and Highway 101. He said he designed the master bedroom on the second floor with high windows, where they would face the left side neighbor's rear yard.

Mr. Crouch said he requested a relocation of a street tree that he believed was planted fairly recently. He said the City in turn requested that some other trees on the lot be removed. He said oak tree #1 was on the right side close to the property line and leaned towards Van Buren Avenue. He said the tree condition was okay but its form was poor. He said the City Arborist had noted some health issues with the tree. He said that caused him concern as it hung over a City sidewalk and street regarding liability. He said also it was planted directly above a sewer main line. He said the proposed first floor plate height would sit below the tree and would not require the tree to be trimmed. He said the second story would be offset from the first story. He said only 10% pruning of that side of the tree would be needed to accommodate the second story. He said for the record that the City Arborist had indicated it would need more than 25% pruning. He said that was not the case and he requested multiple times to meet with the City Arborist onsite but was declined. He said another question asked was whether he could build close to the tree. He said for the record that they would be building three-feet and four-inches away from the tree. He said they had hand dug 12-inches down where the fence had been located on the old parcel and found no significant roots. He said they did find that one root had been cut and another damaged, and from further discovery they found concrete where the old fence line had been. He said his foundation would be a slab on grade to minimize excavation in this area. He said he would only need to excavate six inches of dirt and from their discovery they would not impact the roots of the oak tree at all. He said there were a number of the trees down the right side of the property that he intended to keep except for oak tree #3 that was too close to his proposed footprint and tree #2 that would sit right on the footprint. He said to have the street tree relocated the City Arborist requested that a number of trees on the right side be removed. He said a neighbor did not want tree #7 removed. He said in summary that his design minimized impact on the daylight plane, had a low mass due to the low level roofline, a setback second story, and he would keep oak tree #1, if required.

Chair Combs asked staff about the approval or disapproval of the heritage tree removals and if that was within the Commission's purview or the City Arborist's. Principal Planner Rogers said the City Arborist had the discretion regarding street tree removals or relocations as well as heritage tree removals, which have an appeal process. He said staff had spent considerable time on the topic and the recommendation to the Commission was that of both the City Arborist and the Planning Division.

Commissioner John Onken said he did not see a proposed landscape plan. Mr. Crouch said based

on his previous experience before the Planning Commission he had thought it had more authority to direct decisions about trees. Principal Planner Rogers said that single-family residential development project applications were not required to provide a landscape plan. He said the site plan for this project Sheet A1.3 showed the location and size of the new plantings.

Chair Combs said the Commission could make a recommendation regarding trees but was not the final arbiter for the tree concerns.

Commissioner Kahle said the applicant had noted different design styles in the neighborhood and the staff report indicated the style in the neighborhood was traditional. Mr. Crouch said it was a stucco house with exposed soffits with some leaning toward Mediterranean but with a simpler modern element. Commissioner Kahle said other than the wood doors and columns that the entire house seemed to be stucco. Mr. Crouch said he was using integral color coat and changes in planes on the vertical side to create interest with a roof line breaking up the first and second floor mass. He said the house would have trees on the right side and a seven-foot fence on the left side between the shared driveway and the house. Commissioner Kahle asked if the entry hip could be changed to a entry gable to have more focus on the entry noting the two dominant second-story gables. Mr. Crouch said he considered both but thought the gable was too much for this lot with little frontage. Commissioner Kahle said the roof stepped down in two places, which made sense on the left side. He asked why on the right side as that was all one wall plane. Mr. Crouch said it was needed to change the roof plane for the laundry room area.

Chair Combs opened the public hearing.

Public Comment:

- Carolyn Ordonez, neighbor, said she would like the three oak trees at the subject property saved. She said oak tree #3 was slated for removal and that the applicant's arborist had rated the tree in fair condition. She said it was a 35-foot oak that bent in the picturesque way oaks do, but it did not lean, and the City Arborist said it was not in imminent danger of falling. She said the applicant indicated he designed the project to save the trees without modification if removing the trees was not allowed. She said tree #7 provided most of the screening at the rear of the property if tree #3 was removed. She said if both trees were removed, the property would have no landscape screening. She said Van Buren Road did not have houses facing the road which was lined with side yard fences and a right-of-way. She said the right-of-way was mostly an oak woodland. She said marching street trees in a row was not consistent with the existing streetscape. She said she had lived on Almanor Avenue for 34 years and there had been no street trees there or in the right-of-way until recently. She said if all the heritage oak trees remained there was still room for a street tree in the right-of-way. She noted the pollution and noise associated with the freeway as well as from low flying aircraft and asked that the heritage trees that helped abate pollution and noise, and provide visual screening be protected.

Chair Combs closed the public hearing.

Commission Comment: Commissioner Kahle said the dominant use of stucco was overwhelming and other materials were needed to balance it. He said the entry hip could be attractive as a gable. He said the applicant wanted a steep roof pitch but in approaching the maximum height had then cut it off and made it a flat roof. He said it could work but it was problematic. He said the different roof planes gave three different head heights on the second floor and that needed to be thought

through better. He said the design was not as refined as it could be and he was having trouble supporting the project.

Commissioner Riggs said he thought a gable roof to the entry would most easily and immediately help the street elevation, and once built would help the house's appearance.

Commissioner Onken said oak tree #1 at the end of Van Buren provided visual relief from the sound wall and highway. He said he would recommend keeping the tree and pruning as needed, noting the applicant had shown success building next to trees. He said if the tree was removed he would like the Commission to get a landscape plan showing some significant type of replacement tree on the corner but not on top of the sewer to hopefully have the same effect as the existing oak. Chair Combs said the staff recommendation was to keep oak tree #1. Commissioner Onken said he would want a commitment to a landscape plan with a significant tree replacement should oak tree #1 fall.

Commissioner Andrew Barnes thanked the applicant for working with the easements and going through the arduous process of improving the lot. He said he tended to agree with other Commissioners about the gable roof entry. He said he saw the other design pieces as the applicant's preference. Mr. Crouch said he designed a gable roof entry but had decided a hip roof would look better. He said if the Commission thought it should be a gable roof entry he could do that.

Commissioner Katherine Strehl moved to approve the project with the modification to have a gable roof entry.

Chair Combs said he could support the project without a change to the entry roof. He said he appreciated Commissioner Kahle's critique of the dominant material but similar to Commissioner Barnes would defer to some extent to the applicant on that matter.

Commissioner Barnes said the Commission was asked to take action on the use permit and make a recommendation on the proposed PUE abandonment's consistency with the General Plan update. He asked if that would take two motions.

Replying to Chair Combs, Principal Planner Rogers said staff's recommended action included both the use permit approval and the recommendation to the City Council of the consistency of the proposed PUE abandonment with the General Plan. He said if Commissioner Strehl's motion to approve with the gable entry modification was as recommended in the staff report, then all necessary actions would be included.

Commissioner Strehl said her motion was to approve as recommended in the staff report with the modification to the entry roof from hip to gable. Commissioner Goodhue seconded the motion.

Commissioner Barnes asked if the motion should include Commissioner Onken's recommendation regarding the oak tree #1 on the corner of Van Buren. Chair Combs said the recommendation in the staff report included preservation of oak tree #1. He said if something happened to the tree Commissioner Onken was requesting the Commission see a landscape plan of what the tree would be replaced with. Ms. Conley said the Commission could make that recommendation but ultimately it was the decision of the City Arborist. She said to clarify that the City Arborist recommended keeping oak tree #1 and had provided protection measures to be followed and one

of the project-specific conditions was a qualified arborist would have to be on site for any below ground work within 10 feet of any heritage tree.

Commissioner Onken said his concern was if the tree fell that a significant tree be used as replacement but not in the same location over a sewer line, which he thought would need Commission's review of a landscape plan. Principal Planner Rogers said procedurally when a heritage tree was removed whether in advance of approval or it just fell that it would not have to be replanted exactly where it was located. He said the general advisement was it would be planted within the vicinity of the tree it was replacing. He said if this particular tree fell during construction the City Arborist would visit the site to determine if there was any evidence indicating the liability of the applicant, and if that was the case, a financial penalty would apply and a replacement tree required. He said if the tree fell on its own then a replacement tree would be required but no financial penalty. He said the Commission in this case could state for the record its preference for the size, type and location of a replacement tree if for whatever reason the tree fell.

Recognized by the Chair, Mr. Crouch said on the site plan, D3, the City Arborist requested three new street trees. He said one of those he was positioning toward the corner to bookend the house and street as described by Commissioner Onken.

Commissioner Strehl said she believed that West Bay Sanitary District had regulations prohibiting tree planting over sewer mains should tree #1 come down.

Commissioner Goodhue said she was required to build her house between two heritage trees. She said one of those, a redwood, died because of the drought. She said she had to remove it and then she was able to replant a very large tree but not right next to the house. She said the applicant would be better off keeping the tree and pruning it as replacement trees of the size required were very expensive.

ACTION: Motion and second (Strehl/Goodhue) to approve the item as recommended in the staff report with the following modification; passes 6-1 with Commissioner Kahle voting in opposition.

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make a finding that the PUE abandonment is categorically exempt under Class 5 (Section 15305, "Minor Alterations in Land Use Limitations") of the current California Environmental Quality Act (CEQA) Guidelines.
3. Approve Resolution No. 2018-01, determining the abandonment of the Public Utility Easements (PUEs) is consistent with the General Plan.
4. 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.
5. 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 Crouch Homes, consisting of 16 plan sheets, dated received February 15, 2018, and approved by the Planning Commission on March 12, 2018, 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 and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report by Mayne Tree Expert Company, Inc. dated June 28, 2018 (Revised February 13, 2018).
6. Approve the use permit subject to the following **project-specific** condition:
- a. Prior to issuance of a building permit, the applicant shall submit documentation of the recordation of the lot merger (as detailed in the staff report and Attachment G), subject to the review and approval of the Planning Division and Engineering Division.
 - b. Prior to the lot merger recordation, the applicant shall submit documentation of the recordation of the PUE abandonment, subject to the review and approval of the Planning Division and Engineering Division.
 - c. Prior to issuance of building permit, the applicant shall note on the plans that a certified arborist will be on site to oversee and document any below-ground work within 10 feet of any heritage tree during demolition and construction of the project, subject to review and approval of the Planning Division.
 - d. Prior to building permit final inspection, the applicant shall relocate the street tree on Almanor Avenue (tree #15), plant three street trees on Van Buren Road, and remove the

four recommended trees on the Van Buren Road side of the lot (trees #4, 5, 6, and 7), as outlined in the staff report, arborist report, and on the Site Plan (Plan Sheet A1.3), subject to review and approval of the City Arborist.

- e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a landscaping plan which documents the details of the tree relocation, planting, and removal noted in condition 6d, subject to review and approval of the Planning Division and City Arborist.
- f. ***Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing the hipped roof front entryway replaced with a gabled roof front entryway, subject to review and approval of the Planning Division.***

F2. Use Permit/Keith Rocha/312 Durham Street:

Request for a use permit to remodel and construct first- and second-story additions to an existing single-story single family residence that would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The proposal would also exceed 50 percent of the existing floor area and is considered equivalent to a new structure. The subject parcel is located on a substandard lot in the R-1-U (Single-Family Urban) zoning district ([Staff Report #18-023-PC](#))

Staff Comment: Assistant Planner Ori Paz said he received an email at 6:10 pm today from the applicant's representative Daniel Warren with additional letters of support. He said he was not able to open the attachment and print the letters.

Applicant Presentation: Daniel Warren, project applicant and designer, said the project owners, Keith and Janine Rocha, had lived at the property for about eight years. He said they were proposing a second story to the home as the best solution for the increased living space needed for their growing family. He said the style was Craftsman but with a more modern element including square rather than tapered columns, and with the traditional Craftsman-style siding and stone. He said the property owners reached out to all of the surrounding neighbors and received support responses from all property owners and two renters.

Commissioner Riggs noted the size of the home with just a one-car garage. He said a complaint made in this neighborhood was about cars parked on front yards, and asked how that could be prevented with this proposal. Assistant Planner Paz said when a property had a nonconforming parking situation typically that nonconformity was allowed to continue. He said the City required a garage door to be setback 20 feet from the street so parking could occur in the driveway. Principal Planner Rogers said there was a separate municipal code section about parking in yards. He said it was written that the violation occurred when the parking happened and not when the paving happened. He said in this case the pavement was shown and would not violate that section of municipal code of additional parking in yards. He said however if that did occur in the future that was a violation that would go through Code Enforcement.

Commissioner Riggs said he saw a reference to divided light windows and asked if those were true divided lights or simulated divided lights with internal glass dividers. Mr. Warren said they specified the simulated divided lights. Commissioner Riggs said the Commission preferred the simulated divided lights with external and internal grids. Mr. Warren said he would confirm use of that type.

Commissioner Riggs asked about the master suite side windows and how privacy for the neighboring house was addressed. Mr. Warren said there were some trees and the windows were quite some distance, about 75 feet, from the rear of the neighboring home.

Replying to Commissioner Strehl, Mr. Warren confirmed the roof would be metal and the windows were vinyl clad.

Commissioner Kahle asked if they had considered upgrading the windows to wood and not doing the standing seam metal roof. Mr. Warren said they had discussed that and the property owners' preference was for the proposed roof and window materials. Commissioner Kahle asked about the horizontal siding material. Mr. Warren said it would either be wood or Hardie siding. Commissioner Kahle said the elevations showed a vertical corner board that was painted a different color and asked if that was to emphasize the corners. Mr. Warren said the trim would have white accent for the gable batten board, the corners, window trim and garage door. Commissioner Kahle said he did not like the white corners. He noted a large two-story house further down the project street that had the white painted corner boards and that seemed to emphasize the verticality too much. He noted the small gable over the bedroom #1 shower and asked if that could be removed and the window made flat. Mr. Warren said it was intended to break up the roofline and allow for the bathroom in the bedroom.

Chair Combs opened the public hearing and closed it as there were no speakers.

Commission Comment: Commissioner Onken moved to approve as recommended in the staff report. Commissioner Riggs seconded the motion. He said he agreed with Commissioner Kahle that a house looked much better without corner boards and particularly corner boards painted in contrast, and that the front elevation for the project would look much better without that. He asked staff if the corner boards were absent or painted out whether that raised issues of substantial conformance with the project approval. Assistant Planner Paz said it would be most straight forward to have a condition requiring it either be changed or allow for the flexibility to change at the building permit stage. Commissioner Riggs said if Commissioner Onken agreed as the maker of the motion he would like a condition to allow the applicant to either paint out or remove the corner boards. Commissioner Onken accepted the modification to the motion.

ACTION: Motion and second (Onken/Riggs) to approve the item as recommended in the staff report with the following modification; passes 6-1 with Commissioner Kahle voting in opposition.

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 consisting of nine plan sheets, dated received March 7, 2018, and approved by the

Planning Commission on March 12, 2018, 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 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 project subject to the following project-specific conditions:

- a. Simultaneous with the submittal of a complete building permit application, the applicant may submit revised plans that remove the lightly colored vertical corner boards from the elevations, or specify that they are painted to match the siding, subject to review and approval by the Planning Division.***

G. Regular Business

- G1. Architectural Control/Charlie Troglio/840 Menlo Avenue:
Request for architectural control to construct a new, three-story mixed-use building on a vacant lot in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The building would consist of parking and lobby entrances on the ground floor, non-medical office on the second floor, and three dwelling units (with terraces) on the third floor. ([Staff Report #18-024-PC](#))

Staff Comment: Associate Planner Kaitie Meador said since the publication of the staff report an email from a neighbor expressing concerns with the scale and design of the building was received.

She said copies of it and a letter and email from the applicant regarding the loading zone were at the dais.

Commissioner Riggs noted he had done concept planning for this project six or seven years ago.

Applicant Presentation: Ken Hayes, Hayes Group Architects, project architect, said he was presenting on behalf of the Troglio family, noting Charlie Troglio and his sister Gloria were present. He provided a slide presentation noting the project site was about 6,900 square feet on the corner of Menlo Avenue and Evelyn Street. He said it was located in the Specific Plan downtown area and was allowed 2.0 FAR, a 30 foot wall height at the street, a 38 foot overall height, and zero setback. He said the surrounding properties including public parking lots #4 and #5, two-story office buildings, a multi-family complex, homes converted to office space, and Draeger's Market. Mr. Hayes said the project would have two ancillary pedestrian entrances, one going to public parking plaza #4 and one to Menlo Avenue. He said those would also serve as an exit for the upper stories and the garage level. He said accent spaces using a special pattern of masonry that would be either planters and/or seat walls would be placed around the perimeter of the building to activate the side walk and provide interest to the building. He said the window mullions were very deep for shading purposes and although placed in a seemingly random pattern, those windows would view the tops of the trees on Menlo Avenue. He said materials were brick base, dark bronze anodized window frames, clear high performance glass as transparent as possible, glass railings along the second floor office on second floor to create the terraces on the third floor, residential units set back about eight feet and wrapped in cement plaster with metal sun shading device that tied the façade together bringing some of the second floor to the third floor.

Commissioner Goodhue asked about the width of the sidewalk on the short side of the building and along Draeger's. She said currently from that parking lot walking into Draeger's there was a sidewalk, and asked if it was the same. Mr. Hayes said it would be the same width as the existing sidewalk. Commissioner Goodhue confirmed with Mr. Hayes that the sidewalk would be distinct separating it from the parking plaza.

Chair Combs said the staff report indicated this item was coming to the Commission as a regular business item for approval instead of a study session because of the long administrative process the project had had. He asked staff to provide some detail about that. Principal Planner Rogers said the Troglios applied for a permit in 2014 with a different architect, with a proposal that programmatically was similar to the current one but which had had design-related issues complying with Specific Plan requirements. He said the applicants decided to go with another architect. He said the Specific Plan did not require study sessions except for public benefit bonus projects. He said as a matter of practice that if the project was not a public benefit bonus project under the Plan and one that staff saw was on the right track, staff would not plan to bring the project for a study session, since part of the Specific Plan objectives were to provide greater certainty and clarity.

Commissioner Onken said the Commission had received a letter questioning today the ownership of the loading zone. He asked about Draeger's current loading practices and how this project might affect that. Mr. Hayes said there were options on the table regarding that. He introduced John Hanna.

John Hanna, the applicants' attorney, said he sent a couple of letters, which he thought were in the Commission's packet, indicating that the agenda item tonight was the architectural control approval of this project, and had nothing to do with Draeger's loading zone and loading zone issues. He said

the City Council in 2002 said that if and when the 840 Menlo Avenue came up for development that the loading zone frontage on Evelyn Street would need to go. He said the minutes for that meeting indicated that Draeger's was given two years to come up with some alternate location for the loading zone, which did not occur. He said the applicants were seeking architectural control approval for their project and it seemed neither the time or place to go into Draeger's issues and problems with loading zone.

Commissioner Kahle asked if the project's first floor next to two City public parking plazas might have been retail space with parking offsite. Associate Planner Meador said the area was zoned as P or Parking, which meant the applicants had to replace existing parking on the lot to the project's base parking requirement. She said with that and the somewhat narrow and small lot, there had been no room to fit retail on the first level. She said under the Specific Plan the project was required to provide parking and there was no mechanism under the Plan to provide parking off-site, until such time as a parking structure is developed. Commissioner Kahle said the window mullions on the second floor overhang the property line, which he did not know was allowed. Associate Planner Meador said under the Plan there was a certain distance a project might cantilever over the property line into the right of way with requirements that they had to be at least eight feet above the sidewalk for clearance.

Commissioner Kahle said there appeared to be a gap between this new building and Draeger's Market. Mr. Hayes said an eight-inch space was code-mandated for building drift based on the type of construction. He said they would design an expansion joint from the sidewalk level so the gap would not be visible. He confirmed with Commissioner Kahle that would also be at the top to prevent debris from accumulating. Commissioner Kahle said an eight-foot acoustic wall was on top and confirmed with Mr. Hayes that was because of the roof mounted equipment on Draeger's building. Commissioner Kahle asked if Draeger's roof was used for anything other than mechanical. Mr. Hayes said that was all they had seen on the maps they had reviewed. Commissioner Kahle asked if the brick was intended to match that on the Draeger's building. Mr. Hayes said that a sample was on the materials board and was not intended to match. Commissioner Kahle said he appreciated Mr. Hayes' comment about the lobby facing downtown but he felt the other corner was very unwelcoming. Mr. Hayes said they had designed the recesses around the perimeter with perforation in areas relative to how the parking was configured in the interior. He said they needed the full depth of the lot to get wall thickness and vehicle spaces and required backup so there was no opportunity for plant material. He said they had originally shown plant material, a planter, along that frontage that was basically on the right of way, which they were told they could not do. Commissioner Kahle noted the nice brick lattice work on other parts of the building and asked if they had thought about doing the same treatment at the corner. Mr. Hayes said they found the lattice was most effective between solid ends. Commissioner Kahle said he was not quite sold on the mullions and the randomness of those. Mr. Hayes said the goal was a pattern that felt more organic. He said traditional construction materials such as window mullions tended to be straight and they wanted to avoid a grid-look appearance. He said the randomness created more of a non-orthogonal feel that did not seem like typical office space. He said they were located in order to line up office walls in a coherent manner inside the building. Commissioner Kahle asked what the smallest spacing was. Mr. Hayes said he thought the smallest space was a foot. Commissioner Kahle said the sloping metal roof over the staircase was a different piece of all the elements and the sloping part of it was bothering him. He asked if they had considered not sloping it or using skylights or windows to help with the stair tower. Mr. Hayes said they were trying to work within the façade plane of 45 degrees at 30 feet which led to the sloping form, and there was no reason for the stairs to be another six to eight feet on the outside edge. He said they also

thought the materiality of it would tie in with the material of the window frames to bring that back inside. He said it then turned and ran down the other side of the building where the units were accessed on the Draeger's side of the building. Commissioner Kahle said it was a nice design.

Chair Combs opened public comment. He noted he had nine speaker cards with six of the speakers having the last name Draeger. He said staff indicated some speakers would have donated time. He said he would need clarity on who was donating time to whom. He noted the speaking time for an individual was three minutes and with donated time from two speakers was a maximum of nine minutes per person.

Ms. Camas Steinmetz, Draeger's attorney, said there was a coordinated presentation with four speakers with each speaking slightly more than three minutes with donated time from other speakers. She said no speaker for this presentation would speak more than four to five minutes.

Replying to Chair Combs, Ms. Steinmetz said the order of speakers was Tony Draeger, Richard Draeger, Magnus Barber of Nelson/Nygaard Consulting, and Camas Steinmetz. She said speaking time was being donated by Francis Draeger, Mary Claire Draeger, Peter Draeger, and Victoria Draeger.

Mr. Hanna asked if the applicant would have the opportunity to respond depending on what was said by Draeger's as he did not think it would be about architectural control approval. Chair Combs said he would need to hear what the speakers had to say.

Public Comment:

- Tony Draeger, Menlo Park, said they were requesting the Commission's help for Draeger's to be allowed to continue receiving their groceries from Evelyn Street. He outlined the history of Draeger's noting in 1991 the two-story marketplace opened. He said grocery business was hard for independent, family-owned operations in a landscape mainly dominated with international chain stores. He listed other local grocery business independently owned that no longer operated. He described Draeger's niche market featuring locally sourced packaged foods, produce, local produced artisan bakery, and their own kitchens creating bakery and delicatessen products. He noted their philanthropy including contributions to local schools and non-profits. He noted the awards their grocery has won. He said Draeger's Menlo Park served 12,000 customers per week which averaged to 6,000 unique households with an average of two shopping visits per week, and the majority of the customers were from Menlo Park. He said those weekly visits often included visits to other merchants downtown. He said that Evelyn Street was not a busy street and safely accommodated truck activity. He said since that location was approved for their deliveries in 2001 there had been zero complaints. He said moving the loading zone into the public parking plaza would compromise their much needed customer parking and moving it to Menlo Avenue would require expensive capital improvement upgrades and ongoing costs for receiving. He said their traffic consultant would explain why their receiving did not need to be relocated to accommodate the new development.
- Richard Draeger, Woodside, said that relying on the public parking plaza without any loading zone would cripple their business. He said parking plaza #4 was among the heaviest utilized parking plazas in the central business district with capacity utilization beyond 100% from October through December. He said also it was beyond 100% at peak shopping hours such as lunch and dinner time, and peak days of Friday, Saturday, and Sunday. He said this was when

Draeger's derived its most revenue and profitability. He said to operate the store's loading zone in parking plaza #4 would require the elimination of nine to 10 parking spaces due to the 65-foot length of semi-delivery trucks. He said a nine parking space reduction for receiving represented more than 9% of the unrestricted parking and would translate into at least a 10% reduction in Draeger's sales and potentially sales of other businesses. He said mixing heavy truck delivery during daytime shopping hours with high volume customer auto and pedestrian traffic increased the probability of accidents and other unsafe conditions. He said Menlo Avenue receiving was not the preferred option as it was closer to the residential neighborhoods, and there were possible traffic conflicts that could occur there. He said the changes to their store to receive from Menlo Avenue would require an expenditure of approximately \$50,000. He said keeping retail viable in the central business district was tenuous enough already and since the 2008 financial crisis, it took over six years for the downtown to recover. He said with online shopping threats the retail district needed the City's support.

- Magnus Barber, Nelson/Nygaard Consulting, San Francisco, said his firm had worked on the General Plan Update, Specific Plan Update, and numerous development projects in Menlo Park for transportation and parking management. He showed a slide representing the size of delivery trucks and explained the concern with adding trucks of this size in the parking plaza. He said they looked at the City's guidelines for driveway design and the intent of the guidelines was to keep all user groups safe including bicyclists, pedestrians, drivers and loading personnel. He said the main issue was to keep good visibility for people entering and exiting the driveway and passing traffic. He said the Menlo Park guidelines suggested a 30 feet minimum from the corner plus a radius for the driveway entrance. He said nearby the Trader Joe's had approximately 22-foot between their driveway and the adjacent street. He said another block along at 628 Menlo Avenue that property had less than 35 feet between its driveway and the adjacent street, and that this was next to El Camino Real with higher volume of traffic and speed. He said he looked at the collision history at these locations for the past five years, and found that none of those were related to driveway ingress and egress. He said based on the guidelines and general street design principles that from a transportation perspective there were no reasons why the driveway for this project should not be located on Menlo Avenue. He said Draeger's preferred option for the proposed project was to locate the driveway on Menlo Avenue so it was 30 feet from the intersection plus five foot for the driveway radius. He said that would work fine with internal circulation in the garage and would provide the space for loading used today. He said a second option was to locate the driveway on Evelyn Street except slightly closer to Menlo Avenue to provide space for one semi on Evelyn Street allowing existing Draeger's operations to continue. He said national guidelines suggested a 30-foot clearance was preferable but also recognized an existing built up environment, and that you can work with what you have. He said this option presented a more centrally placed driveway that might be easier for the architect to incorporate into the design.
- Camas Steinmetz said she was a land use attorney, engaged by Draeger's to represent them as this project could have a crippling impact on their loading and delivery. She said they were not asking the Commission to take action on the loading zone but requesting the Commission consider changes to the project design that would minimize the impact on loading. She said all five findings needed to be made for the discretionary architectural control permit and they questioned whether the three highlighted findings could be made with the driveway location as proposed as it would require elimination of the loading zone on Evelyn Street or losing parking plaza space to loading. She said loss of customer parking would directly translate into lost

sales for nearby retailers including Draeger's. She said increased truck deliveries in the parking plaza would increase the potential for conflicts between the delivery trucks, customers, vehicles, and pedestrians. She said the project as proposed would also conflict with one of the Specific Plan's guiding principles to sustain Menlo Park's village character. She said the recommended condition of approval 4.f in their opinion could not be satisfied unless agreed to by Draeger's. She said as explained in the staff report, condition 17, for the original approval of the Evelyn Street loading zone, required the City Council to reconsider the placement, design and use of this loading zone when development at 840 Menlo Avenue was actively pursued. She said it did not as Mr. Hanna alluded require elimination of the loading zone. She said not mentioned in the staff report was condition 18 that limited the Council's discretion to modify the loading zone. She said as proposed by Mr. Barber there were two alternative driveway configurations that Draeger's could support, and both would require revisions to the proposed plans. She said they requested the Commission either deny the permit as proposed or continue the hearing and allow the applicant to return with revised plans that relocated their driveway to Menlo Avenue pursuant to Option A presented, their preferred alternative.

- Joyce Schmidt said she worked at 830 Menlo Avenue and had been there since 1991. She requested the Commission not approve the project as presented without further study. She said her concern was a 39-foot tall and 11,471 square feet building on a lot she thought was barely the size of a tennis court. She said its appearance, a space age building, would destroy the character of the neighborhood. She said the project would have parking for 13 cars but with loading zone issues nine or 10 parking spaces could be lost in the public parking plaza. She said there were times of year where her clients could not park and were late to their appointments. She said new offices brought new traffic. She questioned the housing being provided and the number of parking spaces. She said the project needed a parking and traffic study and those needed to happen at different times of the year particularly between October and January. She requested that the Commission not approve the project tonight or until further study had occurred.
- Richard Poe said Lydia Cooper and Gloria Walker were donating time to him. He said the issue was loading zones and the City's statutes did not vest jurisdiction in the Planning Commission over loading zones. He said staff had designed a process pursuant to law whereby this meeting would be followed with a hearing before the City Council about the loading zone. He showed a map of two loading zones in public parking plaza #4 that Draeger's was given free of charge by the City 17 years ago. He said Council spent one year from 2001 to 2002 on this topic and came up with a plan to have it come back to them in two years and that never happened. He said John Hanna's statement that the loading zone issue for Draeger's was to have been solved by them long ago was true. He showed slides showing the prevalence of trucks being unloaded in what would be the entire frontage of the applicants' proposed project. He said 910 trucks a month brought deliveries to Draeger's and only one third of those trucks were using the two loading zones in parking plaza #4. He said Draeger's use permit required them to provide 45-spaces of parking across Menlo Avenue. He said he had visited that lot during peak periods of the day and it was agreed at the Complete Streets Commission hearing when this was discussed in January that there was ample parking during peak periods in that lot. He said he and Mr. Troglio measured and found that lot was actually closer to the front door of Draeger's than the spaces where the City has provided loading zones in public parking plaza #4. He showed photos of those loading zones empty while trucks were lined up on Evelyn Street to unload. He showed a cover letter dated March 22, 2002 to Arlinda Heineck, City Planning, from Carol Dylan, an attorney for the Draeger's, regarding the Council's decision

made on March 5, 2002, stating “attached to this letter is the revised plan for the loading zone on Evelyn Street which reduces the loading area so that the curb cut is no longer included in the loading zone. Draeger’s will continue to work toward complete elimination of the loading zone on Evelyn, and expects to deliver a further revision to the plan in the near future.” He said the staff report from March 5, 2002 said “We recommend against any frontage of the Troglio property which they acknowledged would be developed off Menlo Avenue because it is unsafe on Menlo Avenue.” He showed a photo of Evelyn Street from 2015 which showed 90 minutes parking. He said they believed at the time this application was made, all through the process until May 2017 and so did staff in good faith that the Draeger’s loading zone on Evelyn Street had disappeared years ago as they promised it would. He said the Draeger’s never said anything about the fact those spaces had been converted to parking. He said since 2014 there had been four notices to Draeger’s, two they sent out noticing public meetings regarding their projects and two notices mailed by the City inviting Draeger’s to call, write letters, visit the staff, to discuss anything with their project and at no time since 2014 said anything until tonight’s meeting.

Chair Combs asked for other speakers who had provided slips to speak. Dave Walker and Alexandra Walker declined to speak. Chair Combs asked if anyone else wanted to speak or if anyone had provided a comment card that he had missed. There being none, he closed the public comment period.

Commission Comment: Commissioner Barnes said that with the architectural control before them the Commission might make recommendations for modifications. He asked staff what areas they considered germane to this project from its perspective. Principal Planner Rogers said he would respond initially as the question was directed to him but noted that Associate Planner Meador was the project planner with knowledge of all the project details. He said in general the recommendation from staff held and they did not have a different recommendation after hearing tonight’s presentations. He said Draeger’s has been a very important part of Menlo Park for many years, and staff had had a number of meetings with them to try to evaluate some alternatives, and if not getting to a perfect solution for the alternative loading at least getting to an acceptable solution. He said he certainly understood the applicants’ perspective as well. He said it was true the City had sent notices on three different occasions. He said the first was in February 2014 for the original proposal, which had the driveway on Evelyn Street a bit farther toward Menlo Avenue, but generally in the same location as now proposed. He said there was another notice in December 2016 when a revised application was submitted, as well as the notice for tonight’s meeting. He said he had had a number of conversations with Michael Draeger about the project but he did not recall the loading zone being brought up in those discussions. He said to that extent he felt for the applicant as they might have missed a chance to agree on something mutually beneficial at an earlier point. He said he believed the proposal before the Commission was approvable as presented. He said regarding the schemes shown this evening for alternate garage locations that those were worth discussing if those might address other issues the Commission might have with the proposed project, and it could consider continuing the project to a later date. He said from staff’s perspective the proposed project was something that could be approved by the Planning Commission. He said the City Council would then consider the loading zone issue. He said it was not explicit in the staff report but if the City Council said it would not change the loading zone from Evelyn Street in such a way that the project became infeasible, then the project as approved by the Planning Commission would have to be revised and resubmitted to comply with that. He said the Commission could focus upon what was in front of them with an acknowledgment that a reevaluation of the loading zone by the City Council was required.

Commissioner Barnes asked staff to confirm that the proposed location of the loading zone on Menlo Avenue was considered a viable option. Associate Planner Meador said after reviewing the options with the applicants, Draeger's and the Transportation Division, staff did not see any foreseeable negative impacts from locating the loading zone on Menlo Avenue and considered it a viable option.

Commissioner Barnes said he liked what had been done for this project architecturally with its cubist form and random placement of fins. He said it was lighter than other projects recently seen proposed for the downtown. He said the use of materials was well done in relation to what was north and south, with a lot of the glass on the building going towards the north and Draeger's to the south. He said they had done a good job of at-grade parking creating interest to what was effectively a podium parked building. He said he liked the materials and the lightness of the structure. He said it seemed less formulaic even within the very prescriptive downtown Specific Plan guidelines, and felt it worked well for Menlo Park.

Commissioner Onken said he would support Commissioner Barnes' sentiments. He said regarding the design and the architecture that Menlo Avenue, but not in a bad way, was very much the back side of the downtown. He said this project when built would be the best building along Menlo Avenue, noting there were a number of bad buildings on that street. He said Draeger's was a perfectly fine, large retail building but was not a front door to the City. He said he could sympathize with the idea of making this building try to face diagonally to downtown even though it would be facing some parking and a bit of street sacrificing its front door from Menlo Avenue. He said however if its front door was on the Menlo Avenue side that might be the beginning of improving the appearance of Menlo Avenue. He said the building was very nice. He said he wondered if the building could be mirrored, flipping it so the entrance was on the other side with the garage entry then moved. He said the application basically prohibited Draeger's loading from Evelyn Street because of its driveway placement.

Chair Combs said he thought with the development of this property that Evelyn Street should immediately end as a loading zone. He said irrespective of different options or where the driveway was for the City to allow a loading zone servicing one building in front of another building diminished the property owner's ability to get value from their building. He said they all agreed that Draeger's was a Menlo Park institution and no one discounted the value of their market to the City and specifically to its downtown. He suggested that if Draeger's wanted to encumber another property to such an extent for their business' needs, that they should buy the property.

Commissioner Goodhue said she agreed with Commissioner Barnes that this was a great design with a good sense of place and relation to the Draeger's building. She said to Commissioner Onken's point about shifting the building that it was interesting to consider. She said she tended to agree with what the architect said in his presentation and what Commissioner Onken said about Menlo Avenue as the back side. She said except for Draeger's that the buildings on Menlo Avenue tended to relate to the public parking plaza. She said she agreed that this building should speak to the core and it made perfect sense for that front door and garage entrance next to it as they referenced each other as the entrance. She said if its front was on Menlo Avenue she thought it would not work as well. She said she thought even though the rendering seemed to indicate two stark walls coming together at the corner that it would work with the various articulations above it and in the brick as well. She said she fully supported the project proposal.

Commissioner Strehl said she also supported the proposed project. She said she thought the architecture hit the mark and that it would integrate well with the brick on Draeger's building. She asked if there were two loading zones in the parking lot first thing in the morning. Associate Planner Meador said that currently there was a loading zone in the parking lot closest to the building and Draeger's also had the ability to use the parking on the other side. She said staff was looking at extending the hours of that with a revised loading zone. Commissioner Strehl asked if staff concurred with the Complete Streets Commission's consensus that a loading zone on Menlo Avenue would be a good option. Associate Planner Meador said that Commission recommended Menlo Avenue not be used for loading but staff still believed it was a viable option, and was continuing to recommend that. Commissioner Strehl noted the property would be subdivided and asked if that meant the condominiums would be for sale. Associate Planner Meador said the property owner could better answer that question.

Richard Poe said his position in this matter was as a real estate broker. He said the property was owned in a generation skipping family trust. He said the only reason for doing the subdivision was so that if in the future something unexpected happened and it was necessary to sell one of the condominium units that it would be an option to solve a financial issue. He said they did this now as the rules for subdivision might change in the future.

Commissioner Strehl asked what the anticipated number of employees would be in the office space. Mr. Poe said the standard traditionally was one employee per 300 square feet so with just under 6,000 square feet that could be about 20 employees.

Commissioner Strehl said she liked the orientation of the building as proposed and did not think it would work facing out on Menlo Avenue.

Commissioner Kahle said he thought the project would be a great addition to the downtown. He said he tended to agree with Commissioner Onken that it would be interesting to look at flipping the entrance so that it was more pedestrian friendly. He said another option would be to open up both corners and add more transparency. He said not having an option for retail on the ground floor was a missed opportunity and suggested for other projects moving forward it would be great if the parking plazas could provide the needed parking. He said a loading zone on Menlo Avenue was a viable option. He said he fully supported the project.

Commissioner Riggs said he liked the building as soon as he saw the rendering. He said he found the architect had done an excellent job in terms of materials and context, the lightness of the materials as mentioned by Commissioner Barnes, and even the differentiation between the uses was unusually clear for a modern building. He said he shared with Commissioner Kahle some concern with the long, blank brick walls but the only thing inside was parking or utility rooms. He said regarding the comments that the project would significantly impede the success of Draeger's Market and the design should be reconsidered, he thought Troglis' right to build on their property as they had hoped to do for at least a decade and a half took primary position. He said it would be a real asset to have the building added to the downtown. He said it was unfortunate that one of their best neighbors had at this point to make an investment and a shift in process assuming the parking #4 areas did not work out as loading zones. He moved to make the findings regarding CEQA, to adopt the findings for architectural control, including the standard conditions and the special conditions as recommended in the staff report. Commissioner Strehl said she would second the motion.

Chair Combs said the Complete Streets Commission did not like the option of Menlo Avenue for loading and asked if there was an option they supported. Associate Planner Meador said in that Commission's action they suggested meet and discuss alternative options beside Menlo Avenue with the applicant and Draeger's. She said Transportation staff did that and after additional research still decided that Menlo Avenue was a viable option, and would propose that at a future City Council meeting.

Commissioner Barnes said he understood the Draeger family's concern and the importance of good commercial loading access. He said without a reason to change the applicant's orientation of ingress/egress as it was perfectly approvable that if the City Council kicked it back they would have to readdress the issue from an access point.

ACTION: Motion and second (Riggs/Strehl) to approve the item as recommended in the staff report; passes 6-1 with Commissioner Onken voting in opposition.

1. Make findings with regard to the California Environmental Quality Act (CEQA) that the proposal is within the scope of the project covered by the El Camino Real/Downtown Specific Plan Program EIR, which was certified on June 5, 2012. Specifically, make findings that:
 - a. A checklist has been prepared detailing that no new effects could occur and no new mitigation measures would be required (Attachment I).
 - b. Relevant mitigation measures have been incorporated into the project through the Mitigation Monitoring and Reporting Program (Attachment J), which is approved as part of this finding.
 - c. Upon completion of project improvements, the Specific Plan Maximum Allowable Development will be adjusted by 3 residential units and 6,610 square feet of non-residential uses, accounting for the project's net share of the Plan's overall projected development and associated impacts.
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 development is consistent with the El Camino Real/Downtown Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet (Attachment F).
3. Approve the architectural control subject to the following **standard** conditions:

- a. Development of the project shall be substantially in conformance with the plans prepared by Hayes Group Architects, consisting of 34 plan sheets, dated received on February 28, 2018, approved by the Planning Commission on March 12, 2018, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
- b. 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.
- c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, California Water Company and utility companies' regulations that are directly applicable to the project.
- d. Prior to commencing any work within the right-of-way or public easements, the applicant shall obtain an encroachment permit from the appropriate reviewing jurisdiction.
- e. Prior to building permit issuance, Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality, in accordance with the approved Stormwater Pollution Prevention Plan (SWPPP). BMP plan sheets are available electronically for inserting into Project plans. The plan is subject to the review and approval of the Engineering Division.
- f. Prior to building permit issuance, the applicant shall submit a plan for: 1) construction safety fences around the periphery of the construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, and 5) tree protection fencing. The plans shall be subject to review and approval by the Building, Engineering, and Planning Divisions prior to issuance of a building permit. The fences and erosion and sedimentation control measures shall be installed according to the approved plan prior to commencing construction.
- g. Prior to building permit issuance, the Applicant shall submit a draft "Stormwater Treatment Measures Operations and Maintenance (O&M) Agreement" with the City subject to review and approval by the Engineering Division. The property owner will be responsible for the operation and maintenance of stormwater treatment measures for the project. The agreement shall be recorded and documentation shall be provided to the City prior to final occupancy.
- h. Prior to building permit issuance, the applicant shall submit a Grading and Drainage Plan for review and approval by the Engineering Division. Post-construction runoff into the storm drain shall not exceed pre-construction runoff levels. A Hydrology Report will be required to the satisfaction of the Engineering Division. Slopes for the first 10 feet perpendicular to the structure must be 5% minimum for pervious surfaces and 2% minimum for impervious surfaces, including roadways and parking areas, as required by CBC §1804.3. Discharges from the garage ramp and underground parking areas are not allowed into the storm drain system. Discharge must be treated with an oil/water separator and must connect to the sanitary sewer system. This will require a permit from West Bay Sanitary District.
- i. Prior to building permit issuance, Applicant shall submit Covenants, Conditions and

Restrictions (CC&Rs) to the City for City Attorney and Engineering Division review and approval. The CC&Rs shall provide for the maintenance of all infrastructure and utilities within the Project site or constructed to serve the Project. This shall include, but not be limited to, the private open spaces, shared parking spaces, common walkways, common landscaping, and the stormwater drainage and sewer collection systems.

- j. Prior to building permit issuance, the Applicant shall submit engineered Off-Site Improvement Plans (including specifications & engineers cost estimates), for approval by the Engineering Division, showing the infrastructure necessary to serve the Project. The Improvement Plans shall include, but are not limited to, all engineering calculations necessary to substantiate the design, proposed roadways, drainage improvements, utilities, traffic control devices, retaining walls, sanitary sewers, and storm drains, pump/lift stations, street lightings, common area landscaping and other project improvements. The Plan shall include removal and replacement of any damaged and significantly worn sections of frontage improvements. During the design phase of the construction drawings, all potential utility conflicts shall be potholed with actual depths recorded on the improvement plans submitted for City review and approval. All public improvements shall be designed and constructed to the satisfaction of the Engineering Division. The Off-Site Improvements Plan shall be approved prior to issuance of a building permit.
- k. Prior to building permit issuance, and as part of the off-site improvements plan, the applicant shall submit plans for street light design per City standards, at locations approved by the City. All street lights along the project frontages shall be painted Mesa Brown and upgraded with LED fixtures compliant with PG&E standards, and are subject to the review and approval of the Engineering Division.
- l. Prior to building permit issuance, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). If this project is creating more than 5,000 square feet of irrigated landscaping, per the City's Water Efficient Landscape Ordinance (Municipal Code 12.44) the irrigation system is required to have a separate water service. Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.
- m. 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.
- n. If construction is not complete by the start of the wet season (October 1 through April 30), the applicant shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of much onto public

right-of-way; and covering/tarpping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for review and approval of the Engineering Division prior to beginning construction.

- o. The Applicant shall retain a civil engineer to prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats to the Engineering Division prior to Final Occupancy.
- p. Street trees and heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the recommendations of the arborist report prepared by Michael L. Bench, dated December 14, 2017. Applicant shall submit a tree preservation plan, detailing the location of and methods for all tree protection measures as part of a complete building permit application and is subject to review and approval by the City prior to building permit issuance.
- q. Street trees shall be from the City-approved street tree species or to the satisfaction of City Arborist. Irrigation within public right of way shall comply with City Standard Details LS-1 through LS-19.
- r. Prior to building permit issuance, the applicant shall pay all Public Works fees. Refer to City of Menlo Park Master Fee Schedule.
- s. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a lighting plan, providing the location, architectural details and specifications for all exterior lighting subject to review and approval by the Planning Division.
- t. Simultaneous with the submittal of a complete building permit application, a design-level geotechnical investigation report shall be submitted to the Building Division for review and confirmation that the proposed development fully complies with the California Building Code. The report shall determine the project site's surface geotechnical conditions and address potential seismic hazards. The report shall identify building techniques appropriate to minimize seismic damage.
- u. A complete building permit application will be required for any remediation work that requires a building permit. No remediation work that requires approval of a building permit shall be initiated until the applicant has received building permit approvals for that work. All building permit applications are subject to the review and approval of the Building Division.
- v. Prior to building permit issuance, the applicant shall submit plans for construction related parking management, construction staging, material storage and Traffic Control Handling Plan (TCHP) to be reviewed and approved by the City. The applicant shall secure adequate parking for any and all construction trades. Construction parking in the public parking plazas will be subject to City review and approval. The plan shall include construction phasing and anticipated method of traffic handling for each phase.
- w. All public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection.

4. Approve the architectural control subject to the following ***project-specific*** conditions:
- a. The applicant shall address all Mitigation Monitoring and Reporting Program (MMRP) requirements as specified in the MMRP (Attachment J). Failure to meet these requirements may result in delays to the building permit issuance, stop work orders during construction, and/or fines.
 - b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an updated LEED Checklist, subject to review and approval of the Planning Division. The Checklist shall be prepared by a LEED Accredited Professional (LEED AP). The LEED AP should submit a cover letter stating their qualifications, and confirm that they have prepared the Checklist and that the information presented is accurate. Confirmation that the project conceptually achieves LEED Silver certification shall be required before issuance of the building permit. Prior to final inspection of the building permit or as early as the project can be certified by the United States Green Building Council, the project shall submit verification that the development has achieved final LEED Silver certification.
 - c. Simultaneous with the submittal of a complete building permit application, the plans shall be updated to provide clarification that the commercial windows/storefronts shall be recessed from the primary building façade a minimum of 6 inches, subject to review and approval of the Planning Division.
 - d. The parking garage gate shall remain open between the hours of 7:00 a.m. and 7:00 p.m., in order to limit the potential for vehicles blocking the sidewalk while waiting for the gate to open. The Transportation Manager may adjust these times if requested in the future, provided that the applicant demonstrates that pedestrian safety will not be compromised.
 - e. Simultaneous with the submittal of a complete building permit application, the Applicant shall submit plans that include undergrounding of the overhead utilities along the project frontage on Evelyn Street in accordance with the approved plan set. All lateral connections to overhead electric, fiber optic, and communication lines shall be placed in a joint trench. The undergrounding plans will be finalized prior to building permit issuance and are subject to PG&E, City of Menlo Park, and the Menlo Park Fire Protection District review and approval.
 - f. Project approval is conditional on the City Council reconsidering the placement, design, and/or use of the Draeger's Market loading zones currently located on Evelyn Street. The building permit shall not be issued prior to City Council action to modify this loading zone.
 - g. Prior to issuance of each building permit, the applicant shall pay the applicable Building Construction Street Impact Fee in effect at the time of payment to the satisfaction of the Public Works Director. The current fee is calculated by multiplying the valuation of the construction by 0.0058.
 - h. Any nonstandard improvements within public right-of-way shall be maintained in perpetuity by the owner. Owner shall execute an Agreement to maintain non-standard sidewalks and planting strips if any. Agreement shall be subject to review and approval of the Engineering Division and City Attorney and shall be recorded prior to final occupancy.

- i. Prior to final inspection, the Applicant shall submit a landscape audit report to the Public Works Department.
- j. Prior to issuance of building permit, the applicant shall submit the El Camino Real/Downtown Specific Plan Preparation Fee, which is established at \$1.13/square foot for all net new development. For the subject proposal, the fee is estimated at \$12,962.23 (\$1.13 x 11,471 net new square feet).
- k. Prior to issuance of building permit, the applicant shall submit all relevant transportation impact fees (TIF), subject to review and approval of the Transportation Division. Such fees include:
 - i. The TIF is estimated to be \$37,717.20. The fee was calculated as follows: (\$4.80/s.f. x 6,610 s.f. office) + (\$1,996.40/unit x 3 multi-family units). Please note this fee is updated annually on July 1st based on the Engineering News Record Bay Area Construction Cost Index. Fees are due before a building permit is issued.
 - ii. The City has adopted a Supplemental Transportation Impact Fee for the infrastructure required as part of the Downtown Specific Plan. The fee is calculated at \$393.06 per PM peak hour vehicle trip, with a credit for the existing trips. The proposed project is estimated to generate 12 PM peak hour trips, so the supplemental TIF is estimated to be \$4,716.72. Payment is due before a building permit is issued and the supplemental TIF will be updated annually on July 1st along with the TIF.

Replying to Commissioner Riggs, Commissioner Onken said he thought the matter was unresolved, and there was an opportunity to continue the project and refine it in such a way to satisfy all the involved parties' concerns.

Commissioner Onken said he would need to recuse due to the next project's proximity to his residence.

H. Study Session

- H1. Study Session/Sagar Patel/1704 El Camino Real: Request for a study session for the public benefit bonus proposal associated with the architectural control and variance request to construct a new 70-room hotel consisting of three stories and an underground parking level in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed development would be at the Public Benefit Bonus level, which would exceed the Base level floor area ratio (FAR) on the subject site. The public benefit bonus proposal includes the contribution of Transient Occupancy Tax (TOT) revenues to the City on an on-going basis. No actions will take place at this meeting, but the study session will provide an opportunity for the Planning Commission and the public to become more familiar with the proposal and to provide initial feedback on the applicability of the Public Benefit Bonus and on the proposed design ([Staff Report #18-025-PC](#))

Chair Combs said he had some comment cards for this study session. He noted the late hour and said he would open for public comment right after applicants' presentation and before Commissioner questions of the applicant.

Staff Comment: Corinna Sandmeier, Senior Planner, said the only update was an email sent to the Commissioners earlier today from a group of neighbors from the Park Forest neighborhood. She said the email provided an overview of changes made to the proposal by the applicant in response to working with the neighbors as well as some remaining concerns including the density of the proposal.

Applicant Presentation: Sagar Patel, the applicant, introduced Jim Rato, RYS Architects, the project architect. He said his father and he have owned and operated the property, known as the Red Cottage Inn, since 1994. He said their hotel was at the end of its life and they looked extensively at renovating it, but it did not make sense financially. He said his father and he also had lived in the neighborhood and they tried as hard as they could to try to address some of the neighbors' concerns. He said they have worked on designs, colors, and removing backup generators.

Jim Rato, the project architect, made a visual presentation about the project. He said the project was nearly directly across from Menlo College. He said the site did not actually touch El Camino Real but had ingress and egress with an easement through two intervening commercial sites. He said residential townhomes were located to the east and south of the site. He said the west side of the subject property was adjacent to the commercial properties, a small office building and a retail store. He said parking for the existing site was on the west side facing El Camino Real and that frontage had an almost 30-foot setback. He said they were asking to keep the 30-foot setback rather than the required maximum 20-foot front setback under the Specific Plan as they would have one of their garage ramps in that area and to have a bit of yard in front of the building wall. He said the north side of the project would have the smallest setback and guest rooms without windows. He said easterly of the north project side where a set of townhouses were located they recessed the building as much as 47 feet where 10-foot setback was required. He said on the east side facing the Park Forest homes that they recessed the building almost 40-feet to keep the environment as natural as possible with trees to provide screening for the neighbors. He said to the south they had 17-feet that accommodated the ramp to the garage, some replacement heritage trees, and a bio-retention planter box required by public works.

Mr. Rato said the siting of the proposed building was in part to respond to neighbor concerns for appropriate architecture with visual and physical separation, preservation of light, air and views, minimized noise, and to keep as much parking as possible, and to address the Specific Plan design guidelines. He said thirdly they wanted the site to be easily accessible for emergency response. He said fourth they wanted to provide at least some of the hotel brand's signature design to qualify for a business franchise. He said lastly the goal was to maintain the property owner's long standing reputation in the community for providing reasonably priced lodging for them and their visitors by aligning with one of the foremost brands in lodging and hospitality in the world.

Chair Combs opened the public comment period.

Public Comment:

- Susan Neville said she was speaking for many of the residents of the Park Forest neighborhood located east of the subject property. She said her remarks would highlight items from the email they sent today. She said that most of them found the proposal not in keeping with the residential character of the area and that having a chain hotel in close proximity to their homes very likely would depress their property values. She said overall they were gratified with

the meetings they had had with the property owner and the changes made to the design in response to some of their concerns. She said the areas they would like to see revisited were the change in the design of the second floor roof at the rear of the property as they were concerned with the metal screening element and the look and noise of five commercial air conditioning units. She said the roofline at the southeast corner of the building was not as attractive from their vantage point as it was in the prior design. She said they would like to have input on the choice of trees for the eastern border to make sure they were tall enough to screen the entire project.

- Glenna Paddon said she lived in Park Forest in the townhome most immediately adjacent to the subject property. She said page B20 described the view she would expect to have after the building was constructed. She said the applicant and architect had been very willing to accept the neighbors' input. She said that the City was expecting to receive substantial revenue from this large project based on an economic evaluation. She asked if the City was prepared for lost tax revenue due to declining property values in their neighborhood resulting from the proposed project. She asked the City to consider the net value of the economic benefit from the project and the economic loss of the residential home values to the City's tax base.
- Mike Brady, Menlo Park, said his home was directly across from the last speaker's home and was equally as close to the proposed development. He said their neighborhood was a very unique area of about 110 townhouses built around a large park. He said they should consider the density of the project noting it was the entryway into the City from the north. He said the applicant had worked with them and had pushed the project away from his residence toward El Camino Real so it had less of a mass effect on their immediate area.
- John Onken, Park Forest, speaking as an individual resident, said they thought the view of the project from their neighborhood could be helped. He said it was great that the rear elevation had been dropped down and the trellis added. He said the building did not necessarily need the additional metal work and suggested more openness would be better. He said the building could probably do without the heavy industrial railings on the top of the parapet. He suggested the parapet could be raised or they could do something slightly more elegant. He said there was mention of air conditioning condensers or some kind of mechanical equipment up in that area but most of the roof was a very large open well for mechanical equipment. He said if the project was approved it would be really important to condition that no mechanical equipment making any noise whatsoever was anywhere but behind the parapet on the roof. He said there were muted colors brought into the back of the project to satisfy the neighbors but the front still had a somewhat strident Mediterranean feel with very light, bright colors. He noted Davis Polk, the law firm on the corner of Encinal Avenue and El Camino Real. He said that building was also Mediterranean but was a very good neighbor architecturally through better detailing, deeper colors, and much more muted appearance as opposed to what was being proposed here. He said in the landscaping area there was confusion that the drawings showed podocarpus and not redwoods. He said they would be fine with podocarpus as long as it was tall enough to screen when planted.
- Susie Neville, Buckthorn Park resident, said that she and four other homeowners were present from Buckthorn Park. She said their homes faced the wide part of the proposed hotel. She said she echoed the comments made by the Forest Park residents. She said not addressed was the proposed density, additional traffic, the fact there were numerous hotels along El Camino Real already, and depressed property values for neighbors. She said on their neighborhood's side

she did not think the third floor was recessed at all and they would have the view of the tall white three-level hotel. She said redwoods would be preferable to them. She said they were concerned with the pool noise as that was located near their neighborhood. She said they would not support the project as proposed.

Commission Comment: Commissioner Barnes referred to the five items in the staff report listed as considerations for the Commission, and asked for clarification. Arnold Mammarella said that the Commission could probably work through these items tonight. He said some issues specific to this project was the difference of the first floor commercial height from 15-feet to 13-feet, for the building to be set back and not specifically meeting the modulation requirements. He said how the building came together architecturally was the larger issue. He said the design was kind of a Spanish architecture. He said the program of the building was three floors of hotel rooms that were very cellular but the architecture was typically more figurative with more variations in roofline. He said the architecture was not really coming through the roofline with the tower in front and other details. He said the porte cochere was not fitting well in the front. He said the neighbors had raised the massiveness. He said he thought those were more significant issues than some of the Specific Plan issues but they would appreciate the Commission's input on the latter as well.

Commissioner Barnes noted he knew the applicant on a social level. He asked Mr. Patel how they arrived at the architectural style they were proposing. Mr. Patel said they started with an interpretation of a Farmhouse style but based on discussions with neighbors that they wanted something that would match the neighborhood more. He said most of the townhomes in the neighborhood were stucco and that pushed them from doing more of a modern look that he preferred to a more stucco traditional look something that would blend into the neighborhood more. Commissioner Barnes asked his thoughts on the questions regarding details and articulation. Mr. Patel said they agreed with some of those but they were getting feedback from a design consultant, potentially the Commission's feedback and the neighbors' feedback. He said they were trying to get to a central place within that and go from there. Mr. Rato said early on with discussions with the applicant the preference was for a simpler, less articulated interpretation of Neo-Spanish style. He said the Specific Plan guidelines would work much better on larger buildings directly fronting onto El Camino Real than the one they were proposing. He said hotels tended to be repetitive and he requested that they not be required to do articulation true to the historic design style.

Commissioner Barnes said there were questions about the colors and color palette and if any of that was a corporate designation. Mr. Patel said that they were not following any Hampton Inn protocol. He said Hampton Inns were very scalable and custom. He said in Menlo Park a Hampton Inn would command a rate equal to or higher than the City's Residence Inn. He said they liked the taupes. He said originally they came in with darker colors and were told to lighten it up. He said they were looking for guidance on which way to go with the project as they were being pulled in different directions. He said they understood they were a dense hotel at 1.1 versus .7 FAR with a differential of 8,000 square feet. He said even at .7 FAR they had second and third floor guest rooms and first floor parking. He said going to bonus they were able to park underground and add rooms on the first floor. He said they were open to feedback on style and colors but there was not too much they could do with the massing.

Commissioner Kahle said he thought a modern Farmhouse would have been a good style but he expected that was no longer a choice. He said it was great the property owner was working with the neighbors, which he hoped continued. He said the two-piece clay tile rather than the one-piece

S tile was a more authentic look. He said the pool might not be used as much as they thought being on the north side of a three-story building. He said he walked the site today and where the current pool was there was a mass of trees. He said he did not think it was a big difference whichever side the pool was on. He said he agreed with most of staff's comments such as a few railings done well would be better than a few not done well, the roof pitch seemed too steep for the style, the headers above the windows could be large timbers, the stone wainscot did not seem to fit, and a few decorative items could greatly enhance the character. He said also there was a reference the tower did not relate to the entry. He said it could be a greater focal point of the design. He said staff asked if the porte cochere was a significant enough feature to justify it being there and pushing forward. He said it could be a nice design feature but it needed more refinement. He said it was unfortunate the heritage tree in the front had to be removed but he thought the project benefitted from pushing it forward and working with the neighbors in the rear was worth it. He said the design seemed a knockoff of a Spanish-style and notwithstanding the comments of trying to streamline it, the Spanish style was very rich in terms of elements such as arches and wrought iron that they could use to enhance the design. He said obviously there were challenges noting that the height issue needed to be dealt with but in general he thought the project was moving in the right direction.

Chair Combs said the neighbor concern with density was valid noting it was a very special neighborhood with a unique park area. He said the area was within the Specific Plan area and in developing the Plan the debate had occurred in the City about density and providing possibility for bonus level density. He said the project as proposed was not outside what was zoned.

Commissioner Riggs said the access was an easement through two other properties. He asked if that meant the applicant was not in a position to improve the driveway. Mr. Patel said the maintenance for the driveway legally belonged to him and he would improve it.

Commissioner Riggs said he shared Commissioner Kahle's observation about the perhaps necessarily generic forms. He said when he first saw the rendering he agreed with others that it looked like a hotel one would see traveling Interstate 5. He said in looking at the elevations he found it was more than that. He said there was detailing particularly at the roof and a rhythm above and beyond what he would expect. He said he found most of the elevations quite attractive. He said his opinion, which might sync with staff and others, two towers stood out. He said the one at the corner with the hotel name with a three-story high arch around three rectangular windows was an element that could be better. He said on the south elevation the two-story arch over two windows almost worked. He said they had an opportunity to put something above it rather than just a flat parapet. He said the applicant had done the best he could with the direction to go with stucco. He said he fully supported the front setback of 30 feet and in the writing of the Specific Plan it was never intended for a 20-foot maximum setback to be applied to a flag lot. He said he hoped staff would not apply that in this case. He said he appreciated the 13-foot floor to floor height as it would lower the building. He said he was a bit concerned that 10 to 16 parking spaces would potentially be valet spaces which usually meant using the neighborhood as a parking reserve. Mr. Patel said they have a contingent valet parking system in case the .85 parking ratio did not work and all of that would be accommodated within their parking garage. Commissioner Riggs asked if Mr. Patel was willing to relocate the mechanical units in the roof well. Mr. Patel said yes and the units were very quiet.

Commissioner Riggs suggested a bar could be placed under the applied balconies to suggest a floor. He said regarding the roof pitches he thought those were working. He said regarding headers

above windows that if their scheme could accommodate wood headers that would be good. Mr. Patel asked if that was throughout the project as he thought it would be busy. Commissioner Riggs said throughout noting not above arched windows and at least on the second and third floor windows. He suggested the applicant could present something for review. He said with the paint scheme he understood the neighbors' suggestion to keep it light and minimize the contrast. He said however one of the most popular Spanish-influenced buildings was the DavisPolk building at 1600 El Camino Real. He suggested the applicant present an alternative color scheme that they could live with. He said the alternative window colors was a good idea. He said he would support flexibility regarding the modulation and staff's suggestion that a minor façade modulation could be interpreted not to apply. He said regarding the porte cochere that it might help to provide more views next time.

Commissioner Goodhue said she generally agreed with the Commissioners' feedback. She said the applicant had done a good job responding to neighbors' feedback and articulating on the sides of the building to lessen the uniformity massiveness. She said the applicant had a tremendous opportunity to work on the front of the building, in particular the entrance. She suggested working on the tower with the Hampton Inn name and the porte cochere related to the building. She said when the project came back it would be desirable to see better articulated and more cohesively stylistic elements like a porte cochere. She said looking at the porte cochere and the flat roof she just saw a desolate space. She said she understood the hesitation to not have busy facades but she encouraged the applicant to listen to staff comments about stylistic elements such as recessed windows and well placed elements which for the style they were trying to articulate were important.

Chair Combs said there was also a discussion point regarding transfer occupancy tax as public benefit.

Commissioner Barnes said the Specific Plan allowed for a project to go from .75 to 1.1 FAR and the height. He said the only variances sought were from the greater front setback and the reduction of the floor to floor height from 15 feet to 13 feet. He said they had not received any comments that either would be deleterious to the neighborhood. He said the object was to get the best project possible. He said the comments regarding the details indicated a desire for the applicant to reach into the style more, which did not necessarily mean just more stuff. He said he thought it meant more specificity for specific elements to add the requisite detailing to make it architecturally interesting. He said he heard quality over quantity.

Commissioner Barnes made a few general comments about the applicability of annual TOT as a public benefit and what amount was fair. Chair Combs said they decided that TOT would be the public benefit for the hotel at Glenwood Avenue and El Camino Real, which seemed to imply at some level that TOT could be the public benefit. He said one of the speakers raised a concern about decreased property values and that was not calculated as to any impact. He said he did not know how they could possibly determine that. Commissioner Riggs said TOT was roughly 12% of room rate revenue and all that went to the City. He said property taxes were limited to a little more than 1% and the City would get 10% of that. He said the TOT was a solid benefit.

I. Informational Items

I1. Future Planning Commission Meeting Schedule

Principal Planner Rogers said the March 26 agenda would have a number of small residential

development items. He said also a study session for a proposed third office building development at 164 Jefferson Drive, known as the Sobrato Commonwealth Corporate Center, would be on the March 26 agenda.

Chair Combs said Commissioner Goodhue and he would need to recuse themselves for the 164 Jefferson Drive item.

- Regular Meeting: March 26, 2018
- Regular Meeting: April 9, 2018
- Regular Meeting: April 23, 2018

J. Adjournment

Chair Combs adjourned the meeting at 11:23 p.m.

Staff Liaison: Thomas Rogers, Principal Planner

Recording Secretary: Brenda Bennett



STAFF REPORT

Planning Commission

Meeting Date:

3/26/2018

Staff Report Number:

18-026-PC

Consent Calendar:

**Architectural Control/Fred Rose and Anne
Gregor/130 Forest Lane**

Recommendation

Staff recommends that the Planning Commission approve architectural control for exterior modifications to the front facade of an existing residence in the R-3 (Apartment) zoning district, including the addition of new gross floor area, at 130 Forest Lane. The recommended actions are contained within Attachment A.

Policy Issues

Each architectural control request is considered individually. The Planning Commission should consider whether the required architectural control findings can be made for the proposal.

Background

Site location

The subject property is located at 130 Forest Lane, near the intersection of Forest Lane and Stone Pine Lane in the Park Forest neighborhood near the City's northern border. The adjacent parcels along Forest Lane are also located within the R-3 (Apartment) zoning district, and contain townhouses and associated common space. The parcel and the townhouses surrounding the parcel were originally developed under the jurisdiction of San Mateo County as a Planned Unit Development and are known collectively as the Park Forest development. The area represents a variety of architectural styles, with most townhouses at a three-story scale. Many residents have modified their units since being annexed into the City of Menlo Park. Closer to El Camino Real, parcels are located within the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, including a property at 1704 El Camino Real that is proposed for redevelopment with a three-story hotel. A location map is included as Attachment B.

Analysis

Project description

The existing single-family townhouse contains approximately 2,248.5 square feet of gross floor area. The existing townhouse also includes a two-car garage, which is not included in the calculation of gross floor area. The townhouse consists of three levels with two bedrooms and two and a half bathrooms. The applicant is proposing a minor addition to infill the existing recessed area on the third level, adding approximately 42.8 feet to the existing bedroom. There would also be exterior modifications, which are described in detail in the following section of this staff report. The project plans are included as Attachment C, and the project description letter is included as Attachment D.

Design and Materials

Only the front elevation of the townhouse is proposed to be modified. The applicant proposes removing and replacing damaged and outdated trim on the upper main roof parapet, as well as on the balcony. The applicant would provide new balcony roof framing as required, and would enclose structural columns with wood cladding to provide a more substantial appearance. A new balcony guardrail would be a brushed post and cable system. The sagging garage door would be shored up, and new wood cladding would be added to the garage door as required.

The applicant also proposes replacing the existing solid double entry door with a new single door with glass sidelight. As shown on the color board, the front door frame is proposed in vermilion (an orange red color), in order to provide an accent feature. Other exterior changes to the front elevation include enclosing the existing electrical meter adjacent to the front door with wood cladding and blind doors, as well as providing a front entry seat and planter in line with the new larger porch column. Both the seat and planter would be wood clad. The applicant proposes replacing all windows with new wood windows with new wood windows with white exterior finish. The proposed front elevation, showing some of the colors and materials, can be seen on Plan Sheet A-4.0. A color and material board has also been included in the submittal, and will be available for Planning Commission review prior to considering the consent calendar at the March 26 meeting.

Staff believes the project would be consistent with the existing contemporary architectural style of the individual unit. The project would also be compatible with the existing architectural style of the overall Park Forest development, which features a number of townhouses with a variety of materials and architectural styles. In addition, the project would have a relatively small impact to the neighbors given the limited scope of work.

Correspondence

A letter from the Park Forest II Homeowners Association Architectural Committee relaying approval of the project and a letter of support from the across-the-street neighbors (131 Forest Lane) are included as Attachment E.

Conclusion

Staff believes the project would result in a consistent architectural style for the individual unit. Additionally, the project would be compatible with the existing architectural style of the overall development, which features a number of townhouses with a variety of materials and architectural styles. The proposal has been approved by the applicable homeowners association. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

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

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The 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. Recommended Actions
- B. Location Map
- C. Project Plans
- D. Project Description Letter
- E. Correspondence

Disclaimer

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

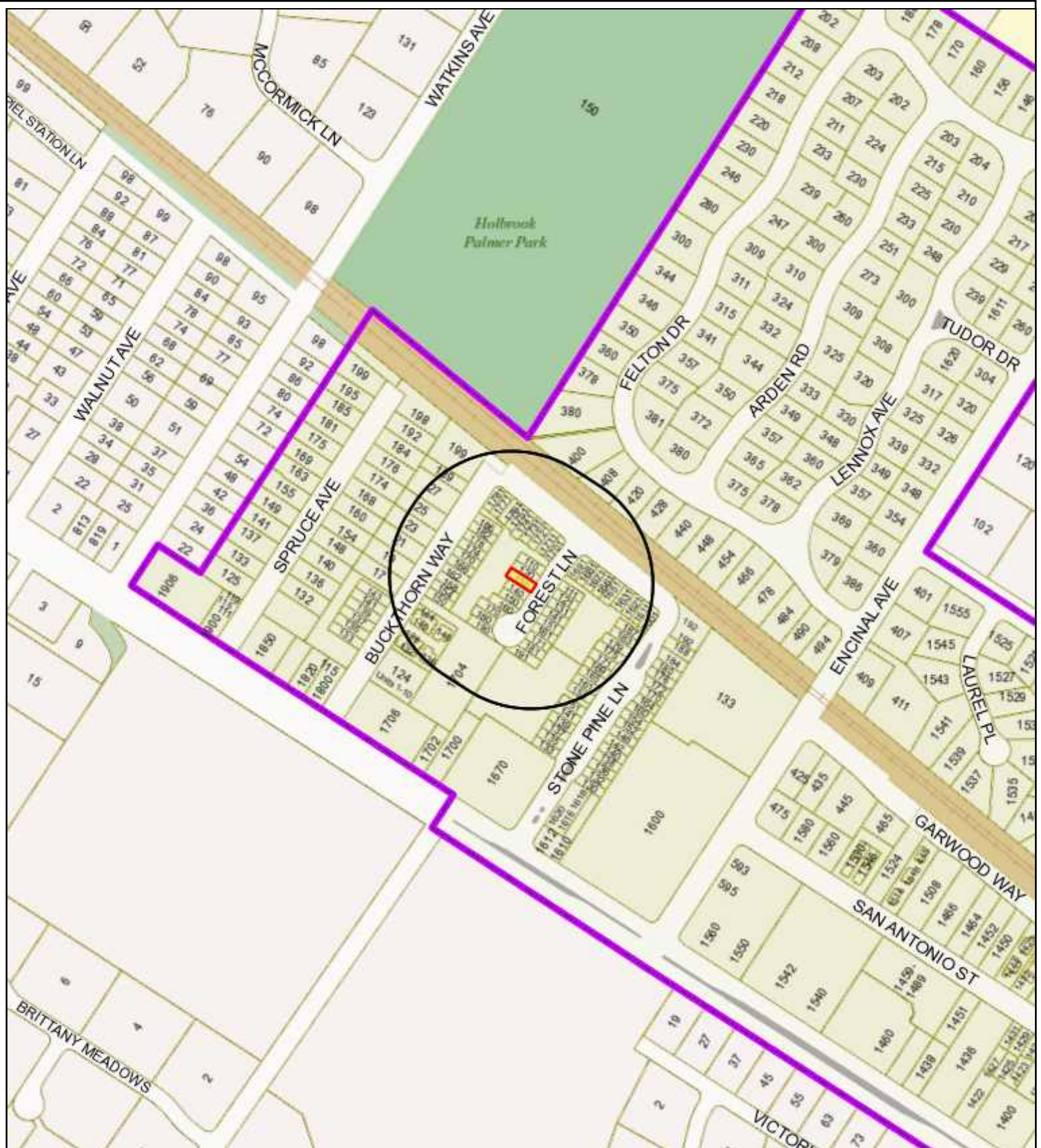
Color and Materials Board

Report prepared by:
Cecilia Conley, Contract Assistant Planner

Report reviewed by:
Thomas Rogers, Principal Planner

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LOCATION: 130 Forest Lane	PROJECT NUMBER: PLN2017-00054	APPLICANT: Fred Blome	OWNERS: Fred Rose and Anne Gregor
PROPOSAL: Request for architectural control for exterior modifications to the front facade of an existing residence in the R-3 (Apartment) zoning district, including the addition of new gross floor area.			
DECISION ENTITY: Planning Commission	DATE: March 26, 2018	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
<p>ACTION:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 subject to the following standard conditions: <ol style="list-style-type: none"> a. Development of the project shall be substantially in conformance with the plans provided by Blome Architecture, consisting of seven plan sheets, dated received March 6, 2018, and approved by the Planning Commission on March 26, 2018 except as modified by the conditions contained herein, subject to review and approval of the Planning Division. b. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, Recology, 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 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. 			



City of Menlo Park
Location Map
130 Forest Lane



Scale: 1:4,000

Drawn By: CLC

Checked By: THR

Date: 3/26/2018

Sheet: 1



Addition and Alterations

130 Forest Lane

Menlo Park, California

Vicinity Map



General Notes

1. All work shall be done in strict accordance with all applicable codes adopted by local jurisdictions, latest editions, as amended by State Of California and local jurisdiction. Not all code requirements are explicitly called out on these drawings and the final responsibility for compliance is with the contractor.
2. The intent of the Construction Documents is to include all labor, materials, equipment, and transportation necessary for the complete and proper execution of the Work, consistent with good practice. Any work or item not specifically called for in the drawings but required for a complete and fully functioning installation consistent with the intent of the Construction Documents shall be supplied by the Contractor as if specified.
3. The contractor must adhere to the scope of work shown on the drawings. No work is authorized if it expands the original scope of work unless it is approved in writing by the owner. Any work undertaken by the contractor and any additional required documentation or cost to the project without prior written approval is the sole responsibility of the contractor.
4. Deviations or alterations to any portion of the Work or specific details will not be allowed unless approved by the Architect prior to work being done.
5. Contractor to verify all existing conditions before commencing work in order to ensure conformance with Construction Documents. All inconsistencies shall be brought to the attention of the Architect prior to proceeding with any work.
6. Any questions regarding the intent related to the layout of the new work shall be brought to the attention of the Architect prior to proceeding with any work.
7. These Construction Documents (drawings, specifications and other documents), prepared by the Architect and the Architect's consultants, are instruments of professional service (Instruments of Service) for use solely with respect to this Project under contract with the Owner as listed on this sheet. This includes documents in electronic form. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the Owner, or future Owner, for this Project or future additions or alterations to this Project or for other projects, without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.
8. These Construction Documents, as instruments of professional service (Instruments of Service), may require interpretation or clarifications during the Construction phase. No warranties are expressed or implied in connection with providing the professional services, nor is any warranty or assurance provided as to the performance of the Project.
9. Manufacturers printed or published instructions shall be strictly complied with for the incorporation of all manufactured materials and equipment into the building.
10. All materials shall be of the specified grades or better. Second hand or used material shall not be incorporated in the building without the specific approval of the Architect.
11. Contractor shall be held responsible for all loss and damage that may happen to new or existing Work or to any of the materials used thereon until the acceptance of the Work by the owner. Damage incurred to existing conditions to remain are to be returned to their original condition.
12. During the construction period, the premises shall be kept free from accumulations of waste materials or rubbish, and the Work shall be made broom clean from time to time. At the completion of the Work, all glass, floors, plumbing fixtures, etc., shall be left clean and free from debris, rubbish and miscellaneous materials.
13. General Contractor and any subcontractors shall guarantee all work installed by him for a period of one (1) year from the date of final completion of the Work. The General Contractor and subcontractors agree that during the guarantee period, any defective work, and any other work damaged thereby, shall be replaced promptly and properly without cost to the Owner or Architect.

Project Building Code Summary

Scope of Work	Interior and exterior remodel and addition to existing townhouse.
	• Exterior work to include upgrading the front facade with new windows, new stucco and wood siding, new roof eave trim, new trim detail and railing on existing porch, new entry door.
Building Code	California Residential Code
	California Building Code (Structural)
2016 versions	California Plumbing Code
	California Mechanical Code
Building Occupancy Group	California Electrical Code
	California Energy Code
Type of Construction	California Green Building Code
	California Fire Code
Fire Protection	California Reference Standards Code
Automatic Sprinklers	Not required
	Required in all existing and new sleeping rooms, adjoining halls, and every level. Smoke detectors shall be hard wired with battery backup and interconnected to act as one device.
Smoke Detectors	
Flood Zone	No
Grading	All grades to remain natural

Project Zoning Data

Project Address	130 Forest Lane Menlo Park, CA 94025
APN	060-343-400
Zone	R-3 (Apartment)
Lot Area	1,963.5 SF
Coverage	Refer to A-1.0
House Floor Area	Refer to A-1.0
Summary, not including garage area	
Level	Existing New Total
First Level	611.6 2.0 613.6
Second Level	644.8 0.0 644.8
Total Level	952.0 2.0 957.8
Total	2248.5 44.8 2293.3
Parking	2 covered

Index of Drawings

G-1.0	General Information
A-1.0	Site Plan, Area Plans
A-2.0	Existing Floor Plans
A-3.0	Proposed Floor Plans
A-3.1	Roof Plan
A-4.0	Exterior Elevations
A-4.1	Sections

Project Directory

PROJECT ADDRESS	ARCHITECT
130 Forest Ln Menlo Park, CA 94025	Blome Architecture - Fred Blome 719 Regal Court Menlo Park, CA 94025 (650) 325-5443 fred@blomearchitecture.com
OWNER	Anne Gregor & Fred Rose 130 Forest Ln Menlo Park, CA 94025 (650) 328-2120
BUILDING DEPARTMENT	701 Laurel Street Menlo Park, CA 94025 (650) 330-6702 (650) 327-1653 fax

REVISIONS
1 Planning 11/13/17

BLOME
ARCHITECTURE
FRED BLOME
719 Regal Court, Menlo Park, CA 94025
(650) 325-5443 FAX (650) 327-1653

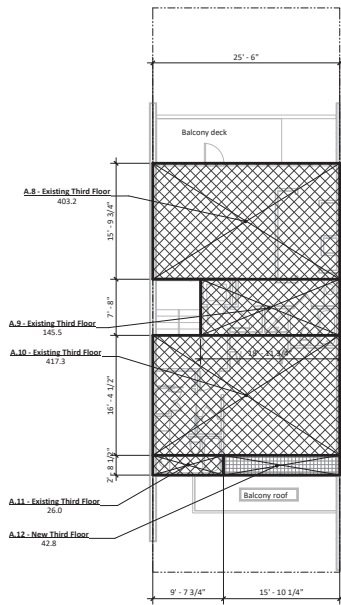
Addition and Alterations
130 Forest Lane
Menlo Park, California

General Information
Development Permit Submittal

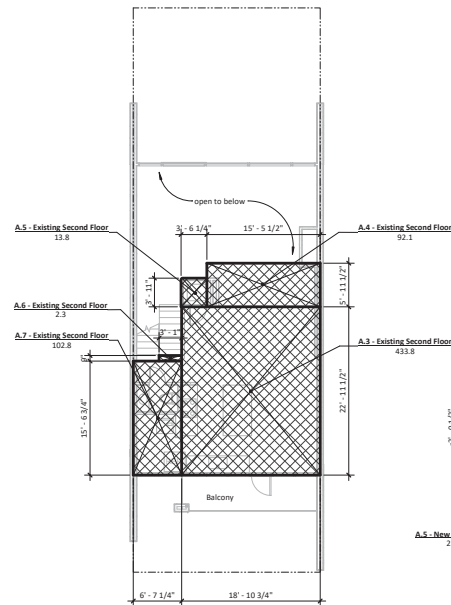


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DATE 10/27/2017
SHEET NO

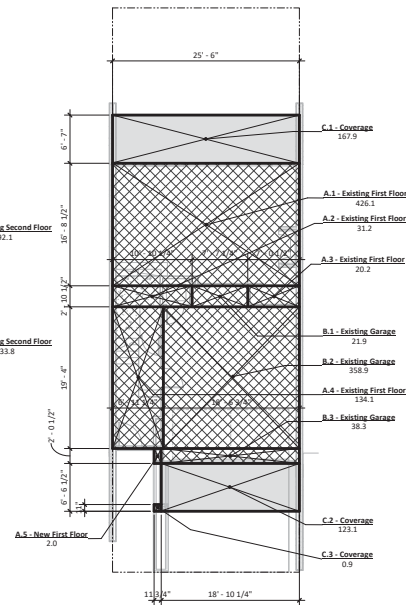
G-1.0



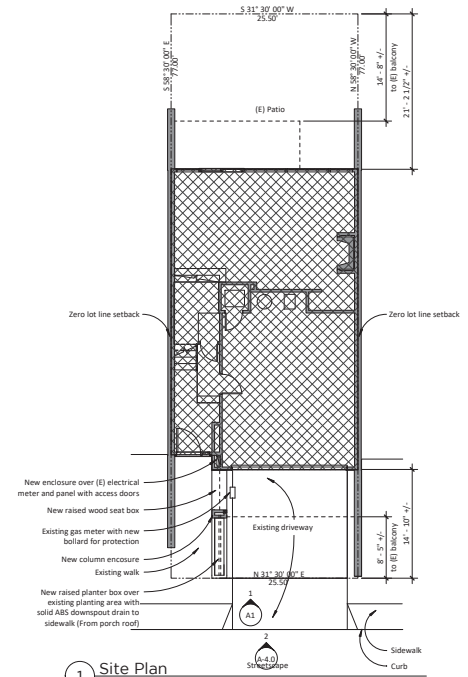
4 Third Floor Area Plan
1/8" = 1'-0"



3 Second Floor Area Plan
1/8" = 1'-0"



2 First Floor Area Plan
1/8" = 1'-0"



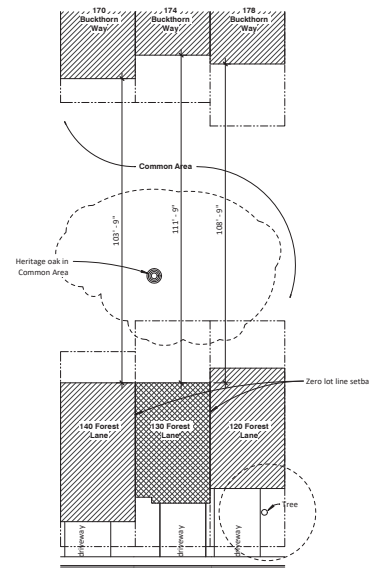
1 Site Plan
1/8" = 1'-0"

Square Footage Calculation Tables

Building Coverage	
A.1 - Existing First Floor	426.1 SF
A.2 - Existing First Floor	31.2 SF
A.3 - Existing First Floor	20.2 SF
A.4 - Existing First Floor	134.1 SF
A.5 - New First Floor	2.0 SF
B.1 - Existing Garage	21.9 SF
B.2 - Existing Garage	358.9 SF
B.3 - Existing Garage	38.3 SF
C.1 - Coverage	107.9 SF
C.2 - Coverage	123.1 SF
C.3 - Coverage	0.9 SF
Total Building Coverage	291.9 SF

Floor Area	
A.1 - Existing First Floor	426.1 SF
A.2 - Existing First Floor	31.2 SF
A.3 - Existing First Floor	20.2 SF
A.4 - Existing Second Floor	433.8 SF
A.5 - Existing Second Floor	92.1 SF
A.6 - Existing Second Floor	13.8 SF
A.7 - Existing Second Floor	2.3 SF
A.8 - Existing Third Floor	403.2 SF
A.9 - Existing Third Floor	145.5 SF
A.10 - Existing Third Floor	417.3 SF
A.11 - Existing Third Floor	26.0 SF
A.12 - New Third Floor	42.8 SF
Total Gross Floor Area (New + Existing)	2293.2 SF

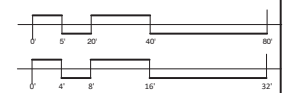
Garage Area	
B.1 - Existing Garage	21.9 SF
B.2 - Existing Garage	358.9 SF
B.3 - Existing Garage	38.3 SF
Total Garage Area	419.0 SF

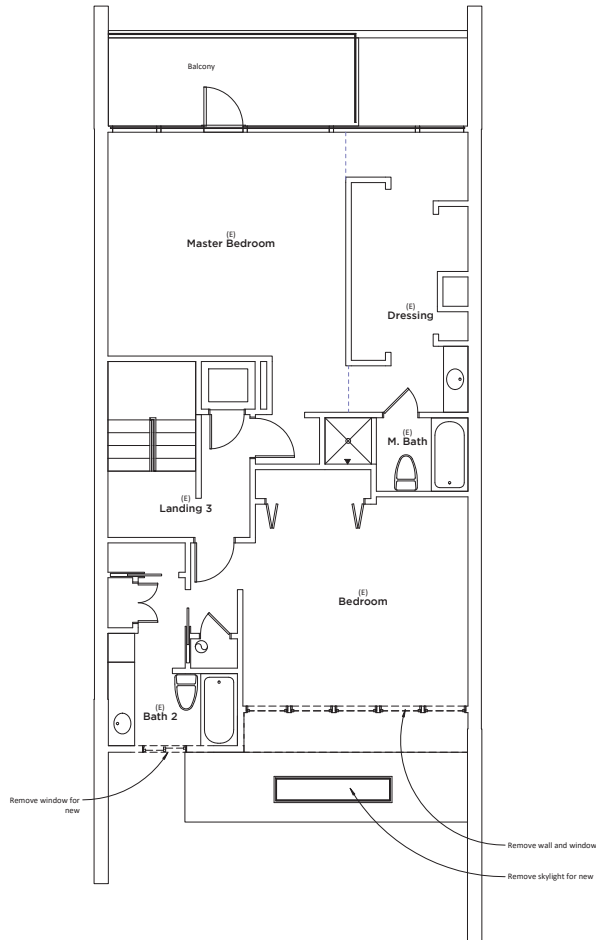


5 Site Vicinity Plan
1" = 20' 0"

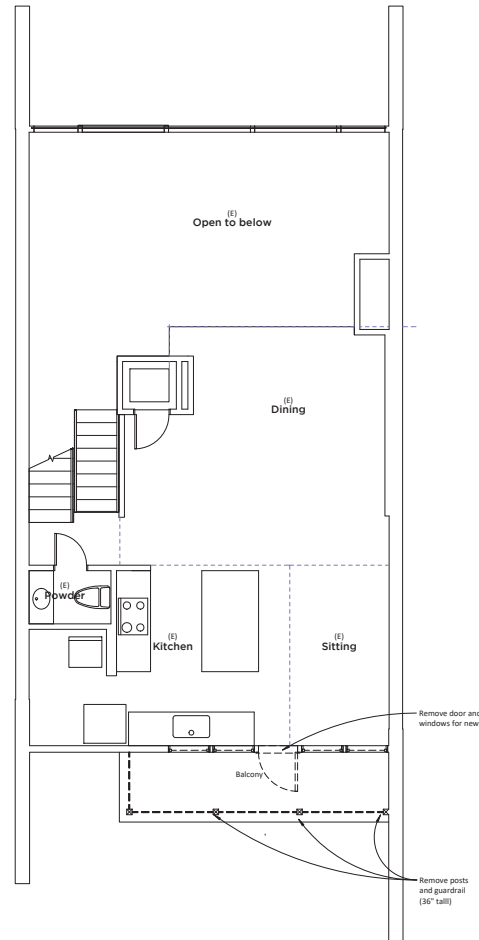
Site Analysis

Zone	R-3 (Apartment)			
Lot Area	1,963.5 SF			
House Floor Area	No Attic space over 5'-0"			
	Summary, not including garage area			
	Level	Existing	New	Total
	First Level	611.6	2.0	613.6
	Second Level	644.8	0.0	644.8
	Third Level	992.0	42.8	1034.8
	Total	2248.5	44.8	2293.2
Coverage	Structures	1,032.7	53%	
	Paved Area	930.8	47%	
	Landscaping	0.0		
Parking	2 covered			

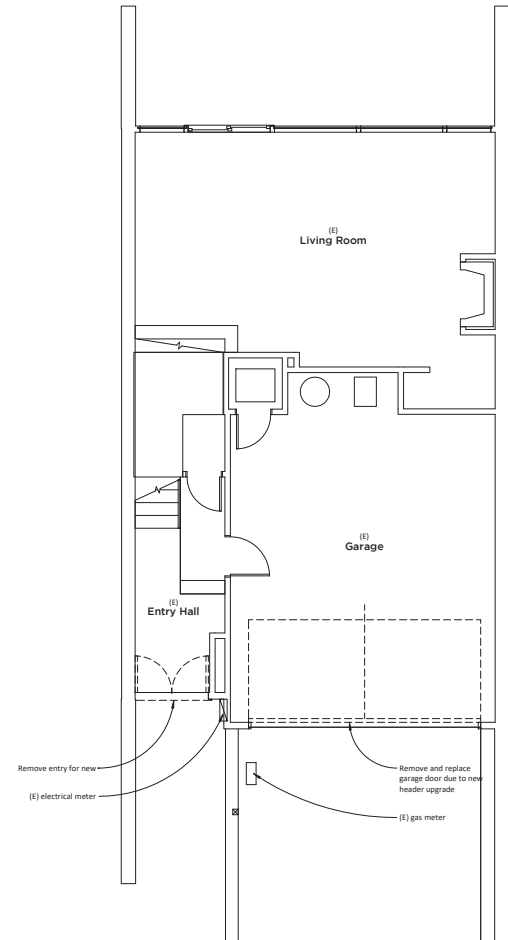




3 Existing Third Floor Plan
1/4" = 1'-0"



2 Existing Second Floor Plan
1/4" = 1'-0"

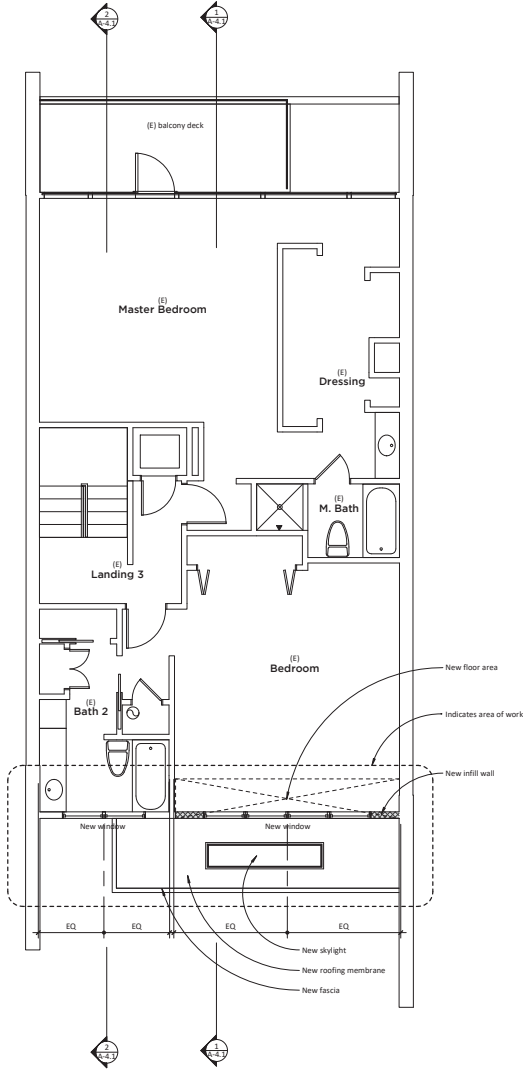


1 Existing First Floor Plan
1/4" = 1'-0"

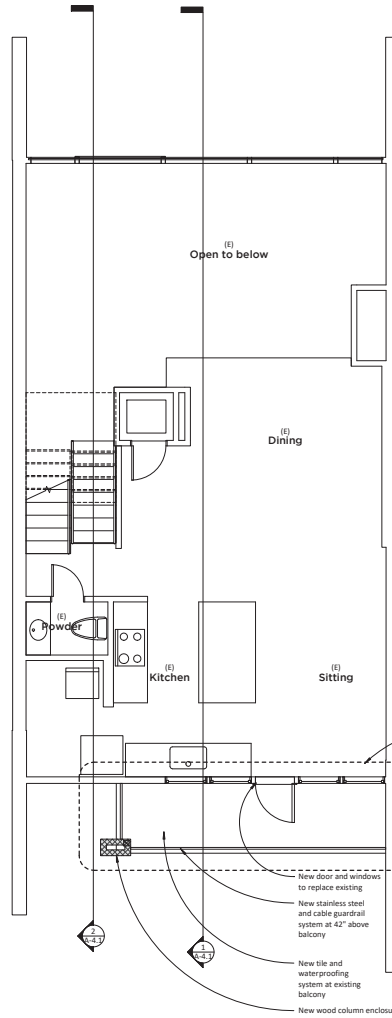


BLUME ARCHITECTS 711 Highland Avenue, Suite 200 San Francisco, CA 94103 415.398.1200	
Addition and Alterations 130 Forest Lane Menlo Park, California	
Existing Floor Plans Development Permit Submittal	
SCALE: 1/4" = 1'-0" DATE: 10/2/2017 SHEET NO: A-2.0	

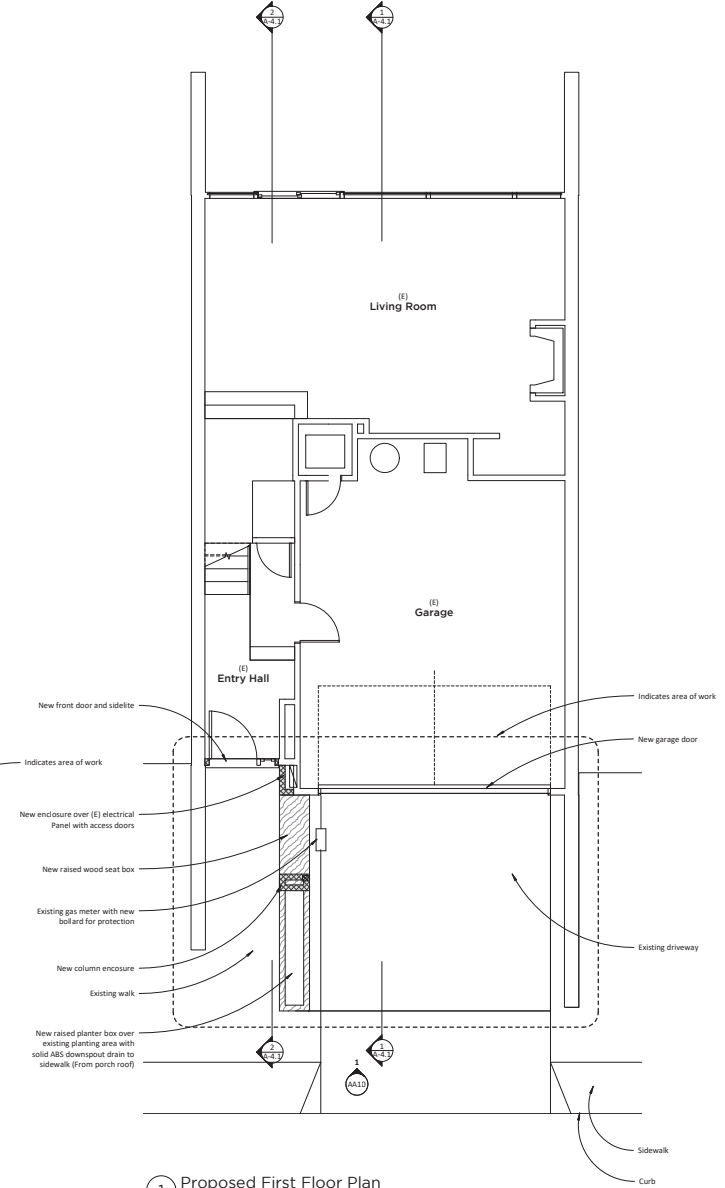
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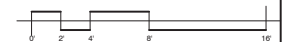
3 Proposed Third Floor Plan
1/4" = 1'-0"



2 Proposed Second Floor Plan
1/4" = 1'-0"

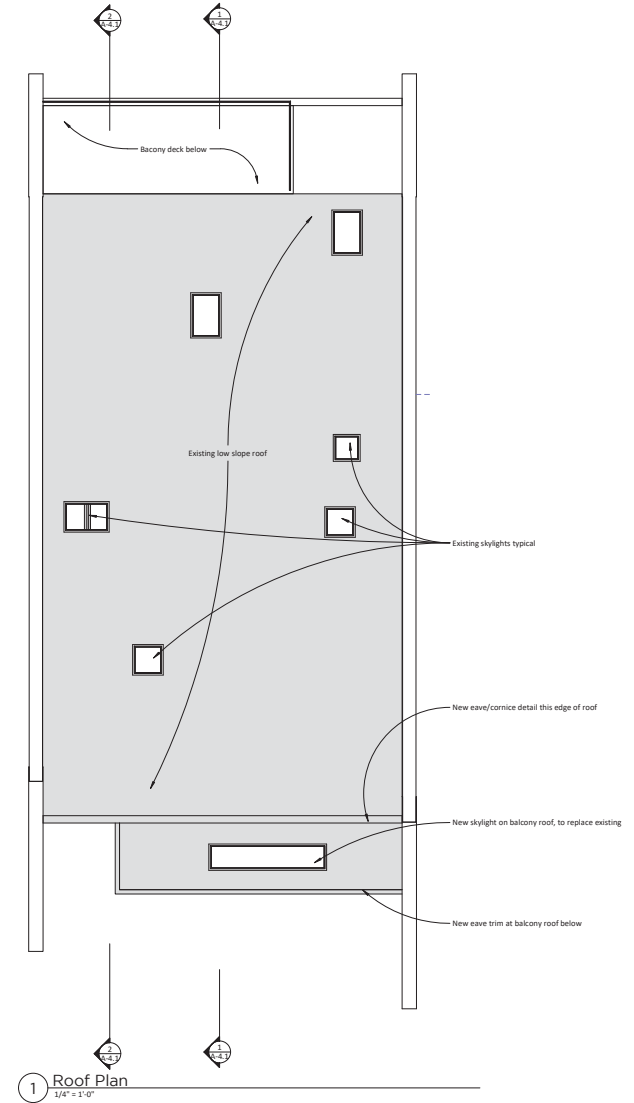


1 Proposed First Floor Plan
1/4" = 1'-0"

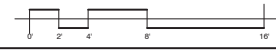


BLUME ARCHITECTS 711 Highland Avenue, Suite 200 Menlo Park, CA 94025 Tel: 650.321.1111 Fax: 650.321.1112	
Addition and Alterations 130 Forest Lane Menlo Park, California	
Proposed Floor Plans Development Permit Submittal	REVISIONS 1 Planning 11/13/17
SCALE 1/4" = 1'-0" DATE 10/2/2017 SHEET NO. A-3.0	

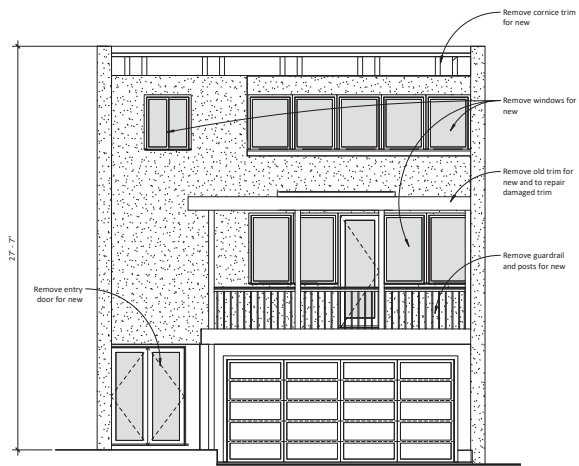
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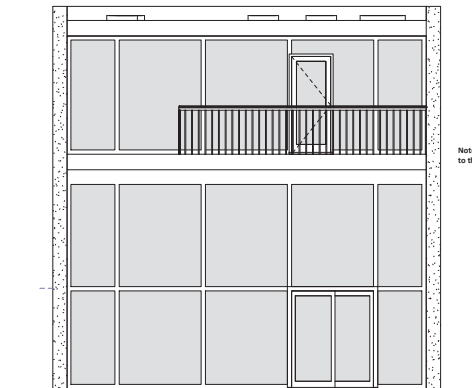
1 Roof Plan
1/4" = 1'-0"



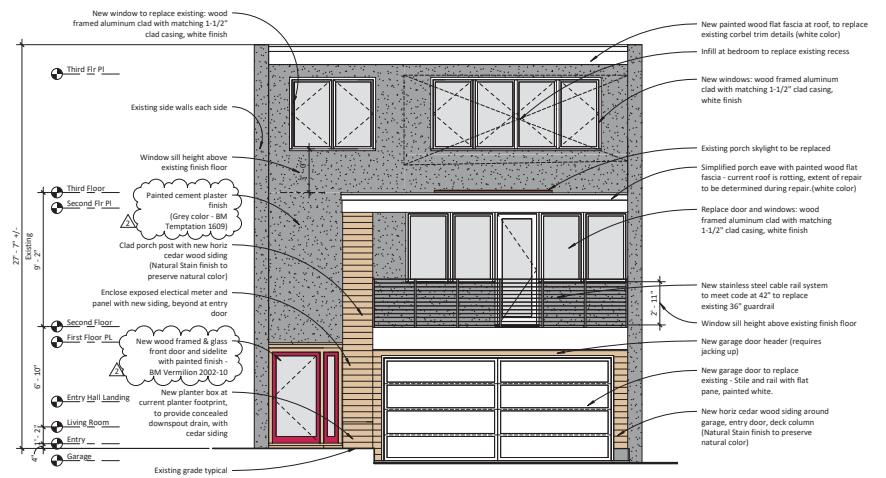
REVISIONS	
BLOME ARCHITECTURE 1000 S. 10th St. 711 Hight Street, Suite 100, CA 94003 415.333.1001 FAX 415.333.1001	
Addition and Alterations 130 Forest Lane Menlo Park, California	
Roof Plan	Development Permit Submittal
SCALE	1/4" = 1'-0"
DATE	10/2/2017
SHEET NO	A-3.1



5 (E) Front Elevation - East
1/8" = 1'-0"



6 (E) Rear Elevation - West (No work)
1/8" = 1'-0"



1 Proposed Front Elevation - East
1/8" = 1'-0"



2 Proposed Streetscape
1/8" = 1'-0"

REVISIONS		
1	Revised	11/13/17
2	Revised	3/9/2018

BLOME
ARCHITECTS
1111 E. 1st St., Suite 100
Mendota, CA 93541
408.333.1000

Addition and Alterations
130 Forest Lane
Mendota Park, California

Exterior Elevations
Development Permit Submittal

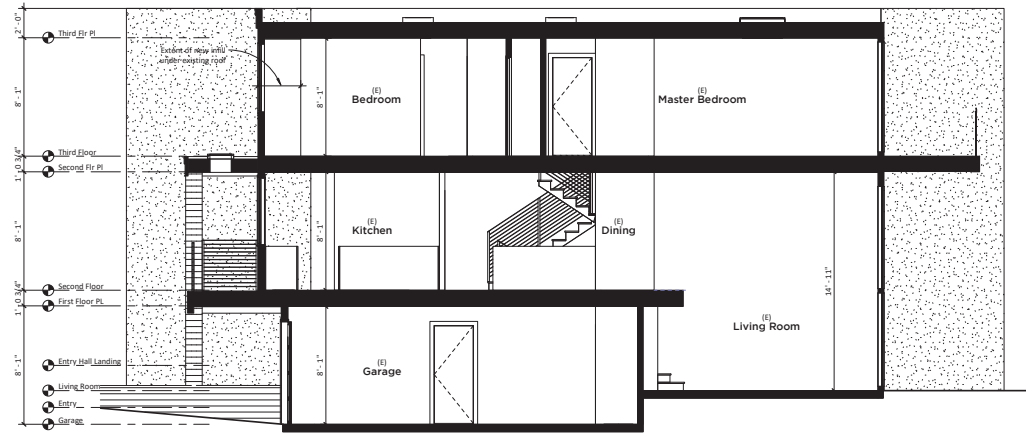


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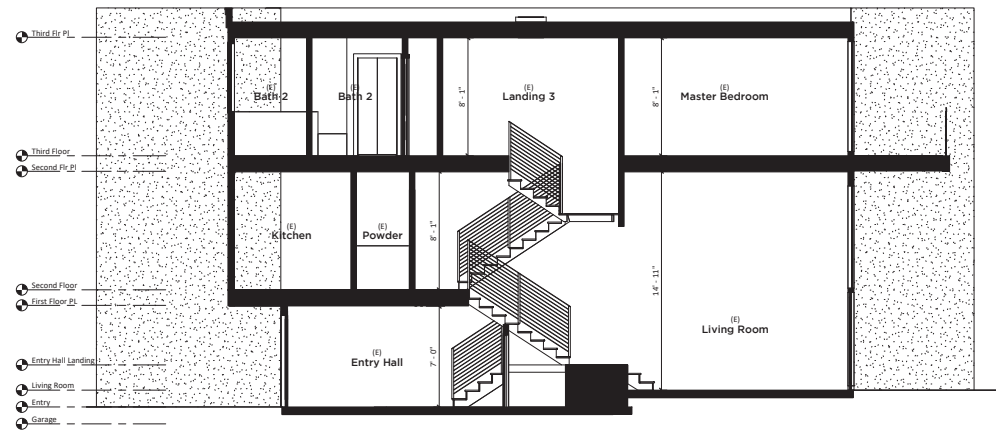
A-4.0



3/6/2018 10:38:00 AM



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



REVISIONS	
1	Planning 11/13/17
BLOME ARCHITECTURE	
711 Highland Avenue, Suite 100 Menlo Park, CA 94025 650.325.1001 FAX 650.325.1001	
Addition and Alterations 130 Forest Lane Menlo Park, California	
Sections	Development Permit Submittal
SCALE	1/4" = 1'-0"
DATE	10/2/2017
SHEET NO	A-4.1

BLOME

architecture

10/2/2017

Community Development - Planning Division
City of Menlo Park, CA 94025

RECEIVED

OCT 03 2017

Re: 130 Forest Lane, Menlo Park, CA
Townhouse Addition and Alterations
Architectural Control Submittal

CITY OF MENLO PARK
PLANNING DIVISION

To Whom It May Concern:

We are submitting the Project at 130 Forest Lane for an Architectural Control review and approval, for a minor addition and alterations to the front elevation. This property is a single-family townhouse built in 1965 with painted trim and stucco finish.

Purpose of the Project and general scope of work is as follows:

1. Replace damaged wood trim and framing.
2. Update the design style of the townhouse, replacing the existing trim and finishes with a more contemporary style consistent with the general trend of updated townhouses on Forest Lane, using stained wood siding and painted stucco and trim.
3. Add 42.8 sf by infilling an existing front window recess on the third floor.

Project detail:

1. Remove and replace damaged and outdated exterior trim on the upper main roof parapet.
2. Remove and replace damaged trim and framing on the balcony, and replace substandard balcony guardrail. Provide new balcony roof framing as required, and enclose structural columns with wood cladding to provide a more substantial appearance.
3. New balcony guardrail will be a brushed stainless post and cable system.
4. Shore up sagging garage door header and replace finishes as required to this work with new wood cladding.
5. Replace existing solid double entry door with a new single door with glass sidelight. The wood cladding will extend into this area.
6. Enclose existing electrical meter adjacent to the front door with wood cladding and blind doors.
7. Provide front entry seat and planter in line with the new larger porch columns. These will be wood clad. The planter will also provide a place for routing the balcony roof drainage pipe away from the front walls and flatwork to minimize upheaval damage due to current condition.
8. Infill the existing window recess on the third floor, so that the new wall and windows are flush with the remaining wall. This will add 42.8 sf to the existing bedroom.
9. Replace all windows with new wood windows with white exterior finish.

Fred Blome - Blome Architecture

719 Regal Court Menlo Park California 94025 650.325.5443

There are no changes to the existing setbacks, nor changes to the existing site layout. No work shall occur in the rear of the townhouse.

The Park Forest II Homeowners Association Architectural Committee has reviewed and approved the project plans and proposed front elevation. Their approval letter is attached. The neighbors in the immediate vicinity have been contacted and no objections have been raised.

If you have any questions or concerns, please contact us.

Sincerely,

A handwritten signature in black ink that reads "Fred Blome". The signature is written in a cursive style with a long, sweeping underline.

Fred Blome

PARK FOREST II HOMEOWNERS ASSOCIATION
ARCHITECTURAL COMMITTEE

Date: January 12, 2018

To: Anne Gregor and Fred Rose
130 Forest Lane
Menlo Park, Ca. 94025

From: Park Forest II Architectural Committee

Subject: Exterior Front Facade Finishes Approval

Dear Anne and Fred,

Thank you for submitting your finishes and color palette for the front façade of your townhome at 130 Forest Lane. The exterior paint color (B. Moore Gray Temptation 1609), accented with a white trim (color yet to be determined), and the cedar cladding (natural with a clear finish) are approved. The door frame color (vermillion 2002.10) is to be an orange red. You may want to paint a sample of this to confirm the color will "reads" to meet expectations.

The finishes have been reviewed by the Park Forest II Architectural Committee and are approved as submitted within the conditions all the exterior changes conform to the City of Menlo Park requirements.

Your proposed renovation will be a nice improvement to your home which we are sure you will thoroughly enjoy. The Stone Pine community will also benefit from these improvements; we thank you for the design enhancements.

The Architectural Committee wishes you success with the upcoming project upon which you are embarking.

Best regards,



Anne Lear
Architectural Committee
Park Forest II Homeowners Association

From: Helen Peters
To: [Conley, Cecilia L](#)
Subject: Proposed Changes to 130 Forest Lane
Date: Monday, March 19, 2018 8:04:03 AM

To the Planning Commission

We are writing in support of owners Fred Rose and Anne Gregor's proposal to repair and update the front facade of 130 Forest Lane. As across-the- street neighbors, no one has a more direct view of the front of 130 than we do. We believe the new plans will substantially improve not only our view, but also enhance the ambience of Forest Lane.

Sincerely

Helen Peters and Detlev Kunz, 131 Forest Lane



STAFF REPORT

Planning Commission

Meeting Date:

3/26/2018

Staff Report Number:

18-027-PC

Public Hearing:

**Use Permit/Morris Carey, Carey Bros.
Remodeling/423 O'Connor Street**

Recommendation

Staff recommends that the Planning Commission approve a use permit to convert an existing duplex at the front of the lot to a secondary dwelling unit, demolish two additional existing dwelling units at the middle/rear of the parcel, and construct a new two-story detached single family residence at the middle/rear. The secondary dwelling unit would feature aesthetic characteristics different from the proposed main residence. The applicant is requesting to exceed the secondary dwelling unit regulations for total square footage and the number of bedrooms and bathrooms, as may be permitted by a use permit. The project site is a substandard lot with respect to lot width located in the R-1-U (Single Family Urban Residential) zoning district, at 423 O'Connor Street. The recommended actions are included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposal.

Background

Site location

The project site is located at 423 O'Connor Street in the Willows neighborhood. Using Regal Court in the east-west orientation, the subject property is located on the northern side of O'Connor Street and between Elliott Drive and Byers Drive. A location map is included as Attachment B.

O'Connor Street is a residential street that extends across the neighborhood and connects to the City of East Palo Alto to the east. Houses along this block include both one- and two-story residences. While the majority of residences in the neighborhood are one story in height, some two-story residences exist along O'Connor Street. The residences primarily reflect a mixture of either ranch or craftsman architectural styles, but some modern home designs also exist. The neighborhood features predominantly single-family residences in the R-1-U (Single Family Urban Residential) district, apart from some denser uses in the R-2 (Low Density Apartment) district along Menalto Avenue and multifamily residences in the R-3 (Apartment) district along the western edge of Euclid Avenue, bordering the City of East Palo Alto. At the rear, the subject property adjoins larger multifamily residences within the City of East Palo Alto.

Analysis

Project description

The subject property is currently occupied by a duplex that is nonconforming with respect to the left side yard setback, a studio unit located above a detached garage, and a single family residence that is nonconforming with respect to the rear yard setback, on a lot that is substandard with respect to lot width. Overall, the four existing housing units exceed the density currently allowable on this lot, and are understood by staff to be legal nonconforming structures.

The applicant is proposing to maintain and remodel the 1,492-square-foot front duplex and reduce it to a 1,118-square-foot secondary dwelling unit with a 200-square-foot carport, demolish a 624-square-foot, two-story studio residence and garage, demolish a 957-square-foot single family residence, and construct a 2,324-square-foot, single-family, two-story residence in the rear of the property. The subject property also currently contains two sheds that are proposed to be demolished.

As a result of these changes, the duplex would be reduced to a three-bedroom, two-bathroom secondary dwelling unit. The remodeling of the duplex would result in the demolition an existing nonconforming dining area that currently extends into the left side yard setback and an illegal kitchen nook. An existing porch at the front of the duplex would remain for this proposed secondary dwelling unit, and a new detached, one-car carport would be constructed to provide a covered parking space at the rear of the unit. An existing driveway at the left side of the property would remain, although staff would note that a car parked here could result in a violation of Municipal Code Section 8.20.070, which limits the number of vehicles that may be parked on driveways that do not lead towards a garage or carport.

The main residence, proposed in the rear of the property, would contain three bedrooms, three bathrooms, and an attached garage, with both stair and elevator access between the two floors. An uncovered parking space at the middle of the property would complete the off-street parking requirement for the main residence.

The existing buildings currently exceed the maximum floor area, but the various changes would result in compliance with these standards. The proposed project would adhere to all Zoning Ordinance regulations for setbacks, lot coverage, floor area limit (FAL), height, daylight plane, and parking. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

Design and materials

The existing structures feature composition shingles and stucco finish, in a ranch/traditional residential style. The remodeled secondary dwelling unit (and current duplex) would be modified to contain a more contemporary stucco and wood exterior design. The exterior materials would comprise a combination of stucco and clear cedar vertical siding for the walls, wood fascia, and asphalt shingles for the roofing. The windows would be within a vinyl frame, and the doors would be painted wood. Staff believes that the size and scale of the frontage of the proposed project would be compatible with existing residential development in the neighborhood.

The proposed two-story single-family main residence in the rear of the property would feature a more modern style to complement the more traditional front unit. The main residence would feature a tall, narrow, and linear design for the walls, and the exterior materials would comprise clear cedar vertical siding, and flat roofs made of modified bitumen. In addition to the cedar siding, some stucco would be located along the second story walls. The size and scale of the proposed main residence would be designed to be compatible with the proposed secondary dwelling unit, and would be positioned to limit views from O'Connor Street.

Staff believes that the scale, materials, and style of the proposed residences would be consistent with the broader neighborhood, given the similar architectural styles and sizes of structures in the area.

Secondary dwelling unit regulation modifications

Zoning Ordinance Chapter 16.79 establishes the regulations for secondary dwelling units, and projects that comply with these limits can (with some exceptions) be reviewed and approved by staff through the building permit process. However, Section 16.79.030 states that projects requesting modifications to the secondary dwelling unit development regulations (except for the density and subdivision limits, which cannot be modified) can be considered and approved by the Planning Commission through the use permit process.

As noted earlier, the subject proposal is requesting modifications to the following secondary dwelling unit requirements:

- Unit Size:
 - The proposed secondary dwelling unit would be 1,118 square feet in size, which would exceed the standard limit of 640 square feet.
 - The proposed unit would have three bedrooms and two bathrooms, in excess of the standard limits of one bedroom and one bathrooms.
- Aesthetics:
 - The secondary dwelling unit would have a different design than the new main residence, in particular with regard to rooflines.

Section 16.79.030 does not provide any specific criteria with which to evaluate requests for modifications to the secondary dwelling unit development regulations, although staff would note that the mechanism is a use permit, not a variance. Use permits require consideration of the health, safety, morals, comfort, and general welfare of persons and properties in the vicinity, but do not require a finding of unique hardship or other more stringent variance-type determinations.

From staff's perspective, the proposed requests at this particular property are justified for a few unique reasons. First, the project would bring the property into a conforming dwelling unit count of two instead of four, and also bring the FAL into compliance. The secondary dwelling unit would utilize an existing building fabric from the duplex, with the removal of nonconforming and illegal portions of the structure located within the left side setback. Lastly, following the proposed remodeling, the aesthetics of the proposed secondary dwelling unit, which, while not directly similar to the main residence at the rear, would be

compatible with regard to materials and the overall design spirit. The nature of this site is rather unique and, as such, staff does not consider this project as a precedent with regard to modification requests for secondary dwelling units.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the heritage and non-heritage trees on site. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and the protection of some trees, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist, and revisions were required in order to ensure the health of trees on or near this site.

There are five heritage trees located near or within the subject property, with three trees in the subject property and two located in neighboring properties. All of these trees are proposed to remain. To promote privacy, the applicants have proposed a series of Indian laurel trees along the left and rear property lines, in addition to the existing heritage trees, to screen views between the main residence and neighboring properties. There are also four non-heritage trees, all located near the front property line, which are to be removed for driveway and landscaping upgrades. The construction of the proposed project is not anticipated to adversely affect the heritage trees located on the property, although a tree protection zone is provided for each of the five heritage trees (Trees 1, 2, 3, 8, and 9). Within the tree protection zones, preservation measures, as advised by the City Arborist, include tree protection fencing, selective root and canopy pruning, wood chip mulching, installing root protection pads, engaging in some demolition by hand, wrapping tree trunks, and trimming portions of the roof overhang on the secondary dwelling unit that are pressing into existing trees. All recommendations identified in the arborist report shall be implemented and ensured as part of condition 3g. The applicant is aware that one additional detail must be provided for Sheets A-2 (Site Plan – Demolition Only) and A-5 (Site Plan – Proposed Development), specifically indicating that the portion of the roof overhang that is growing into the trunk of Tree 3 (Coast Live Oak) shall be trimmed. This requirement is provided in condition 4a.

Correspondence

The applicant has stated that they completed outreach with many of the neighbors in the immediate vicinity of the project. Staff has not received any letters regarding the proposal.

Conclusion

Staff believes that the design, scale and materials of the proposed residences are compatible both on site and with the surrounding neighborhood. The proposed project would reduce the number of dwelling units on site from four to two, remove the nonconforming walls and floor space of the secondary dwelling unit, and bring the overall floor area into conformance. No heritage tree impacts are anticipated. The floor area, building coverage, and height of the proposed residence would all be below the maximum amounts permitted by the Zoning Ordinance, and the new development occurring from the main residence in the rear of the property would be within the setback and daylight plane requirements. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The 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. Recommended Actions
- B. Location Map
- C. Data Table
- D. Project Plans
- E. Project Description Letter
- F. Arborist Report

Disclaimer

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

Report prepared by:

Matt Pruter, Associate Planner

Report reviewed by:

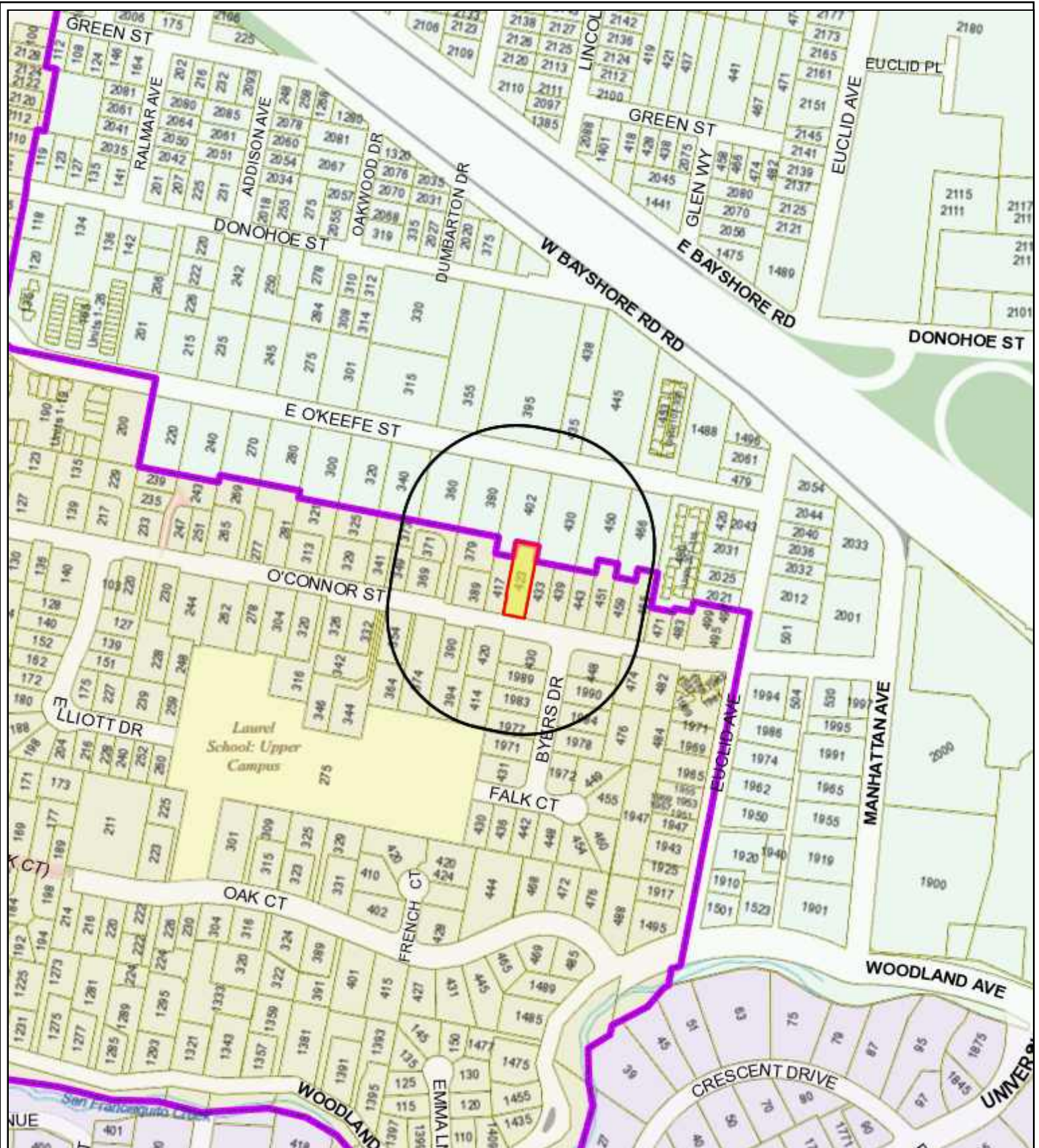
Thomas Rogers, Principal Planner

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LOCATION: 423 O'Connor Street	PROJECT NUMBER: PLN2017-00015	APPLICANT: Carey Bros. Remodeling	OWNER: Pranay Gupta
PROPOSAL: Request for a use permit to convert an existing duplex at the front of the lot to a secondary dwelling unit, demolish two additional existing dwelling units at the middle/rear of the parcel, and construct a new two-story detached single family residence at the middle/rear. The secondary dwelling unit would feature aesthetic characteristics different from the proposed main residence. The applicant is requesting to exceed the secondary dwelling unit regulations for total square footage and the number of bedrooms and bathrooms, as may be permitted by a use permit. The project site is a substandard lot with respect to lot width located in the R-1-U (Single Family Urban Residential) zoning district.			
DECISION ENTITY: Planning Commission	DATE: March 26, 2018	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
ACTION: <ol style="list-style-type: none">1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") 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:<ol style="list-style-type: none">a. Development of the project shall be substantially in conformance with the plans prepared by Carey Bros. Remodeling consisting of 18 plan sheets, dated received March 21, 2018, and approved by the Planning Commission on March 26, 2018, 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 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.			

423 O'Connor Street – Attachment A: Recommended Actions

LOCATION: 423 O'Connor Street	PROJECT NUMBER: PLN2017-00015	APPLICANT: Carey Bros. Remodeling	OWNER: Pranay Gupta
PROPOSAL: Request for a use permit to convert an existing duplex at the front of the lot to a secondary dwelling unit, demolish two additional existing dwelling units at the middle/rear of the parcel, and construct a new two-story detached single family residence at the middle/rear. The secondary dwelling unit would feature aesthetic characteristics different from the proposed main residence. The applicant is requesting to exceed the secondary dwelling unit regulations for total square footage and the number of bedrooms and bathrooms, as may be permitted by a use permit. The project site is a substandard lot with respect to lot width located in the R-1-U (Single Family Urban Residential) zoning district.			
DECISION ENTITY: Planning Commission	DATE: March 26, 2018	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
ACTION: <ul style="list-style-type: none">g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Davey Resource Group, dated March 19, 2018. <p>4. Approve the use permit subject to the following <i>project-specific</i> condition:</p> <ul style="list-style-type: none">a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised project plans that include the following language for the front residence's rear-facing eaves adjacent to Tree #3 (Coast Live Oak), on Sheets A-2 (Site Plan – Demolition Only) and A-5 (Site Plan – Proposed Development): “Trim portion of roof overhang that is growing into trunk.” The revised project plans shall be subject to review and approval of the Planning Division.			



City of Menlo Park
Location Map
423 O'Connor Street



Scale: 1:4,000

Drawn By: MAP

Checked By: THR

Date: 3/26/2018

Sheet: 1

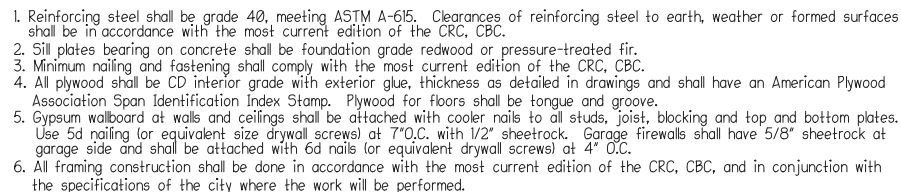
	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	10,792 sf	10,792 sf	7,000 sf min.
Lot width	55 ft.	55 ft.	65 ft. min.
Lot depth	190 ft.	190 ft.	100 ft. min.
Setbacks			
Front	20.0 ft.	20.0 ft.	20 ft. min.
Rear	20.0 ft.	14.0 ft.	20 ft. min.
Side (left)	6.0 ft.	3.4 ft.	5.5 ft. min.
Side (right)	11.8 ft.	12.6 ft.	5.5 ft. min.
Building coverage	3,169 sf	3,719 sf	3,777 sf max.
	29.4 %	34.5 %	35 % max.
FAL (Floor Area Limit)	3,642 sf	3,886 sf	3,748 sf max.
Square footage by floor	2,602 sf/1st 574 sf/2nd 466 sf/garage and carport 101 sf/porches	2,304 sf/1st 312 sf/2nd 312 sf/garage 145 sf/porches 958 sf/accessory buildings	
Square footage of buildings	3,743 sf	4,031 sf	
Building height	23 ft.	19 ft.	28 ft. max.
Parking	2 covered/1 uncovered	1 covered/1 uncovered	2 spaces for main unit, 1 space for SDU
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees	Heritage trees* 5	Non-Heritage trees 4	New Trees 35
	Heritage trees proposed for removal 0	Non-Heritage trees proposed for removal 4	Total Number of Trees 40

*Includes three trees in the subject property and two trees on neighboring properties.

SYMBOLS	GENERAL CONDITIONS	SHEET INDEX
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SHEET INDEX

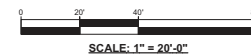
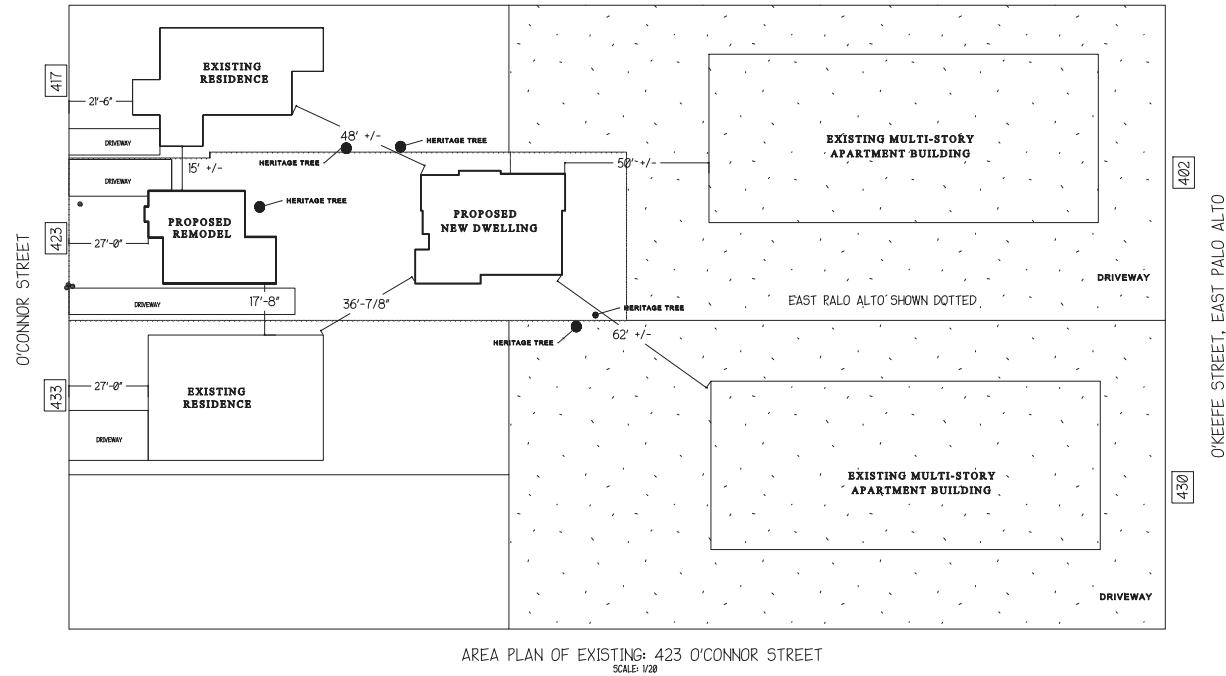
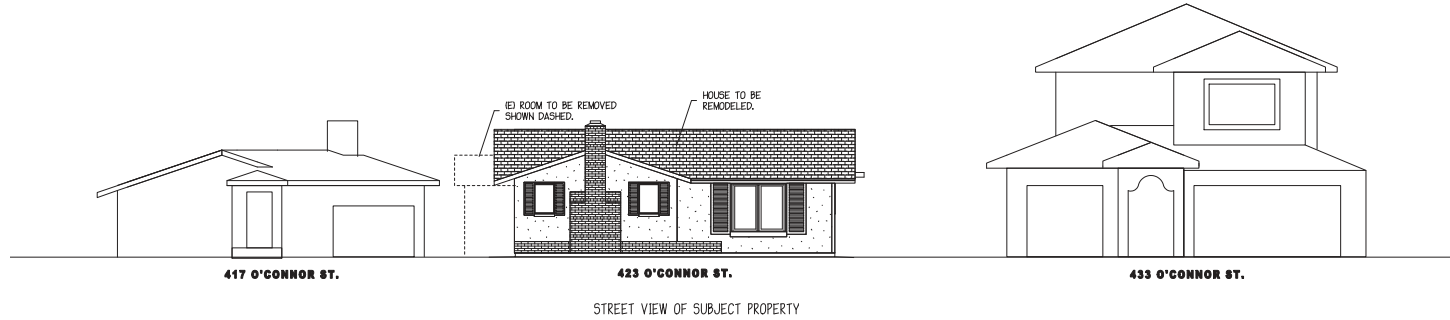


ABBREVIATIONS

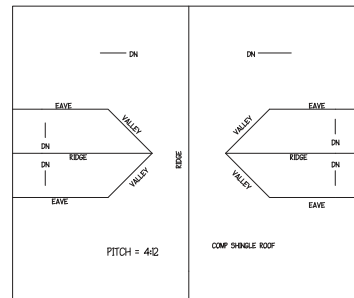
A.B.	ANCHOR BOLT	MAX	MAXIMUM
A/C	AIR CONDITIONER	MIN	MINIMUM
A.J.F.	ABOVE FINISH FLOOR	MWD	MINOR WAVE DOWN
BF	BOARD FOOT	NIC	NEW
B/LG	BLOCKING	NO	NOT IN CONTRACT
BL	BEAM	NBR	NUMBER
C.B.R.	COLD AIR BEDROOM	OBS	OBSCURE
CL	CLEAR	O.C.	ON CENTER
CLR	COLD AIR RETURN CLEAR	PB	PARTICLE BOARD
COMP	COMPOSITION ROOFING	PKT	PKIME COAT
CON	CONCRETE	PC	POCKET
CONT	CONTINUOUS	PL	PLASTIC LAMINATE
CP	CORNER PIECE	PL/WHO	PLYWOOD
CY	CUBIC YARD	PANEL	PANEL
DBL	DOUBLE	POL	POLISHED
DF	DOUGLAS FIR	PR	PAIR
DH	DOUBLE HUNG	PTF	PRESSURE TREATED DOUG FIR
DS	DOWNSPUT	PSTS	PLUGGED & TIGHT SANGED
DISP	DISPOSAL	REBAR	REINFORCING BAR
DW	DISHWASHER	RWD	REDWOOD
E	EXISTING	REM	REMOVE
EA	EACH	REPL	REPLACE
ENCL	ENCLOSURE	R	ROLL
EW	EACH WAY	ROR	REMOVE & REPLACE
EX	EXTERIOR	SE	SOLID CORE
FAU	FORCED AIR UNIT	SG	SLIDING GLASS DOOR
F	FINISHED	SDGL	DOUBLE GLAZED
F.J	FINGER JOINT	SH	SINGLE HUNG
FLR	FLOOR	SHT	SHEET
FLUR	FLOURESCENT	SHWR	SHOWER
FM	FLUSH MOUNT	S/I or SBI	SUPPLY & INSTALL
FDN	FOUNDATION	SPEC	SPECIFICATION
FT	FOOTING	SQ	SQUARE
FTG	FOOT	SR	SHEETROCK
FX	FIXTURE	SS	SANITARY SEWER
GA	GAUGE	STR	STRUCTURAL
GC	GAZE COCK	STW/STPP	STEMWALL
GDF	GREEN DOUGLAS FIR	SV	SQUARE YARD
GL	GLUE LAMINATED BEAM	TY	TOWEL BAR
GM	GALVANIZED SHEET METAL	TR	TRASH COMPACTOR
H	HOLE	TEMP	TEMPERED
H.B	HOSBIE	T&G	TONGUE & GROOVE
H.C	HOLLOW CORE	TPH	TOILET PAPER HOLDER
HER	HEADER	UN	UNLESS OTHERWISE NOTED
HV-L	HEAT-VENT-LEIGH	W	WATER
IN	INCH	W	WITH
INSUL	INSULATION	W/O	WITHOUT
INT	INTERIOR	W/PL	W/IR/PPOOL
LAM	LAMINATED	WT	WATERPROOF
LF	LEAFER FOOT	W/IR	WELDED WIRE FABRIC

THE PROJECT

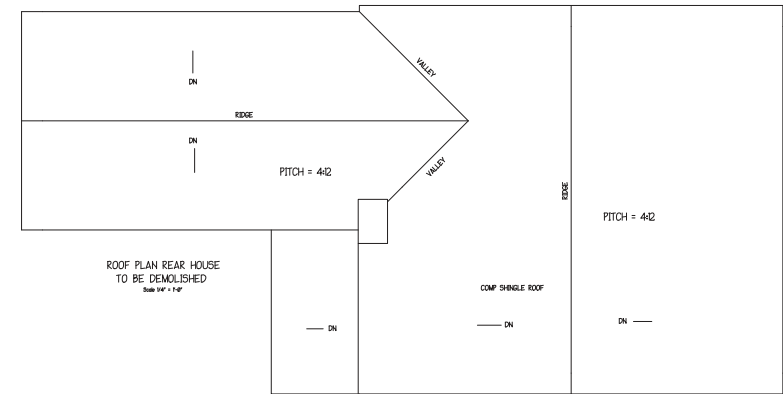
Approved By: _____	Drawn By: CLC / MDC
Signature _____ Date _____	Date: 02/14/2018
GENERAL CONDITIONS	Scale: NO SCALE
	Page No: GC-1



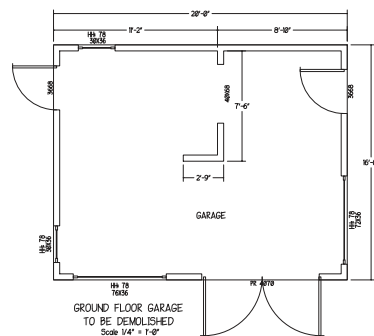
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DATE: 03/14/2018	SCALE: 1/20	APPROVED BY:	DRAWN BY: CLC/MDC
AREA PLAN OF EXISTING			
Cal Lic: 4428880	Corey Bros Remodeling		SHEET: 8
2428 Sand Creek Rd, Suite 200, Redwood, CA 94061	(877) 734-6484 Fax (888) 435-2599		A-1



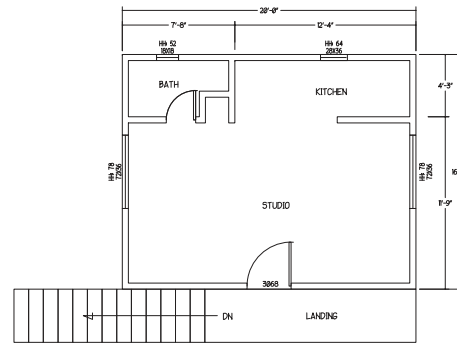
ROOF PLAN GAR/STUDIO
TO BE DEMOLISHED
Scale 1/4" = 1'-0"



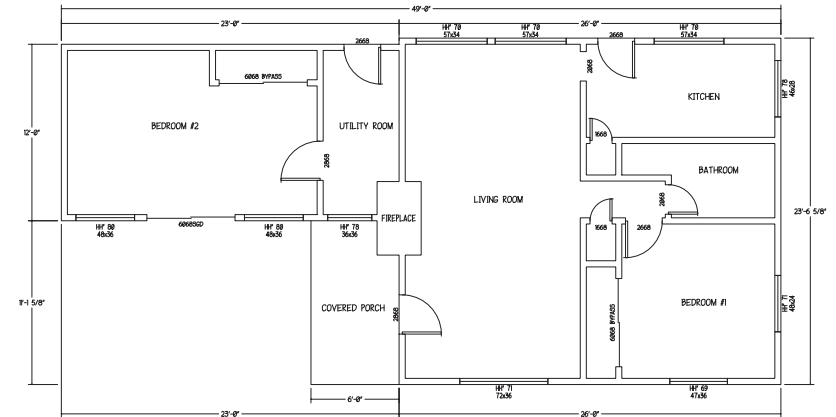
ROOF PLAN REAR HOUSE
TO BE DEMOLISHED
Scale 1/4" = 1'-0"



GROUND FLOOR GARAGE
TO BE DEMOLISHED
Scale 1/4" = 1'-0"



2ND FLOOR STUDIO APARTMENT TO BE DEMOLISHED
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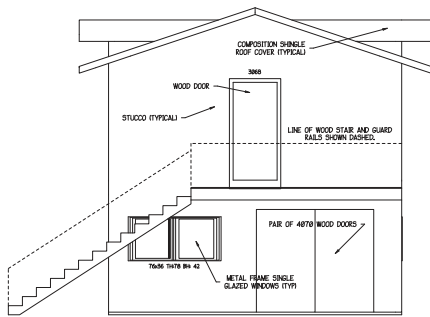


FLOOR PLAN OF REAR-MOST SINGLE FAMILY DWELLING TO BE DEMOLISHED
Scale 1/4" = 1'-0"

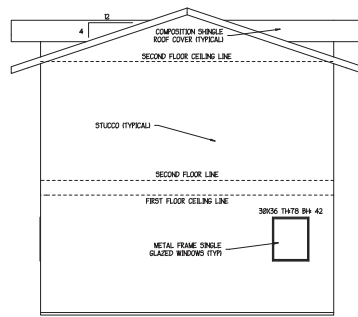


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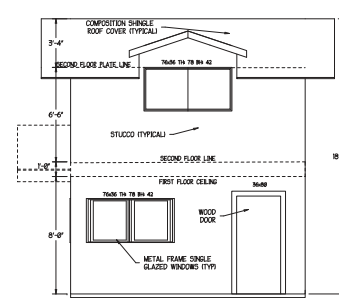
Gupta Residence 425 O'Connor Street Menlo Park, Ca 94025		REMODEL & NEW HOUSE (765) 489-2583 Pranay	
DATE: 03/14/2018	SCALE: 1/4" = 1'-0"	APPROVED BY:	SHOWN BY: CLC/MDC
FLOOR & ROOF PLANS - 2 HOUSES TO BE DEMOLISHED			
Cd.Ltd 4428880		Curry Bros Remodeling 2428 Sand Creek Rd, C-30, Fremont, CA 94538 (877) 734-6484 Fax (888) 435-2599	
			REVISION: 8 A-3



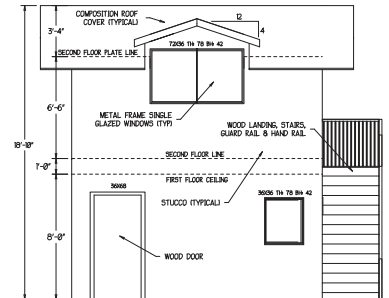
STUDIO APARTMENT FRONT ELEVATION
SCALE - 1/4" = 1'-0"



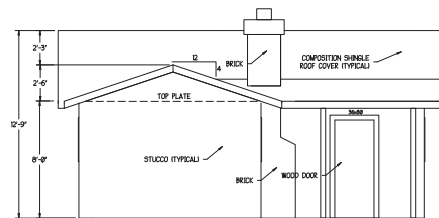
STUDIO APARTMENT REAR ELEVATION
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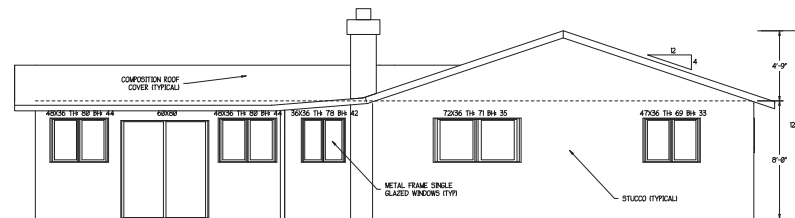
STUDIO APARTMENT RIGHT ELEVATION
SCALE - 1/4" = 1'-0"



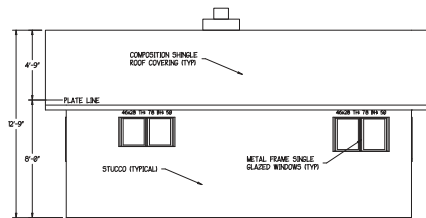
STUDIO APARTMENT LEFT ELEVATION
SCALE - 1/4" = 1'-0"



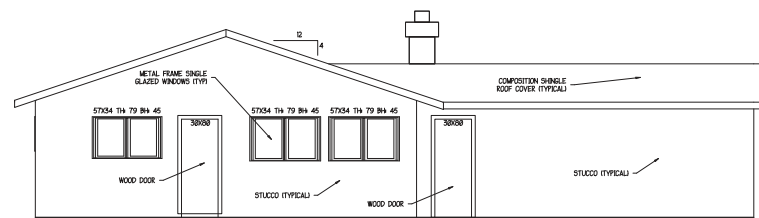
REAR HOUSE FRONT ELEVATION
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REAR HOUSE RIGHT ELEVATION
SCALE - 1/4" = 1'-0"



REAR HOUSE REAR ELEVATION
SCALE - 1/4" = 1'-0"



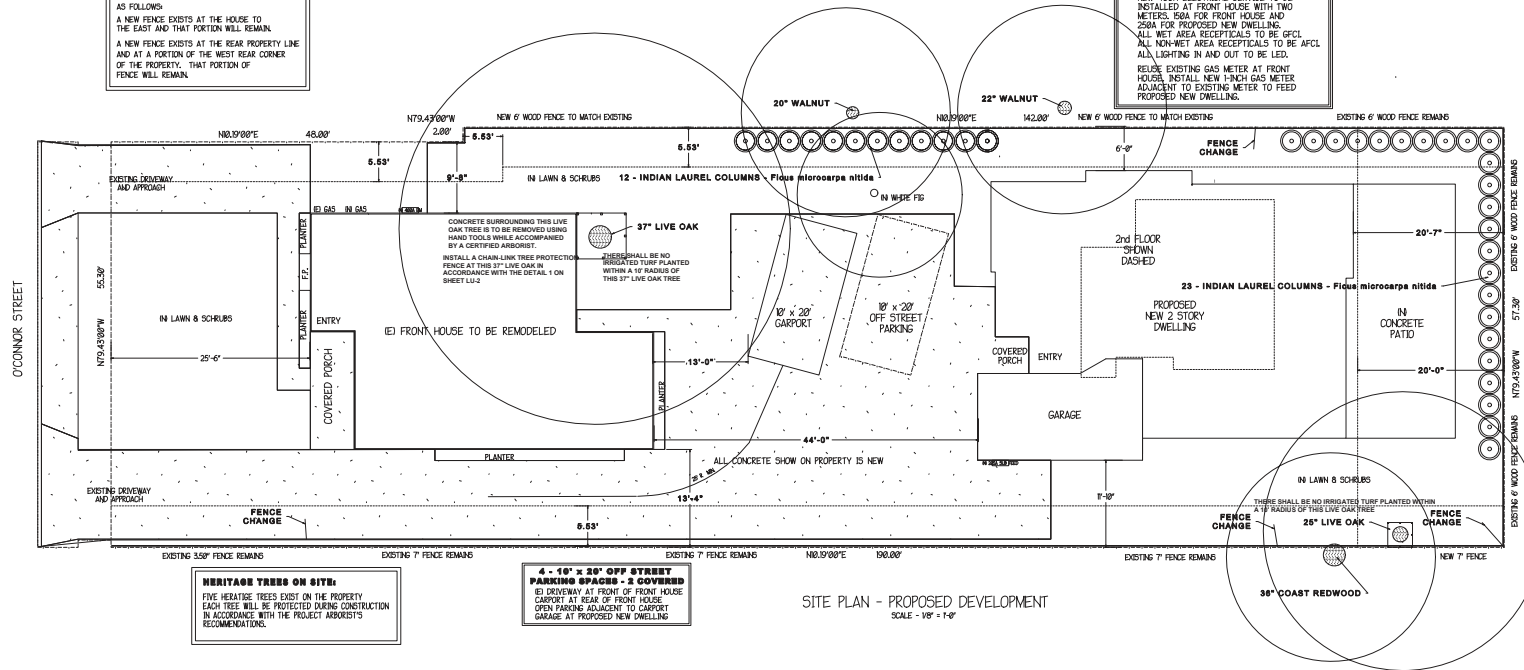
REAR HOUSE LEFT ELEVATION
SCALE - 1/4" = 1'-0"

0 1 2 4
SCALE: 1/4" = 1'-0"

Gupta Residence 425 O'Connor Street Menlo Park, Ca 94025		REMODEL & NEW HOUSE (765) 489-2583 Pranay	
DATE: 03/14/2018	SCALE: 1/4" = 1'-0"	APPROVED BY:	SEAL: CLC/MDC
EXTERIOR ELEVATIONS - 2 HOUSES TO BE DEMOLISHED			
Cal Lic: 4428880 2428 Sand Creek Rd, Suite 200, Fremont, CA 94538 (877) 734-6484 Fax: (888) 435-3559		Curry Bros Remodeling SERVING S A-4	

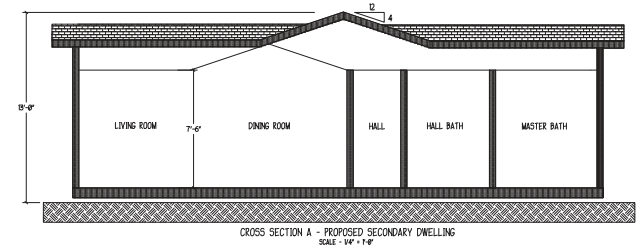
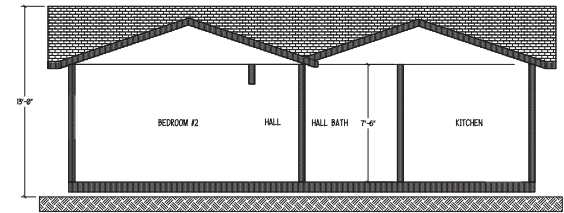
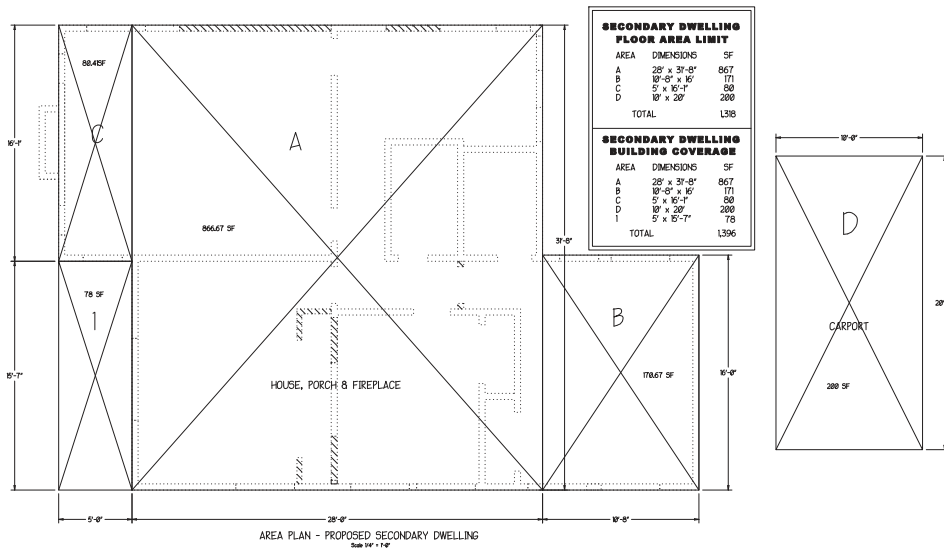
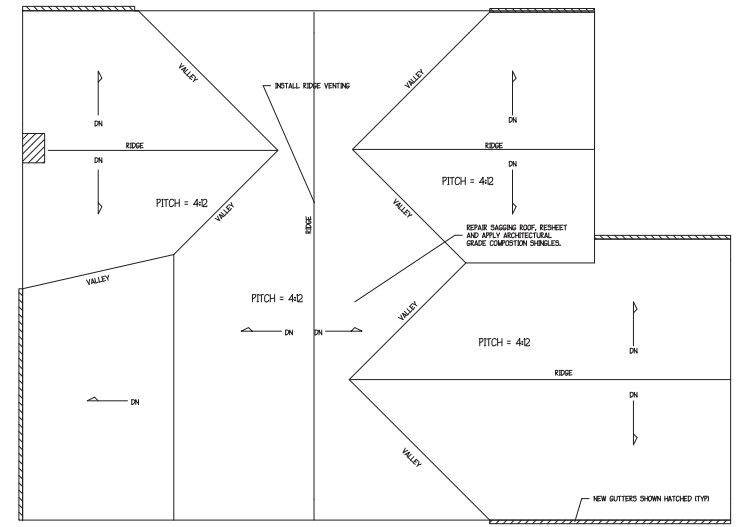
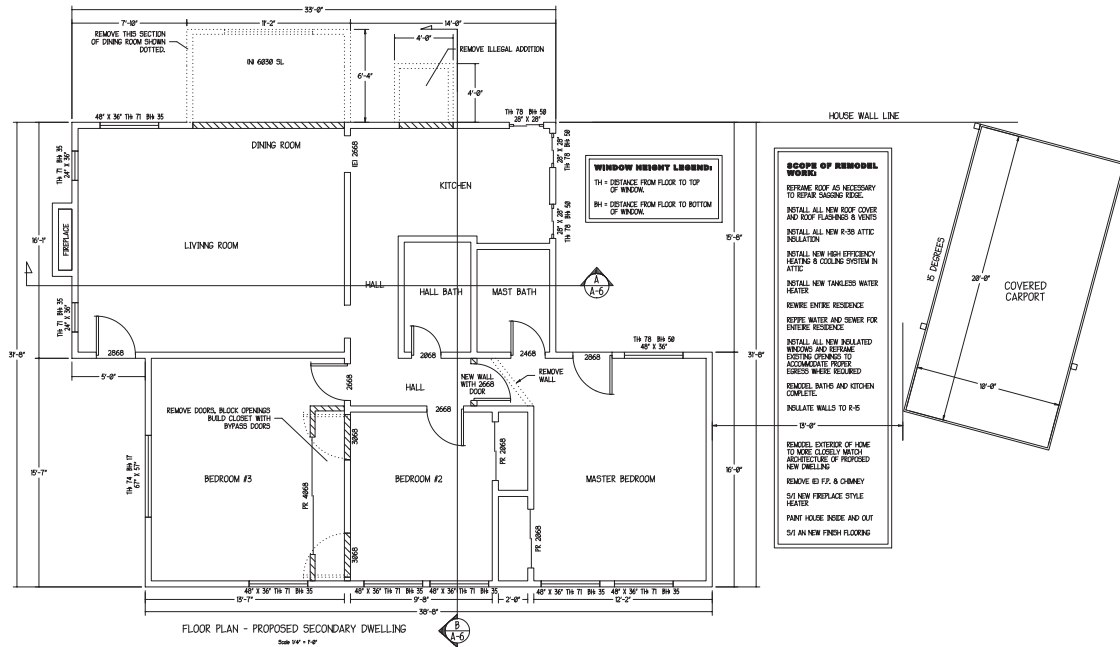
FENCE NOTES:
 NEW FENCING TO BE REDWOOD GOOD NEIGHBOR STYLE TO MATCH EI FENCE AT EAST PROPERTY LINE.
 ALL NEW FENCING HEIGHTS TO BE AS SHOWN ON THIS PLAN.
 ALL FENCING WILL BE REPLACED EXCEPT AS FOLLOWS:
 A NEW FENCE EXISTS AT THE HOUSE TO THE EAST AND THAT PORTION WILL REMAIN.
 A NEW FENCE EXISTS AT THE REAR PROPERTY LINE AND AT A PORTION OF THE WEST REAR CORNER OF THE PROPERTY. THAT PORTION OF FENCE WILL REMAIN.

ELECTRICAL & GAS LINE NOTE:
 NEW AREA ELECTRICAL SERVICE TO BE INSTALLED AT FRONT HOUSE WITH TWO METERS, 60A FOR FRONT HOUSE AND 250A FOR PROPOSED NEW DWELLING.
 ALL WET AREA RECEPTALS TO BE GFCL.
 ALL NON-WET AREA RECEPTALS TO BE AFCL.
 ALL LIGHTING IN AND OUT TO BE LED.
 REUSE EXISTING GAS METER AT FRONT HOUSE. INSTALL NEW 1-INCH GAS METER ADJACENT TO EXISTING METER TO FEED PROPOSED NEW DWELLING.



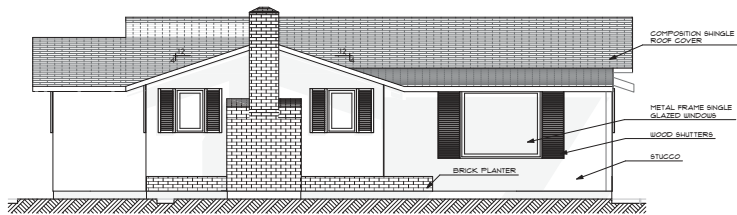
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Gupta Residence 425 O'Connor Street Menlo Park, Ca 94025		REMODEL & NEW HOUSE (765) 409-2583 Pranay	
DATE: 03/14/2018	SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY: CLC/MDC
SITE PLAN - PROPOSED DEVELOPMENT			
Cal Lic: 442880 Carey Bros Remodeling 2408 Sand Creek Rd, C-308, Fremont, CA 94501 (877) 734-6484 Fax: (888) 435-3599		SHEET: 8 A-5	



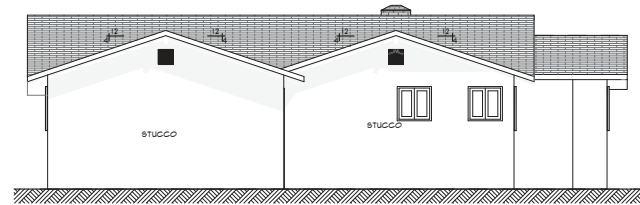
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SCALE: 1/4" = 1'-0"

Gupta Residence 425 O'Connor Street Menlo Park, Ca 94025		REMODEL & NEW HOUSE (765) 489-2583 Pranay	
DATE: 03/14/2018	SCALE: 1/4" = 1'-0"	APPROVED BY:	DRIVEN BY: CLC/MDC
FLOOR PLAN - PROPOSED SECONDARY DWELLING			
Cal Lic: 4428880	Carey Bros Remodeling 2428 Sand Creek Rd, C-305, Fremont, CA 94538 (971) 734-6484 Fax: (988) 435-3559		SHEETING: A-6



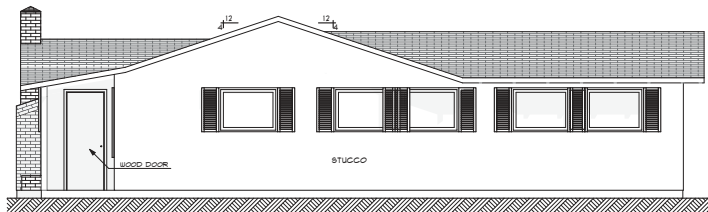
EXISTING FRONT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



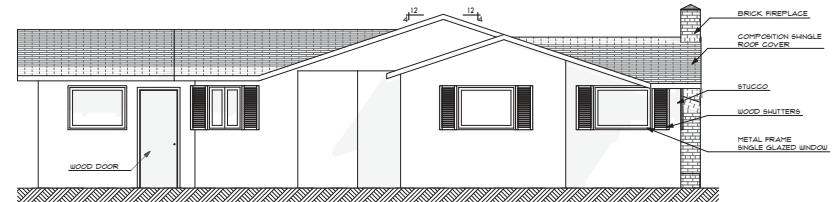
EXISTING REAR SIDE ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

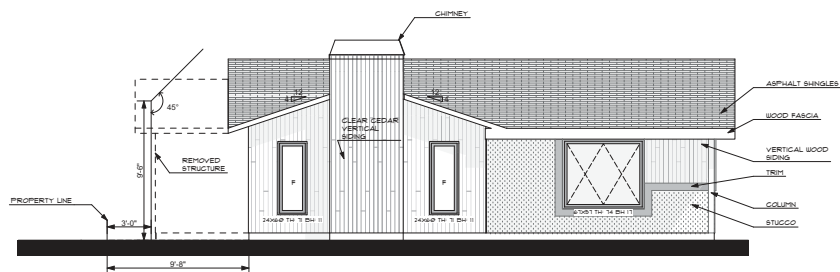


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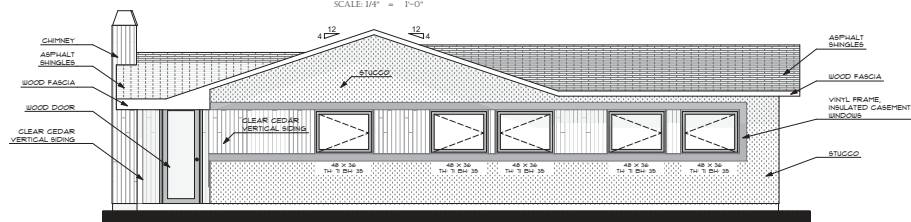
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SCALE: 1/4" = 1'-0"

Gupta Residence 425 O'Connor Street Menlo Park, Ca 94025		REMODEL & NEW HOUSE (765) 489-2583 Pranay	
DATE: 03/14/2018	SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: CLC/MDC
EXT. ELEVATIONS - PROPOSED SECONDARY DWELLING			
Cal Lic: 4428880	Carey Bros Remodeling 2428 Sand Creek Rd, C-308, Fremont, CA 94538 (877) 734-6484 Fax (888) 435-3559	SERVICES:	A-7



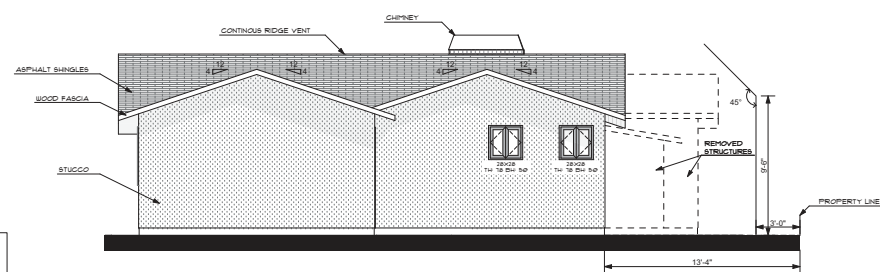
NEW FRONT ELEVATION

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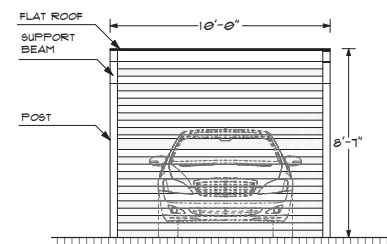
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NEW LEFT SIDE ELEVATION

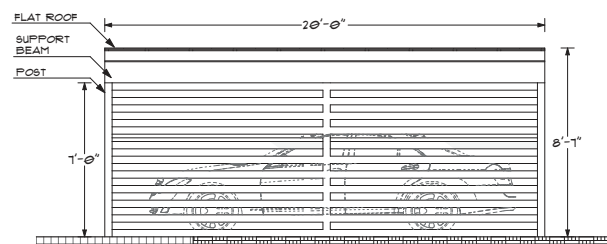
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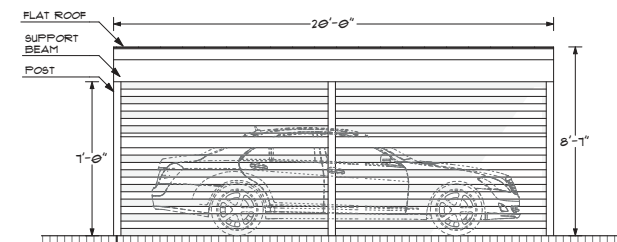
CARPORT FRONT ELEVATION

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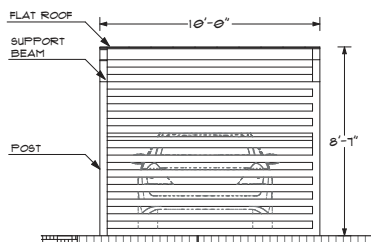
CARPORT RIGHT ELEVATION

SCALE 3/8" = 1'-0"



CARPORT LEFT ELEVATION

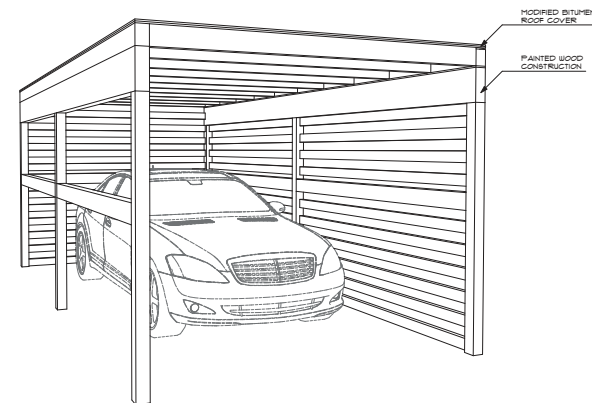
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CARPORT REAR ELEVATION

SCALE 3/8" = 1'-0"

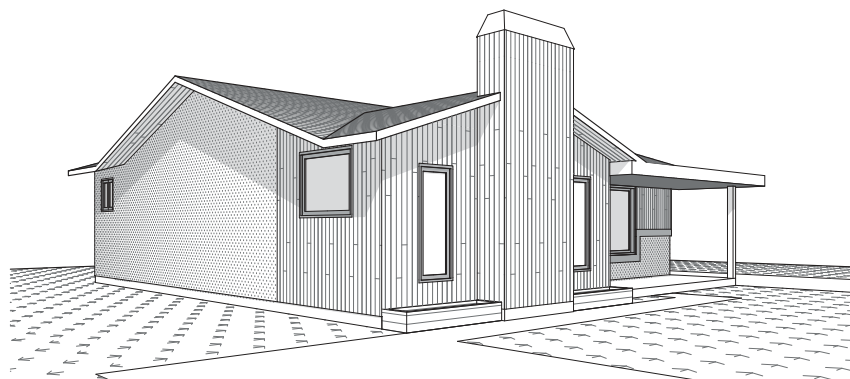
SCALE 3/8" = 1'-0"



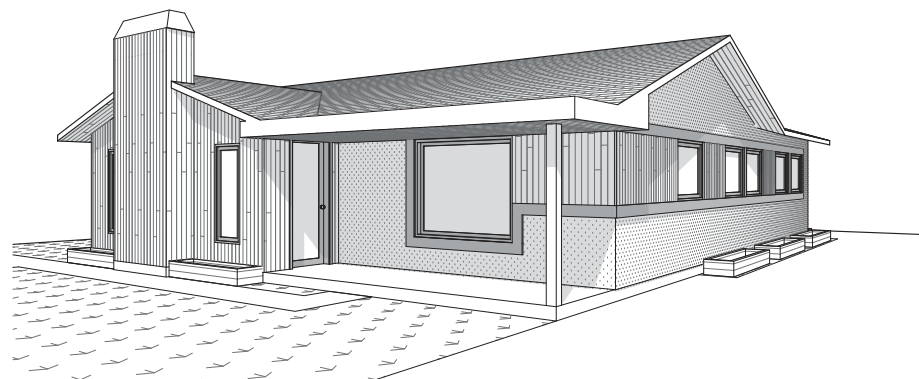
CARPORT 3D VIEW

NOT TO SCALE

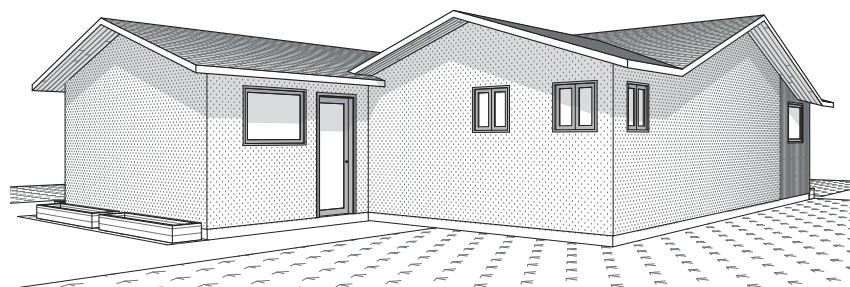
Gupta Residence 425 O'Connor Street Menlo Park, Ca 94025		REMODEL & NEW HOUSE (765) 409-2383 Pranay	
DATE: 02/14/2018	SCALE: VARIOUS	APPROVED BY:	DRAWN BY: CLC/MDC
(N) EXT. ELEVATIONS - PROPOSED SECONDARY DWELLING			
Cal Lic: 4428880	Curry Bros Remodeling 2428 Sand Creek Rd, #208, Redwood, CA 94061 (877) 734-6484 Fax (888) 435-2599		SHOWN AS: A-8



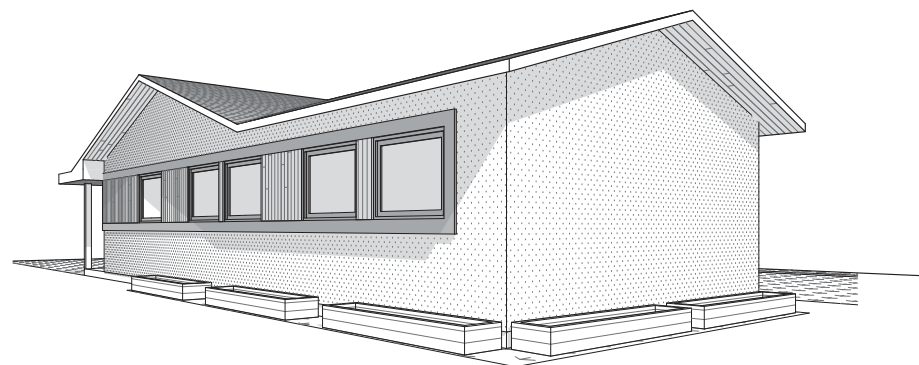
FRONT-LEFT 3D VIEW
NOT TO SCALE



FRONT-RIGHT 3D VIEW
NOT TO SCALE

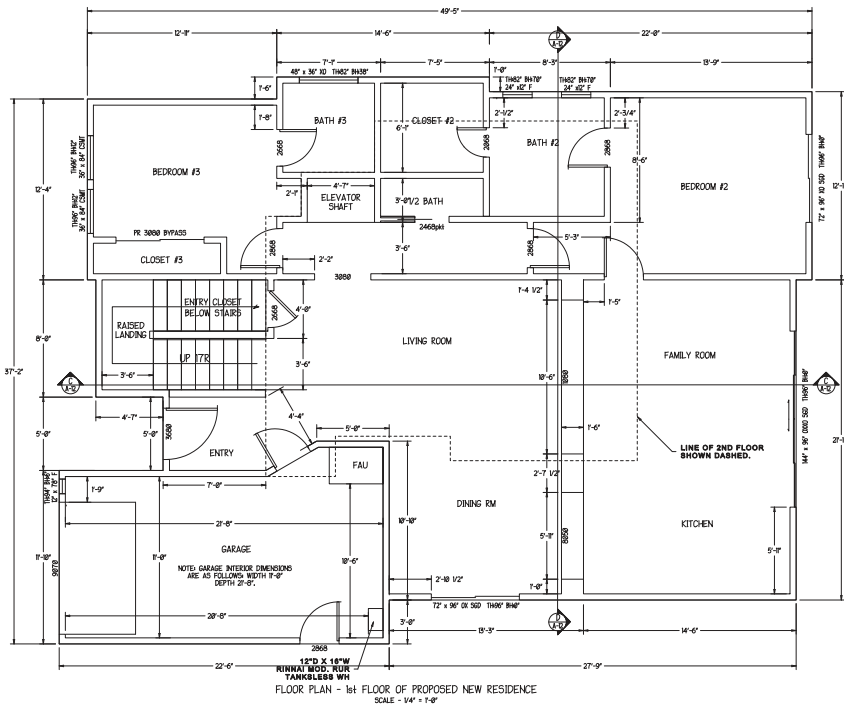


REAR-LEFT 3D VIEW
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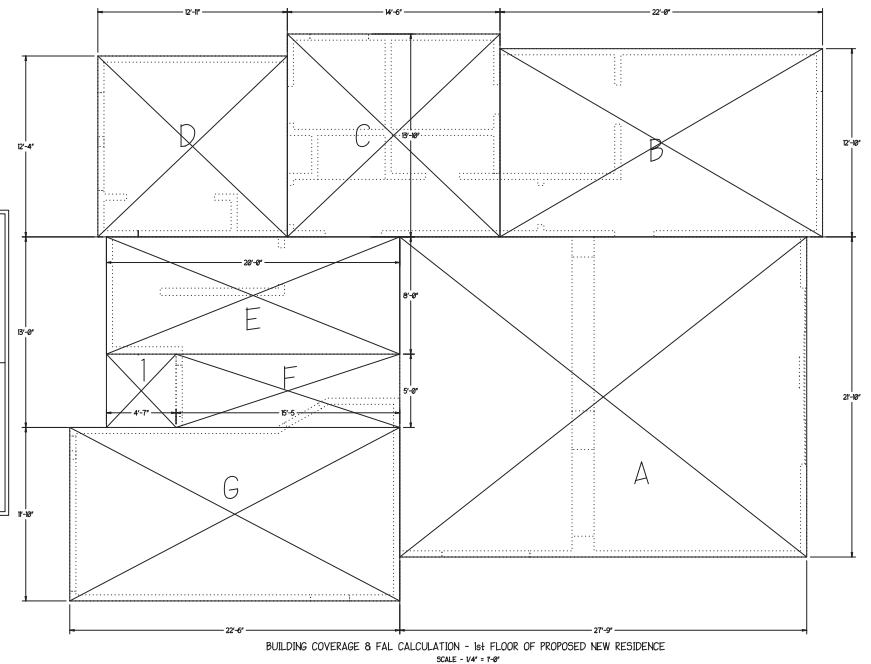
REAR-RIGHT 3D VIEW
NOT TO SCALE

Gupta Residence 425 O'Connor Street Menlo Park, Ca 94025		REMODEL & NEW HOUSE (765) 409-2383 Pranay	
DATE: 02/14/2018	NOT TO SCALE	APPROVED BY:	DRAWN BY: CLC/MDC
PERSPECTIVES - PROPOSED SECONDARY DWELLING			
Cal Lic: 4428880	Corey Bros Remodeling 2428 Sand Creek Rd, C-38, Fremont, CA 94538 (877) 734-6484 Fax (888) 435-5599		SHEETING: A-9



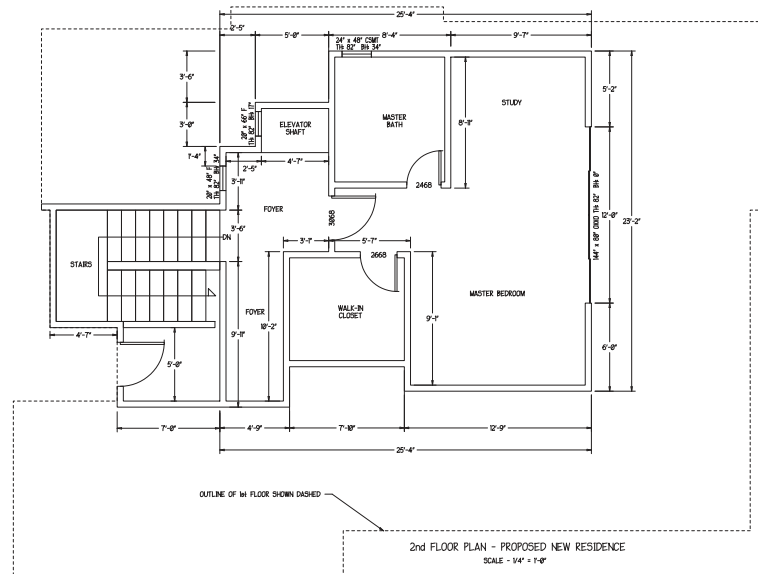
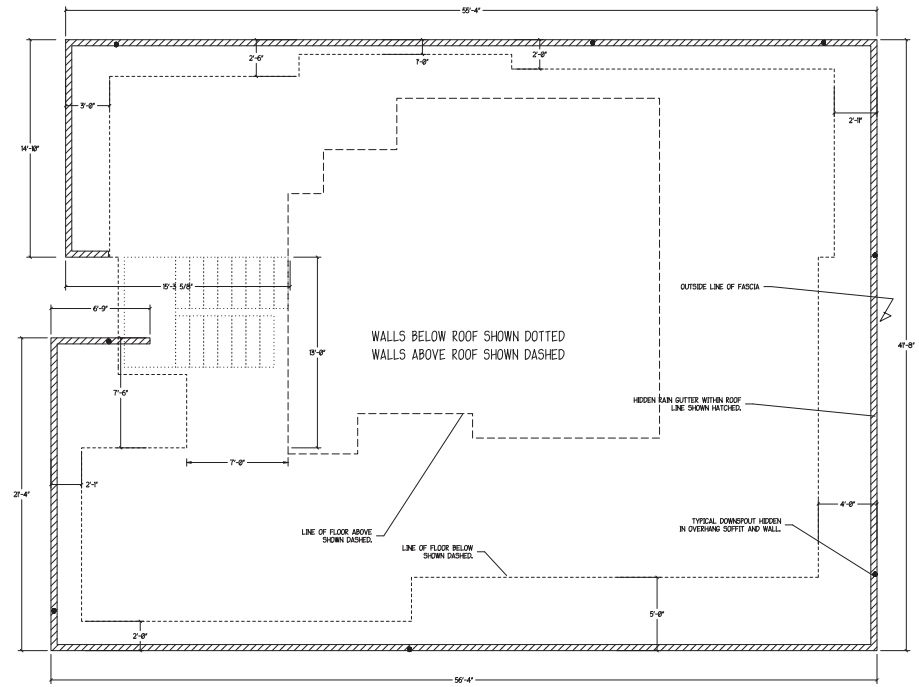
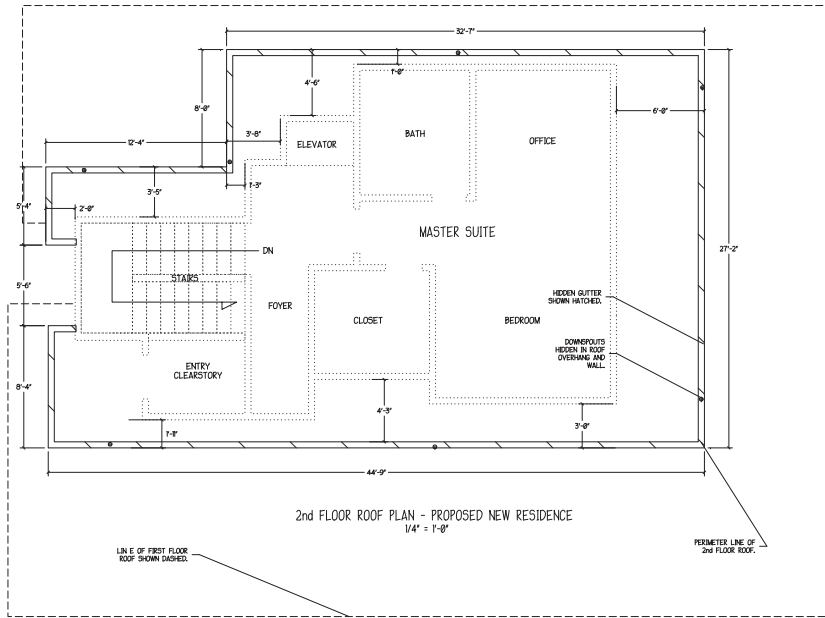
NEW 1st FLOOR PLAN FLOOR AREA LIMIT		
AREA	DIMENSIONS	SF
A	27'-9" x 21'-0"	685
B	22'-0" x 10'-0"	220
C	14'-0" x 13'-0"	201
D	12'-0" x 12'-4"	159
E	20'-0" x 8'-0"	160
F	15'-0" x 5'-0"	75
G	17'-0" x 22'-6"	381
NEW HSE 1st FLR TOTAL		1758

NEW 1st FLOOR PLAN BUILDING COVERAGE		
AREA	DIMENSIONS	SF
A	27'-9" x 21'-0"	685
B	22'-0" x 10'-0"	220
C	14'-0" x 13'-0"	201
D	12'-0" x 12'-4"	159
E	20'-0" x 8'-0"	160
F	15'-0" x 5'-0"	75
G	17'-0" x 22'-6"	381
NEW HSE 1st FLR TOTAL		1776



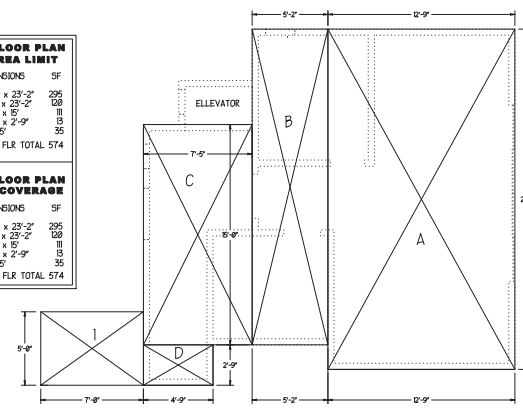
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SCALE: 1/4" = 1'-0"

Gupta Residence 425 O'Connor Street Menlo Park, Ca 94025		REMODEL & NEW HOUSE (765) 409-2583 Pranay	
DATE: 03/14/2018	SCALE: 1/4" = 1'-0"	APPROVED BY:	DESIGN BY: CJC/MDC
1ST FLOOR PLAN - PROPOSED NEW RESIDENCE			
Cal Lic: 4428880	Curry Bros Remodeling 2428 Sand Creek Rd, C-305, Fremont, CA 94538	877-734-6484 Fax: (925) 435-2599	SHEET NO: A-10



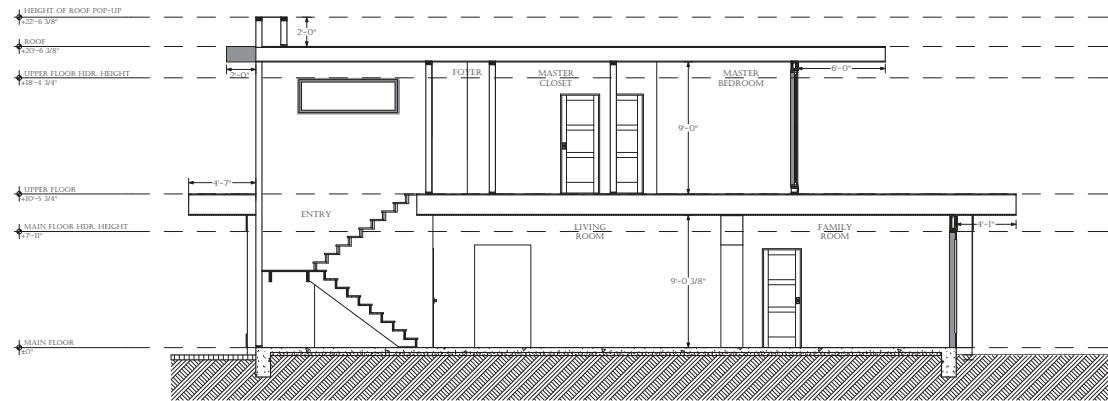
NEW 2nd FLOOR PLAN FLOOR AREA LIMIT		
AREA	DIMENSIONS	SF
A	12'-0" x 23'-2"	295
B	5'-2" x 23'-2"	120
C	7'-5" x 15'	113
D	4'-9" x 2'-9"	13
I	7' x 5'	35
NEW HSE 2nd FLR TOTAL		574

NEW 2nd FLOOR PLAN BUILDING COVERAGE		
AREA	DIMENSIONS	SF
A	12'-0" x 23'-2"	295
B	5'-2" x 23'-2"	120
C	7'-5" x 15'	113
D	4'-9" x 2'-9"	13
I	7' x 5'	35
NEW HSE 2nd FLR TOTAL		574



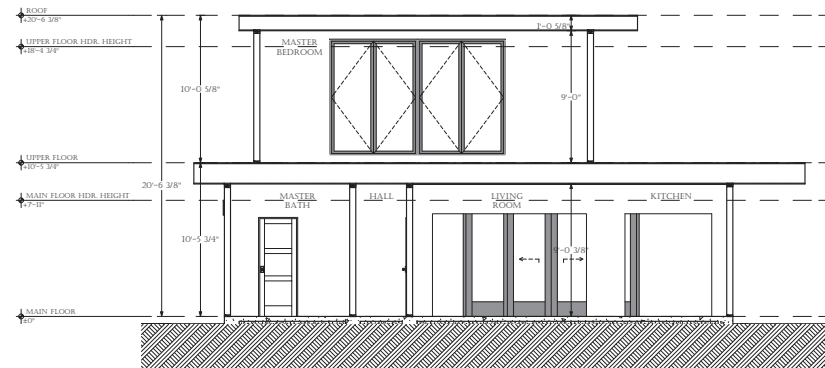
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SCALE: 1/4" = 1'-0"

Gupta Residence 425 O'Connor Street Menlo Park, Ca 94025		REMODEL & NEW HOUSE (765) 489-2583 Pranay	
DATE: 03/14/2018	SCALE: 1/4" = 1'-0"	APPROVED BY:	DESIGN BY: CJC/MDC
2ND FLOOR PLAN - PROPOSED NEW RESIDENCE			
Cal Lic: 4428880	Corey Bros Remodeling 2428 3rd Street, Suite 200, Redwood, CA 94061 (877) 734-6484 Fax (888) 435-3599		SHEET # A-11



SECTION C

SCALE: 1/4" = 1'-0"

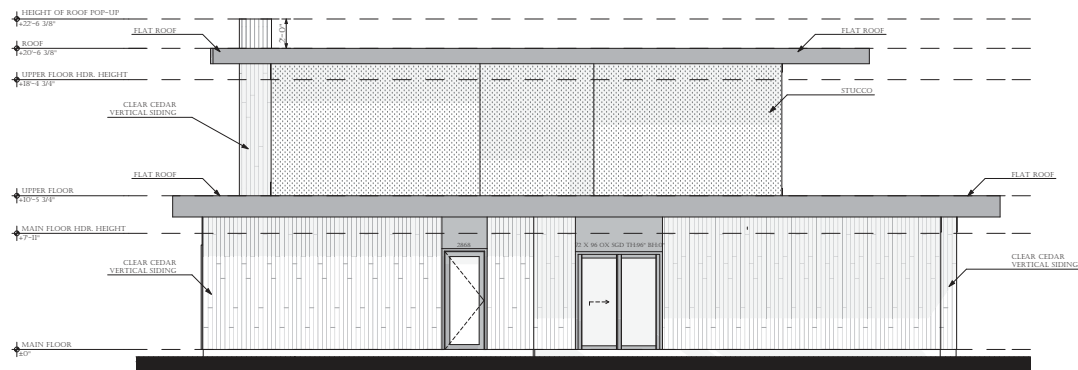


SECTION D

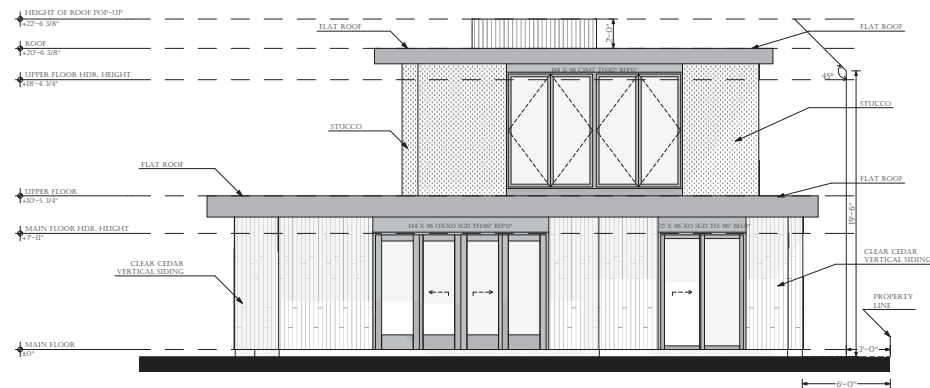
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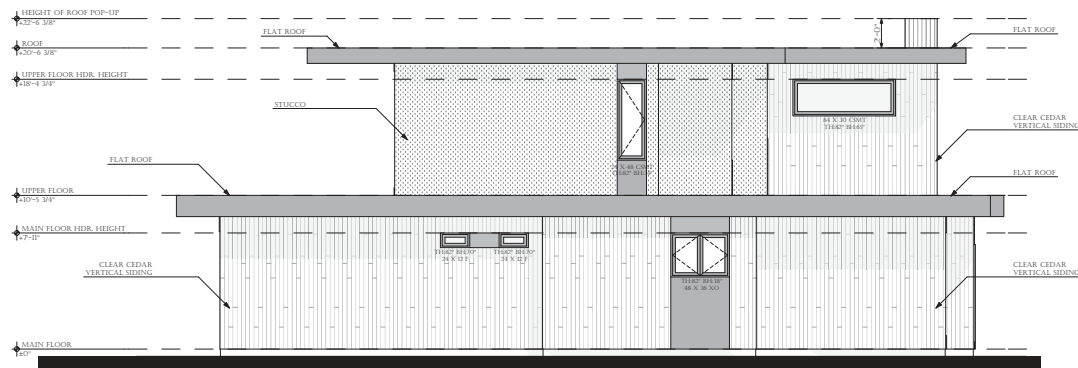
Gupta Residence 425 O'Connor Street Menlo Park, Ca 94025		REMODEL & NEW HOUSE (765) 409-2583 Pranay	
DATE: 03/14/2018	SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: CJC/MDC
SECTIONS - PROPOSED NEW RESIDENCE			
Cal Lic: 4428880	Carey Bros Remodeling 2428 Sand Creek Rd, Suite 200, Redwood, CA 94061 877/734-6484 Fax: (888) 435-5599	SHEETING & A-12	



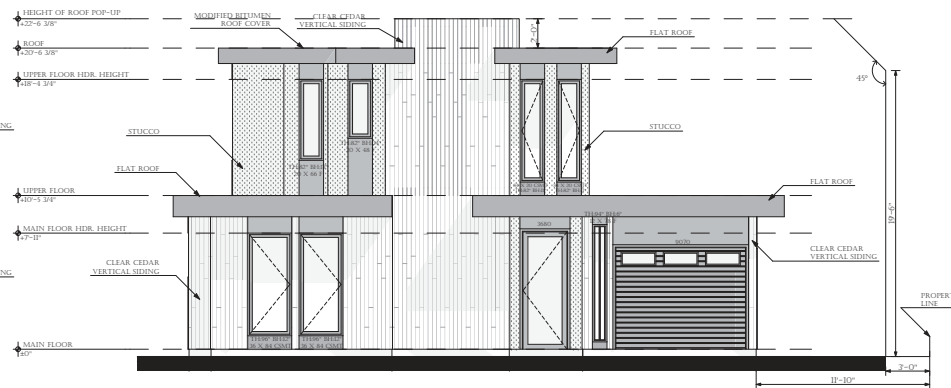
RIGHT ELEVATION
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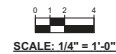
REAR ELEVATION
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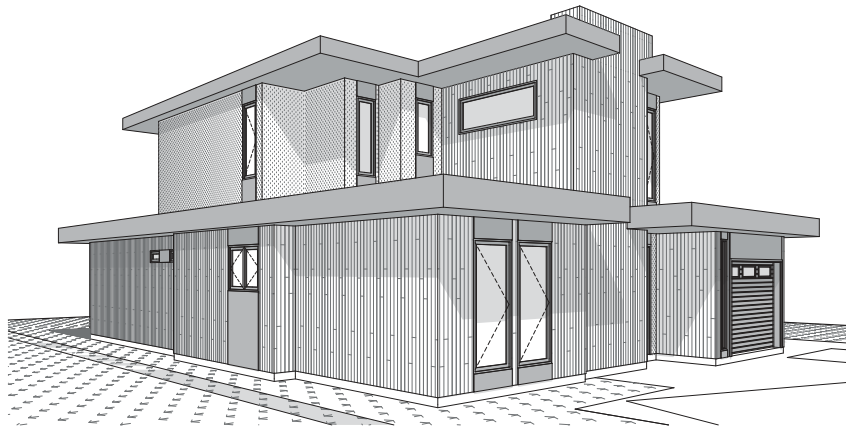
LEFT ELEVATION
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



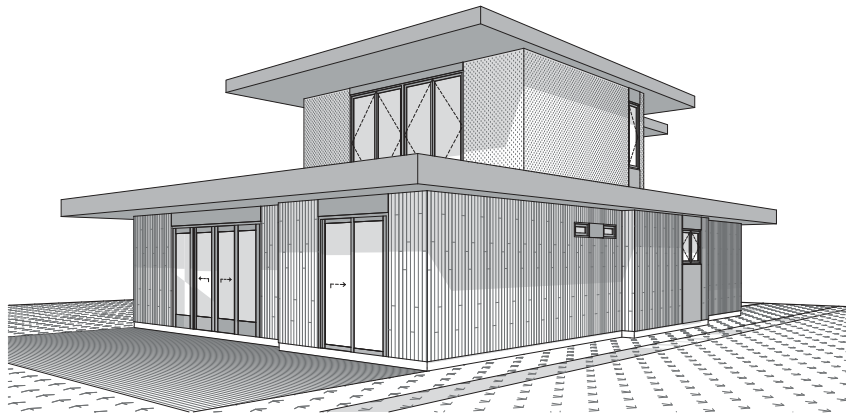
Gupta Residence 425 O'Connor Street Menlo Park, Ca 94025		REMODEL & NEW HOUSE (765) 489-2583 Pranay	
DATE: 03/14/2018	SCALE: 1/4" = 1'	APPROVED BY:	CLC/MDC
EXTERIOR ELEVATIONS - PROPOSED NEW RESIDENCE			
Cal Lic: 4428880 2428 Sand Creek Rd, Suite 200, Redwood, CA 94061		Carey Bros Remodeling 8771 734-6484 Fax: (888) 435-2583	
		SHEET NO. A-13	



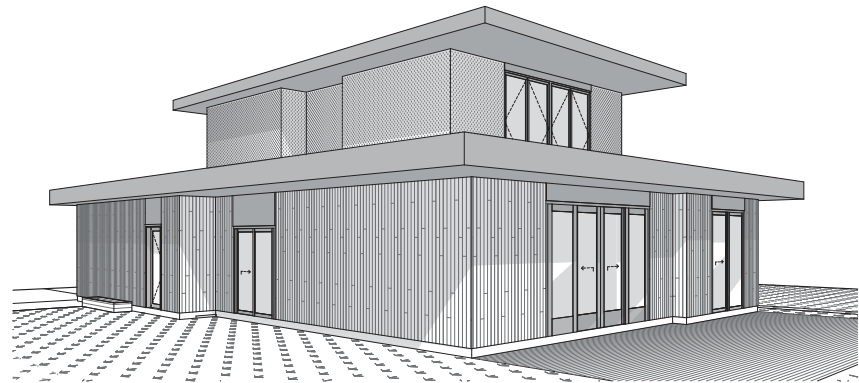
FRONT-LEFT 3D VIEW NEW HOUSE
NOT TO SCALE



FRONT-RIGHT 3D VIEW NEW HOUSE
NOT TO SCALE

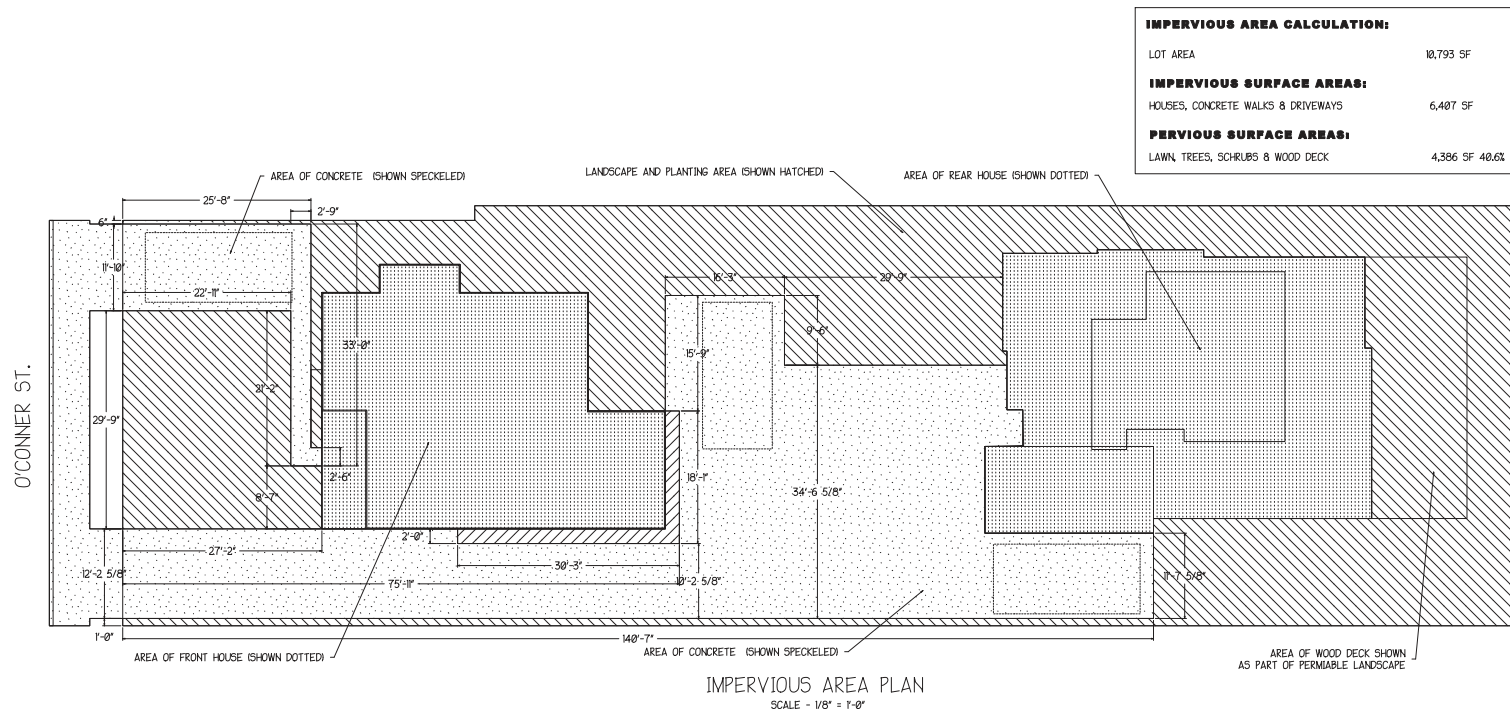


REAR-LEFT 3D VIEW NEW HOUSE
NOT TO SCALE



REAR-RIGHT 3D VIEW NEW HOUSE
NOT TO SCALE

Gupta Residence 425 O'Connor Street Menlo Park, Ca 94025		REMODEL & NEW HOUSE (765) 489-2583 Pranay	
DATE: 03/14/2018	NOT TO SCALE	APPROVED BY:	DRAWN BY: CLC/MDC
PERSPECTIVES - PROPOSED NEW RESIDENCE			
Cal.Ltd 442880	Calvey Bros Remodeling 2428 Sand Creek Rd, C-305, Fremont, CA 94538	877-734-6484 Fax 888-435-3299	SHEETING & A-14



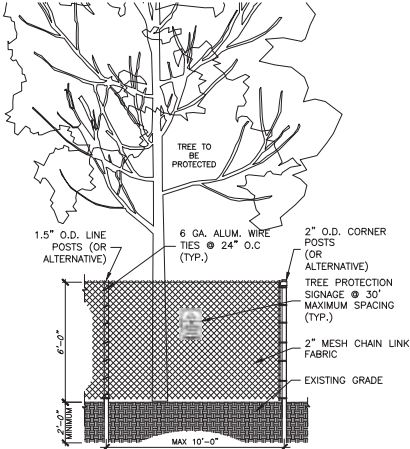
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SCALE: 1/8" = 1'-0"

Gupta Residence 425 O'Connor Street Menlo Park, Ca 94025		REMODEL & NEW HOUSE (765) 409-2583 Pranay	
DATE: 03/14/2018	SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY: CLC/MDC
IMPERVIOUS AREA PLAN			
Cal Lic: 442880	Curry Bros Remodeling 2428 Sand Creek Rd, Suite 100, Fremont, CA 94538 877 734-6484 Fax 888 435-5599	SHEETING & A-15	

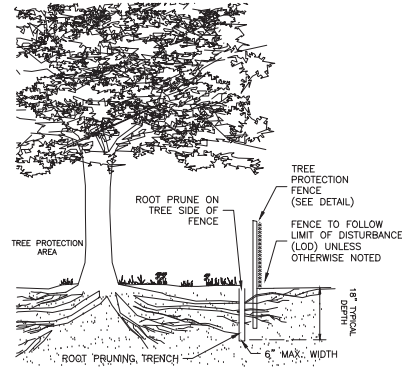


TREE PRESERVATION SPECIFICATIONS AND NARRATIVE

1. GENERAL
 - 1.1. ALL MEASURES WILL BE REVIEWED AFTER INSTALLATION AND APPROVED BY OWNER AND CITY ARBORIST.
 - 1.2. SUBSTITUTIONS OR ALTERNATIVE METHODS OR MATERIALS SHALL BE REVIEWED AND APPROVED BY CITY ARBORIST.
 - 1.3. ALL TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION, SITE CLEARING OR CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION. TREE PROTECTION MEASURES MAY ONLY BE REMOVED WITH CITY ARBORIST APPROVAL.
 - 1.4. REFER TO THE TREE PROTECTION ACTION KEY (TPAK) FOR SPECIFIC RECOMMENDATIONS FOR EACH TREE.
2. TREE PROTECTION FENCE
 - 2.1. TYPICALLY, INSTALL AFTER ROOT PRUNING AND PRIOR TO CLEARING & GRADING.
 - 2.2. FENCE SHALL BE 6" HIGH CHAIN LINK FENCE FABRIC MOUNTED ON 8", 1.5" GALVANIZED STEEL PIPE LINE POSTS. CORNER POSTS SHALL BE 2" FENCE SHALL BE ATTACHED TO POSTS USING ALUMINUM TIES. PLASTIC "ZIP" TIES SHALL NOT BE USED.
 - 2.3. TREE PROTECTION AREA SIGNS SHALL BE AFFIXED TO ALL TREE PROTECTION FENCE AT 30' SPACING AVERAGE. SIGNS SHALL BE BILINGUAL (ENGLISH AND SPANISH). SIGNS SHALL NOT BE AFFIXED DIRECTLY TO TREES. SEE DETAIL.
 - 2.4. SILT FENCE SHALL BE COORDINATED FOR INSTALLATION TO ENHANCE PROTECTION AND AVOID UNNECESSARY ROOT CUTS BY SILT FENCE INSTALLATION.
 - 2.5. FENCE MAY BE REMOVED ONLY AFTER ALL CONSTRUCTION AND FINAL LANDSCAPING IS COMPLETE AND WITH CITY ARBORIST APPROVAL.
3. ROOT PRUNE
 - 3.1. THE EXACT LOCATION AND DEPTH WILL BE DETERMINED DURING THE PRE-CONSTRUCTION MEETING. SPECIFIC EQUIPMENT & METHODS WILL BE DETERMINED BY CITY ARBORIST BASED UPON DEPTH & TREE IMPACT. (SEE DETAIL)
 - 3.2. HAND PRUNE ROOTS OVER 1" DIAMETER WITHIN CRZS OF SIGNIFICANT TREES, STEEP SLOPES, DEEP EXCAVATIONS AND PAVEMENT/CURB REMOVAL WILL BE REVIEWED WHEN OPEN FOR HAND ROOT PRUNING DURING CONSTRUCTION.
 - 3.3. COORDINATE WITH SILT FENCE INSTALLATION TO MINIMIZE UNNECESSARY ROOT DAMAGE.
 - 3.4. ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST.
4. WOOD CHIP MULCH
 - 4.1. INSTALL MULCH FOR DESIGNATED SIGNIFICANT TREES. MULCH AREA SHALL BE ONE OF THE FOLLOWING, AT THE DISCRETION OF THE CONTRACT ARBORIST AND OWNER:
 - 4.1.1. INSTALL MULCH BED RINGS. MULCH SHOULD COVER AT LEAST THE ENTIRE STRUCTURAL ROOT ZONE. LARGER MULCH BEDS ARE PREFERRED.
 - 4.1.2. PROVIDE CONTINUOUS MULCH STRIP 10' TO 15' WIDE ALONG LOD WITHIN PRESERVED CRZ AREAS.
 - 4.2. MULCH SHALL BE INSTALLED TO A DEPTH OF 4".
 - 4.3. MULCH SHALL BE DOUBLE GROUND SHREDDED HARDWOOD, AGED FOR AT LEAST 6 MONTHS FROM AN APPROVED SOURCE. INSUFFICIENTLY OR IMPROPERLY AGED MULCH CONTAINING HIGH BACTERIAL COUNTS OR HIGH LEVELS OF BARK OR OTHER MATERIALS RESISTANT TO DECOMPOSITION SHALL NOT BE USED. MULCH SHALL NOT CONTACT TRUNK OF TREES.
 - 4.4. EDGING IS NEITHER NECESSARY NOR DESIRABLE FOR THIS OPERATION.
5. CONSTRUCTION MONITORING/INSPECTIONS
 - 5.1. A CERTIFIED ARBORIST SHALL MAKE REGULAR MONTHLY INSPECTIONS DURING ACTIVE CONSTRUCTION AND DEMOLITION AND PROVIDE REPORTS TO THE OWNER AND CITY ARBORIST. REPORTS SHALL DOCUMENT CONDITION OF TREE PROTECTION DEVICES AND PROVIDE RECOMMENDATIONS FOR MAINTENANCE AND/OR ADDITIONAL CARE.
6. MISCELLANEOUS TREE PROTECTION REQUIREMENTS
 - 6.1. NO TOXIC MATERIALS SHALL BE STORED WITHIN 100' OF TREE PROTECTION AREAS.
 - 6.2. ALL WORK IN OR NEAR TREE PROTECTION AREAS SHALL BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO TREES, SHRUBS, GROUND COVER, SOIL AND ROOT SYSTEMS.
 - 6.3. MECHANIZED EQUIPMENT SHALL NOT BE PERMITTED TO ENTER ANY TREE PROTECTION AREAS.
 - 6.4. CANOPY PRUNING & SUPPORT CABLES
 - 7.1. CANOPY PRUNING SHALL BE CLEANING PRUNING AND/OR RESTORATION PRUNING AND SHALL BE IN CONFORMANCE WITH CURRENT ANSI A300 STANDARDS AND ISA BEST MANAGEMENT PRACTICES.
 - 7.2. PRUNING SHALL REMOVE ONLY DEAD, DYING, DAMAGED OR BROKEN BRANCHES GREATER THAN 1" IN DIAMETER. PRUNING OF SMALL TREES MAY INCLUDE REMOVAL OF LIMBS TO IMPROVE STRUCTURE.
 - 7.3. FOLIAGE REMOVAL SHALL NOT BE MORE THAN 25% OF THE TOTAL LIVE CANOPY VOLUME OF ANY TREE IN ANY ONE SEASON. PRUNING SHALL NOT REMOVE INTERIOR BRANCHING EXCEPT AS OTHERWISE STATED.
 - 7.4. PRUNING FOR SPECIFIC CLEARANCE (FOR CONSTRUCTION ACCESS OR PROPOSED IMPROVEMENTS) SHALL BE REVIEWED AND APPROVED BY THE OWNER AND CITY ARBORIST.
 - 7.5. SUPPORT CABLES SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT ANSI A300 STANDARDS AND ISA BEST MANAGEMENT PRACTICES.
8. ROOT PROTECTION PAD
 - 8.1. TEMPORARY MATTING TO PROTECT EXISTING ROOTS AND SOILS FROM PROPOSED SHORT TERM CONSTRUCTION TRAFFIC IMPACTS.
 - 8.2. TO PREPARE SITE, REMOVE ANY DEBRIS BY HAND AND SPREAD AN EVEN LAYER OF WOOD CHIP MULCH 12" THICK OVER THE ENTIRE AREA TO RECEIVE PAD.
 - 8.3. TOPSOIL SHALL NOT BE DISTURBED OR REMOVED. NO GRUBBING, GRADING, EXCAVATION OR EQUIPMENT TRAFFIC SHALL BE ALLOWED IN THE AREA TO RECEIVE RPM. EQUIPMENT MAY TRAVEL ON RPM AFTER IT IS INSTALLED, BUT SHOULD BE MINIMIZED. TRACKED EQUIPMENT SHOULD NOT TURN ON RPM TO AVOID DAMAGE.
 - 8.4. MULCH MAY BE COVERED WITH PLYWOOD, GEOCOMPOSITE MATTING, STEEL PLATE OR OTHER MATERIAL TO HOLD MULCH IN PLACE AND/OR FOR HEAVY TRAFFIC.
 - 8.5. PAD SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
 - 8.6. PAD SHALL NOT BE REMOVED BY SITE CONTRACTORS.
9. SPECIAL "BY-HAND" DEMOLITION PROCEDURES
 - 9.1. DEMOLITION OF CONCRETE, WALKS, CURBS, AND OTHER HARDSCAPE WITHIN TREE PROTECTION AREAS (TPAS) SHALL BE PERFORMED BY THE CONTRACT ARBORIST OR DIRECTLY SUPERVISED BY A CERTIFIED ARBORIST.
 - 9.2. MECHANIZED EQUIPMENT SHALL NOT ENTER THE TPAS.
 - 9.3. BACKFILL OF VOIDS FROM DEMOLITION WITHIN THE TPAS SHALL BE LOOSELY PLACED TOPSOIL. ONLY THE AMOUNT OF SOIL NECESSARY TO FILL THE VOID WITHOUT SPREADING OVER EXISTING ADJACENT GRADES SHALL BE ALLOWED.
 - 9.4. ROOTS ENCOUNTERED DURING DEMOLITION SHALL BE REVIEWED ON A CASE-BY-CASE BASIS BY THE CONTRACT ARBORIST. PROVIDE APPROPRIATE TREATMENT OR PRUNING METHODS AS NEEDED AND IN GENERAL CONFORMANCE WITH ACCEPTED INDUSTRY STANDARDS AND THIS SECTION.
 - 9.5. CARE MUST BE TAKEN TO AVOID DAMAGE TO ROOTS AND TRUNK DURING DEMOLITION. USE OF HAND-HELD EQUIPMENT TO BREAK CONCRETE IS PERMITTED, BUT MUST BE DIRECTLY SUPERVISED BY CERTIFIED ARBORIST.
10. TREE TRUNK PROTECTION WRAP
 - 10.1. TRUNKS OF TREES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED WITH A SINGLE WRAP OF GEOCOMPOSITE. GEOCOMPOSITE SHALL BE DOUBLE SIDED, GEONET CORE WITH NON-WOVEN COVERING (SUCH AS TENAX TENDRAIN 770/2) OR EQUIVALENT.
 - 10.2. WRAP SHALL BE NOT LESS THAN 10" HIGH ON TRUNK OR UP TO THE LOWEST LIMB (WHICHEVER IS LESS). EXPOSED ROOT FLARE SHALL ALSO BE FULLY COVERED.
 - 10.3. WRAP SHALL BE TIED WITH ROPE OR WIRE. THE MATERIAL SHALL NOT CONTACT TRUNK.
 - 10.4. WRAP SHALL BE REMOVED PROMPTLY AFTER CONSTRUCTION.

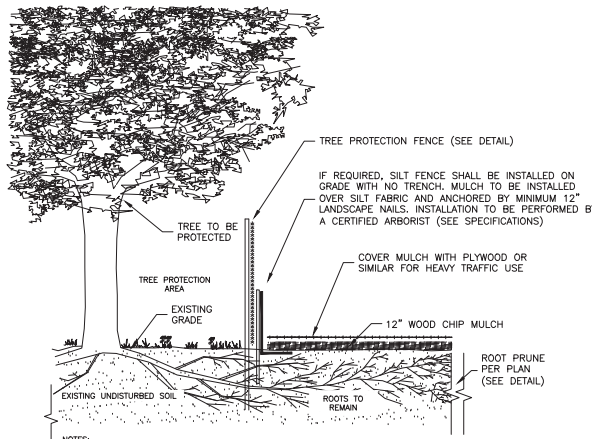


1. CHAIN LINK TREE PROTECTION FENCE (TYPICAL)
SCALE: NTS



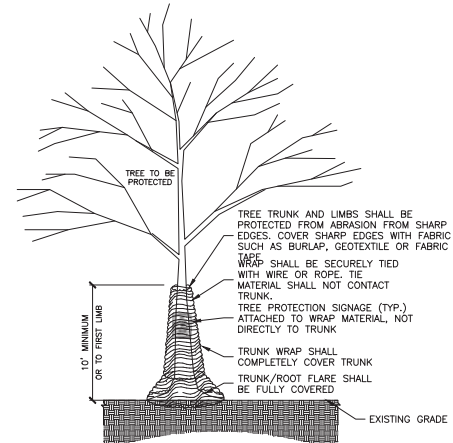
- NOTES:
1. TREE PROTECTION AREA WILL BE DETERMINED AS PART OF THE PLAN REVIEW PROCESS. EXACT LOCATION, DEPTH AND METHODS OF ROOT PRUNING TO BE DETERMINED IN THE FIELD BY PROJECT ARBORIST.
 2. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING.
 3. TRENCH SHOULD BE BACKFILLED IMMEDIATELY OR INCORPORATED WITH SILT FENCE INSTALLATION.
 4. ROOTS SHOULD BE SEVERED BY TRENCHER, VIBRATORY PLow OR APPROVED EQUIVALENT. ROOTS OVER 1.5" DIAMETER SHOULD BE CLEANLY CUT BY HAND. ROOT PRUNING ADJACENT TO SPECIMEN TREES MAY REQUIRE SOIL REMOVAL BY SUPERSONIC AIR TOOL TO MINIMIZE TREE AND ROOT IMPACTS.

2. ROOT PRUNING (TYPICAL)
SCALE: NTS



- NOTES:
1. PAD SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
 2. TO BE USED FOR DESIGNATED TEMPORARY CONSTRUCTION ACCESS AND STOCKPILE AREAS.
 3. FOR HEAVY TRAFFIC AREAS, PAD SHALL BE COVERED WITH PLYWOOD, STEEL PLATE OR SIMILAR. 6-8" WELL GRADED CRUSHED AGGREGATE MAY BE USED OVER PLYWOOD IF NEEDED. ADDITIONAL LAYERS OF GEOTEXTILE MAY BE NEEDED.

3. TEMPORARY ROOT PROTECTION (TYPICAL)
SCALE: NTS



- NOTES:
1. TRUNK WRAP MATERIAL SHALL BE DOUBLE SIDED GEOCOMPOSITE, GEONET CORE WITH NON-WOVEN COVERING (SUCH AS TENAX TENDRAIN 770/2) OR EQUIVALENT.
 2. WRAP SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
 3. WRAP SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
 4. WRAP SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. REMOVE WRAP ONLY WITH APPROVAL AND AFTER ALL SITE WORK HAS BEEN COMPLETED.
 5. WRAP SHALL BE REMOVED PROMPTLY AFTER CONSTRUCTION.
 6. MAJOR SCAFFOLD LIMBS MAY ALSO REQUIRE THIS PROTECTION AS DIRECTED BY THE PROJECT ARBORIST.

4. TREE TRUNK & LIMB PROTECTION WRAP (TYP)
SCALE: NTS



TREE PRESERVATION PLAN

Carey Brothers
Merida Park, California
WSR Project Number: 2299101



REVISIONS		Rev.	By	On
No.	Description	Rev.	By	On
1	10/19/16 REVISED PER COUNTY COMMENT			

Boundary and Topo Sources:
Loca and Braze

Design	Draft	Approved
CH	CH	---

Sheet #
LJ-2

Computer File Name:
L:\Projects\2299101\2299101.dwg

CAREY BROS. REMODELING

A Family Owned Company in the Business of Building Quality since 1976

October 12, 2017

Menlo Park
Community Development Department
Planning Division
701 Laurel Street
Menlo Park, CA 94025

423 O'Connor Street, Menlo Park, CA 94025
PN: PLN2017-00015
Project Description Letter -RESUBMISSION

We have been engaged by the property owner of the above referenced property to redevelop the site and structures. We are proposing the construction of a new two-story home at the rear of the property, and the conversion of the existing residence at the front into a secondary dwelling unit that exceeds the development regulations with regard to unit size.

The proposed secondary dwelling will be completely remodeled inside and out. The existing ranch-style architecture is proposed to remain intact, but will incorporate similar colors, materials, textures and architectural elements to that of the main dwelling unit that is proposed at the rear. We understand that this may deviate from the strict interpretation of the aesthetic requirement for secondary dwelling units and, therefore, we wish to obtain a use permit to deviate from this requirement.

The property is surrounded on three sides by four parcels of land. Two of the adjoining parcels are single-family residences and two others are high-density multi-family properties. There are four residences located at 423 O'Connor Street, 423A, 423B, 423C & 423D. 423A & B consists of a duplex located at the front of the property. 423C is a studio apartment above a garage at the center of the lot. 423D is a detached single-family residence at the rear of the property. There are also several other appurtenant structures on the property (i.e. garage, storage shed, patio cover, etc.).

When 423 O'Connor Street was originally annexed into the city of Menlo Park, four living units existed on the property. As a result of the annex, 423 O'Connor St. was re-zoned single family residential. In spite of this fact, the four existing residences remained and have been continually occupied by multiple renters.

The current owner wishes to reduce the number of dwellings from four to two. This would be accomplished by converting the duplex at the front of the property back to a single-family residence. Its sagging, dilapidated appearance would be completely updated and beautified to match other well-kept homes in the neighborhood. We propose to completely remove ALL other structures from the property.

Even though four units exist, the development regulations with regard to unit size prevent the owner from having a secondary dwelling unit that is proposed to be approximately 1279 SF. The size of the planned unit is within Menlo Park's lot coverage limit and the lot coverage of the total proposed development is less than that which currently exists.

As you will see from the preliminary plans for this project, it is our intension to develop the site in keeping with other "Flag Lot" style homes that are so prevalent in the neighborhood. All elements of construction will be sustainable and green. Also, we propose to install all new landscaping over the entire property. The two existing massive heritage trees will be commercially pruned and thinned for tree health, safety and beauty in accordance with the Arborist Report, which has been included as part of this application. All hardscape (driveways, paths, and patios) will be new and the soft-scape will include native, water efficient plantings.

This use permit is necessary for the preservation and enjoyment of substantial property rights possessed by the property owner and, therefore, similar to the rights of others in the area. If granted, **the number of occupancies would be reduced by half**, and the owner would be giving up his right/privilege of having four units.

The proposed decrease in density would be a substantial benefit to neighbors and the community. Approval of the requested use permit will be materially beneficial to the public health, safety and welfare of those at adjacent properties. And, there would be no impairment of light or air to any adjacent property. In fact, the health, safety and welfare of the neighborhood would substantially improve based on the proposed reduction in occupancy. Fewer dwellings equate to fewer vehicles, less traffic and less congested on-street parking. In addition, the proposed improvements will enhance the appearance and value of the subject property, the surrounding properties, the neighborhood, and the community in general.

We have reached out to neighbors in the area and they have expressed their overwhelming support of this proposed project.

Thank you for consideration.

Sincerely,

Morris D. Carey, Jr.
Carey Bros. Remodeling
morris@careybros.com
925-759-4789

March 19, 2018

Carey Brothers Remodeling
2420 Sand Creek Road, C-1318.
Brentwood, CA 94513

RE: Revised Arborist Report and Tree Protection Plan for Potential Development Impacts at 423 O'Connor St., Menlo Park, CA 94025.

Dear James,

Thank you for contracting with Davey Resource Group regarding the above project. In support of your objectives, Davey Resource Group (DRG) is pleased to provide you with the attached report for the planned construction.

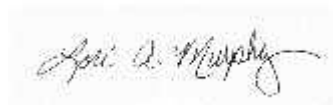
A DRG International Society of Arboriculture (ISA) Certified Arborist conducted the site inspection of the trees located at the above address in Menlo Park, California on March 21, 2017. The trees were assessed for location, size, current condition and overall health, as well as identifying critical and structural root zones to assist with tree protection plans. The attached report can be used to make informed decisions about demolition and construction planning, as well as submission to the City of Menlo Park for permitting purposes.

The survey of nineteen trees determined the following:

- Four distinct species were evaluated
- The evaluated trees were in Fair to Poor condition (64% - 47%).
- Four of the nine trees are recommended for removal prior to the start of construction activities.
- The remaining trees may be retained following the appropriate tree protection measures laid out in the attached Tree Preservation Plan (TPP).

Please feel free to contact me at 916-899-7917 or Lori.Murphy@davey.com if you would like more information or have any questions.

Sincerely,



Lori A. Murphy
Davey Resource Group
Certified Arborist #WE-7844AM
ISA Tree Risk Assessment Qualified

REVISED ARBORIST REPORT AND TREE PROTECTION PLAN

423 O'Connor St.
Menlo Park, CA

March 2018



Revised Arborist Report & Tree Protection Plan for
423 O'Connor St
Menlo Park, CA

Prepared for:
Carey Brothers Remodeling
2420 Sand Creek Road, C-1318
Brentwood, CA 94513

March 2018

Prepared by

Davey Resource Group
A Division of The Davey Tree Expert Company
1500 North Mantua Street
Kent, OH 44240

Contact: Lori Murphy
Western Region Office
6005 Capistrano, Unit A
Atascadero, CA 93422
Phone: (916) 899-7917
E-mail: Lori.Murphy@davey.com
www.daveyresourcegroup.com

Notice of Disclaimer

Inventory data provided by Davey Resource Group is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection. Davey Resource group is not responsible for discovery or identification of hidden or otherwise non-observable risks. Records may not remain accurate after inspection due to variable deterioration of inventoried material and site disturbance. Davey Resource Group provides no warranty with respect to the fitness of the urban forest for any use or purpose whatsoever or for future outcomes of the inventoried trees.

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Summary

In March of 2017, Davey Resource Group (DRG), a division of The Davey Tree Expert Company, was contracted by Carey Brothers Remodeling to conduct a tree assessment and develop a Tree Protection Plan (TPP) for trees at 423 O'Connor St. in Menlo Park, California. The request was made to assess the current condition of the trees and develop a tree protection plan for proposed construction at the site.

An International Society of Arboriculture (ISA) Certified and ISA Tree Risk Assessment Qualified Arborist from Davey Resource Group conducted the evaluation of the trees on March 21, 2017. The trees were assessed by their location, size, current condition, and overall health. The current site survey was used to plot the critical root zones (CRZ) of the trees to help guide construction options in order to reduce potential impacts on the trees.

The evaluations determined the trees, based on the visual inspections, ranged from Fair to Poor condition. Four trees are recommended for removal based on the current plan. The remaining trees will be retained with the appropriate tree protection measures laid out in the attached TPP. No appraised or replacement value was requested or provided for the evaluated trees at this time.

Introduction

Background

Carey Brothers Remodeling is planning renovations of the existing structures located at 423 O'Connor St., Menlo Park, California. Since the City of Menlo Park values the preservation of existing trees during site development, the client, Carey Brothers Remodeling, requested that Davey Resource Group provide an arborist report on the health of the trees and identify tree protection measures before final plans are submitted to the City of Menlo Park for approval for the new project.

Assignment

Davey Resource Group (DRG) was contracted to conduct a site evaluation of the trees at 423 O'Connor St. in Menlo Park. The assignment included a visual assessment of the trees' condition, observations of the site conditions and preparing a tree protection plan to assist in design planning and preservation of the trees potentially impacted by the development.

Limits of Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and potential for failure or response to site disturbances. No soil or tissue testing was performed. All observations were made from the ground and no soil excavation to expose roots was performed. The most recent development plans were available to assist in determining potential construction impacts. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcome for the evaluated trees in the future.

Purpose and Use of Report

The purpose of this report is to provide summary of the evaluation of the trees located at 423 O'Connor St., Menlo Park, California, including an assessment of the current condition and health, as well as providing a tree protection plan for all evaluated trees/canopies that may be impacted by construction plans. The findings in this report can be used to make informed decisions on design planning, and be used as the final arborist report to be provided to the City of Menlo Park for permitting purposes.

Observations

Methods

Only a visual inspection was used to develop the findings, conclusions, and recommendations found in this report. Data collection included measuring the diameter of significant trees at approximately 54 inches above grade (DBH), height estimation, canopy radius estimation, a visual assessment of tree condition, structure and health, and a photographic record. Numerical values were assigned to grade the attributes of the trees, including structure and canopy health, and to obtain an overall condition rating. No physical inspection of the upper canopy, sounding, root crown excavation, resistograph or other technologies were used in the evaluation of the trees.

Site Observations

The surveyed site is a multi-family residential property approximately one quarter of an acre in size located in the City of Menlo Park, within the County of San Mateo. Nine trees were evaluated as part of this report (Table 1). Four distinct species identified were comprised of three coast live oak (*Quercus agrifolia*), two coast redwoods (*Sequoia sempervirens*), one northern California black walnut (*Juglans hindsii*), and three Italian cypress (*Cupressus sempervirens*). Five of the trees are considered ‘Heritage trees’ under the City’s Heritage tree ordinance (<https://www.menlopark.org/205/Heritage-trees>) having a DBH of 15 inches or greater.

Table 1. Species Composition

Species	Count
Cupressus sempervirens	3
Juglans hindsii	1
Quercus agrifolia	3
Sequoia sempervirens	2

Visual assessments determined tree condition ratings ranged from a low of 47% (Poor) to a high of 64% (Fair) and an average condition rating being 58% (Fair). Tree diameters ranged from 6 inches up to 37 inches for a coast live oak, with the average diameter being 18 inches. Tree canopy radii ranged from 2 feet for the Italian cypress to 40 feet for a coast live oak, and the average canopy radius was estimated at 15 feet. Finally, tree heights ranged from 30 feet for an oak and a redwood to 80 feet for a coast redwood, while the average height was approximately 43 feet. Tree photographs and a complete Tree Inventory and Condition Assessment can be found in Appendices A and B.

Analysis and Discussion

Critical and Structural Root Zones

The diameter of the surveyed trees was used to illustrate the potential critical root zone (CRZ) of each tree. The CRZ is considered the maximum possible radius of the root zone of a tree. The CRZ was calculated by multiplying the DBH by 1.5 feet. Therefore, tree #1, with a DBH of 25 inches had a calculated CRZ of 37.5 feet (25 x 1.5). This distance may extend beyond the tree canopy dripline and is normally considered the tree protection zone (TPZ). Tree protection fencing is normally installed to protect the CRZ, but at a minimum should be installed at the dripline of the tree.

Similar to the CRZ, the structural root zone (SRZ) was also calculated using a commonly accepted method established by Dr. Kim Coder in *Construction Damage Assessments: Trees and Sites*.¹ In this method, the root plate size (i.e. pedestal roots, zone of rapid taper area, and roots under compression) and limit of disruption based upon tree DBH is considered as a minimum distance that any disruption should occur during construction. Significant risk of catastrophic tree failure exists if structural roots within this given radius are destroyed or severely damaged. The SRZ is the area minimal or no disturbance should occur without arborist supervision. Both the CRZ and SRZ for the surveyed trees are illustrated in Appendix C. All work performed in the TPZ of the trees to be retained should be supervised by a Certified Arborist.

An analysis of the construction plans determined that the SRZ of #'s 4,5,6, & 7, located on the subject property, directly conflict with proposed development. The CRZ of all remaining trees fall within the project bounds, and specific protection measures are necessary to preserve these trees. These measures are laid out in the attached Tree Protection Plan.

¹ Dr. Kim D. Coder, University of Georgia June 1996

Conclusion and Recommendations

The survey of nine trees determined the following:

- Eight of the trees were in Fair condition and 1 tree was in Poor condition.
- Four of the nine trees are recommended for removal for driveway and landscaping upgrades. All are on the subject property.
- The remaining trees may be retained by following the appropriate tree protection measures laid out in the attached TPP, including tree protection fencing.
- All concrete demolition and removal shall be done by hand to expose existing grade. Mechanical demolition shall go no deeper than existing grade.
- All turf and irrigation shall be at least ten feet or further from the trunk of protected oak trees.

Temporary root protection is recommended by using a four-inch layer of mulch. Additional root protection with plywood over mulch should be used to allow for construction equipment access as needed. Chain link tree protection fencing, root pruning, temporary root protection mats, and tree protection area signs are recommended in areas specified on the TPP drawing for this project. Regular tree condition assessments and construction monitoring are recommended. All work within the TPZ of trees to be retained should be done by hand and supervised by a Certified Arborist. The attached TPP in Appendix C details the specific tree protection measures required for the project under 'Details and Specification'.

Appendix A – Tree Photographs



Photo 1 – Tree #3 in back of house.



Photo 2 – Trunk of tree #3 growing into patio.



Photo 3 – Trunk of tree #3 growing into eaves (angle 1).



Photo 4 – Tree #3 growing into eaves of house (angle 2).



Photo 5 – Tree #3 canopy over house & tree #2 (redwood) on far right.



Photo 6 – Tree #7 with trenching next to trunk



Photo 7 – Tree #7 & recent trenching



Photo 8 – Trees #4, 5, & 6 in front yard



Photo 9 – Tree #8 behind building



Photo 10 – Tree #1 on left, tree #2 on right



Photo 11 – Leaning trunk of tree #1



Photo 12 – Trunk of tree #8 on neighbors property



Photo 13 – Canopy of tree #1



Photo 14 – Tree #3 between buildings



Photo 15 - Leaning trunk of tree #9 on neighbors property

Appendix B – Tree Inventory and Condition Assessment

Tree #	DBH (in.)	Species	Roots		Trunk		Scaffold Branches		Twigs	Foliage	Condition Rating (%)	Condition	Critical Root Zone Radius (feet)	Approx. Canopy Radius (feet)	Approx Height (feet)	Comment	Full Crown	Stressed	One Sided	Small DW (1-2")	Co-dominant Stems	Excessive Leany
			H	S	H	S	H	S	H	H												
1	25	Quercus agrifolia'	2.5	2.5	2.5	2	2.5	2	2.5	2.5	59	Fair	13.5	23	50	pruned away from nbr bldg				X		X
2	36	Sequoia sempervirens	2	2.5	2.5	2.5	2	2.5	2	2	56	Fair	24	23	80	dbh is estimated ; on nbr property	X	X		X		
3	37	Quercus agrifolia'	2.5	2.5	2.5	2	3	2.5	2.5	3	64	Fair	12	40	50	no. side of trunk growing over cement; top of trunk growing into eaves	X			X		
4	6	Cupressus sempervirens	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	63	Fair	13.5	2	35		X			X		
5	6	Cupressus sempervirens	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	63	Fair	7.5	2	35		X			x		
6	6	Cupressus sempervirens	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	63	Fair	9	2	35		X			x		
7	8	Sequoia sempervirens	1.5	1.5	2.5	2.5	1.5	1.5	2.5	2.5	52	Fair	37.5	7	30	trenching done 6" from trunk		X			X	
8	20	Juglans hindsii	2.5	2.5	2	2	2	2	2	0	47	Poor	30	16	45	view of trunk & base obstructed by fence; on nbr property			X	X		
9	22	Quercus agrifolia'	2.5	2.5	2.5	1.5	2.5	2	2.5	2.5	58	Fair	10.5	19	30	dbh is estimated ; on nbr property			X	X		

H = Health, S = Structure; Range 1 = Lowest (poor), 4 = Highest (excellent)



1. GENERAL
- 1.1. ALL MEASURES WILL BE REVIEWED AFTER INSTALLATION AND APPROVED BY OWNER AND CITY ARBORIST.
- 1.2. SUBSTITUTIONS OR ALTERNATIVE METHODS OR MATERIALS SHALL BE REVIEWED AND APPROVED BY CITY ARBORIST.
- 1.3. ALL TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION, SITE PREP OR CONSTRUCTION. ALL MEASURES MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. TREE PROTECTION MEASURES MAY ONLY BE REMOVED WITH CITY ARBORIST APPROVAL.
- 1.4. REFER TO THE TREE PROTECTION ACTION KEY (TPAK) FOR SPECIFIC RECOMMENDATIONS FOR EACH TREE.
2. TREE PROTECTION
- 2.1. TYPICALLY, INSTALL AFTER ROOT PRUNING AND PRIOR TO CLEARING & GRADING.
- 2.2. FENCE SHALL BE 6" HIGH CHAIN LINK FENCE FABRIC MOUNTED ON 8", 1.5% GALVANIZED STEEL PIPE LINE POSTS, CORNER POSTS SHALL BE 2", FENCE SHALL BE ATTACHED TO POSTS USING ALUMINUM "Z" BRACKET "Z" BRACKET.
- 2.3. TREE PROTECTION AREA SIGNS SHALL BE AFFIXED TO ALL TREE PROTECTION FENCE AT 30' SPACING. AVERAGE SIGNS SHALL BE BILINGUAL (ENGLISH AND SPANISH). SIGNS SHALL NOT BE AFFIXED DIRECTLY TO TREE TRUNKS.
- 2.4. SILT FENCE SHALL BE COORDINATED FOR INSTALLATION TO ENHANCE PROTECTION AND AVOID UNNECESSARY ROOT CUTS BY SILT FENCE INSTALLATION.
- 2.5. FENCE SHALL BE REMOVED ONLY AFTER ALL CONSTRUCTION AND FINAL LANDSCAPING IS COMPLETE AND WITH CITY ARBORIST APPROVAL.

- 3.1. THE EXACT LOCATION AND DEPTH WILL BE DETERMINED DURING THE PRE-CONSTRUCTION MEETING. SPECIFIC EQUIPMENT & METHODS WILL BE DETERMINED BY CITY ARBORIST BASED UPON DEPTH & TREE IMPACT. (SEE DETAIL)
- 3.2. HAND PRUNE ROOTS OVER 1" DIAMETER WITHIN CRZS OF SIGNIFICANT TREES. STEEP SLOPES, DEEP EXCAVATIONS AND PAVEMENT/CURB REMOVAL WILL BE REVIEWED WHEN OPEN FOR HAND ROOT PRUNING DURING CONSTRUCTION.
- 3.3. COORDINATE WITH SILT FENCE INSTALLATION TO MINIMIZE UNNECESSARY ROOT DAMAGE.

4.1.1. INSTALL MULCH BED RINGS. MULCH SHOULD COVER AT LEAST THE ENTIRE STRUCTURAL ROOT ZONE. LARGER MULCH BEDS ARE PREFERRED.

- 4.2. MULCH SHALL BE INSTALLED TO A DEPTH OF 4".
- 4.3. MULCH SHALL BE DOUBLE GROUND SHREDDED HARDWOOD, AGED FOR AT LEAST 6 MONTHS FROM AN APPROVED SOURCE, INSUFFICIENTLY OR IMPROPERLY AGED MULCH CONTAINING HIGH BACTERIAL COUNTS OR HIGH LEVELS OF BARK OR OTHER MATERIALS RESISTANT TO DECOMPOSITION SHALL NOT BE USED. MULCH SHALL NOT CONTACT TRUNK OF TREES.
- 4.4. EDGING IS NEITHER NECESSARY NOR DESIRABLE FOR THIS OPERATION.

5.1. A CERTIFIED ARBORIST SHALL MAKE REGULAR MONTHLY INSPECTIONS DURING ACTIVE CONSTRUCTION AND DEMOLITION AND PROVIDE REPORTS TO THE OWNER AND CITY ARBORIST. REPORTS SHALL DOCUMENT CONDITION OF TREE PROTECTION DEVICES AND PROVIDE RECOMMENDATIONS FOR MAINTENANCE AND/OR ADDITIONAL CARE.

- 6.1. NO TOXIC MATERIALS SHALL BE STORED WITHIN 100' OF TREE PROTECTION AREAS.
- 6.2. ALL WORK IN OR NEAR TREE PROTECTION AREAS SHALL BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO TREES, SHRUBS, GROUND COVER, SOIL AND ROOT SYSTEMS.
- 6.3. MECHANIZED EQUIPMENT SHALL NOT BE PERMITTED TO ENTER ANY TREE PROTECTION AREAS.

- 7.1. CANOPY PRUNING SHALL BE CLEANSING PRUNING AND/OR RESTORATION PRUNING AND SHALL BE IN CONFORMANCE WITH CURRENT ANSI A300 STANDARDS AND ISA BEST MANAGEMENT PRACTICES.
- 7.2. PRUNING SHALL REMOVE ONLY DEAD, DYING, DAMAGED, BROKEN BRANCHES THAT ARE IN THE LINE OF TRAVEL OR PRUNING OF BRANCHES THAT ARE MORE THAN 10% OF THE CANOPY VOLUME OF THE TREE. FOLIAGE REMOVAL SHALL NOT BE MORE THAN 25% OF THE TOTAL LIVE CANOPY VOLUME OF ANY TREE IN ANY ONE SEASON. PRUNING SHALL NOT REMOVE INTERIOR BRANCHINGS EXCEPT AS OTHERWISE STATED.
- 7.3. PRUNING FOR SPECIFIC CLEARANCE (FOR CONSTRUCTION ACCESS OR PROPOSED IMPROVEMENTS) SHALL BE DONE AND APPLIED TO THE SPECIFIC CORNER AND CITY ARBOREST.
- 7.4. SUPPORT CABLES SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT ANSI A300 STANDARDS AND ISA BEST MANAGEMENT PRACTICES.

- 8.1. TEMPORARY MATTING TO PROTECT EXISTING ROOTS AND SOILS FROM PROPOSED SHORT TERM CONSTRUCTION TRAFFIC IMPACTS.
- 8.2. TO PREPARE SITE, REMOVE ANY DEBRIS BY HAND AND SPREAD AN EVEN LAYER OF WOOD CHIP MULCH 12" THICK OVER THE ENTIRE AREA TO RECEIVE PAD.

- 8.3. TOPSOIL SHALL NOT BE DISTURBED OR REMOVED. NO GRUBBING, GRADING, EXCAVATION OR EQUIPMENT TRAFFIC SHALL BE ALLOWED IN THE AREA TO RECEIVE RPM. EQUIPMENT MAY TRAVEL ON RPM AFTER IT IS INSTALLED, BUT SHOULD BE MINIMIZED. TRACKED EQUIPMENT SHOULD NOT TURN ON RPM TO AVOID DAMAGE.
- 8.4. MULCH MAY BE COVERED WITH PLYWOOD, GEOTEXTILE MATTING, STEEL PLATE OR OTHER MATERIAL TO HOLD MULCH IN PLACE AND/OR FOR HEAVY TRAFFIC.
- 8.5. PAD SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
- 8.6. PAD SHALL NOT BE REMOVED BY SITE CONTRACTORS.

9.1. DEMOLITION OF CONCRETE, WALKS, CURBS, AND OTHER HARDSCAPE WITHIN TREE PROTECTION AREAS (TPAS) SHALL BE PERFORMED BY THE CONTRACT ARBORIST OR DIRECTLY SUPERVISED BY A CERTIFIED ARBORIST.

3.2. MECHANIZED EQUIPMENT SHALL NOT ENTER THE TPAS.

3.3. BACKFILL OF VOIDS FROM DEMOLITION WITHIN THE TPAS SHALL BE LOOSELY PLACED TOPSOIL. ONLY THE AMOUNT OF SOIL NECESSARY TO FILL THE VOID WITHOUT SPREADING OVER EXISTING ADJACENT GRADES SHALL BE ALLOWED.

3.4. ROOTS ENCOUNTERED DURING DEMOLITION SHALL BE REVIEWED ON A CASE-BY-CASE BASIS BY THE CONTRACT ARBORIST. THE ARBORIST SHALL PROVIDE APPROPRIATE TREATMENT OR PRUNING METHODS AS NEEDED AND IN GENERAL CONFORMANCE WITH ACCEPTED INDUSTRY STANDARDS AND THIS SECTION.

3.5. CARE MUST BE TAKEN TO AVOID DAMAGE TO ROOTS AND TRUNK DURING DEMOLITION. USE OF EQUIPMENT TO BREAK CONCRETE IS PERMITTED, BUT MUST BE DIRECTLY SUPERVISED BY CERTIFIED ARBORIST.

10.1. TRUNKS OF TREES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED WITH A SINGLE WRAP OF GEOCOMPOSITE. GEOCOMPOSITE SHALL BE DOUBLE SIDED, GEONET CORE WITH NON-WOVEN COVERING (SUCH AS TENAX TENDRAIN 770/2) OR EQUIVALENT.

- 10.2. WRAP SHALL BE NOT LESS THAN 10" HIGH ON TRUNK OR UP TO THE LOWEST LIMB (WHICHEVER IS LESS). EXPOSED BOLT FLARE SHALL ALSO BE FULLY COVERED.
- 10.3. WRAP SHALL BE TIED WITH ROPE OR WIRE. THE MATERIAL SHALL NOT CONTACT TRUNK.
- 10.4. WRAP SHALL BE REMOVED PROMPTLY AFTER CONSTRUCTION.

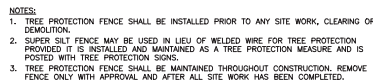
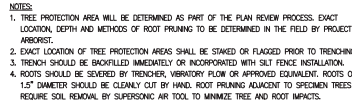


Diagram illustrating tree protection measures for a tree to be protected. The diagram shows a cross-section of the ground and the tree's root system. Key components and labels include:

- TREE TO BE PROTECTED**: Points to the tree trunk.
- TREE PROTECTION AREA**: Points to the area enclosed by the fence.
- EXISTING GRADE**: Points to the ground surface.
- EXISTING UNDISTURBED SOIL**: Points to the soil below the grade.
- TREE PROTECTION FENCE (SEE DETAIL)**: Points to the vertical fence structure.
- COVER MULCH WITH PLYWOOD OR SIMILAR FOR HEAVY TRAFFIC USE**: Points to the mulch layer.
- 12" WOOD CHIP MULCH**: Points to the mulch layer.
- ROOTS TO REMAIN**: Points to the roots within the protection area.
- ROOT PRUNE PER PLAN (SEE DETAIL)**: Points to the roots outside the protection area.

IF REQUIRED, SILT FENCE SHALL BE INSTALLED AT GRADE WITH NO TRENCH. MULCH TO BE INSTALLED OVER SILT FABRIC AND ANCHORED BY MINIMUM LANDSCAPE NAILS. INSTALLATION TO BE PERFORMED BY A CERTIFIED ARBORIST (SEE SPECIFICATIONS).



TREE TO BE PROTECTED

10' MINIMUM
OR TO FIRST LIMB

TREE TRUNK AND LIMBS SHALL BE PROTECTED FROM ABRASION FROM SHARP EDGES. COVER SHARP EDGES WITH FABRIC SUCH AS BURLAP, GEOTEXTILE OR FABRIC

WRAP SHALL BE SECURELY TIED WITH WIRE OR ROPE. THE MATERIAL SHALL NOT CONTACT TRUNK.

TREE PROTECTION SIGNAGE (TYP.) ATTACHED TO WRAP MATERIAL, NOT DIRECTLY TO TRUNK

TRUNK WRAP SHALL COMPLETELY COVER TRUNK

TRUNK/ROOT FLARE SHALL BE FULLY COVERED

EXISTING GRADE

NOTES:

Boundary and Topo Source:
Lea and Braze

Sheet #
LJ-2

Computer File Name:
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229901_01_Covery Room - 023 OPC\cover_01_2013.03_09.dwg





STAFF REPORT

Planning Commission

Meeting Date:

3/26/2018

Staff Report Number:

18-028-PC

Public Hearing:

Use Permit/Rebecca Nathenson/715 Regal Court

Recommendation

Staff recommends that the Planning Commission approve a use permit to partially demolish and remodel an existing nonconforming single-story, single-family residence and construct a new second story on a substandard lot with respect to lot width in the R-1-U (Single Family Urban Residential) zoning district, at 715 Regal Court. The proposal includes a request to demolish an existing detached two-car garage and construct a new detached single-car garage and art studio space with an uncovered parking space behind the residence. The project would exceed 50 percent of the existing floor area and is considered equivalent to a new structure. In addition, the proposed work would exceed 50 percent of the existing replacement value in a 12-month period. The recommended actions are included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposal.

Background

Site location

The project site is located at 715 Regal Court in the Willows neighborhood. Using Regal Court in the north-south orientation, the subject property is located on the western side of Regal Court and between Durham Street and O'Keefe Street. A location map is included as Attachment B. Regal Court is a short street that extends only between Durham Street and O'Keefe Street, and houses along the block include both one- and two-story residences. While most residences in the neighborhood are generally one story in height, some two-story residences exist as a result of new residential development and older residences containing second-story additions. The residences mainly reflect a ranch or traditional architectural style, and the neighborhood features predominantly single-family residences in the R-1-U (Single Family Urban Residential) district, apart from several commercial uses in the C-4 (General Commercial) district and multifamily residences in the R-3 (Apartment) district along the eastern side of Willow Road. The United States Department of Veterans Affairs also has a campus along the western side of Willow Road, and it is designated as P-F (Public Facilities).

Analysis

Project description

The subject property is currently occupied by a single-story residence that is nonconforming with respect to the right side yard setback, on a lot that is substandard with respect to lot width. The lot width for the subject property is 50 feet, and 65 feet is required in the R-1-U district. The applicant is proposing to maintain and remodel the existing approximately 1,118-square-foot main residence of two bedrooms and two bathrooms, construct a 346-square-foot addition on the first floor and a 776-square-foot addition on the second floor, and demolish an existing 426-square-foot detached one-car garage and replace it with a 582-square-foot detached one-car garage. The one-car garage would specifically feature an approximately 286-square-foot area for parking and a 280-square-foot art studio that would not be used as a living space. As a result of these changes, the residence would become a four-bedroom, three-bathroom house. Near the front of the residence and adjacent to the staircase, there is also a spiral slide proposed that would provide an alternative passage from the second to the first floor, with approximately two and a half turns occurring between the floors. Three porches are proposed for the new residence as well: one along the front of the main residence, another along the left side of the main residence, and a third adjacent to the proposed detached one-car garage. In addition, a diagonally oriented uncovered parking space would be provided to the rear of the main residence to comply with the parking requirements in the R-1-U district.

The existing nonconforming walls at the right side of the main residence are proposed to remain with the wall framing retained, but all areas of new construction would comply with current setback requirements and other development standards of the R-1-U zoning district.

The floor area, building coverage, and height of the proposed residence would all remain below the maximum values permitted by the Zoning Ordinance. The proposed project would adhere to all Zoning Ordinance regulations for setbacks, lot coverage, floor area limit, height, daylight plane, and parking. With regard to the daylight plane, the right side would feature a small gable intrusion, which may be permitted on parcels less than 10,000 square feet in size. The floor area limit (FAL) calculations include some double-height areas adjacent to the staircase, which are counted extra when they exceed certain heights. The height in particular would be well within its limit, at 24 feet, eight inches, where 28 feet may be permitted. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

Design and materials

The existing residence features a single-story house with painted trim, painted shingle, and board and batten wall finish, but the style would be updated to a more traditional shingle cottage type, as the applicant has indicated. The size and scale of the proposed project would ensure compatibility with existing residential development throughout the neighborhood. For additions on the first floor, square footage would be added to the front and side of the main residence, with new porch spaces to also be added adjacent to these additions to break up massing as well. The retention of the parking at the rear of the parcel would also help garage features from dominating the frontage.

The exterior materials would comprise painted wood trim, HardieShingle siding (cement fiber) with mitred

exterior corners, decorative outriggers for the eaves, and composition roofing. The windows would be wood sash with an aluminum clad finish, simulated true divided lites, and a three-inch integral trim, and the doors would be painted wood with glass lites. Toward the rear of the house, the existing board and batten wall finish would remain on the first floor, but would be painted to match the color of the new shingles. The detached garage would also feature a similar design style and matching materials to the newer aspects of the main residence.

Overall, the second story would be weighted toward the front half of the residence and set in from the sides of the first floor. To promote privacy, the rear and northern side elevations feature second story minimum sill heights of three feet, three inches, while the southern side provides a second story minimum sill height of three feet, one inch for its singular window. The development would have limited upper-story mass, with only 27.7 percent of the total FAL used for the second floor (including a small area of double-height FAL). The structure would include four different roof pitches, which has sometimes been a discussion point for the Planning Commission, although staff does not believe that this presents any specific issue with regard to making the use permit findings.

Staff believes that the scale, materials, and style of the proposed residence are consistent with the broader neighborhood, given the similar architectural styles and sizes of structures in the area.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the heritage and non-heritage trees on site. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and the protection of some trees, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist.

There are four heritage trees located near or within the subject property, with two trees in the subject property and two located in neighboring properties. All of these trees are proposed to remain. The construction of the proposed addition and remodel is not anticipated to adversely affect the heritage trees located on the property, although a tree protection zone is provided for three of the trees (Trees 2-4). All recommendations identified in the arborist report shall be implemented and ensured as part of condition 3g.

Valuation

To calculate the replacement and new construction costs on which the use permit threshold 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 approximately \$223,660, meaning that the applicants would be allowed to propose new construction and remodeling at this site totaling less than \$111,830 (50 percent of the replacement cost of the existing structure) in any 12-month period without applying for a use permit. The City has determined that the value of the proposed work would be approximately \$252,037. Based on this estimate, the proposed project exceeds 50 percent of the replacement cost of the existing structure, therefore requiring use permit approval by the Planning Commission.

Correspondence

The applicant has stated that they have talked to six neighbors in the immediate vicinity of the project, contacting three of the six in person and the other three via email. Three neighbor letters (two in support; one expressing thanks for the heads-up and stating that he'll let the owners know if he has any questions or concerns) are included in Attachment G. The applicant/architect is himself the adjacent right side neighbor, and he relays his support in the project description letter.

Conclusion

Staff believes that the design, scale and materials of the proposed residence are compatible with the surrounding neighborhood. The traditional shingle cottage architectural style of the proposed residential additions would be generally attractive, well-proportioned, and compatible with the existing elements of the main residence to remain. The project would have limited upper-floor mass, and the retention of parking at the rear would keep garage elements from dominating the frontage. No heritage tree impacts are anticipated. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

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

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The 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. Recommended Actions
- B. Location Map
- C. Data Table
- D. Project Plans
- E. Project Description Letter
- F. Arborist Report
- G. Correspondence

Disclaimer

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

Report prepared by:

Matt Pruter, Associate Planner

Report reviewed by:

Thomas Rogers, Principal Planner

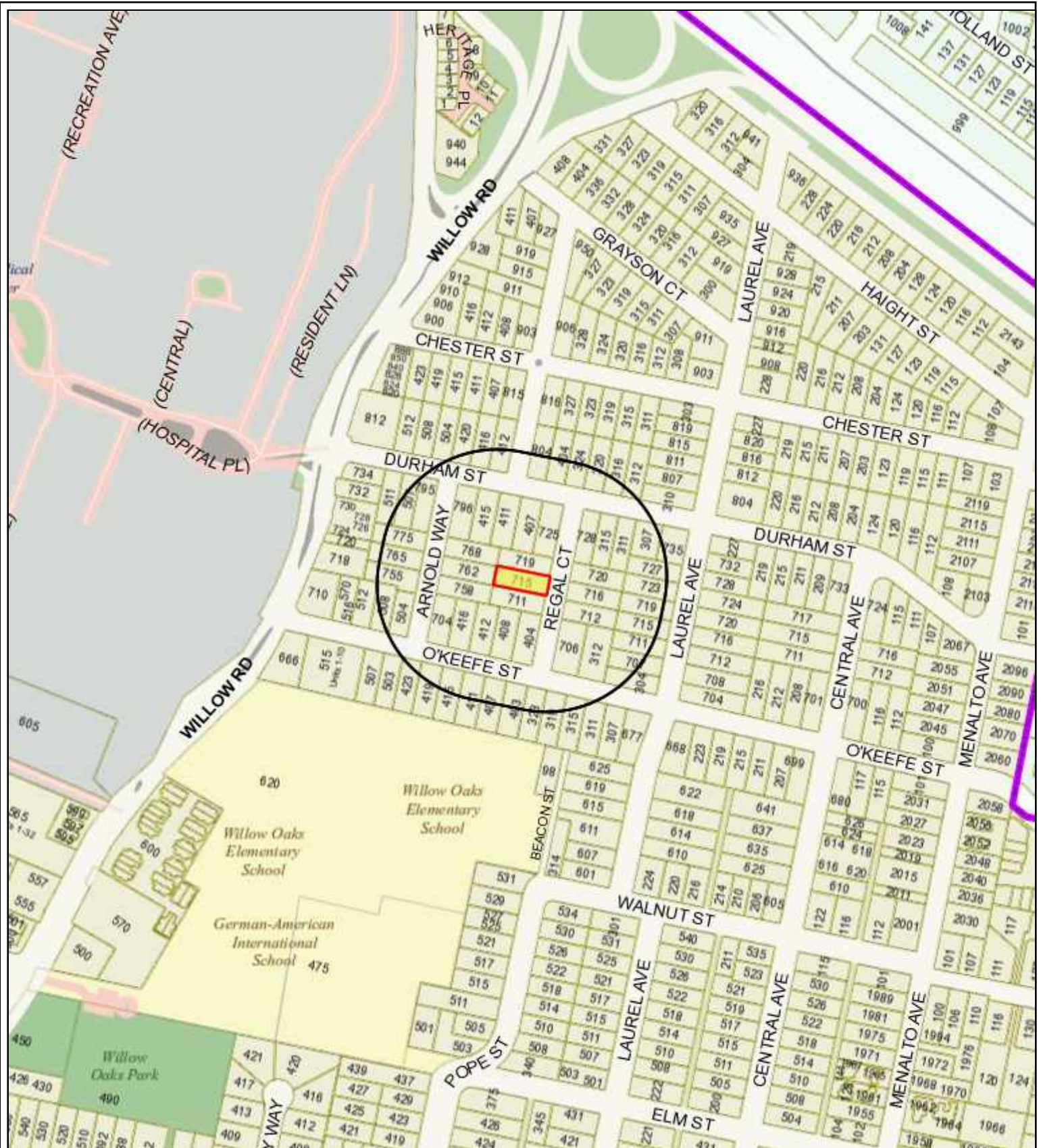
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715 Regal Court – Attachment A: Recommended Actions

LOCATION: 715 Regal Court	PROJECT NUMBER: PLN2017-00099	APPLICANT: Fred Blome	OWNER: Rebecca Nathenson
PROPOSAL: Request for a use permit to partially demolish and remodel an existing nonconforming single-story, single-family residence and construct new first and second story additions greater than 50 percent of the existing floor area on a substandard lot with respect to lot width in the R-1-U (Single Family Urban Residential) zoning district. In addition, the proposed work would exceed 50 percent of the existing replacement value in a 12-month period and is considered equivalent to a new structure. The project also includes the demolition of an existing detached two-car garage and construction of a new detached single-car garage and art studio space, with an uncovered parking space behind the residence.			
DECISION ENTITY: Planning Commission	DATE: March 26, 2018	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs; Strehl recused)			
ACTION: <ol style="list-style-type: none">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:<ol style="list-style-type: none">a. Development of the project shall be substantially in conformance with the plans prepared by Blome Architecture consisting of 11 plan sheets, dated received March 6, 2018, and approved by the Planning Commission on March 26, 2018, 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 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.			

715 Regal Court – Attachment A: Recommended Actions

LOCATION: 715 Regal Court	PROJECT NUMBER: PLN2017-00099	APPLICANT: Fred Blome	OWNER: Rebecca Nathenson
PROPOSAL: Request for a use permit to partially demolish and remodel an existing nonconforming single-story, single-family residence and construct new first and second story additions greater than 50 percent of the existing floor area on a substandard lot with respect to lot width in the R-1-U (Single Family Urban Residential) zoning district. In addition, the proposed work would exceed 50 percent of the existing replacement value in a 12-month period and is considered equivalent to a new structure. The project also includes the demolition of an existing detached two-car garage and construction of a new detached single-car garage and art studio space, with an uncovered parking space behind the residence.			
DECISION ENTITY: Planning Commission	DATE: March 26, 2018	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs; Strehl recused)			
ACTION: <div><div></div><div>g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Advanced Tree Care, dated received January 9, 2018.</div></div>			



City of Menlo Park
Location Map
715 Regal Court



Scale: 1:4,000

Drawn By: MAP

Checked By: THR

Date: 3/26/2018

Sheet: 1

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	7,000 sf	7,000 sf	7,000 sf min.
Lot width	50 ft.	50 ft.	65 ft. min.
Lot depth	140 ft.	140 ft.	100 ft. min.
Setbacks			
Front	20.0 ft.	20.0 ft.	20 ft. min.
Rear	62.6 ft.	62.6 ft.	20 ft. min.
Side (left)	12.7 ft.	16.4 ft.	5 ft. min.
Side (right)	4.3 ft.	4.3 ft.	5 ft. min.
Building coverage	2,241 sf	1,722 sf	2,450 sf max.
	32 %	25 %	35 % max.
FAL (Floor Area Limit)	2,798 sf	1,544 sf	2,800 sf max.
Square footage by floor	1,456 sf/1st 760 sf/2nd 16 sf>12' 286 sf/garage 280 sf/acc. 219 sf/porches	1,118 sf/1st 426 sf/garage 178 sf/porches	
Square footage of buildings	3,017 sf	1,722 sf	
Building height	24.7 ft.	15.8 ft.	28 ft. max.
Parking	1 covered/1 uncovered	1 covered/1 uncovered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees	Heritage trees* 4	Non-Heritage trees 0	New Trees 0
	Heritage trees proposed for removal 0	Non-Heritage trees proposed for removal 0	Total Number of Trees 4

*Includes two trees on the subject property and two trees on neighboring properties.



New Second Floor Addition & Garage

715 Regal Court

Menlo Park, California

REVISIONS		
1	Planning	1/2/18
2	Planning	2/8/18

BLOME
ARCHITECTURE
1985 SLOAN
715 Regal Court, Menlo Park, CA 94025
(650) 322-3363

Addition & New Garage
715 Regal Court
Menlo Park, California

General Information
Development Permit Submittal



SCALE: 1/2" = 1'-0"
DATE: 9/22/2017
SHEET NO:

G-1

Vicinity Map



General Notes

- All work shall be done in strict accordance with all applicable codes adopted by local jurisdictions, latest editions, as amended by State Of California and local jurisdiction. Not all code requirements are explicitly called out on these drawings and the final responsibility for compliance is with the contractor.
- The intent of the Construction Documents is to include all labor, materials, equipment, and transportation necessary for the complete and proper execution of the Work, consistent with good practice. Any work or item not specifically called for in the drawings but required for a complete and fully functioning installation consistent with the intent of the Construction Documents shall be supplied by the Contractor as if specified.
- The contractor must adhere to the scope of work shown on the drawings. No work is authorized if it expands the original scope of work unless it is approved in writing by the owner. Any work undertaken by the contractor and any additional required documentation or cost to the project without prior written approval is the sole responsibility of the contractor.
- Deviations or alterations to any portion of the Work or specific details will not be allowed unless approved by the Architect prior to work being done.
- Contractor to verify all existing conditions before commencing work in order to ensure conformance with Construction Documents. All inconsistencies shall be brought to the attention of the Architect prior to proceeding with any work.
- Any questions regarding the intent related to the layout of the new work shall be brought to the attention of the Architect prior to proceeding with any work.
- These Construction Documents (drawings, specifications and other documents), prepared by the Architect and the Architect's consultants, are instruments of professional service (Instruments of Service) for use solely with respect to this Project under contract with the Owner as listed on this sheet. This includes documents in electronic form. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the Owner, or future Owner, for this Project or future additions or alterations to this Project or for other projects, without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.
- These Construction Documents, as instruments of professional service (Instruments of Service), may require interpretation or clarifications during the Construction phase. No warranties are expressed or implied in connection with providing the professional services, nor is any warranty or assurance provided as to the performance of the Project.
- Manufacturers printed or published instructions shall be strictly complied with for the incorporation of all manufactured materials and equipment into the building.
- All materials shall be of the specified grades or better. Second hand or used material shall not be incorporated in the building without the specific approval of the Architect.
- Contractor shall be held responsible for all loss and damage that may happen to new or existing Work or to any of the materials used thereon until the acceptance of the Work by the Owner. Damage incurred to existing conditions to remain are to be returned to their original condition.
- During the construction period, the premises shall be kept free from accumulations of waste materials or rubbish, and the Work shall be made broom clean from time to time. At the completion of the Work, all glass, floors, plumbing fixtures, etc., shall be left clean and free from debris, rubbish and miscellaneous materials.
- General Contractor and any subcontractors shall guarantee all work installed by him for a period of one (1) year from the date of final completion of the Work. The General Contractor and subcontractors agree that during the guarantee period, any defective work, and any other work damaged thereby, shall be replaced promptly and properly without cost to the Owner or Architect.

Project Code Summary

Scope of Work	New first & second story addition and new garage
Building Code	California Residential Code
2016 versions	California Building Code (Structural) California Plumbing Code California Mechanical Code California Electrical Code California Energy Code California Green Building Code California Fire Code California Reference Standards Code
Building Occupancy Group	R3/U
Type of Construction	V-B
Fire Protection	Automatic Sprinklers Smoke Detectors
Flood Zone	No
Grading	All grades to remain natural

Project Zoning Data

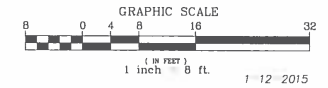
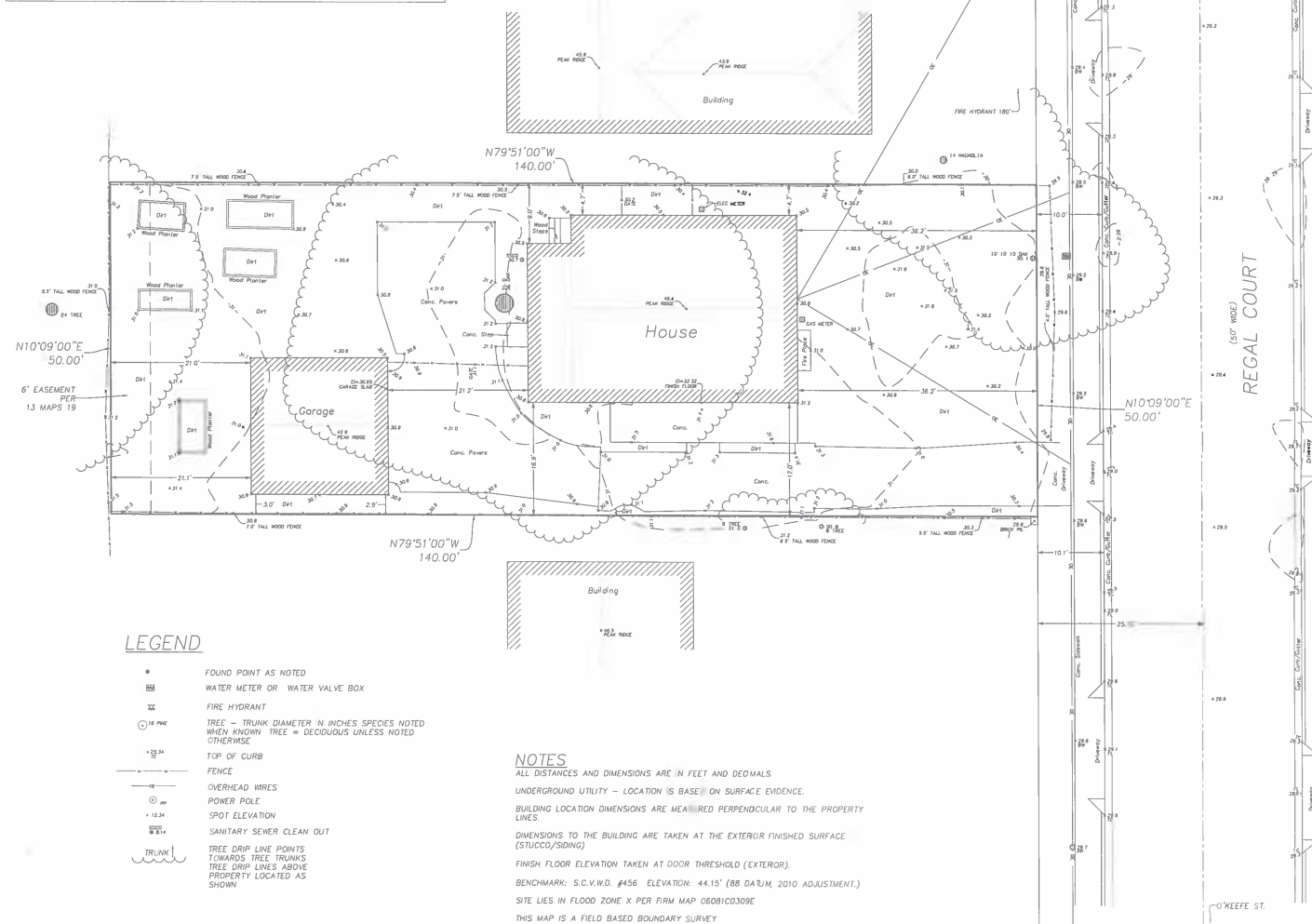
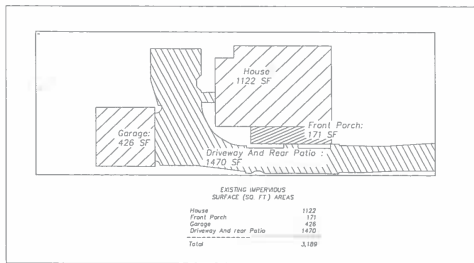
Project Address	715 Regal Court Menlo Park, CA 94025			
APN	062-203-110			
Zone	R1-U			
Lot Area	7,000 SF			
Coverage	Allowable 2,450 SF (35% X 7000)			
	Area	Existing	Change	Total
Floor Plan		1,118.28	+346.4	1,464.68
Existing Garage		426	-426	
New Garage			+582.07	582.07
Existing Porch		178	-178	0
New Porches			+217.98	217.98
Total Coverage		1,722.28	+542.45	2,264.73
Floor Area	2,800 SF (7,000 if lot)			
Allowable	Area	Existing	Change	Total
First Floor		1,105.51	+350.90	1,456.41
Second Floor			+759.77	759.77
200 % at Stair Landing			+16.08	16.08
Subtotal House		1,105.51	+1,126.75	2,232.26
Existing Garage		426	-426	
New Garage			+565.58	565.58
Total Floor Area				2,797.83
Land covered by structure	32%			
Landscaping	42%			
Paved surfaces	25%			
Parking	1 covered and 1 uncovered			

Index of Drawings

- G-1 General Information
- G-2 Survey
- A-1 Site Area Plan & Street View
- A-2 Site Plan, Area Plans
- A-3 Existing & Demolition First Floor Plan
- A-4 House Floor Plans
- A-5 House Roof Plan
- A-6 Exterior Elevations
- A-7 Sections
- A-8 New Garage Plans & Exterior Elevations

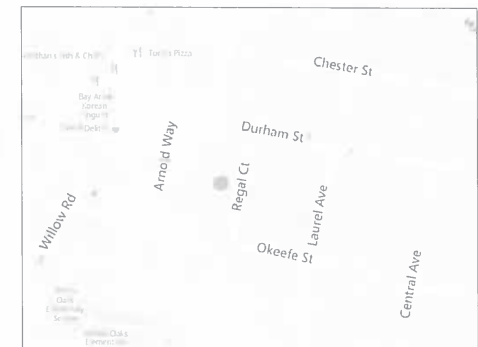
Project Directory

PROJECT ADDRESS: 715 Regal Court Menlo Park, CA 94025	SURVEYOR: Louis Wade Hammond 36660 Newark Blvd., Suite C Newark, CA 94560 (510) 579-6112
OWNER: Rebecca Nathenson 715 Regal Court Menlo Park, CA 94025 (650) 321-1442	
BUILDING DEPARTMENT: 701 Laurel Street Menlo Park, CA 94025 (650) 330-6702 (650) 327-1653 Fax	
ARCHITECT: Blome Architecture - Fred Blome 715 Regal Court Menlo Park, CA 94025 (650) 325-5442 / Fax (650) 322-3363 fred@blomearchitecture.com	



ABBREVIATIONS

BW BACK OF WALK
CONC. CONCRETE
FC TOP OF CURB
FL FLOW LINE
SSMH SANITARY SEWER MANHOLE
P.U.E PUBLIC UTILITY EASEMENT



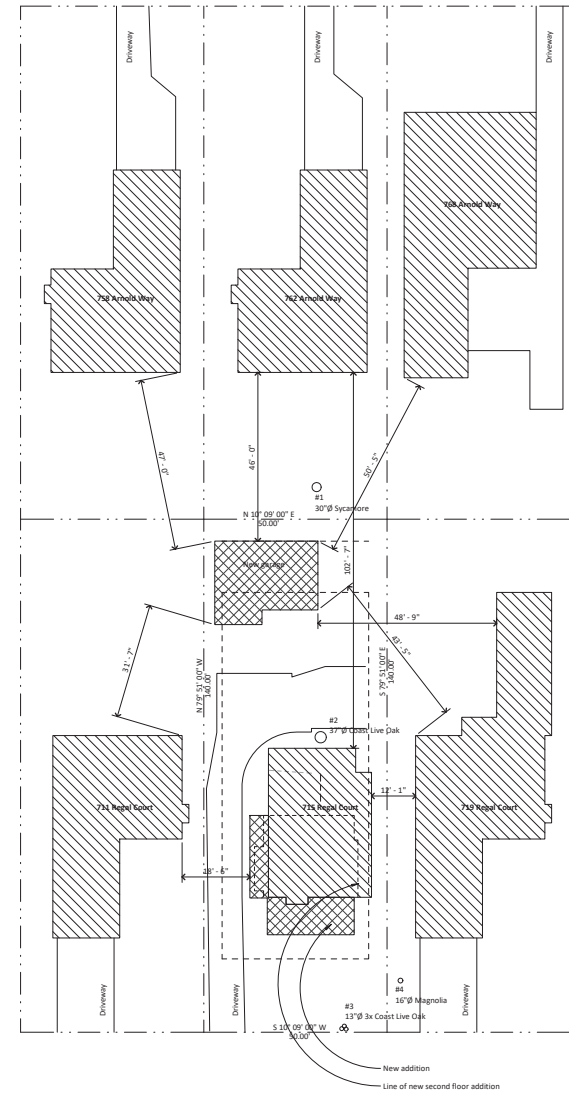
SURVEY
715 REGAL COURT
MENLO PARK
APN: 062-203-110
LOT 7, BLOCK 7
LOT AREA: 7,000 SQ. FT



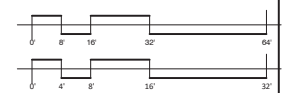
L. Wade Hammond
Licensed Land Surveyor
No. 6163
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112 Fax: (510) 991-8054
wade@wadehammondpls.com



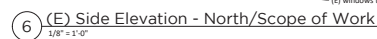
2 Street View
1/8" = 1'-0"



1 Site Area Plan
1/16" = 1'-0"



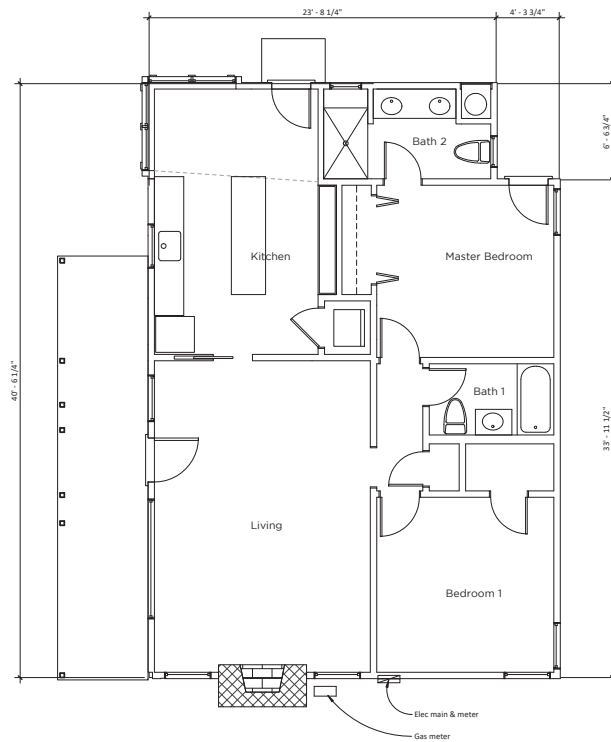
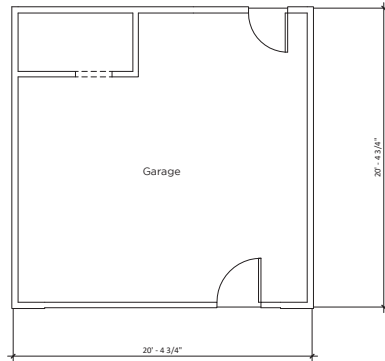
<p>REVISIONS</p>	
<p>BLOME ARCHITECTURE 1000 S. 10th St., Suite 100 Menlo Park, CA 94025 Tel: 650.321.1000 Fax: 650.321.1001</p>	
<p>Site Area Plan & Street View 715 Regal Court Menlo Park, California</p>	
<p>Development Permit Submittal</p>	
<p>SCALE: As indicated DATE: 9/22/2017 SHEET NO: A-1</p>	



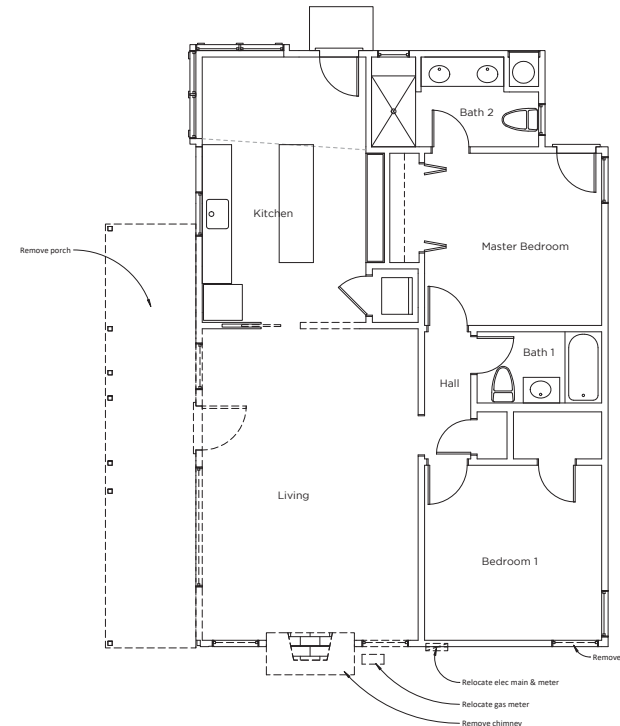
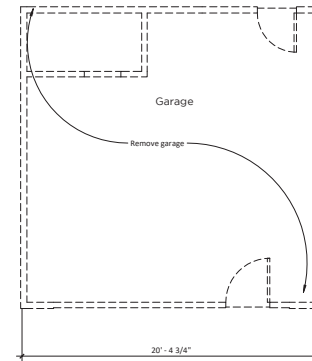
Floor Area Schedule		
First Floor		
1	Existing House	950.13 SF
2	Existing House	155.38 SF
Existing House		1,105.51 SF
3	Garage	279.52 SF
4	Garage	286.06 SF
Garage		565.58 SF
5	New First Floor Addition	111.19 SF
6	New First Floor Addition	0.79 SF
7	New First Floor Addition	238.92 SF
New First Floor Addition		350.90 SF
		2,021.99 SF

Second Floor		2,021.99 SF
16	200% at Stair Landing	16.08 SF
200% at Stair Landing		16.08 SF
8	New Upper Level	157.16 SF
9	New Upper Level	378.73 SF
10	New Upper Level	41.42 SF
11	New Upper Level	14.30 SF
12	New Upper Level	135.24 SF
13	New Upper Level	17.02 SF
14	New Upper Level	11.55 SF
15	New Upper Level	4.37 SF
New Upper Level		759.77 SF
		775.85 SF
Grand total		2,797.83 SF

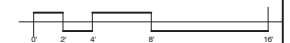




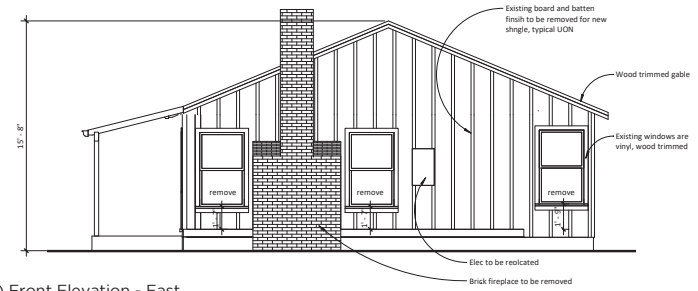
2 Existing First Floor Plan
1/4" = 1'-0"



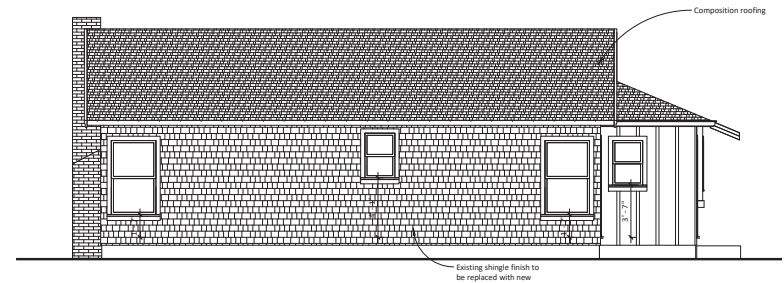
1 Demolition First Floor Plan
1/4" = 1'-0"



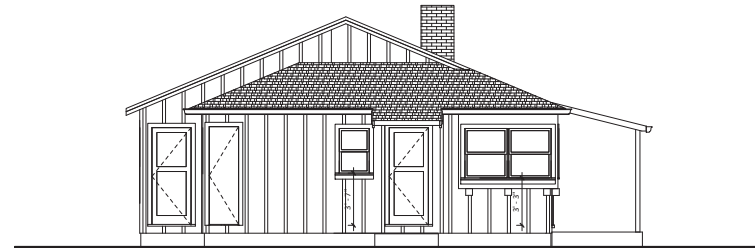
BLUME ARCHITECTURE 1000 S. 4th St. 94010 715 Regal Court, Suite 100	
Addition & New Garage 715 Regal Court Menlo Park, California	
Existing & Demolition First Floor Plan Development Permit Submittal	REVISIONS 1 Planning 1/2/18
SCALE: 1/4" = 1'-0" DATE: 9/22/2017 SHEET NO: A-3	



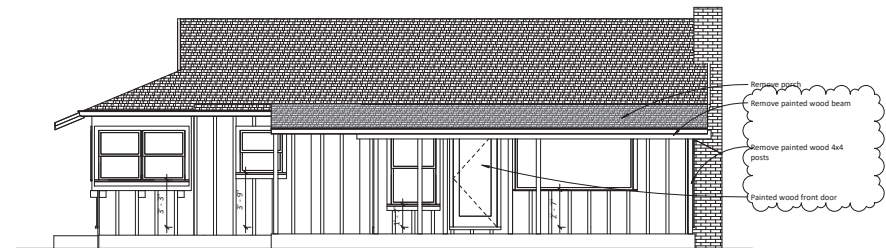
1 (E) Front Elevation - East
1/4" = 1'-0"



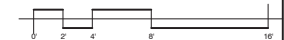
2 (E) Side Elevation - North
1/4" = 1'-0"



3 (E) Rear Elevation - West
1/4" = 1'-0"



4 (E) Side Elevation - South
1/4" = 1'-0"



REVISIONS		
1	Planning	1/2/18
2	Planning	2/2/18

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ARCHITECTURE
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Menlo Park, CA 94025
(650) 324-1000
www.blomearch.com

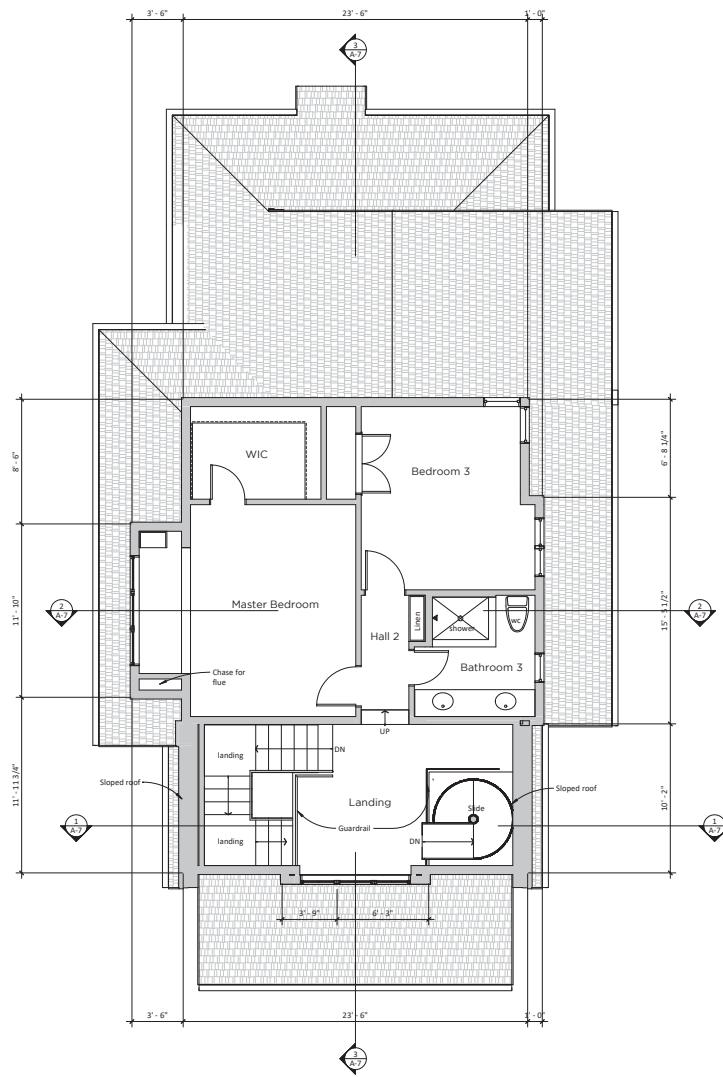
Addition & New Garage
715 Regal Court
Menlo Park, California

Existing Exterior Elevations
Development Permit Submittal

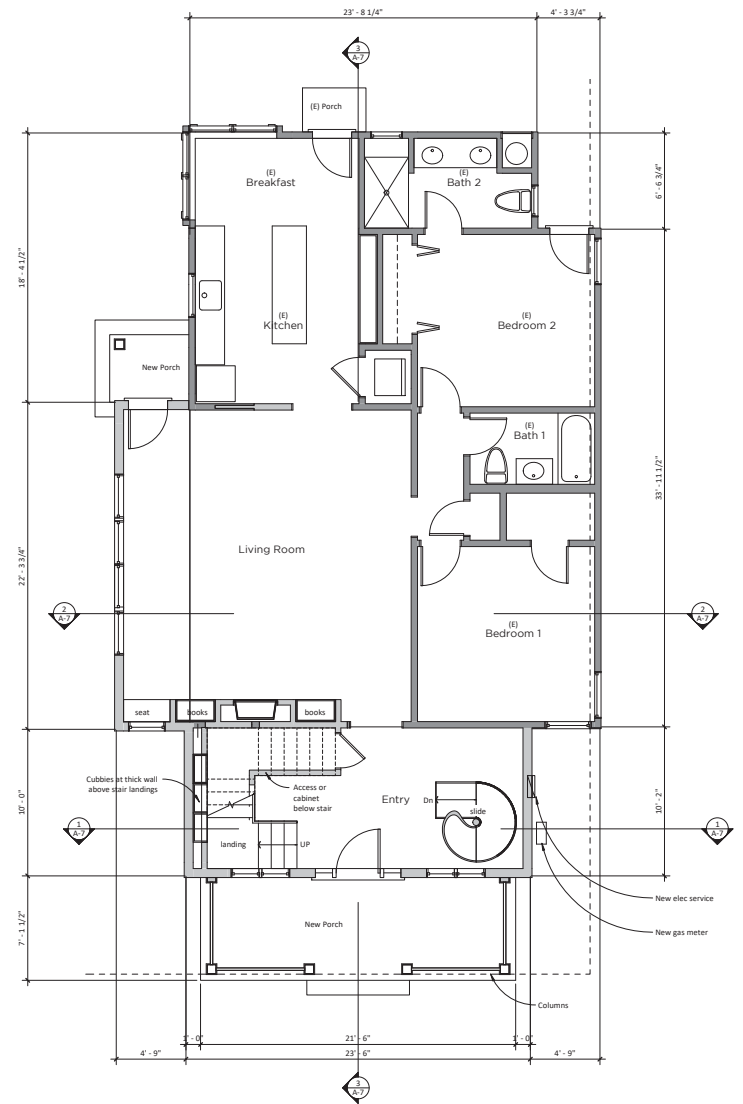


SCALE: 1/4" = 1'-0"
DATE: 9/22/2017
SHEET NO:

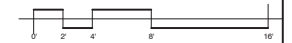
A-3.1



2 New Second Floor Plan
1/4" = 1'-0"



1 New First Floor Plan
1/4" = 1'-0"



REVISIONS
1 Planning 1/2/18

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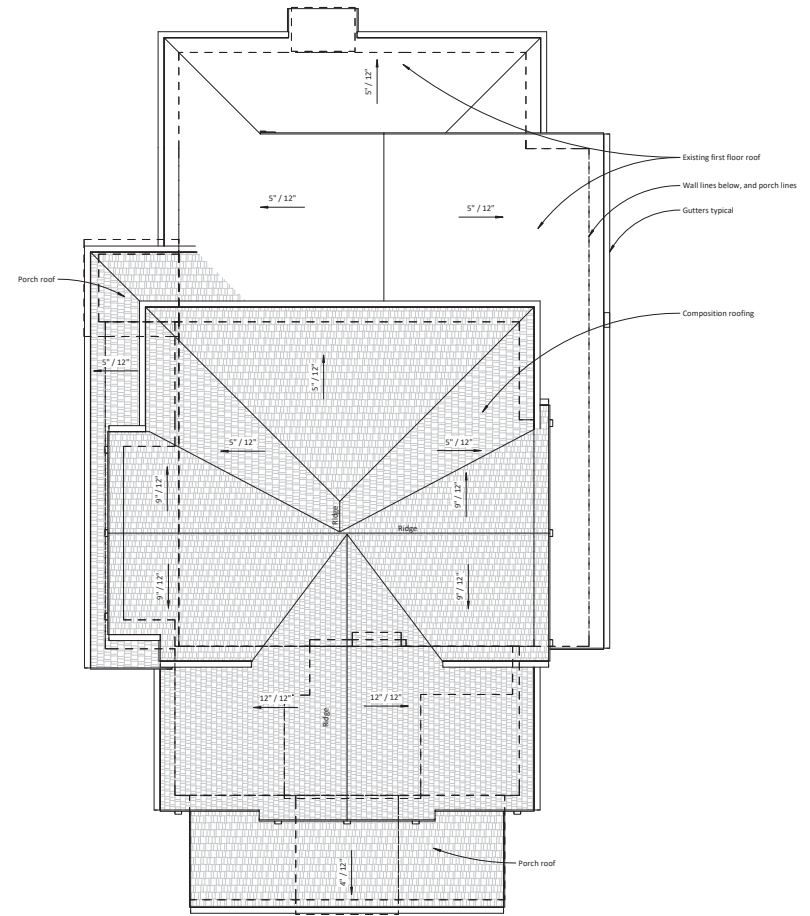
Addition & New Garage
715 Regal Court
Menlo Park, California

House Floor Plans
Development Permit Submittal

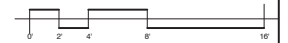


SCALE: 1/4" = 1'-0"
DATE: 9/22/2017
SHEET NO:

A-4



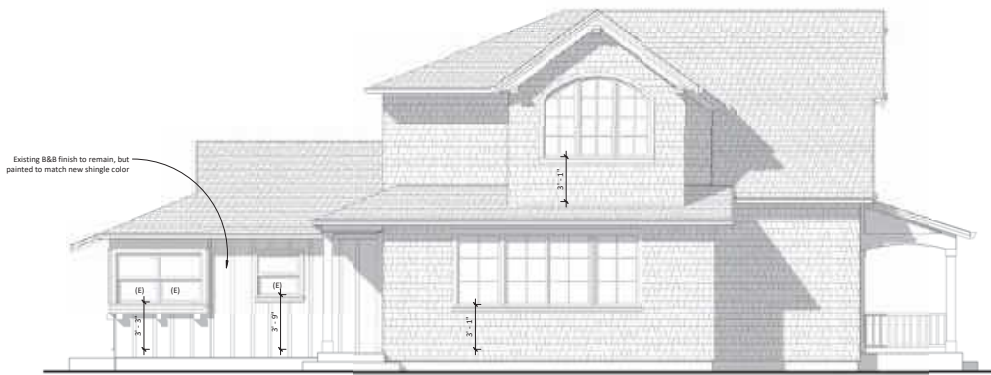
1 Roof Plan
1/4" = 1'-0"



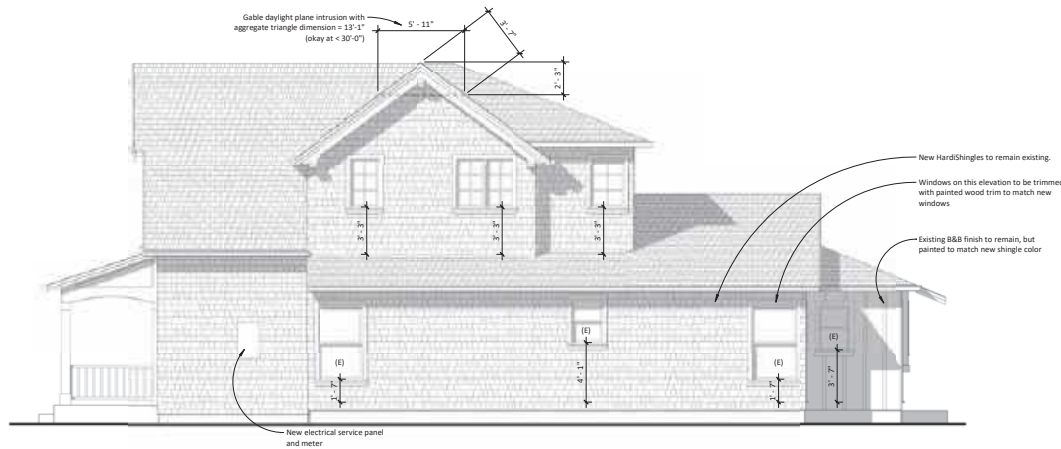
REVISIONS		
1	Planning	1/2/18

BLOME ARCHITECTURE <small>4885 S. 24th Ave. Suite 100 771 Regal Court, Suite 100 Menlo Park, CA 94025</small>		
Addition & New Garage 715 Regal Court Menlo Park, California		
House Roof Plan	Development Permit Submittal	

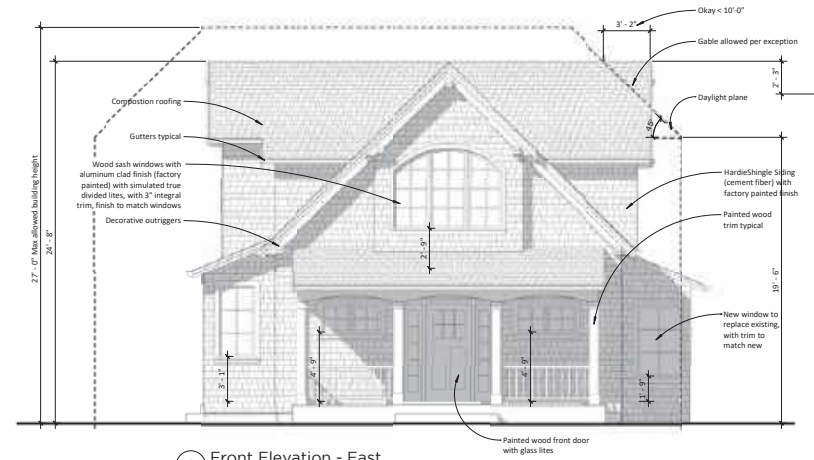
	SCALE: 1/4" = 1'-0" DATE: 9/22/2017 SHEET NO: A-5
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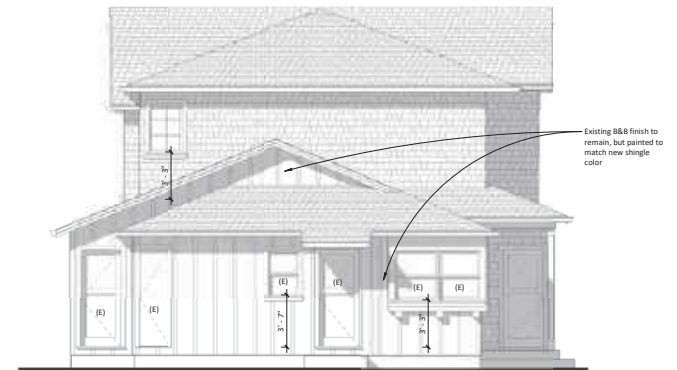
② Side Elevation - South
1/4" = 1'-0"



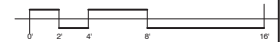
④ Side Elevation - North
1/4" = 1'-0"



① Front Elevation - East
1/4" = 1'-0"



③ Rear Elevation - West
1/4" = 1'-0"



REVISIONS
1 Planning 1/2/18

BLOWE
ARCHITECTURE
1000 S. 10th Ave.
715 Regal Court, Suite 100
Menlo Park, CA 94025

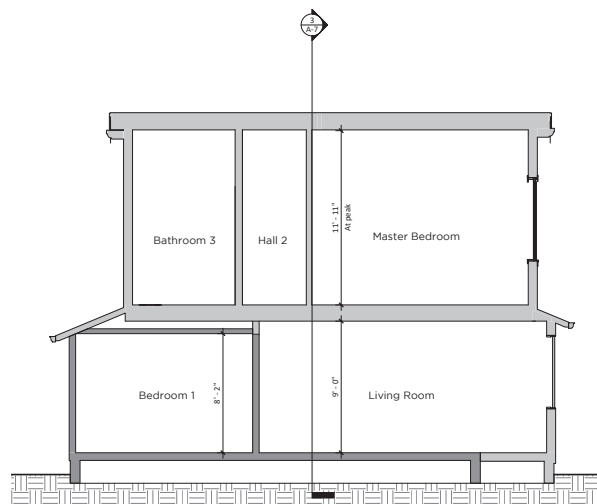
Addition & New Garage
715 Regal Court
Menlo Park, California

Exterior Elevations
Development Permit Submittal

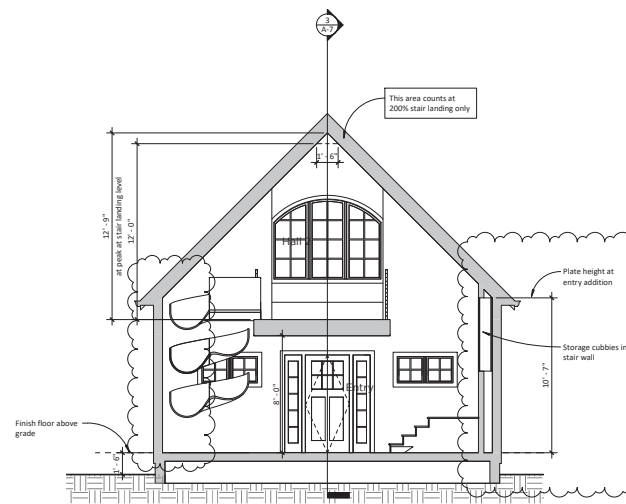


SCALE: 1/4" = 1'-0"
DATE: 9/22/2017
SHEET NO.

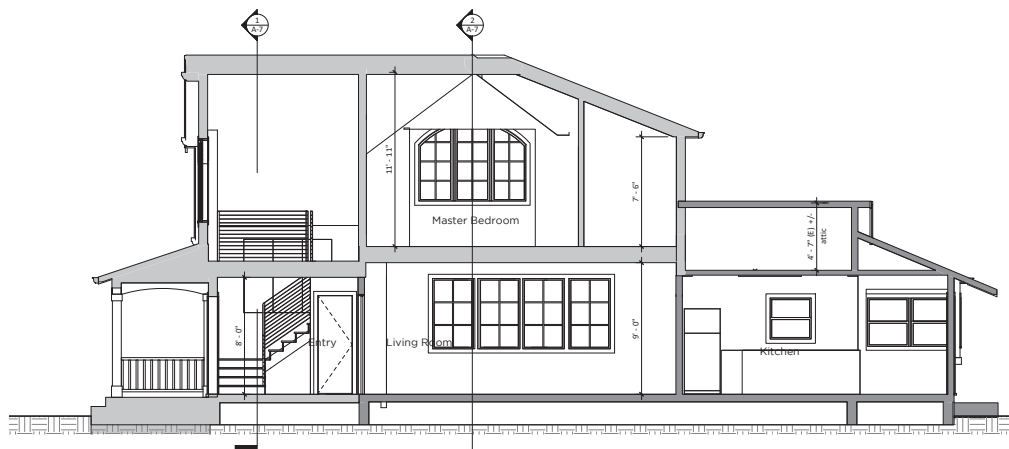
A-6



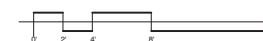
2 Section at Master Bedroom & Bath
1/4" = 1'-0"



1 Section at Entry and Stair
1/4" = 1'-0"



3 Section - Longitudinal
1/4" = 1'-0"



REVISIONS		
1	Planning	1/2/18
2	Planning	2/2/18

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1885 S. 10th Ave.
715 Regal Court, Suite 100
Menlo Park, CA 94025

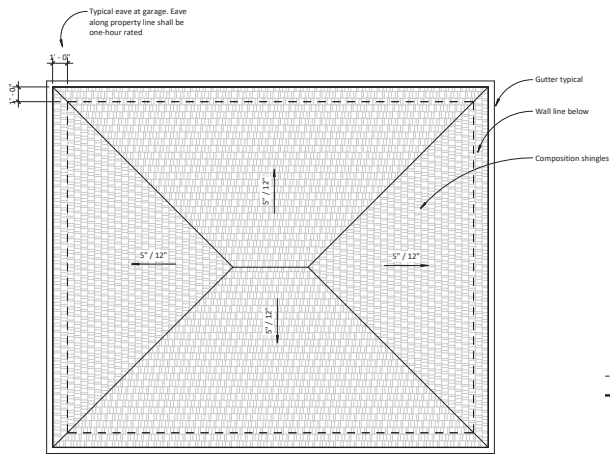
Addition & New Garage
715 Regal Court
Menlo Park, California

Sections
Development Permit Submittal



SCALE: 1/4" = 1'-0"
DATE: 9/22/2017
SHEET NO:

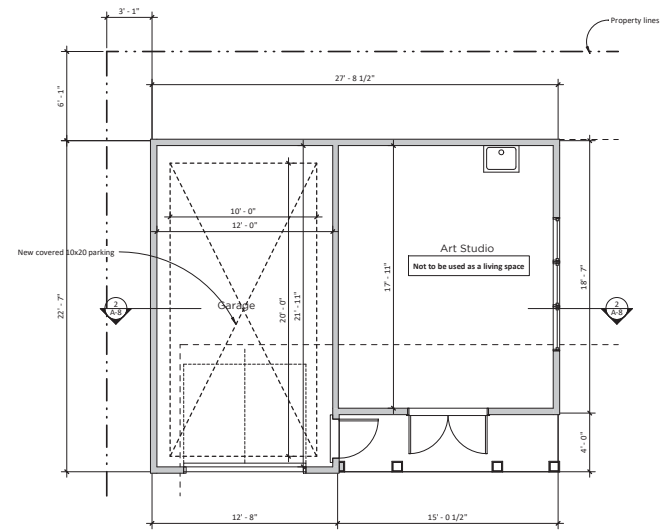
A-7



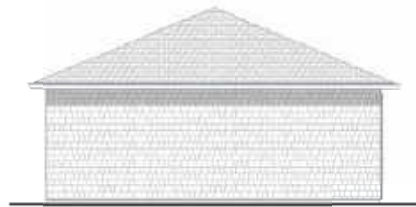
7 Garage Roof Plan
1/4" = 1'-0"



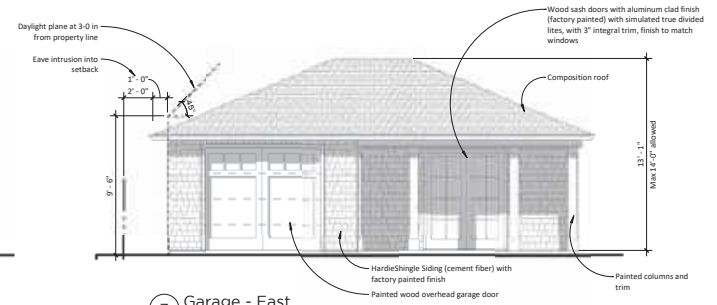
2 Garage Section
1/4" = 1'-0"



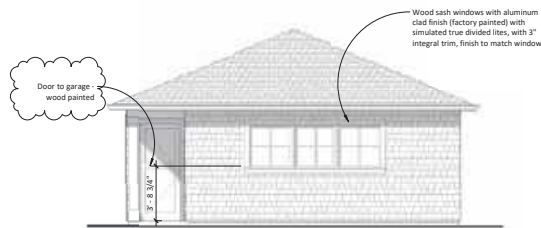
1 New Garage Plan
1/4" = 1'-0"



4 Garage - South
1/4" = 1'-0"



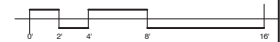
3 Garage - East
1/4" = 1'-0"



6 Garage - North
1/4" = 1'-0"



5 Garage - West
1/4" = 1'-0"



REVISIONS		
1	Planning	1/2/18
2	Planning	2/2/18

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Addition & New Garage
715 Regal Court
Menlo Park, California

New Garage Plans & Exterior
Elevations
Development Permit Submittal



SCALE: 1/4" = 1'-0"
DATE: 9/22/2017
SHEET NO:

A-8

2/5/2017

Community Development - Planning Division
City of Menlo Park, CA 94025

Re: 715 Regal Ct, Menlo Park, CA
Second Story Addition and Alterations
Use Permit

To Whom It May Concern:

We are submitting the Project at 715 Regal Court for a Use Permit review and approval, for a second story addition.

This property is a single-family, single story residence originally built in 1945 with painted trim and painted shingle and board & batten wall finish. There is a detached single car garage that will be replaced as part of the overall scope of work. The house was remodeled with a small addition in 2006. The existing house is non-conforming relative to a side yard setback, encroaching on the north side by 8 inches. This portion will remain.

Purpose of the Project and general scope of work is as follows:

1. Add a second story with 2 bedrooms and a bath.
2. Relocate the front door out of the living room to a new entry in the front of the house.
3. Remove a side porch and expand the living and dining room.
4. Update the design style of the house.

Project detail:

1. All new work will be conformance with the setbacks. The second floor will step back from the existing north side wall by approximately 3 ft resulting in a north side yard setback for the second floor of approximately 8 ft.
2. The roofs are varying in slopes. This is to help mitigate the front elevation bulk by incorporating the entry and stair element in a steeper but lower roof element. The upper rear roof is a hipped roof to minimize limb impact to the oak to the rear of the house. The roof over the rear existing one story portion of the house will remain.
3. The style will be updated to a more specific traditional shingle cottage style, with painted wood shingles with white windows and trimwork.
4. There will be a front porch, facing the street, that ties into the house style, and a new walk way leading to the front sidewalk.
5. The existing garage will be replaced with a new slightly larger single car garage and art studio/workshop. The new garage will be set back further on the lot to provide a more usable rear yard area for the house, and to provide parking. The style of the new garage will match the style of the house, except that the roof slope is lower to meet the maximum accessory structure height limit.

Site Layout:

1. The actual foot print of the house on the ground is not changing to the sides nor to rear. The south side addition is less than the removed porch. The main additional first floor addition is on the front facing the street. The new front porch is at the front setback, but

Fred Blome – Blome Architecture

719 Regal Court Menlo Park California 94025 650.325.5443

- the house itself is about 6 ½ feet further back.
2. The second floor is setback from the first floor walls on both sides.
 3. The extent of the second floor to the rear aligns structurally with an existing main interior wall below.

Neighborhood outreach

1. We have contacted the six neighbors in the immediate vicinity of the project. 3 have been via email and 3 was through direct contact.
2. We have received email responses from all three plus an additional email.
3. I am one of the neighbors, to the right at 719 Regal Court, and of course have no issues with the project.

If you have any questions or concerns, please contact us.

Sincerely,

A handwritten signature in black ink that reads "Fred Blome". The signature is written in a cursive, flowing style.

Fred Blome

Advanced Tree Care

P. O. Box 5326 Redwood City, CA 94063

715 Regal Ct, Menlo Park

November 3, 2017

RECEIVED**JAN 09 2018****CITY OF MENLO PARK
PLANNING DIVISION**

Dan Montague
715 Regal Ct
Menlo Park, CA 94025

Site: 715 Regal Ct, Menlo Park

Dear Dan,

At your request I visited the above site for the purpose of inspecting and commenting on the Regulated trees around the property. A second floor addition and new garage is planned, prompting the need for this tree protection report.

Method:

Menlo Park requests that all trees with a trunk diameter greater than 6 inches at standard height be included in the report including all street trees and trees on neighboring properties that might be impacted. The location of the trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call. Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Sycamore <i>Platanus acerifolia</i>	30" est	40/50	70	Good health and condition, well maintained Neighbor's tree. Regulated
2	Coast live oak <i>Quercus agrifolia</i>	37.3"	60/60	75	Good health and condition, well maintained heavy canopy, sycamore borer on trunk Regulated
3	Coast live oak <i>Quercus agrifolia</i>	13.3"/13.3"/13.2"	30/30	65	Good health, multi stemmed, poor structure Regulated
4	Southern magnolia <i>Magnolia grandiflora</i>	16" est	25/20	55	Thinning canopy, fair health and condition Neighbor's tree. Regulated

Summary:

The trees on the site are a variety of natives and non-natives.

There are 4 Regulated trees of which 2 are on neighboring properties and 2 are on this property.

Tree # 1 is on the rear neighbor's property, approximately 8 feet behind the rear fence. This tree will not be impacted by the construction and so no tree protection is needed.

Tree # 4 is on the easterly neighbor's property approximately 2 feet back off the fence. This tree should be protected during construction.

Tree #s 2 and 3 are on this property and should be protected during construction.

All other trees on the property are Not Regulated and can be removed if desired.

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 1 is 8 feet back off the rear property line and will not be affected by construction. No protective fencing required.

Tree # 2: TPZ should be at a radius of 30 feet from the trunk of the tree. This would render the back yard and driveway unusable. The driveway and landscape will remain intact throughout the construction. I recommend only minimal tree protection to protect the exposed root zone. This can be seen on the drawing and follows the edge of the pathway closing on the side of the house in accordance with Type I Tree Protection as outlined below and illustrated in image 2.15-1, 2 ⁽⁶⁾.

Tree # 3: TPZ should be at a radius of 10 feet from the trunk of the tree closing on the fence line in accordance with Type I Tree Protection as outlined below and illustrated in image 2.15-1, 2 ⁽⁶⁾.

Tree # 4: TPZ should be at a radius of 15 feet from the trunk of the tree closing on the fence line and walkways in accordance with Type I Tree Protection as outlined below and illustrated in image 2.15-1, 2 ⁽⁶⁾.



IMAGE 2.15-1
Tree Protection Fence at the Dripline



IMAGE 2.15-2
Tree Protection Fence at the Dripline

• Type I Tree Protection

The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see Images 2.15-1 and 2.15-2). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

2. Any pruning and maintenance of Tree #2 shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed without project arborist supervision.
3. Foundations for the second floor addition will consist of modified existing foundations. Any foundations within the 30' radius TPZ of the tree should be hand dug and no roots over 2" in diameter should be cut.
4. Foundations for the garage are well outside the Tree Protection Zone and have no restrictions
5. Demolition of the existing garage within the TPZ of Tree # 2 should be done with caution to minimize compaction of the root zone.
6. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾
7. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾
8. **Do Not:**⁽⁴⁾
 - a. Allow run off or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
 - c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
 - d. Allow fires under any adjacent trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain or rope to trees or shrubs.
 - g. Apply soil sterilants under pavement near existing trees.
9. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁴⁾
10. Route pipes into alternate locations to avoid conflict with roots.⁽⁴⁾
11. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.⁽⁴⁾
12. Compaction of the soil within the dripline shall be kept to a minimum.⁽²⁾

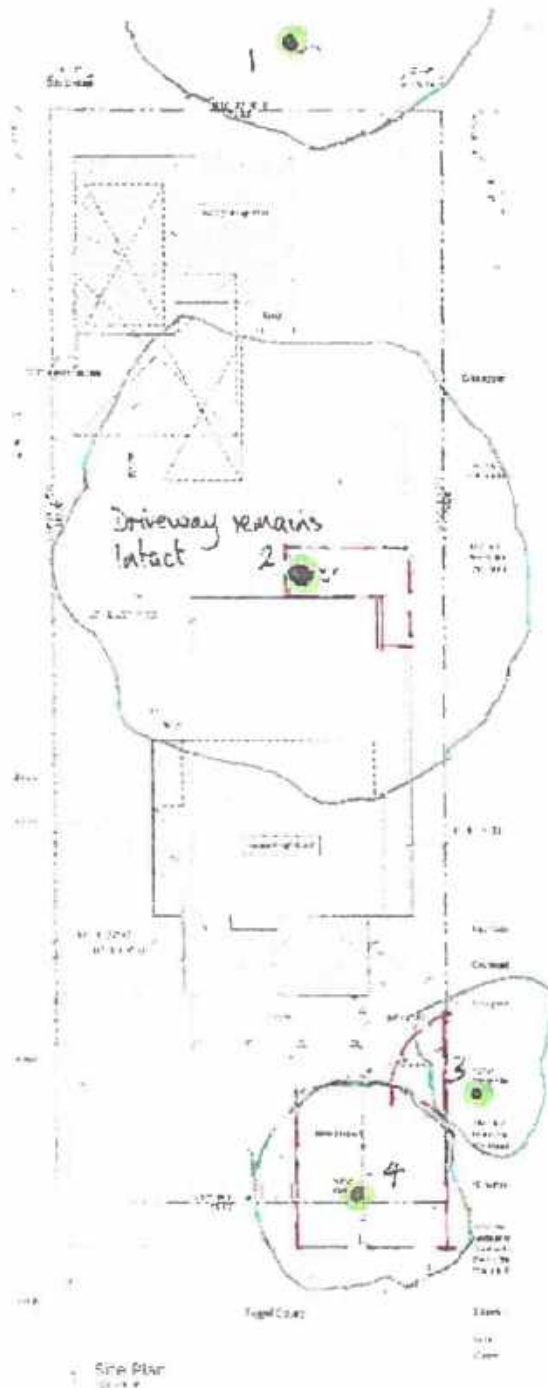
Advanced Tree Care

P. O. Box 5326 Redwood City, CA 94063

715 Regal Ct, Menlo Park

November 3, 2017

13. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
14. Ensure upon completion of the project that the original ground level is restored



Location of Regulated trees, their canopies and their Tree Protection Zones

Glossary

Canopy	The part of the crown composed of leaves and small twigs. ⁽²⁾
Dripline	The width of the crown as measured by the lateral extent of the foliage. ⁽¹⁾
Genus	A classification of plants showing similar characteristics.
Root crown	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance⁽³⁾

I, Robert Weatherill certify:

- * That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- * That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- * That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- * That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- * That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- * That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed



Robert Weatherill
Certified Arborist WE 1936a
Date: 11/3/17

Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

Fred Blome

From: karina.daza@gmail.com on behalf of Karina Daza <karina.steib@gmail.com>
Sent: Wednesday, January 03, 2018 2:17 AM
To: Rebecca Nathenson; Fred Blome
Cc: Michael Steib
Subject: Re: Construction plans

Categories: [Nathenson], CC Defer

RECEIVED
 JAN 09 2018
 CITY OF MENLO PARK
 PLANNING DIVISION

Hi Rebecca and Fred,

Apologies, I thought I had sent this message back on November 22nd after we had a chat and Fred had answered our questions; apparently this has been sitting in my draft inbox!

Per our conversation, the only concern we had was access to connect to the sewage pipe as we also intend to do a remodel. Fred put our concerns to rest and indicated the studio/garage would not impede our access.

All is good and wish you the best in your remodel and happy new year!

Cheers,
 Karina and Michael

On Sun, Oct 22, 2017 at 7:31 PM, Rebecca Nathenson <rebecca@nathenson.net> wrote:
 Hi Karina,

Hope all is well!

We've decided to put a small second floor on our house and wanted to give you the heads up before you get a notice from the city. We've been working with Fred Blome on the design and can show you drawings/pdfs if you're interested. We've submitted for a Use Permit which requires a Planning Commission hearing, so you'll be getting a couple of notices in the mail. This Use Permit got triggered because our existing house is just a couple of inches over the north side setback (Fred's side of the house), kicking in this additional review process. The new addition is totally conforming, and we've managed to locate it towards the front of our existing house (so it may not even be visible from your yard unless you crane your neck), and stepped the sides back from the existing house as much as possible. That big oak in the back will stay of course, but we'll have to do some trimming of just the low branches going towards the front. We've also decided to replace our sagging garage with a new one in a similar location, but back further. It's in a conforming spot, but is closer to the back fence.

As part of the Use Permit process, the city likes to see owners reach out to immediate neighbors, and also wants to hear if there are any comments from those neighbors. If you have any concerns, let's absolutely talk, but if you don't have any concerns, a reply to that effect would be super-helpful.

Thanks,

Rebecca



RECEIVED

Rebecca Nathenson <rebecca@nathenson.net>

Construction plans

JAN 09 2018

Susan Patrick <patrick999@gmail.com>

To: Rebecca Nathenson <rebecca@nathenson.net>

CITY OF MENLO PARK
PLANNING DIVISION

Sun, Oct 22, 2017 at 7:46 PM

The Patrick clan of 716 Regal Ct would like to inform all parties on Regal Ct and kingdoms beyond that they have no concerns with the proposed second story and other delightful editions that may be planned for across the street.

Also, awesome Halloween lights.

-S

On Sun, Oct 22, 2017 at 7:33 PM, Rebecca Nathenson <rebecca@nathenson.net> wrote:

Susan,

As we messaged about on Facebook, we're adding a second story! It's triggered a Use Permit review process because the existing house is just a couple of inches over the north side setback (Fred's side of the house). As a part of that review, you'll be getting notices from the city asking for comment.

As you probably remember, the city likes to see owners reach out to immediate neighbors, and also wants to hear if there are any comments from those neighbors. If you have any concerns, let's absolutely talk, but if you don't have any concerns, a reply to that effect would be super-helpful.

Thanks,

Rebecca



Rebecca Nathenson <rebecca@nathenson.net>

Construction plans

Dave Hoffman <dave.hoffman@gmail.com>
To: Rebecca Nathenson <rebecca@nathenson.net>

Tue, Oct 24, 2017 at 12:26 PM

Thank you for the heads up. Sounds like a major project. I have received a preliminary notification in the mail. I'll let you know if I have any questions or concerns.

Thanks

Dave

On Sun, Oct 22, 2017 at 7:28 PM, Rebecca Nathenson <rebecca@nathenson.net> wrote:
Dave.

RECEIVED
JAN 09 2018
CITY OF MENLO PARK
PLANNING DIVISION

Hope all is well!

We've decided to put a small second floor on our house and wanted to give you the heads up before you hear from the city. We've been working with Fred Blome on the design and can show you drawings/pdfs if you're interested. We've submitted for a Use Permit which requires a Planning Commission hearing, so you'll be getting a couple of notices in the mail. This Use Permit got triggered because our existing house is just a couple of inches over the north side setback (Fred's side) kicking in this additional review process. The new addition is totally conforming, and we've managed to locate it towards the front our existing house, and stepped the sides back from the existing house as much as possible (and on your side, it's substantially set back). That big oak in the back will stay of course, but we'll have to do some trimming of just the low branches going towards the front. We've also decided to replace our sagging garage with a new one in a similar location, but back further, so you won't have that swayback view in your back yard.

As part of the use permit process, the city likes to see that we've reached out to neighbors, and also likes to see any responses from those neighbors. Naturally, if you have any concerns, let's talk. If you don't have any, a response to that effect would be super-helpful.

Thanks,

Rebecca



STAFF REPORT

Planning Commission

Meeting Date:

3/26/2018

Staff Report Number:

18-029-PC

Public Hearing:

Use Permit and Variances/Greg Gallo/797 Live Oak Avenue

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing two-story, single-family residence and construct two two-story, single-family residences on a substandard lot with respect to lot width in the R-3 (Apartment) zoning district, at 797 Live Oak Avenue. The project includes a request for variances for the new rear residence to encroach into the required 20-foot separation between main buildings located on adjacent lots, on both the left and right sides. The proposal also includes administrative review of a tentative parcel map to subdivide the project into two condominium units. The recommended actions are included as Attachment A.

Policy Issues

Each use permit and variance request is considered individually. The Planning Commission should consider whether the required use permit and variance findings can be made for the proposal.

Background

Site location

The subject property is an interior lot located in the downtown area, at the T-intersection of Live Oak Avenue and Crane Street. The surrounding neighborhood is comprised of a mix of single story and two-story single-family residences and two-story multi-family residences with a variety of traditional architectural styles. Most parcels in the immediate vicinity are also zoned R-3 (Apartment) district. Farther out from the property to the northwest, properties are in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. Farther out from the property to the southeast is Nealon Park in the OSC (Open Space and Conservation) zoning district, and properties in the R-1-U (Single Family Urban) zoning district. A location map is included as Attachment B.

Analysis

Project description

The subject site is currently occupied by a two-story residence with a detached garage, shed, and swimming pool. The property is substandard with regard to lot width. The applicant is proposing to demolish all existing improvements and construct two new two-story, single-family homes, each with attached one-car garages. Two uncovered parking spaces at the center of the parcel would complete the

off-street parking requirement for the residences. The project plans currently show a slight discrepancy with regard to the driveway width (nine feet, where 10 feet is required), so staff has included a condition of approval requiring this to be corrected with the building permit, including the provision of a site area calculation plan to confirm compliance with R-3 limits for driveways and open parking areas (condition 5c). A data table summarizing parcel and project attributes is included as Attachment C. The project plans, the applicant's project description letter, and a variance letter are included as Attachments D, E, and F, respectively.

The proposed residence at the front of the property would be a two-story, three-bedroom home with two full bathrooms and one half-bathroom. The first story living space would include an open floor dining room, kitchen and living room. Leading from the living room would be a covered porch which faces out toward the center of the property. The attached garage would be located at the front of the home on the left side.

The new rear structure would also be a two-story, three-bedroom, and two-and-one-half bathroom residence. The driveway would run along the left side of the parcel and would lead to the single car garage. The first floor would be an open floor plan. Patio doors at the rear of this rectangular-shaped building would open out to the rear yard.

The floor area, building coverage, and height of the proposed residence would all be below the maximum amounts permitted by the Zoning Ordinance. The applicant is also requesting approval of a tentative map for a minor subdivision into two residential condominium units. The minor subdivision can be reviewed and approved at an administrative level after the Planning Commission takes action on the use permit and variance requests.

Design and materials

The applicant states that the proposed residences would be constructed in a "Scandinavian barn" style with cedar board and batten wood siding and composition shingle roof. The single car garages for both new homes would consist of wood clad custom sectional doors. The mass of the front structure would be broken up by two front gables, the front entry would feature a wood door with a side light and adjacent windows. The stairwell would be located at the front elevation of the residence, and feature door-height windows on the first floor and second floor. Additional architectural interest would be provided by simulated divided light, clad wood windows in bronze frames. To promote privacy, second-story windows along the side elevations would have higher sill heights.

The proposed rear house would have a front entry facing the interior of the lot, overlooking the two uncovered parking spaces. Cedar board and batten wood siding, composition shingle roof, and simulated divided light windows would also be used for the exterior of the proposed home. The front elevation of the rear house would feature a covered front porch, wood front entry door with a side light, and tall adjacent wood clad windows at the first and second floor which would provide natural light to the stairway at the front of the home. The rear residence would also feature gable forms, although they would be oriented toward the sides (instead of the front/rear) in order to provide a contrast with the massing of the front house.

Staff believes that the scale, materials, and style of the proposed residences are consistent with the

neighborhood, given the variety of architectural styles and sizes of structures in the vicinity. In particular, directly across the street at 800 Live Oak Avenue is a development which features a similar approach to traditional residential forms, but with contemporary materials and design.

Variance

As part of this proposal, the applicant is requesting two variances for the new residence at the rear of the property to encroach into the required 20-foot separation between main buildings located on adjacent lots. The residence at the front would not require any variances with regard to this requirement.

The separation between the proposed rear residence and the adjacent existing residences on the left of the subject property at 785 Live Oak Avenue would be approximately 17.6 feet, and 15.6 feet from 800 Roble Avenue. The separation on the right side from 801 Live Oak Avenue would be 19.1 feet. As required by the Zoning Ordinance, the variances would not exceed 50 percent of the required 20-foot separation between main buildings on adjacent lots (i.e., the minimum separation between main buildings that could be requested would be 10 feet, since that is 50 percent of 20 feet).

The applicant has provided a variance request letter that has been included as Attachment F. The required variance findings are evaluated below in succession:

- 1. That a hardship peculiar to the property and not created by any act of the owner exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not hardships justifying a variance. Further, a previous variance can never have set a precedent, for each case must be considered only on its individual merits;*

The hardship at 797 Live Oak Avenue is caused by the combination of the property being a narrow lot and the property being surrounded on three sides by lots with existing structures that are not built within their required setbacks. Menlo Park's Zoning Ordinance does not allow a residence to be built within 20 feet of an adjacent structure in the R-3 zoning district. The buildings on the left side of the subject property at 785 and 801 Live Oak Avenue, and on the right side at 801 Live Oak Avenue encroach into their required side yard setbacks by 3.3 and 5.3 feet, respectively. The requested variance would allow the new rear residence to be constructed within the required 20-foot separation from the main buildings on the two adjacent lots. The hardship is unique to the property, and has not been created by an act of the owner.

- 2. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his/her neighbors;*

The variance is necessary to use the full width of the buildable area. If the structures on the adjacent properties were in compliance with the required setbacks, the proposed project would be able to use the buildable area according to the development regulations of the R-3 zoning district. If 20 feet of separation was applied to the subject property, the width of the proposed residence would be reduced by five feet, four inches, which would impact the utility, use and enjoyment of the property. In particular, moving the left side wall in approximately 4.4 feet would impact the rear residence's garage access, which is proposed on the left side in part to protect a heritage magnolia tree on the right side. The variance would thus be

necessary for the preservation and enjoyment of substantial property rights possessed by other conforming properties, and would not represent a special privilege.

3. *That the granting of the variance will not be materially detrimental to the public health, safety, or welfare, or will not impair an adequate supply of light and air to adjacent property; and*

If the two adjacent parcels are redeveloped in the future, they would be required to adhere to the 10-foot side setback requirement and the proposed variance would no longer be needed. The proposed project would be below the maximum allowed floor area and building coverage; and all other development standards would also be met. In particular, the rear residence's height at 28.1 feet is well below the R-3 maximum of 35 feet, and the depth of the rear house would be limited at 23.2 feet. As such, granting of the variance would not be materially detrimental to the public health, safety, or welfare, and will not impair adequate supply of light and air to adjacent property.

4. *That the conditions upon which the requested variance is based would not be applicable, generally, to other property within the same zoning classification.*

The variance request is based on the nonconformance of the adjacent structures. Since other properties are generally located next to structures in compliance with their respective zoning district development regulations, or have lot width to accommodate the allowable buildable area, this variance would not apply to other properties in the same zoning district.

5. *That the condition upon which the requested variance is based is an unusual factor that was not anticipated or discussed in detail during any applicable Specific Plan process.*

The property is not within any Specific Plan area. Hence, a finding regarding an unusual factor does not apply.

Due to the above factors, staff is recommending approval of the variance request, and has included findings to that effect in the recommended actions.

Trees and landscaping

The applicant has submitted an arborist report (Attachment G) detailing the species, size and conditions of the trees on or near the site. As part of the project review process, the City Arborist reviewed and requested enhancements to the report, some of which have been incorporated. There are 10 existing trees located on or near the property. One heritage palm tree (tree #10) which is located on the right side, near the center of the property is proposed to be removed. The project arborist recommends three street trees (trees #1, #2 and #3), all non-heritage size and in the City's right-of-way to be removed. However, the City Arborist has tentatively approved the removal of only tree #10 and street tree #3; the other two street trees are not approved for removal. The proposed site improvements should not adversely affect any of the trees as tree protection measures will be ensured through standard condition 3g and recommended conditions 5a and 5b, which include additional tree protection measures recommended by the City Arborist and other revisions to reflect the retention of street trees #1 and #2.

Correspondence

Staff received correspondence from one tenant at 838 Roble Avenue, the apartment building at the rear of the subject property who expressed concern regarding potential construction noise and whether there is an estimated time of completion of construction. For the Commission's reference, standard construction noise hours are regulated by the Noise Ordinance, and are not typically considered as part of use permit or variance actions. The neighbor's email is included as Attachment H. Staff has received no other correspondence as of the date of this report.

Conclusion

Staff believes that the scale, materials, and style of the proposed residences are compatible with those of the overall neighborhood. The variances would be based on adjacent nonconforming structures to the left and right of the property, as well as the lot being of narrow width. Aside from the variances reducing the minimum distance required between main buildings on adjacent parcels, the proposal would meet all Zoning Ordinance requirements. Although the project would be two, two-story residences, varying materials and forms would reduce the perception of massing and add visual interest to the project. Staff recommends that the Planning Commission approve the proposed use permit and variances.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The 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. Recommended Actions
- B. Location Map
- C. Data Table
- D. Project Plans

- E. Project Description Letter
- F. Variance Letter
- G. Arborist Report
- H. Correspondence

Disclaimer

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

Report prepared by:

Michele T. Morris, Assistant Planner

Report reviewed by:

Thomas Rogers, Principal Planner

797 Live Oak Avenue – Attachment A: Recommended Actions

LOCATION: 797 Live Oak Avenue	PROJECT NUMBER: PLN2017-00088	APPLICANT: Greg Gallo	OWNER: Greg Gallo
PROPOSAL: Request for a use permit to demolish an existing two-story, single-family residence and construct two two-story, single-family residences on a substandard lot with respect to lot width in the R-3 (Apartment) zoning district, at 797 Live Oak Avenue. The project includes a request for variances for the new rear residence to encroach into the required 20-foot separation between main buildings located on adjacent lots, on both the left and right sides. The proposal also includes administrative review of a tentative parcel map to subdivide the project into two condominium units.			
DECISION ENTITY: Planning Commission	DATE: March 26, 2018	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
ACTION: <ol style="list-style-type: none">1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, “New Construction or Conversion of Small Structures”) of the current California Environmental Quality Act 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. Make the following findings as per Section 16.82.340 of the Zoning Ordinance pertaining to the granting of variances:<ol style="list-style-type: none">a. The hardship at 797 Live Oak Avenue is caused by the combination of the property being a narrow lot and the property being surrounded on three sides by lots with existing structures that are not built within their required setbacks. Menlo Park’s Zoning Ordinance does not allow a residence to be built within 20 feet of an adjacent structure in the R-3 zoning district. The buildings on the left side of the subject property at 785 and 801 Live Oak Avenue, and on the right side at 801 Live Oak Avenue encroach into their required side yard setbacks by 3.3 and 5.3 feet, respectively. The requested variance would allow the new rear residence to be constructed within the required 20-foot separation from the main buildings on the two adjacent lots. The hardship is unique to the property, and has not been created by an act of the owner.b. The variance is necessary to use the full width of the buildable area. If the structures on the adjacent properties were in compliance with the required setbacks, the proposed project would be able to use the buildable area according to the development regulations of the R-3 zoning district. If 20 feet of separation was applied to the subject property, the width of the proposed residence would be reduced by five feet, four inches, and severely impact the utility, use and enjoyment of the property. In particular, moving the left side in approximately 4.4 feet would impact the rear residence’s garage access, which is proposed on the left side in part to protect a heritage magnolia tree on the right side. The variance would thus be necessary for the preservation and enjoyment of substantial property rights possessed by other conforming properties, and would not represent a special privilege.c. If the two adjacent parcels are redeveloped in the future, they would be required to adhere to the 10-foot side setback requirement and the proposed variance would no longer be needed. The proposed project would be below the maximum allowed floor area and building coverage; and all other development standards would also be met. In particular, the rear residence’s height at 28.1 feet is well below the R-3 maximum of 35 feet, and the depth of the			

797 Live Oak Avenue – Attachment A: Recommended Actions

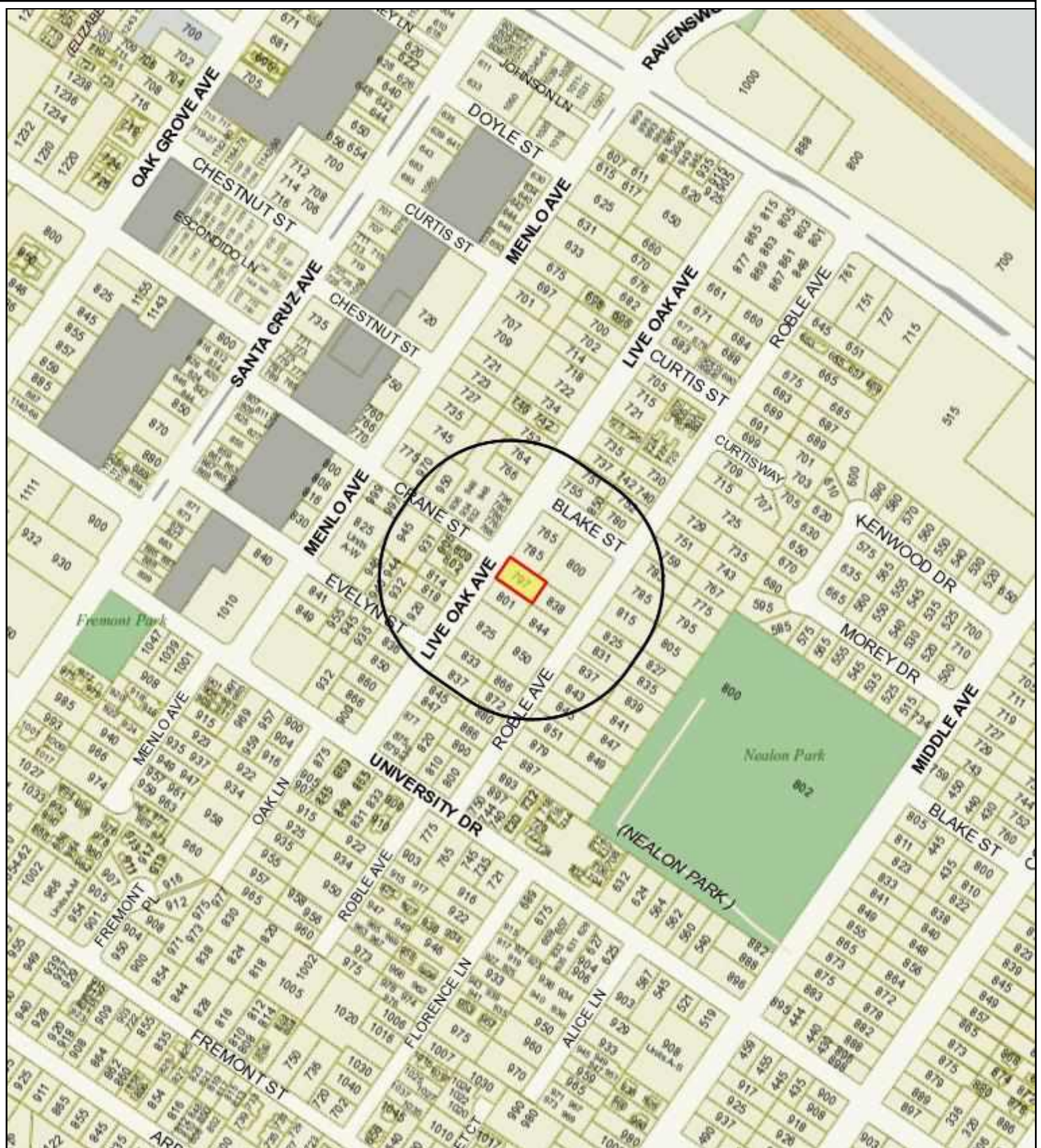
LOCATION: 797 Live Oak Avenue	PROJECT NUMBER: PLN2017-00088	APPLICANT: Greg Gallo	OWNER: Greg Gallo
PROPOSAL: Request for a use permit to demolish an existing two-story, single-family residence and construct two two-story, single-family residences on a substandard lot with respect to lot width in the R-3 (Apartment) zoning district, at 797 Live Oak Avenue. The project includes a request for variances for the new rear residence to encroach into the required 20-foot separation between main buildings located on adjacent lots, on both the left and right sides. The proposal also includes administrative review of a tentative parcel map to subdivide the project into two condominium units.			
DECISION ENTITY: Planning Commission	DATE: March 26, 2018	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
ACTION: rear house would be limited at 23.2 feet. As such, granting of the variance would not be materially detrimental to the public health, safety, or welfare, and will not impair adequate supply of light and air to adjacent property. d. The variance request is based on the nonconformance of the adjacent structures. Since other properties are generally located next to structures in compliance with their respective zoning district development regulations, or have lot width to accommodate the allowable buildable area, this variance would not apply to other properties in the same zoning district. e. The property is not within any Specific Plan area. Hence, a finding regarding an unusual factor does not apply. 4. Approve the use permit and variances subject to the following standard conditions: a. Development of the project shall be substantially in conformance with the plans prepared by Left Coast Architecture, consisting of 16 plan sheets, dated received March 21, 2018, and approved by the Planning Commission on March 26, 2018, 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			

797 Live Oak Avenue – Attachment A: Recommended Actions

LOCATION: 797 Live Oak Avenue	PROJECT NUMBER: PLN2017-00088	APPLICANT: Greg Gallo	OWNER: Greg Gallo
PROPOSAL: Request for a use permit to demolish an existing two-story, single-family residence and construct two two-story, single-family residences on a substandard lot with respect to lot width in the R-3 (Apartment) zoning district, at 797 Live Oak Avenue. The project includes a request for variances for the new rear residence to encroach into the required 20-foot separation between main buildings located on adjacent lots, on both the left and right sides. The proposal also includes administrative review of a tentative parcel map to subdivide the project into two condominium units.			
DECISION ENTITY: Planning Commission	DATE: March 26, 2018	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
ACTION: 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 and the arborist report prepared by Mayne Tree Expert Company, Inc. dated September 8, 2017 and March 5, 2018, and as modified by the following condition. 5. Approve the use permit and variances subject to the following <i>project-specific</i> conditions: a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a revised arborist report regarding trees numbered one, two, three, and ten, and revised plans addressing the following, subject to the review and approval of the Planning Division: 1) For heritage tree #10, specify the replacement planting species and location of one 15-gallon container tree that is consistent with Heritage Tree Replacement Procedures on the site plan and a landscape plan. 2) Revise the arborist report to state that trees #1 and #2 shall be retained, and change the species for these two trees from trident maple to red maple (<i>acer rubrum</i>). 3) Revise the arborist report to describe the pruning guidelines to provide vertical clearance of a minimum of eight feet over the sidewalk and 15 feet over the public street for street tree #3. 4) For the replacement of street tree #3, specify the replacement planting of one trident maple (<i>acer bugererianum</i>) #15 container tree in City right of way on the site plan and landscape plan. 5) Revise the arborist report to include additional evaluation of the impacts of construction and more specific tree protections as previously recommended by the City Consulting Arborist. b. Prior to the final inspection of the associated construction, the applicant shall plant the replacement trees for street tree #3 and heritage tree #10, subject to review and approval of the Planning Division. c. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans addressing the following, subject to the review and approval of the Planning Division: 1) Revise the plans by widening the proposed driveway on the building side (right side) to a total of 10 feet in width.			

797 Live Oak Avenue – Attachment A: Recommended Actions

LOCATION: 797 Live Oak Avenue	PROJECT NUMBER: PLN2017-00088	APPLICANT: Greg Gallo	OWNER: Greg Gallo
PROPOSAL: Request for a use permit to demolish an existing two-story, single-family residence and construct two two-story, single-family residences on a substandard lot with respect to lot width in the R-3 (Apartment) zoning district, at 797 Live Oak Avenue. The project includes a request for variances for the new rear residence to encroach into the required 20-foot separation between main buildings located on adjacent lots, on both the left and right sides. The proposal also includes administrative review of a tentative parcel map to subdivide the project into two condominium units.			
DECISION ENTITY: Planning Commission	DATE: March 26, 2018	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
ACTION: <div><div></div><div>2) Include a separate site plan which shows square-footage calculations as on overlay using discrete polygons for building coverage, driveways and uncovered parking, and landscaping.</div><div>3) Summarize the square footage calculations in a table which lists square footage calculation totals by floor, by building, and total for the entire site.</div></div>			



City of Menlo Park
Location Map
797 LIVE OAK AVENUE



Scale: 1:4,000

Drawn By: MTM

Checked By: THR

Date: 3/26/2018

Sheet: 1

	PROPOSED DEVELOPMENT		EXISTING PROJECT		ZONING ORDINANCE	
Lot area	7,320	sf	7,320	sf	7,000	sf min.
Lot width	65	ft.	65	ft.	70	ft. min.
Lot depth	113.2	ft.	113.2	ft.	100	ft. min.
Setbacks						
Front	20.5	ft.	28	ft.	20	ft. min.
Rear	15.5	ft.	45	ft.	15	ft. min.
Side (left)	10.5	ft.	15	ft.	10	ft. min.
Side (right)	11.4	ft.	20	ft.	10	ft. min.
Building coverage	2,048.4	sf	1,731	sf	2,196	sf max.
	28	%	23	%	30	% max.
FAR (Floor Area Ratio)	3,277.8	sf	1,731	sf	3,294	sf max.
	44.8	%	23	%	45	%
Landscaping (entire site)	3,909	sf	5,585	sf	3,660	sf min
	53	%	76	%	50	% min
Paving (entire site)	1,359	sf	1,359	sf		sf max
	19	%	19	%	20	% max
	PROPOSED FRONT BUILDING		PROPOSED REAR BUILDING			
Square footage by floor	627.8	sf/1st	674.5	sf/1st	1,078	sf/1st
	997.5	sf/2nd	978.0	sf/2nd	223	sf/garage
	336.0	sf/garage	303.0	sf/garage	430	sf/accessory bldgs.
	43.6	sf/porches	63.5	sf/porches		
Square footage of buildings	2,004.9	sf	2,019	sf	1,731	sf
Building height	27.3	ft.	28.1	ft.	15	ft. max.
Parking	1 covered/1 uncovered		1 covered/1 uncovered		1 covered/1 uncovered	1 covered/1 uncovered per unit
Note: Areas shown highlighted indicate a nonconforming or substandard situation.						
Trees	Heritage trees	1	Non-Heritage trees	9	New Trees	1
	Heritage trees proposed for removal	1	Non-Heritage trees proposed for removal	1*	Total Number of Trees	9

*Includes one street tree.



797 Live Oak

Single Family Residence



ASSEMBLIES

TYPICAL ROOF ASSEMBLY

1. LOW-LOFT SELF-ADHERING ROOFING WITH 1/2" THICK EQUAL APPROVED (1/4 TO 1/2)

2. PLYWOOD SHEATHING, S.D.D.

3. INSULATED BATT INSULATION, RFT 14

4. ENERGY COMPLIANCE CALCS.

5. SPF TYPE 'X' G.I.B.

6. LOW-LOFT SELF-ADHERING ROOFING SYSTEM (SAME 1/2" THICK EQUAL APPROVED (1/4 TO 1/2))

7. PLYWOOD SHEATHING, S.D.D.

8. INSULATED BATT INSULATION, RFT 14

9. ENERGY COMPLIANCE CALCS.

10. CEILING JOISTS, S.D.D.

11. SPF TYPE 'X' G.I.B.

12. SPECIALLY FINISH CEILING (REFER TO FLOOR PLAN & SCHEDULES)

13. PLYWOOD SHEATHING, S.D.D.

14. BATT INSULATION, RFT 14 ENERGY COMPLIANCE CALCS.

15. JUST PER PLAN, S.D.D.

SLAB ON GRADE

1. CONC. SEALER FINISH

2. REINFORCED CONCRETE SLAB, S.D.D.

3. SAND, S.D.D.

4. VAPOR BARRIER

5. PREPARED SUB-GRADE (SEE SOIL REPORT)

6. EXTERIOR ELEVATION

7. ELEVATION DESIGNATION

8. EXTERIOR ELEVATION

9. ELEVATION IDENTIFICATION

10. SHEET DESIGNATION

11. ELEVATION

12. ROOM IDENTIFICATION

13. WINDOW IDENTIFICATION

14. DOOR IDENTIFICATION

15. MATCH LINE

16. WALL ASSEMBLY TYPE

17. ROOF OF FLOOR / CEILING ASSEMBLY TYPE

Diagram illustrating a roof assembly cross-section with the following components labeled:

- 1. LOW-SLOPE SELF-ADHERING ROOFING SYSTEM (GRADE ULTRA OR EQUAL, APPROVED FOR 1.1.12)
- 2. PLYWOOD BREATHING, S.S.D.
- 3. SCHEDULED RAFTERS, S.S.D.
- 4. INS. FIBERGLASS INSULATION, R-19, 2" MIN. THICK
- 5. 1" MIN. POLYSTYRENE INSULATION, R-5
- 6. 1" MIN. POLYSTYRENE INSULATION, R-5
- 7. 1" MIN. POLYSTYRENE INSULATION, R-5
- 8. 1" MIN. POLYSTYRENE INSULATION, R-5
- 9. 1" MIN. POLYSTYRENE INSULATION, R-5
- 10. 1" MIN. POLYSTYRENE INSULATION, R-5

EXTERIOR WALL - PLASTER

- COLOR INTEGRAL FINISH COAT
- 3/4" CEMENT PLASTER, 1/4 SCRATCH, 1/8 BROWN COAT BY VOLUME, CEMENT TO SAND.
- SELF FURRING GALV. EXPANDED METAL LATH ATTACH W/SD COMMONS T/O C. MIT 1" PENETRATION AND BENT OVER

[illegible]

PROJECT SCOPE. The project is a 2 mm redesign on an existing lot. The existing building on the site will be removed.

EXISTING
LIVING AREA: 41,735 sf
(INC. ASSESSOR STRUCTURES)

PROPOSED
LIVING AREA: 3,278.75 sf (FAR)

ALLOWABLE AREA BREAKDOWN

ARCHITECT
LEAST COST ARCHITECTS
10000 10TH AVE.
LAURETTE, CA 94550
SCOTT THOMSEN

STRUCTURAL ENGINEERING
SUNG ENGINEERING
26000 PINOCHET WAY, SUITE 100
SAN JOSE, CA 95131
PHONE: 650-475-7800
CONTACT: FRANCISCO DUARTE

[illegible]

Sheet Number	Sheet Name
1 OF 3	TENTATIVE MAP
2 OF 3	SURVEY
3 OF 3	TENTATIVE GRADING PLAN
C1	CIVIL TITLE SHEET
C2	GRADING & DRAINAGE PLAN
C3	EROSION CONTROL PLAN
C4	INTERVIOUS AREA PLAN
C5	CONSTRUCTION BMPs

LANDSCAPE

Sheet Number	Sheet Name
L1 OF 1	LANDSCAPE PLAN

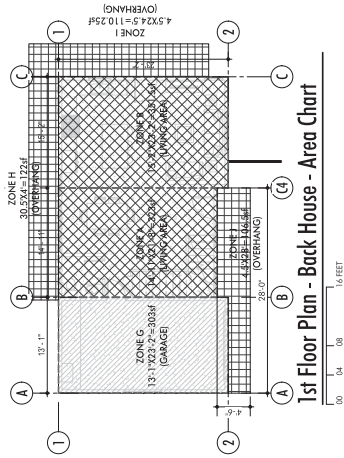

LEFT COAST
ARCHITECTURE


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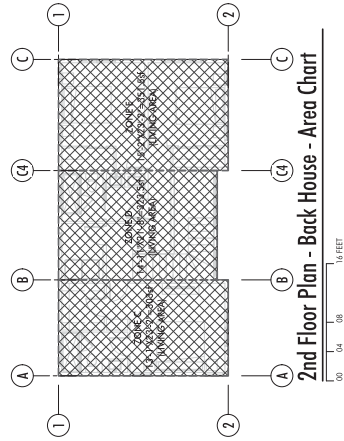
GENERAL INFORMATION
 DATE: 3/2/2018
 SCALE: AS INDICATED
 PLANNING SUBMITTAL

A1

FLOOR & BUILDING AREA CALCULATION



1st Floor Plan - Back House - Area Chart



2nd Floor Plan - Back House - Area Chart

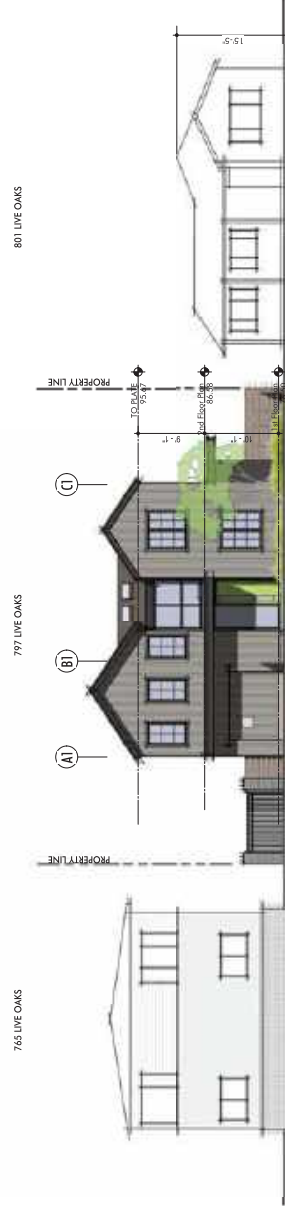
AREA CALCULATION	
CONDITIONED FLOOR AREA	
ZONE A 14'-11" x 12'-8" = 323.6sf	
ZONE B 15'-2" x 12'-8" = 331.5sf	
ZONE C 13'-7" x 12'-2" = 322.5sf	
ZONE D 14'-11" x 12'-8" = 351.5sf	
ZONE E 15'-2" x 12'-2" = 351.5sf	
TOTAL F.A. = 1682.5sf	
UNCONDITIONED FLOOR AREA (GARAGE)	
ZONE G 13'-1" x 12'-2" = 300sf	
BUILDING AREA (OVERHANGS)	
ZONE H 30.534 = 122sf	
ZONE I 4.5324.5 = 110.25sf	
ZONE J 4.5324.5 = 110.25sf	
TOTAL = 338.75sf	
TOTAL BUILDING AREA = 2221.25sf	

AREA CALCULATION	
CONDITIONED FLOOR AREA	
ZONE A 24'-1" x 12'-8" = 569.5sf	
ZONE B 15'-2" x 12'-8" = 331.5sf	
ZONE C 12'-8" x 12'-2" = 25.5sf	
ZONE D 12'-8" x 12'-2" = 25.5sf	
ZONE E 16'-11" x 12'-8" = 468sf	
ZONE F 7'-7" x 12'-8" = 179.5sf	
ZONE G 12'-8" x 12'-2" = 351.5sf	
TOTAL F.A. = 1626.25sf	
UNCONDITIONED FLOOR AREA (GARAGE)	
ZONE I 13'-1" x 12'-2" = 336sf	
BUILDING AREA (OVERHANGS)	
ZONE J 6.7593 = 20.5sf	
ZONE K 6.7593 = 20.5sf	
ZONE L 3.75924.5 = 98.5sf	
TOTAL = 2225.75sf	
TOTAL BUILDING AREA = 2225.75sf	

2nd Floor Plan - Front House - Area Chart

1st Floor Plan - Front House - Area Chart

STREETSCAPE



797 Live Oak Single Family Residence



SHEET TITLE
 ZONING ANALYSIS
 SCALE
 PLANNING SUBMITTAL
 1/8" = 1'-0"

A2

PROJECT DATA



DATA SHEET

PROJECT NAME	797 LIVE OAKS, BEND PARK
OWNER	GREY SULLO
DESIGNER	GHG BUILDERS
DATE	10/1/2023
PROJECT NUMBER	797 LIVE OAKS, BEND PARK
PROJECT TYPE	NEW SINGLE FAMILY RESIDENCE
PROJECT LOCATION	797 LIVE OAKS, BEND PARK
PROJECT STATUS	PLANNING SUBMITTAL
PROJECT DESCRIPTION	NEW SINGLE FAMILY RESIDENCE
PROJECT AREA	2.22 ACRES
PROJECT ZONE	R-3
PROJECT SETBACKS	FRONT: 10 FT, SIDE: 10 FT, REAR: 10 FT
PROJECT FLOOR AREA	2225.75 SF
PROJECT GARAGE AREA	338.75 SF
PROJECT TOTAL AREA	2564.5 SF
PROJECT LOT AREA	2.2 ACRES
PROJECT LOT DIMENSIONS	100 FT x 100 FT
PROJECT LOT COVERAGE	10%
PROJECT LOT DENSITY	10%
PROJECT LOT YIELD	10%
PROJECT LOT VALUE	10%
PROJECT LOT RENT	10%
PROJECT LOT TAXES	10%
PROJECT LOT INSURANCE	10%
PROJECT LOT MAINTENANCE	10%
PROJECT LOT UTILITIES	10%
PROJECT LOT SERVICES	10%
PROJECT LOT SUPPLIES	10%
PROJECT LOT EQUIPMENT	10%
PROJECT LOT MATERIALS	10%
PROJECT LOT LABOR	10%
PROJECT LOT OVERHEADS	10%
PROJECT LOT PROFIT	10%
PROJECT LOT TOTAL	10%

Notes: This sheet is for informational purposes only. It is not intended to be used as a basis for any legal action. The information on this sheet is subject to change without notice. The information on this sheet is not intended to be used as a basis for any legal action. The information on this sheet is not intended to be used as a basis for any legal action.

SITE COVERAGE CALCULATIONS

BUILDING COVERAGE (30%)
PROPOSED = 2,196sf
= 1,941.75sf
DRIVEWAY COVERAGE (20%)
PROPOSED = 1,464sf
= 1,359sf

SETBACKS

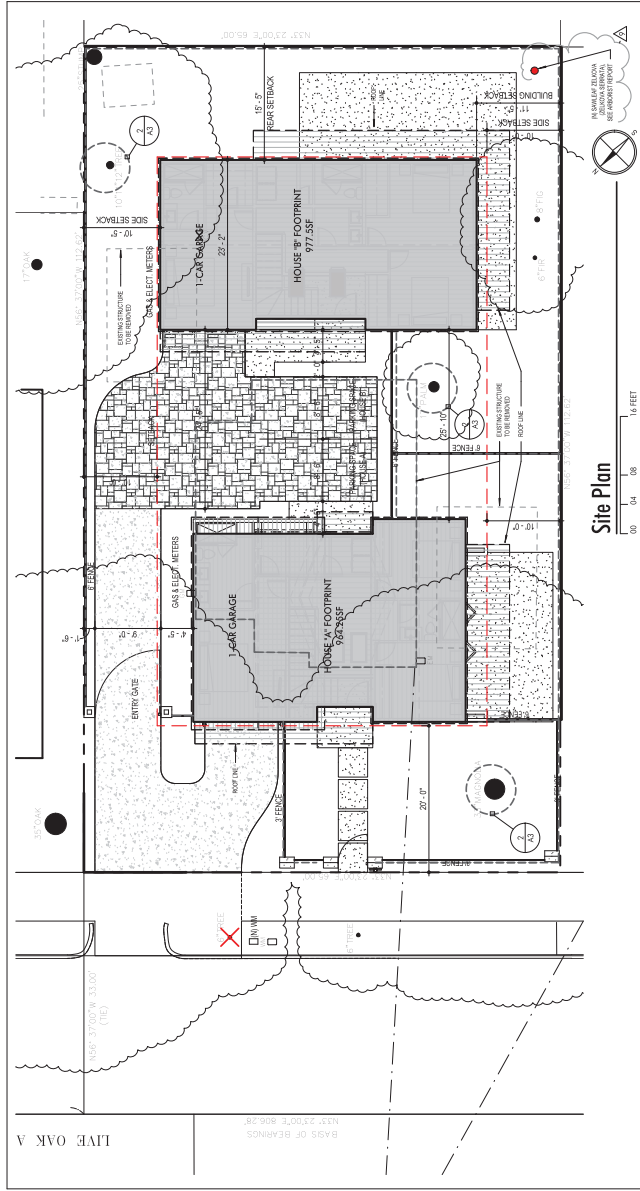
FRONT PROPOSED = 20'-6"
SIDE PROPOSED = 10'-5" & 11'-5"
REAR PROPOSED = 15'-5"

PARKING

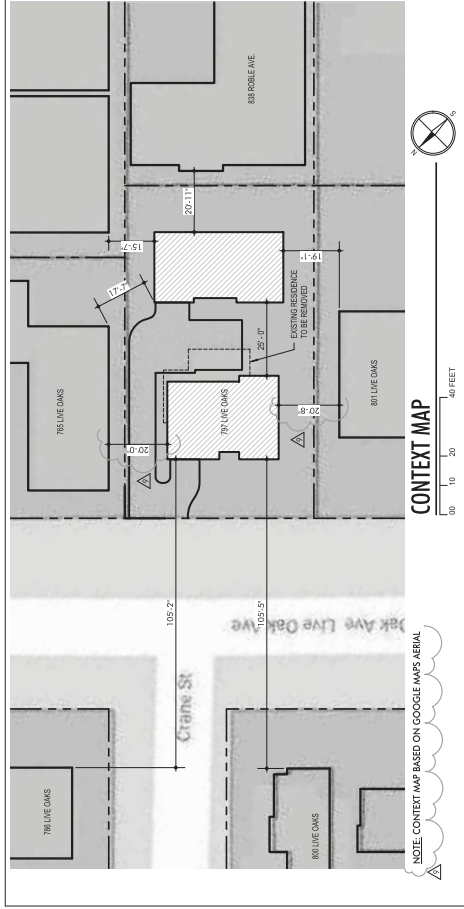
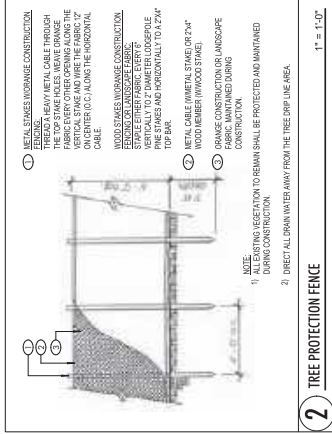
2 SPACES REQ'D - 2 PROVIDED

SITE PLAN NOTES:

- CONSTRUCTION ACCESS TO THE BUILDING SITE SHALL BE OVER THE PROPOSED DRIVEWAY ONLY.
- TEMPORARY POWER, SIGNAL, SURVEY (LINES, ETC.) SHALL NOT BE NAILED TO TREES.
- NO SIGNAGE SHALL BE PLACED AT THE BASE OF TREE TRUNKS FOR TRUNK PROTECTION AT CRITICAL TREES IN ADDITION TO THE TRUNK PROTECTION.
- APPROPRIATE SETBACKS SHALL BE CONSIDERED ALONG AND OUTSIDE OF THE DRIVEWAY. SETBACKS SHALL BE CHANGED APPROACH THE TREE PROTECTION FENCE LINE AND A 1' RETAIN SLOPE CANNOT BE CONSTRUCTED.
- NO EQUIPMENT OR MATERIALS SHALL BE STORED INSIDE THE TREE PROTECTION FENCE.
- TREES WHICH ARE EXCESSIVELY DAMAGED DUE TO INADEQUATE PROTECTION OR INEFFECTIVE BY THE CONTRACTOR ARE TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- PORTABLE TOILET SHALL BE LOCATED WITHIN THE CONSTRUCTION ACTIVITY ZONE.
- CONSTRUCTION ACTIVITY ZONE FENCING SHALL BE LOCATED NO MORE THAN 12 FEET FROM ANY FOOTPRINT, DRIVEWAY, OR AREA OF APPROPRIATE DISTURBANCE.
- ALL MATERIALS AND EQUIPMENT SHALL BE STORED WITHIN THE CONSTRUCTION ACTIVITY ZONE. DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
- ALL ON-SITE MATERIALS STORAGE SHALL BE LOCATED WITHIN THE CONSTRUCTION ACTIVITY ZONE.
- ALL GRASSES ADJACENT TO THE STRUCTURE SHALL BE SLOPE AWAY AT A MINIMUM OF 5%.
- PROVIDE INTERMEDIATE PULL BOXES FOR POWER, CABLE, & TELEPHONE AS PER UTILITY COMPANY REQUIREMENTS.
- ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED.
- TOPOGRAPHIC INFORMATION TAKEN FROM A MAP PREPARED BY Theus & Associates, DATED 8-8-14.



Site Plan

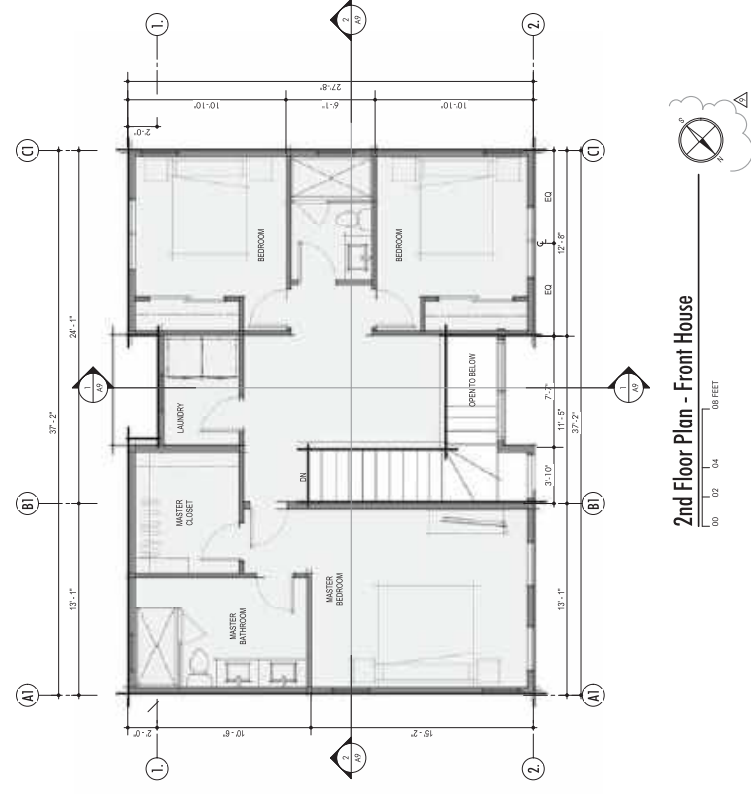
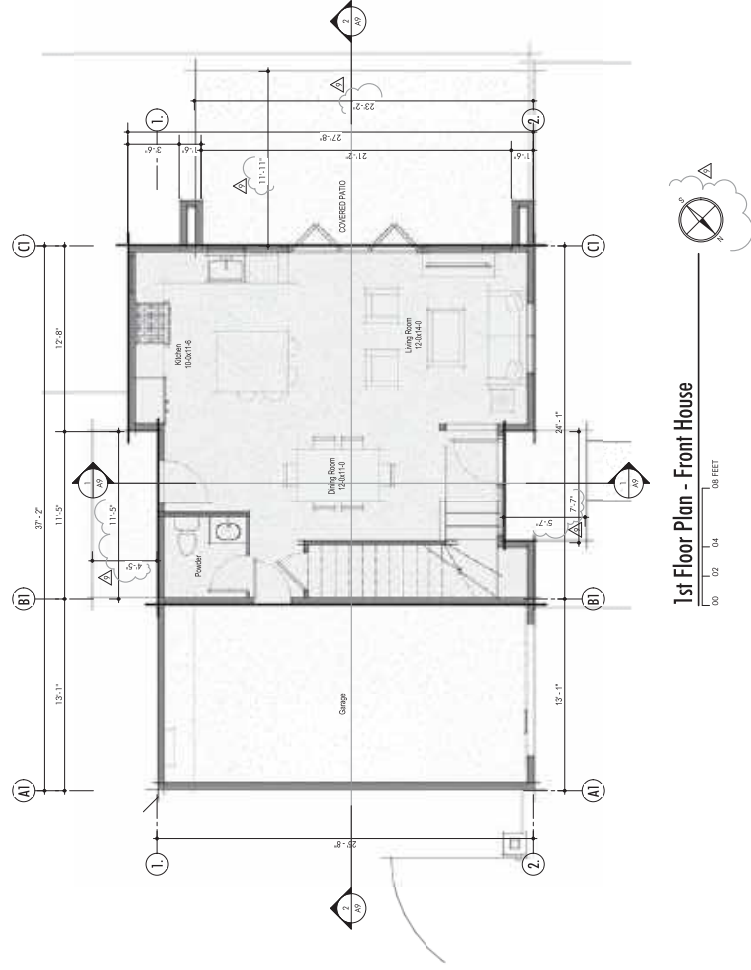


CONTEXT MAP

797 Live Oak
Single Family Residence



SITE PLAN
SCALE
3"=30'
PLANNING SUBMITTAL
As indicated
A3



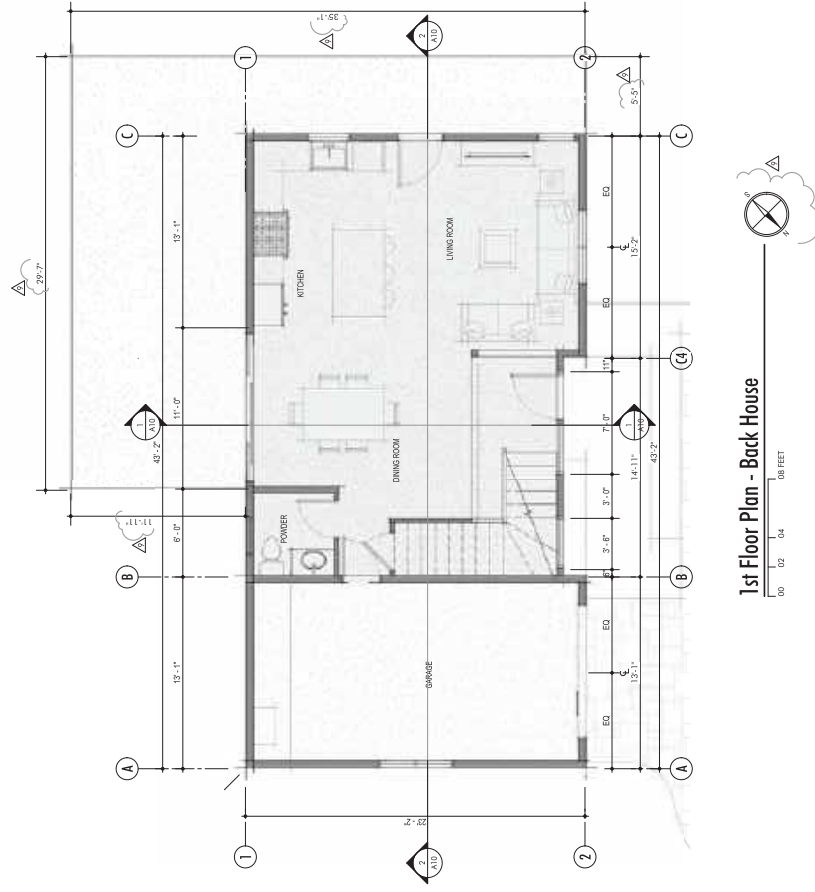
797 Live Oak

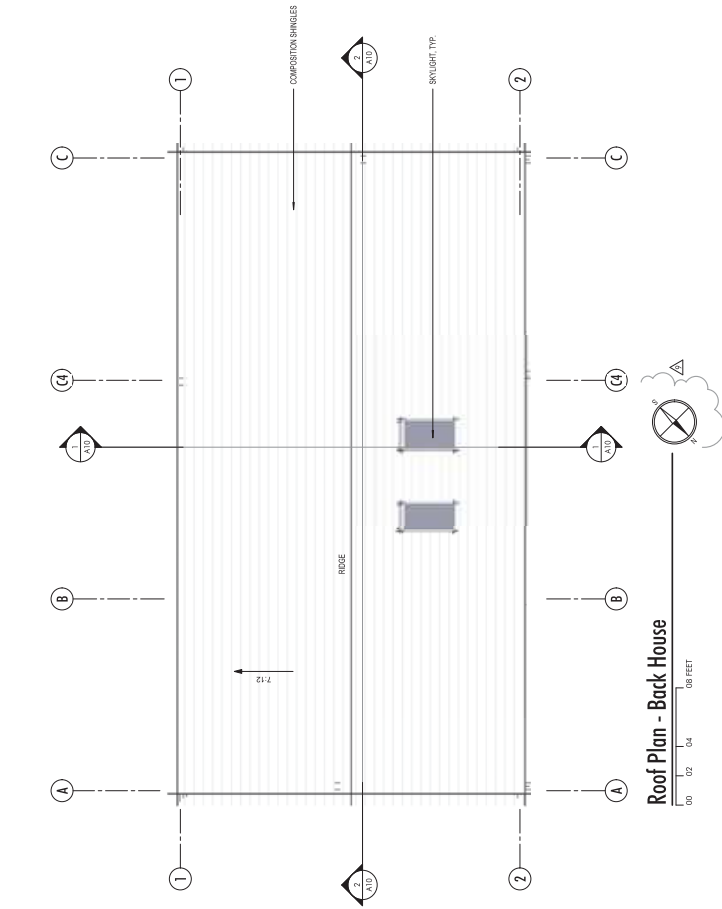
Single Family Residence



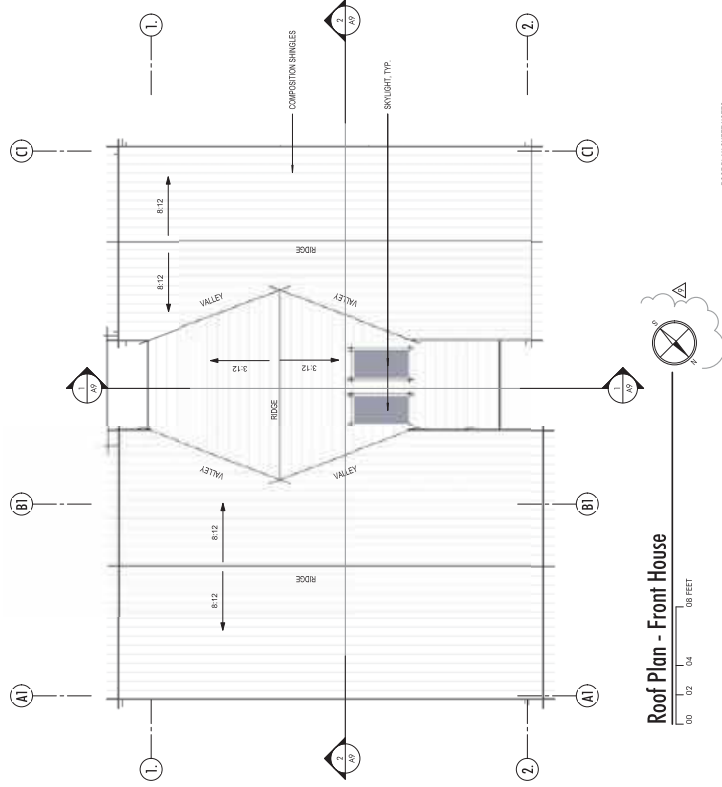
Sheet Title
Floor Plans - Front House
Scale
3/8" = 1'-0"
PLANNING SUBMITAL
1/4" = 1'-0"

A4





Roof Plan - Back House



Roof Plan - Front House

ROOF PLAN SHEET NOTES

1. ALL OVERHANGS UNLESS NOTED OTHERWISE OVERHANG DIMENSION SHALL BE 12" MIN. ALL ROOF FLASHINGS SHALL BE 6" MIN. AT PARALLEL DIMENSIONS EQUAL POST TO OUTSIDE EDGE OF FLASHING.
2. ALL ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOFING MATERIAL. REFER TO EXTERIOR MATERIAL LEGEND. WATER PENETRATIONS SHALL BE PROTECTED BY A DRAINAGE SYSTEM THROUGH WALL AND SHALL NOT PENETRATE THROUGH ROOF WITHOUT PRIOR REVIEW BY ARCHITECT.
3. ALL INSULATED ROOF CAVITIES ARE TO BE VENTED TO COMPLY WITH C.I.C. SECTION R027 - SEE ASSEMBLIES AND C.I.C. SECTION R027 COMPLIANCE SUMMARY ON SHEET A11.
4. ALL EAVE, SPOFF, AND ATTIC VENTS LOCATED AT THE UNDERSIDE OF EAVES SHALL COMPLY WITH C.I.C. SEC. R027.6.
5. ROOFING MATERIALS, SYSTEMS, AND METHODS OF CONSTRUCTION SHALL COMPLY WITH C.I.C. SEC. R027.7 & R027.8.
6. METAL ROOFING SYSTEMS SHALL BE RATED BY MANUFACTURER FOR INSTALLATION AT SLOPES INDICATED.
7. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. COMPLY WITH C.I.C. SEC. R027.4.

SHEET TITLE

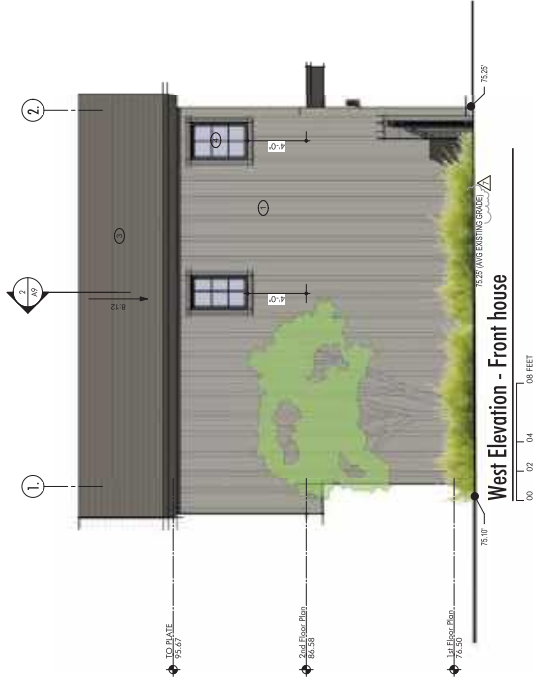
ROOF PLAN
DATE: 3/2/2019
SCALE: As indicated
PLANNING SUBMITTAL

A6



797 Live Oak
Single Family Residence

- EXTERIOR MATERIAL LEGEND**
- ① WOOD SHING - WESTERN LARCH/SP. 1/2" OR BETTER
 - ② WESTERN RED CEDAR SHING. S&S. K. Q. 2. ATTACH PER WESTERN RED CEDAR LUMBER ASSOCIATION RECOMMENDATIONS
 - ③ WOOD SHING - WESTERN LARCH/SP. 1/2" OR BETTER
 - ④ WESTERN RED CEDAR SHING. S&S. K. Q. 2. ATTACH PER WESTERN RED CEDAR LUMBER ASSOCIATION RECOMMENDATIONS
 - ⑤ COLOR: CRAFT FABRICATED VINYL SIDING
 - ⑥ COMPOSITION SINGLE ROOF
 - ⑦ COLOR: CERTAIN-TEED GEORGETOWN GREY
 - ⑧ CLAU WOOD WINDOW AND DOOR SYSTEM - HELD/WHEN WINDOWS AND DOORS. COLOR: MEDIUM BRONZE
 - ⑨ GARAGE DOOR: WOOD CLAD CUSTOM OVERHEAD SECTIONAL DOOR. 15 MICHIGAN
 - ⑩ PAINTED METAL FLASHING & GUTTERS - METAL: GALVALUM. AT OR. COLOR: BRONZE



NOTE: AVERAGE GRADE = 75.25'

SHEET TITLE

ELEVATIONS - Front House
SCALE
3/8"=1'-0"

PLANNING SUBMITTAL
As indicated

A7

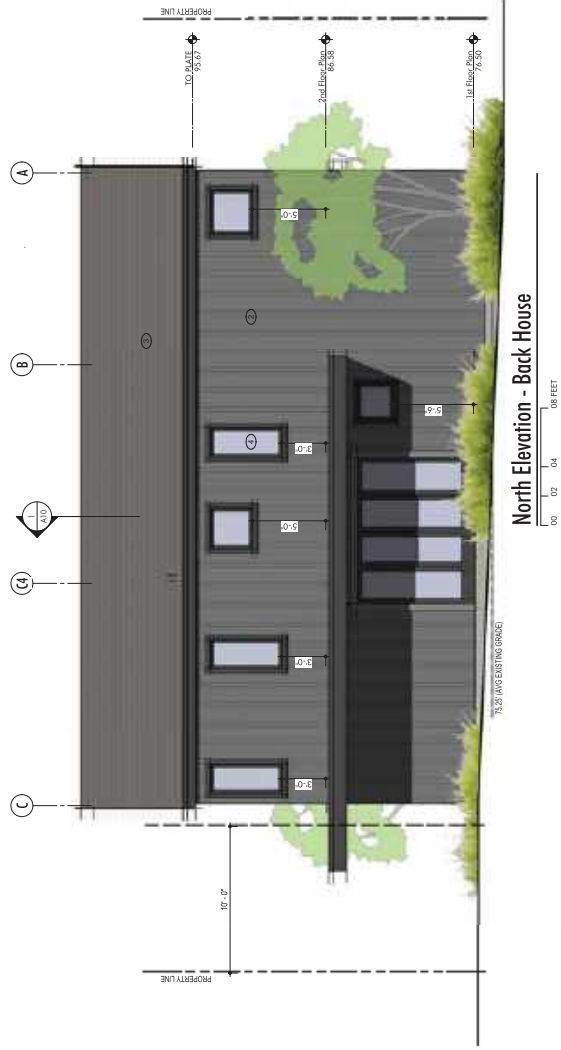
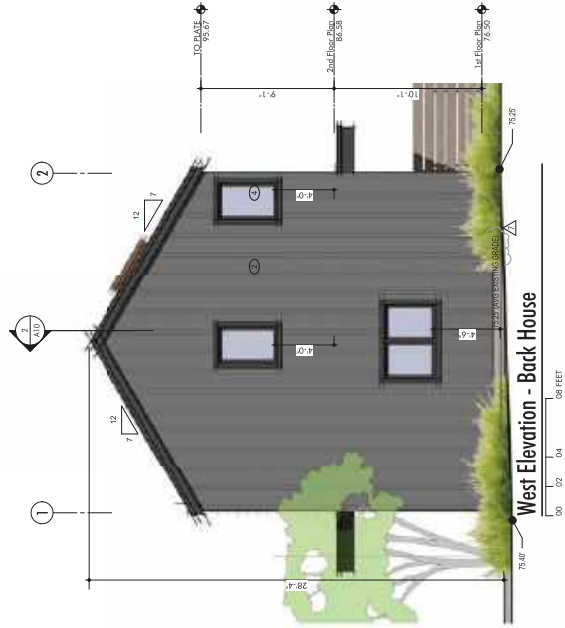
LEFT COAST
ARCHITECTURE

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(630) 268-5142 | info@ghgbuilders.com

797 Live Oak
Single Family Residence

EXTERIOR MATERIAL LEGEND

- ① WOOD SIDING - VERTICAL LUGDOVE TAG SIDING - "B" OR BETTER
WESTERN RED CEDAR SIDING, SHS, KD, ANCHOR PER WESTERN RED
CEDAR LUMBER ASSOCIATION RECOMMENDATIONS
COLOR: CADET BARK SOLID STAIN - SNALE
- ② WOOD SIDING - VERTICAL LUGDOVE TAG SIDING - "B" OR BETTER
WESTERN RED CEDAR SIDING, SHS, KD, ANCHOR PER WESTERN RED
CEDAR LUMBER ASSOCIATION RECOMMENDATIONS
COLOR: CADET BARK SOLID STAIN - FOOTBALL
- ③ COMPOSITION SINGLE ROOF
- ④ COLOR: CERTAIN TEED SECREXTOWN GREY
- ⑤ GUTTER: WOOD WINDOW AND DOOR SYSTEMS - BELDEN
- ⑥ GUTTER: WOOD WINDOW AND DOOR SYSTEMS - BELDEN
- ⑦ GUTTER: WOOD WINDOW AND DOOR SYSTEMS - BELDEN
- ⑧ GUTTER: WOOD WINDOW AND DOOR SYSTEMS - BELDEN
- ⑨ GUTTER: WOOD WINDOW AND DOOR SYSTEMS - BELDEN
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- ㊿ GUTTER: WOOD WINDOW AND DOOR SYSTEMS - BELDEN



NOTE: AVERAGE GRADE = 75.25

SHRIMP

ELEVATIONS - Back House
SCALE
3"=30'
PLANNING SUBMITTAL
As indicated

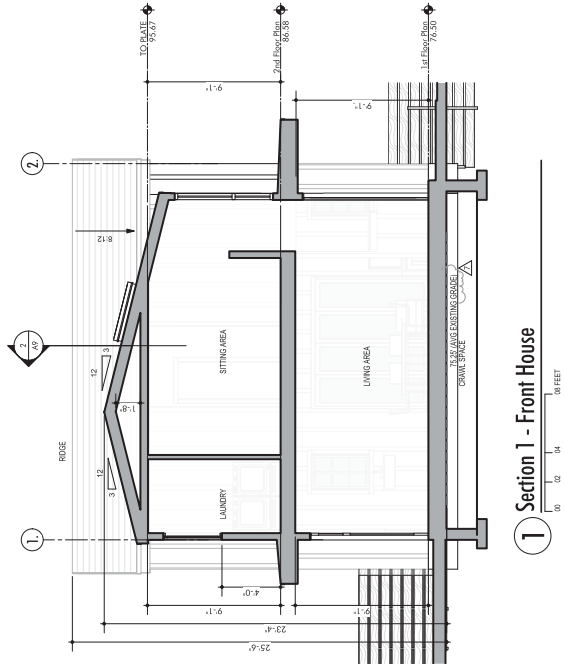
A8

LEFT COAST
ARCHITECTURE

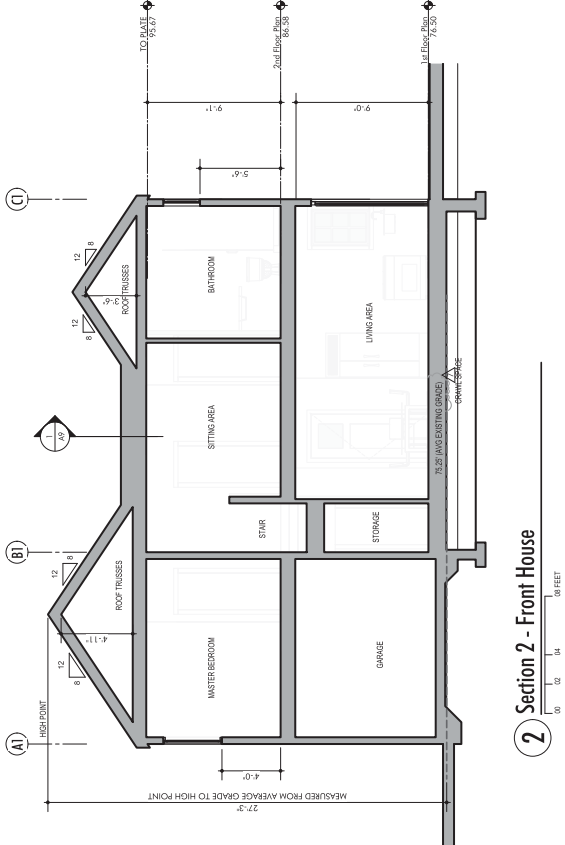
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797 Live Oak
Single Family Residence

NOTE: AVERAGE GRADE = 75.25

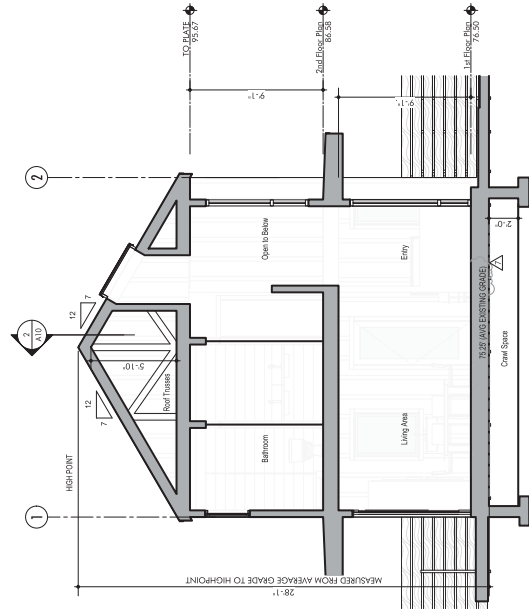


1 Section 1 - Front House



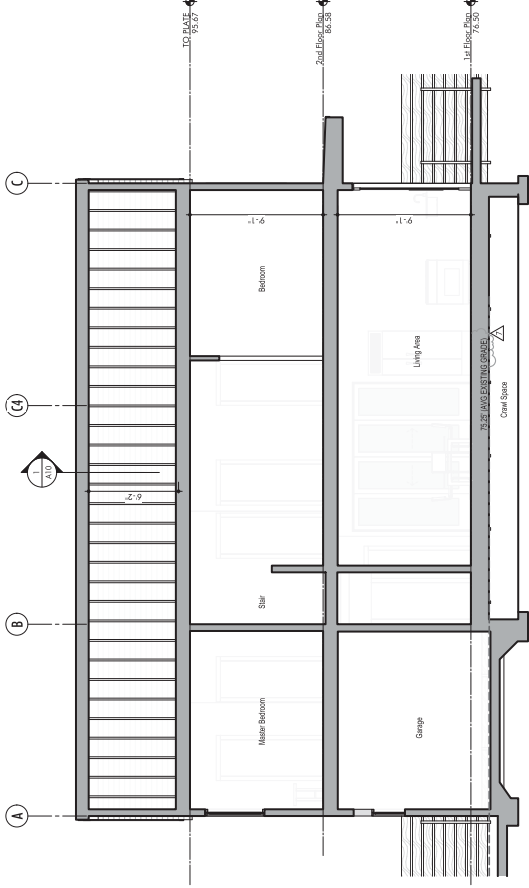
2 Section 2 - Front House

- RESIDENTIAL BUILDING SECTION NOTES:**
1. PROVIDE MINIMUM 1" W/ 16" MAX. SPACING OF REINFORCING BARS. COORDINATE WITH MECHANICAL AND ELECTRICAL LOCATIONS OF FINISH LIGHTS AND VENTILATION UNITS. PROVIDE MINIMUM 1" W/ 16" MAX. SPACING OF REINFORCING BARS. COORDINATE WITH MECHANICAL AND ELECTRICAL LOCATIONS OF FINISH LIGHTS AND VENTILATION UNITS.
 2. SEE STRUCTURAL DRAWINGS FOR FOUNDATION SECTION DETAILS.
 3. PROVIDE UNDER FLOOR, BELOW SLAB, AND FOUNDATION PERIMETER DRAINAGE AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND THE GEOTECHNICAL REPORT.
 4. PROVIDE CODE REQUIRED CLEARANCES AT DRAIN SPACE. 12" MIN. CLEAR UNDER BEAMS/GIRDERS, 18" MIN. CLEAR UNDER JOISTS. PROVIDE DRAINAGE CLEARANCES WHERE NOTED. OR REQUIRED FOR ALL SPACE ACCESS REQUIREMENTS.
 5. PROVIDE CLASS 1 W/ 16" MAX. SPACING OF REINFORCING BARS. COORDINATE WITH MECHANICAL AND ELECTRICAL LOCATIONS OF FINISH LIGHTS AND VENTILATION UNITS.
 6. PROVIDE CLASS 1 W/ 16" MAX. SPACING OF REINFORCING BARS. COORDINATE WITH MECHANICAL AND ELECTRICAL LOCATIONS OF FINISH LIGHTS AND VENTILATION UNITS.
 7. PROVIDE MINIMUM RISE OPENING OF 18" x 24" TO ACCESS ALL UNDER FLOOR DRAIN SPACE AREAS. COORDINATE SIZE & LOCATION OF ACCESS OPENINGS WITH APPLIANCES, EQUIPMENT, AND CLEANOUTS LOCATED IN THE DRAIN SPACE.
 8. MAINTAIN MIN. 8" SEPARATION OF WOOD MEMBERS TO GRADE, TYP.
 9. PROVIDE MIN. 6" RIGID INSULATION AT THE OUTSIDE EDGE OF ALL RETES SLAB. INSTALL VERTICALLY AT INSIDE EDGE OF STEM WALL FROM TOP OF FOOTING TO TOP OF SLAB. PROVIDE SHEET METAL CAP EMBEDDED IN SLAB AT TOP EDGE OF INSULATION AS REQUIRED BY CODE.
 10. PROVIDE 2" MINIMUM LUMBER FRIESELINGS AT ALL ASSEMBLIES & LOCATIONS AS REQUIRED BY CODE. C.R.C. R02.11.1 TO CUT OFF ALL CONCEALED DRAIN OPENINGS, BOTH VERTICAL & HORIZONTAL, TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN FLOOR JOISTS. PROVIDE MINIMUM 1" W/ 16" MAX. SPACING OF REINFORCING BARS. COORDINATE WITH MECHANICAL AND ELECTRICAL LOCATIONS OF FINISH LIGHTS AND VENTILATION UNITS.
 11. PROVIDE MINIMUM RISE OPENING OF 18" x 24" TO ACCESS ALL UNDER FLOOR DRAIN SPACE AREAS. COORDINATE SIZE & LOCATION OF ACCESS OPENINGS WITH APPLIANCES, EQUIPMENT, AND CLEANOUTS LOCATED IN THE DRAIN SPACE.
 12. VERIFY CLEARANCE REQUIREMENTS FOR FORCED AIR DUCTING & NOTIFY ARCHITECT IF ADDITIONAL SPACE IS NEEDED.
 13. PROVIDE MINIMUM RISE OPENING OF 22" x 30" TO ALL ATTIC AREAS WITH MORE THAN 30" OF HEADROOM. PROVIDE 30" MINIMUM CLEARANCE TO ALL MECHANICAL EQUIPMENT, INCLUDING COORDINATE SIZE & LOCATION OF ACCESS OPENINGS WITH APPLIANCES, EQUIPMENT LOCATED IN THE ATTIC.
 14. PROVIDE ACCESS TO MECHANICAL APPLIANCES & EQUIPMENT LOCATED IN DRAIN SPACE, ATTIC, OR ROOFS IN ACCORDANCE WITH THE CANADIAN CODE.
 15. # INCHES ROOF & FLOOR TYPES. SEE TYPICAL ASSEMBLIES FOR DETAILS.



1 Section 1 - Back House

0' 5' 10' 15' 20' 25' 30' 35' 40' 45' 50' 55' 60' 65' 70' 75' 80' 85' 90' 95' 100'



2 Section 2 - Back House

0' 5' 10' 15' 20' 25' 30' 35' 40' 45' 50' 55' 60' 65' 70' 75' 80' 85' 90' 95' 100'

NOTE: AVERAGE GRADE = 75.25

SHRIMP

BUILDING SECTIONS
SCALE
1/4" = 1'-0"

A10



797 Live Oak
Single Family Residence



A

SHEET METAL & WINDOW COLOR

METAL STANDING SEAM

COLOR : METAL SALES - WEATHER COPPER

B

WOOD SIDING

WESTERN RED CEDAR SIDING

COLOR : CABOT SEMI-SOLID - "SHALE"

C

WOOD SIDING

WESTERN RED CEDAR SIDING

COLOR : CABOT SEMI-SOLID - "FOOTHILL"



E

EXTERIOR LIGHTING

MANUFACTURER: PROGRESS LIGHTING

MODEL: P5641-31

COLOR: Black

HEIGHT: 12"

DIAMETER: 6"

***DARK SKY RATED**



D

EXTERIOR LIGHTING (ENTRY)

MANUFACTURER: HINKLEY LIGHTING

MODEL: 16488Z

COLOR: Black

HEIGHT: 16"

WIDTH: 6"

***DARK SKY RATED**



797 Live Oak

Single Family Residence



SHEET 002
MATERIAL BOARD
DATE: 5/2/2019
PLANNING SUBMITTAL

A11



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5 - PROJECT SITE (EXISTING HOUSE)



PHOTO #6



724 HARVARD AVE.



PHOTO #8

797 Live Oak

Single Family Residence



NEIGHBORHOOD PHOTOS
SCALE
3"=30'

PLANNING SUBMITTAL
A12



797 Live Oak

Single Family Residence



SHEET 1 OF 1
 RENDERINGS
 DATE: 12/2/2019
 PLANNING SUBMITTAL
 SCALE
A13



797 Live Oak
Single Family Residence

SMART 3D

RENDERINGS

PHASE 1
3/2/2019
PLANNING SUBMITTAL

SCALE

GHG Builders

(630) 268-5142 | www.ghgbuilders.com

LEFT COAST
ARCHITECTURE

A14



RECEIVED

AUG 25 2017

CITY OF MENLO PARK
PLANNING DIVISION

ATTACHMENT E

3800 MOUNT DIABLO BLVD. #200
LAFAYETTE, CA 94549
(925) 297-5688
www.leftcoastarch.com

August 21, 2017

Re: 797 Live Oak Ave, Menlo Park

Project Description

Currently the site consists of (1) dilapidated single-family residence with multiple surrounding accessory buildings. The house seems to be an imitation of the French country style. There is also an existing pool in the back yard.

We are proposing to remove the existing house and accessory buildings as well as the pool in the backyard and construct (2) new single-family residences. The new houses would be condo mapped providing a common driveway and private yards for each unit. The proposed houses are 3 bedroom/2.5 bath +/-1600 square feet houses. Both houses have a single car attached garage. There are 2 additional parking spaces located between the houses.

We are requesting a use permit because the existing lot does not comply with the required lot width. The lot is 65' wide vs. the required 70'.

The proposed architectural style is "Scandinavian Barn" and consists of very simple, clean lines and materials but uses fairly tradition architectural forms/massing (ie. Rooflines).

Sincerely,

Scott Thomsen
Architect
Left Coast Architecture Inc.

March, 12 2018

Community Development Department
Planning Division
701 Laurel Street
Menlo Park, CA 94025

Project: Variance application for 797 Live Oak Avenue

Dear Planning Commission,

We are requesting a variance for a new two-story residence at 797 Live Oak Avenue. The proposed development conforms with all zoning regulations and setbacks applicable to the site. The 20'0" structural separation requirement constitutes a severe hardship.

1. The hardship at 797 Live Oak Avenue is caused by the combination of the property being a narrow lot and the property being surrounded on three sides by lots with existing structures that are not built within their 10'0" side setbacks. Menlo Park's Zoning Ordinance 16.20.030 does not allow a residence to be built within 20'-0" of an adjacent structure in the R-3 district. On the left side (northeast property line) of 797 Live Oak Avenue, the structures on both adjacent lots (785 Live Oak and 800 Roble Ave) encroach approximately 4'-5' feet into their side yard setbacks. On the right side (southwest property line) the structure at 801 Live Oak encroaches approximately 3'-4' into its side yard setback. Complying with the 20' building separation rule would reduce the width of the proposed residence at 797 Live Oak Avenue by 5'4". Reducing the residence's width by 5'4" due to the non-conforming neighboring structures severely impacts the utility, use and enjoyment of the property.

This variance will allow the new residence to encroach into the 20' separation for an approximate distance of 17'7" from the non-conforming structure at 765 Live Oak, 15'7" from the non-conforming structure at 800 Roble Ave and 19'1" from the non-conforming structure at 801 Live Oak.

2. The variance is necessary to use the full width of the buildable area. If the structures on the adjacent properties were in compliance with the setbacks, the proposed project would be able to use all of the buildable area. Accordingly, granting this variance does not allow a special privilege.
3. Granting this variance will not affect the public health, safety or welfare, and does not impair adequate light and air to adjacent properties.
4. The variance request is based primarily on the nonconformance of the adjacent structures. Since other properties are generally located next to compliant adjacent structures or have more width to accommodate buildable area, this variance would not apply to other properties within the same zoning designation.

5. This property is not in a Specific Plan Zone.



Mayne Tree Expert Company, Inc.

ESTABLISHED 1931

STATE CONTRACTOR'S LICENSE NO. 276793

CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON
PRESIDENT

JEROMEY INGALLS
CONSULTANT/ESTIMATOR

535 BRAGATO ROAD, STE. A
SAN CARLOS, CA 94070-6311

TELEPHONE: (650) 593-4400

FACSIMILE: (650) 593-4443

EMAIL: info@maynetree.com

September 8, 2017
(Revised March 5, 2018)

Mr. Greg Gallo
GHG Builders, LLC
572 Ringwood Ave.
Menlo Park, CA 94025

Dear Mr. Gallo,

RE: 797 LIVE OAK WAY, MENLO PARK

At your request, on February 26, 2018, I reviewed the proposed construction plans for the above-referenced address. During my review of the plans, I determined that the existing home and driveway will be demolished and two new two-story units will be built on the property.

Limitations of this Letter

The following Tree Protection Plan is based on my interpretation of the plans that were provided to me. I accept no responsibility for any misinterpreted portions of the construction project or if the provided plans for the project were changed without my knowledge after I received a copy.

The following letter is not a contract to become the site arborist or for any future inspections that might be needed. A separate contract would need to be established to perform the role of site arborist for this project.

Plan Review

I have identified the following trees that will be impacted by the proposed construction. Trees #1, #2, #3, #4, #5, #6, #7, #8, #9, and #10 will be impacted by the demolition of the existing home/driveway and the building of a new driveway, two new structures, and new landscaping.

Trees #1, #2, and #3 are all street trees located within the planter strip between the sidewalk and the street. Due to the large amount of demolition and construction for the curb, gutter, and utility installation; all three of these trees will be removed and replaced.

Tree #4 will be impacted by the removal of the existing driveway and grading for the installation of the new driveway. This tree has adapted to the compaction associated with a driveway that has existed and been used for many years. The demolition and grading of the driveway should be overseen by the site arborist to insure minimal damage to the tree's root zone takes place and to identify, document, and make decisions to mitigate root loss during the construction process. The upper canopy of this tree should need little to no pruning, as it is presently well away from the area where the new home will be built and the upper canopy is well above 15 feet off of the natural grade. If pruning is needed to accommodate the new construction, it should be overseen by a certified arborist and no more than 15 percent of the canopy should need to be removed for proper clearance.

Tree #5 will need roughly 15 percent of its canopy side-trimmed to accommodate the construction of the new building. This pruning falls under routine tree maintenance and should have little-to-no impact on the health of this tree. The root zone of this tree will be impacted by the installation of the underground electrical lines for the new homes. These lines should be a minimum of 15 feet away from the trunk of this tree. The excavation for the trench needed should be hand dug when within the dripline of the tree or within 15 feet of the trunk. All excavations within 20 feet of this tree should be overseen by the site arborist.

Tree #6's canopy will be partially raised up to accommodate the new garage construction for the rear unit. This will affect the roughly 6 to 8 feet of canopy that extends over the property line and should be overseen by a certified arborist to insure proper pruning methods. This pruning will affect approximately 5 to 10 percent of this tree's canopy and should have no significant impact on the health of this tree. The root zone of this tree should be minimally impacted by the installation of the new garage and proposed construct-graded earth swale noted in the plan. The site arborist should be on site to monitor the project when within the dripline of this tree.

Tree #7 is a poor specimen with significant decay present in several locations on its trunks. I strongly recommend removal of this tree during the construction project.

Trees #8 and #9 will be impacted by the removal of the existing concrete near the root zones of these trees. This will allow more oxygen and water filtration into their root zones and may increase their vigor. The canopies of these two trees will need to be slightly raised to allow work in this area to continue safely. Overall, these two trees will benefit from the proposed construction plan.

Tree #10 will be impacted by the installation of the required vegetated basin within the root zone of this tree. Because of this, the tree should be designated for removal.

In summary, a total of five trees will be removed from this site to accommodate the new construction. These are trees #1, #2, #3, #7, and #10. The remaining trees on site should be protected with tree protection fencing as described above and monitored by the site arborist whenever construction activities are taking place near their root zones.

All tree work performed as a result of this report should be accomplished by a qualified, licensed tree care professional. I believe this plan review is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

CITY OF MENLO PARK TREE PROTECTION SPECIFICATIONS

1. A 6-inch layer of coarse mulch or woodchips is to be placed beneath the driplines of the protected trees. Mulch is to be kept 12 inches from the trunk.
2. A protective barrier of 6-foot chain link fencing shall be installed around the driplines of protected trees. The fencing can be moved within the dripline if authorized by the Project Arborist or the City Arborist, but not closer than 2 feet from the trunk of any tree. Fence posts shall be 1.5 inches in diameter and are to be driven 2 feet into the ground. The distance between posts shall not be more than 10 feet. This enclosed area is the Tree Protection Zone (TPZ). I have drawn in on the provided site map the approximate location of the tree protection fencing.
3. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.
4. **Avoid the following conditions.**
DO NOT:
 - a. Allow runoff or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
 - c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
 - d. Allow fires under and adjacent to trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain, or rope to trees or shrubs.
 - g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
 - h. Apply soil sterilants under pavement near existing trees.
5. Only excavation by hand or compressed air shall be allowed within the driplines of trees. Machine trenching shall not be allowed.
6. Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2 inches, the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn, and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but, where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2 inches or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. The root is to be protected with dampened burlap.

7. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.
8. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.
9. Trees that have been identified in the arborist's report as being in poor health and/or posing a health or safety risk may be removed or pruned by more than one-third, subject to approval of the required permit by the Planning Division. Pruning of existing limbs and roots shall only occur under the direction of a Certified Arborist.
10. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.
11. An ISA Certified Arborist or ASCA Registered Consulting Arborist shall be retained as the Project Arborist to monitor the tree protection specifications. The Project Arborist shall be responsible for the preservation of the designated trees. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the City Arborist as an issue of non-compliance.
12. Violation of any of the above provisions may result in sanctions or other disciplinary action.

MONTHLY INSPECTIONS

It is recommended that the site arborist provide periodic inspections during construction. Four-week intervals would be sufficient to access and monitor the effectiveness of the Tree Protection Plan and to provide recommendations for any additional care or treatment.

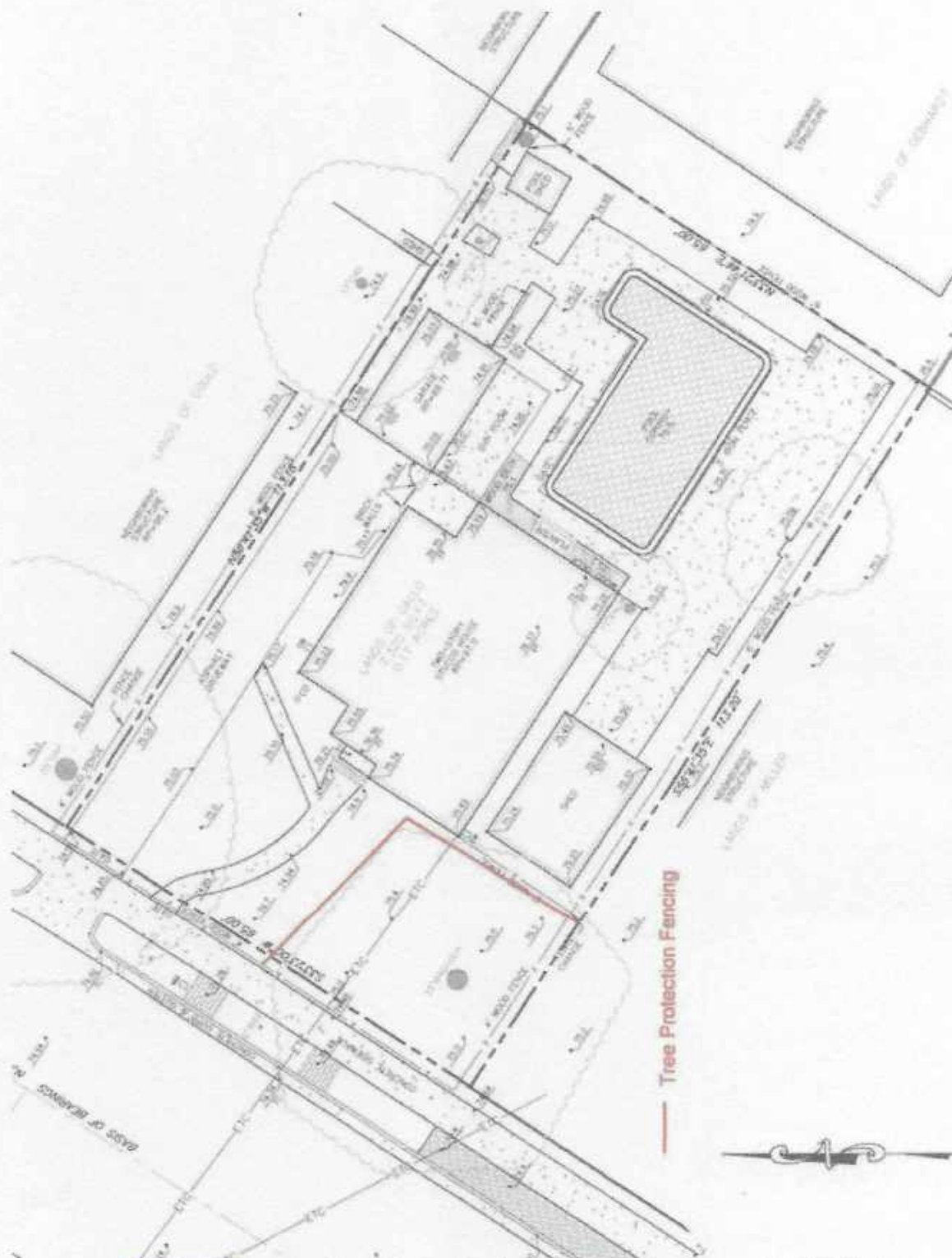
City of Menlo Park – Community Development Department, Planning Division Tree Protection Specifications Updated February 2008.

Sincerely,

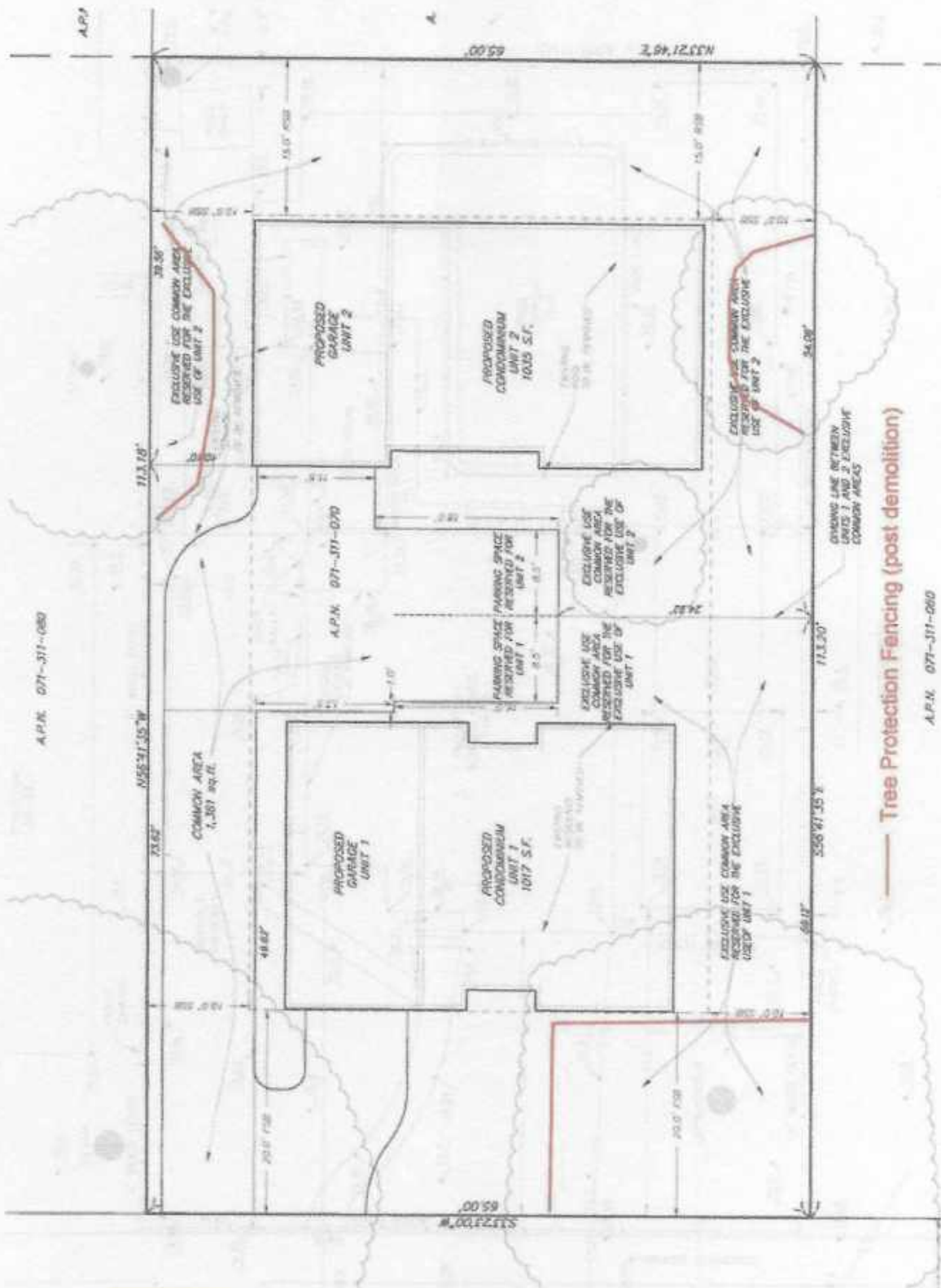
Jeromey A. Ingalls
Certified Arborist WE #7076A

JAI:pmd





See tree pre-demo fencing locations site plan (pdf) attached to email with this letter.

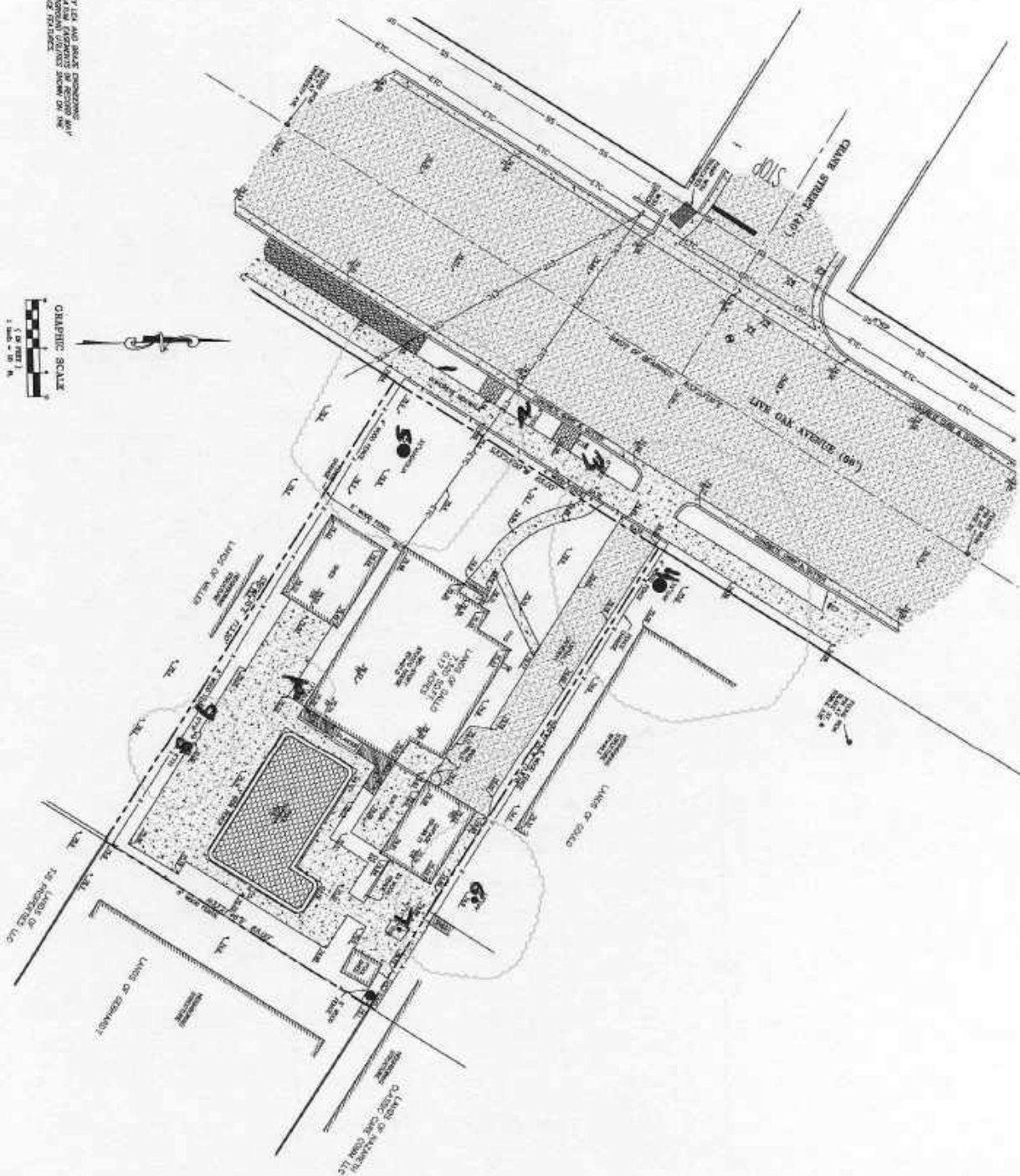


See tree **post-demo** fencing locations site plan (pdf) attached to email with this letter.

[illegible]

SURVEY NOTE

STATISTICAL SURVEYS BY FIRM A PLAN PREPARED BY LEA AND BROS ENGINEERING CORPORATION, 426 E. BLUMHOUT AVENUE SUITE 89 OAKLAND, CALIFORNIA 94607, WHICH ARE NOT SHOWN ON THE PLAN, UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND ARE BASED ON SERVICE RECORDS.



GRAPHIC SCALE
(100 FEET)
1 inch = 100 ft.

TOPOGRAPHIC SURVEY
797 LIVE OAK AVENUE
PREPARED FOR: GREG GALLO

[illegible]

Morris, Michele T

From: Hollis Stahl [REDACTED]
Sent: Tuesday, March 13, 2018 10:14 AM
To: Morris, Michele T
Subject: 797 Live Oak construction permit.

Hello Ms. Morris -

I left you a voicemail yesterday and thought I'd follow up with an email today - hope that's okay.

[REDACTED] having gone online to read about noise ordinance information, learned the contractors will work Monday through Friday from 8am to 6pm. I'll be at work for most of that window but I sure feel for the people in the senior care facility directly next door, which is a dementia unit at that, and was wondering the window of time allotted for the construction to occur - the start and end dates (provided you're allowed to share that with the public).

Thank you for your time!

Hollis



STAFF REPORT

Planning Commission

Meeting Date:

3/26/2018

Staff Report Number:

18-030-PC

Study Session:

Consider and provide feedback on a proposed new office building at 162-164 Jefferson Drive

Recommendation

Staff recommends that the Planning Commission review and provide feedback on the proposed construction of a new six-story office building, approximately 320,000 square feet in size, and a new five-story parking structure with approximately 1,560 spaces on a site with two existing four-story office buildings to remain, each approximately 130,000 square feet in size, in the O-B (Office, Bonus) zoning district at 162-164 Jefferson Drive. Paseos (publicly-accessible pedestrian and bicycle paths) would be provided along the south and west sides of the project site as required by the ConnectMenlo General Plan and Zoning Map. The total existing and proposed office development would be approximately 580,000 square feet of gross floor area. The project will require the following actions:

1. **Environmental Review** to analyze potential environmental impacts of the project through an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA);
2. **Use Permit** for bonus-level development (which requires the provision of community amenities) and to modify design standards including the maximum base height of the proposed building;
3. **Architectural Control** to review the design of the new building and associated site improvements; and
4. **Below Market Rate (BMR) Housing Agreement** to pay in-lieu fees in accordance with the City's BMR Ordinance.

Additional actions and entitlements may be required as the project plans are refined. No formal actions will be taken at this time.

Policy Issues

Study sessions provide an opportunity for Planning Commissioners and the public to provide preliminary feedback on a project, with comments used to inform future consideration of the proposal.

Background

Site location

The project site is 13.27 acres on three parcels located at 162-164 Jefferson Drive. All of the existing parcels would be merged as part of an administrative lot merger application to create a single parcel for the entire project site. A new address for the proposed building may be approved in the future by the Building Division. For purposes of this staff report, Highway 101 is considered to have a north-south orientation, and all compass directions referenced will use this orientation. The project site is located immediately east of Highway 101, with access to the project site from both Commonwealth Drive and Jefferson Drive. The existing office buildings are currently leased by Facebook.

Properties to the west of the project site, on the opposite side of Highway 101, are zoned R-1-U (Single Family Urban Residential) and developed with single-family residences in the Suburban Park neighborhood. The proposed office building would be located approximately 600 feet away from the closest Suburban Park residences. Properties to the north and east of the project site are zoned O-B and R-MU-B (Residential Mixed Use, Bonus) and are currently utilized for office, research and development, and warehouse uses. Property to the south of the project site is zoned U (Unclassified) and P-F (Public Facilities) and developed with a railroad, currently inactive but planned for future use as the Dumbarton Rail Corridor, and the Kelly Park recreation fields and facilities. The proposed parking structure at the south end of the parcel would be located approximately 125 feet away from Kelly Park. A location map is included as Attachment A.

Previous approvals

In August 2014, the City Council approved a request from The Sobrato Organization to remove existing industrial and warehouse buildings and construct two four-story office buildings totaling 259,858 square feet on the project site (151 Commonwealth Drive), which had previously been occupied by the Diageo North America distillery complex until 2011. The entitlements for the project included a rezoning from M-2 (General Industrial) to M-2(X) (General Industrial, Conditional Development); a conditional development permit (CDP) to exceed the permitted 35-foot building height, display signage in excess of 150 square feet, and set the parcel configuration with regard to front, side, and rear property lines; a tentative parcel map to resubdivide two parcels into three parcels, one for each of two office buildings and one containing common parking with 868 spaces across various surface parking lots on the site; 22 heritage tree removal permits; and a below market rate housing agreement.

As permitted by the CDP, staff subsequently reviewed and approved two minor modifications to the approved plans, which included notification of the Planning Commission. Specifically, in October 2014, staff approved changes to the landscaping and parking layout, which were subsequently implemented. In addition, in September 2016, staff approved modifications to allow the construction of a central utility plant to provide additional building cooling to accommodate proposed server and laboratory areas for a specific tenant. However, this tenant ultimately did not occupy the building, and the utility plant changes were not implemented.

In December 2016, the City Council adopted the ConnectMenlo General Plan Update and three new zoning districts for consistency with the new Bayfront (M-2 Area) land use designations in the Land Use Element. Each district includes development regulations, design standards, transportation demand management, and green and sustainable building requirements. As a result of the Council's action, O-B became the new zoning designation for the project site. The "B" in O-B indicates that an O-zoned parcel is eligible for bonus level development, as described in the following sections. The existing development may remain, but any new development would need to comply with the O-B regulations. Staff is exploring options to integrate the development regulations for the existing and proposed development on the site, which may require additional actions such as the approval of a new/revised CDP or use permit.

Analysis

Project description

The applicant is proposing to demolish existing surface parking lots and landscape areas along the Jefferson Drive frontage, as well as parking and landscape areas east and south of the two existing four-story office buildings on the project site. A new six-story office building with approximately 320,000 square feet of gross floor area (GFA) would be constructed east of the existing office buildings, and a new five-level parking structure with approximately 1,560 spaces would be constructed in the triangular area south of the existing office buildings. The two structures would be connected by a two-level bridge spanning the second

and third stories of both buildings.

The O-B zoning district regulations allow a development to seek an increase in FAR and/or height subject to obtaining a use permit or conditional development permit and providing one or more community amenities. The project would be developed at the maximum floor area ratio (FAR) of 100 percent for bonus level development. The proposed building would have a height of 99.25 feet, where 110 feet is the maximum height permitted for any building on a bonus level development site in the O district. The average height of all buildings on the site (three office buildings and a parking structure) would be 70.9 feet, below the maximum average height of all buildings on one site of 77.5 feet (including a 10-foot increase for sea level rise) permitted for a bonus level development in the O district. The total number of parking stalls provided on the project site would be 1,735 spaces, including both the parking structure and surface lots, which would be the maximum number of spaces permitted under the maximum parking ratio of three spaces per 1,000 square feet of GFA for office uses in the O zoning district.

Along the Jefferson Drive frontage, the project would provide a portion of the required 15 percent minimum publicly accessible open space for the project through a mix of landscaping, sports courts and facilities, and site furnishings. Twelve at-grade parking spaces would be provided west of the publicly accessible open space. Additional open space (both public and private) would be provided behind the parking structure, adjacent to the rail line; in the courtyard area at the center of the three office buildings; and around the perimeter of the site via a circulation path and landscaping. In addition, a 20-foot wide paseo with furnishing zones every 100 feet would begin north of and adjacent to the project driveway off of Jefferson Drive, continue west to the northwest border of the project site at Commonwealth Drive, and then extend south along the western parcel edge adjacent to Highway 101. The paseos would count toward the publicly accessible open space requirement for the development. Staff will continue to work with the applicant on the cross-section and details of the paseo design. The project would require the removal/relocation of a number of trees in the existing parking and landscape areas, although it is anticipated that no heritage tree removals would be required, due to the recent comprehensive redevelopment of the site. Project plans are included as Attachment B.

Community amenities

As mentioned in the previous section, the O-B zoning district permits bonus level development, subject to providing one or more community amenities. As part of the ConnectMenlo process, a list of community amenities was generated based on public input and adopted through a resolution of the City Council (Attachment C). Community amenities are intended to address identified community needs that result from the effect of the increased development intensity on the surrounding community. Project requirements (such as the publicly-accessible open space, and street improvements determined by the Public Works Director) do not account as community amenities.

An applicant requesting bonus level development must provide the City with a proposal indicating the specific amount of bonus development sought and the value of the amenity. The value of the amenity to be provided must equal 50 percent of the fair market value of the additional GFA of the bonus level development. The applicant must provide an appraisal performed by a licensed appraisal firm that sets a fair market value of the GFA of the bonus level of development. The City is in the process of developing more specific appraisal instructions, and staff and the applicant will continue to work together through the process as the project plans are refined. The applicant's proposal for community amenities will be subject to review by the Planning Commission through a later study session, or in conjunction with the other project entitlements.

Design standards

In the O zoning district, all new construction and building additions of 10,000 square feet of GFA or more must meet design standards subject to architectural control review. The design standards regulate the siting and placement of buildings, landscaping, parking, and other features in relation to the street; building mass, bulk, size, and vertical building planes; ground floor exterior facades of buildings; open space, including publicly accessible open space; development of paseos to enhance pedestrian and bicycle connections between parcels and public streets in the vicinity; building design, materials, screening, and rooflines; and site access and parking.

The design of the proposed office building would have a modern architectural style, drawing references from the design of the two existing office buildings on the site. The core architectural form of the proposed building would be a six-story rectangular structure with a low tint glass façade. From the core rectangular form, smaller rectangular forms would project outward, spanning the second to fifth floors at all four corners of the building and creating recesses at the first and sixth floors at each corner. At the center of the front and rear elevations of the building, an additional rectangular projection, three stories in height, would extend outward from the core rectangular form. All of the projecting rectangular elements would have facades of gray tinted glass, differentiating them from the low tint glass of the core façade. Narrow columns wrapped with aluminum panels would extend slightly beyond the projecting rectangular forms and would be spaced equidistantly around all four sides of the building. The columns would support a thin louvered metal canopy running above the sixth floor façade around the entire building. Along the front and rear elevations, horizontally-oriented beams covered with darker quartz-zinc-finished metal panels would wrap across the front of the rectangular projections at the center of the elevations from the first to fourth floors. Balconies would be incorporated at the sixth floor on each elevation, and also at the fourth floor on the front and rear elevations.

The design of the proposed five-story parking structure would reference the proposed office building through the use of an aluminum composite canopy running along the top of a central portion of the west elevation (the elevation facing the proposed and existing office buildings). The intersection of the horizontal parking structure floors with vertical piers across the various elevations would also mimic the grid-like appearance of the center of the front and rear elevations of the proposed office building. The parking structure would be constructed almost entirely of concrete painted in tan and gray hues. Concrete walls with reveals would be provided as accents at different heights in various locations around all sides of the structure. On the portions of each elevation not concealed by painted concrete walls, the interior floors of the parking structure would be open to the exterior with cable guardrails along the outer edges of each level. On the rear of the structure facing Kelly Park, the parking levels would be stepped back above the third floor as a way to help reduce the massing of the structure as viewed from the park.

As previously mentioned, the applicant proposes to meet the minimum public open space requirement of 15 percent of the lot area by providing pedestrian plazas along the existing Jefferson Drive frontage and behind the proposed parking structure, and via the paseos and pedestrian path around the edges of the site. A courtyard space at the intersection of the three buildings would remain private open space for the use of the office employees only.

With regard to the overall project design/style and the application of O district standards, staff believes that the applicant would be in compliance, with the exception of the maximum base height limit of 55 feet (including the additional 10-foot height allowance to account for sea level rise). Section 16.43.130(2) of the Zoning Ordinance defines the base height for properties in the O zoning district as the maximum height of a building at the minimum setback at the street or before the building steps back the minimum horizontal distance required. The proposed building would exceed the maximum permitted base height at each corner

on every elevation, where the projecting rectangular forms would reach a height of 76 feet, six inches before stepping back. As permitted by the O district zoning regulations, the applicant would be requesting a use permit to modify this requirement for the building. The Planning Commission may wish to provide additional feedback on the proposed building, parking structure, and site layout before the project advances to the full submittal stage.

Green and sustainable building

In the O zoning district, projects are required to meet green and sustainable building regulations. The proposed building will be required to meet 100 percent of its energy demand through any combination of on-site energy generation, purchase of 100 percent renewable electricity, and/or purchase of certified renewable energy credits. Additionally, as currently proposed, the new building will need to be designed to meet LEED (Leadership in Energy and Environmental Design) Gold BD+C, pre-wire five percent of the total required parking stalls for EV chargers and install six EV chargers and one percent of the total stalls in the pre-wire locations, and incorporate bird-friendly design in the placement of the building and the use of exterior glazing. The EV charger regulations are currently under review for modifications, which could increase the requirements noted above. Other green building requirements, including water use efficiency, placement of new buildings 24 inches above the Federal Emergency Management Agency (FEMA) base flood elevation (BFE) to account for sea level rise, and waste management planning, would also apply to the project. Details regarding how the proposed building would meet the green and sustainable building requirements will be provided as the project plans and materials are further developed.

Planning Commission considerations

The following comments/questions are suggested by staff to guide the Commission's discussion, although Commissioners should feel free to explore other topics of interest.

- **Publicly Accessible Open Space.** Are the proposed landscape borders and pedestrian path (not including the required paseos) around the perimeter of the site adequate to serve as publicly accessible open space? In addition, should the triangle of land behind the parking structure be counted toward publicly accessible open space for the site? According to the O zoning regulations, publicly accessible open space must contain site furnishings, art, or landscaping; be on the ground floor; be at least partially visible from a public right-of-way; and have a direct, accessible pedestrian connection to a public right-of-way. From a practical sense, it is uncertain whether a member of the public would recognize these areas as publicly accessible open spaces or use them accordingly, especially at the south end of the site adjacent to and behind the parking structure. This area could have more visibility/utility when the Dumbarton Rail Corridor is activated, although the timing of this project is currently uncertain.
- **Base Height.** As previously mentioned, the proposed office building would exceed the minimum base height of 55 feet permitted for bonus level development in the O zoning district. The applicant is requesting a use permit to modify this design standard for the project, as permitted by the Zoning Ordinance. Does the Planning Commission feel that the requested base height of 76 feet, six inches would be appropriate, or should the applicant change the building design so that each elevation has a consistent 55-foot base height, or a height between the required and proposed heights?
- **Parking Structure.** As previously noted, the parking structure would differ from the other buildings on the site with regard to its use of materials and architectural character. The interior of the garage would be exposed on certain elevations, with cable guardrails at the edges of each level. Do the side and rear elevations as viewed from Highway 101 and Kelly Park have adequate detail and integration with the rest of the buildings on the site, or should other architectural treatments or screening measures be

explored? Does the overall design of the parking structure feature good proportion, balance, and materials, or do certain elements need more attention?

- Is the overall aesthetic approach for the project consistent with the Planning Commission's expectations for new development in the O zoning district?

Correspondence

As of the writing of this report, staff has not received any correspondence regarding the project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

Study sessions do not require analysis under the California Environmental Quality Act (CEQA). With regard to the overall project review and action, the terms of a recent settlement agreement with East Palo Alto require projects seeking bonus level development to complete an EIR. On February 13, 2018, the City Council authorized the City Manager to enter into a contract with ICF, Inc. to complete the environmental review and prepare an initial study and EIR for the proposed project. Depending on the initial study, a focused EIR may be prepared only on the topics that warrant further analysis. The Planning Commission would take the final action on the project entitlements, including the EIR, after the completion of the environmental review and any revisions to the plans based on feedback from the Planning Commission and Planning staff.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Attachments

- A. Location Map
- B. Project Plans
- C. Community Amenities List

Disclaimer

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.

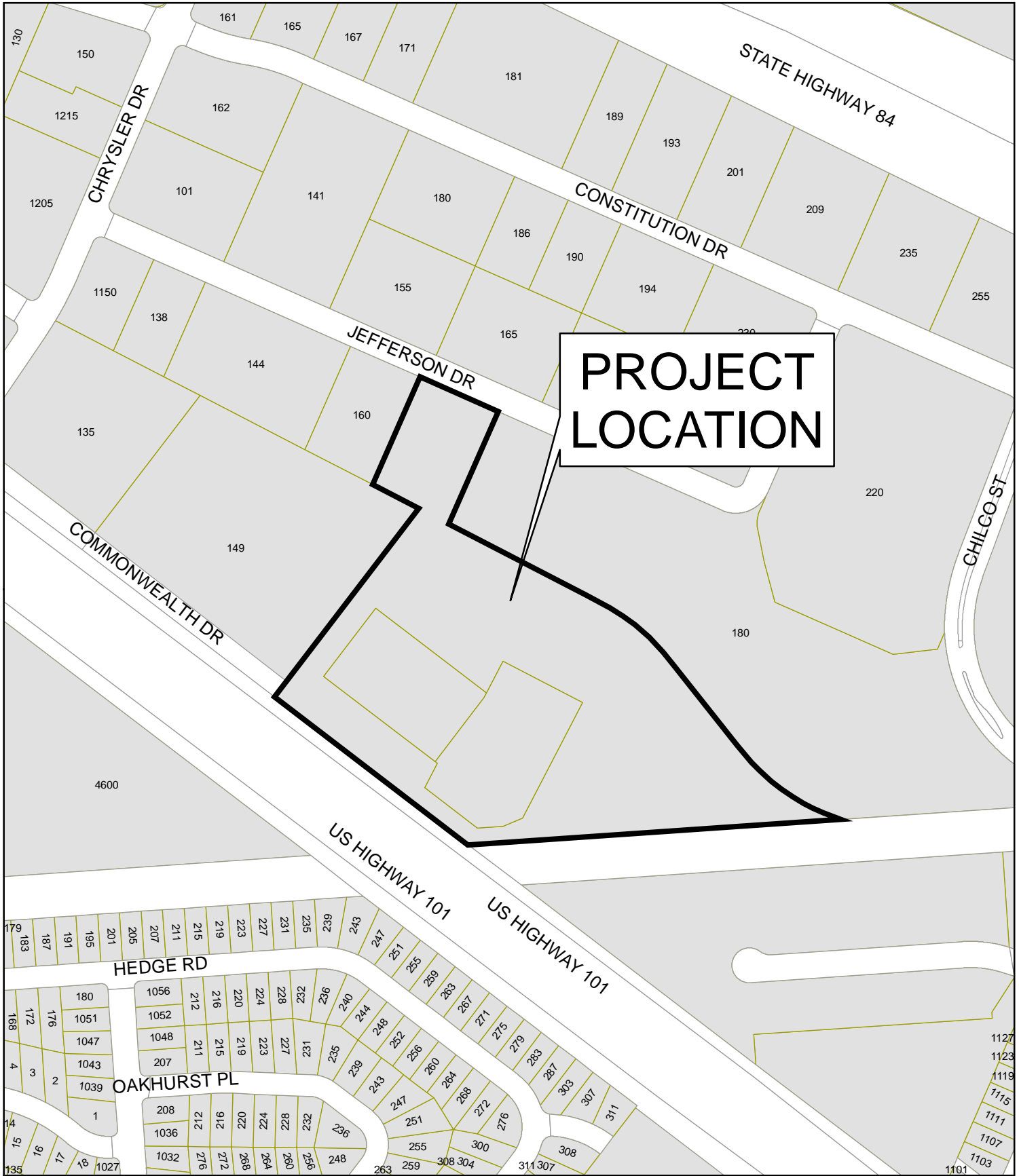
Exhibits to Be Provided at Meeting

Color and materials board

Report prepared by:
Tom Smith, Associate Planner

Report reviewed by:
Thomas Rogers, Principal Planner

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CITY OF MENLO PARK

LOCATION MAP

164 JEFFERSON DRIVE

DRAWN: TAS CHECKED: THR DATE: 03/26/18 SCALE: 1" = 300' SHEET: 1



A Planning Application for:

The **SOBRATO** Organization

COMMONWEALTH; BUILDING 3 MENLO PARK, CA 94052



● PRELIMINARY OR PENDING PLANS
 ● FIRST FORMAL SUBMITTAL OR NO CHANGES
 ● SINCE PREVIOUS ISSUE
 ★ MODIFICATIONS SINCE PREVIOUS ISSUE

10.12.17 PLANNING
 APPLICATION
 10.00.18 PLANNING
 REDUNDANT

ISSUE DATES AND DESCRIPTIONS

COVER SHEET

COVER SHEET

ARCHITECTURAL

AD01	BUILDING RENDERINGS
AD02	BUILDING RENDERINGS
AD03	BUILDING RENDERINGS
AD04	GARAGE RENDERINGS
AD05	GARAGE RENDERINGS
AD06	SITE CONCEPT PHOTOS
AD07	AREA PLANS
AD08	OPEN SPACE DIAGRAM
AD09	PHOTORENDERING PLANS
AD14	EXTERIOR ACCESS PLANS
A100	PROPOSED SITE PLAN
A101	SITE PLAN - CONSTRUCTION PHASING
A102	SITE PLAN - CONSTRUCTION PHASING
A103	SITE PLAN - CONSTRUCTION PHASING
A111	SITE DETAILS
A112	SITE SECTION AND PROJECT DATA
A200	GROSS FLOOR AREA PLANS - EXISTING
A210	GROSS FLOOR AREA PLANS - PROPOSED
A211	GROSS FLOOR AREA PLANS - PROPOSED
A212	SECOND LEVEL FLOOR PLAN
A213	THIRD LEVEL FLOOR PLAN
A214	FOURTH LEVEL FLOOR PLAN
A215	FIFTH LEVEL FLOOR PLAN
A216	SIXTH LEVEL FLOOR PLAN
A217	SIXTH LEVEL REFLECTED CEILING PLAN
A231	ROOF PLAN
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A303	EXTERIOR ELEVATIONS - DESIGN STATE
AD05	BUILDING RENDERINGS
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AD53	BUILDING RENDERINGS

CIVIL

C1.0	TOPOGRAPHIC SURVEY
C2.0	PRELIMINARY GRADING PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY STORMWATER CONTROL PLAN
C4.1	STORMWATER CONTROL DETAILS

LANDSCAPE

L1.01	ILLUSTRATIVE LANDSCAPE PLAN
L4.01	LANDSCAPE PLANTING PLAN
L5.01	IRRIGATION HYDROZONE PLAN
L8.01	TREE INVENTORY PLAN

1 VIEW FROM PROJECT SITE LOOKING SOUTH EAST; SEE A0.01 FOR REFERENCE PLAN

PROJECT TEAM

OWNER:	THE SLOBODAN ORGANIZATION 10600 North De Anza Boulevard Cupertino, CA 95014	ARCHITECT:	APC TEC INC. 97 Almaden Boulevard, Suite B40 San Jose, CA 95113
			PHONE: 408.486.0676 CONTACT: Amir Almehrik EMAIL: amir@apcarchitect.com
LANDSCAPE ARCHITECT:	THE GUZZARDO PARTNERSHIP INC. 181 Greenwich Street San Francisco, CA 94111	CIVIL ENGINEER:	KIER & WRIGHT 3200 Scott Road, Building 27 Santa Clara, CA 95051
	PHONE: 415.432.6372 CONTACT: Nick Samarin EMAIL: nrsam@guzzardopartners.com		PHONE: 408.727.6665 CONTACT: Mark A. Prosser EMAIL: mpros@kierwright.com

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2016 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2016 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2016 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2016 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2016 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 7)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION
BULLETIN 19-03.

PROJECT DATA

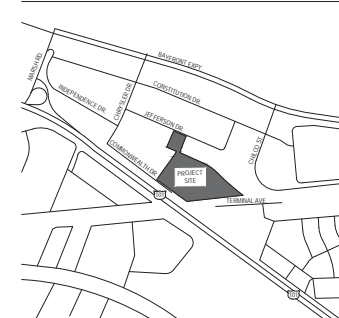
OWNER NAME:	THE SOBRATO ORGANIZATION	BUILDING AREA:	318,814 S.F.
PROJECT ADDRESS:	COMMONWEALTH BUILDING 3 MENLO PARK, CA 94052	NUMBER OF STORES:	6
		CONSTRUCTION TYPE:	I-B
		FIRE SPRINKLERS:	YES
		OCCUPANCY TYPE:	

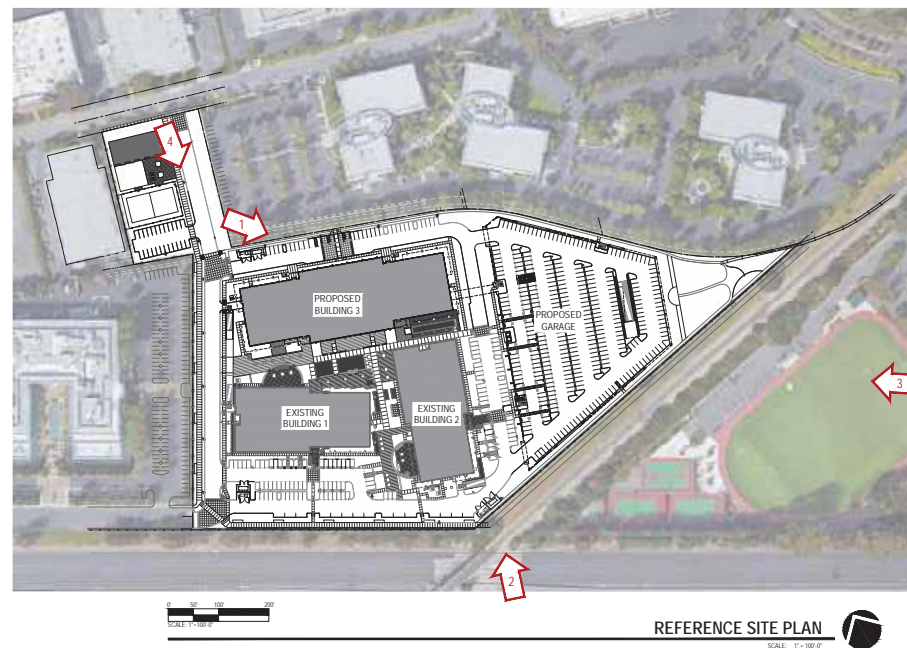
NOTE: SEE PAGE A1.06 FOR ADDITIONAL PROJECT DATA

PROJECT DESCRIPTION

THIS IS A NEW 6-STORY, 318,614 S.F. OFFICE BUILDING AND A 5-LEVEL PARKING STRUCTURE ADDITION TO AN EXISTING COMPLEX WITH (2) 4-STORY, 129,929 S.F. OFFICE BUILDINGS. WORK INCLUDES DEMOLITION OF EXISTING PARKING, LANDSCAPING, AND TRASH ENCLOSURE. WORK ALSO INCLUDES CONSTRUCTION OF NEW PARKING, LOADING DOCK, LANDSCAPING AND TRASH ENCLOSURES.

VICINITY MAP

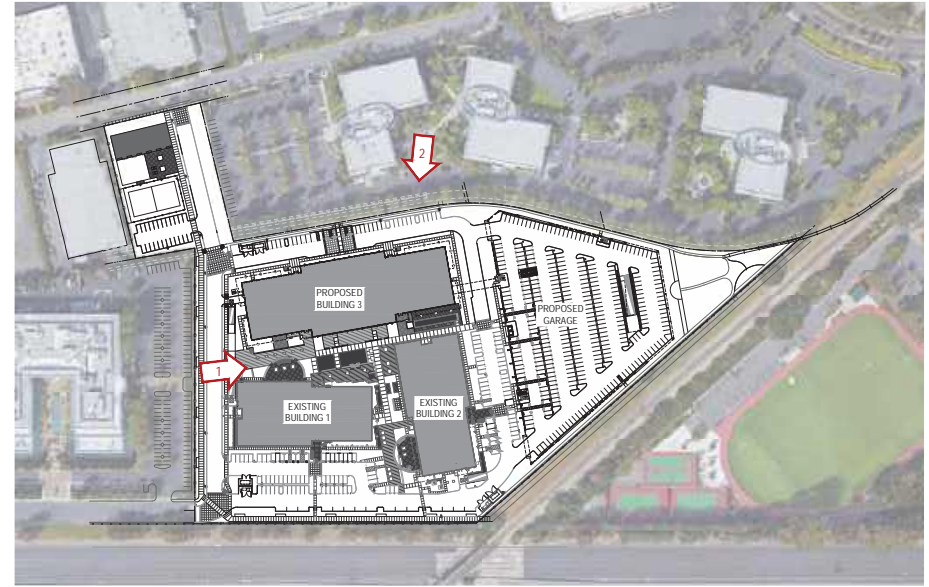






1

VIEW FROM PROJECT SITE LOOKING EAST



SCALE: 1" = 100'

REFERENCE SITE PLAN

SCALE: 1" = 100'



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2

VIEW FROM NORTH OF SITE LOOKING SOUTH

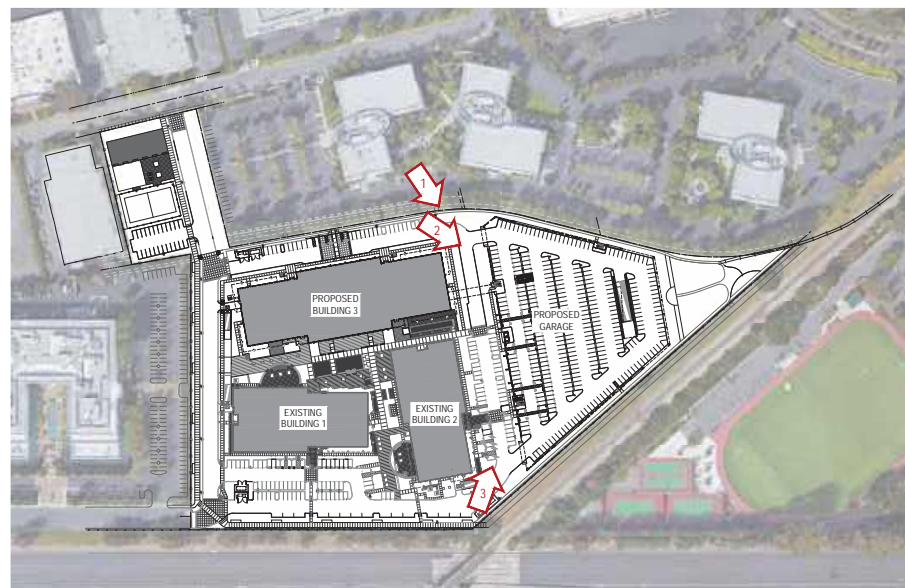
A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL

BUILDING RENDERINGS

A0.02

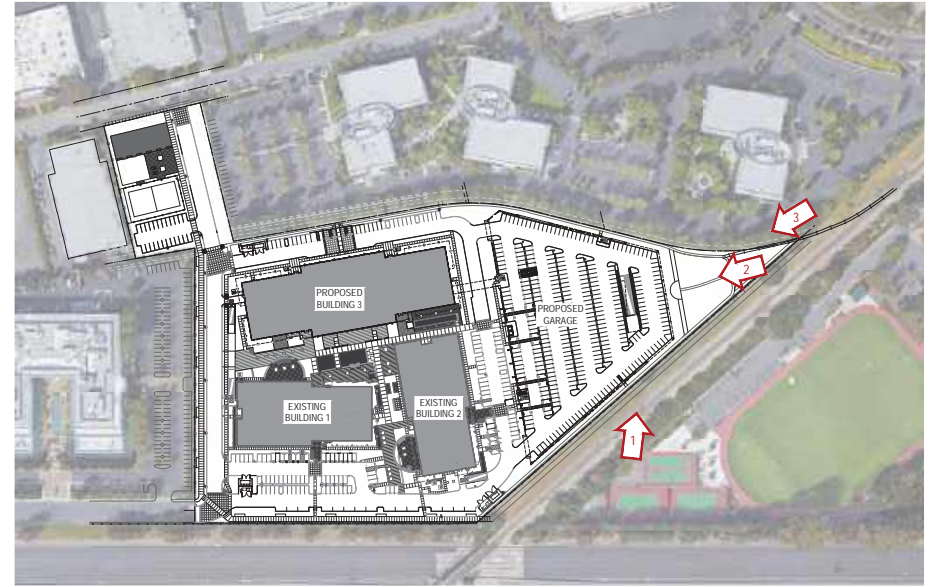
PROJECT NO. 164152.00





1

VIEW FROM SOUTHEAST OF SITE LOOKING NORTH



SCALE 1" = 100' 0"

REFERENCE SITE PLAN

SCALE 1" = 100' 0"



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RESEARCH & ANALYSIS

TECHNICAL SUPPORT

TRAINING & EDUCATION

WARRANTY & SERVICE

PROJECTS

ABOUT US

CAREERS

CONTACT

FAQ

TERMS & CONDITIONS

PRIVACY POLICY

DISCLAIMER

NOTICE OF NON-DISCRIMINATION

STATEMENT OF WORK

PROPOSAL

CONTRACT

ADDENDUM

CHANGE ORDER

INVOICE

PAYMENT SCHEDULE

WARRANTY

MAINTENANCE AGREEMENT

OPERATION & MAINTENANCE AGREEMENT

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REPAIR & MAINTENANCE AGREEMENT



2

VIEW FROM NORTH EAST OF SITE LOOKING WEST



3

AERIAL VIEW FROM NORTH EAST OF SITE LOOKING WEST



1 160 JEFFERSON DR.
SINGLE LEVEL LIGHT INDUSTRIAL BUILDING



5 180 JEFFERSON DR.
THREE LEVEL OFFICE BUILDING



2 155 JEFFERSON DR.
SINGLE LEVEL OFFICE BUILDING



6 180-190 JEFFERSON DR.
THREE LEVEL OFFICE BUILDING



3 165 JEFFERSON DR.
SINGLE LEVEL OFFICE BUILDING



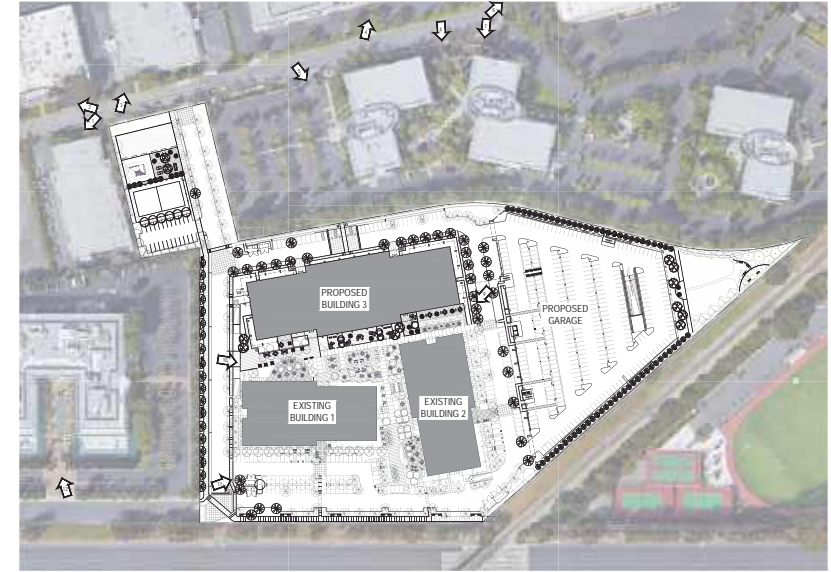
7 190 JEFFERSON DR.
THREE LEVEL OFFICE BUILDING



4 199 JEFFERSON DR.
SINGLE LEVEL OFFICE BUILDING



8 260 CONSTITUTION DR.
SINGLE LEVEL OFFICE BUILDING



REFERENCE SITE PLAN

SCALE: 1" = 100' 0"



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Fax: 303.755.1001

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A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH BUILDING 3
MENLO PARK, CA 94052



9 160-162 COMMONWEALTH AVE.
FOUR LEVEL OFFICE BUILDINGS



11 160-162 COMMONWEALTH AVE.
FOUR LEVEL OFFICE BUILDINGS



10 160-162 COMMONWEALTH AVE.
FOUR LEVEL OFFICE BUILDINGS



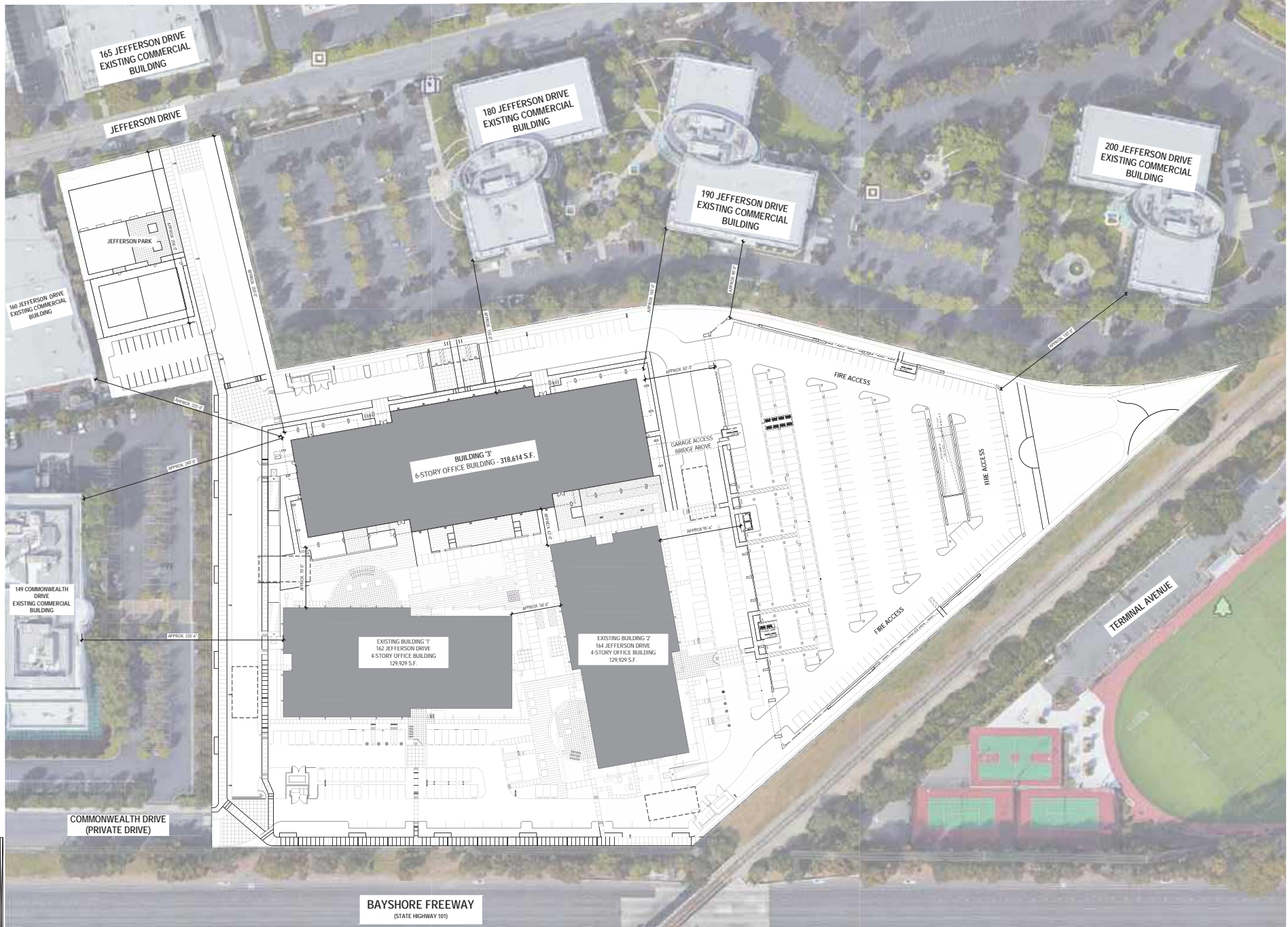
12 149 COMMONWEALTH AVE.
THREE LEVEL OFFICE BUILDING

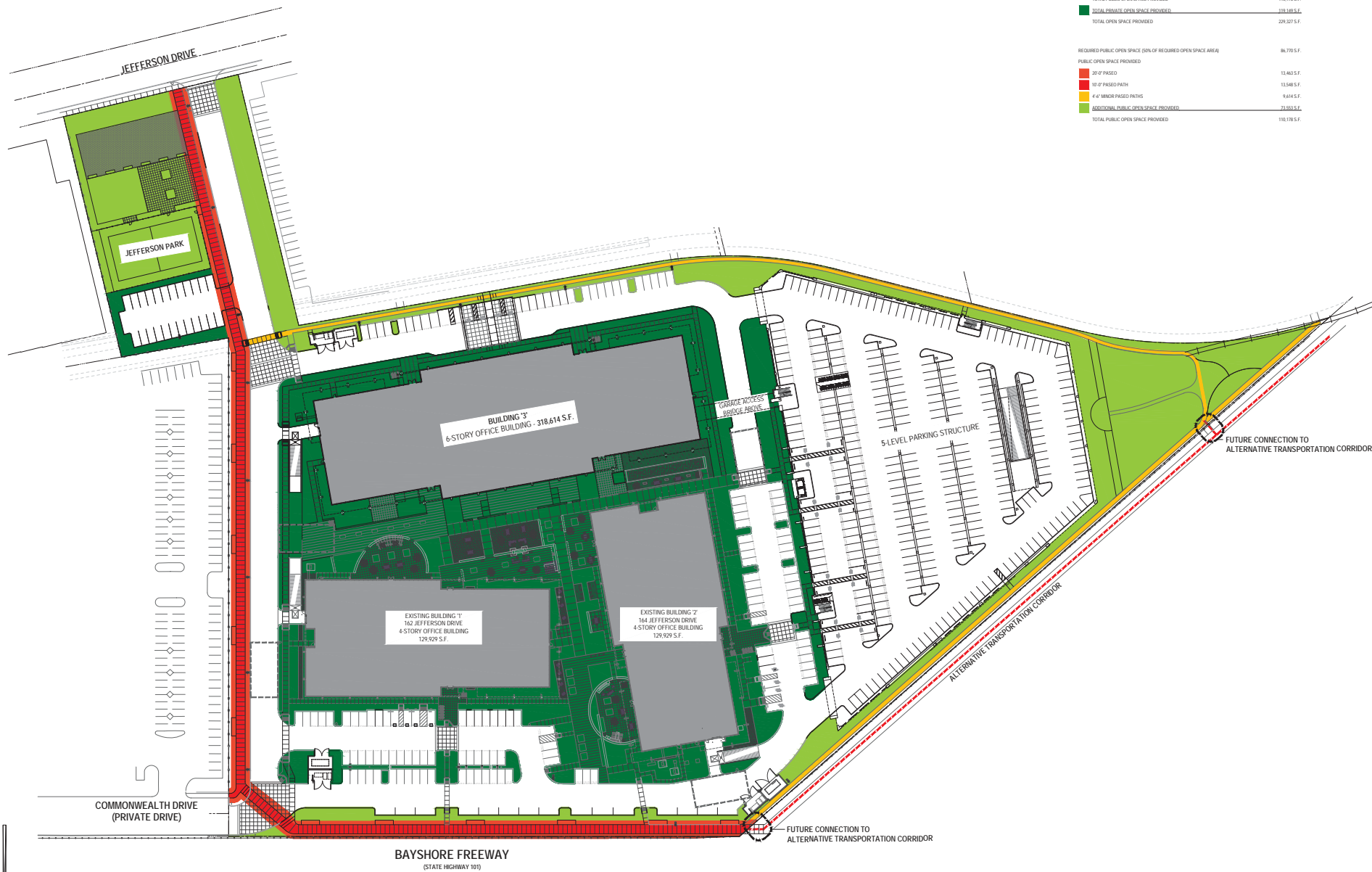
DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL

SITE CONTEXT PHOTOS

A0.06

PROJECT NO. 164152.00





OPEN SPACE CALCULATIONS

TOTAL SITE AREA	578,472 S.F.
REQUIRED OPEN SPACE (20% OF TOTAL SITE AREA)	115,694 S.F.
OPEN SPACE PROVIDED	
TOTAL PUBLIC OPEN SPACE PROVIDED	110,178 S.F.
TOTAL PRIVATE OPEN SPACE PROVIDED	115,694 S.F.
TOTAL OPEN SPACE PROVIDED	225,872 S.F.
REQUIRED PUBLIC OPEN SPACE (50% OF REQUIRED OPEN SPACE AREA)	57,847 S.F.
PUBLIC OPEN SPACE PROVIDED	
20' W/ PAVED	13,463 S.F.
10' W/ PAVED PATH	13,545 S.F.
4' W/ MINOR PAVED PATHS	9,814 S.F.
ADDITIONAL PUBLIC OPEN SPACE PROVIDED	71,903 S.F.
TOTAL PUBLIC OPEN SPACE PROVIDED	110,178 S.F.



A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL

OPEN SPACE DIAGRAM

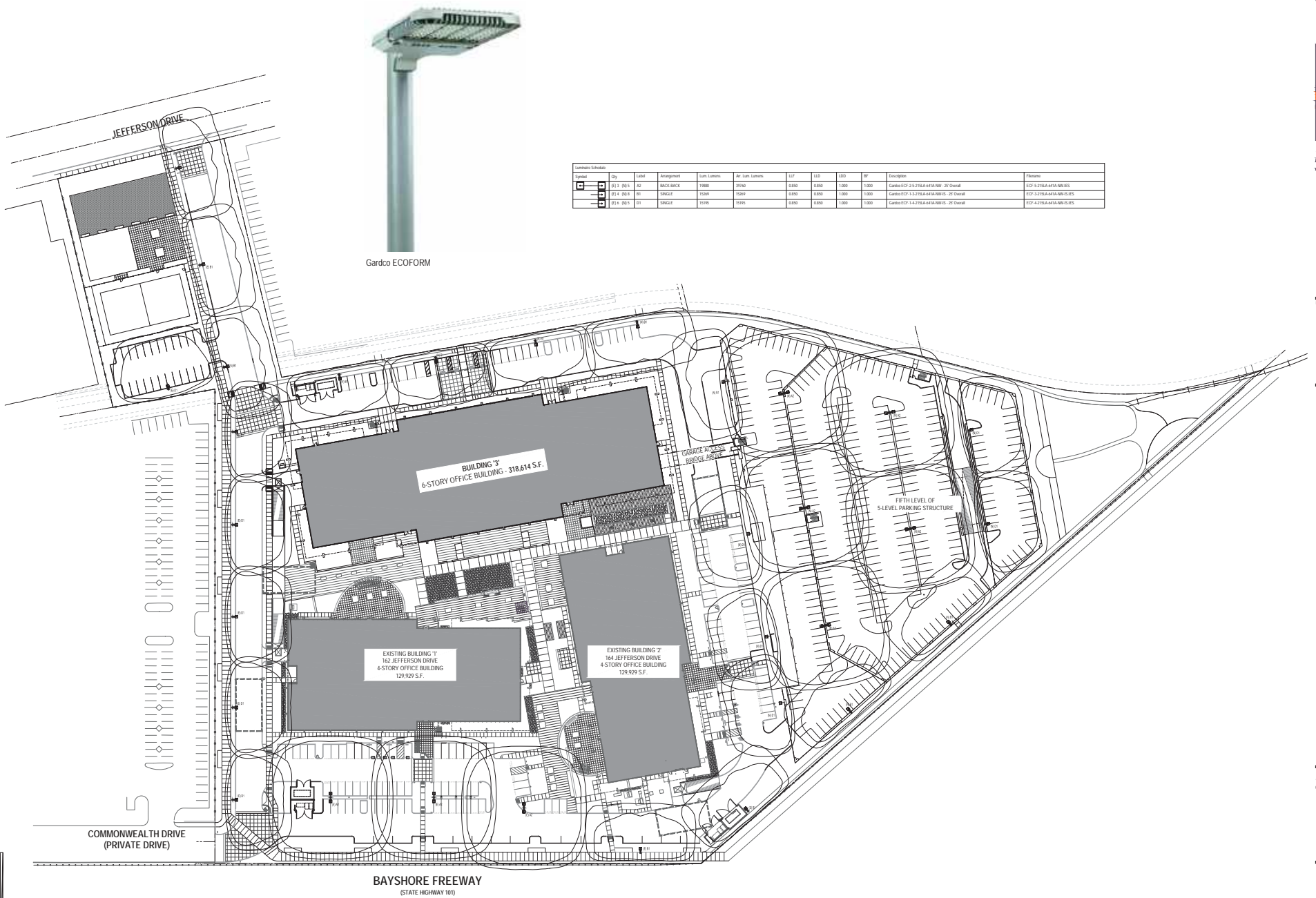
OPEN SPACE DIAGRAM




SCALE: 1" = 40'



A0.12

PROJECT NO. 164152.00



Luminaire Schedule											
Symbol	Qty	Label	Arrangement	Lum. Lumens	Mr. Lum. Lumens	UGF	LLD	LED	RF	Description	Filename
	013	0015	A2	BACK-BACK	11000	20100	0.000	0.000	1.000	Garco ECF 2.5-215LA-641A NW 01 - 20' Overall	ECF 2.5-215LA-641A NW 01.05
	014	0016	B1	SINGLE	11000	20100	0.000	0.000	1.000	Garco ECF 3.3-215LA-641A NW 01 - 25' Overall	ECF 3.3-215LA-641A NW 01.05
	015	0017	D1	SINGLE	11000	16700	0.000	0.000	1.000	Garco ECF 1.4-215LA-641A NW 01 - 20' Overall	ECF 1.4-215LA-641A NW 01.05



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Website: www.arctec.com

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MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL

PHOTOMETRIC PLAN

PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

A0.13
PROJECT NO. 164152.00



B10

1	PROPERTY LINE	19	EXISTING SITE LIGHTING. SEE A1.02
2	EXISTING DRIVEWAY ENTRANCE	20	TYPICAL PARKING STOPPING. SEE DETAIL BBA.11
3	EXISTING DECORATIVE PAVING. REFER TO LANDSCAPE DRAWINGS	21	EXISTING CURB RAMP W/ TRUNCATED-DOME DETECTABLE WARNING SURFACE OVER BOTTOM 36" OF RAMP SURFACE
4	DECORATIVE PAVING. REFER TO LANDSCAPE DRAWINGS	22	CURB RAMP W/ TRUNCATED-DOME DETECTABLE WARNING SURFACE OVER BOTTOM 36" OF RAMP SURFACE
5	EXISTING ASPHALT PAVING	23	EXISTING FENCE
6	ASPHALT PAVING	24	BICYCLE STORAGE ENCLOSURE. SEE ACG.11
7	EXISTING 4" HIGH CONCRETE CURB	25	BIKE BACKS. REFER TO LANDSCAPE DRAWINGS
8	4" HIGH CONCRETE CURB	26	EXISTING RAIL ROAD EASEMENT. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
9	DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL	27	NOT USED
10	LANDSCAPED AREA. REFER TO LANDSCAPE DRAWINGS	28	NOT USED
11	PEDESTRIAN WALKWAY. REFER TO LANDSCAPE DRAWINGS	29	NOT USED
12	EXISTING SEMI-TRUCK DOCK	30	NOT USED
13	DEPRESSED TRUCK DOCK	31	PASEO. SEE LANDSCAPE DRAWINGS
14	COVERED TRASH ENCLOSURE	32	FUTURE CONNECTION TO CITY BIKE/ PEDESTRIAN PATH
15	EXISTING COVERED TRASH ENCLOSURE	33	FIRE ACCESS STAGING AREA SEE A1.03
16	EXISTING SIDEWALK	34	EXISTING FIRE ACCESS STAGING AREA SEE A1.03
17	EXISTING ELECTRICAL TRANSFORMER ON CONCRETE PAD	35	JEFFERSON PARK
18	ELECTRICAL TRANSFORMER ON CONCRETE PAD		

ASSESSOR'S PARCEL NO.:	APN 055-243-240
TOTAL SITE AREA:	578,472 S.F. / 13.28 ACRES
EXISTING BUILDING 1	129,920 S.F.
EXISTING BUILDING 2	129,920 S.F.
PROPOSED BUILDING 3	318,414 S.F.
TOTAL BUILDING AREA:	578,472 S.F.
TOTAL PARKING STRUCTURE AREA	499,650 S.F.
FLOOR AREA RATIO (F.A.R.)	
WITH BONUS LEASE DEVELOPMENT:	1.0
NUMBER OF STORIES:	
EXISTING BUILDINGS 1 & 2	4
PROPOSED BUILDING 3	6
PARKING STRUCTURE 5	5
CONSTRUCTION TYPE:	
EXISTING BUILDINGS 1 & 2	1.0
PROPOSED BUILDING 3	1.0
PARKING STRUCTURE	1.0

A. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITH SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND SIDEWALKS AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN SITE ARRIVAL POINTS AND THE BUILDING OR FACILITY ENTRANCE IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.

B. DIMENSIONS ARE TO THE FACE OF BUILDING, CURBS OR SPACES UNLESS NOTED OTHERWISE.

[illegible]

DATE	DESCRIPTION
2.17	PLANNING APPLICATION
6.18	PLANNING RESUBMITTAL

PROPOSED SITE PLAN

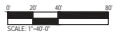
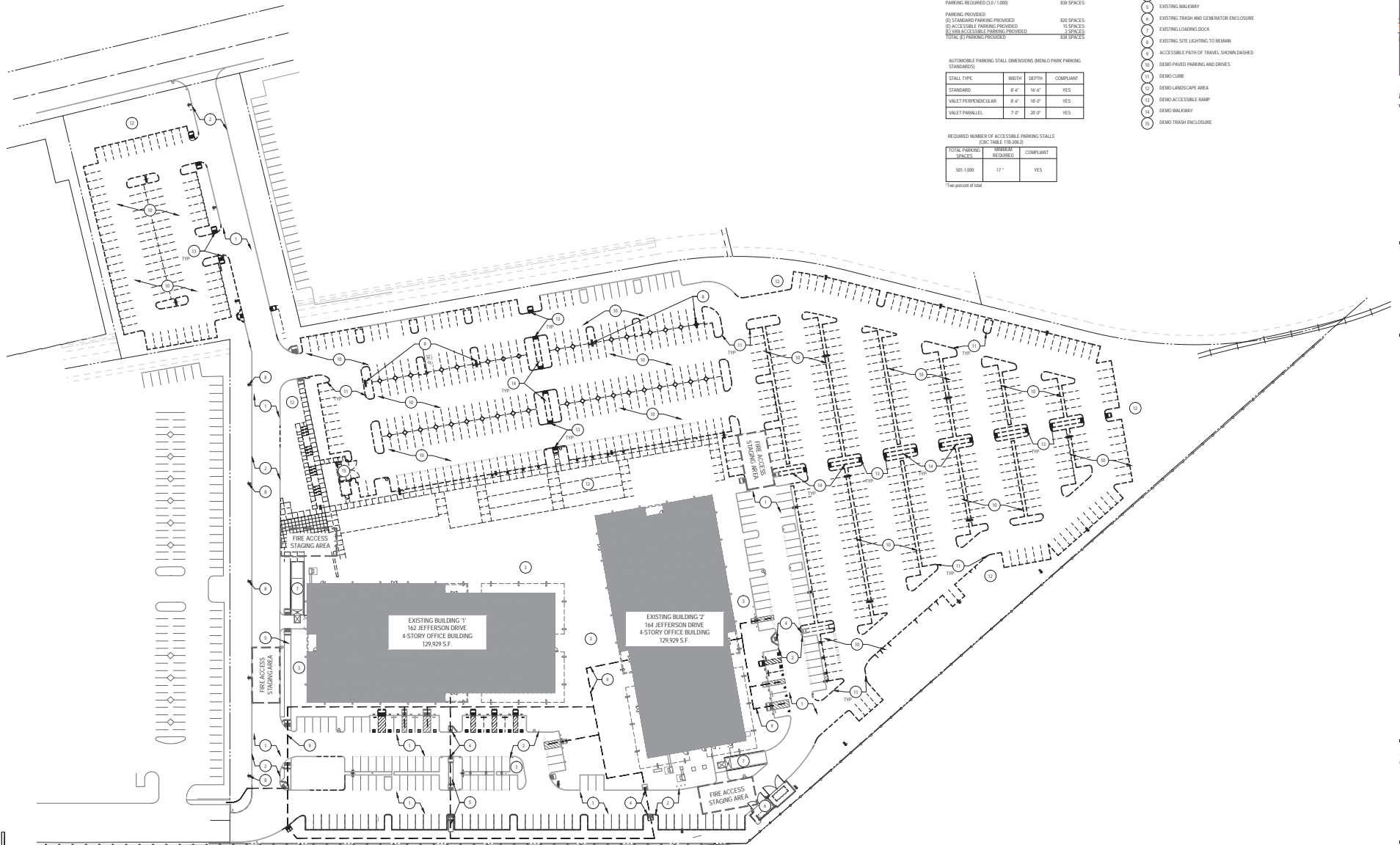
SITE PLAN

SCALE: 1" = 40'-0"

A1.00

TOTAL PARKING REQUIRED PER MENLO PARK ZONING ORDINANCE 16.72.050	
GROSS FLOOR AREA - THE SUM OF THE HORIZONTAL AREA OF ALL FLOORS WITHIN THE SURROUNDING SOLID WALLS OF A BUILDING COVERED BY A ROOF MEASURED TO THE OUTSIDE SURFACES OF THE EXTERIOR WALL OR PORTIONS THEREOF SUBJECT TO THE CLARIFICATIONS IN SUBSECTIONS (B), (C) AND (D) 16.04.325	
PARKING REQUIRED (3.0 / 1,000)	838 SPACES
PARKING PROVIDED	
(E) STANDARD PARKING PROVIDED	820 SPACES
(F) ACCESSIBLE PARKING PROVIDED	15 SPACES
(G) VAN ACCESSIBLE PARKING PROVIDED	3 SPACES
TOTAL (E) PARKING PROVIDED	838 SPACES

A1.01





PROJECT DATA - EXISTING

ADJACENT PARCEL NO.	APN 065-241-240
TOTAL SITE AREA	578,472 S.F. / 13.28 ACRES
EXISTING BUILDING 1	129,929 S.F.
EXISTING BUILDING 2	129,929 S.F.
TOTAL BUILDING AREA	259,858 S.F.

PARKING DATA

TOTAL PARKING REQUIRED PER MENLO PARK ZONING ORDINANCE 16.72.050	838 SPACES
GROSS FLOOR AREA - THE SUM OF THE HORIZONTAL AREA OF ALL FLOORS WITHIN THE SURROUNDING SOLID WALLS OF A BUILDING COVERED BY A ROOF MEASURED TO THE OUTSIDE SURFACES OF THE EXTERIOR WALL OR PORTIONS THEREOF SUBJECT TO THE CLARIFICATIONS IN SUBSECTIONS (B), (C) AND (D) 16.04.325	129 SPACES

PARKING PROVIDED	838 SPACES
(B) STANDARD PARKING PROVIDED	129 SPACES
(C) ACCESSIBLE PARKING PROVIDED	13 SPACES
(D) VALET ACCESSIBLE PARKING PROVIDED	3 SPACES
VALET PARKING PROVIDED	201 SPACES
TOTAL PARKING PROVIDED (129 + 13 + 3 + 201)	838 SPACES

STALL TYPE	WIDTH	DEPTH	COMPLIANT
STANDARD	8'-4"	16'-4"	YES
VALET PERPENDICULAR	8'-4"	16'-0"	YES
VALET PARALLEL	7'-0"	20'-0"	YES

REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS (FOR TABLE 16.08.03)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
501-1,000	16	YES

Two percent of total

KEYNOTES

- EXISTING PAVED PARKING AND DRIVES
- EXISTING CURB
- EXISTING LANDSCAPE AREA
- EXISTING ACCESSIBLE RAMP (MAXIMUM SLOPE 1:12)
- EXISTING WALKWAY
- EXISTING TRASH AND GENERATOR ENCLOSURE
- EXISTING LOADING DOCK
- EXISTING PAVED PARKING AND DRIVES
- EXISTING CURB
- EXISTING LANDSCAPE AREA
- EXISTING ACCESSIBLE RAMP
- EXISTING WALKWAY
- EXISTING TRASH ENCLOSURE

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RADIO DESIGNERS
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THEATRE DESIGNERS
MUSEUM DESIGNERS
GALLERY DESIGNERS
LIBRARY DESIGNERS
SCHOOL DESIGNERS
HOSPITAL DESIGNERS
HOTEL DESIGNERS
RETAIL DESIGNERS
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MARITIME DESIGNERS
AEROSPACE DESIGNERS
DEFENSE DESIGNERS
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FOREIGN AFFAIRS DESIGNERS
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LAND DESIGNERS
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CONSTRUCTION DESIGNERS
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MINING DESIGNERS
PETROLEUM DESIGNERS
CHEMICAL DESIGNERS
PHARMACEUTICAL DESIGNERS
FOOD DESIGNERS
TEXTILE DESIGNERS
FABRIC DESIGNERS
LEATHER DESIGNERS
JEWELRY DESIGNERS
CLOTHING DESIGNERS
SHOES DESIGNERS
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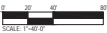
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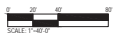
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03.06.18	PLANNING RESUBMITTAL

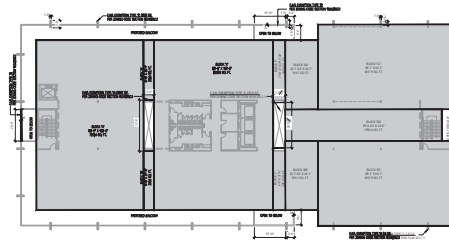
SITE PLAN:
CONSTRUCTION PHASING

A1.02
PROJECT NO. 164152.00

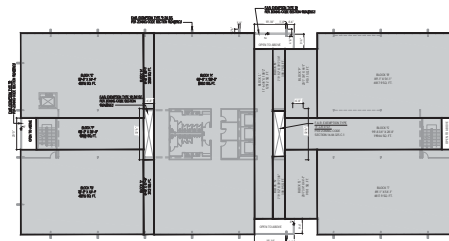
SITE PLAN - CONSTRUCTION PHASE I
SCALE: 1" = 40'-0"



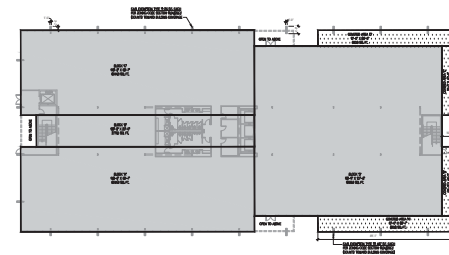




FOURTH FLOOR GROSS FLOOR AREA: 30,154.8 SF





SECOND AND THIRD FLOOR GROSS FLOOR AREA: 34,011.5 SF EA.



FIRST FLOOR GROSS FLOOR AREA: 31,781.7 SF

FLOOR PLANS LEGEND:

-  FLOOR AREA INCLUDED IN A TOTAL GROSS FLOOR AREA CALCULATIONS PER MENLO PARK ZONING ORDINANCE 16.04.325 (A) AND (B)
-  FLOOR AREA EXCLUDED FROM A TOTAL GROSS FLOOR AREA CALCULATIONS PER MENLO PARK ZONING ORDINANCE 16.04.325 (C4 AND C5)

FLOOR PLANS TABULATION:

FLOOR NUMBER:	GROSS FLOOR AREA
1ST FLOOR	31,781.7SF
2ND FLOOR	34,011.5 SF
3RD FLOOR	34,011.5 SF
4TH FLOOR	30,154.8 SF
TOTAL	129,960 SF
BUILDINGS '1' & '2'	129,960 SF x 2 = 259,920 S.F.

F.A.R.: .449

GROSS FLOOR AREA PLANS

SCALE: 1/32" = 1'-0"



NORTH
BUILDING 1
NORTH
BUILDING 2



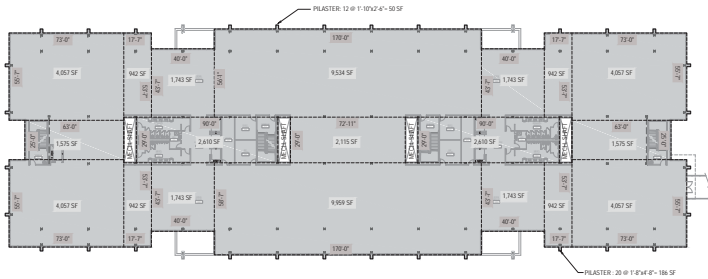
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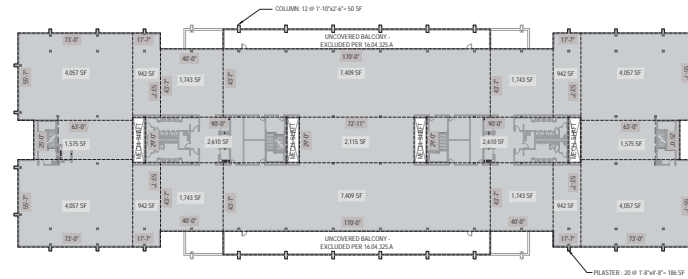
GROSS FLOOR AREA PLANS -
EXISTING BUILDINGS '1' AND '2'

A2.00

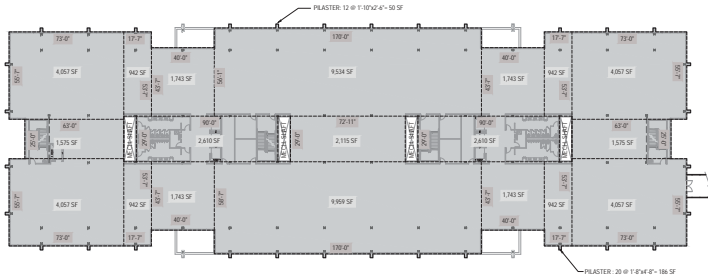
PROJECT NO. 164152.00



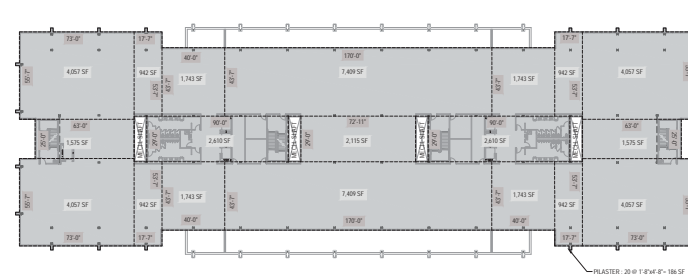
THIRD FLOOR GROSS FLOOR AREA: 57,079 SF



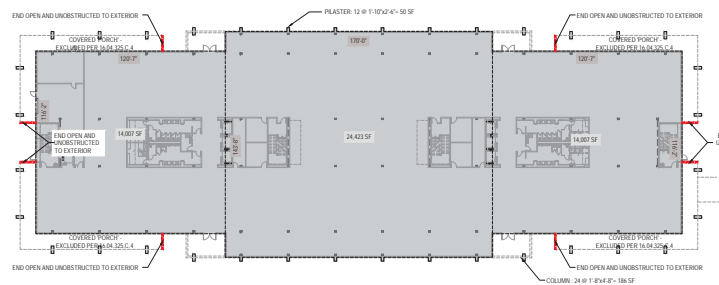
FOURTH FLOOR GROSS FLOOR AREA: 52,447 SF



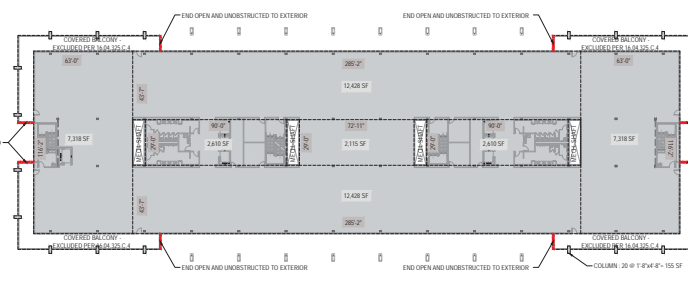
SECOND FLOOR GROSS FLOOR AREA: 57,079 SF



FIFTH FLOOR GROSS FLOOR AREA: 52,354 SF



FIRST FLOOR GROSS FLOOR AREA: 52,673 SF



SIXTH FLOOR GROSS FLOOR AREA: 46,982 SF

FLOOR PLANS LEGEND:

- FLOOR AREA INCLUDED IN A TOTAL GROSS FLOOR AREA CALCULATIONS PER MENLO PARK ZONING ORDINANCE 16.04.325 (A) AND (B)
- FLOOR AREA EXCLUDED FROM A TOTAL GROSS FLOOR AREA CALCULATIONS PER MENLO PARK ZONING ORDINANCE 16.04.325 (C4 AND C5)

FLOOR PLANS TABULATION:

FLOOR NUMBER:	GROSS FLOOR AREA
1ST FLOOR	52,673 SF
2ND FLOOR	57,079 SF
3RD FLOOR	57,079 SF
4TH FLOOR	52,447 SF
5TH FLOOR	52,354 SF
6TH FLOOR	47,982 SF
TOTAL	318,614 SF

F.A.R.: 1.0

MECHANICAL SHAFT PERCENTAGE:

SHAFT AREA PER FLOOR	928 SF
TOTAL AREA - FLOORS 2-6	4,640 SF
PERCENTAGE OF TOTAL AREA - MUST BE <3%	1.46%

GROSS FLOOR AREA PLANS

SCALE: 1/32" = 1'-0"



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FIRST LEVEL FLOOR PLAN

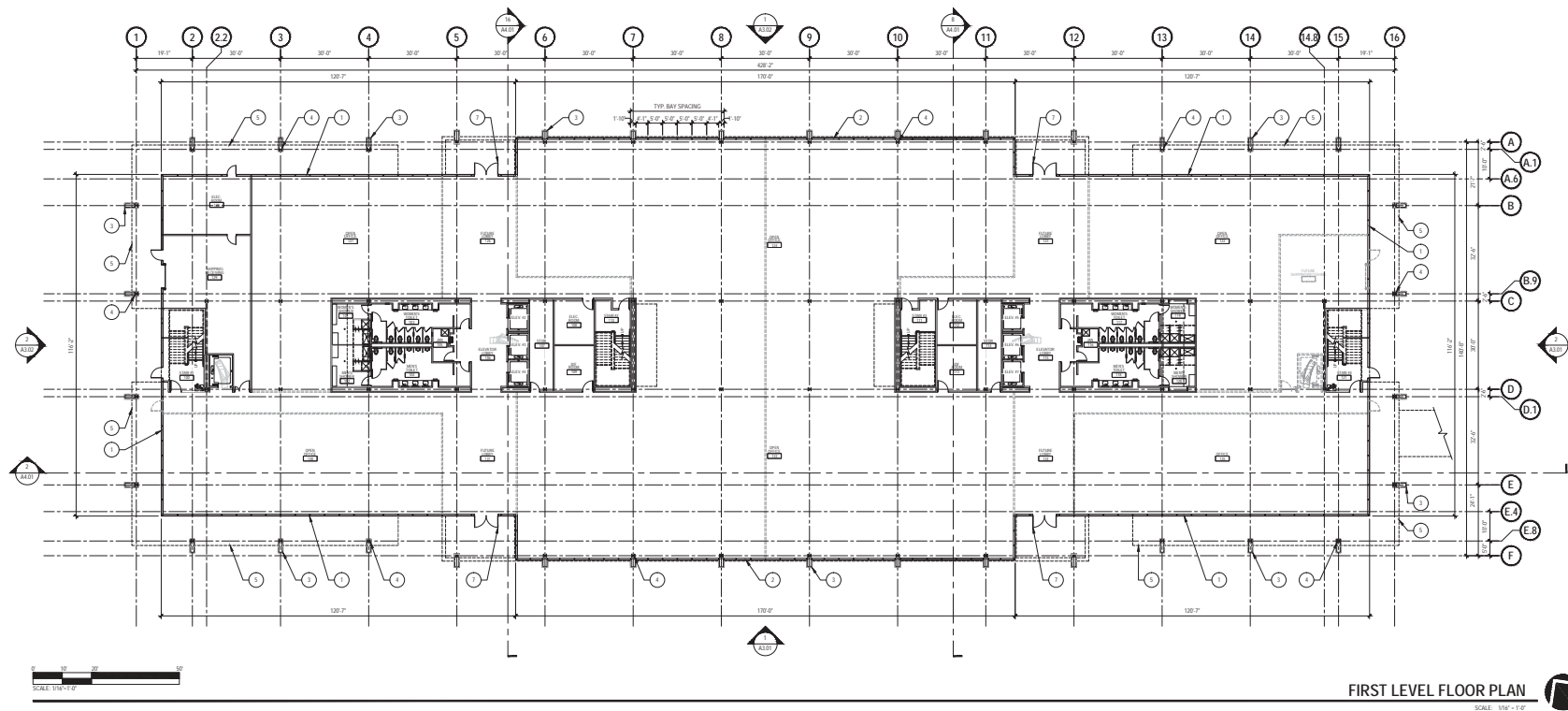
A2.11

PROJECT NO. 164152.00

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

- 1 1" INSULATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED MALLIONS
- 2 1" INSULATED LOW E GLAZING SYSTEM WITH GRAY TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED MALLIONS
- 3 ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
- 4 STRUCTURAL COLUMN
- 5 LINE OF BUILDING FACE ABOVE SHOWN DASHED
- 6 HORIZONTAL ALUMINUM COMPOSITE PANEL
- 7 ENTRY DOORS
- 8 TEMPERED GLAZING BALCONY GUARDRAIL
- 9 LINE OF CANOPY ABOVE SHOWN DASHED
- 10 OPEN AIR BRIDGE CONNECTION TO GARAGE
- 11 BALCONY DOORS FINAL LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION
- 12 BALCONY DAVIT
- 13 DAVIT ARM STORAGE BOX AND BENCH

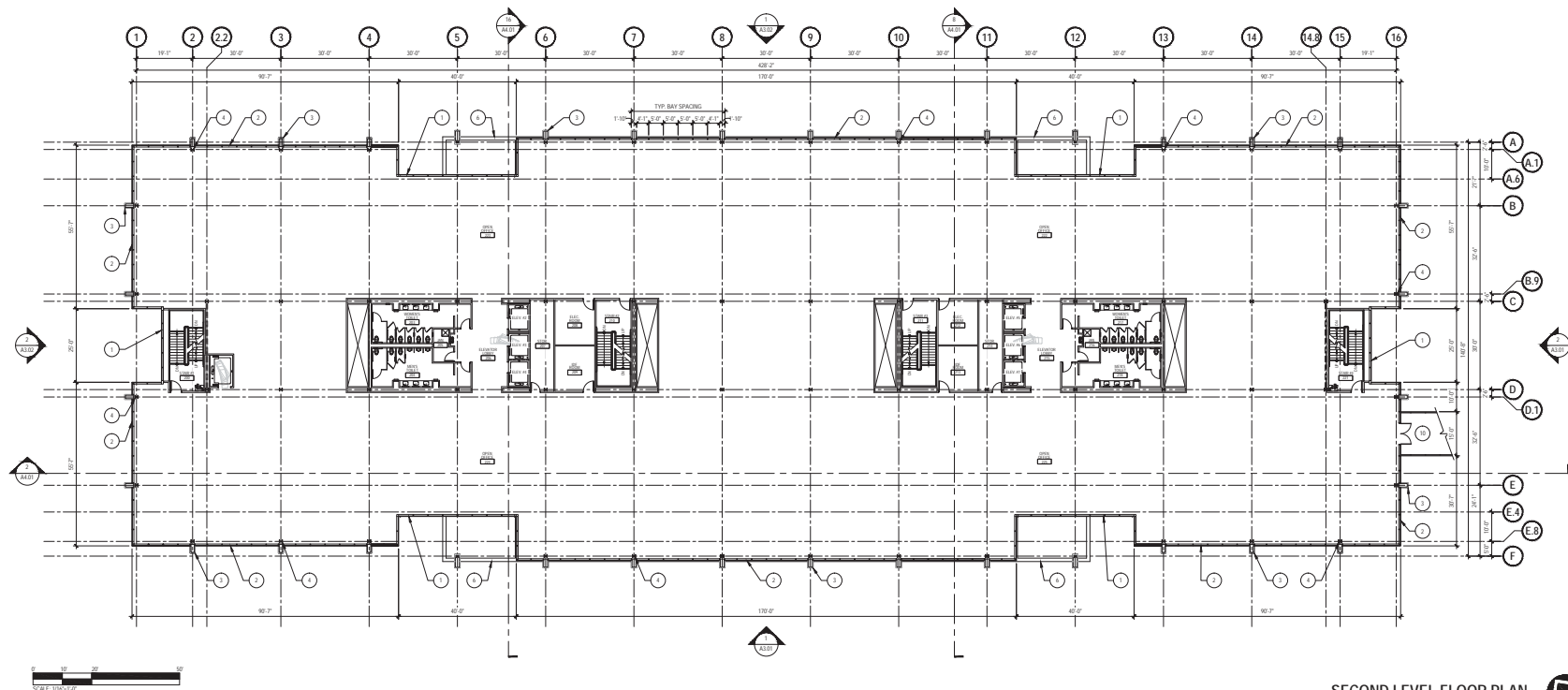




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NOT ALL KEYNOTES MAY APPLY

7. INSULATED LOW GLAZING SYSTEM WITH LOW TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED MULLIONS
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13. BALCONY DRAFT
13. DRAFT ARM STORAGE BOX AND BENCH



SECOND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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SECOND LEVEL FLOOR PLAN

A2.12

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THIRD LEVEL FLOOR PLAN

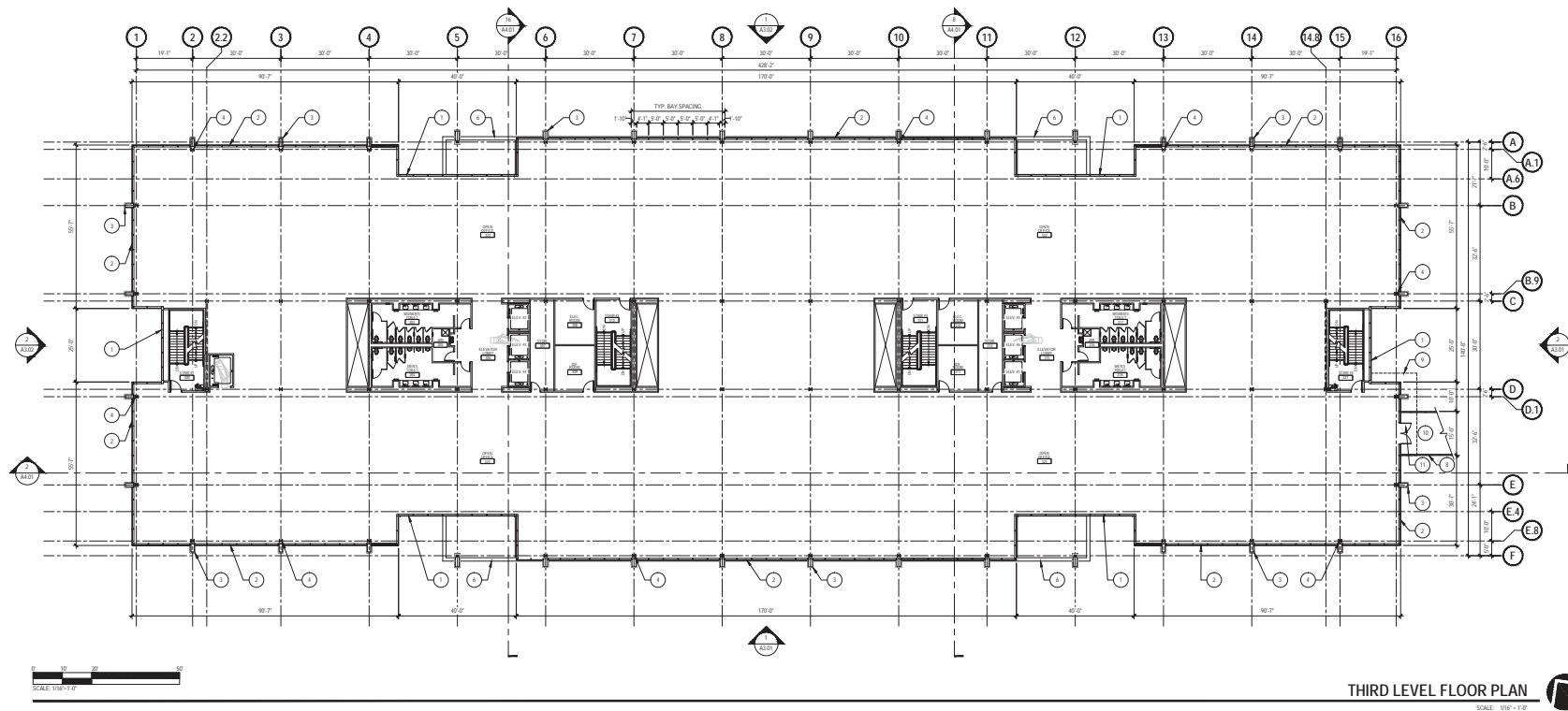
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PROJECT NO. 164152.00

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THIRD LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



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BALCONY DOORS FINAL LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION
BALCONY DAVIT
DAVIT ARM STORAGE BOX AND BENCH

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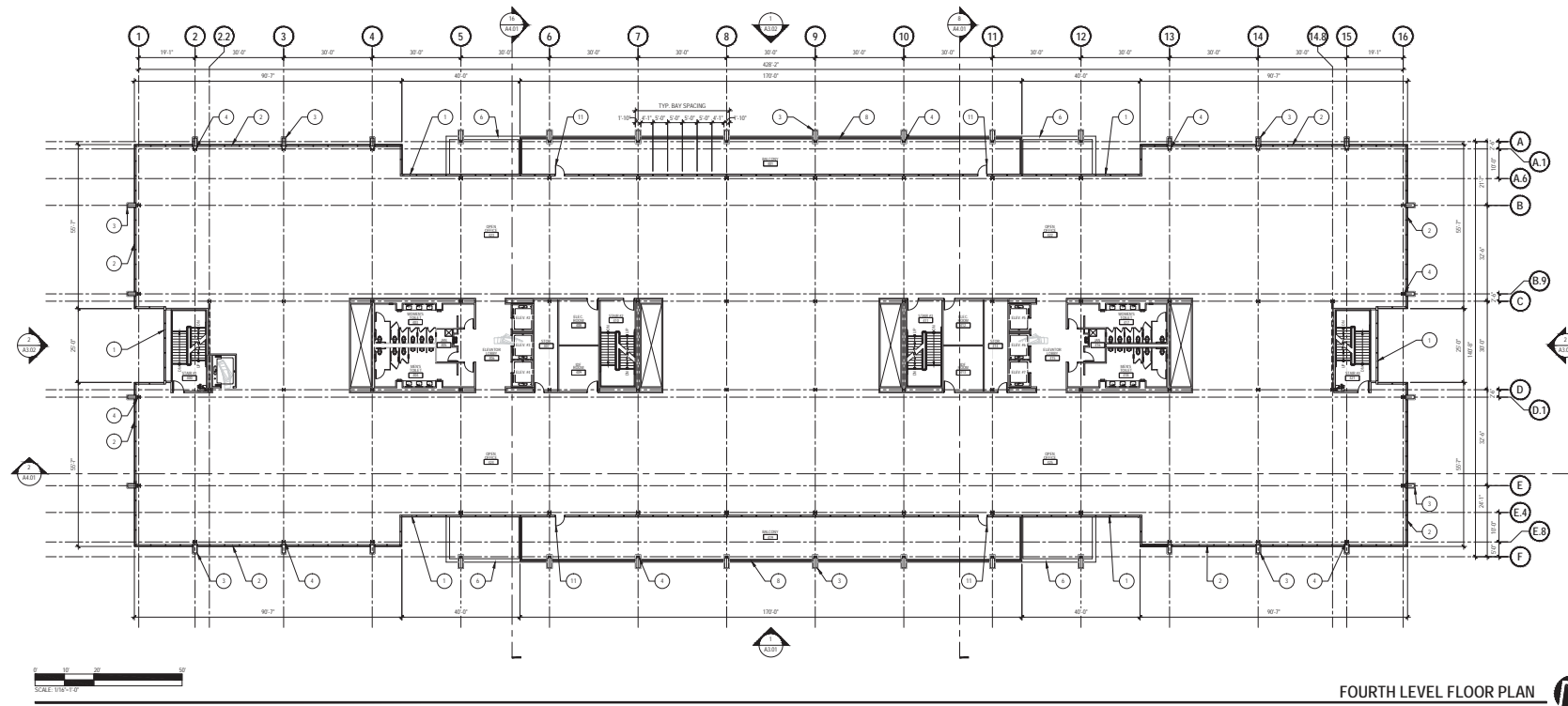
FOURTH LEVEL FLOOR PLAN

A2.14
PROJECT NO. 164152.00

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

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- DAVIT ARM STORAGE BOX AND BENCH



FOURTH LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



7. INSULATED LOW GLAZING SYSTEM WITH LOW TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED MULLIONS
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13. DRAFT ARM STORAGE BOX AND BENCH



PROJECT NO: 164152.00



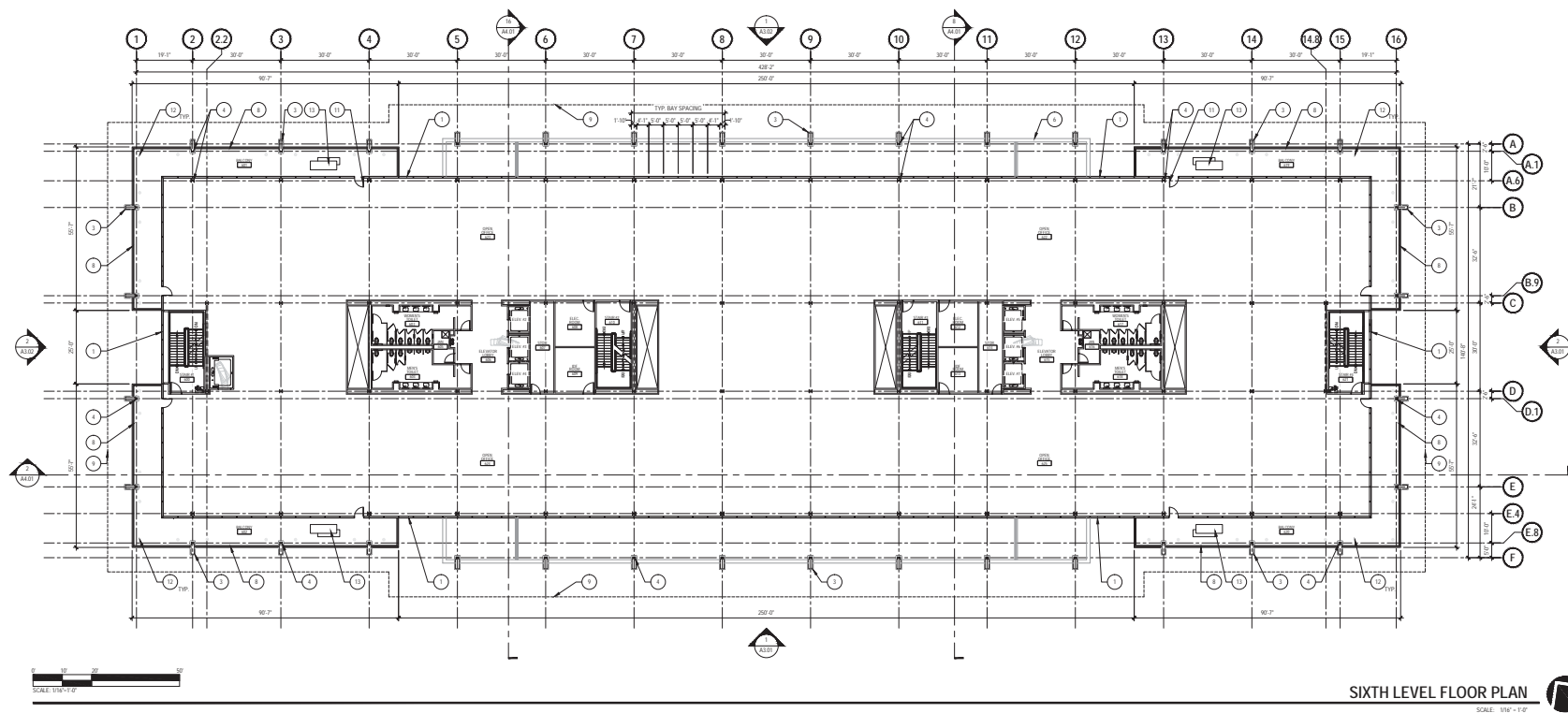
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NOT ALL KEYNOTES MAY APPLY

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

- 1 1" INSULATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED MALLIONS
- 2 1" INSULATED LOW E GLAZING SYSTEM WITH GRAY TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED MALLIONS
- 3 ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
- 4 STRUCTURAL COLUMN
- 5 LINE OF BUILDING FACE ABOVE SHOWN DASHED
- 6 HORIZONTAL ALUMINUM COMPOSITE PANEL
- 7 ENTRY DOORS
- 8 TEMPERED GLAZING BALCONY GUARDRAIL
- 9 LINE OF CANOPY ABOVE SHOWN DASHED
- 10 OPEN AIR BRIDGE CONNECTION TO GARAGE
- 11 BALCONY DOORS FINAL LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION
- 12 BALCONY DAVIT
- 13 DAVIT ARM STORAGE BOX AND BENCH



SIXTH LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RECOMMENDATION

SIXTH LEVEL FLOOR PLAN

A2.16

PROJECT NO. 164152.00



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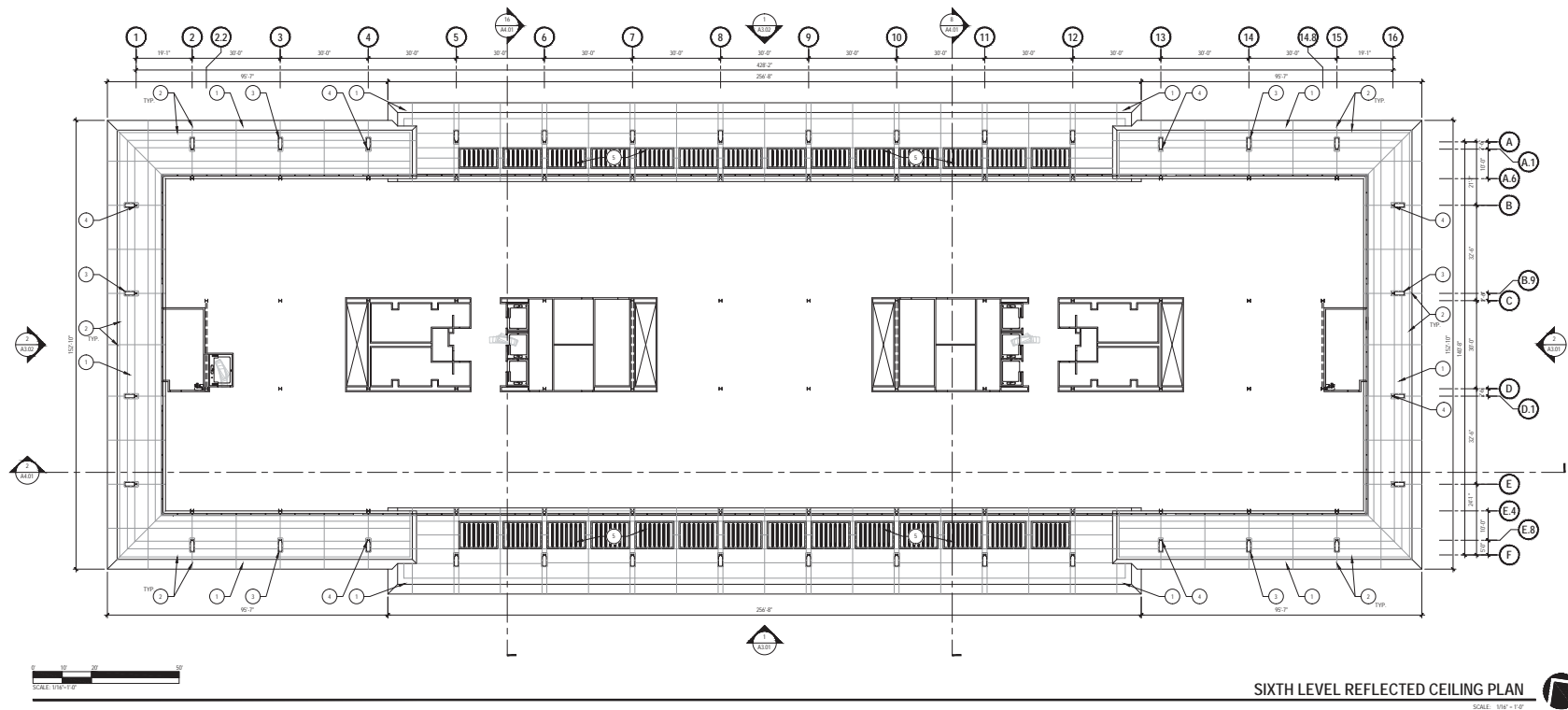
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NOT ALL KEYNOTES MAY APPLY

- 1 ALUMINUM COMPOSITE METAL CANOPY
- 2 ALUMINUM COMPOSITE METAL CANOPY REVEAL
- 3 ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
- 4 STRUCTURAL COLUMN
- 5 LOUVERS



A Planning Application for:

The **SOBRATO** Organization

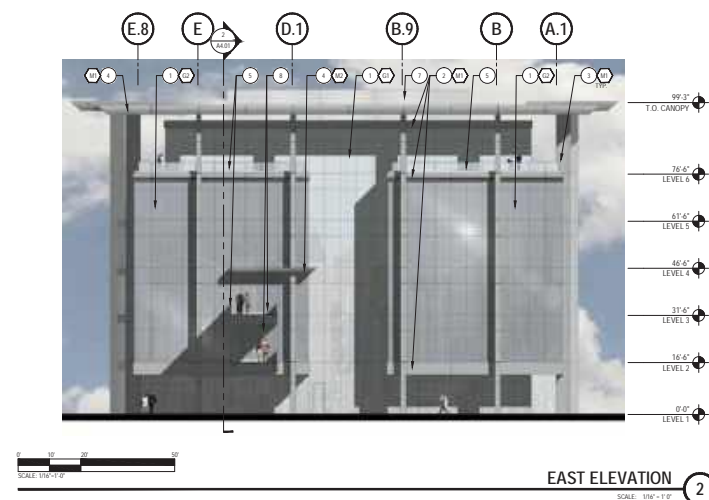
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
0.12.17	PLANNING APPLICATION
0.06.18	PLANNING RESUBMITTAL

SIXTH LEVEL REFLECTED CEILING
PLAN

A2.26

PROJECT NO: 164152.00



KEY NOTES

Q1	GLAZING: MANUFACTURER: COLOR:	VRACON LIVON TINT
Q2	GLAZING: MANUFACTURER: COLOR:	VRACON GRAY TINT
W1	ALUMINUM COMPOSITE METAL PANEL TO MATCH: MANUFACTURER: SERIES: FINISH:	REYNOLBOND SILVER BRIGHT SILVER METALLIC
W2	ALUMINUM COMPOSITE METAL PANEL TO MATCH: MANUFACTURER: SERIES: FINISH:	OTAFOLD ENVELOPE 2000 QUARTZ-ZINC NATURAL METALS

- 1 INSULATED LOW-E GLAZING SYSTEM IN CLEAR ANODIZED ALUMINUM FRAMES WITH BUTT GLAZED MULLIONS
- 2 ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
- 3 ALUMINUM COMPOSITE PANEL CLAD STRUCTURAL COLUMN
- 4 ALUMINUM COMPOSITE METAL CANOPY
- 5 TEMPERED GLAZING BALCONY GUARDRAIL TREATED WITH BIRD-SAFE GLASS FIT TO MATCH EXISTING BUILDINGS
- 6 ENTRY DOORS
- 7 ROOF SCREEN
- 8 OPEN AIR BRIDGE CONNECTION TO GARAGE
- 9 PARKING STRUCTURE: REFER TO ACG1.0 AND ACG1.02

* GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL

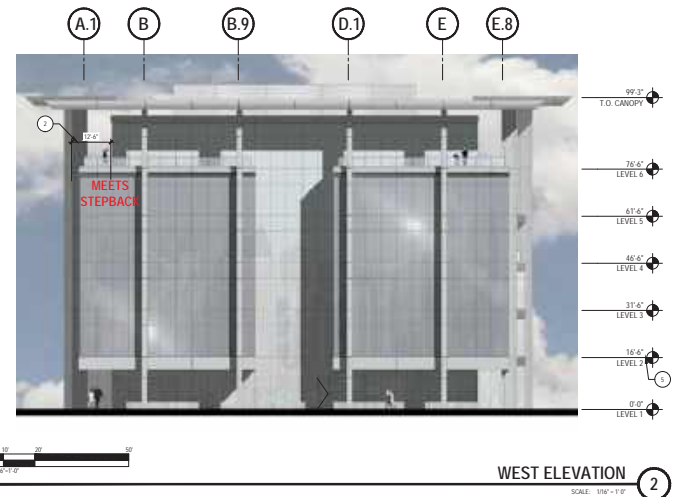
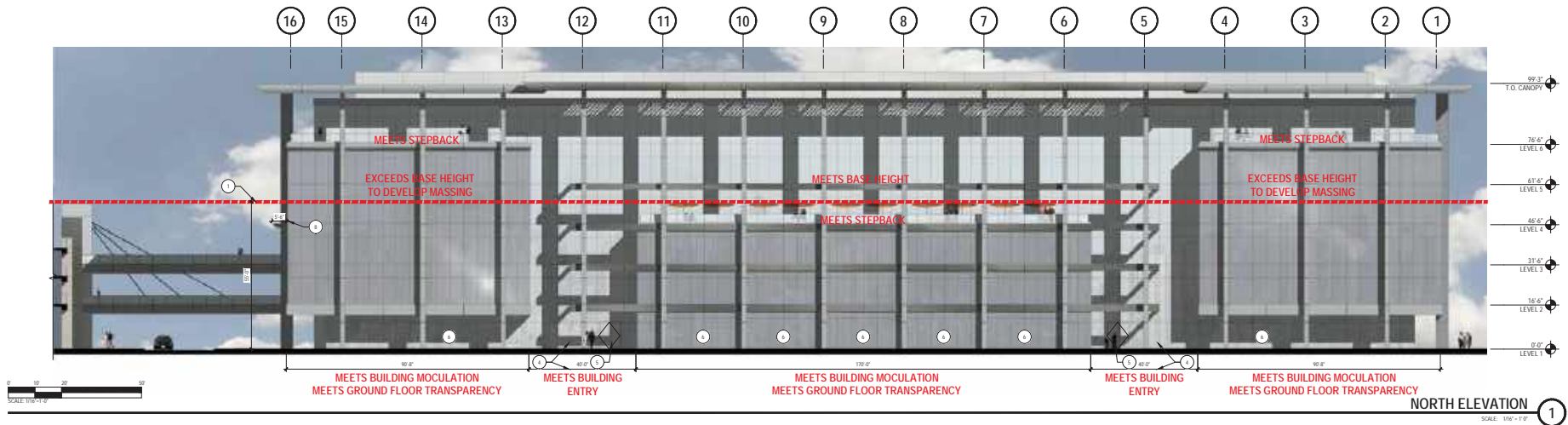
EXTERIOR ELEVATIONS

A3.01

PROJECT NO: 164152.00



PROJECT NO: 164152.00



DESIGN STANDARDS - BUILDING MASS AND SCALE

- 1 50'-0" PROVIDED BASE HEIGHT - MINIMUM BASE HEIGHT IS 50'-0" BEFORE THE BUILDING STEPS BACK WITH ROOF LEVEL FRONTING A LOCAL STREET AND WITHIN THE FLOOD ZONE
- 2 12'-0" PROVIDED STEPBACK - MINIMUM STEPBACK IS 10'-0" FOR A MINIMUM OF 70% OF THE BUILDING FACE ALONG THE PUBLIC STREET
- 3 BUILDING PROJECTIONS - NOT APPLICABLE
- 4 (2) BUILDING MODULATIONS PROVIDED 100'-0" APART - ONE BUILDING MODULATION REQUIRED EVERY 200'-0"

DESIGN STANDARDS - GROUND FLOOR EXTERIOR

- 1 (2) BUILDING ENTRANCES PROVIDED TO BUILDING LENGTH ALONG THE PUBLIC STREET - ONE ENTRANCE PER PUBLIC STREET FRONTAGE REQUIRED
- 2 97% GROUND FLOOR TRANSPARENCY PROVIDED - 50% GROUND FLOOR TRANSPARENCY REQUIRED
- 3 14'-0" GROUND FLOOR HEIGHT PROVIDED - MINIMUM 10'-0" GROUND FLOOR HEIGHT
- 4 5'-0" MINIMUM CANOPY PROVIDED - 7'-0" MINIMUM DEPTH OF AWNINGS, SIGNS, AND CANOPIES THAT PROJECT HORIZONTALLY FROM THE FACE OF THE BUILDING



SCALE: 1/8" = 1' 0"



SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'

- ① 1" INSULATED LOW E GLAZING SYSTEM IN CLEAR ANODIZED ALUMINUM FRAMES WITH BUTT GLAZED MULLIONS
- ② ALUMINUM COMPOSITE PANEL OVER METAL STEEL FRAME
- ③ ALUMINUM COMPOSITE PANEL CLAD STRUCTURAL COLUMN
- ④ ALUMINUM COMPOSITE METAL CANOPY
- ⑤ TEMPERED GLAZING BALCONY GUARDRAIL, TREATED WITH BIRD SAFE GLASS FINIT TO MATCH EXISTING BUILDINGS
- ⑥ ENTRY DOORS
- ⑦ ROOF SCREEN
- ⑧ OPEN AIR BRIDGE CONNECTION TO GARAGE
- ⑨ PARKING STRUCTURE. REFER TO AC3.01 AND AC3.02

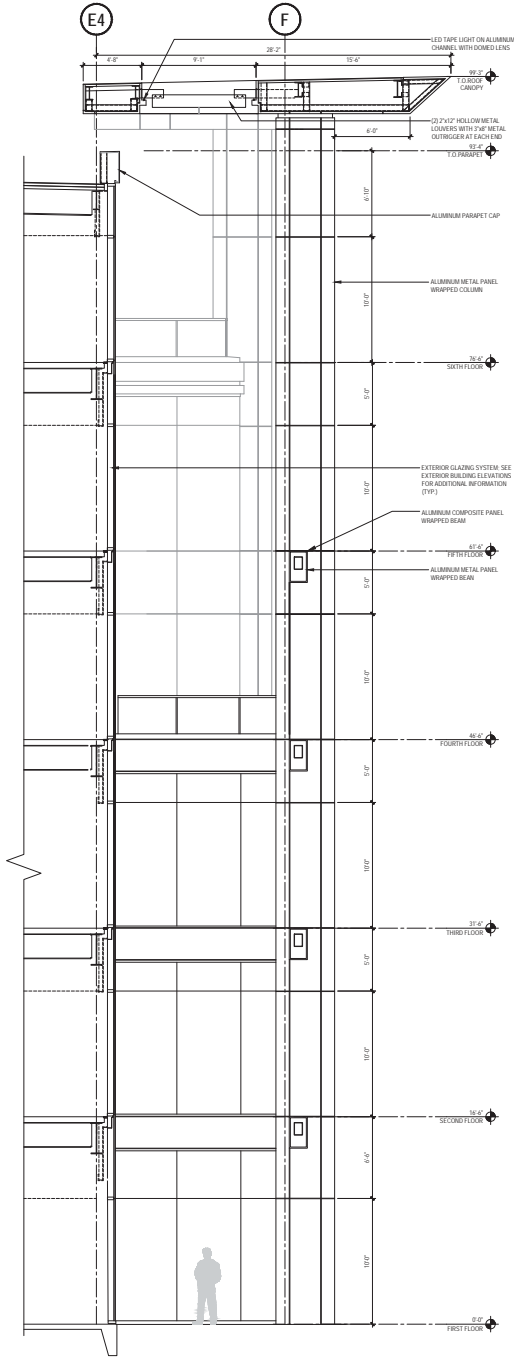
A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL

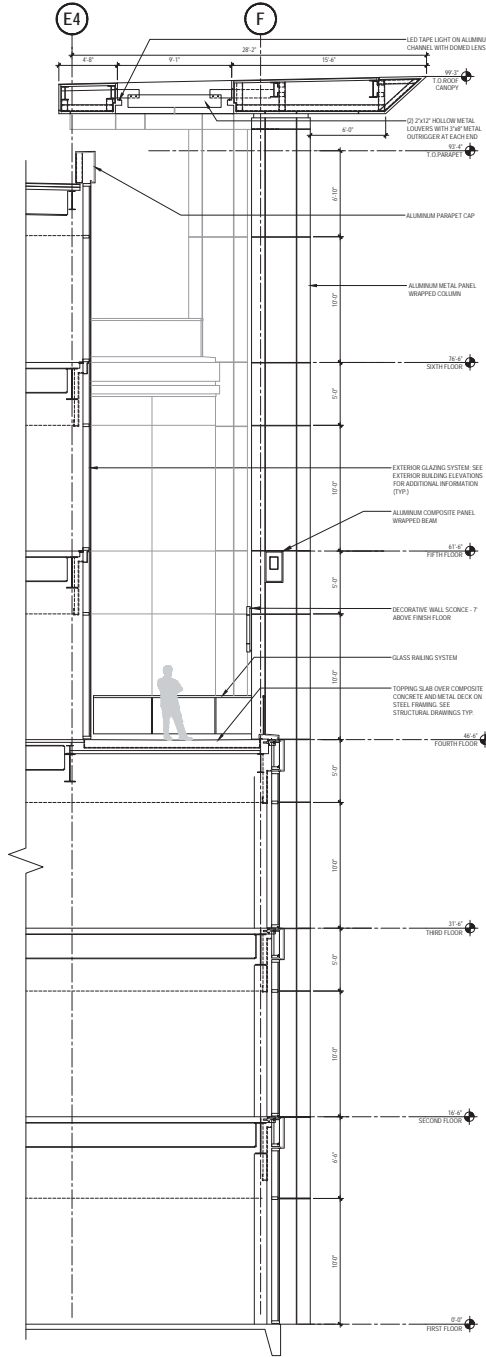
BUILDING SECTIONS

A4.01

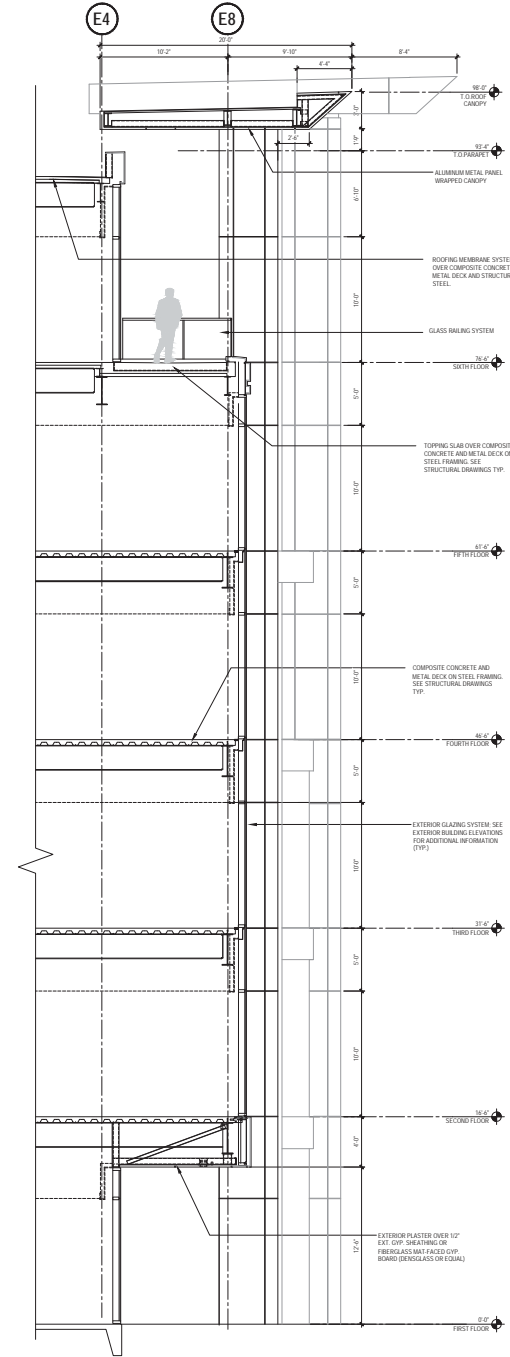
PROJECT NO: 164152.00



20 WALL-SECTION
SCALE: 1/4"=1'-0"
B32



16 WALL-SECTION
SCALE: 1/4"=1'-0"



8 WALL-SECTION
SCALE: 1/4"=1'-0"



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COMMONWEALTH BUILDING 3

MENLO PARK, CA 94052

DATE: 10.12.17

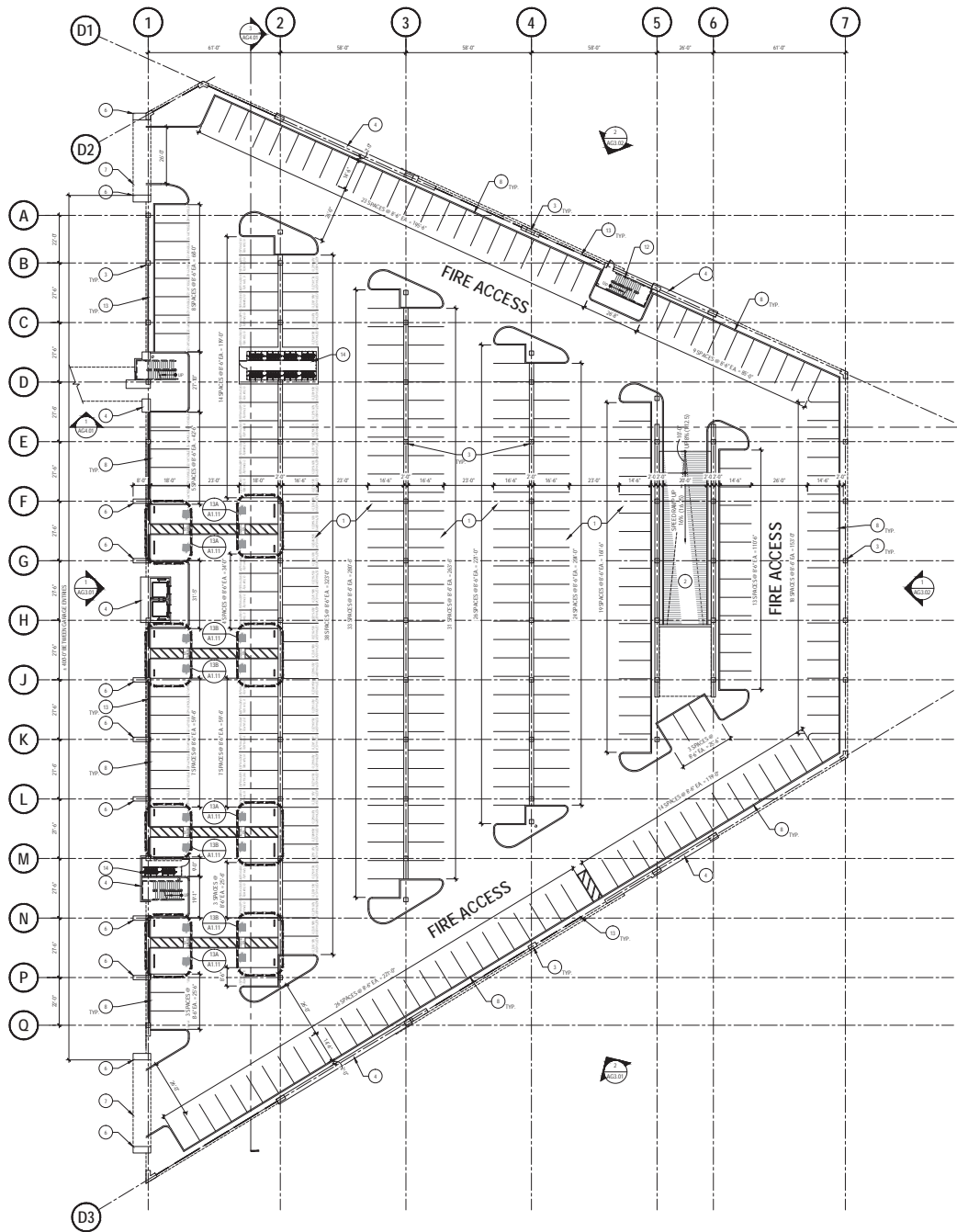
DESCRIPTION: PLANNING APPLICATION

10.16.18 PLANNING RESUBMITTAL

WALL SECTIONS

A4.11

PROJECT NO. 164152.00



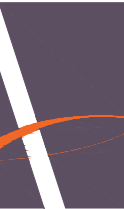
GARAGE PARKING ANALYSIS

GARAGE PARKING PROVIDED	
FIRST LEVEL	324 SPACES
STANDARD PARKING PROVIDED	12 SPACES
ACCESSIBLE PARKING PROVIDED	4 SPACES
SECOND LEVEL	387 SPACES
THIRD LEVEL	387 SPACES
FOURTH LEVEL	388 SPACES
FIFTH LEVEL	208 SPACES
TOTAL PARKING PROVIDED	1,594 SPACES

AUTOMOBILE PARKING STALL DIMENSIONS (PARKING STALLS AND DRIVEWAY DESIGN GUIDELINES)				
STALL TYPE	WIDTH	DEPTH	ANGLE	COMPLIANT
UNRESTRICTED	8' 6"	16' 0"	20' 0"	YES

KEY NOTES

- 1 TYPICAL PARKING STALL AND DRIVE ASSE. SEE DETAIL 8/1 AT 11
- 2 SPEED RAMP WITH MAX. 16% SLOPE
- 3 CONCRETE COLUMN
- 4 CONCRETE WALL WITH REVEALS
- 5 GUARDRAIL
- 6 CONCRETE PIER
- 7 LINE OF CANOPY ABOVE - SHOWN DASHED
- 8 4" CONCRETE CURB
- 9 NOT USED
- 10 OPEN AIR BRIDGE CONNECTION TO OFFICE BUILDING
- 11 PARKING STRUCTURE LEVEL BELOW
- 12 ENCLOSED EGRESS ONLY STAIR
- 13 WOVEN WIRE VEHICLE SCREEN
- 14 BICYCLE STORAGE ENCLOSURE WITH ZERO-HIGH EFFICIENCY BIKE FILES OR APPROVED EQUIVALENT



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A Planning Application for:
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COMMONWEALTH BUILDING 3
MENLO PARK, CA 94052

DATE: 10.12.17
DESCRIPTION: PLANNING APPLICATION
PLANNING SUBMITTAL

FIRST LEVEL GARAGE
FLOOR PLAN

AG2.11
PROJECT NO. 164152.00

0 10 20 30
SCALE: 1/8" = 1'-0"

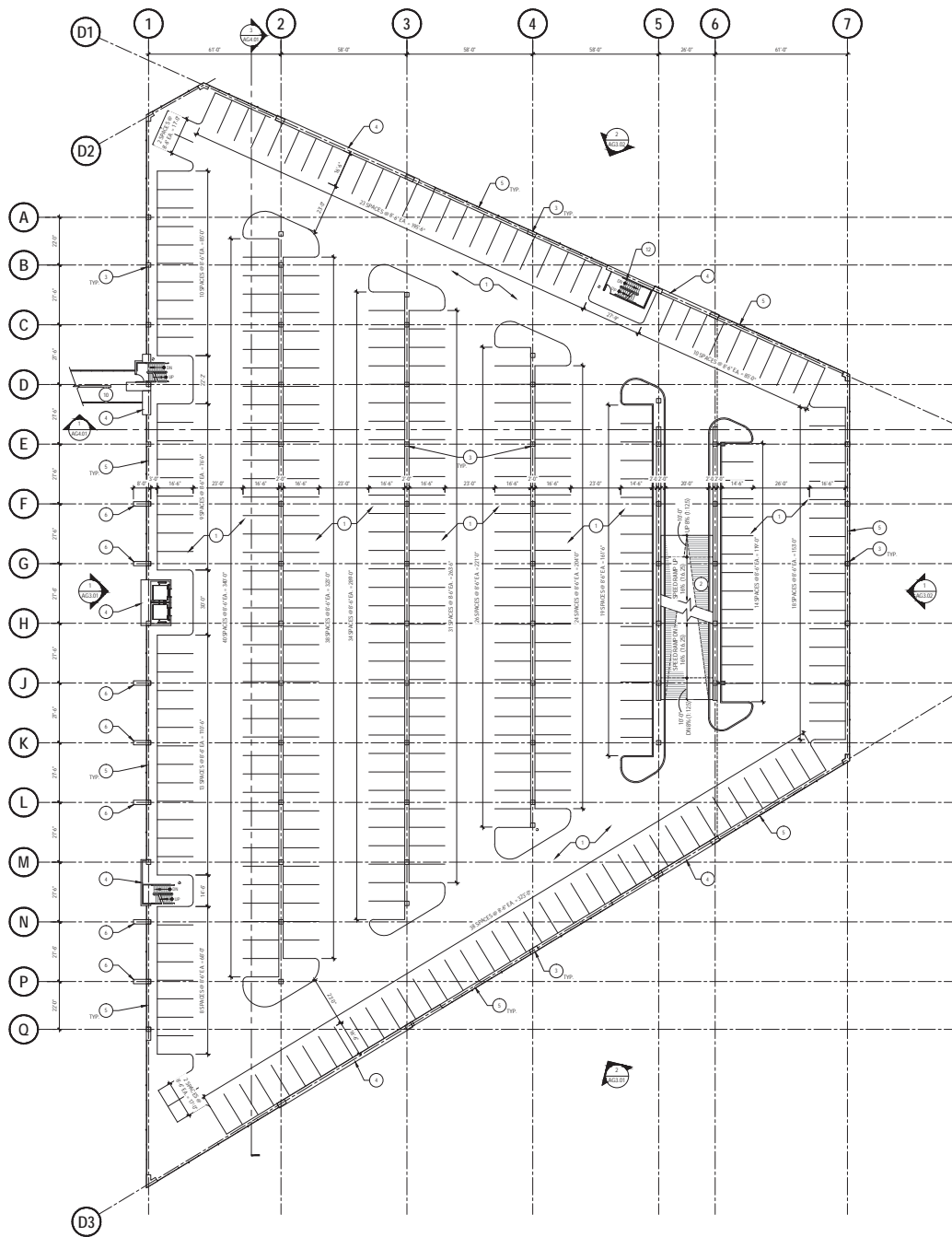
B33

FIRST LEVEL GARAGE FLOOR PLAN

SCALE: 1/8" = 1'-0"







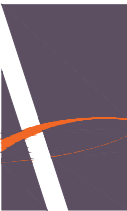
GARAGE PARKING ANALYSIS

GARAGE PARKING PROVIDED	
FIRST LEVEL	324 SPACES
STANDARD PARKING PROVIDED	12 SPACES
ACCESSIBLE PARKING PROVIDED	4 SPACES
MAN ACCESSIBLE PARKING PROVIDED	4 SPACES
SECOND LEVEL	357 SPACES
THIRD LEVEL	357 SPACES
FOURTH LEVEL	357 SPACES
FIFTH LEVEL	205 SPACES
TOTAL PARKING PROVIDED	1,554 SPACES

AUTOMOBILE PARKING STALL DIMENSIONS (PARKING STALLS AND DRIVEWAY DESIGN GUIDELINES)				
STALL TYPE	WIDTH	DEPTH	ANGLE	COMPLIANT
UNRESTALL	8' 4"	16' 4"	20' 0"	YES

KEY NOTES

- 1 TYPICAL PARKING STALL AND DRIVE AISLE: SEE DETAIL 8/1 AT 11
- 2 SPEED RAMP WITH MAX. 16% SLOPE
- 3 CONCRETE COLUMN
- 4 CONCRETE WALL WITH REINFORCE
- 5 GUARDRAIL
- 6 CONCRETE PIER
- 7 LINE OF CANOPY ABOVE - SHOWN DASHED
- 8 4" CONCRETE CURB
- 9 NOT USED
- 10 OPEN AIR BRIDGE CONNECTION TO OFFICE BUILDING
- 11 PARKING STRUCTURE LEVEL BELOW
- 12 ENCLOSED EGRESS ONLY STAIR
- 13 WOVEN WIRE VEHICLE SCREEN
- 14 BICYCLE STORAGE ENCLOSURE WITH ZERO-HIGH EFFICIENCY BIKE FILES OR APPROVED EQUIVALENT



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MENLO PARK, CA 94052

DATE: 10/12/17
DESCRIPTION: PLANNING APPLICATION
PLANNING RECOMMENDATION

THIRD LEVEL GARAGE
FLOOR PLAN

AG2.13

PROJECT NO: 164152.00

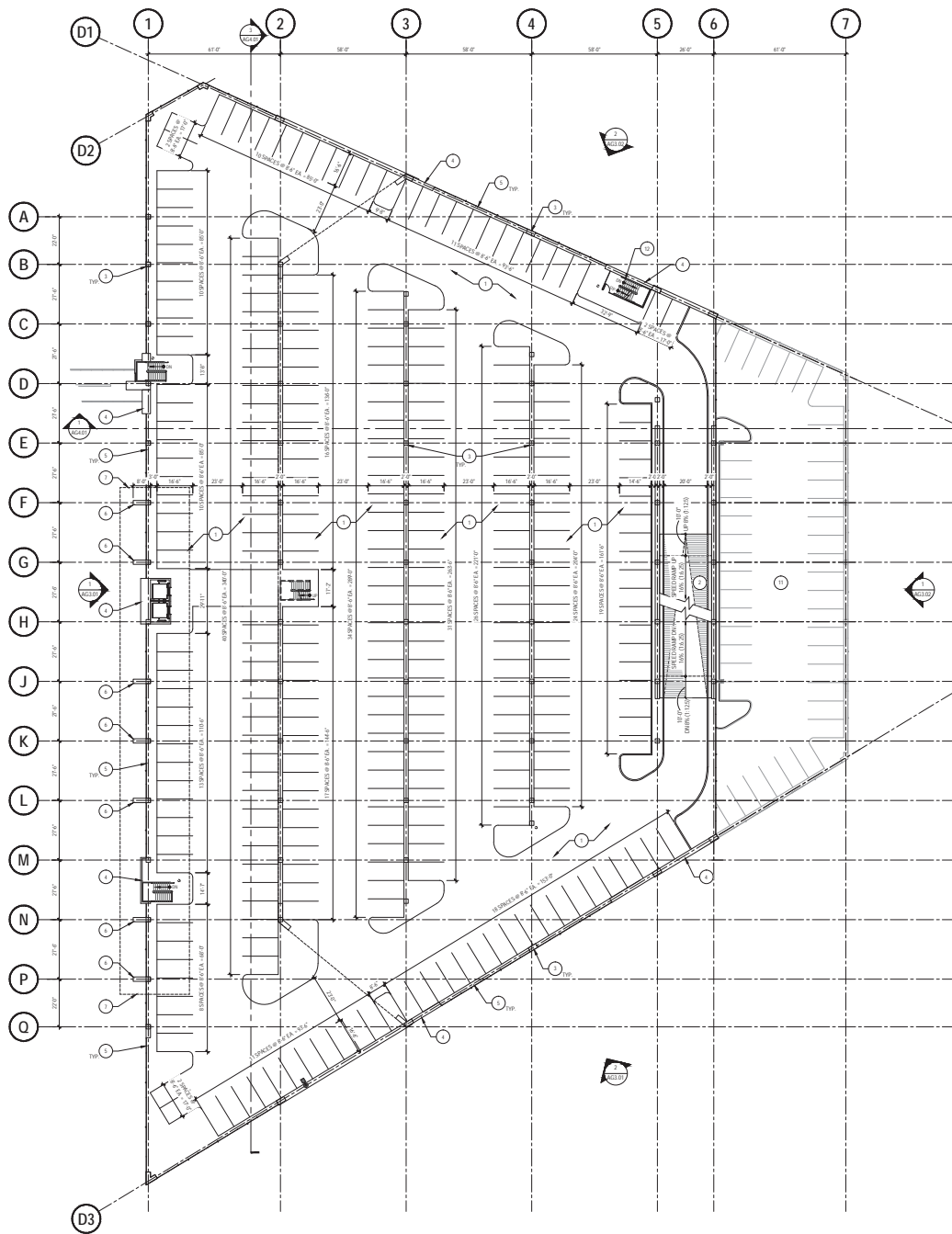
0 10 20 30
SCALE: 3/4" = 1'-0"

B35

THIRD LEVEL GARAGE FLOOR PLAN

SCALE: 3/4" = 1'-0"





GARAGE PARKING ANALYSIS

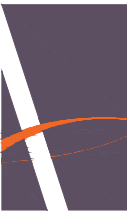
GARAGE PARKING PROVIDED	
FIRST LEVEL	324 SPACES
STANDARD PARKING PROVIDED	12 SPACES
ACCESSIBLE PARKING PROVIDED	4 SPACES
SECOND LEVEL	357 SPACES
THIRD LEVEL	357 SPACES
FOURTH LEVEL	357 SPACES
FIFTH LEVEL	200 SPACES
TOTAL PARKING PROVIDED	1,594 SPACES

AUTOMOBILE PARKING STALL DIMENSIONS (PARKING STALLS AND DRIVEWAY DESIGN GUIDELINES)

STALL TYPE	WIDTH	DEPTH	ANGLE	COMPLIANT
UNREST	8' 6"	16' 0"	20' 0"	YES

KEY NOTES

- 1 TYPICAL PARKING STALL AND DRIVE AISLE: SEE DETAIL 8/1 AT 11
- 2 SPEED RAMP WITH MAX. 16% SLOPE
- 3 CONCRETE COLUMN
- 4 CONCRETE WALL WITH REVEALS
- 5 GUARDRAIL
- 6 CONCRETE PIER
- 7 LINE OF CANOPY ABOVE - SHOWN DASHED
- 8 4" CONCRETE CURB
- 9 NOT USED
- 10 OPEN AIR BRIDGE CONNECTION TO OFFICE BUILDING
- 11 PARKING STRUCTURE LEVEL BELOW
- 12 ENCLOSED EGRESS ONLY STAIR
- 13 WOVEN WIRE VEHICLE SCREEN
- 14 BICYCLE STORAGE ENCLOSURE WITH ZERO-HIGH EFFICIENCY BIKE FILES OR APPROVED EQUIVALENT



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DATE: 10.12.17
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DESCRIPTION:
PLANNING APPLICATION
PLANNING SUBMITTAL

FOURTH LEVEL GARAGE
FLOOR PLAN

AG2.14

PROJECT NO: 164152.00

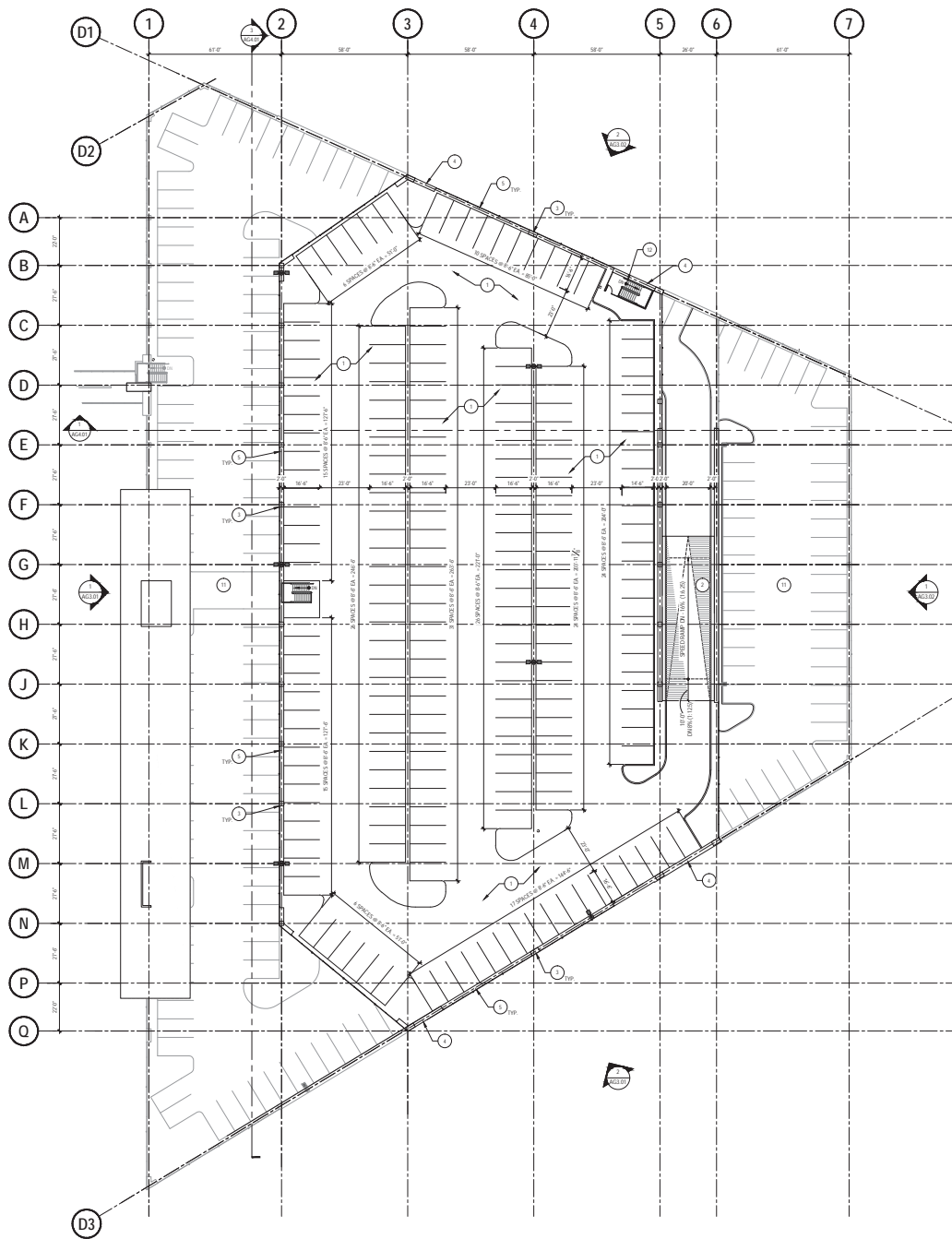
FOURTH LEVEL GARAGE FLOOR PLAN

SCALE: 3/4" = 1' 0"



0 10 20 30
SCALE: 3/4" = 1' 0"

B36



GARAGE PARKING ANALYSIS

GARAGE PARKING PROVIDED		
FIRST LEVEL	STANDARD PARKING PROVIDED	324 SPACES
	ACCESSIBLE PARKING PROVIDED	12 SPACES
	WAV ACCESSIBLE PARKING PROVIDED	4 SPACES
SECOND LEVEL		337 SPACES
THIRD LEVEL		337 SPACES
FOURTH LEVEL		385 SPACES
FIFTH LEVEL		200 SPACES
TOTAL PARKING PROVIDED		1,584 SPACES

AUTOMOBILE PARKING STALL DIMENSIONS (PARKING STALLS AND DRIVEWAY DESIGN GUIDELINES)				
STALL TYPE	WIDTH	DEPTH	ANGLE	COMPLIANT
UNSTALL	8' 6"	16' 6"	20°	YES

KEY NOTES

- 1 TYPICAL PARKING STALL AND DRIVE ASSE: SEE DETAIL 8/1 AT 11
- 2 SPEED RAMP WITH MAX. 16% SLOPE
- 3 CONCRETE COLUMN
- 4 CONCRETE WALL WITH REVEALS
- 5 GUARDRAIL
- 6 CONCRETE PIER
- 7 LINE OF CANOPY ABOVE - SHOWN DASHED
- 8 4" CONCRETE CURB
- 9 NOT USED
- 10 OPEN AIR BRIDGE CONNECTION TO OFFICE BUILDING
- 11 PARKING STRUCTURE LEVEL BELOW
- 12 ENCLOSED EGRESS ONLY STAIR
- 13 WOVEN WIRE VEHICLE SCREEN
- 14 BICYCLE STORAGE ENCLOSURE WITH ZERO-HIGH EFFICIENCY BIKE FILES OR APPROVED EQUIVALENT



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DATE: 10.12.17
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DESCRIPTION: PLANNING APPLICATION
PLANNING SUBMITTAL

FIFTH LEVEL GARAGE
FLOOR PLAN

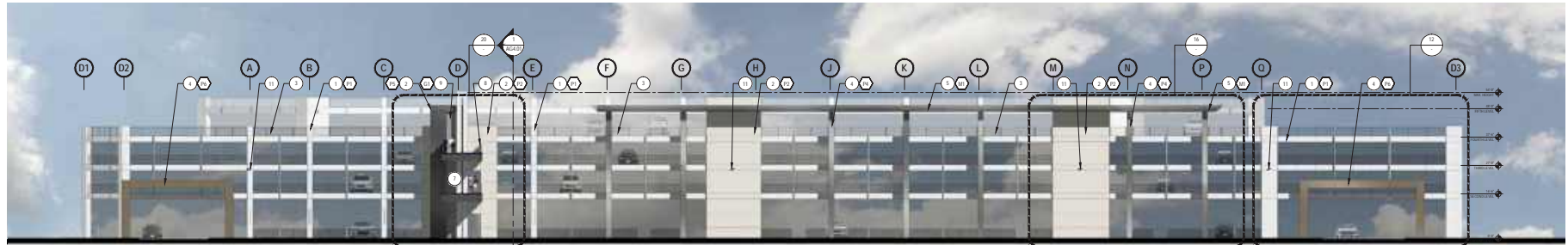
AG2.15

PROJECT NO: 164152.00

FIFTH LEVEL GARAGE FLOOR PLAN

SCALE: 3/4" = 1'-0"

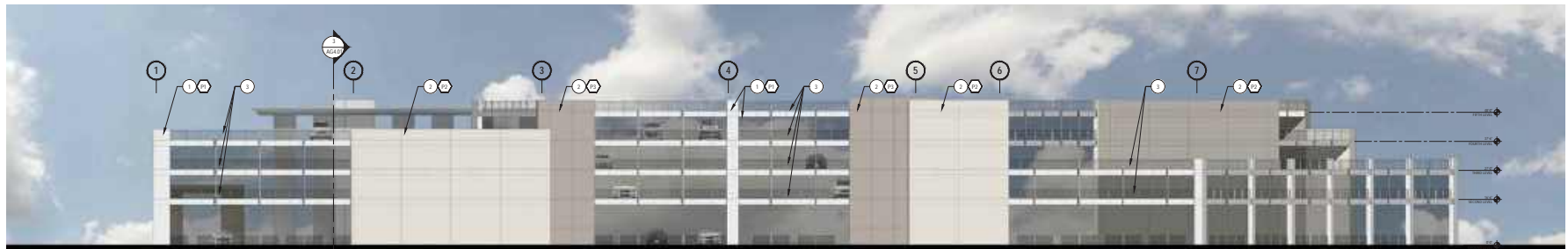




WEST ELEVATION

SCALE: 1/16" = 1'-0"

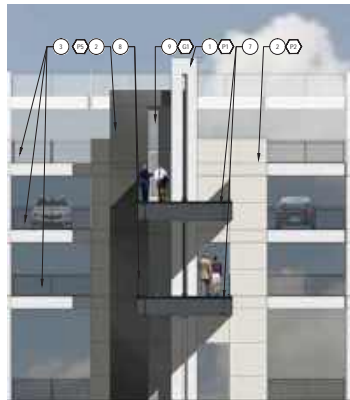
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SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

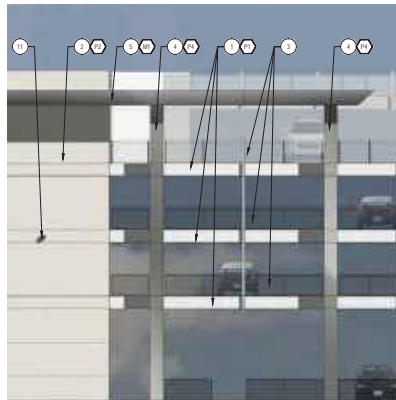
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ENLARGED BRIDGE
SECTION / ELEVATION

SCALE: 1/8" = 1'-0"

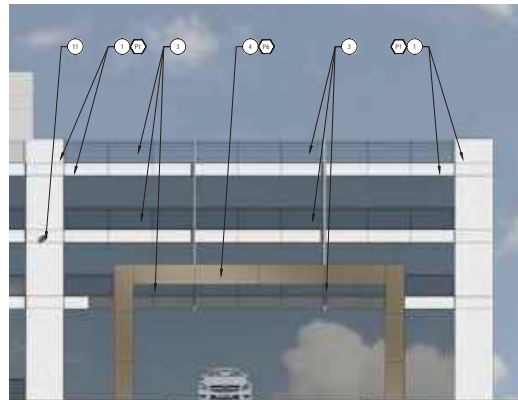
20



ENLARGED CANOPY AND
ELEVATOR TOWER ELEVATION

SCALE: 1/8" = 1'-0"

16



ENLARGED GARAGE ENTRY ELEVATION

SCALE: 1/8" = 1'-0"

12

KEY NOTES

- 1 CONCRETE COLUMN AND SLAB
- 2 CONCRETE WALL WITH REVEALS
- 3 CABLE GUARDRAIL
- 4 CONCRETE PIER
- 5 ALUMINUM COMPOSITE METAL CANOPY
- 6 NOT USED
- 7 OPEN AIR BRIDGE CONNECTION TO OFFICE BUILDING
- 8 TEMPERED GLAZING GUARDRAIL, TREATED WITH BRO SAFE GLASS FINIT TO MATCH EXISTING BUILDINGS
- 9 1" INSULATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN ALUMINUM FINISHES WITH BUTT GLAZED HORIZONTAL AND VERTICAL MULLIONS
- 10 SPEED RAMP WITH MAX. 14% SLOPE
- 11 WALL MOUNTED LIGHT FIXTURE, SEE A1-02

FINISH LEGEND

<p>GLAZING:</p> <p>MANUFACTURER: VIBACON</p> <p>COLOR: LOW TINT</p>	<p>PAINT COLOR TO MATCH:</p> <p>MANUFACTURER: DUNN EDWARDS</p> <p>COLOR: DEWITS CASTLEBROOK</p> <p>FINISH: TEX-COTE SAND</p>
<p>ALUMINUM COMPOSITE METAL PANEL TO MATCH:</p> <p>MANUFACTURER: CITADEL</p> <p>SERIES: ENVELOPE 2000</p> <p>FINISH: QUARTZ ZINC NATURAL METALS</p>	<p>PAINT COLOR TO MATCH:</p> <p>MANUFACTURER: DUNN EDWARDS</p> <p>COLOR: DEWITS CASTLEBROOK</p> <p>FINISH: TEX-COTE SAND</p>
<p>PAINT COLOR TO MATCH:</p> <p>MANUFACTURER: DUNN EDWARDS</p> <p>COLOR: DESIGN MARCH</p> <p>FINISH: TEX-COTE FINE</p>	<p>PAINT COLOR TO MATCH:</p> <p>MANUFACTURER: DUNN EDWARDS</p> <p>COLOR: DEWITS CASTLEBROOK</p> <p>FINISH: TEX-COTE SAND</p>
<p>PAINT COLOR TO MATCH:</p> <p>MANUFACTURER: DUNN EDWARDS</p> <p>COLOR: DECT74 SHADY</p> <p>FINISH: TEX-COTE FINE</p>	<p>PAINT COLOR TO MATCH:</p> <p>MANUFACTURER: DUNN EDWARDS</p> <p>COLOR: DECT74 SHADY</p> <p>FINISH: TEX-COTE FINE</p>
<p>PAINT COLOR TO MATCH:</p> <p>MANUFACTURER: DUNN EDWARDS</p> <p>COLOR: DECT74 SHADY</p> <p>FINISH: TEX-COTE FINE</p>	<p>PAINT COLOR TO MATCH:</p> <p>MANUFACTURER: DUNN EDWARDS</p> <p>COLOR: DECT74 SHADY</p> <p>FINISH: TEX-COTE FINE</p>

*GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION



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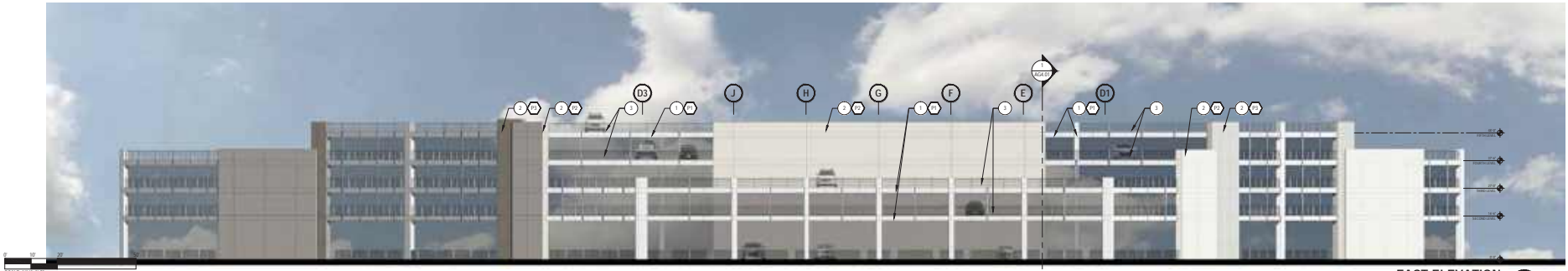
A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH BUILDING 3
MENLO PARK, CA 94052

DATE: 10.12.17
10.16.18
DESCRIPTION: PLANNING APPLICATION
PLANNING RESUBMITTAL

GARAGE EXTERIOR ELEVATIONS

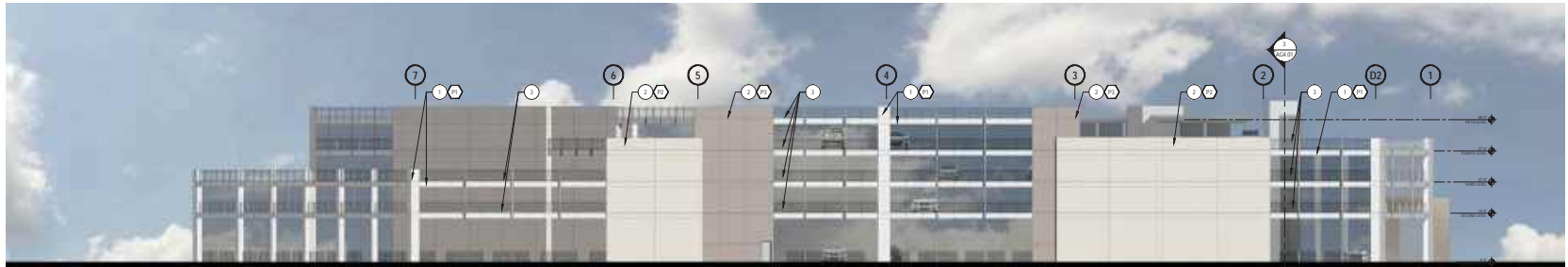
AG3.01

PROJECT NO. 164152.00



EAST ELEVATION 1

SCALE: 1/16" = 1'-0"



NORTH ELEVATION 2

SCALE: 1/16" = 1'-0"

KEY NOTES

- 1 CONCRETE COLUMN AND SLAB
- 2 CONCRETE WALL WITH REVEALS
- 3 CABLE GUARDRAIL
- 4 CONCRETE PIER
- 5 ALUMINUM COMPOSITE METAL CANOPY
- 6 NOT USED
- 7 OPEN AIR BRIDGE CONNECTION TO OFFICE BUILDING
- 8 TEMPERED GLAZING GUARDRAIL, TREATED WITH BRID SAFE GLASS FIRST TO MATCH EXISTING BUILDINGS
- 9 INSULATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED HORIZONTAL AND VERTICAL MULLIONS
- 10 SPEED RAMP WITH MAX. 14% SLOPE
- 11 WALL MOUNTED LIGHT FIXTURE, SEE A1-02

FINISH LEGEND

W	GLAZING: MANUFACTURER: VIBACON COLOR: LOW TINT	M	PAINT COLOR TO MATCH MANUFACTURER: DUNN EDWARDS COLOR: DEWITS CASTLEBROOK FINISH: TEX-COTE SAND
W	ALUMINUM COMPOSITE METAL PANEL TO MATCH MANUFACTURER: CITADEL SERIES: ENVELOPE 2000 FINISH: QUARTZ ZINC NATURAL METALS	PS	PAINT COLOR TO MATCH MANUFACTURER: DUNN EDWARDS COLOR: DEWITS LEGENDARY GREY FINISH: TEX-COTE SAND
PS	PAINT COLOR TO MATCH MANUFACTURER: DUNN EDWARDS COLOR: DEWITS RAMPOR FINISH: TEX-COTE FINE	PS	PAINT COLOR TO MATCH MANUFACTURER: DUNN EDWARDS COLOR: DEWITS WOODEN PEG FINISH: TEX-COTE SAND
P2	PAINT COLOR TO MATCH MANUFACTURER: DUNN EDWARDS COLOR: DECT74 SHADY FINISH: TEX-COTE FINE	<small>* GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON IT. INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION</small>	
PS	PAINT COLOR TO MATCH MANUFACTURER: DUNN EDWARDS COLOR: DECT70 SHIPYING FINISH: TEX-COTE FINE		



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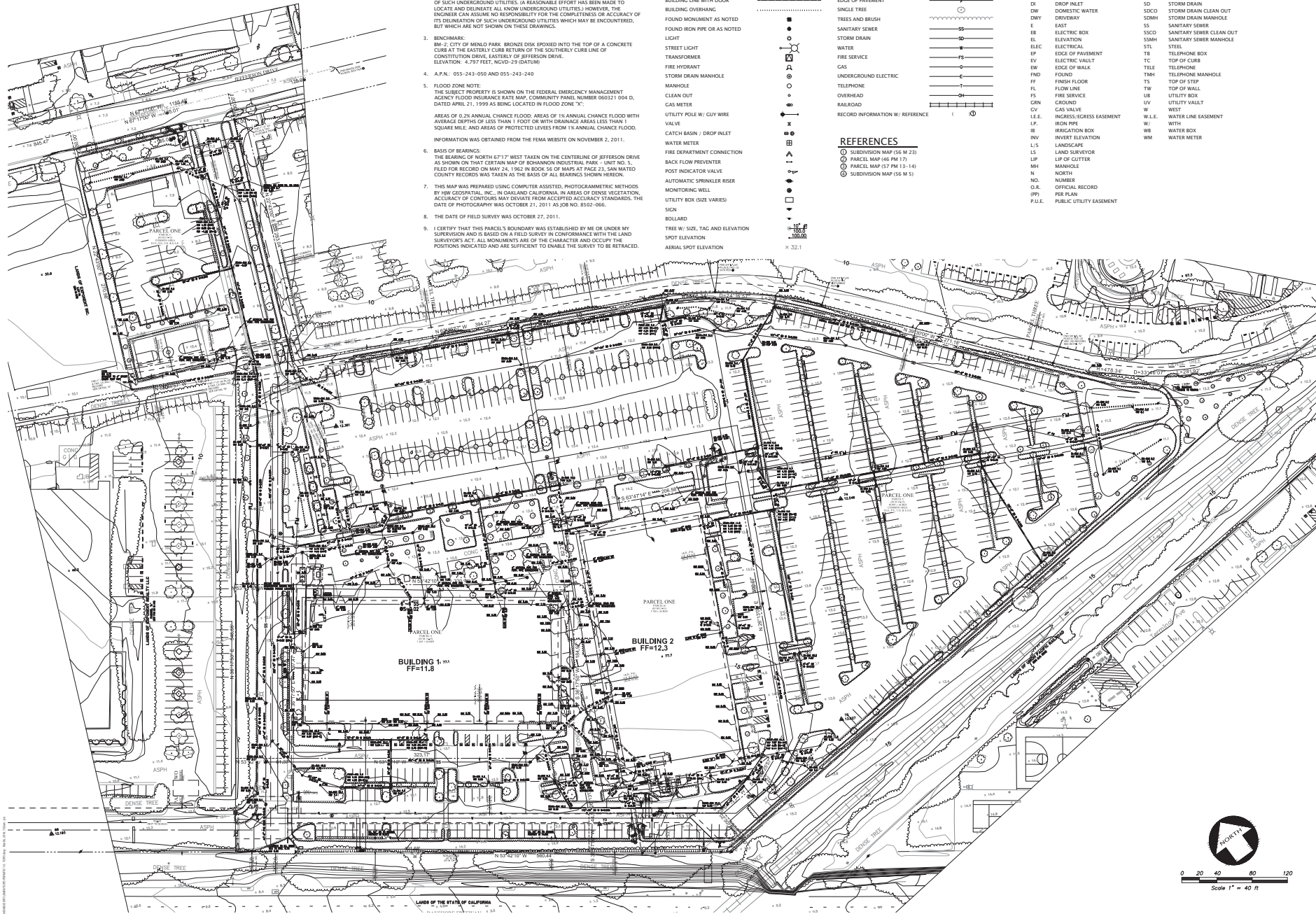
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In Association with:

A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL

GARAGE EXTERIOR ELEVATIONS

AG3.02
PROJECT NO. 164152.00



NOTES

- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN TWO PRELIMINARY TITLE REPORTS, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ONE DATED SEPTEMBER 28, 2011 AND UPDATED TO OCTOBER 21, 2011, ORDER NO. NC5-903396-SC AND THE OTHER DATED JULY 7, 2011 AND UPDATED & REVISED AUGUST 10, 2011 ORDER NO. NC5-497571-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- THE TYPES, LOCATIONS, SIZES AND OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC AND BOUNDARY SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES; HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- BENCHMARK: BM-2: CITY OF MENLO PARK BRONZE DISK EMBEDDED INTO THE TOP OF A CONCRETE CURB AT THE EASTLY CURB RETURN OF THE SOUTHERLY CURB LINE OF CONSTITUTION DRIVE, EASTLY OF JEFFERSON DRIVE. ELEVATION: 4.797 FEET, NGVD-29 DATUM.
- A.P.N.: 055-243-050 AND 055-243-240
- FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 960321 004 D, DATED APRIL 21, 1999 AS BEING LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD. INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE ON NOVEMBER 2, 2011.
- BASIS OF BEARINGS: THE BEARING OF NORTH 67°17' WEST TAKEN ON THE CENTERLINE OF JEFFERSON DRIVE AS SHOWN ON THAT CERTAIN MAP OF BONANNON INDUSTRIAL PARK, UNIT NO. 5, FILED FOR RECORD ON MAY 24, 1962 IN BOOK 56 OF MAPS AT PAGE 23, SAN MATEO COUNTY RECORDS WAS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- THIS MAP WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY NEW GEOSPATIAL, INC., IN OAKLAND CALIFORNIA, IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOUR MAPS ACCEPTED BY ACCURACY STANDARDS, THE DATE OF PHOTOGRAPHY WAS OCTOBER 21, 2011 AS JOB NO. 8502-066.
- THE DATE OF FIELD SURVEY WAS OCTOBER 27, 2011.
- I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYORS ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LEGEND

PROPERTY LINE	=====	CONTOUR	~~~~~
ADJACENT PROPERTY LINE	-----	INDEX CONTOUR	~~~~~
CONTINUING	=====	CURB	=====
NON-ACCESS	=====	CURB & CUTTER	=====
BUILDING SETBACK LINE	=====	CONCRETE	=====
APPROX. FLOOD ZONE BOUNDARY	=====	CENTERLINE	=====
EASEMENT	=====	CO	=====
BUILDING LINE WITH DOOR	=====	CLEAR OUT TO GRADE	=====
BUILDING OVERLAP	=====	COMM	=====
FOUND MONUMENT AS NOTED	●	DI	=====
FOUND IRON PIPE OR AS NOTED	○	DW	=====
LIGHT	⊙	DWY	=====
STREET LIGHT	⊙	E	=====
TRANSFORMER	⊙	EB	=====
FIRE HYDRANT	⊙	EL	=====
STORM DRAIN MANHOLE	⊙	ELEC	=====
MANHOLE	⊙	EP	=====
CLEAN OUT	⊙	EV	=====
GAS METER	⊙	EW	=====
UTILITY POLE W/ GUY WIRE	⊙	FND	=====
VALVE	⊙	FF	=====
CATCH BASIN / DROP INLET	⊙	FL	=====
WATER METER	⊙	FS	=====
FIRE DEPARTMENT CONNECTION	⊙	FS	=====
BACK FLOW PREVENTER	⊙	GRN	=====
POST INDICATOR VALVE	⊙	I.E.	=====
AUTOMATIC SPRINKLER RISER	⊙	INCRESS/EGRESS EASEMENT	=====
MONITORING WELL	⊙	IP	=====
UTILITY BOX (SIZE Varies)	⊙	IR	=====
SICK	⊙	INV	=====
BOLLARD	⊙	L/S	=====
TREE W/ SIZE, TAG AND ELEVATION	⊙	LS	=====
SPOT ELEVATION	⊙	LIP	=====
AERIAL SPOT ELEVATION	⊙	LI	=====

REFERENCES

- ① SUBDIVISION MAP (26 M 23)
- ② PARCEL MAP (46 PM 17)
- ③ PARCEL MAP (57 PM 13-14)
- ④ SUBDIVISION MAP (58 M 5)

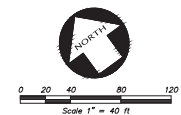
ABBREVIATIONS

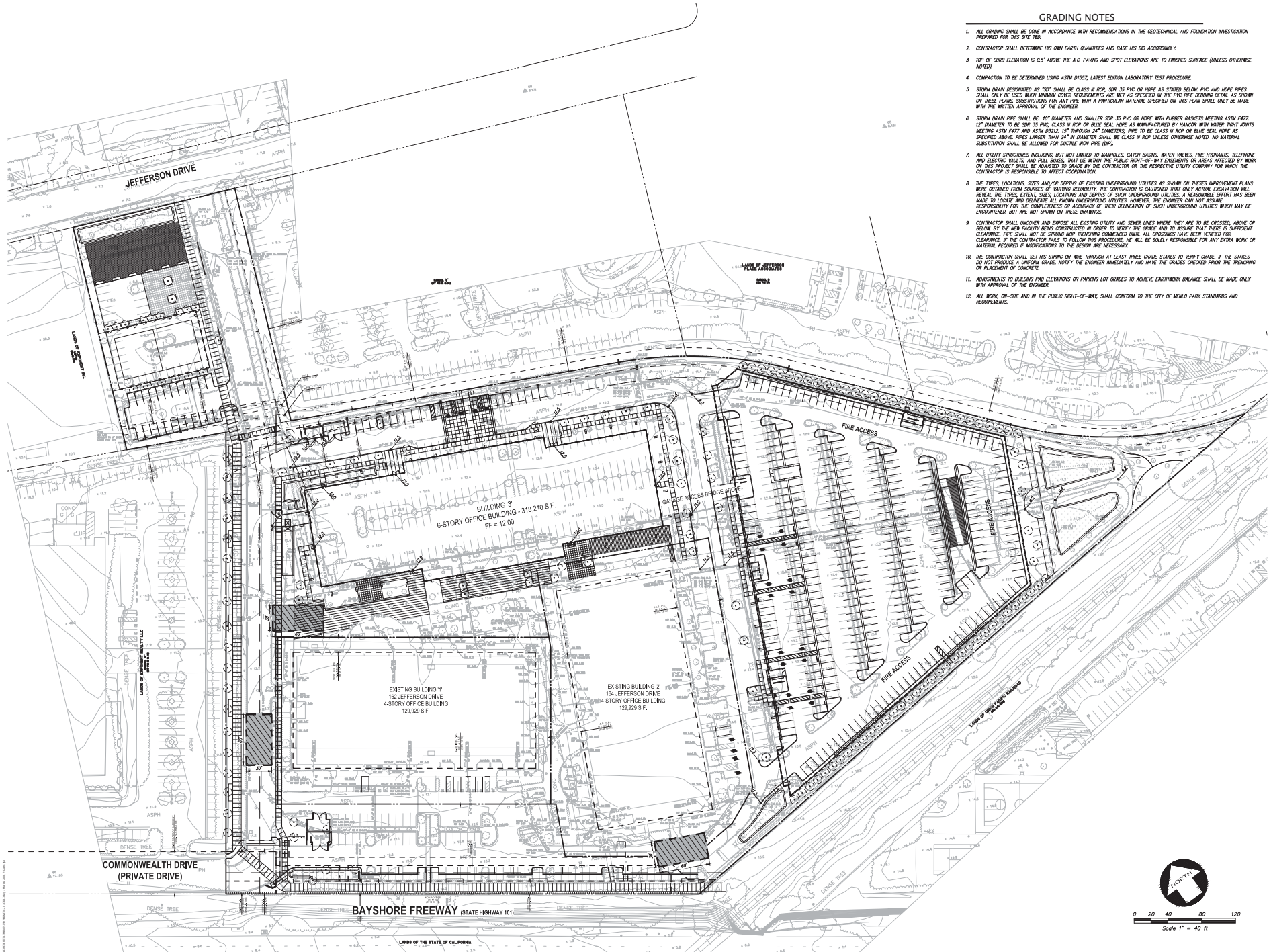
AC	ASPHALTIC CONCRETE	PM	PARCEL MAP
ACP	ASBESTOS CEMENT PIPE	PV	PAVEMENT
BFP	BACK FLOW PREVENTER	R	RADIAL
BS	BOTTOM OF STEP	R.R.E.	RAIL ROAD EASEMENT
CAB	CABINET	RCF	REINFORCED CONCRETE PIPE
CB	CATCH BASIN	RM	RIM ELEVATION
CL	CAST IRON PIPE	RWL	RAIN WATER LEADER
CL	CENTERLINE	S	SOUTH
CO	CLEAR OUT TO GRADE	S.D.E.	STORM DRAIN EASEMENT
COMM	COMMUNICATIONS	S.S.E.	SANITARY SEWER EASEMENT
DI	DROP INLET	SD	STORM DRAIN
DW	DOMESTIC WATER	SDCO	STORM DRAIN CLEAN OUT
DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
E	EAST	SS	SANITARY SEWER
EB	ELECTRIC BOX	SSCO	SANITARY SEWER CLEAN OUT
EL	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRICAL	STL	STEEL
EP	EDGE OF PAVEMENT	TEL	TELEPHONE BOX
EV	ELECTRIC VALVE	TC	TOP OF CURB
EW	EDGE OF WALK	TEL	TELEPHONE
FND	FOUND	TMH	TELEPHONE MANHOLE
FF	FINISH FLOOR	TS	TOP OF STEP
FL	FLOW LINE	TW	TOP OF WALL
FS	FIRE SERVICE	UB	UTILITY BOX
GRN	GROUND	UV	UTILITY VAULT
CV	GAS VALVE	W	WEST
I.E.	INCRESS/EGRESS EASEMENT	W.L.E.	WATER LINE EASEMENT
IP	IRON PIPE	W	WITH
IR	IRRIGATION BOX	WB	WATER BOX
INV	INVERT ELEVATION	WM	WATER METER
L/S	LANDSCAPE		
LS	LAND SURVEYOR		
LIP	LIP OF CUTTER		
LI	LAND		
N	NORTH		
NO.	NUMBER		
O.R.	OFFICIAL RECORD		
PP	PER PLAN		
P.U.E.	PUBLIC UTILITY EASEMENT		

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A Planning Application for:
The **SOBRATO** Organization
COMMONWEALTH BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
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GRADING NOTES

1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL AND FOUNDATION INVESTIGATION PREPARED FOR THIS SITE. TWO.
2. CONTRACTOR SHALL DETERMINE HIS OWN EARTH QUANTITIES AND BASE HIS BID ACCORDINGLY.
3. TOP OF CURB ELEVATION IS 0.5' ABOVE THE A.C. PAVING AND SPOT ELEVATIONS ARE TO FINISHED SURFACE (UNLESS OTHERWISE NOTED).
4. COMPACTION TO BE DETERMINED USING ASTM D1557, LATEST EDITION LABORATORY TEST PROCEDURE.
5. STORM DRAIN DESIGNATED AS "SD" SHALL BE CLASS B RCP, SD# 35 PVC OR HDPE AS STATED BELOW. PVC AND HDPE PIPES SHALL ONLY BE USED WHEN MINIMUM COVER REQUIREMENTS ARE MET AS SPECIFIED IN THE PVC PIPE SELECTION DETAIL AS SHOWN ON THESE PLANS. SUBSTITUTIONS FOR ANY PIPE WITH A PARTICULAR MATERIAL SPECIFIED ON THIS PLAN SHALL ONLY BE MADE WITH THE WRITTEN APPROVAL OF THE ENGINEER.
6. STORM DRAIN PIPE SHALL BE: 10" DIAMETER AND SMALLER SD# 35 PVC OR HDPE WITH RUBBER GASKETS MEETING ASTM F477, 12" DIAMETER TO BE SD# 35 PVC, CLASS B RCP OR BLUE SEAL HDPE AS MANUFACTURED BY HANCOCK WITH WATER TIGHT JOINTS MEETING ASTM F477 AND ASTM D3212. 15" THROUGH 24" DIAMETERS: PIPE TO BE CLASS B RCP OR BLUE SEAL HDPE AS SPECIFIED ABOVE. PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS B RCP UNLESS OTHERWISE NOTED. NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE (DIP).
7. ALL UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VALVES, AND RAIL BOXES, THAT LIE WITHIN THE PUBLIC RIGHT-OF-WAY EXISTING OR AREAS AFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY FOR WHICH THE CONTRACTOR IS RESPONSIBLE TO AFFECT COORDINATION.
8. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN NOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THEIR DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE UNIDENTIFIED, BUT ARE NOT SHOWN ON THESE DRAWINGS.
9. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED, ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPE SHALL NOT BE STRUNG NOW TRENCHING COMMANDER UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
10. THE CONTRACTOR SHALL SET HIS STAKES OR MARK THROUGH AT LEAST THREE GRADE STAKES TO VERIFY GRADE. IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR TO THE TRENCHING OR PLACEMENT OF CONCRETE.
11. ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
12. ALL WORK, ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE CITY OF MENLO PARK STANDARDS AND REQUIREMENTS.



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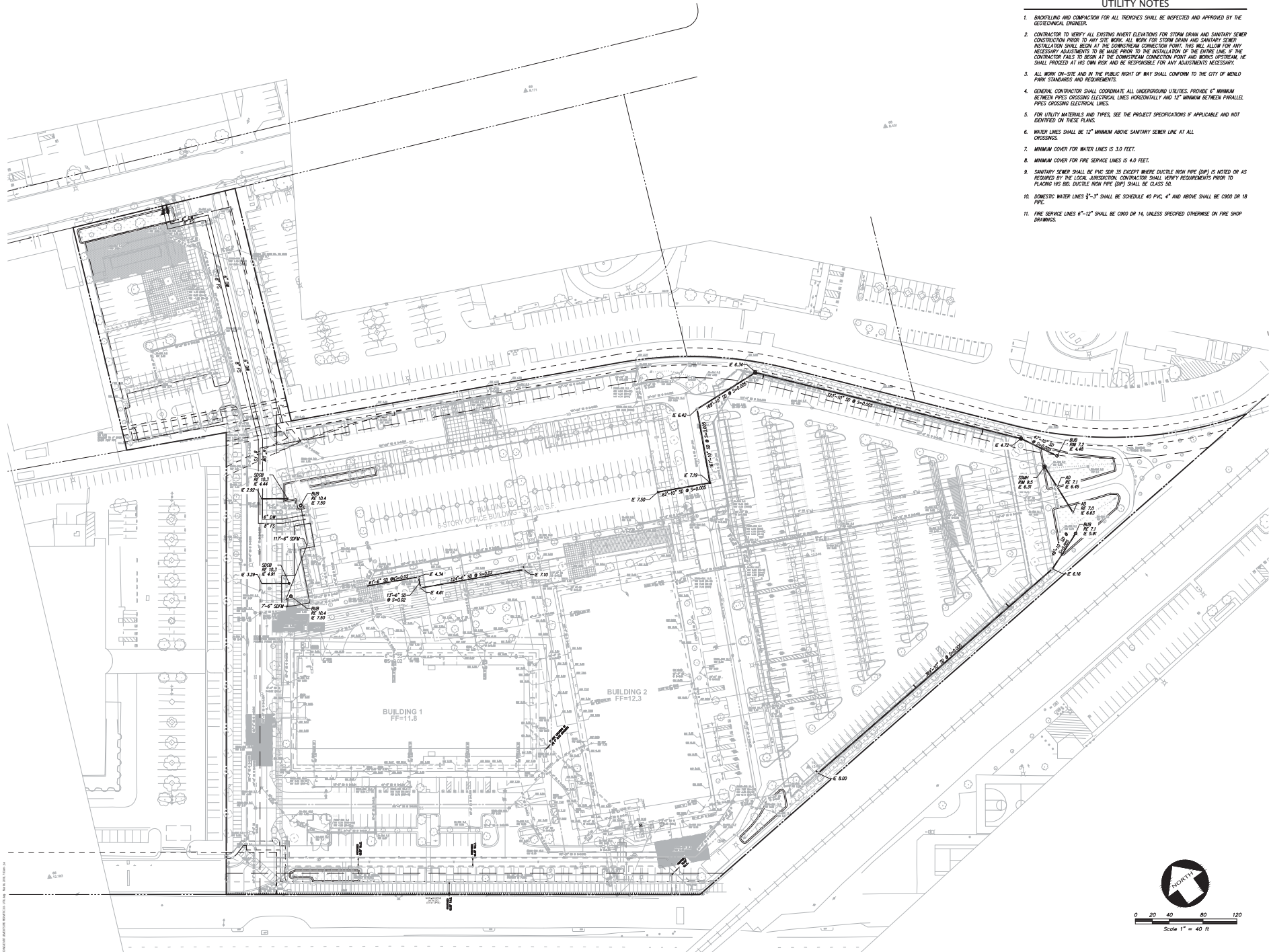
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A Planning Application for:
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COMMONWEALTH BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
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03.06.18	PLANNING RESUBMITTAL

PRELIMINARY
GRADING PLAN
C2.0

PROJECT NO. 164152.00



UTILITY NOTES

- BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE EXISTING LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF MENLO PARK STANDARDS AND REQUIREMENTS.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
- FOR UTILITY MATERIALS AND TYPES, SEE THE PROJECT SPECIFICATIONS IF APPLICABLE AND NOT IDENTIFIED ON THESE PLANS.
- WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
- MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
- MINIMUM COVER FOR FIRE SERVICE LINES IS 4.0 FEET.
- SANITARY SEWER SHALL BE PVC SDR 35 EXCEPT WHERE DUCTILE IRON PIPE (DIP) IS NOTED OR AS REQUIRED BY THE LOCAL JURISDICTION. CONTRACTOR SHALL VERIFY REQUIREMENTS PRIOR TO PLACING HIS BID. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 50.
- DOMESTIC WATER LINES 8"-12" SHALL BE SCHEDULE 40 PVC, 4" AND ABOVE SHALL BE C900 DR 18 PIPE.
- FIRE SERVICE LINES 6"-12" SHALL BE C900 DR 14, UNLESS SPECIFIED OTHERWISE ON FIRE SHOP DRAWINGS.



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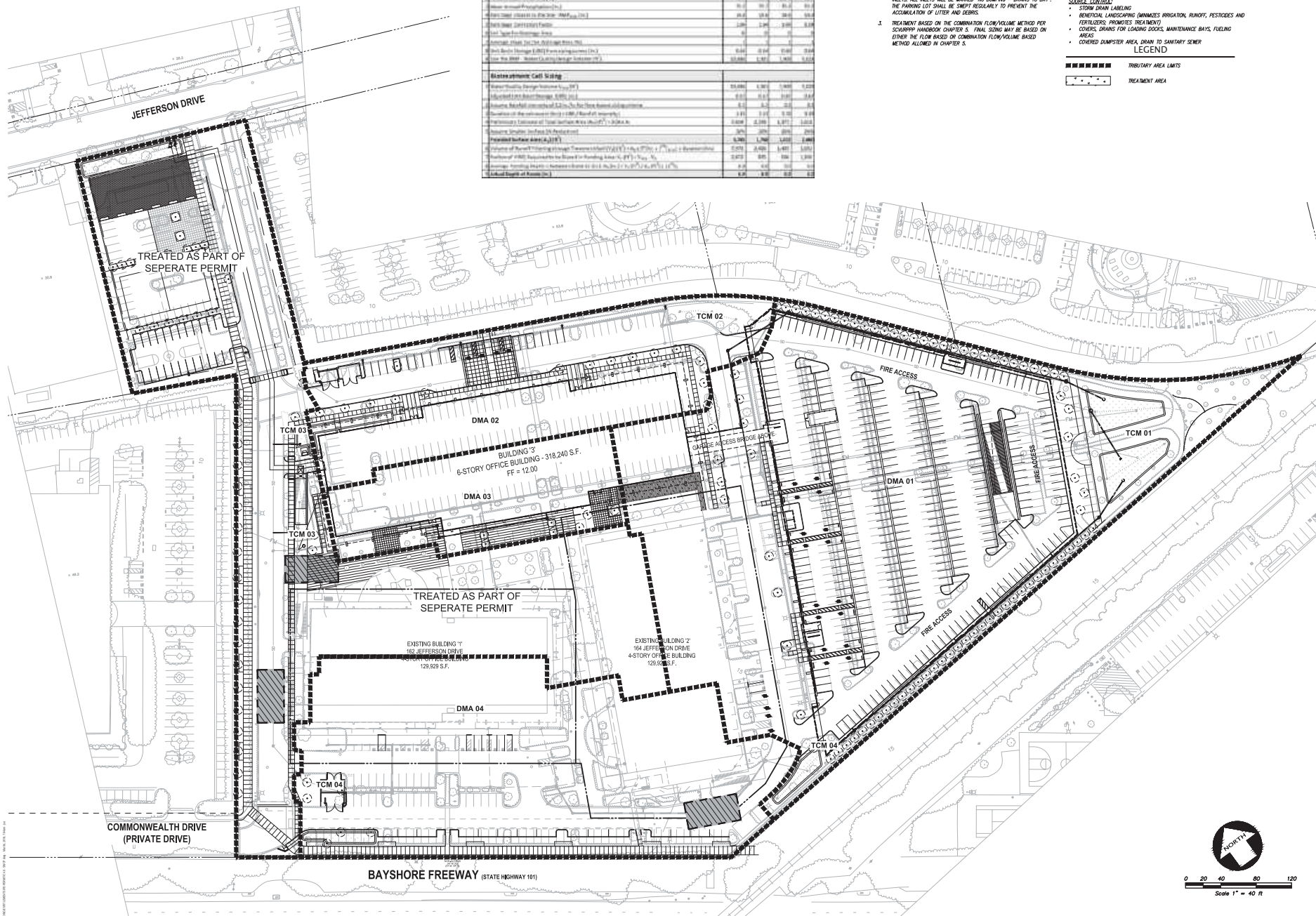
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PRELIMINARY
UTILITY PLAN
C3.0

PROJECT NO. 164152.00

[illegible]

STORMWATER CONTROL NOTES

1. THE EXISTING SITE SOILS CONSIST OF CLAY (TYPE C AND D) SOILS.
2. POTENTIAL POLLUTANTS INCLUDE MOTOR VEHICLE LUBRICANTS, COOLANTS, DISC BRAKE DUST, LITTER AND DEBRIS. POLLUTANT SOURCE AREAS INCLUDE THE ASPHALT CONCRETE PAVING LOT AND DRIVE. ALONG THE ROOF OF THE BUILDING, AND THE SITE, STEEP DRAIN INLETS, ALL INLETS WILL BE MARKED "NO DUMPING - DRAINS TO BAY". THE PARKING LOT SHALL BE SWEEP REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.
3. TREATMENT BASED ON THE COMBINATION FLOW/VOLUME METHOD PER SCORPION HANDBOOK CHAPTER 5. FINAL SIZING MAY BE BASED ON EITHER THE FLOW BASED OR COMBINATION FLOW/VOLUME BASED METHOD ALLOWED IN CHAPTER 5.

SOURCE CONTROL & SITE DESIGN MEASURES

SITE DESIGN:

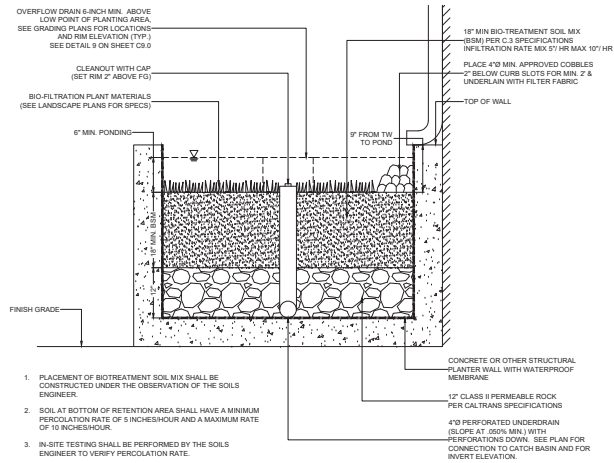
- DISCONNECT DOWNSPOUTS
- MINIMIZE LAND DISTURBANCE
- MINIMIZE IMPERVIOUS SURFACE
- PRESERVE OPEN SPACE

SOURCE CONTROL:

- STORM DRAIN LABELING
- BENEFICIAL LANDSCAPING (MINIMIZES IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES TREATMENT)
- COVERS, DRAINS FOR LOADING DOCKS, MAINTENANCE BAYS, FUELING AREAS

LEGEND

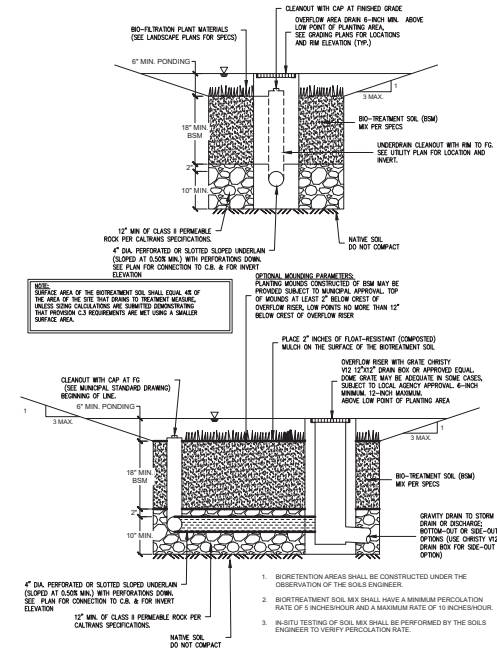
- 
 TRIBUTARY AREA LIMITS
 TREATMENT AREA



FLOW THROUGH PLANTER

NOT TO SCALE

02



BIOTREATMENT POND

NOT TO SCALE

01



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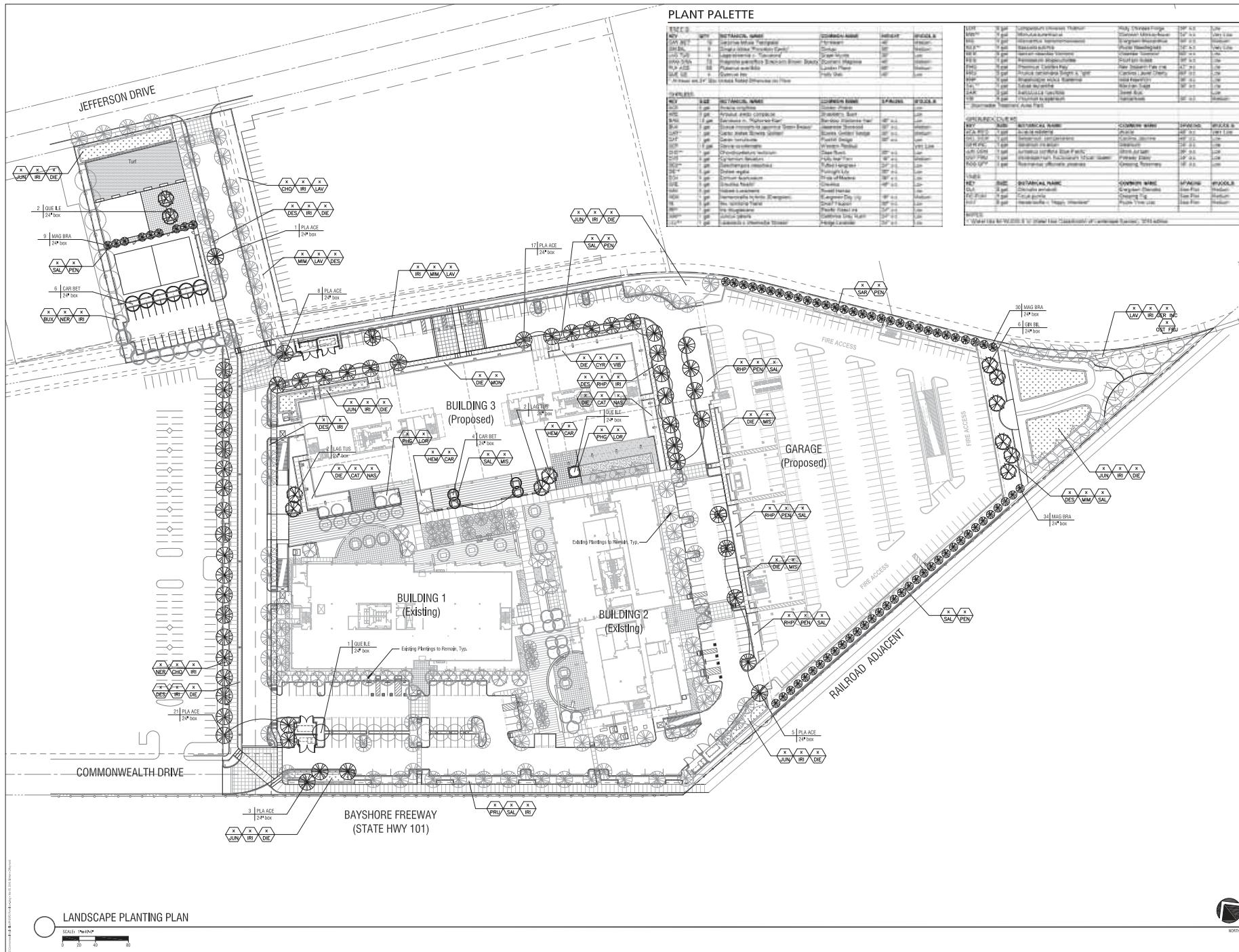
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MENLO PARK, CA 94052

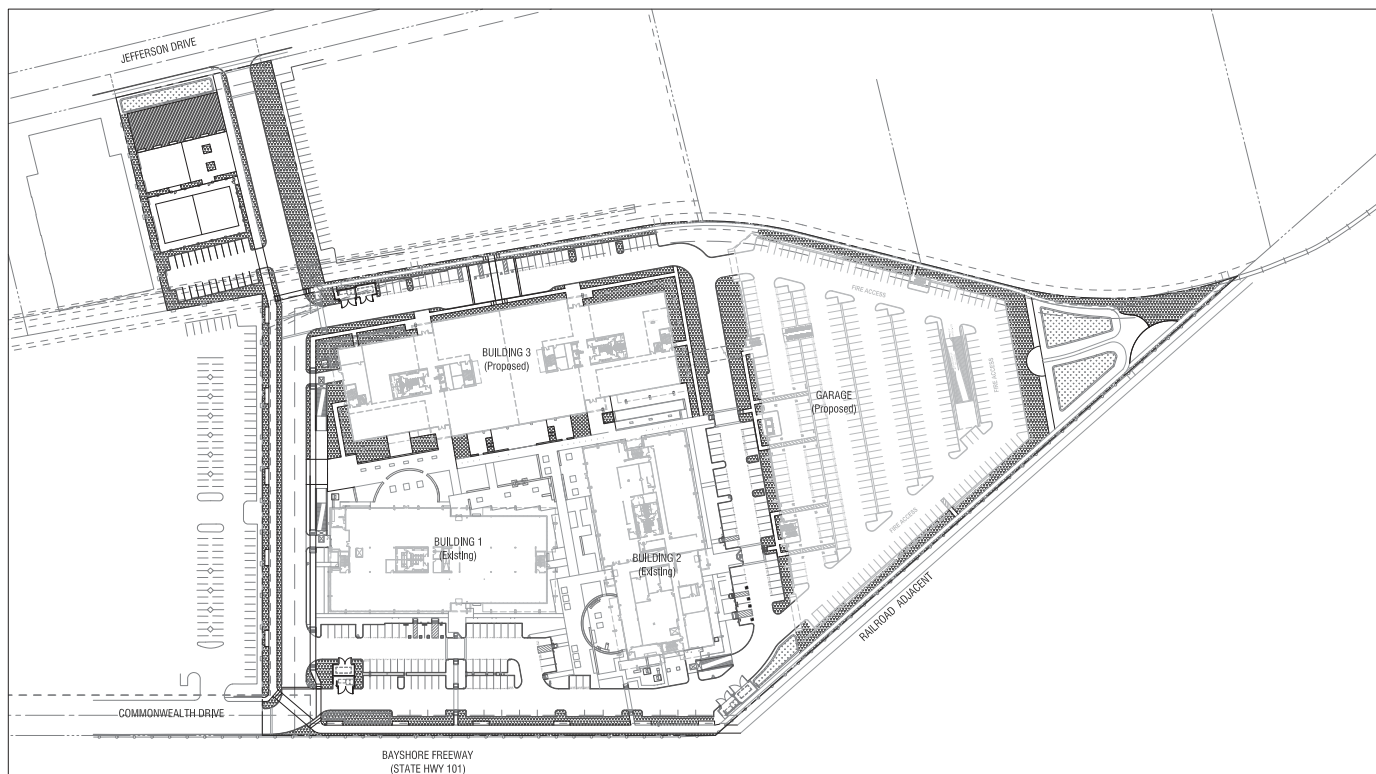
DATE: 10.12.17
10.16.18

DESCRIPTION:
PLANNING APPLICATION
PLANNING RESUBMITTAL

STORMWATER
CONTROL
DETAILS
C4.1

PROJECT NO. 164152.00





IRRIGATION HYDROZONE PLAN



A Planning Application for:
SOBRATO
COMMONWEALTH: BUILDING
MENLO PARK, CA 94052

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTA

**Irigaboin
Hydrozone
Plan**

L5.01

PROJECT NO: 164152.00

RESOLUTION NO. 6360**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK APPROVING THE COMMUNITY AMENITIES LIST DEVELOPED THROUGH THE CONNECTMENLO PROCESS**

WHEREAS, the City of Menlo Park recently updated the Housing, Open Space and Conservation, and Safety Elements of the General Plan; and

WHEREAS, the Land Use and Circulation Elements of the General Plan have not been updated since 1994 and the City desires to complete the next phase in its update of the General Plan; and

WHEREAS, in December 2014, the City Council adopted the guiding principles for the ConnectMenlo General Plan Update, which were crafted through a rigorous community outreach and engagement process; and

WHEREAS, subsequent to the adoption of the guiding principles, the City embarked on a multi-year process to update the Land Use and Circulation Elements of the General Plan known as ConnectMenlo; and

WHEREAS, the ConnectMenlo General Plan and M-2 Zoning Update included over 60 organized events including workshops and open houses, mobile tours of the City of Menlo Park and nearby communities, informational symposia, stakeholder interviews, focus groups, recommendations by a General Plan Advisory Committee composed of City commissioners, elected officials, and community members, and consideration by the Planning Commission and City Council at public meetings; and

WHEREAS, the Land Use Element includes a policy and program for bonus level development in exchange for the provision of community amenities; and

WHEREAS, the O (Office), L-S (Life Sciences), and R-MU (Residential, Mixed Use) districts also allow the potential for bonus level development within specific areas defined by the zoning map where denoted by B (Bonus), in exchange for sufficient community amenities provided by the developer; and

WHEREAS, bonus level development allows a project to develop at a greater level of intensity with an increased floor area ratio, density, and/or increased height. There is a reasonable relationship between the increased density and/or intensity of development and the increased effects on the surrounding community. The required community amenities are intended to address identified community needs that result from the effect of the increased development intensity on the surrounding community. The value of the community amenities is a generally applicable legislatively imposed formula; and

WHEREAS, the City developed the Community Amenities List, attached hereto as Exhibit A, through an extensive public outreach and input process that included community members, including residents, property owners, and key stakeholders through outreach meetings, public meetings, GPAC meetings, and public hearings; and

WHEREAS, the Community Amenities List reflects the community's priority of benefits within the M-2 Area as identified through the community outreach and engagement process; and

WHEREAS, the City Council may amend the Community Amenities List from time to time by resolution to reflect potential changes in the community's priorities and desired amenities; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, an Environmental Impact Report was prepared for the project, which includes the bonus development potential and certified by the City Council on November 1, 2016, in accordance with the provisions of the California Environmental Quality Act and CEQA Guidelines. Findings and a statement of overriding considerations were adopted by the City Council on November 1, 2016 by Resolution No.; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the Planning Commission of the City of Menlo Park on October 19, 2016 and October 24, 2016 whereat all persons interested therein might appear and be heard; and

WHEREAS, the Planning Commission of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to recommend to the City Council of the City of Menlo Park to approve the Community Amenities List; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the City Council of the City of Menlo Park on November 15, 2016 and November 29, 2016 whereat all persons interested therein might appear and be heard; and

WHEREAS, the City Council of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to approve the Community Amenities List; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menlo Park hereby approves the Community amenities List, attached hereto as Exhibit A, incorporated herein by this reference.

I, Pamela Aguilar, City Clerk of Menlo Park, do hereby certify that the above and foregoing Council Resolution was duly and regularly passed and adopted at a meeting by said Council on the 29th day of November, 2016, by the following votes:

AYES: Carlton, Cline, Keith, Mueller, Ohtaki

NOES: None

ABSENT: None

ABSTAIN: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 29th day of November, 2016.



Pamela Aguilar, CMC
City Clerk

COMMUNITY AMENITY SURVEY RANKINGS

The following is a table of the community amenities that have been requested during the planning process; the categories and the amenities within each category are listed in order of how they were ranked by respondents at a community workshop on March 12, 2015 and in a survey that followed.

MARCH 12 WORKSHOP RANKING	ONLINE - REGISTERED RESPONDENTS	ONLINE - UNREGISTERED RESPONDENTS	PAPER - COLLECTED IN BELLE HAVEN	PAPER - MAILED IN	TOTAL SURVEYS COMBINED
22 RESPONSES	53 RESPONSES	26 RESPONSES	55 RESPONSES	60 RESPONSES	194 SURVEY RESPONSES
Transit and Transportation Improvements	Transit and Transportation Improvements	Transit and Transportation Improvements	Transit and Transportation Improvements	Transit and Transportation Improvements	Transit and Transportation Improvements
Sidewalks, lighting, and landscaping	Sidewalks, lighting, and landscaping	Sidewalks, lighting, and landscaping	Traffic-calming on neighborhood streets	Sidewalks, lighting, and landscaping	Sidewalks, lighting, and landscaping
Bike trails, paths or lanes	Bike trails, paths or lanes	Traffic-calming on neighborhood streets	Sidewalks, lighting, and landscaping	Traffic-calming on neighborhood streets	Traffic-calming on neighborhood streets
Dumbarton Rail	Traffic-calming on neighborhood streets	Bike trails, paths or lanes	Dumbarton Rail	Dumbarton Rail	Bike trails, paths or lanes
Traffic-calming on neighborhood streets	Dumbarton Rail	Dumbarton Rail	Innovative transportation solutions (i.e. personal rapid transit)	Bike trails, paths or lanes	Dumbarton Rail
Bus service and amenities	Bus service and amenities	Bus service and amenities	Bike trails, paths or lanes	Bus service and amenities	Innovative transportation solutions (i.e. personal rapid transit)
Innovative transportation solutions (i.e. personal rapid transit)	Innovative transportation solutions (i.e. personal rapid transit)	Innovative transportation solutions (i.e. personal rapid transit)	Bus service and amenities	Innovative transportation solutions (i.e. personal rapid transit)	Bus service and amenities
Community-serving Retail	Community-serving Retail	Community-serving Retail	Community-serving Retail	Community-serving Retail	Community-serving Retail
Grocery store	Grocery store	Grocery store	Grocery store	Grocery store	Grocery store
Restaurants	Restaurants	Pharmacy	Pharmacy	Pharmacy	Restaurants
Pharmacy	Pharmacy	Restaurants	Restaurants	Restaurants	Pharmacy
Bank/ATM	Bank/ATM	Bank/ATM	Bank/ATM	Bank/ATM	Bank/ATM
Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies
Job opportunities for residents	Education and enrichment programs for young adults	Job opportunities for residents	Job opportunities for residents	Job opportunities for residents	Job opportunities for residents
Education and enrichment programs for young adults	Job opportunities for residents	Education and enrichment programs for young adults	Education and enrichment programs for young adults	Education and enrichment programs for young adults	Education and enrichment programs for young adults
Job training programs and education center	Paid internships and scholarships for young adults	Job training programs and education center	Job training programs and education center	Job training programs and education center	Job training programs and education center
Paid internships and scholarships for young adults	Job training programs and education center	Paid internships and scholarships for young adults	Paid internships and scholarships for young adults	Paid internships and scholarships for young adults	Paid internships and scholarships for young adults
Social Service Improvements	Energy, Technology, and Utilities Infrastructure	Social Service Improvements	Social Service Improvements	Social Service Improvements	Social Service Improvements
Education improvements in Belle Haven	Underground power lines	Education improvements in Belle Haven	Education improvements in Belle Haven	Education improvements in Belle Haven	Education improvements in Belle Haven
Library improvements at Belle Haven	Telecommunications investment	Library improvements at Belle Haven	Medical center	Medical center	Medical center
Medical center	Incentives for private home energy upgrades, renewable energy, and water conservation	Medical center	High-Quality Affordable Housing	Senior service improvements	Library improvements at Belle Haven
Senior service improvements	Soundwalls adjacent to Highway 101	High-Quality Affordable Housing	Library improvements at Belle Haven	Library improvements at Belle Haven	High-Quality Affordable Housing
Add restroom at Onetta Harris Community Center		Senior service improvements	Senior service improvements	High-Quality Affordable Housing	Senior service improvements
Pool House remodel in Belle Haven	Social Service Improvements	Add restroom at Onetta Harris Community Center	Add restroom at Onetta Harris Community Center	Add restroom at Onetta Harris Community Center	Add restroom at Onetta Harris Community Center
High-Quality Affordable Housing	Education improvements in Belle Haven	Pool House remodel in Belle Haven	Pool House remodel in Belle Haven	Pool House remodel in Belle Haven	Pool House remodel in Belle Haven
	Library improvements at Belle Haven				
Energy, Technology, and Utilities Infrastructure	Medical center	Energy, Technology, and Utilities Infrastructure	Energy, Technology, and Utilities Infrastructure	Energy, Technology, and Utilities Infrastructure	Energy, Technology, and Utilities Infrastructure
Underground power lines	Senior service improvements	Underground power lines	Incentives for private home energy upgrades, renewable energy, and water conservation	Underground power lines	Underground power lines
Telecommunications investment	High-Quality Affordable Housing	Telecommunications investment	Underground power lines	Incentives for private home energy upgrades, renewable energy, and water conservation	Incentives for private home energy upgrades, renewable energy, and water conservation
Incentives for private home energy upgrades, renewable energy, and water conservation	Pool House remodel in Belle Haven	Incentives for private home energy upgrades, renewable energy, and water conservation	Telecommunications investment	Telecommunications investment	Telecommunications investment
Soundwalls adjacent to Highway 101	Add restroom at Onetta Harris Community Center	Soundwalls adjacent to Highway 101	Soundwalls adjacent to Highway 101	Soundwalls adjacent to Highway 101	Soundwalls adjacent to Highway 101
Park and Open Space Improvements	Park and Open Space Improvements	Park and Open Space Improvements	Park and Open Space Improvements	Park and Open Space Improvements	Park and Open Space Improvements
Bedwell Bayfront Park improvements	Bedwell Bayfront Park improvements	Bedwell Bayfront Park improvements	Tree planting	Bedwell Bayfront Park improvements	Tree planting
Tree planting	Tree planting	Tree planting	Community garden(s)	Tree planting	Bedwell Bayfront Park improvements
Dog park	Dog park	Dog park	Dog park	Community garden(s)	Community garden(s)
Community garden(s)	Community garden(s)	Community garden(s)	Bedwell Bayfront Park improvements	Dog park	Dog park

WHERE SURVEY RESPONDENTS LIVE:

Neighborhood/City					
Belle Haven	136	Pine Forest	1	Palo Alto/ East Palo Alto	2
Central Menlo	1	West Menlo	2	Gilroy	1
Downtown	2	Willows/Willow Road	7	Linfield Oaks	1
East Menlo Park	3	Flood Park	1	Undisclosed	37
				TOTAL	194

REVIEW THE PROPOSED COMMUNITY AMENITIES



The amenities described below were identified during the Belle Haven Vision Plan and during the first year of the ConnectMenlo process. They were ranked in this order in a survey in March/April, 2015. Approximate cost estimates have been added for each amenity.

Place a dot to the left of the amenities that you think are most important.

Transit and Transportation Improvements		Jobs and Training at M-2 Area Companies		Social Service Improvements	
A.	Sidewalks, lighting, and landscaping – \$100 per linear foot <i>Enhance landscaping and lighting and fill gaps in sidewalk to improve the overall walkability</i>	A.	Job opportunities for residents – \$10,000 in specialized training per employee <i>Local employers have a hiring preference for qualified residents</i>	A.	Education improvements in Belle Haven – \$10,000 per student <i>Improvements to the quality of student education and experience in Belle Haven</i>
B.	Traffic-calming on neighborhood streets – \$100,000 per block/intersection <i>Address cut-through traffic with design features</i>	B.	Education and enrichment programs for young adults – \$10,000 per participant <i>Provide programs that target students and young adults to be competitive in the job market, including existing tech jobs</i>	B.	Medical center – \$6 million to construct (\$300 per square foot) <i>Medical center providing health care services and out-patient care</i>
C.	Bike trails, paths or lanes – \$100,000/ mile <i>Install new bike lanes and pedestrian paths and connect them to existing facilities and BayTrail</i>	C.	Job training programs and education center – \$10,000 per participant <i>Provide residents with job training programs that prepare them with job skills</i>	C.	Library improvements at Belle Haven – \$300,000 <i>Expand library programs and activities, especially for children</i>
D.	Dumbarton Rail– \$175 million to construct and open trolley <i>Utilize the right-of-way for new transit line between Redwood City and Menlo Park in the near term with stations and a new bike/pedestrian path</i>	D.	Paid internships and scholarships for young adults – \$10,000 per participant <i>Provide internships at local companies and scholarships to local youth to become trained for tech jobs</i>	D.	High-Quality Affordable Housing – \$440,000/unit less land; \$82,000 typical per-unit local gap financing needed for a tax-credit project <i>Integrate quality affordable housing units into new development</i>
E.	Innovative transportation solutions (i.e. personal rapid transit) – Price Varies <i>Invest in new technology like pod cars and transit that uses separate tracks</i>	Energy, Technology, & Utilities Infrastructure		E.	Senior service improvements – \$100,000 per year <i>Increase the senior services at the Senior Center to include more aides and programs</i>
F.	Bus service and amenities – \$5,000 per rider seat <i>Increase the number of bus stops, bus frequency and shuttles, and bus shelters</i>	A.	Underground power lines – \$200/foot min.; \$50,000/project <i>Remove overhead power lines and install them underground along certain roads</i>	F.	Add restroom at Onetta Harris Community Center – \$100,000 <i>Additional restroom at the community center</i>
Community-serving Retail		B.	Incentives for private home energy upgrades, renewable energy, and water conservation – \$5,000 per home <i>Offer financial assistance or other incentives to help area residents pay for energy-efficient and water conserving home improvements</i>	G.	Pool House remodel in Belle Haven – \$300,000 <i>Remodel pool for year-round use with new heating and changing areas</i>
A.	Grocery store – \$15 million to construct (\$200 per sq ft) plus 25% soft costs, financing, etc.; \$3.7 million for 2 years of subsidized rent <i>A full-service grocery store providing a range of goods, including fresh fruits, vegetables and meat and dairy products</i>	C.	Telecommunications investment – \$250 per linear foot <i>Improve the area's access to wifi, broadband, and other new technologies</i>	Park and Open Space Improvements	
B.	Restaurants – \$1.5 million (3,000 sq ft at \$400 per sq ft plus 25% for soft costs, financing, etc.) <i>A range of dining options, from cafes to sit-down restaurants, serving residents and local employees</i>	D.	Soundwalls adjacent to Highway 101– \$300,000 (\$600/foot) <i>Construct soundwalls between Highway 101 and Kelly Park to reduce sound</i>	A.	Tree planting – \$10,000 per acre <i>Plant trees along streets and parks to increase tree canopy</i>
C.	Pharmacy – \$3.75 million (15,000 sq ft at \$200 per sq ft, plus 25% for soft costs, financing, etc.) <i>A full-service pharmacy that fills prescriptions and offers convenience goods</i>			B.	Bedwell Bayfront Park improvements – \$300,000 <i>Improve access to the park and trails within it</i>
D.	Bank/ATM – \$1.88 million (3,000 sq ft at \$500 per sq ft plus 25% for soft costs, financing, etc.) <i>A bank or credit union branch with an ATM</i>			C.	Community garden(s) – \$26,000 to construct ~0.3 acres, 25 beds, 2 picnic tables <i>Expand space for community to plant their own produce and flower gardens</i>
				D.	Dog park – \$200,000 for 0.5 acre (no land cost included) <i>Provide a dedicated, enclosed place where dogs can run</i>

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