REGULAR MEETING AGENDA

Date: 4/9/2018
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 26, 2018, Planning Commission meeting. (Attachment)

E2. Architectural Control/Merrie Asimow/1275 Trinity Drive:
Request for architectural control review for exterior modifications of a townhome, including the enclosure of an open patio area, on a lot in the R-E-S (X) (Residential Estate Suburban, Restrictive) zoning district. (Staff Report #18-031-PC)

F. Public Hearing

F1. Use Permit/Darby Brennan/824 Woodland Avenue:
Request for a use permit to demolish an existing single-story single-family residence and construct a new two-story single-family residence on a substandard lot with respect to lot width and lot area in the R-1-U (Single Family Urban Residential) zoning district. One heritage size privet tree is proposed for removal as part of this project. (Staff Report #18-032-PC)

F2. Use Permit/Omar Haque/1380 Corinne Lane:
Request for a use permit to demolish an existing one-story single-family residence and construct a

new two-story single-family residence with an attached two-car garage on a substandard lot with respect to lot area in the R-E-S (Residential Estate Suburban) zoning district. (Staff Report #18-033-PC)

F3. Use Permit/Neil Laderman/233 Arden Road:
Request for a use permit to demolish a single-story, single-family residence and detached garage and construct a new two-story residence and an attached single-car garage on a substandard lot with regard to lot area in the R-1-S (FG) (Single-Family Suburban Residential, Felton Gables) zoning district. (Staff Report #18-034-PC)

G. Regular Business

G1. Architectural Control/Chris Kummerer/1326 Hoover Street:
Request for architectural control for exterior modifications and landscape improvements to an existing 10-unit multi-family building on a standard lot in the R-3 (Apartment) zoning district. The applicant has requested heritage tree removal permits for five Canary Island pine trees in good health and poor condition. (Staff Report #18-035-PC)

G2. Review of Determination of Substantial Conformance/Ben Schaefer/1010-1026 Alma Street:
Review of staff determination that changes to the Public Plaza West design, including modifications to the coffee kiosk, are in substantial conformance with previous approvals. Review requested by Commissioner Kahle. (Attachment)

H. Study Session

H1. Use Permit, Architectural Control, Heritage Tree Removal Permits, and Environmental Review/Tarlton Properties, LLC/1305 O'Brien Drive (1350 Adams Court):
Study session on a request for use permit, architectural control, and environmental review to construct a new approximately 260,400 square foot, five-story research and development (R&D) building with a portion of the parking partially below grade and a multi-story parking garage integrated into the building located in the LS-B (Life Science, Bonus) zoning district. The project site currently contains an existing approximately 188,100 square foot R&D and warehousing building (addressed 1305 O'Brien Drive) and the total proposed gross floor area at the site with the proposed project would be approximately 448,500 square feet with a total proposed floor area ratio (FAR) of 92 percent for the project site. The proposal includes a request for an increase in height and FAR under the bonus level development allowance in exchange for community amenities. (Staff Report #18-036-PC)

H. Informational Items

H1. City Council Work Plan Transmittal and Capital Improvement Program (CIP) process update (Attachment)

H2. 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 23, 2018

- Regular Meeting: May 7, 2018
- Regular Meeting: May 14, 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: 04/4/18)

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: 3/26/2018
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 7:02 p.m.

B. Roll Call

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

Staff: Deanna Chow, Principal Planner, Michele T. Morris, Assistant Planner, Matt Pruter, Associate Planner, Tom Smith, Associate Planner, Thomas Rogers, Principal Planner

C. Reports and Announcements

Principal Planner Thomas Rogers said the City Council held a special meeting the previous week on the topic of the district elections at which it accepted the recommendation of the Districting Advisory Committee for five districts. He said the Council gave preliminary direction that Districts 1, 2, and 4 be prioritized for the next election when three seats would be open. He said Districts 3 and 5 would occur with 2020 elections. He said at the Council's March 27, 2018 meeting, it would conduct a study session on the Facebook Willows Village Project, which the Planning Commission had seen recently. He said the Council would also consider the Housing Element Annual report, which the Planning Commission had also seen recently.

Chair Combs said that Commissioner Katherine Strehl would recuse herself for item F2 and Commissioner Susan Goodhue and he would recuse themselves for item G1.

D. Public Comment

There was none.

E. Consent Calendar

Commissioner John Onken said he would need to recuse himself from item E2 and asked the Chair to take each item on the Consent Calendar individually.

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

ACTION: Motion and second (Goodhue/Riggs) to approve the March 12, 2018 minutes as presented; passes 7-0.

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)

ACTION: Motion and second (Goodhue/Strehl) to approve the item as recommended in the staff report; passes 6-0-1 with Commissioner Onken recused.

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 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.

F. Public Hearing

Commissioner Onken said he needed to recuse himself from consideration of item F1 due to a potential conflict of interest.

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)

Staff Comment: Associate Planner Matt Pruter said there were no additions to the staff report.

Questions of Staff: Commissioner Larry Kahle said on page 1 of the staff report, under background and site location, it said *Regal Court*. Associate Planner Pruter said that should read *O'Connor Street*.

Applicant Presentation: James Carey, Carey Bros. Remodeling, said the property currently had four small structures on it. He said the property owner wanted to have two residential structures on the property for a primary home and a secondary dwelling unit (SDU). He said a duplex at the front of the property would be converted to the SDU and the two residential units on the middle/rear of the property would be demolished and a new two-story detached single-family home would be constructed. He said the footprint of the duplex would be reduced, and the stucco mass would be reduced with the introduction of redwood or cedar siding. He provided a visual presentation of the proposed improvements.

Commissioner Kahle said that the second-story of the rear house seemed to have a 12-foot folding door and asked if the lower roof was meant to be a deck. Mr. Carey said those were windows and were not meant to be a deck. He said they had wanted a deck there but it was not allowed under the zoning regulations.

Morris Carey, project designer, said the property owner had a home in India with this window feature and requested it for this home. Commissioner Kahle said the window would provide access to the roof. He said the Building Department might require a guardrail to prevent access to the roof. Mr. M. Carey said it would provide access to the roof if repairs were needed but it was not a deck. Commissioner Kahle asked about the material for the lower roof bands. Mr. M. Carey said everything on the exterior would be dimensional lumber. Commissioner Kahle noted it was painted

wood band and asked if the same treatment would be used over all the doors and windows. Mr. M. Carey said it was all solid wood. Commissioner Kahle said the carport was at a 15° angle and asked if that was due to the heritage tree. Mr. M. Carey said he previously had the carports perpendicular to the side setback, parallel to front and back, but they had insufficient turning radius. He said staff recommended some changes and they opted to rotate the carport 15° for easy access and egress. Commissioner Kahle asked if cars parked there would need to back onto the street. Mr. M. Carey said there was room onsite for cars to back up to the fence and exit forward onto the street. Commissioner Kahle asked if the rear structure would have a concrete slab on grade construction or if it would have a raised floor. Mr. M. Carey said it was concrete slab on grade. Commissioner Kahle said there was a forced air unit in the garage and asked how the ducts would work with the flat roofs. Mr. M. Carey said they would use narrow ducting through the joist. He said trusses would be between the floor joists.

Chair Combs noted that the SDU would be in the front rather than the back of the property as was typical, and that it was a full size structure. He asked staff for other instances of similar configuration for a SDU that the Planning Commission had approved. He said this configuration would create a flag lot and asked if this was possibly a work around because the lot was not sufficiently large enough to subdivide into two lots. Principal Planner Rogers said Chair Combs had identified the same issue that staff wrestled with upon originally seeing the project. He said what made this project proposal unique was that the number of existing dwelling units was nonconforming and that the proposal was to retain an existing structure. He said those two things justified the configuration from staff's perspective and was staff's recommendation, but it was an unusual case requiring the Commission to make a discretionary action on it. He said the only other case similar he could think of was a recent application for a use permit to waive or modify one of the SDU requirements was for an SDU on Chester or Haight Street where a waiver from the aesthetics similarity was proposed and approved. He said regarding possibly setting precedence that staff would most likely not support a proposal for an SDU of this size on an empty lot. He said SDUs did not have to be located in the rear of a property and that did not require a waiver.

Mr. J. Carey said that they had done grassroots outreach to the community and he was overwhelmed with the amount of support for their proposal, noting support letters in the agenda packet. He said two neighbors wanted to attend the meeting to show their support but they were both out of town.

Commissioner Goodhue said in the applicants' submittal letter they described the front house as 1,279 square feet in size but the staff report stated it was 1,118 square feet. Mr. M. Carey said the project changed significantly from the drawings submitted two and a half years ago until those being presented now. He said the design for both the front and rear structures were within the allowable floor area limit (FAL) and setbacks met zoning requirements. He said a side setback and a rear setback were being improved and would remove current encroachments. Commissioner Goodhue asked the parcel was too small for the lot to be subdivided into two condominium parcels. Mr. M. Carey said their proposal to have a single-family residence and SDU on this parcel with four existing nonconforming units was one staff had never seen before and that they worked over 30 months with staff to get to this point.

Commissioner Goodhue asked which occupants would be expected to use the carports for parking. She said she assumed the covered carport was for the front unit, the SDU. Mr. M. Carey said the covered carport was for the front house and the garage was for the rear house. Commissioner Goodhue asked what the use of the other space parallel to the carport was. Mr. M.

Carey said for secondary parking or open space. He said they would have two covered and two uncovered parking spaces on the lot.

Commissioner Goodhue said staff had indicated in the staff report that the parking pad on the left was an existing paved area that might violate municipal code regarding the number of vehicles allowed to park on driveways not leading to a garage or carport. She said another SDU project on Chester and Haight Street had a parking pad on Chester Street that did not lead to a garage. She said other projects the Commission has approved had basically a parking pad in the front and garage access off an alley. She said she was confused why those were acceptable and this might be a violation. Principal Planner Rogers said the reference was to municipal code and not to something in the zoning ordinance. He said staff had detailed discussion with the City Attorney as to how this municipal code section applied. He said there was not an explicit paving limit, but there was a parking limit. He said the action of parking in all the paved spaces might trigger code enforcement but he said it was not a design issue. He said required parking for SDUs might be in front of a garage and in a setback. He said in this instance they designed it in a carport which functioned well for the proposal's needs and was compliant. He said it could have been designated in a different location. Commissioner Goodhue confirmed with Principal Planner Rogers that even without the parking pad on the left the SDU would be in compliance with zoning ordinance parking requirements. Principal Planner Rogers added that the municipal code violation could occur when one car was parked on that parking pad and yet another car was parked in an area not leading to a garage.

Commissioner Andrew Barnes asked staff to elaborate further on how the retention of the front structure informed its decision for a recommendation. Associate Planner Pruter said in looking at the front unit they considered the nonconformities that currently existed. He said because that unit was a duplex it exceeded the number of housing units permitted by ordinance on that lot, and its footprint encroached in two places into side yard setbacks. He said this SDU proposal would cure both nonconformities. He said also the front unit through this proposal would be upgraded and the aesthetics informed by the new rear main residence so both were relatively consistent in terms of aesthetics and design features. He said the design of it also would have a condition of approval for notched eaves in respect to the coast live oak heritage tree, tree #3, located directly behind the existing duplex. He said the fact that they would minimize the construction impact for the SDU would have less of an impact on that heritage tree. He said demolition of the entire front unit would have required more protection and preservation mitigation measures for the oak tree than the proposed remodel.

Commissioner Barnes noted the question of a SDU being similar to or compatible with the main residence that was integral to another SDU project the Commission had reviewed. He said that similar to was the standard noting the City Council had considered a suggestion to change the language to compatible with but had not. He asked if staff in recommending that this SDU proposal was compatible with the main residence was an evolution in the thinking about SDUs. Principal Planner Rogers said with the other SDU project they had a much larger discussion about the merits of the different approaches. He said they had recommended approval for that specific application for an SDU that was not similar to the main residence, which required use permit approval. He said at this point thinking had not changed on the overall ordinance but staff still reviewed SDU applications that were not strictly similar to the main residence on a case by case basis.

Commissioner Riggs noted that several street frontage trees would be removed and asked staff if

there was any requirement for replacement trees. Associate Planner Pruter said that they had not required replacement trees as none of the street trees being removed were heritage. He said they were requiring mitigation and protection measures for the five trees in the rear and middle on the project site. Commissioner Riggs said the data table in the staff report did not have a line for impervious surface and asked if residential projects had a minimum requirement for percentage of pervious surface. Associate Planner Pruter said that was not a requirement in the R-1-U zoning district. Commissioner Riggs said since there was no requirement in that zoning district for landscape plan that a project could essentially pave its entire open surface. Associate Planner Pruter said approval of a use permit application would be at the discretion of the Planning Commission but there was nothing in the zoning ordinance for R-1-U regarding pervious surface and landscape plan requirements.

Recognized by the Chair, Mr. M. Carey said they had modified the concrete on the project all to pavers. He said the plans currently showed concrete but the landscape designer had since designated pavers instead of any solid concrete. He said where there were no structures the entire project would percolate. Commissioner Riggs asked if those were pervious pavers. Dave Garcia, DPG Design, landscape designer, said they would use permeable pavers so water would go through the pavers into the ground surface. He said the aggregates they used for the pavers would help clean the water as it traveled through the pavers. Commissioner Riggs said pavers were not pervious by themselves and asked what base would be used for them. Mr. Garcia said they would use a crushed 3/4-inch drain rock that would digress into an approximately 3/8-inch rock, which would be compacted, with the pavers set on that base. He said basically the two type rocks would lock together and create compaction and also allow water to travel through it. Commissioner Riggs asked how thick approximately the base was. Mr. Garcia said they were looking at about a nine-inch excavation. Commissioner Riggs confirmed with Mr. Garcia that would be about six-inches of rock and the pavers set upon the rock.

Chair Combs opened the public hearing.

Public Comment:

- Mark Allward said he currently was a tenant at the project site, and asked at what point he would be required to move. He said another tenant in the front house had been living there for about 20 years. He said he and that tenant were both disabled. He said that tenant was an armed forces veteran and had requested these questions be asked. He asked if they could live there during the construction. He said he needed to know the time frame for when he would need to start moving things.

Chair Combs suggested the tenants seek out legal guidance as to what their rights were as tenants. He said he expected that they would not be able to live there during construction.

Chair Combs closed the public hearing.

Commission Comment: Commissioner Kahle said he appreciated them keeping oak tree #3. He thanked Commissioner Goodhue for raising the concern about the left driveway. He said there seemed to be concern with that being kept and suggested its removal become a condition of approval. He said that would provide for more landscape on the street. He said he thought the project was approvable but the drawings seemed somewhat schematic. He expressed concern that the applicants might see changes as the project progressed requiring use permit revision,

noting the deck in the rear.

Commissioner Riggs said he was concerned with the proposed planting of a row of Ficus nitida along the property line as that was equivalent to planting a 30-foot hedge. He said he could not support that planting. He agreed with Commissioner Kahle that the roof access looked like it was meant to be a deck. He acknowledged that the feature was similar to one in another home owned by the property owner but noted in Menlo Park that balconies were restricted on upper levels near property lines as those were uncomfortable for neighbors to the rear and next door. He said he was particularly concerned with the proposed architecture of the street fronting structure. He said the existing house was in disrepair with a front porch that needed to be rebuilt but it had some traditional charm to its architecture. He said he could not approve the proposed design for the SDU as the materials and trim to be used to match the primary residence did not work. He said they needed to make the front building attractive on its own.

Commissioner Barnes said he thought the project was innovative and in flipping the primary residence and SDU locations created a solution for a site that would be improved from a performance and structural standpoint. He said modifications to SDU regulations could be made through the use permit process and was not a request for a variance. He said he agreed with staff's recommendation that the project would solve nonconformities and from his perspective it worked architecturally. He said he was supportive of the upgrade to the site although concerned with the displacement of tenants.

Chair Combs said he agreed with Commissioner Barnes' comments. He said he understood Commissioner Riggs' concern with the exterior of front structure. He said it appeared the applicant was trying to adhere to the City's rules for it to be similar to the primary residence. He said he could support the project but would be able to support motions with specific changes that were wanted. He said he wanted to echo Commissioner Barnes' comments regarding displacement. He said he hoped the tenants would find a home and be able to stay in the community.

Commissioner Kahle said he tended to agree with Commissioner Riggs about the front SDU's stucco, trim and siding treatment. He said also it would have been nice to have the entry door face the street. He moved to approve as recommended in the staff report with a condition that the left front driveway be removed. Commissioner Barnes seconded the motion.

Commissioner Riggs said the project would be seen by neighbors for 30 years or more. He said they should at least require that the proposed horizontal banding and trim on the SDU be eliminated and that the house be allowed to remain consistent with its existing style. He said he thought that could be submitted through email as a conformance review. He said the modern architecture of the primary residence had very nice form.

Recognized by the Chair, Mr. J. Carey said he appreciated the Commissioners' thoughtful comments. He said they had worked diligently with staff to have a common thread between the two structures but they had no opposition to the request regarding the front structure. Mr. M. Carey said his first two designs were to rehabilitate the front house keeping its architectural beauty.

Commissioner Strehl commented that perhaps the City needed to review its SDU requirements so as not to have this discrepancy between what those state and what was done. She said with the size of the SDU and the primary residence that she had concerns whether there was adequate parking and could not support the removal of the left front driveway as that was parking space. She

said perhaps it could be replaced with permeable pavers instead. .

Chair Combs asked staff if Commissioner Riggs' amendment was accepted by the makers of the first and second for the front house to conform with its existing architectural style whether that could come back to the Commission with an email review or whether the project needed to be continued to return for another hearing. Principal Planner Rogers said the request as formulated included modification of the requirement for similarity of aesthetic characteristics of the primary residence and SDU. He noted the roof lines of the two houses were quite different. He said the suggested amendment if accepted by the makers of the first and second could be delegated to staff review and approval or through an email to the Commissioners, which would also not require another notice and meeting.

In response to Chair Combs, Commissioner Riggs said he would support staff reviewing and approving the requested change. He noted also the applicants were supportive of the proposed change. He said he also wanted to address either as a condition or advisory the proposed planting on the rear property line of Ficus nitida. Mr. J. Carey said that the Ficus nitida had already been pulled from the landscape design and replaced with Podocarpus macrophyllus or yew pine, which would grow to about 15 feet in height. Commissioner Riggs suggested they might want to consider how those were placed and perhaps intersperse with other varieties of plants.

Commissioner Kahle said he accepted Commissioner Riggs' amendment as a voluntary action for the applicant to submit revised plans for the front house regarding the materials and trim for staff's review and email to the Commission. He said he thought the front left driveway should be removed. Chair Combs said Commissioner Riggs' amendment was to have the changes to the front house made for review and approval by staff. Commissioner Kahle said he was not accepting that and wanted the Commission to see the changes by email. Commissioner Barnes, as the maker of the second, asked if the proposed amendment was to solve for a materials issue or for a design issue. Commissioner Riggs said he saw it as a design change reverting predominately to the existing house's design.

Commissioner Barnes asked staff about compliance if the proposed SDU reverted to a 1930's architectural style not similar to the primary residence. Principal Planner Rogers said the requirement in the SDU ordinance said the SDU should be similar to the main dwelling. He said although there were some materials echoes between the two residences in this proposal that the rooflines and building forms were so fundamentally different that the proposal was being presented to the Planning Commission as something that did not comply with the similar to requirement but which could be allowable through the use permit. Commissioner Barnes said Commissioner Kahle's motion would make the change to the front structure voluntary whereas Commissioner Riggs wanted it as a condition of approval. Chair Combs said that Commissioner Kahle's motion was that the design change would be voluntary and any changes would have to come back to the Commission in an email review and added a condition for the removal of the left front driveway. Commissioner Barnes said he could continue to second Commissioner Kahle's motion.

Commissioner Strehl said she would restate that they needed to look again at the SDU regulations so as not to continue to have this ongoing discussion. She said she would not support the motion. She said removing a parking space was not a good idea with the amount of development on the lot as she was positive there would be more than three cars to be parked on this site in the future.

Commissioner Goodhue said although she generally did not support parking in the front of lots and

while the SDU ordinance did not require parking for two cars that she had to agree with Commissioner Strehl about a lack of parking space with the SDU as proposed and removal of the left front driveway. She said she supported what the developers were trying to do but could not support the motion as she did not think the site would have sufficient parking. She said if the pad was kept she would expect the developers to landscape it appropriately so a car parked there would not look like it was parked on the front lawn.

Commissioner Riggs said regarding the comments by Commissioners Strehl and Goodhue about parking caused him to recall working on a project in the North Fair Oaks area where one home per block would have two driveways one on each side of the property to address parking. He said that was not as much a disruption as what he had seen in Belle Haven where cars were parked on front lawns to avoid getting a parking ticket from parking on the street at night. He noted some parking arrangements in his own neighborhood that looked worse than 10 feet of asphalt. He suggested not removing the left front driveway and perhaps limiting its depth and/or requiring landscaping at the end of it.

Commissioner Kahle said he brought up the left front driveway based on Principal Planner Rogers' explanation of how complicated and odd this case was. He said he lacked appreciation for parking in front of a house and would keep his motion as stated.

Chair Combs confirmed with staff that if the motion was 3 to 3 that it was considered a failed motion and another one would need to be made.

ACTION: Motion and second (Kahle/Barnes) to approve the item as recommended in the staff report with a condition to remove the left front driveway and allow the applicant the flexibility to revise the design of the front structure more in keeping with its current design through the substantial conformance review by the Commission by email; failed 3-3-1 with Commissioners Barnes, Combs and Kahle voting in support, Commissioners Goodhue, Riggs and Strehl voting in opposition, and Commissioner Onken recused.

Commissioner Riggs moved to approve the use permit as recommended in the staff report with the modification that the architecture of the front unit was kept consistent with the existing architectural style through the substantial conformance process email, and to note as a matter of record that the Ficus nitida would be replaced by Podocarpus macrophyllus. He said he would like to ask that at least one street tree be replaced per the City Arborist's list at the front of the lot. Commissioner Strehl seconded the motion.

Commissioner Barnes asked if Commissioner Riggs' motion was mandatory that the existing architecture be changed and prescriptive for it to reflect its current architecture. Commissioner Riggs said that was correct and was consistent with the preference of the project designer and owner. Commissioner Barnes said he could support if the applicant had some flexibility to redo the design for the front structure model that was not prescriptive and could come back to the Planning Commission for review.

Commissioner Riggs said there were only two architectural styles discussed this evening that included input of the design builder, which was why he made the motion he did. He said opening the door to other designs would most likely require a noticing and hearing for a use permit revisions. Chair Combs said in this instance the applicant indicated their initial designs fit with the current architecture of the home. Commissioner Barnes said if the design was changed he would

need to see the change to approve and not just through email.

ACTION: Motion and second (Riggs/Strehl) to approve the item as recommended in the staff report with the following modifications; passes 5-1-1 with Commissioners Combs, Goodhue, Kahle, Riggs and Strehl voting in support, Commissioner Barnes voting in opposition, and Commissioner Onken recused.

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:

    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.

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.

4. Approve the use permit subject to the following ***project-specific*** condition:

a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised 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.

b. Simultaneous with the submittal of a complete building permit application, the applicant shall revise the architectural style for the front unit to be consistent with that structure's existing architectural style and design. The revised plans and elevations shall be preliminarily approved by the Planning Division and circulated via email to the Planning Commission through a condition review email. The revisions shall be fully approved prior to issuance of the building permit.

c. Simultaneous with the submittal of a complete building permit application, the applicant shall revise the site plan as follows, subject to review and approval of the Planning Division:

i. Replace ficus screening trees with podocarpus plantings.

ii. Add one tree to the street frontage, per the City Arborist street tree list.

Chair Combs said Commissioner Strehl was recusing herself for item F2. (Commissioner Onken returned to the dais.)

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)

Staff Comment: Associate Planner Pruter said there was a printing error affecting sheets G1, A6, and A8 and corrected copies were redistributed to the Commission at the dais and for the public at the table in the back of the room. He said the reason for the redistribution only related to the graphics quality of the printed renderings.

Questions of Staff: Commissioner Kahle said the applicant's letter indicated they had submitted the application in October 2017. He asked if that was the typical length of time for this type of project or if there had been extenuating circumstances. Principal Planner Rogers said Associate Planner Pruter started with the City in November 2017. He said staffing changes including his own absence for a job exchange during that time was part of the reason for the time required. He said it was a combination of those as well as the usual review procedures with use permit applications.

Commissioner Barnes asked if the reprinted rendering sheets showed the accurate size of the intended shingles. Associate Planner Pruter said it appeared so.

Applicant Presentation: Rebecca Nathenson said she was the property owner and introduced Fred Blome, the project architect, and her husband Dan Monaghue. She said that they needed more room after the birth of their child and they wanted to stay in the Willows as it was close to her parents' home and where her husband grew up. She said when she and her husband discussed what their home would look like they decided to have a home that they had wanted as kids, noting an internal slide and various nooks and crannies in the house such as the cubby under the stair well and the extra deep coat closet. She said they put a lot of thought into how to get a high ceiling for the master bedroom and keep the house modestly sized in appearance.

Fred Blome, project architect, said he was also a neighbor of the applicants, and had known the last two owners. He said the last owner had bought the home to do a fix and flip, and he had encouraged that owner to hire him as the architect. He said a small addition was made to the rear of the home and the kitchen and the bathrooms were fully upgraded. He said to add space with the current proposal they found the heritage oak tree in the rear yard was a constraint as well as their goal to minimize the construction and cost impact to the already remodeled area in the rear of the house. He said they explored multiple options such as relocating the garage to the front but none of those made sense or just did not work. He said the existing garage to be replaced was in need of repair and they wanted to add a small workshop. He said the proposed garage was pushed back further than the existing to provide a bit more usable backyard space. He said the addition and various roofs were in response to the scale and mass. He said they particularly had to respond to the large oak tree using a rear sloping hip roof on the second floor to clear the tree's main limbs. He said they coordinated with their arborist about the lowest limb that needed to be removed and none of the larger limbs would be affected by that. He said the rest of the pruning of the oak tree would be minor with the intent of keeping the overall shape and canopy the same as it was. He said they did neighbor outreach. He said they provided several 3-D views to the left side neighbor to show what he could see of the proposed house from various parts of his house and backyard.

Commissioner Kahle said he was a colleague and friend of Mr. Blome's but had no need to recuse himself. He said the living room head heights seemed taller than the rest of the first floor. Mr. Blome said that the living room had a nine-foot ceiling but in the rest of the house the floor joists were being put at existing height to maintain as much of the existing house as possible. Commissioner Kahle said the new door to the new back porch looked like it was shorter. Mr. Blome said it was in the area with the nine-foot ceiling above it with the porch dropped down a bit. Commissioner Kahle asked if the small closet in the kitchen was a stacking washer and dryer or furnace. Mr. Blome said it was a stacking washer and dryer. He said the heating was underneath and was forced air. He said they would bring one duct up through one of the closets. Commissioner Kahle asked why there were four different roof pitches and why they did not try to limit that. Mr. Blome said those were partly due to the somewhat eclectic nature of the design, to try to keep the scale down in the front by using steeper roofs to have functional interior space, and in the rear mostly to keep the scale down as they had the big left to right ridge and didn't want to take the roof behind it up further than that, and to protect the oak tree.

Commissioner Onken noted the large arched top window in the master bedroom facing sideways to the neighbors at 711 Regal Court and asked if privacy was the discussion they had had with him. Mr. Blome said that was one of the neighbor's questions. He said the neighbor has a row of

trees on his side of the property and those blocked any of the views from the inside, He said they took 3-D photos from the master bedroom looking down and all trees were approximately at eye level. He said the way the neighbor had no views of the project house partly because of the landscaping and partly because of the orientation of the two homes relative to each other.

Commissioner Barnes asked about the shingle color. Mr. Blome said all the trim and painted woodwork would be white and the shingles and siding at the back would be a darker blue color. Commissioner Barnes asked about the color of the board and batten where it met the shingles. Mr. Blome said it would be the same blue color as in the front.

Chair Combs opened the public hearing.

Public Comment:

- Skip Hilton, Menlo Park resident, said he was supportive of the project as it was important to have housing stock upgrades and to keep long-time residents in the area. He said the project seemed very well thought out.

Chair Combs closed the public hearing.

Commission Comment: Commissioner Riggs said that the project was a charming, sensitive, and well-designed from multiple views project. He moved to approve as recommended in the staff report. Commissioner Onken said he would echo Commissioner Riggs' comments and seconded the motion.

Commissioner Barnes said he loved atypical projects and that this was a project that would meet its owners' needs. He said he supported the project.

Commissioner Kahle said the project was well-thought out and it was great the oak tree would be preserved. He said he appreciated that the house's entry was now facing the street and thought the arched windows were a nice touch.

ACTION: Motion and second (Riggs/Onken) to approve the item as recommended in the staff report; passes 6-0-1 with Commissioner Strehl recused.

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 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.

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.

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)

Staff Comment: Assistant Planner Michele Morris said there were no additions to the staff report.

Applicant Presentation: Greg Gallo said he was the property owner and a Menlo Park resident. He introduced Scott Thompson, the project architect. He said in recent travels he became inspired by Scandinavian barn style homes as they combined contemporary clean lines with traditional elements such as roof lines and gable. He said each home was about 1,600 square feet with three bedrooms and two and a half bathrooms.

Commissioner Kahle asked about the material for the band above the garage and on the sides of both buildings. Mr. Thompson said it would most likely be a painted, stained gray kind of wood. Commissioner Kahle confirmed with Mr. Thompson that those were all cantilevered without any posts. Commissioner Kahle asked if the siding was a vertical cedar siding. Mr. Thompson said it was real wood, vertical V-groove, with a semi-transparent stain. Commissioner Kahle asked if the gate on the left was for the rear house. Mr. Thompson said each unit would have one covered garage space and there would be two parking spaces between the units, one each for the front and back houses. He said the gate was for the back entry and the cars back there. Commissioner Kahle asked if there was a strong desire for the gate. Mr. Gallo said his thought was if families with small children lived in the homes the gate was a layer of protection from the street, noting that Live Oak Avenue was not a super busy street. He said it was not a strong desire. Commissioner Kahle said on the right side of the front house there was a covered porch area with two fin walls supporting that. He said the rear one was pulled in from the back and the right one was flush with the front wall and seemed to be painted in a different color. Mr. Thompson said the intent was for those to match the bronze color of the overhang element. Commissioner Kahle suggested pushing that back slightly because it was a different element, material and color. He said at the rear house the second floor west window in the right rear bedroom seemed to look directly into the neighbor's rear yard and asked if they had considered putting the egress windows to the rear of the front and not facing the side yard. Mr. Gallo said they could either minimize those or move them. Commissioner Kahle asked why the rear house had a seven and 12 roof pitch and not a six or eight pitch to match the front house. Mr. Thompson said it was proportion as he was trying to step down the mass approaching the neighboring buildings. He said also doing that reduced the mass by 18 inches.

Chair Combs said this project was providing the 10 feet of the 20 foot building separation needed but the neighboring structures did not, and asked why. Assistant Planner Morris said they were not entirely certain but suspected the neighboring structures were built before this particular portion of the development regulations was adopted.

Commissioner Barnes said in reference to the rear residence parking that the driver had the option of driving into the garage or into the designated uncovered parking space, the latter which was located in front of the entryway door. He asked how that came to occur. Mr. Thompson said it was a siting issue noting they had looked at moving the two outdoor parking spaces into side and front yards. He said this location was the best as the spaces could not be located in the side yard noting the constraints of required setback and building separation.

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

Commission Comment: Commissioner Onken said that the area of downtown Menlo Park where this property was located had apartment buildings built with no setback, which left a number of sites with nonconforming setbacks. He said trying to make this project make up for the nonconforming nature of every building around it was unreasonable, and he could support the variance request in this instance. He said he found the project well-considered and approvable. He noted Commissioner Kahle's aesthetic concern with the entry gate. He said his concern with the entry gate was the question of who would be responsible for its maintenance upon condominium subdivision and creation of a homeowner's association. He suggested it might become a problem in that regard. He moved to approve the use permit and make the findings for the variance request as recommended in the staff report. Commissioner Barnes said he would second the motion. He

requested that the gate be eliminated as it would create a sense of separation from other properties, people and the street.

Commissioner Goodhue noted her agreement with the comments made by Commissioners Onken and Barnes. She said two houses were better than one house and two 1,600 square foot homes were desirable. She said she agreed about the gate for both the reasons stated. She said a metal gate aesthetically was not consistent with the house and although she would like it better if it was wood that she agreed a gate would not have a community or welcoming aspect. She said the project design was very nice.

Commissioner Strehl said she supported the project and liked the gate. She said she understood the desire for the gate for the safety of children who might be playing in the rear property. She said with or without the gate she supported the project.

Chair Combs clarified that the motion did not have a condition regarding the gate.

Commissioner Riggs said he agreed with the comments made so far. He spoke to the applicants about street trees noting they had a large magnolia tree on the right front side, which could be pruned and thinned. He said they were proposing to remove three street trees and the City Arborist wanted to keep two of those. He asked the applicant for their position. Mr. Gallo said the project arborist recommended removal of the three trees for various reasons. He said he did not feel strongly one way or other. He said whatever the City Arborist wanted was fine.

Commissioner Kahle said the project was a great design for all the reasons mentioned. He asked if the maker of the motion and second would consider a modification to have the second-story bedroom egress windows facing the neighboring one-story backyard relocated to the front and rear to provide privacy to the neighbor's yard. Commissioner Onken said he would modify his motion to recommend moving those windows to the front and rear for the Commission to view through email review but not as a condition.

Principal Planner Rogers said looking at the labels of the elevation on sheet A8 that the one for the west elevation was on the top left with windows that were not very big. He asked if there was a mislabeling of these elevations. He said the windows labeled east elevation on the bottom right were much larger than the ones labeled west. Commissioner Kahle referred to what was shown on the screen display. Principal Planner Rogers said it appeared something had been updated between the plans that were attached to the staff report and the ones on the screen. He said to clarify that the amendment to the motion was to allow those egress windows to be changed, and if changed go through the email conformance review, but those were not required to be changed.

Commissioner Barnes asked if the change being contemplated was to raise the sill heights of those windows. Commissioner Onken said it was to move the larger second-story windows to the front and back of the house. Commissioner Riggs questioned what the west elevation would look like then. Commissioner Onken said that would be up to the applicant. Commissioner Barnes said as the maker of the second he needed to look at the floor plans to understand the impact.

Chair Combs said to clarify that the amendment to the motion was to add a condition to allow the applicant if they so chose to make the windows at the west elevation rear house smaller, and if they did that then the change would come back to the Commission through email conformance

review, or they could not make changes and nothing would come back to the Commission for review.

Commissioner Barnes said as the maker of the second he would accept the modification to the motion.

Assistant Planner Morris asked if Commissioner Onken was agreeing to smaller windows on the west elevation or relocation of those windows. Commissioner Onken said he was agreeing to smaller windows on the west elevation and replacement of the north and south elevations with the larger windows now shown on the west elevation.

ACTION: Motion and second (Onken/Barnes) to approve the item as recommended in the staff report with the following modifications; passes 7-0.

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:

    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 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 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 ***project-specific*** 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 (acer rubrum).

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 (*acer bugererianum*) #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.

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.
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.

d. Prior to the submittal of a complete building permit application, the applicant may submit revised plans of the rear house to include the relocation of the second-floor bedroom windows on the right side elevation to the north and south elevations, and the relocation of the four smaller second-floor bedroom windows on the north and south elevations to the second floor on the right side of the rear house, subject to the review and approval of the Planning Division. If the applicant chooses to revise the plans, the Planning Commission shall be notified of these changes by email, and any Commissioner may request that the Planning Division's approval of the revised plans may be considered at the next available Planning Commission meeting. The revised plans shall be fully approved prior to issuance of the overall building permit.

Chair Combs said Commissioner Goodhue and he would recuse themselves for item G, and Vice Chair Kahle would conduct the rest of the meeting.

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)

Staff Comment: Associate Planner Tom Smith said the existing site had two four-story office buildings, each having about 130,000 square feet surrounded by surface parking and landscape. He said this project was approved by the City Council in 2015. He said a new six-story office building, approximately 320,000 square feet, was being proposed as well as a five-level parking structure with about 1,560 parking spaces with additional parking in surface lots around the development. He said the project was seeking bonus level development in exchange for 100% Floor Area Ratio (FAR) and a height up to 77½ feet, which would require the provision of community amenity. He said an amenities list approved as part of the ConnectMenlo process was included with the staff report packet. He said there would be a separate scoping session for an environmental impact report (EIR) for the project at a later date following completion of an Initial Study.

Associate Planner Smith said some topics for the Commission's consideration were listed on page 5 of the staff report and included:

- **Publicly Accessible Open Space**

Associate Planner Smith said the proposal had perimeter paths as well as the areas behind the proposed parking structure that would be publicly accessible open space. He said staff's question for the Commission was whether that was adequate in addition to the very noticeable publicly accessible open space along the Jefferson Drive frontage.

- **Base Height**

Associate Planner Smith said the applicant was requesting a base height modification. He said base height was the maximum height allowed before the building stepped back as required in the O district, or 55 feet in the zoning regulation. He said the applicant was currently proposing 76 ½ feet for the step back.

- **Parking Structure**

Associate Planner Smith said the consideration for the parking structure design included whether it was consistent with regard to materials and architectural character with the office buildings on the site.

Associate Planner Smith said the last consideration posed by staff for the Commission was whether the overall aesthetic approach for the project was consistent with the Planning Commission's expectations for new development in the O zoning district.

Associate Planner Smith said four correspondences had been received today on the proposed project that he believed were sent to the Planning Commission, noting copies were made available for the Commission and public this evening. He said the concerns were about glare, light, noise and traffic, particularly for the Suburban Park neighborhood.

Applicant Presentation: Richard Truempler, Vice President of Development for the Sobrato Organization, said this proposal was consistent with the General Plan and would provide many benefits for the community through the community benefits process. He said the project would meet the City's sustainability, height, open space and FAR requirements.

Craig Almeleh, President of Ark Tech, the project architects, made a slide presentation of what the project was proposing. He said the two existing office buildings fronted Highway 101. He said the new six-story building would be tucked behind the two existing office buildings. He said the architecture for the new building was designed to complement the existing buildings' architecture. He said they also used complementary architecture for the parking structure. He said regarding the 55-foot base height requirement that about three-quarters of the site already conformed to that. He said though they met the height limitations and were actually beneath them, they used a balance to try to create some setback based on the intent of the zoning. He said that gave them greater articulated vertical three-dimensional relief on the building.

Nick Samuelson, The Guzzardo Partnership, landscape architects, said the new connection was a 20-foot wide paseo running north-south, from Jefferson Drive along the western side connecting to Commonwealth Drive that then turned and went to the rail frontage. He said currently there was a loop that ran around the whole property. He said the five-foot asphalt path ran along the rail frontage leading to the back area. He said they used a frontage of columnar trees to show the path to back area where it would open up to the rain garden area, a storm water treatment area, which they expanded with some paving areas back there. He said the loop then led around the garage with another group of columnar trees past the one existing oak tree and then to the park that they planned to do on Jefferson Drive. He said the placeholder design for that included a basketball court, picnic areas, a play area and some open lawn.

Vice Chair Kahle referred to page 5 of the staff report regarding considerations for the Commission and noted under Base Height, it said: *As previously mentioned, the proposed office building would exceed the minimum base height of 55 feet*. He confirmed with staff that *minimum* should be replaced with *maximum*.

Commissioner Onken asked the applicant to explain how they came to propose a third building on the site. Mr. Truempler said they did not contemplate a third building with the original project but the ConnectMenlo rezoning made the proposal a possibility.

Vice Chair Kahle opened the public comment period.

Public Comment:

- Matthew Zito, Chief Facility Officer, Sequoia Union High School District, said the District owned the 2.1-acre parcel at 150 Jefferson Drive, which was located a few hundred feet from the project site. He said the map showed their school at 144 Jefferson Drive but it was 150 Jefferson Drive. He said the District received no information about the project. He said their main concern was a massive new development next to a small new high school and that the developer had had no discussion with the school district about the project. He said 400 high school students would be immediately down the street from some of the open space areas proposed and suggested this needed more thought. He said the majority of the students for the high school when it was built out in 2021 would be Menlo Park residents. He said the high school that currently served Menlo Park was located in Atherton, and based on today's projection would have about 2,600 students in 2019. He said the new school on Jefferson Drive was a key relief for Menlo Park residents to continue to have a broad range of educational opportunities. He said the project issues for the District were parking, traffic, noise, and construction disruption as the phasing of the subject project's construction at was to start when their school opened. He said his top concern was safety with all of the additional vehicles on Jefferson Drive. He said the District would have a parking shortage at the school caused in part by the City's decision to eliminate street parking in the industrial park at the behest of Mr. Bohannon. He said the City was putting in a dedicated bicycle lane so Facebook employees and others could safety ride their bicycles down the street making it almost impossible for the school to do an efficient morning and afternoon pick up and drop off. He said that operation would all have to occur on the constrained school site creating safety issues for students and parents. He said when they purchased the property none of these things were yet designed. He said they were very concerned with the massive new parking structure and agreed with staff's concerns regarding appearance and materials. He said the District requested going forward to receive advance notice of all future proceedings regarding all aspects of the project. He said the District intended to be a very active participant in the project process going forward. He said they objected to the small space in the triangle being counted as open space as it might or might not be a future rail line. He said the District felt blindsided by this proposal and would vigorously defend its right to have a school on property within the adopted ConnectMenlo plan area that was zoned for public use.

- Skip Hilton, Menlo Park, said he lived in Suburban Park and as the proposed project was across the freeway from him, it would not have a visual impact for him. He said a lot of office buildings were being built in the City's downtown corridor and in the M2 and the City had a lot of things it wanted to achieve with that office space. He said at some point they needed to decide what the right amount of office space was. He said he had a specific concern with a

parking garage that Bohannon had built across from the new Facebook buildings as it was not architecturally appealing and detracted from the two really beautiful buildings, the hotel and office building. He said with this garage proposal he thought there were some nice things with the design that tied together some architectural elements of the new structure and existing buildings. He said that they should continue pressing to get an even better looking garage structure when opportunity like this arose. He referred to the parking structure at Mineta Airport with bottle cap sculpture wrapped around it as an example. He said he hoped these large parking structures would be visually appealing as people would see them every day. He said regarding open space that the property was somewhat constrained due to its shape with two areas not really usable in the corners. He said he understood making that space open but it needed something to activate it. He said he suspected no people would use the park at the back of the parking garage. He said also for the park on the street. He suggested adding something to the open space that would serve the community and the new high school population.

Vice Chair Kahle closed the public comment period.

Commission Comment: Commissioner Strehl asked if they knew who would lease the building. Mr. Truempler said an assumption was Facebook but that was not certain so they would be building it on a speculative basis. Commissioner Strehl asked based on the square footage what the expected number of employees would be. Mr. Truempler said it would be three or six per 1,000 square feet within a range perhaps of 900 to 1,800 employees depending on how the tenant improvements were designed. Commissioner Strehl said she agreed with Mr. Hilton's comment about the triangle of open space as she did not see that as a public benefit as she did not think people would naturally go there.

Commissioner Onken asked if the existing buildings had a Transportation Demand Management plan (TDM) and what the TDM for the new building might be. He asked about the number of parking spaces and the parking ratio. Mr. Truempler said the first phase buildings were parked at 3.3 spaces per 1,000 square feet. He said the proposed phase would be parked at 3 spaces per 1,000 square feet. He said there was a TDM requirement as part of the O zoning designation, which he thought was 20%. Commissioner Onken said he thought the ConnectMenlo parking ratios were 2.4 or 2.5 spaces per 1,000 square feet. Associate Planner Smith said for office buildings in the O district the minimum ratio was 2 spaces per 1,000 square feet and a maximum of 3 spaces per 1,000 square feet.

Commissioner Barnes asked what the base height was. Associate Planner Smith said base height was the maximum height the building might rise to before it had to step back. He said this proposal was exceeding 55 feet on the sides where the balconies would be. Commissioner Barnes asked about the base level requirement. Associate Planner Smith said at the base level development the base height was 35 feet, and for bonus was shown at 45 feet in the O district with another 10 feet granted related to expected sea level rise. He said the base height at the corners of the proposed building were close to 76 ½ feet. He said there was some flexibility built into the district regulations allowing for an applicant to request a modification to a standard such as base height through the use permit process. Commissioner Barnes asked what the maximum height was for a building for bonus level development. Associate Planner Smith said in this instance it would be 67 ½ feet with an additional 10 feet granted because of sea level rise. He said that would be the average height of all the buildings on the site, the three office buildings and garage, and that height was 77 ½ feet and any one building on the site could have a maximum height of 110 feet. Principal Planner

Deanna Chow said base height had nothing to do with base level zoning, noting there was base height, overall height and an average height that all were applicable whether doing zoning at the base level or bonus level development. Commissioner Barnes asked if the applicant's request to raise the base height give them additional square footage to the project. Associate Planner Smith said it would not give them additional gross floor area as the maximum was 100% FAR. He said in this case they would have to step the building back in certain areas or reduce floor plate sizes to keep it below the maximum 100% FAR allowed for bonus level development.

Commissioner Barnes said he thought this project was being shoehorned onto a parcel that could not really support it. He said regarding *Publicly Accessible Open Space* having a path ringing the parcel made sense for the parcel but he did not see that as publicly accessible open space for the benefit of the community. He said it made a connection from A to B but had no originating and terminating points. He said the parking structure needed more architectural congruence and needed to sit in better with the area. He said its structure seemed pronounced and with the angle views the parking garage was prominent. He said he would like the garage to get more attention in terms of proportion, balance and material. He said he would listen regarding base height to other Commissioners. He said he would also like to hear the applicant's reasoning for the request to exceed the maximum base height.

Mr. Truempler said in looking at the overall design and the building's long face that they found if they strictly adhered to the base height maximum its appearance would become monotonous. He said they considered how the building would present itself along a private road, which was why they were playing with the base height and articulation. He said the corners were raised up but below that the building was lighter. He said in the center the scale was lowered and the building grounded.

Vice Chair Kahle asked if the park in the triangular area in the back would have access to Kelly Park. Mr. Truempler said that was a carryover from the original entitlement having a trail that looped around the building and for the vision of the Dumbarton Rail Corridor. He said they decided to create something interesting along Jefferson Drive that would be the point of origin. He said the terminus was the area that would connect to the future Dumbarton Rail Corridor. He said there was a grade separation between the site and Kelly Park. Vice Chair Kahle asked if Kelly Park users would be able to access the open space on the site from that side. Mr. Truempler said he did not think they could. Vice Chair Kahle said the Dumbarton Rail Corridor had uncertainties but noted two access points shown on the drawing and asked if they anticipated using both of those. Mr. Truempler said that was correct.

Vice Chair Kahle said this project would be 580,000 square feet and asked staff to compare that size wise with other projects recently approved and under construction. He said he was thinking in particular of the Menlo Gateway project as well as ones in and around Facebook's Classic Campus. Associate Planner Smith said staff was looking those up for more detail. He said he recollected that Menlo Gateway was approved for office space of around 720,000 square feet.

Vice Chair Kahle said in the *Green and Sustainability* section of the staff report it discussed raising the building 24-inches above the FEMA base flood elevation and asked if that was factored into the heights. Mr. Truempler said it was. Vice Chair Kahle asked who they thought the users of Jefferson Park would be and if they had considered the high school or other businesses. Mr. Truempler said the M2 would be transformed and one of things that would be transformed would be residents, and they saw users as tenants, residents and the public including the high school.

Commissioner Riggs said when the ConnectMenlo process developed the idea of a paseo it was intended to have a purpose. He said the project's offering of open space seemed like landscaping that went to nowhere, and asked staff to address. Principal Planner Chow said a number of paseos were approved with the ConnectMenlo adopted map. She said this was an extension of the existing trail that was put onto the site with the original development project. She showed a vertical line represented a continuation of the paseo across the next block up to Constitution Drive, which would go in between the R-M-U zoned properties and the O properties. She said there was another paseo proposed to the east of this site on the old Intuit property. She said this was an opportunity to have some of the larger properties provide pedestrian and bicycle access, for smaller blocks and more pedestrian friendly oriented streetscape as retail, residential and office uses were developed for an enhanced live, work, play opportunity. She said this was looking at providing multi-modal transportation. Commissioner Riggs said the paseo on this site seemed to go to Highway 101 and asked what it would serve. Principal Planner Chow said hopefully it would connect someday to the Dumbarton Rail Corridor. Commissioner Riggs asked what public benefit was provided with the paseo running north to south from the proposed Jefferson Park to Highway 101. He suggested this was something they might sit down and graphically discuss.

Commissioner Riggs said he agreed with Commissioner Barnes that the open space location did not seem to make sense. He said the garage was huge and much larger than the new proposed building, which was a large façade. He said the garage was dominant. He said he could see that the rhythms of the three office buildings were picked up by the garage and some of the façade was on the west face of it to address the office building but from three different directions outside the site it did not harmonize with the other buildings and site. He said the scale of the new office building would be suitable for a West Coast United Nations building. He said the population of this building was a particular difficulty. He said with all of the larger projects in LS, R-M-U, or O that the area did not have transportation to support such large projects. He said he supported the renewal of the former M2 area but they had already improved far more square footage than could be served with the existing transportation infrastructure. He said the agencies and government in and around Menlo Park were not in the position to provide this infrastructure over the next two to two and a half years before this project was built let alone for the projects that would come online at the end of 2018 and in 2019 and 2020. He said this proposed project would be very difficult for him to approve unless it had a most exceptional TDM associated with it.

Commissioner Onken said one of the questions was whether the public benefit provided by this project substantiated the increased height of the building. He said if the building was not so shoehorned into the site and monolithic perhaps he could accept the additional two stories but at the moment he could not see the benefit of two parks as justification for the increased height. He said he could not support the bonus level based on the community benefit offered. Associate Planner Smith said the parks were not being offered as community amenities and the applicant had not proposed any community amenities at this time but were in the process of discussing and evaluating what community amenities they would offer.

Commissioner Onken said the Sobrato Organization had done a fantastic garage on Donahoe Street. He said suggested more care and attention be given to the proposed garage. He said one way to make it better would be to drop the parking count down to 2.4 spaces per 1,000 square feet and drop two stories off Building 3, which would reduce the number of levels in the parking garage. He noted that Facebook had used very discrete focused lighting in its underground garage and suggested that might alleviate the effect of an over glowing garage.

Commissioner Barnes asked whether the Planning Commission could find the project not eligible for bonus level development. Associate Planner Smith said the project required a use permit so it would be at the discretion of the Planning Commission to decide whether bonus level development would be appropriate for the site.

Commissioner Barnes said he thought the proposed building worked well at four stories and would be in harmony with the buildings adjacent to it. He said the increased height was a detriment to the building and the site. He said he was sensitive to the ConnectMenlo process and the incentives it offered for development in that area. He said he would have a tough time getting to the bonus level development for this building and site. He said regarding the provision of BMR in-lieu fees versus units he would prefer to see the requirement added to other Sobrato projects in the R-M-U as actual units.

Commissioner Strehl said the size of the building and parking garage was just too large in comparison to the existing buildings. She suggested that reducing the height two stories and the size of the parking garage would work better with the two other office buildings. She said she was concerned with adding more office employees to this area because of the transportation impacts. She said serious infrastructure improvements were needed and those were not happening any time soon. She said she had not realized the proximity of the high school to this site, and she hoped going forward the applicant would work with the school district to address their concerns. She said the location of the parks, particularly the one in the triangle, would not be used by the community.

Vice Chair Kahle said he had not realized how close the high school was to the project site. He said in moving forward perhaps the Jefferson Park could be considered to be a useful space as much as possible for the high school and the project's onsite parking reduced to provide more open space off Jefferson Drive. He said he lived in Suburban Park and noted letters from neighbors in Suburban Park concerned with glare and noise. He said overall he thought the six-story building was a nice building but it was fairly monolithic. He said he was not sure it was quite right yet. He said comments had been made to drop the building to four stories. He suggested perhaps a compromise for a five story building would work as it was stepped off of Highway 101 and buried some distance from Jefferson Drive. He said he was having a hard time with the request to exceed the 55-foot base height limit. He said the paseos and triangle park were useful to the site but those did not really feel like open space for the public. He said the garage was problematic. He noted the projecting roof forms of it which he thought were intended to tie it in wit the other buildings and suggested those were not needed. He said what would really help the garage was screening or detailing. He said perhaps they do one level of parking underground or put a park on the top level. He said as a bonus level project that the amenities offered should go toward addressing housing and traffic.

H. Informational Items

Commissioner Riggs asked if in the future staff could refer to the first 55 feet as the building base. He said that was more of an architectural term and would clarify that it was not an ordinance term about square footage or height. Vice Chair Kahle said the confusion was base level, bonus level and base height.

H1. Future Planning Commission Meeting Schedule

- Regular Meeting: April 9, 2018

Principal Planner Chow said at the April 9 meeting a study session on a new building for 1315 O'Brien Drive would be held. She said also a number of single-family residential development use permit applications would be considered, an architectural control item and the annual CIP item.

- Regular Meeting: April 23, 2018
- Regular Meeting: May 7, 2018

I. Adjournment

Vice Chair Kahle adjourned the meeting at 10:28 p.m.

Staff Liaison: Thomas Rogers, Principal Planner

Recording Secretary: Brenda Bennett

STAFF REPORT

Planning Commission
Meeting Date: **4/9/2018**
Staff Report Number: **18-031-PC**

Consent Calendar: **Architectural Control/Merrie Asimow/1275 Trinity Drive**

Recommendation

Staff recommends that the Planning Commission approve architectural control to modify the exterior of a townhome, including the enclosure of an open patio area, on a lot in the R-E-S (X) (Residential Estate Suburban, Restrictive) zoning district, at 1275 Trinity Drive. 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 site is located at 1275 Trinity Drive, between the intersections of Hallmark Circle and Biltmore Lane, in the Sharon Heights neighborhood. The other nearby parcels are also located within the R-E-S(X) (Residential Estate Suburban, Conditional Development) zoning district and contain townhouses. These properties were developed through a Conditional Development Permit (CDP), approved in 1974, and are regulated by a homeowners association known as the Sharon Hills Community Association (SHCA). This neighborhood is close to unincorporated West Menlo Park and the Town of Atherton. Sharon Hills Park is also located nearby. A location map is included as Attachment B.

Analysis

Project description

The subject two-story townhouse is attached on the right side to another townhouse with which it shares one wall and a roof. At the left side of the first floor of the townhouse, there is a small tiled outdoor patio area that is open to the second floor and surrounded by the three exterior walls of the stairs, hall, and front entry. This patio would be enclosed to create a music room approximately 144 square feet in size. Additional proposed modifications include a new window above the proposed music room in the second-floor hallway. The project would remain in compliance with the building coverage limits for the overall townhouse development. As a result, the proposed project would be in conformance with the approved CDP. The project plans are included as Attachment C and the project description letter is included as Attachment D.

Design and materials

The new music room, new second floor window, exterior siding, and roof would match the existing painted wood siding, asphalt shingle roof, and fenestration. Staff believes the project would be compatible with the existing architectural style of the development. The project would have a relatively small impact to the neighbors given the limited scope of work.

Correspondence

A letter from the SHCA relaying initial approval of the project and a supportive letter for the project from the neighbor directly opposite the subject property (1265 Trinity Drive) is included as Attachment E. Staff has not received any other correspondence thus far.

For the Planning Commission's reference, the SHCA has separately requested that the Planning Division's CDP implementation procedures and/or the CDP itself be modified to enable projects of this type to be reviewed and approved without Planning Commission review, as long as the SHCA Architectural Control Committee and Board of Directors has approved the application. Staff may bring this topic to a future Planning Commission meeting for input.

Conclusion

Staff believes that the project would have minimal impacts to the neighbors given the limited scope of work. Additionally, the project would be compatible with the existing architectural style and materials of the development, and 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. Sharon Hills Community Association Approval

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

LOCATION: 1275 Trinity Drive	**PROJECT NUMBER:** PLN2017-00132	**APPLICANT:** Merrie Asimow	**OWNER:** Merrie Asimow
PROPOSAL: Request for architectural control to modify the exterior of a townhome, including the enclosure of an open patio area, on a lot in the R-E-S (X) (Residential Estate Suburban, Restrictive) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** April 9, 2018	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			

ACTION:

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 JC Construction, consisting of six plan sheets, dated received April 3, 2018, and approved by the Planning Commission on April 9, 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.

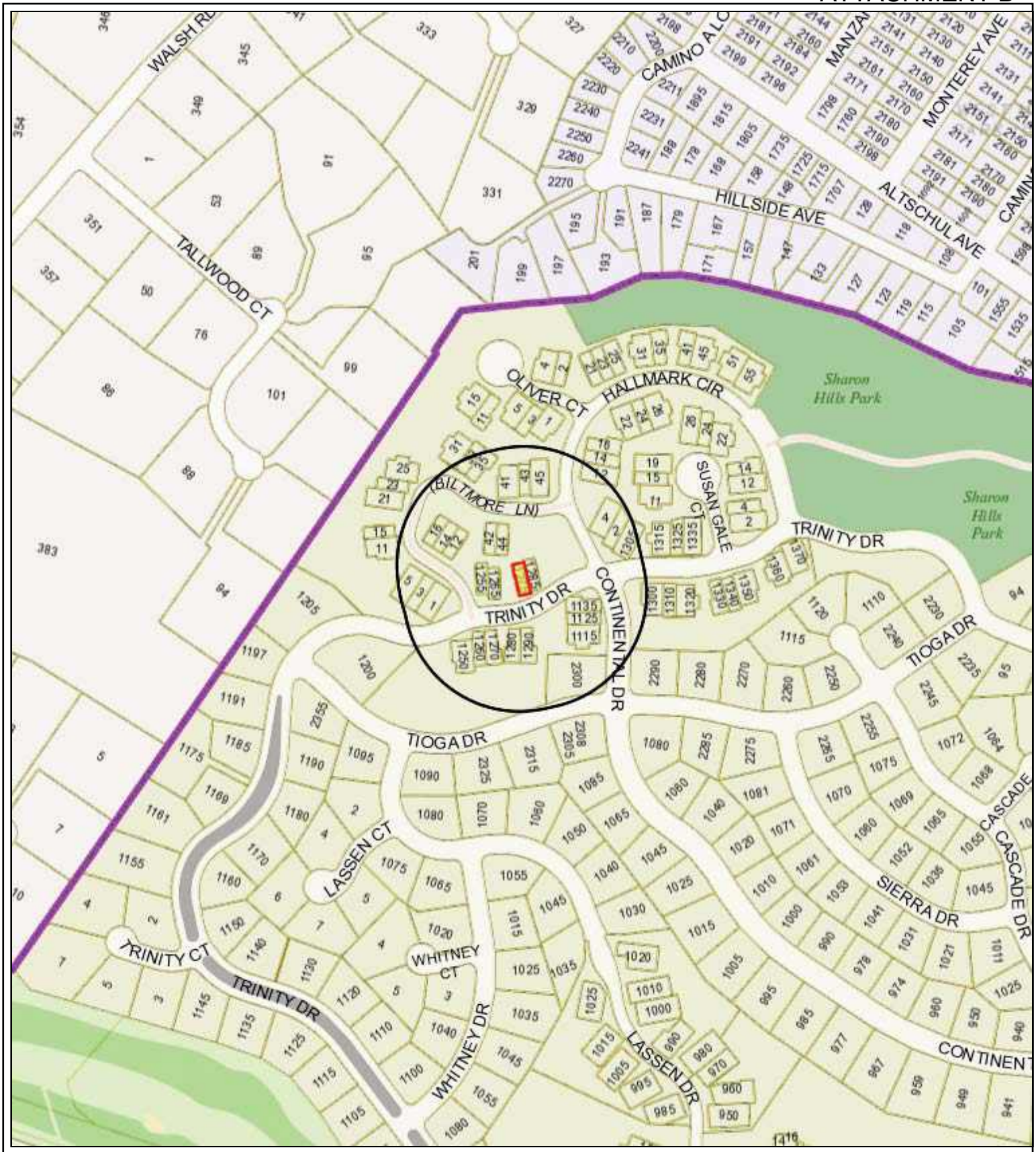
    e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and

LOCATION: 1275 Trinity Drive	**PROJECT NUMBER:** PLN2017-00132	**APPLICANT:** Merrie Asimow	**OWNER:** Merrie Asimow
PROPOSAL: Request for architectural control to modify the exterior of a townhome, including the enclosure of an open patio area, on a lot in the R-E-S (X) (Residential Estate Suburban, Restrictive) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** April 9, 2018	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			

ACTION:

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.

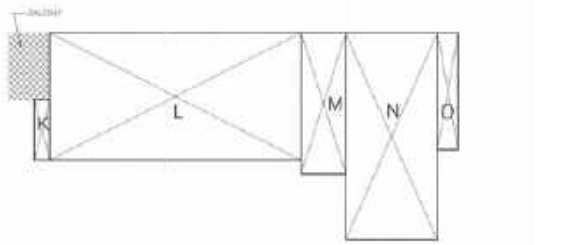


City of Menlo Park

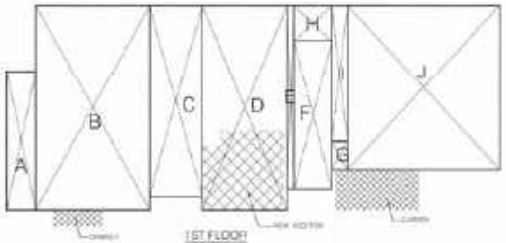
Location Map

1275 TRINITY DRIVE

Scale: 1:4,000 | Drawn By: MTM | Checked By: THR | Date: 4/9/2018 | Sheet: 1



2ND FLOOR



1ST FLOOR

FLOOR AREA LIMIT CALCULATION

SHEET INDEX

VICINITY MAP



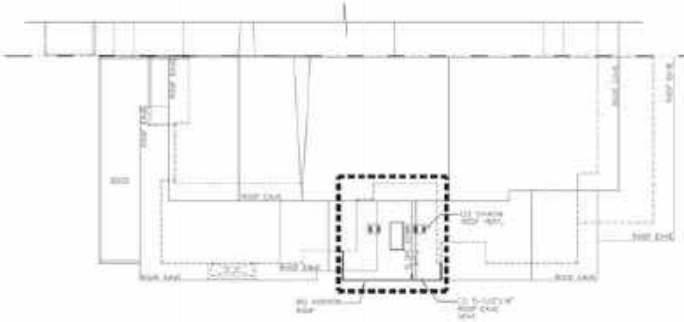
PROJECT INFORMATION



1275 TRINITY ROAD
MENLO PARK, CA



SITE PLAN
SCALE 1/8" = 1'-0"



ROOF PLAN
SCALE 1/8" = 1'-0"

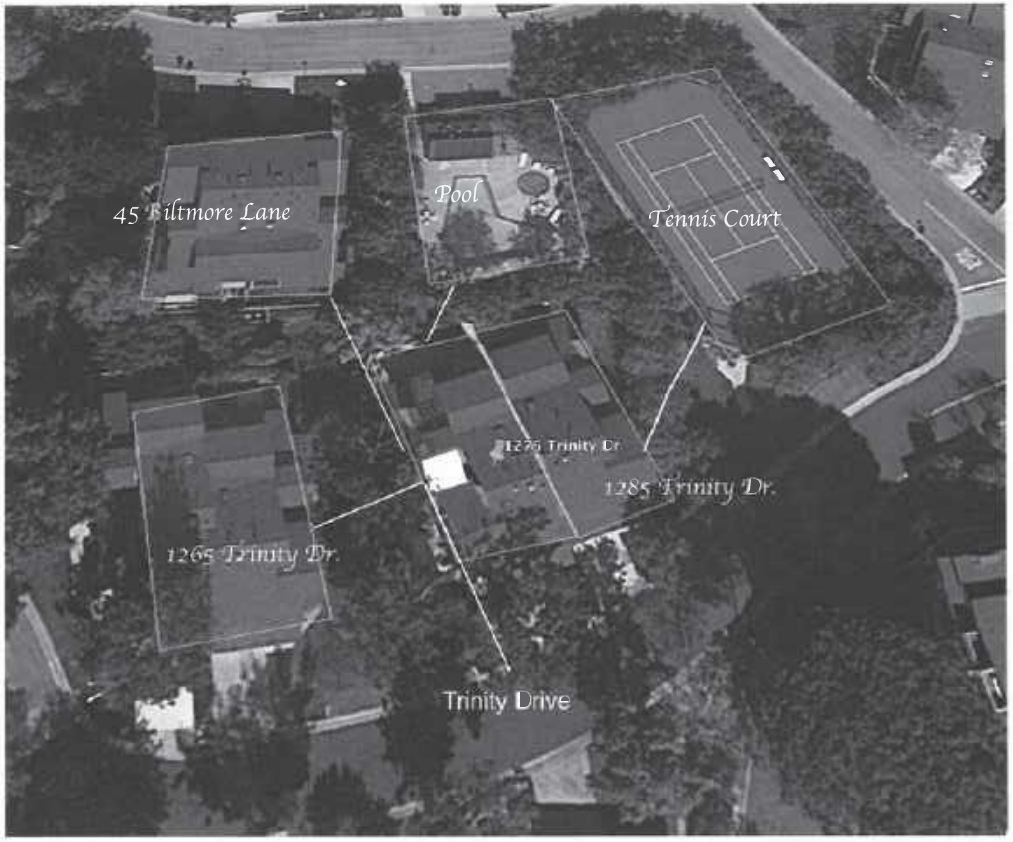
ASIMOW RESIDENCE
1275 TRINITY DRIVE
MENLO PARK, CA

SITE PLAN AND ROOF PLAN

REVISIONS
1 COMMENTS MARCH 18, 2

JOB NO. 2016-117
DATE 12-05-16
DRAWN: JC

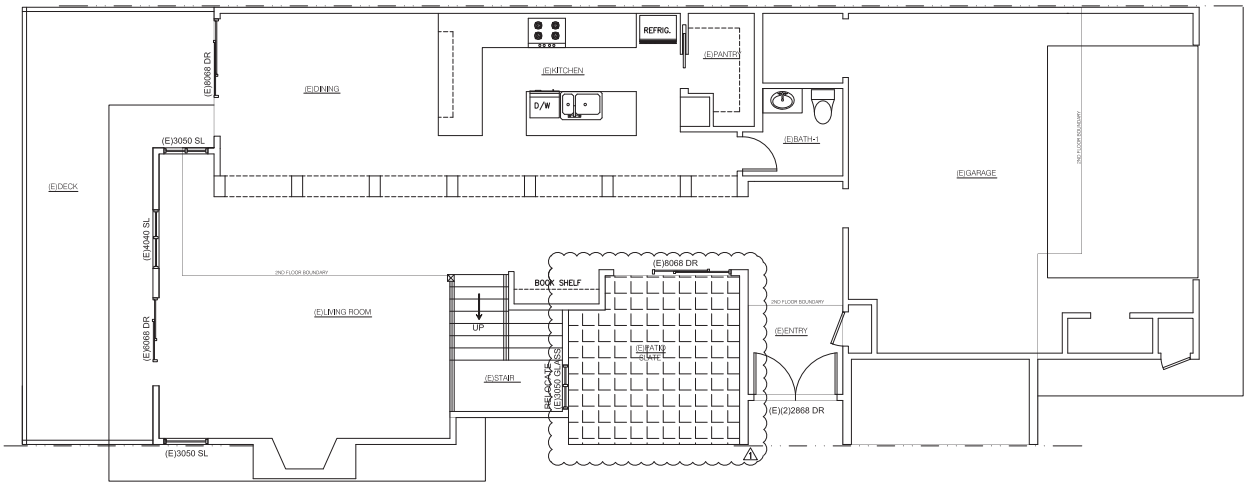
A0



Area Map Showing ***1275 Trinity Drive and neighboring structures*** - Google Earth

Distance from Addition - White square

1. 1265 Trinity Drive - - 36.7 Feet
2. 45 Biltmore Lane - - 63.4 Feet
3. Pool to back of deck - - 36 Feet
4. Tennis court to 1285 Trinity 44.8 Feet
5 Distance to the street 57 feet



EXISTING/ DEMOLITION 1ST FLOOR PLAN

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

DEMOLITION NOTES

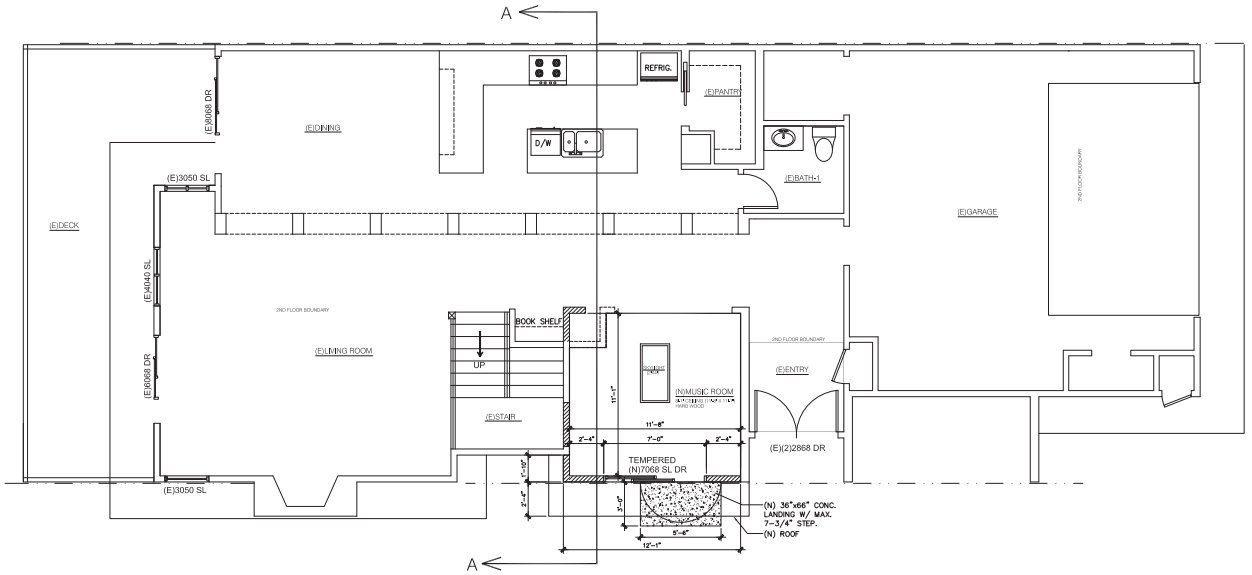
1. DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION AND REMOVAL WITH NOTES AND DIMENSIONS INDICATING THE EXTENT AND NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO THE REMOVAL OF ANY EXISTING SUPPORT STRUCTURES.
3. CAP-OFF PLUMBING, GAS, AND ELECTRICAL LINES AS REQUIRED.

LEGEND:

EXISTING WALLS TO REMAIN.

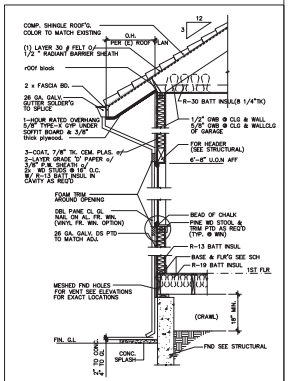
EXISTING WALLS TO REOVE

NEW WALLS



PROPOSED 1ST FLOOR PLAN

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



1 TYP. WALL SECTION

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

DESIGNER:
JC CONSTRUCTION
TEL (408) 229-3517
E-Mail: CHYOU88@GMAIL.COM

SHEET TITLE

PREPARED FOR:
ASIMOW RESIDENCE
125 TRINITY DRIVE
MENLO PARK, CA

SHEET TITLE

1ST-FLOOR
EXISTING-AND
PROPOSED-PLAN

REVISIONS

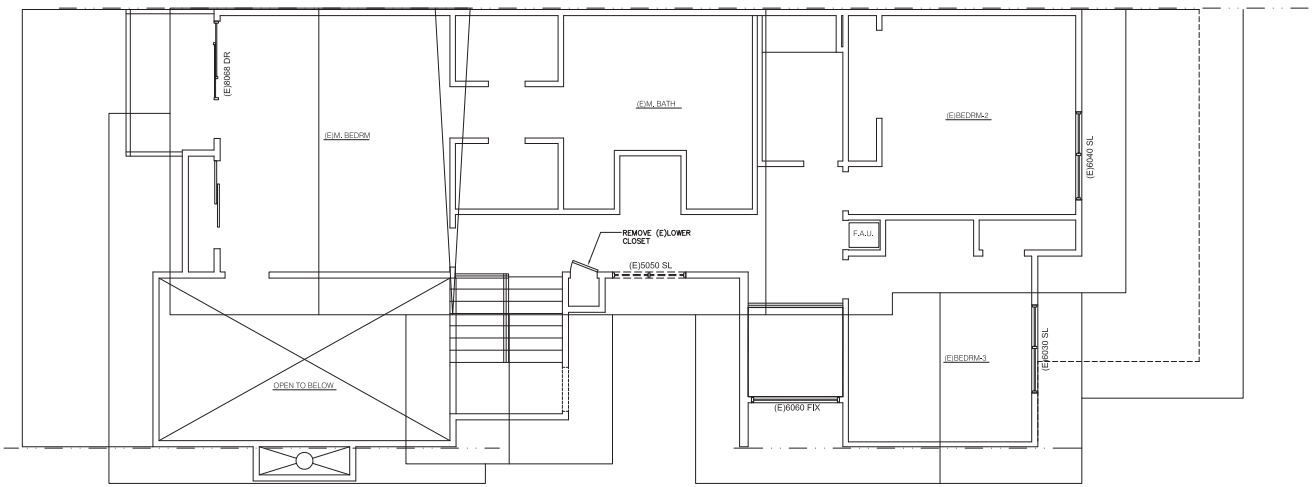
⚠ COMMENTS MARCH 28, 2018

JOB NO. 2016-117
DATE 12-05-16
DRAWN: JC

SHEET NUMBER

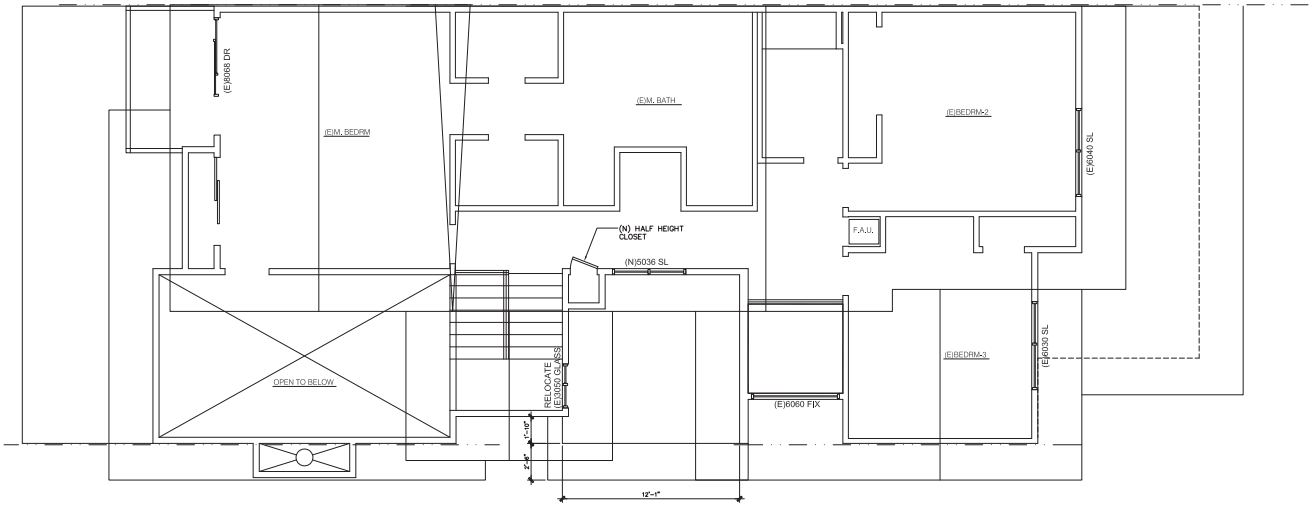
A1

C3



EXISTING/ DEMOLITION 2ND FLOOR PLAN

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



PROPOSED 2ND FLOOR PLAN

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

DESIGNER:
JC CONSTRUCTION
TEL (408) 229-3517
E-Mail: CHYOU88@GMAIL.COM

SHEET TITLE

PREPARED FOR:
ASIMOW RESIDENCE
125 TRINITY DRIVE
MENLO PARK, CA

SHEET TITLE

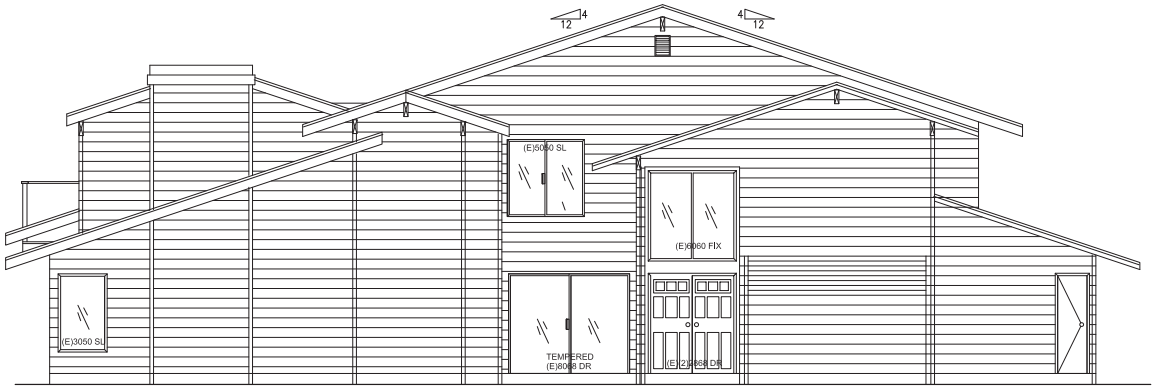
2ND-FLOOR
EXISTING-AND
PROPOSED-PLAN

REVISIONS
⚠ COMMENTS MARCH 28, 2016

JOB NO. 2016-098
DATE 12-05-16
DRAWN: JC

SHEET NUMBER

A2



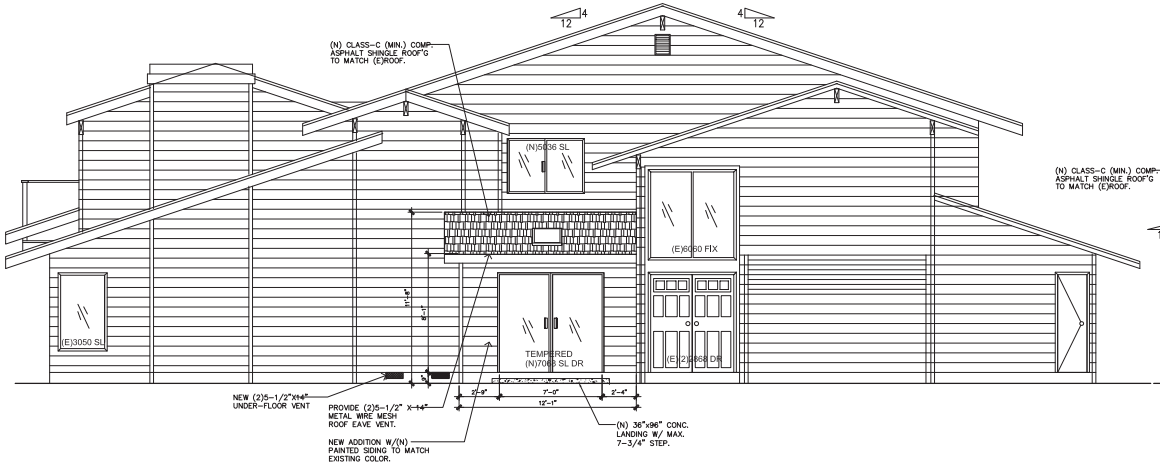
EXISTING LEFT ELEVATION (WEST)

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



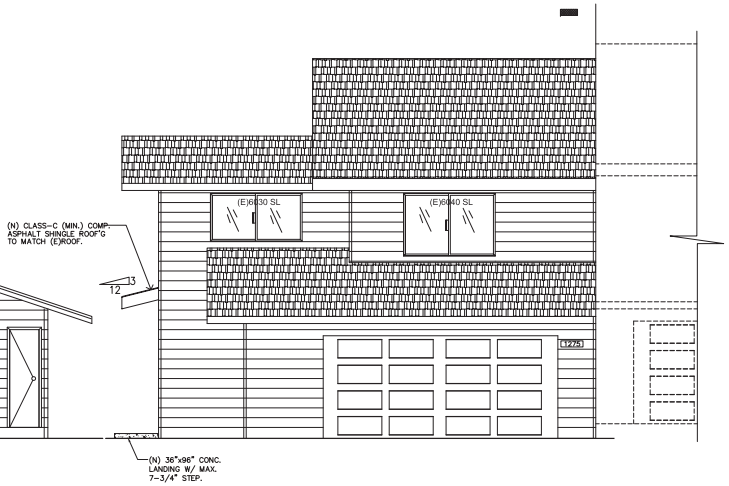
EXISTING FRONT ELEVATION (SOUTH)

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



PROPOSED LEFT ELEVATION (WEST)

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



PROPOSED FRONT ELEVATION (SOUTH)

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

DESIGNER:
JC CONSTRUCTION
TEL (408) 229.3517
E-Mail: CHYOU68@GMAIL.COM

SHEET TITLE

PREPARED FOR:
ASIMOW RESIDENCE
125 TRINITY DRIVE
MENLO PARK, CA

SHEET TITLE

EXISTING & PROPOSED ELEVATIONS

REVISIONS

⚠ COMMENTS MARCH 28, 2018

JOB NO. 2016-117
DATE 12-05-16
DRAWN: JC

SHEET NUMBER

A3

ELECTRICAL SYMBOLS

NOT NECESSARILY ALL SYMBOLS ON THIS DRAWING.

- DUPLEX CONVENIENCE OUTLET, AFCI
- 1/2 HOT DUPLEX CONV. OUTLET
- DUPLEX CONV. OUTLET W/ GROUND FAULT INTERRUPTER
- WATERPROOF DUPLEX CONV. OUTLET W/ GROUND FAULT INTERRUPTOR
- UNDER COUNTER OUTLET
- 220 VOLT OUTLET
- OUTLET ABOVE FOR GARAGE DOOR OPENER
- CEILING LIGHT FIXTURE
- RECESSED LIGHT (IC RATED) & AIR TIGHT @ 2010 CEC
- RECESSED FLUORESCENT LIGHT (40 LUMENS/WATT OR BETTER)
- WATERPROOF RECESSED LIGHT ON GROUND FAULT INTERRUPTOR CIRCUIT W/ "SUITABLE FOR DAMP LOCATIONS" LABEL
- WALL MOUNTED LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- 110 VOLT CO & SMOKE DETECTOR W/ BATTERY BACK-UP
- PHONE JACK
- TELEVISION JACK (PREWIRE FOR CABLE)
- PUSH BUTTON FOR GARAGE DOOR OPENER
- PUSH BUTTON FOR DOOR BELL
- CHIMES
- EXHAUST FAN CAPABLE OF 50 CUBIC FT/MIN. W/ BACKDRAFT DAMPER.
- THERMOSTAT
- ILLUMINATED ADDRESS SIGN
- ELECTRIC SUB-PANEL
- ELECTRIC METER
- SPECIALTY OUTLET

MECHANICAL SYMBOLS

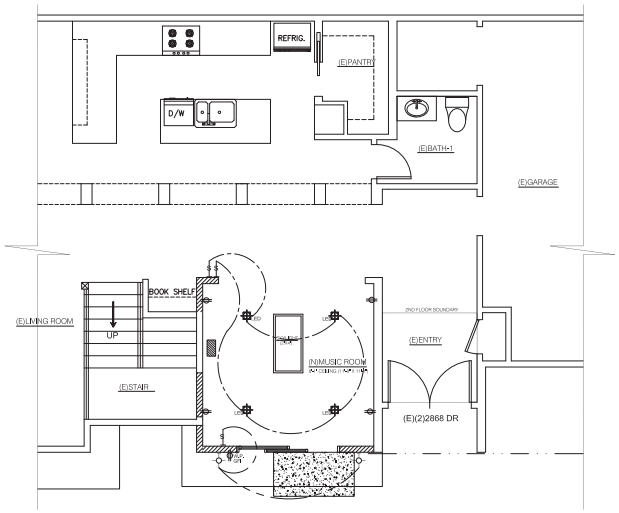
NOT NECESSARILY ALL SYMBOLS ON THIS DRAWING.

- CEILING HEAT REGISTER
- UNDER FLOOR HEAT REGISTER
- WALL HEAT REGISTER
- RETURN AIR GRILL IN CEILING
- FUEL GAS STUB OUT
- HOSE BIBB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
- ICE MAKER STUB OUT
- GAS METER

NOTE: ALL DUCTS (SEND & RETURN) SHALL BE CLOSED SYSTEMS WITHOUT THE USE OF BUILDING CAVITIES. ALL DUCT CONNECTIONS SHALL BE INSTALLED WITH MECHANICAL FASTENERS. PROVIDE WEATHERSTRIP OR SEAL AT THE ATTIC ACCESS PANEL.

MECHANICAL:

CONTRACTOR SHALL CONFIRM ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS IN ACCORDANCE WITH THE APPLICABLE EDITION OF THE C.M.C. AND TITLE 24. ALL SHEET METAL WORK SHALL BE PERFORMED IN ACCORDANCED WITH THE CURRENT SMACNA STANDARDS. CONTRACTOR SHALL SUBMIT ALL REQUIRED DRAWINGS, CALCULATIONS AND INFORMATION TO THE APPROPRIATE GOVERNING AUTHORITIES FOR THEIR APPROVAL.



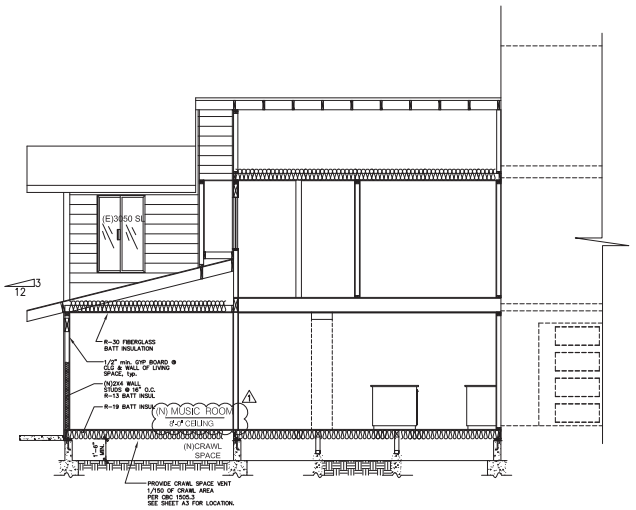
PROPOSED MUSIC ROOM LIGHTING PLAN (PARTIAL 1ST FLOOR)

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



EXISTING REAR ELEVATION (NORTH) (NO CHANGE)

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



A - A SECTION

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

DESIGNER:
JC CONSTRUCTION
TEL (408) 229.3517
E-Mail CIVIL08@GMAIL.COM

SHEET TITLE

PREPARED FOR:
ASIMOW RESIDENCE
125 TRINITY DRIVE
MENLO PARK, CA

SHEET TITLE

EXISTING & PROPOSED ELEVATIONS

REVISIONS

⚠ COMMENTS MARCH 28, 2018

JOB NO. 2016-117
DATE 12-05-16
DRAWN: JC

SHEET NUMBER

A4

Cover Letter 1275 Trinity Music Room project.

1275 Trinity is a two-story Town Home located in Menlo Park. 1275 and 1285 share a roof and one wall.

The Architectural Control Application is generated because the owners of 1275 Trinity would like to enclose an are referred to in the original plans as an atrium. This area already has 3 sides as part of the existing house. Architectural plans have been made to enclose one story of this area with outside materials that would match materials already existing.

1275 Trinity is one of 77 townhomes in the association is called Sharon Hills Community Association (SHCA). Any changes to increase the size or enclose an area must be approved by the Architectural Control Committee (ACC) of SHCA.

The architecture plans have been approved by the ACC and the Board of Directors of the Sharon Hills Community Association has approved enclosing the side atrium. The letter is enclosed in this package.

Sharon Hills Community Association
1661 Tice Valley Blvd. Suite 200, Walnut Creek, CA 94595
Phone: 925-746-0542 or 800-610-0757 Fax: 925-746-0554
www.bayservice.net

RECEIVED
APR 02 2018
CITY OF MENLO PARK
PLANNING DIVISION

April 2, 2018

Michael and Merrie Asimow
1275 Trinity Drive
Menlo Park, CA 94025

Re Address: 1275 Trinity Drive
Account Number: 114400620

Dear Michael and Merrie Asimow:

The Board has received and approved your proposal for enclosing the side atrium per the plans provided in the architectural application dated 10/18/2016. Please conform to the following stipulations:

- Provide the license, insurance, and contact information for your contractor.
- Homeowners are responsible for obtaining a City of Menlo Park permit, if necessary to complete their project.
- Homeowners must adhere to the current Sharon Hills Community Association - Rules Regarding Remodeling and Renovating Townhouses.
- The approval is good for one year and the construction must start within the one year period.
- Work hours can only be Monday to Friday from 8am to 5 pm.

NO WEEKEND WORK ALLOWED

The Board is hereby informing you that you are responsible for ensuring that no refuse is dumped into recycle containers and that no inordinate amount of refuse is dumped at the waste site. Please ensure that waste material is removed from the premises in a timely manner.

Thank you for your cooperation, and we wish you the best of luck on your project.

Sincerely,

Sharon Hills Community Association

Cc: Unit File
Board of Directors

RECEIVED

DEC 2 1 2017

CITY OF MENLO PARK
PLANNING DIVISION

Peter Feldenheimer
1265 Trinity Drive.
Menlo Park, CA 94025

To whom it may concern,

My name is Peter Feldenheimer, My wife, Bonnie Black and I live at 1265 Trinity Drive and I am Merrie and Michael Asimow's nearest neighbor. I will look directly at the atrium area that they would like to enclose. I have no problem with their construction plans.

Sincerely,

Peter Feldenheimer

STAFF REPORT

Planning Commission
Meeting Date: **4/9/2018**
Staff Report Number: **18-032-PC**

Public Hearing: **Use Permit/Darby Brennan/824 Woodland Avenue**

Recommendation

Staff recommends that the Planning Commission approve a request to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with respect to lot width and area in the R-1-U (Single Family Urban Residential) zoning district, at 824 Woodland Avenue. As a part of the proposal, a heritage privet tree is proposed for removal. The recommended actions are contained within 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 subject site is located at 824 Woodland Avenue between Concord Drive and Woodland Court in the Willows neighborhood. The subject parcel is surrounded by other residences that are also in the R-1-U zoning district. San Francisquito Creek and the City of Palo Alto are located to the south of the subject property. A location map is included as Attachment B. There is a mix of one and two-story single-family residences surrounding the project site which feature varied architectural styles, including ranch and contemporary style homes.

Analysis

Project description

The existing single-family residence is a ranch style, one-story home with a single-car garage. The applicant is proposing to replace the existing home with a new two-story, single-family residence with an attached two-car garage. The residence would be constructed by using prefabricated modules. The proposed residence would be a four-bedroom, three-bathroom home. The first-story living space would feature an open floor kitchen and dining room area, a living room, and full bathroom. The covered front entry would have a large front porch which would project beyond the front of the two-car garage, and the covered rear porch would be accessible through the dining room. The second floor would include a master bedroom and master bathroom, and the two remaining bedrooms and bathroom. The proposed project would comply with all Zoning Ordinance regulations, and in particular would be well below the maximum

28-foot height, at 22.7 feet. The second floor would also feature setbacks in excess of the minimum requirements. 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 applicant proposes to use a combination of flat roofs, overhangs and exposed rafter tails, smooth stucco, and stained-wood siding for the exterior of the home. Dark bronze fiberglass windows would be used throughout the home, and stained-wood screens would be included on some of the second floor windows. The two-car garage would feature a patina steel metal panel door and an overhang to add visual interest to the front façade. The framing and juxtaposition of the rectangle shapes of the windows would emphasize the modular design of the proposed home. The low (effectively flat) roof pitches would limit the overall profile of the home. The second floor would be inset on all sides, which would help reduce the perception of massing. This variation would also be enhanced by different materials on these two levels (stained wood on the ground floor and stucco on the second level).

The rear of the home would face the rear yard (not the residence) of the adjacent neighbor to the right of the subject property, which has an L-shaped lot. The varying positions and sill heights of the proposed windows of the second floor, combined with the stained wood screens, would also help with privacy concerns. If the Planning Commission believes the side-facing second-floor windows remain a concern with regard to privacy, conditions regarding landscaping and/or obscure glass could be considered.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) which provides details on the species, size, and conditions of trees on or near the property. There are a total of 12 trees on or near the subject property, including a heritage size privet (tree #90) that straddles the subject property, the left side neighboring parcel, and the public right-of-way. The heritage privet is considered an invasive species and has been tentatively granted approval by the City Arborist for removal. A 24-inch box scarlet oak is proposed as a replacement tree by the project arborist, and staff has included a condition of approval requiring this to be reflected in the site and landscape plans (condition 4a).

Four non-heritage trees on the subject property and two non-heritage size street trees in the City's right-of-way are proposed for removal. The applicant notes on the landscape plan that two 24-inch box valley oak trees would be replacements, and condition 4a will also require the site plan and arborist report to be revised to reflect this species selection. A variety of shrubs are also planned as landscaping. No other trees are proposed for removal at this time. The proposed site improvements should not adversely affect any of the remaining trees as tree protection measures will be ensured through standard condition 3g.

A new wood fence would surround most of the property, and a new concrete wall would be featured at the front of the property. The applicant describes in the project description letter that the new fence and new landscape screening would help screen views to and from the new home. Landscaping changes also include a patio and gas fire pit in the rear yard.

Correspondence

The applicant states in the project description letter that they performed outreach to their neighbors and received supportive feedback with no objections. Staff has not received any correspondence from neighbors at the time of writing this report.

Conclusion

Staff believes the scale and style of the home are compatible with the surrounding neighborhood's mix of architectural styles. The perceived massing would be limited by the low roof, inset second floor, and exterior material choices for the new residence. The recommended tree protection measures would help minimize impacts on the trees on the subject property. 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:
Michele T. Morris, Assistant Planner

Report reviewed by:
Thomas Rogers, Principal Planner

824 Woodland Avenue – Attachment A: Recommended Actions

LOCATION: 824 Woodland Avenue	**PROJECT NUMBER:** PLN2017-00094	**APPLICANT:** Darby Brennan	**OWNER:** Darby Brennan and Krista Rosa

PROPOSAL: Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with respect to lot width and area in the R-1-U (Single Family Urban Residential) zoning district. As a part of the proposal, a heritage privet tree is proposed for removal.

DECISION ENTITY: Planning Commission	**DATE:** April 9, 2018	**ACTION:** TBD

VOTE: TBD (Barnes, Combs, Kahle, Onken, Riggs, Strehl; Goodhue recused)

ACTION:

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:
    a. Development of the project shall be substantially in conformance with the plans prepared by CH X TLD, Toby Long Design, consisting of 24 plan sheets, dated received April 3, 2018 and approved by the Planning Commission on April 9, 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 trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the recommendations in the arborist report by Insideout Design, Inc. dated November 20, 2017.
4. Approve the use permit subject to the following ***project-specific*** condition:
    a. Simultaneous with the submittal of a complete building permit application, the applicant shall

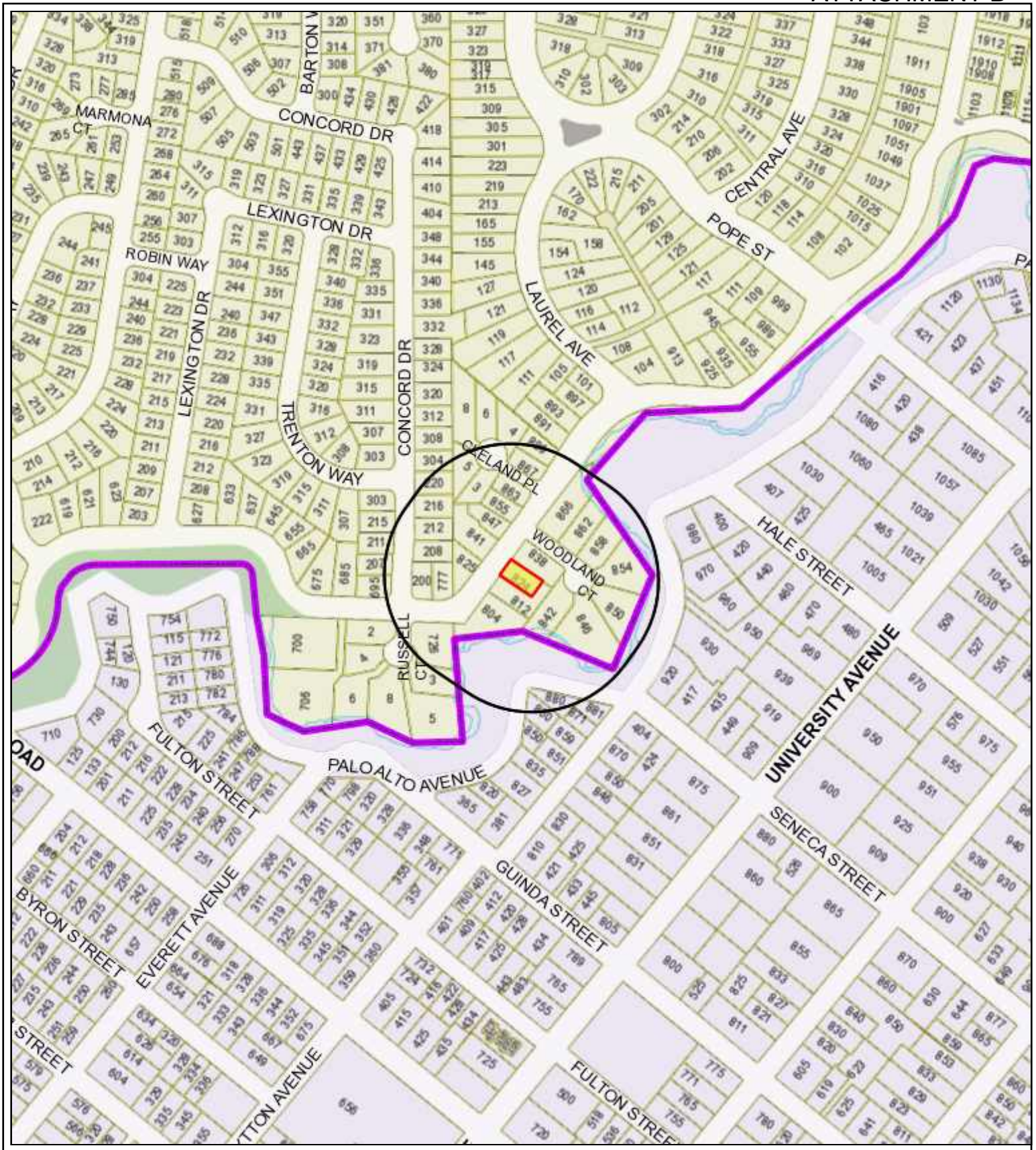
LOCATION: 824 Woodland Avenue	**PROJECT NUMBER:** PLN2017-00094	**APPLICANT:** Darby Brennan	**OWNER:** Darby Brennan and Krista Rosa
PROPOSAL: Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with respect to lot width and area in the R-1-U (Single Family Urban Residential) zoning district. As a part of the proposal, a heritage privet tree is proposed for removal.			
DECISION ENTITY: Planning Commission	**DATE:** April 9, 2018	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Kahle, Onken, Riggs, Strehl; Goodhue recused)			

ACTION:

submit a revised arborist report and revised plans regarding trees numbered 90, 91 and 92 addressing the following, subject to the review and approval of the Planning Division:

1) Revise the site and landscape plans to state the species (a 24-inch scarlet oak) of the replacement planting, and the location of the replacement planting for tree #90. This condition shall not be applicable if the replacement requirement is waived by the City Arborist.

2) Revise the arborist report and plans to state that trees #91 and #92 will each be replaced with 24-inch box valley oak trees.



City of Menlo Park

Location Map

824 WOODLAND AVENUE

Scale: 1:4,000 | Drawn By: MTM | Checked By: THR | Date: 4/9/2018 | Sheet: 1

824 Woodland Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	5,000.0 sf	5,000.0 sf	7,000.0 sf min.
Lot width	50.0 ft.	50.0 ft.	65.0 ft. min.
Lot depth	100.0 ft.	100.0 ft.	100.0 ft. min.
Setbacks			
Front	20.9 ft.	28.5 ft.	20.0 ft. min.
Rear	27.8 ft.	35.4 ft.	20.0 ft. min.
Side (left	5.0 ft.	4.9 ft.	5.0 ft. min.
Side (right)	5.0 ft.	4.9 ft.	5.0 ft. min.
Building coverage	1,749 sf 35 %	1,406 sf 28 %	1,750 sf max. 35 % max.
FAL (Floor Area Limit)	2,746.8 sf	1,333 sf	2,800 sf max.
Square footage by floor	1,260.1 sf/1st floor 1,036.0 sf/2nd floor 450.7 sf/garage 26.0 sf/porches 12.2 sf/chimneys	1,124 sf/1st floor 209 sf/garage 73 sf/porch	
Square footage of buildings	2,785 sf	1,406 sf	
Building height	22.7 ft.	15.5 ft.	28.0 ft. max.
Parking	2 covered	1 covered	1 covered/1 uncovered
	Note: Areas shown highlighted indicate a nonconforming or substandard situation.		
Trees	Heritage trees: 1	Non-Heritage trees: 11*	New Trees: 2
	Heritage trees proposed for removal: 1	Non-Heritage trees proposed for removal: 4	Total Number of Trees: 9

* Two non-heritage trees are located in the right-of-way.

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE MENLO PARK CA 94025



a modern green home. a new sustainable prefab construction project in menlo park

NOTE: COLORS ARE TENTATIVE AND MAY CHANGE.

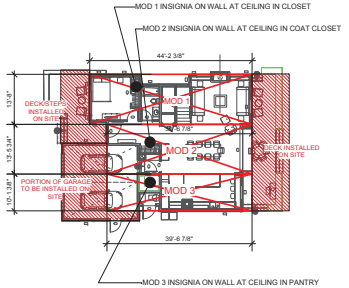
1 RENDERING / MATERIALS

2 MODULAR / LOCAL INSPECTION DETAILS (to be completed)

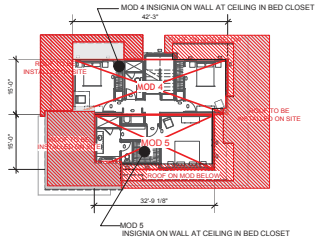
DENOTES LOCATION OF STATE INSIGNIA IN EACH MODULE.

AVAILABLE FOR INSPECTIONS ON SITE AND DURING TRANSPORT.

INSIGNIAS TO REMAIN AFTER CONSTRUCTION.



FIRST FLOOR PLAN - MODULAR / SITE SCOPE



SECOND FLOOR PLAN - MODULAR / SITE SCOPE

3 MODULES OVERVIEW SCALE: 1/16" = 1'-0"

ISSUE	DATE
FA PLANS V1	010317
FA V1	011617
50% DESIGN SET v1	051017
RCP'S V1	052317
USE PERMIT	090417
USE PERMIT REVISION 1	112217
USE PERMIT REVISION 2	031918

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 . OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE
MENLO PARK, CA
94025

COVER AND MATERIALS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

scale

AS NOTED

sheet

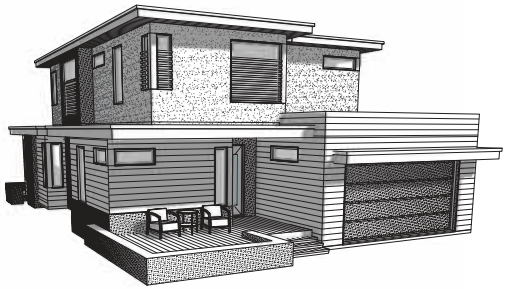
A 0.0

TOBYLONGDESIGN 2018

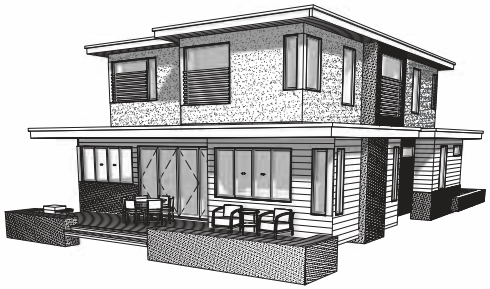
T H E B R E N N A N R O S A R E S I D E N C E

8 2 4 W O O D L A N D A V E N U E M E N L O P A R K C A 9 4 0 2 5

FRONT OF HOUSE



REAR OF HOUSE



1 CONCEPTUAL RENDERINGS

CAL GREEN COMPLIANCE

A) WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

B) SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

C) MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

D) RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

E) KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

F) STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

G) IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.

H) OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

I) DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.

II) OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
(1) EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
(2) ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
(3) SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
(4) LANDSCAPE IRRIGATION SYSTEMS.
(5) WATER REUSE SYSTEMS.

III) INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.

IV) PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.

V) EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.

VI) INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.

VII) INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.

VIII) INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.

IX) INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.

X) A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

I) INSTALLER TRAINING. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

J) SPECIAL INSPECTION. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

K) DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE.

2 CAL-GREEN BUILDING CODE COMPLIANCE



3 VICINITY MAP / PARCEL MAP

ISSUE	DATE
FA PLANS V1	010317
FA V1	011617
50% DESIGN SET v1	051017
RCPS V1	052317
USE PERMIT	090417
USE PERMIT REVISION 1	112217
USE PERMIT REVISION 2	031918

ARCHITECT

ch x tld
pchxtld involved
6114 LASALLE AVENUE #552 · OAKLAND, CA 94611
TOBY LONG, AIA · + 415.900.9030 · TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE
MENLO PARK, CA 94025

INFO

scale
-

sheet
A 0.1

TOBYLONGDESIGN 2018

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT OF RECORD, AND DIGITAL SIGNATURE TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

4 TABLE OF CONTENTS

ARCHITECTURAL
- X A-0.0 COVER AND MATERIALS
- X A-0.1 PROJECT INFO
- - A-0.2 GENERAL NOTES
- - A-0.3 GENERAL NOTES
- X A-0.5 AREA PLAN
- X 1 OF 1 SURVEY
- X A-1.0 EXISTING PLAN
- X A-1.1 SITE PLAN
- X TP1 TREE PROTECTION
- X TP2 TREE PROTECTION
- - A-2.0 FOUNDATION PLAN
- X A-2.1 FIRST FLOOR PLAN
- X A-2.2 SECOND FLOOR PLAN
- X A-2.3 ROOF PLAN
- X A-2.4 FLOOR AREA/COVERAGE
- - A-2.5 FIRST FLOOR RCP
- - A-2.6 SECOND FLOOR RCP
- X A-3.0 EXTERIOR ELEVATIONS
- X A-3.1 EXTERIOR ELEVATIONS
- X A-4.0 BUILDING SECTIONS
- X A-4.1 BUILDING SECTIONS
- - A-5.1 INTERIOR ELEVATIONS
- - A-5.2 INTERIOR ELEVATIONS
- - A-6.0 DETAIL KEY / ASSEMBLY
- - A-6.1 DETAILS
- - A-6.2 DETAILS
- - A-6.3 DETAILS
- - A-7.0 DOOR SCHEDULE
- - A-7.1 WINDOW SCHEDULE
- X A-8.0 MASSING

LANDSCAPE
- X L-1 PRELIM. LANDSCAPE PLAN
- X L-2 PRELIM. PLANTING SELECTION

CIVIL
- X C-1 TITLE SHEET
- X C-2 GRADING AND DRAINAGE PLAN
- X C-3 EROSION CONTROL PLAN
- X C-4 IMPERVIOUS AREA PLAN
- X C-5 CONSTRUCTION BMPs

STRUCTURAL

MECHANICAL

PLUMBING

FIRE PROTECTION

5 SITE AND BUILDING INFORMATION

PROJECT DATA

FLOOR AREA LIMIT (FAL)

FIRST FLOOR (INCLUDES GARAGE)	1710.82 SQFT
SECOND FLOOR	1,036.03 SQFT (1400 SQFT MAX)
TOTAL	**2,746.85 SQFT (2800 SQFT MAX)**

NOTE: REFER TO SHEET A2.4 FOR ADDITIONAL INFORMATION AND BUILDING COVERAGE DIAGRAMS

APN#:	062-331-070
ZONING:	R-1U
CONSTRUCTION TYPE	TYPE V - B
SITE DIMENSIONS	100' x 50' - SEE SURVEY
SITE AREA	5,000 SQFT - SEE SURVEY
PARKING	2 OFF STREET / 2 COVERED
HEIGHT RESTRICTION	28'-0"
FRONT SETBACK	20'-0"
SIDE SETBACKS	5'-0"
REAR SETBACK	20'-0"

6 PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE FAMILY HOME AND ATTACHED GARAGE

7 CODE REFERENCE

2016 CA BUILDING CODE
2016 CA ENERGY CODE
2016 CA GREEN CODE
2016 CA MECHANCAL CODE
2016 CA PLUMBING CODE
2016 CA ELECTRICAL CODE
2016 CA RESIDENTIAL CODE

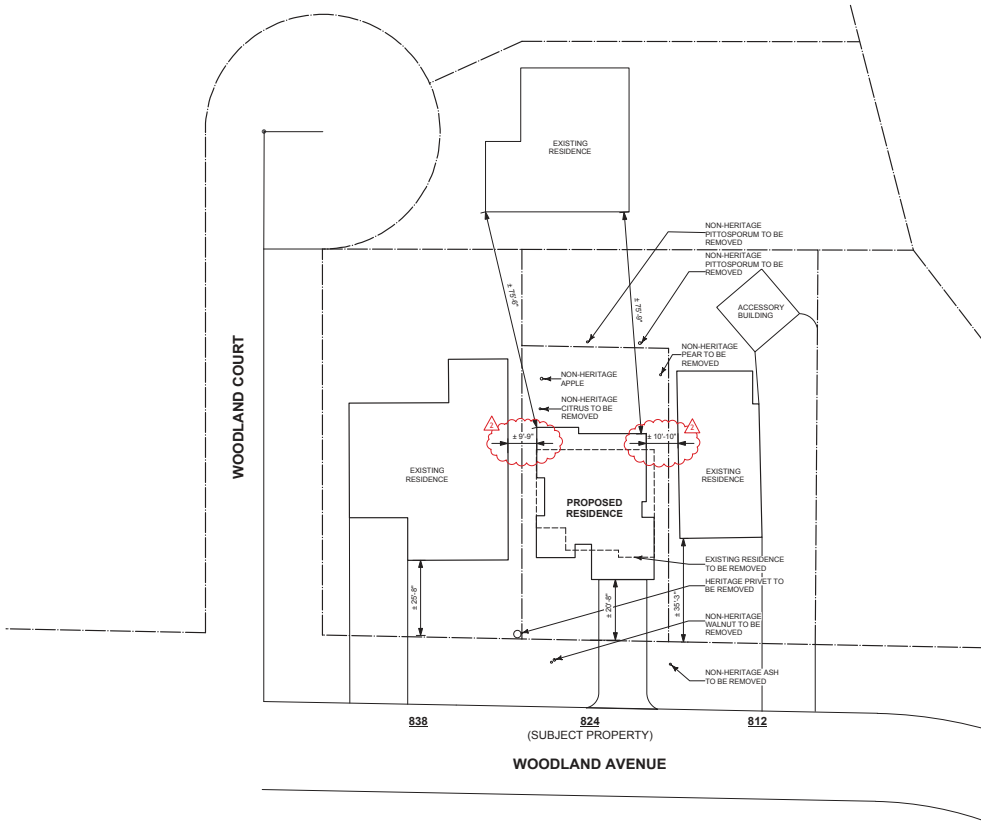
8 SYMBOLS

W-## WINDOW SCHEDULE REFERENCE
D-## DOOR SCHEDULE REFERENCE
WALL ASSEMBLY REFERENCE
REVISION REFERENCE
ALIGN ALIGN FINISH SURFACES
FLR # FLOOR / CEILING ASSEMBLY REFERENCE
ELEVATION REFERENCE
Plan No. / Sheet No.
Elev. No. / Sheet No. ELEVATION/ SECTION REFERENCE
Detail No. / Sheet No. DETAIL REFERENCE

9 CONTACT INFO

OWNER	ARCHITECT	STRUCTURAL	TITLE 24 / MECHANICAL	ARBORIST
DARBY BRENNAN & KRISTA ROSA 824 WOODLAND AVE MENLO PARK, CA 94025 T. 650.281.6260 (KRISTA) T. 925.366.8322 (DARBY) E. krista.rosa@gmail.com E. darby@darbybrennan.com	TOBY LONG DESIGN 6114 LA SALLE AVE #552 OAKLAND, CA 94611 T. 415. 905. 9030 X1 C. 510.333.3447 CONTACT: TOBY LONG, AIA E: TOBY@TOBYLONGDESIGN.COM	INNOVATIVE STRUCTURAL ENGINEERING, INC. 29970 TECHNOLOGY DRIVE, #212 MURRIETA, CA 92563 T: 951.600.0032 F: 951.600.0036 CONTACT: SHANE LOTHROP, PE E: SHANE@INNOVATIVESTRUCTURALENG.COM	MONTEREY ENERGY GROUP 227 FOREST AVENUE, SUITE 5 PACIFIC GROVE, CA 93950 T: 831.372.8328 F: 831.372.4613 CONTACT: DAVID KNIGHT E: dave@meg4.com	INSIDE OUT 6000 HARWOOD AVE OAKLAND, CA 94618 T. 510.655.7674 F. 510.655.7673 CONTACT: PENN PHILLIPS E: penn@aboutinsideout.com
GEOTECH	**SURVEY/CIVIL**	**LANDSCAPE**	**MODULAR FABRICATOR**	**GENERAL CONTRACTOR**
ROMIG ENGINEERS, INC 1390 EL CAMINO REAL 2ND FLR SAN CARLOS, CA 94070 T. 650-591-5224 F. 650-591-5251 CONTACT: GLEN ROMIG E. INFO@ROMIGENGINEERS.COM	TRIAD/HOLMES ASSOCIATES 873 NORTH MAIN ST. #150 BISHOP, CA 93514 T: 760.873.4273 F: 760.873.8024 CONTACT: MATT SCHOBER E: mschober@thainc.com	INSIDE OUT 6000 HARWOOD AVE OAKLAND, CA 94618 T. 510.655.7674 F. 510.655.7673 CONTACT: PENN PHILLIPS E: penn@aboutinsideout.com	- - - T. - F. - CONTACT: - E: -	- - - T. - F. - CONTACT: - E: -

D2



1 AREA PLAN

ISSUE	DATE
FA PLANS V1	010317
FA V1	011617
90% DESIGN SET v1	051017
RCPS V1	052317
USE PERMIT	090417
USE PERMIT REVISION 1	112217
USE PERMIT REVISION 2	031918

ARCHITECT

ch x tld
british columbia
6114 LASALLE AVENUE #552 . OAKLAND CA 94611
TOBY LONG, AA . 415.906.9000 . TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE
MENLO PARK, CA
94025

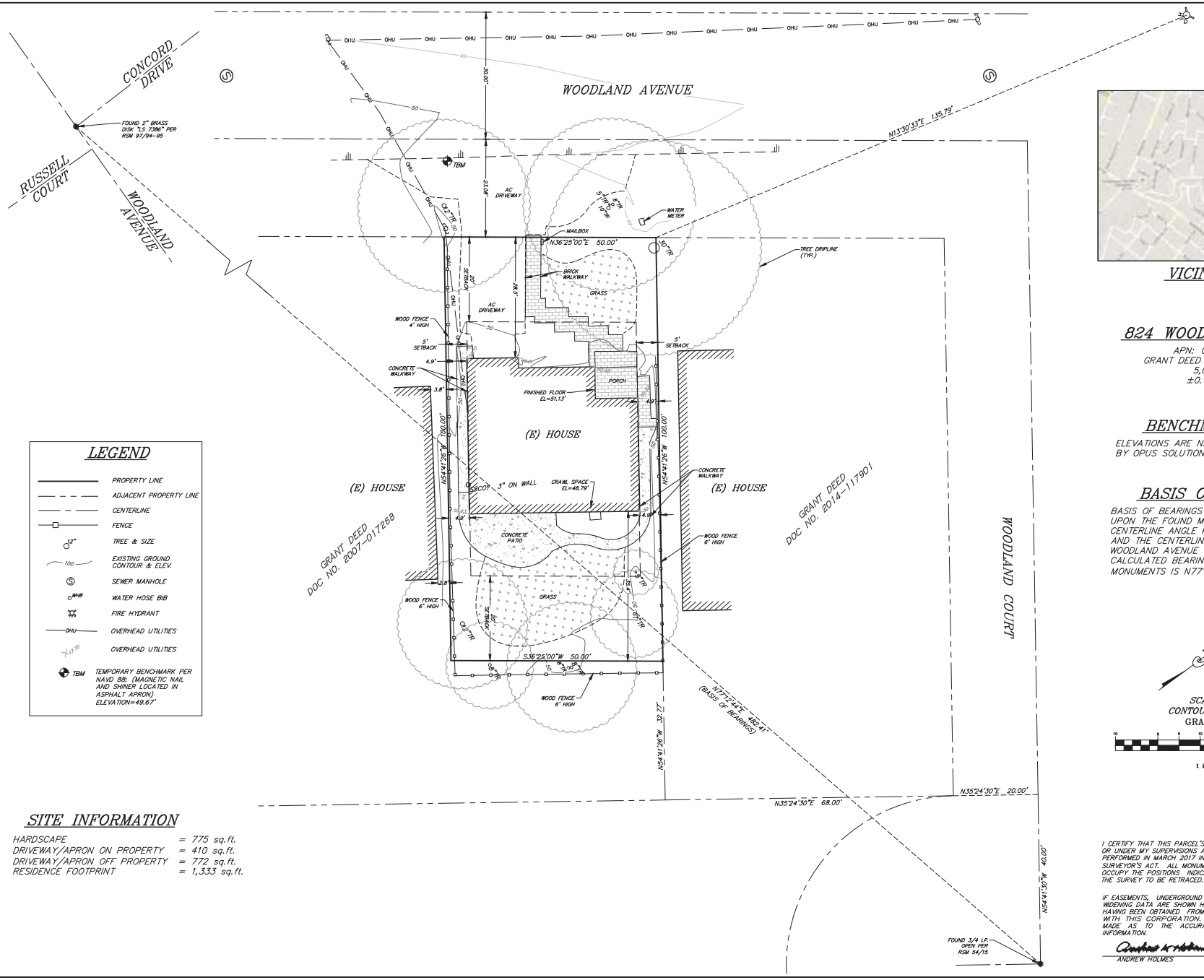
AREA PLAN

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT OF SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF toby long design

scale
1" = 20'

sheet
A 0.5

© TOBYLONGDESIGN 2018



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- FENCE
- 12" TREE & SIZE
- 100 EXISTING GROUND CONTOUR & ELEV.
- SEWER MANHOLE
- WHB WATER HOSE BIB
- FIRE HYDRANT
- OHU OVERHEAD UTILITIES
- OVERHEAD UTILITIES
- TBM TEMPORARY BENCHMARK PER NAVD 88. (MAGNETIC NAIL AND SHINER LOCATED IN ASPHALT APRON) ELEVATION=49.67'

SITE INFORMATION

HARDSCAPE	= 775 sq.ft.
DRIVEWAY/APRON ON PROPERTY	= 410 sq.ft.
DRIVEWAY/APRON OFF PROPERTY	= 772 sq.ft.
RESIDENCE FOOTPRINT	= 1,333 sq.ft.



VICINITY MAP

NTS

824 WOODLAND AVENUE

APN: 062-331-070
GRANT DEED DOC# 2014-119010
5,033 sq.ft.
±0.116 ACRES

BENCHMARK NOTE:

ELEVATIONS ARE NAVD 88, AS ESTABLISHED BY OPUS SOLUTION

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON THE FOUND MONUMENTS AT THE CENTERLINE ANGLE POINT OF WOODLAND COURT AND THE CENTERLINE INTERSECTION POINT AT WOODLAND AVENUE & CONCORD POINT. THE CALCULATED BEARING BETWEEN THESE FOUND MONUMENTS IS N77°12'44"E, PER RSM 54/15.

SCALE: 1"=10'
CONTOUR INTERVAL: 1'
GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY PERFORMED IN MARCH 2017 IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

IF EASEMENTS, UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

ANDREW HOLMES L.S. 4428

triad/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

Copyright (C) 2017 by Triad/Holmes Associates
All Rights Reserved. This Document may not be the Project Specified in the Title Block. Any Reproduction of this Document or any part of this Document, Without the Expressed Written Consent of Triad/Holmes, is Prohibited.

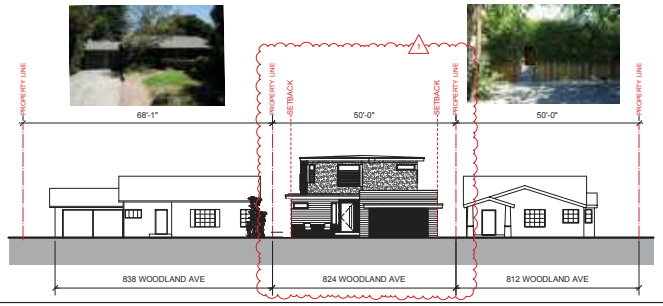
REVISIONS: BY:

PREPARED FOR:
DARBY & KRISTA BRENNAN
824 WOODLAND AVE
MENLO PARK, CA

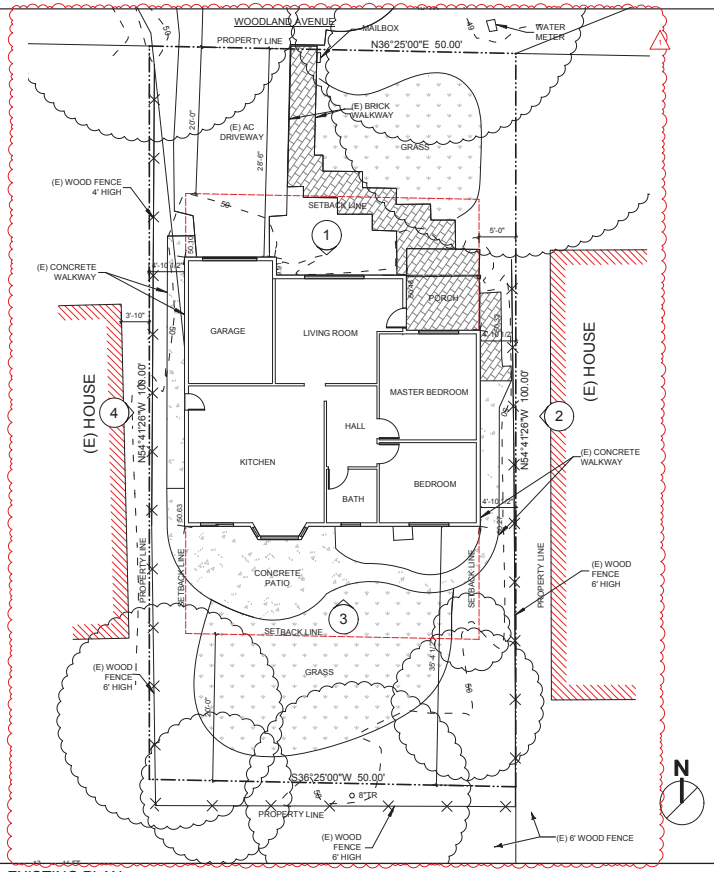
824 WOODLAND AVENUE
TOPOGRAPHIC SURVEY
MENLO PARK, SAN MATEO COUNTY, CALIFORNIA

DATE 4/6/17
SCALE 1"=10'
DRAWN TT
JOB NO. 9.1804
DWG 1
SHEET 1 OF 1

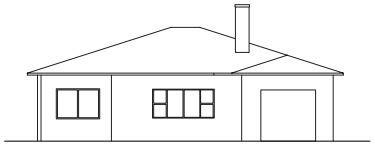
K:\09 RWC\9-1804 824 Woodland Ave Menlo Park\CAD\9.1804topo.dwg Apr 06,2017 - 4:45pm, stiller



1 PROPOSED STREETSCAPE 1/16"=1'-0"

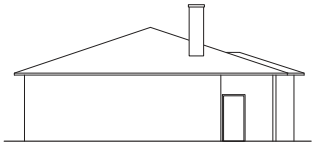


2 EXISTING PLAN 1/8"=1'-0"



1 EXISTING ELEVATION - NORTH (FRONT)





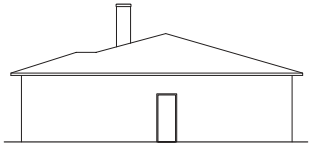
2 EXISTING ELEVATION - EAST





3 EXISTING ELEVATION - SOUTH





4 EXISTING ELEVATION - WEST



3 EXISTING ELEVATIONS 1/8"=1'-0"

ISSUE	DATE
FA PLANS V1	010317
FA V1	011617
50% DESIGN SET v1	051017
RCP'S V1	052317
USE PERMIT	090417
USE PERMIT REVISION 1	112217
USE PERMIT REVISION 2	031918

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552, OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE
MENLO PARK, CA
94025

EXISTING PLANS

THESE PLANS ARE CONSIDERING PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

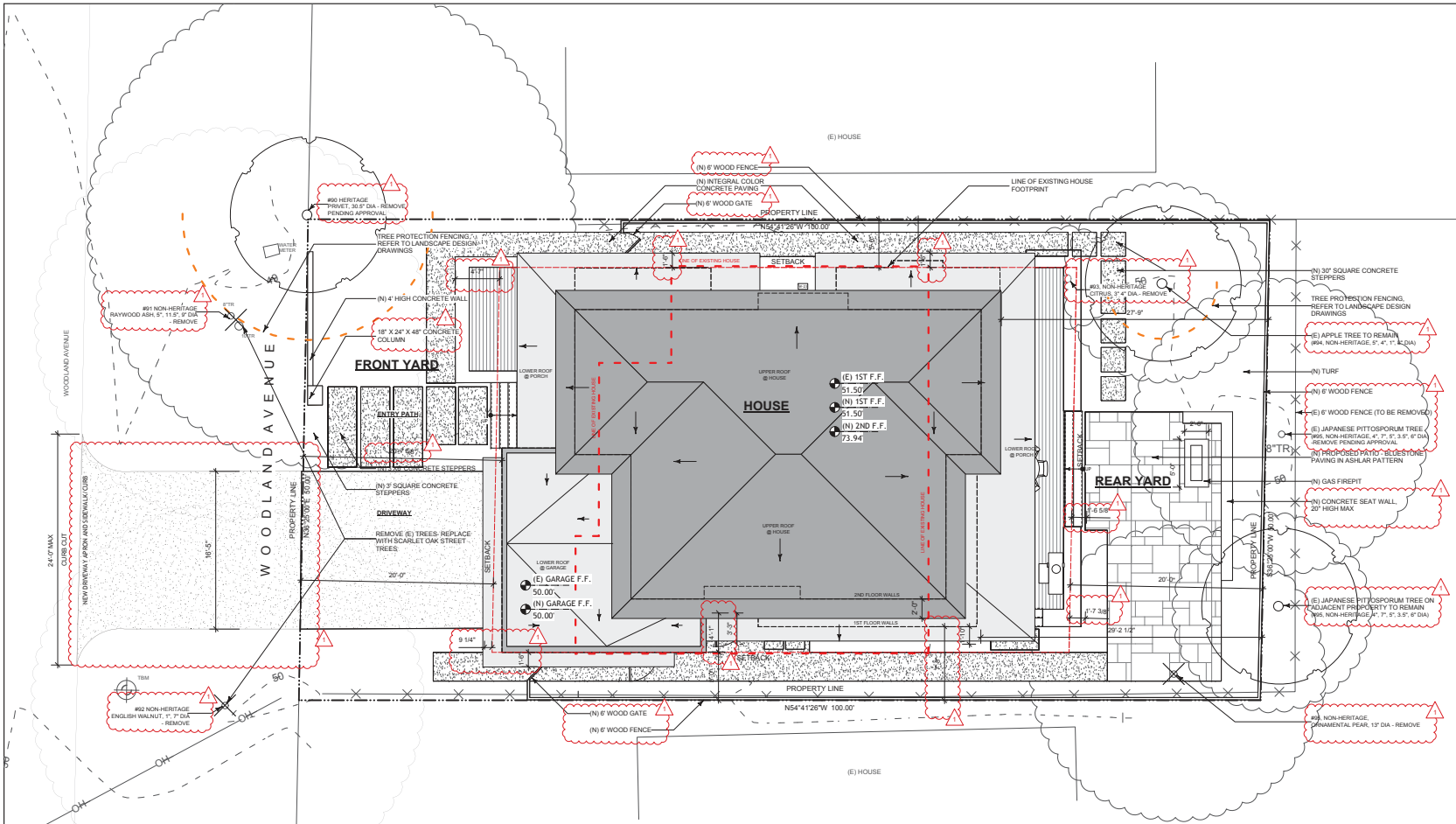
scale

1/4"=1'-0" (PLANS @ 1/2" = 1'-0")

sheet

A 1.0

TOBYLONGDESIGN2018



1 SITE PLAN

PARCEL AREA	5,000 SQFT
EXISTING BUILDING AREA (1 FLR)	1100 SQFT + 460 SQFT GARAGE
PROPOSED 1ST FLOOR	1260.14 SQFT + 450.68 SQFT GARAGE
PROPOSED 2ND FLOOR	1036.03 SQFT
EXISTING BUILDING COVERAGE	1572 SQFT - 31.44%
PROPOSED BUILDING COVERAGE	1748.9 SQFT - 34.98%
EXISTING PAVED	805 SQFT - 16.10%
PROPOSED PAVED	408 SQFT - 8.16%
EXISTING LANDSCAPED	2623 SQFT - 52.46%
PROPOSED LANDSCAPED	1286.52 SQFT - 25.73%
PARKING (EXISTING & PROPOSED)	2 OFF STREET / 2 COVERED

PROJECT DATA

FLOOR AREA LIMIT (FAL)

FIRST FLOOR (INCLUDES GARAGE) 1710.82 SQFT

SECOND FLOOR 1,036.03 SQFT (1400 SQFT MAX)

TOTAL 2,746.85 SQFT (2800 SQFT MAX)

NOTE: REFER TO SHEET A2.4 FOR ADDITIONAL INFORMATION AND BUILDING COVERAGE DIAGRAMS

N

3/16"=1'-0"

ISSUE	DATE
FA PLANS V1	010317
FA V1	011617
90% DESIGN SET v1	051017
RCPS V1	052317
USE PERMIT	090417
USE PERMIT REVISION 1	112217
USE PERMIT REVISION 2	031918

ARCHITECT
ch x tld
prefab evolved
6114 LASALLE AVENUE #652 . OAKLAND CA 94611
TOBY LONG, AIA . 415.906.9100 . TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE
MENLO PARK, CA
94025

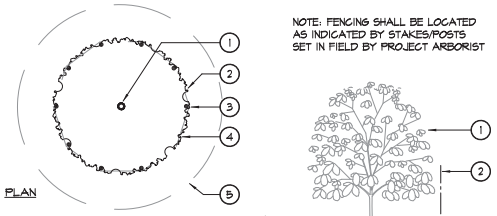
SITE PLAN

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT OF RECORD AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF toby long design

scale 3/16" = 1'-0"

sheet A 1.1

© TOBYLONGDESIGN 2018



NOTE: FENCING SHALL BE LOCATED AS INDICATED BY STAKES/POSTS SET IN FIELD BY PROJECT ARBORIST

ELEVATION

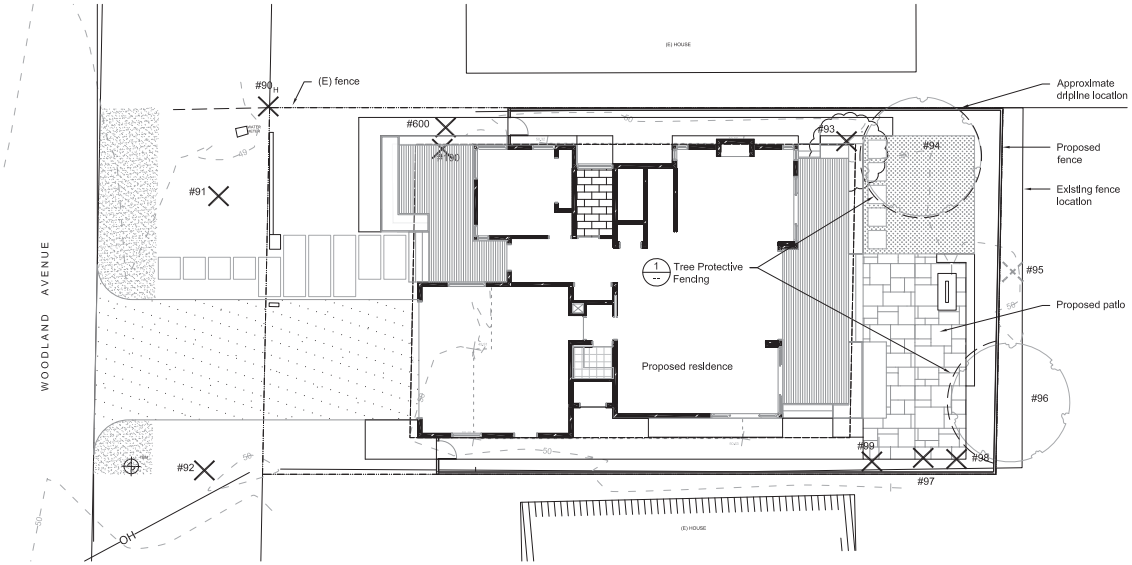
1. EXISTING TREE TO REMAIN.
2. DRIPLINE.
3. STEEL POST, 10'-0" O.C. MAX.
4. 6'-0" CHAINLINK FENCING.
5. EXTEND FENCING 50% BEYOND DRIPLINE OF MATURE SPECIMEN OAKS WHERE POSSIBLE.

1 TREE PROTECTION FENCING

NTS

Legend

- #90 H — Heritage Tree
- #96 — Tree to remain & be protected
- #98 — Tree to be removed
- #91 — TBD Tree removal based on approval of adjacent property owner



Tree Protection Plan

Tree Inventory and Observations for 824 Woodland Avenue

Key

DIA	Diameter (in inches) of trunk
H	Health
S	Structure
RV	Retention Value
Hg	Heritage Tree

Tree #	SPECIES	DIA	H	S	RV	Hg	OBSERVATIONS/RECOMMENDATIONS	IMPACT	SAVE/ REMOVE
90	Privet	30.5	3	2.5	3	X	Located at the northeastern corner of the property. Covered in ivy. Moderate deadwood. Owner requests removal due to litter and discoloration dropping leaves mess in parked autos. Removal TBD pending city review and approval from neighboring property owner at 836 Woodland Avenue (tree straddles shared property line). *If removed, suggested replacement tree is a 24" box Scarlet oak (Quercus coccinea), a species listed on the city of Menlo Park Reforestation Plan.* *If preserved:* *Remove ivy; prune selectively to remove poor branch union and deadwood. Project arborist to review and approve location and of Tree Protection Fencing. Excavations for the footing / foundation for proposed concrete wall shall be made by an air-spade under the supervision of the project arborist.*	Minor	TBD
91	Raywood ash	6, 11.5 9	3	2	2.5		Located within ROW in front yard. Per conversation with the city arborist, considered as a street tree. Poor branch union 3 feet above grade with included bark[1]. Exposed roots along finish grade. *Removal recommended. Homeowner submitting for a tree removal permit. If removed, tree will be replaced with a city of Menlo Park street tree reforestation street tree species. We suggest a 24" box Scarlet oak (Quercus coccinea).*	None	TBD
92	English walnut	11, 7	2	2	2		Located within ROW in front yard. Limited foliage; decay at previous pruning. Significant decay at prunings made at 11" leader. Per conversation with the city arborist, tree is not considered as a street tree. *Removal recommended due poor health. Replace with a 24" box Scarlet oak.*	None	Remove
93	Citrus (Lemon)	4, 3	3	3	3		Minor to moderate deadwood. Within footprint of proposed rear deck. Removal required.	Significant	Remove
94	Apple	5, 4, 1, 3	3	3	3		Removal of adjacent citrus and small privet will benefit health of tree.	None	Save
95	Japanese pittosporum	4, 7, 5, 3.5, 6	3	2	2.5		Poor branch union at grade and 18" above grade with included bark[1]. Branches intertwined interfering with structure of canopy and health of tree. *May require clearance pruning when fence is relocated. Consider removal (removal will be subject to the review and approval of the neighboring property owner).*	None	TBD

07.18.17
824 Woodland Ave Tree Inventory
Menlo Park CA

Tree #	SPECIES	DIA	H	S	RV	Hg	OBSERVATIONS/RECOMMENDATIONS	IMPACT	SAVE/ REMOVE
96	Japanese pittosporum	6, 6	3	3	3		Located inside rear fence lint but outside subject property. Ivy at base of trunk. *May require clearance pruning when fence is relocated.*	None	Save
97	Ornamental pear	13	2.5	2	2		Previous, significantly sized leader failed sometime in the past leaving an exposed, fractured cavity approximately 4 feet in length. *Removal recommended.*	None	Remove
98	Privet	1, 1, 1.5	3	2.5	2.5		Deemed for removal.	None	Remove
99	Privet	1, 1, 1, 1, 2, 1.5	3	3	3		Deemed for removal.	None	Remove
100	Victorian box	3, 3.5	1.5	2	1.5		Southern leader dead. Conflict with building footprint. *Removal required.*	Significant	Remove
800	Victorian box	1, 1, 1, 2.5, 3	2	2	2		Limited light. Poor form and health. Conflict with building footprint. *Removal required.*	Significant	Remove

[1] Included bark: bark that becomes embedded in crotch between branch and trunk or between codominant stems or leaders, which causes a weak structure. Such conditions may increase the likelihood of failure.

Notes:

1. **See Sheet TP2 for additional information & protection measures.**

TP 1

INSIDEOUT
architecture | interiors | landscape
6000 HARWOOD AVE
OAKLAND CA 94618
tel. 510 655 7674
www.aboutinsideout.com

Existing Trees & Protection Measures

BRENNAN RESIDENCE

824 Woodland Avenue
Menlo Park California

North 0 4 8 16

20 Nov 2017

November 20, 2017

Toby Long
6114 La Salle Avenue, #552
Oakland, Ca 94611

Tree Inventory at 824 Woodland Avenue, Menlo Park, California

Toby,

Per your request, we are furnishing this Tree Inventory Report for the Brennan Residence located at 824 Woodland Avenue in Menlo Park, California. Per the Topographic Map, dated April 6, 2017, 8 trees are shown throughout, and/or just outside, the subject property. Based on our recent site visit, we identified and tagged 11 existing trees. The following report evaluates the health and structure of each tree. Our work included the following:

1. Trees with diameters equal to, or greater than 6", were numerically tagged on site. Measurements were made via a diameter tape at 4½ feet above grade.
2. Identification of any Heritage Trees per the city of Menlo Park's Heritage Tree Ordinance.
3. Species identification of each tree.
4. Approximate dripline locations.
5. Notation of structural deficiencies (decay, cavities, disease, dieback, etc.)
6. Preparation of a Tree Inventory Map / Tree Protection Plan.

INTRODUCTION

The purpose of this report is to document the existing trees and assess the structural integrity and general health of each species. Based on the preliminary architectural siting of the proposed residence, no significant impacts will be placed on existing trees deemed for preservation. Trees recommended for removal are based on either the structural deficiencies, and/or removal that may benefit adjacent trees to remain.

Per the city's Heritage Tree Ordinance, a Heritage Tree is define as a tree having a trunk diameter of 15" or greater, measured 54" above grade.

SITE SUMMARY

The property is located along the southern shoulder of Woodland Avenue, southeast of the Middlefield Road / Willow Road intersection. The existing lot is level with a perimeter fence located at the property line along the side yards and rear yard. It appears the existing fence is veers off the property line, particularly in the rear yard. Two trees that appear to be on the subject property are actually located at the neighboring property at 824 Woodland Court.

Tree species on the site include the following: privet (Ligustrum sp.), Raywood ash (Fraxinus oxycarpa 'Raywood'), English walnut (Juglans regia), Japanese pittosporum (Pittosporum tobira), Victorian box, (Pittosporum undulatum) and Ornamental pear (Pyrus calleryana).

All trees greater than 6 inches in diameter have been numerically tagged on site. Trees were numbered 90-100 & 600.

TREE INVENTORY & ASSESSMENT

The site visit was conducted on July 17, 2017.

Each tree was evaluated on a scale from 1-5 based on the following criteria:

- Structure (S) & Health (H) (1-5)
  - 1 = poorest rating
  - 5 = best rating
- Retention Value (RV) (1-5)
  - 1 = dead
  - 2 = Poor condition: extreme problems, or tree in severe decline (removal usually recommended based on poor health and potential hazard)
  - 3 = Fair condition: minor problems that can be usually remedied through basic arboriculture procedures, i.e. pruning, fertilization; (tree retention optional)
  - 4 = Good condition: no apparent problems (tree preservation recommended)
  - 5 = Tree exhibits balanced structure, vigor and exceptional health (tree preservation strongly encouraged)

Tree Protection

Per the Heritage Tree Ordinance:

Heritage trees are required to be preserved and maintained in a state of good health. The intention of this provision is to require reasonable measures such as correct watering, periodic inspection, proper pruning and not engaging in practices that are detrimental to the tree. The ordinance also requires any person who conducts grading, excavation, demolition or construction activity on a property to do so in a manner that does not threaten the health or viability or cause the removal of any heritage tree. Any work performed within an area 10 times the diameter of the tree (i.e., the tree protection zone).

One tree on the subject property has been identified as a Heritage Tree, #90, a 31" privet. The homeowner has requested removal and submitted for a tree removal permit with the city. Per correspondence with the City Arborist, this tree may be removed if replaced by a 24" box valley oak (Quercus lobata). The proposed planting plan shows two (2) 24" box valley oaks to be planted in the front yard.

Assumptions and Limitations

The survey by Triad-Holmes is assumed to be accurate.

InsideOut Design has no interest, either personal or monetary, on the outcome of the proposed development. All observations and recommendations made within this review are objective and to the best of author's ability. The findings in this report are dependant on the condition of the trees evaluated at the time of the site inspections. This assessment was limited to the visual examination of the trees listed within the report with no dissection, excavation, probing or coring. There is no guarantee, warranty, expressed or implied, that problems, deficiencies or failure may occur in the future. To live near trees, one must accept some degree of risk.

Please contact us with any questions you may have or if additional information is warranted.

Sincerely,
INSIDEOUT DESIGN, INC

Pennell Phillips
Certified Arborist, WE-8608A

While trees that receive a rating from 3-5 are deemed as worthy to preserve, it does not preclude them from being removed. The parameters of the site conditions, construction layout, cost of development, and other unforeseen factors must all be considered in the preservation of any particular tree.

Diameters (DIA) were measured at 54" above grade.

Tree Inventory and Observations for 824 Woodland Avenue

Key

DIA	Diameter (in inches) of trunk
H	Health
S	Structure
RV	Retention Value
Hg	Heritage Tree

Tree #	SPECIES	DIA	H	S	RV	Hg	OBSERVATIONS/RECOMMENDATIONS	IMPACT	SAVE/ REMOVE
90	Privet	30.5	3	2.5	3	X	Located at the northeastern corner of the property. Covered in ivy. Moderate deadwood. Owner requests removal due to litter and discolortion dropping leaves make in parked autos. Removal TBD pending city review and approval from neighboring property owner at 838 Woodland Avenue (tree straddles shared property line). *If removed, suggested replacement tree is a 24" box Scarlet oak (Quercus coccinea), a species listed on the city of Menlo Park Reforestation Plan.* *If preserved:* *Remove ivy; prune selectively to remove poor branch union and deadwood.* *Project arborist to review and approve location and of Tree Protection Fencing. Excavations for the footing / foundation for proposed concrete wall shall be made by an air-spade under the supervision of the project arborist.*	Minor	TBD
91	Raywood ash	8, 11.5, 9	3	2	2.5		Located within ROW in front yard. Per conversation with the city arborist, considered as a street tree. Poor branch union 3 feet above grade with included bark[1]. Exposed roots along finish grade. *Removal recommended. Homeowner submitting for a tree removal permit. If removed, tree will be replaced with a city of Menlo Park street tree reforestation street tree species. We suggest a 24" box Scarlet oak (Quercus coccinea).*	None	TBD
92	English walnut	11, 7	2	2	2		Located within ROW in front yard. Limited foliage; decay at previous pruning. Significant decay at prunings made at 11' leader. Per conversation with the city arborist, tree is not considered as a street tree. *Removal recommended due poor health. Replace with a 24" box Scarlet oak.*	None	Remove
93	Citrus (Lemon)	4, 3	3	3	3		Minor to moderate deadwood. Within footprint of proposed rear deck. Removal required.	Significant	Remove
94	Apple	5, 4, 1, 3	3	3	3		Removal of adjacent citrus and small privet will benefit health of tree.	None	Save
95	Japanese pittosporum	4, 7, 5, 3.5, 5	3	2	2.5		Poor brimch union at grade and 18" above grade with included bark[1]. Branches interlwined interfering with structure of canopy and health of tree. *May require clearance pruning when fence is relocated. Consider removal (removal will be subject to the review and approval of the neighboring property owner).*	None	TBD

Tree #	SPECIES	DIA	H	S	RV	Hg	OBSERVATIONS/RECOMMENDATIONS	IMPACT	SAVE/ REMOVE
96	Japanese pittosporum	6, 6	3	3	3		Located inside rear fence line but outside subject property. Ivy at base of trunk. *May require clearance pruning when fence is relocated.*	None	Save
97	Ornamental pear	13	2.5	2	2		Previous, significantly sized leader failed sometime in the past leaving an exposed, fractured cavity approximately 4 feet in length. *Removal recommended.*	None	Remove
98	Privet	1, 1, 1.5	3	2.5	2.5		Deemed for removal.	None	Remove
99	Privet	1, 1, 1, 1, 2, 1.5	3	3	3		Deemed for removal.	None	Remove
100	Victorian box	3, 3.5	1.5	2	1.5		Southern leader dead. Conflict with building footprint. *Removal required.*	Significant	Remove
600	Victorian box	1, 1, 1, 2.5, 3	2	2	2		Limited light. Poor form and health. Conflict with building footprint. *Removal required.*	Significant	Remove

[1] Included bark: bark that becomes embedded in crotch between branch and trunk or between codominant stems or leaders, which causes a weak structure. Such conditions may increase the likelihood of failure.

TP 2

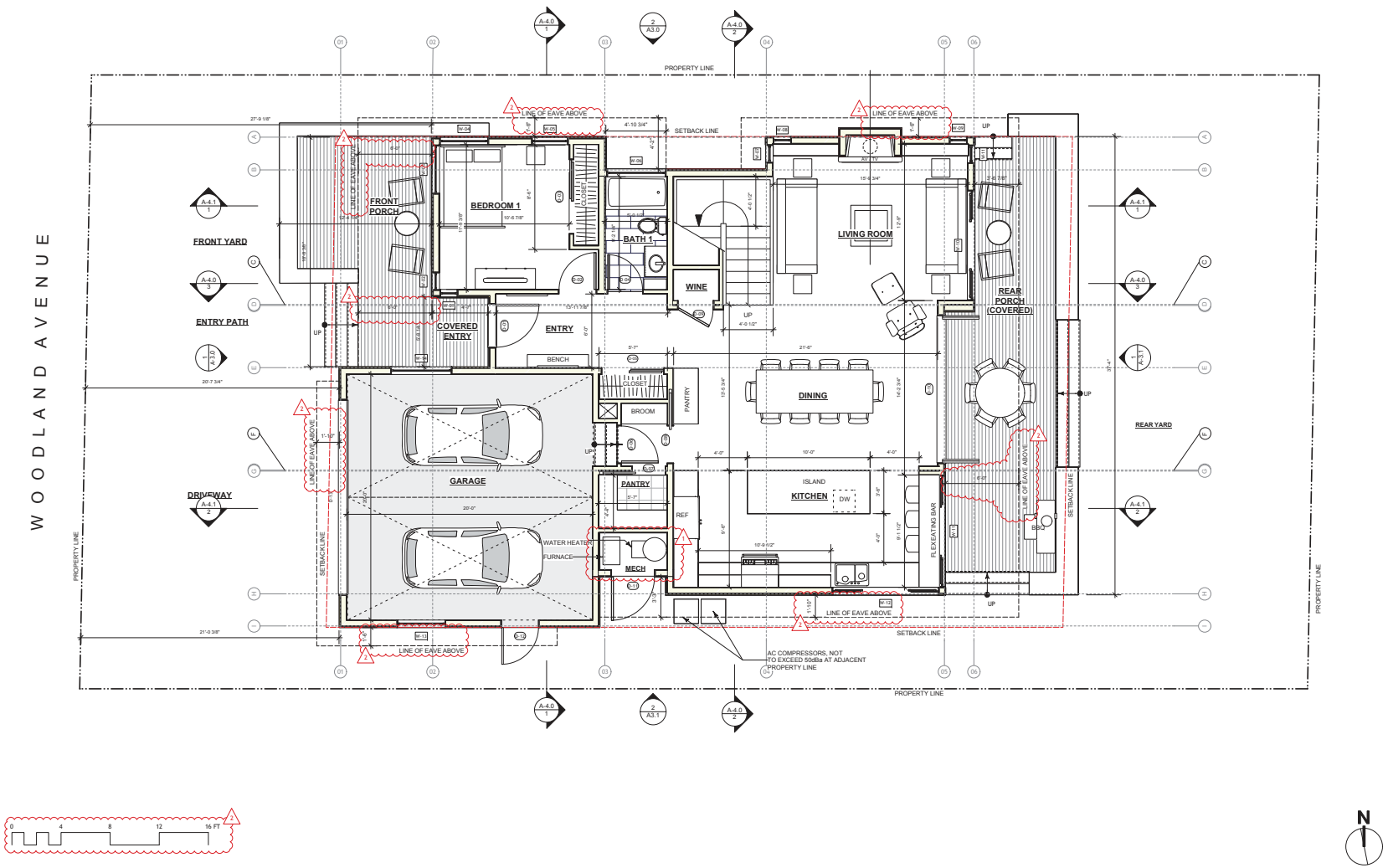
INSIDEOUT
architecture | interiors | landscape
6000 HARWOOD AVE
OAKLAND CA 94618
tel. 510 655 7674
www.aboutinsideout.com

Tree Inventory Report & Protection Measures
BRENNAN RESIDENCE
824 Woodland Avenue
Menlo Park California

20 Nov 2017

North 0 4 8 16

D8



1	LEVEL 1 PLAN

ISSUE	DATE
FA PLANS V1	010317
FA V1	011617
50% DESIGN SET v1	051017
RCP'S V1	052317
USE PERMIT	090417
USE PERMIT REVISION 1	112217
USE PERMIT REVISION 2	031918

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 . OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE
MENLO PARK, CA
94025

PLANS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

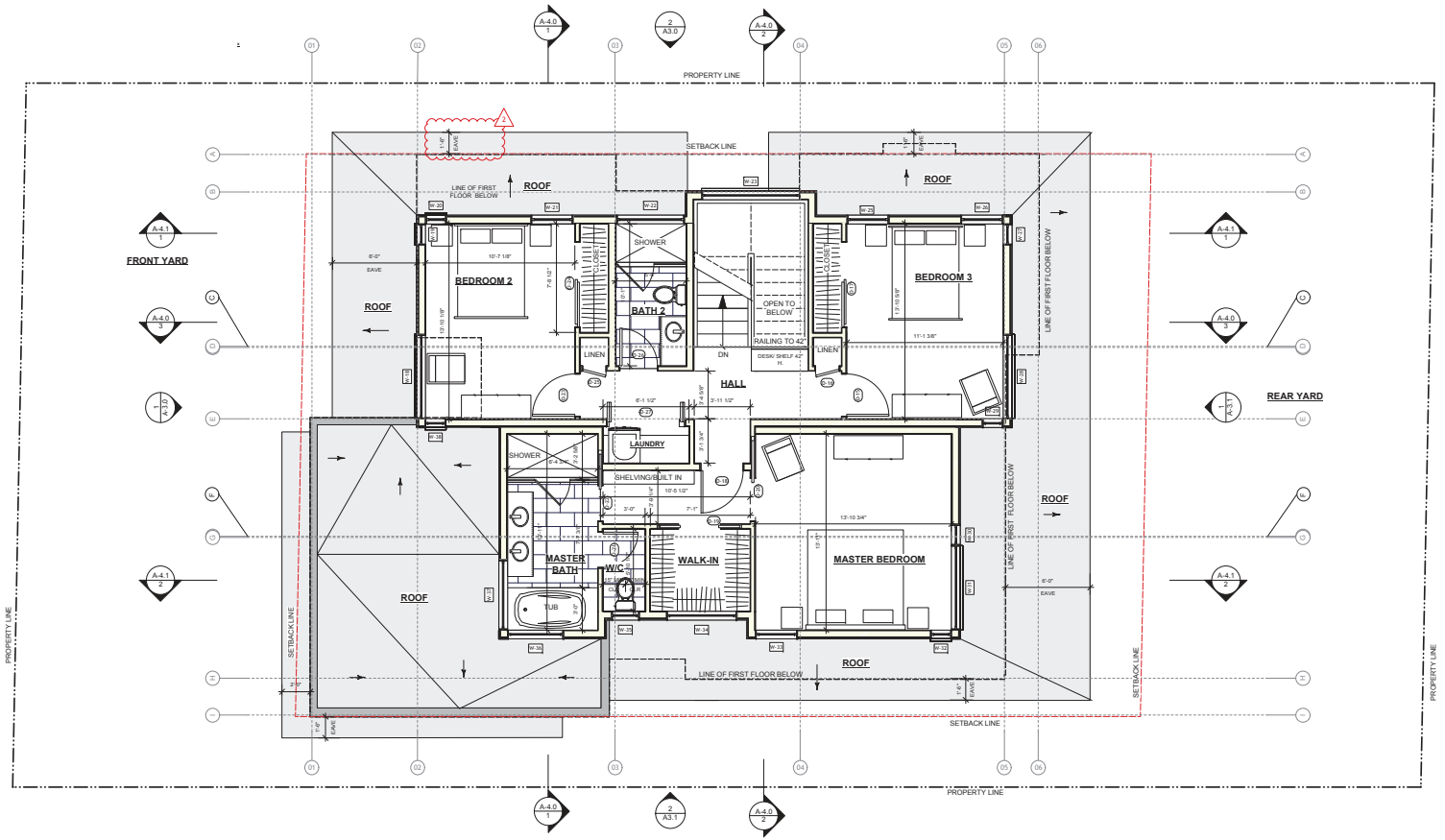
scale

1/4"=1'-0"

sheet

A 2.1

© TOBYLONGDESIGN 2018



0 4 8 12 16 FT

N

1 LEVEL 2 PLAN

ISSUE	DATE
FA PLANS V1	010317
FA V1	011617
50% DESIGN SET v1	051017
RCP'S V1	052317
USE PERMIT	090417
USE PERMIT REVISION 1	112217
USE PERMIT REVISION 2	031918

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552, OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE
MENLO PARK, CA
94025

PLANS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

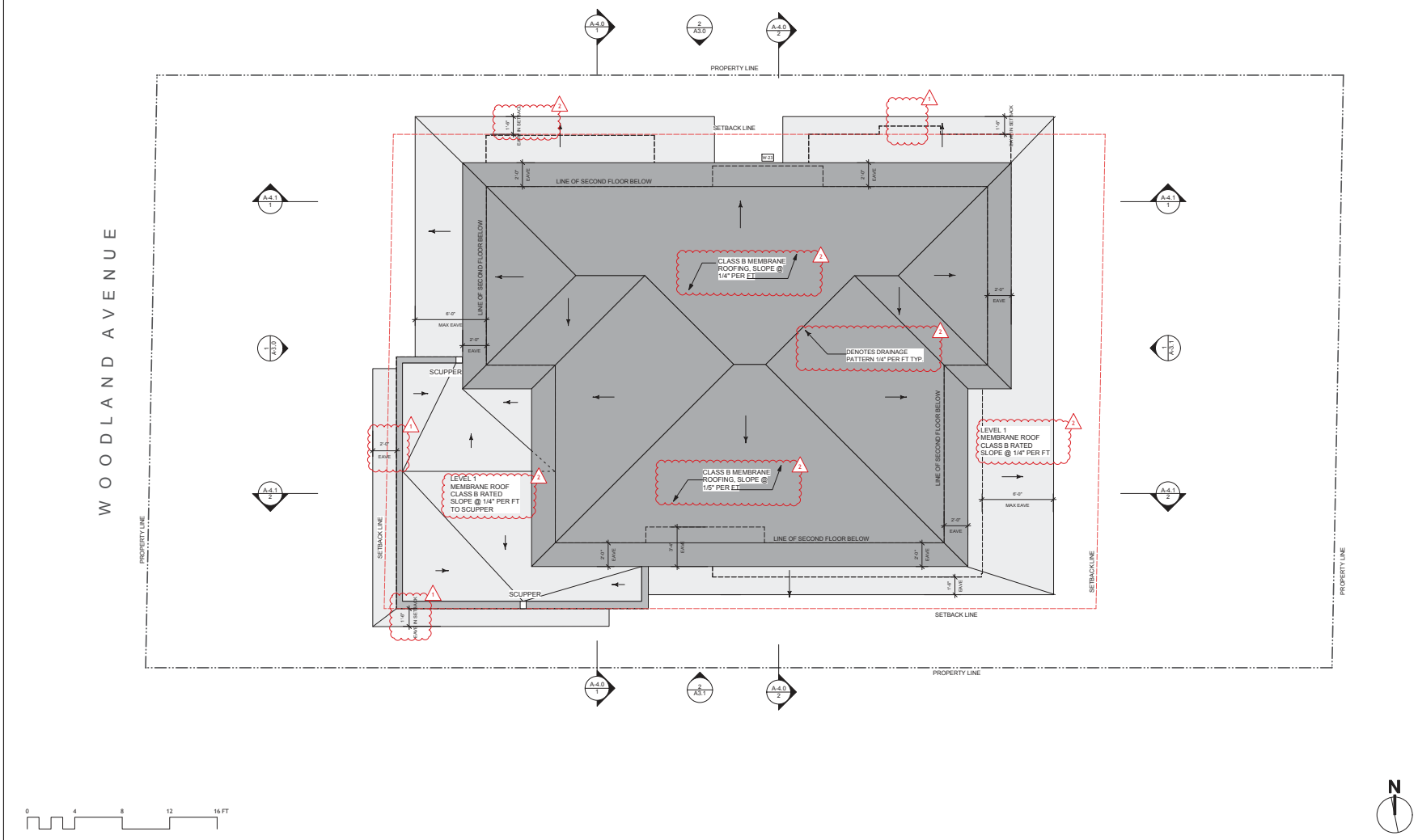
scale

1/4"=1'-0"

sheet

A 2.2

© TOBYLONGDESIGN 2018



1 ROOF PLAN

ISSUE	DATE
FA PLANS V1	010317
FA V1	011617
50% DESIGN SET v1	051017
RCP'S V1	052317
USE PERMIT	090417
USE PERMIT REVISION 1	112217
USE PERMIT REVISION 2	031918

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE
MENLO PARK, CA
94025

PLANS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

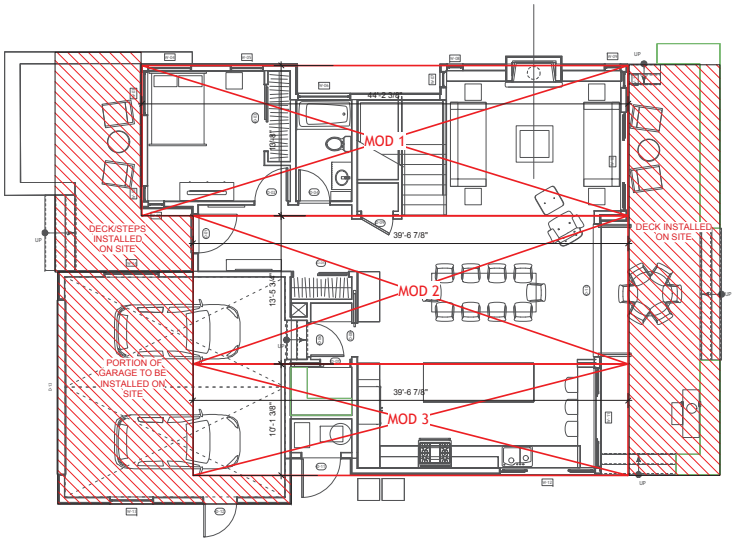
scale

1/4"=1'-0"

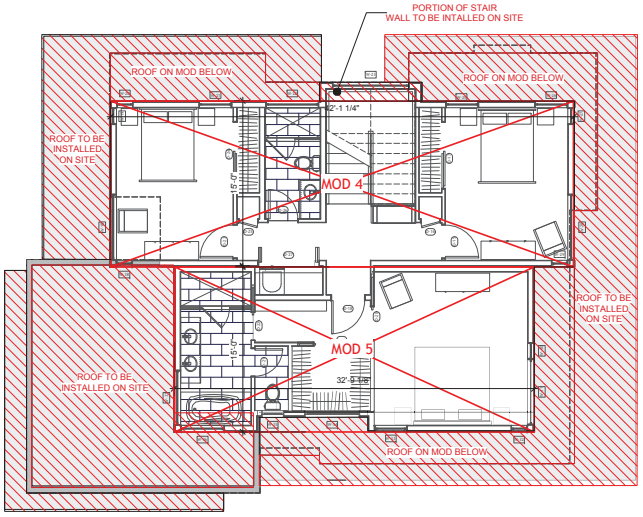
sheet

A 2.3

TOBYLONGDESIGN 2018

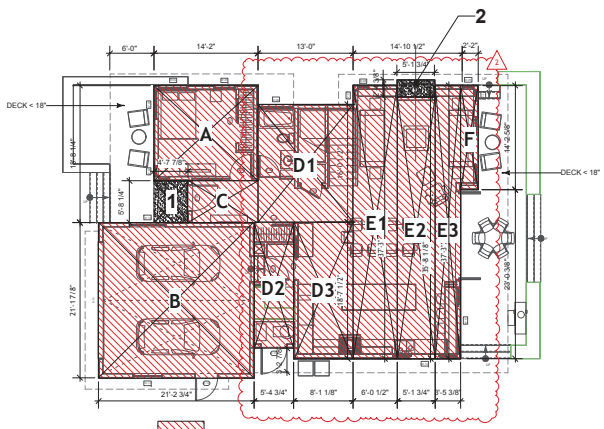


FIRST FLOOR



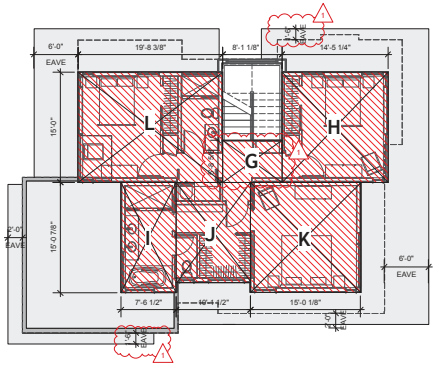
SECOND FLOOR

1 MODULAR DIAGRAMS



A-F: FAL (FLOOR AREA LIMIT) AREAS

1&2: ADDITIONAL AREAS TOWARDS BUILDING COVERAGE



G-L: FAL (FLOOR AREA LIMIT) AREAS

2 BUILDING COVERAGE DIAGRAMS

FLOOR AREA LIMIT (FAL) CALCULATIONS

TOTAL ALLOWABLE FAL = 2800 SQFT
SECOND FLOOR ALLOWABLE FAL = 1400 SQFT

KEY	AREA (SQFT)
A	184.03
B (GARAGE)	450.68
C	54.45
D1	207.68
D2	92.65
D3	150.48
E1	224.86
E2	183.01
E3	128.83
F	34.15
FIRST FLOOR FAL	**1710.82**
G	46.29
H	216.54
I	113.90
J	138.38
K	225.17
L	295.75
SECOND FLOOR FAL	**1036.03**
TOTAL FLOOR AREA FAL	**2746.85**

BUILDING COVERAGE CALCULATIONS

SITE AREA:	5,000 SQFT
ALLOWABLE BUILDING COVERAGE (35% OF SITE AREA)	**1750.00 SQFT**
FIRST FLOOR FOOTPRINT (INCLUDES GARAGE)	1710.82 SQFT
COVERED ENTRY (1)	26.07 SQFT
CHIMNEY (2)	12.16 SQFT
TOTAL 1748.95 SQFT	**<1750.00 SQFT, COMPLIES**

ISSUE	DATE
FA PLANS V1	010317
FA V1	011617
50% DESIGN SET v1	051017
RCP'S V1	052317
USE PERMIT	090417
USE PERMIT REVISION 1	112217
USE PERMIT REVISION 2	031918

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552, OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE
MENLO PARK, CA
94025

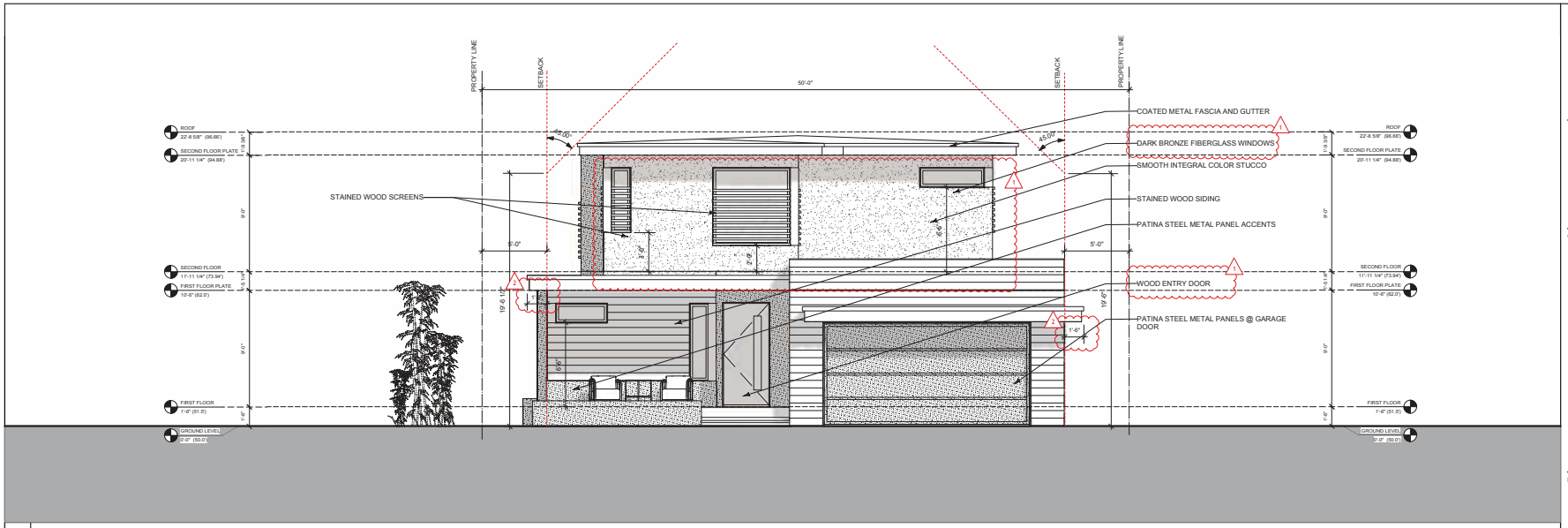
MODULAR DIAGRAMS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

scale
1/8"=1'-0"

sheet
A 2.4

© TOBYLONGDESIGN 2018



1 WEST ELEVATION (FRONT)



2 NORTH ELEVATION

ISSUE	DATE
FA PLANS V1	010317
FA V1	011617
50% DESIGN SET v1	051017
RCP'S V1	052317
USE PERMIT	090417
USE PERMIT REVISION 1	112217
USE PERMIT REVISION 2	031918

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552, OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE
MENLO PARK, CA
94025

ELEVATIONS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THAT TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

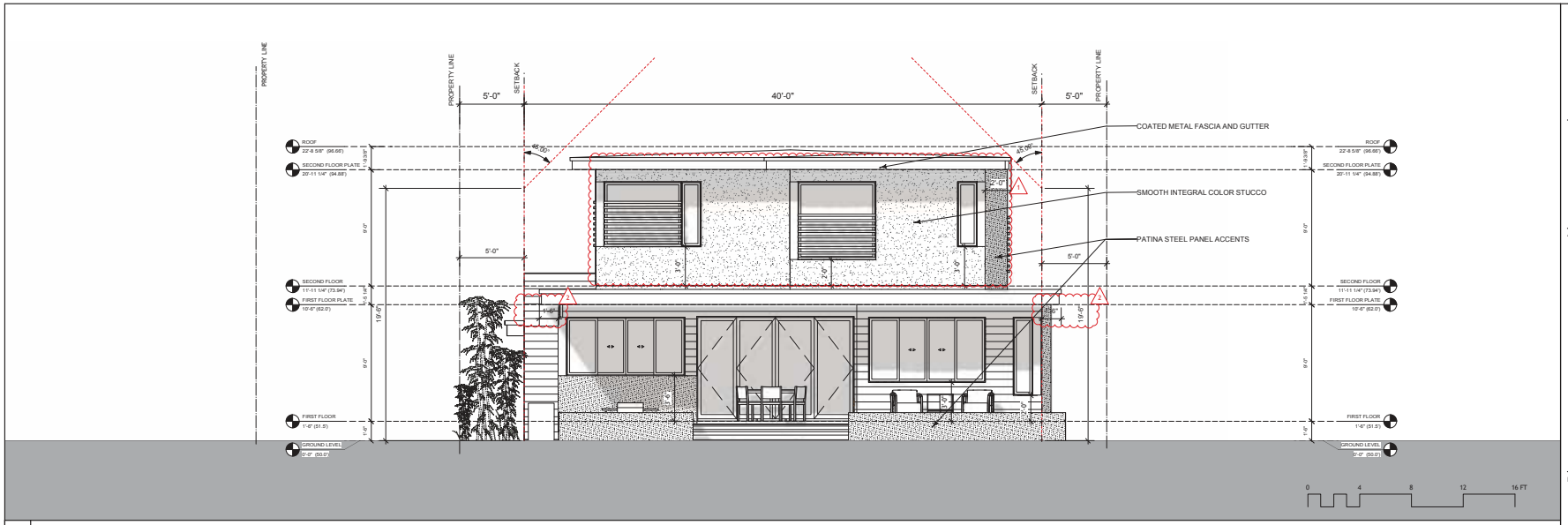
scale

1/4"=1'-0"

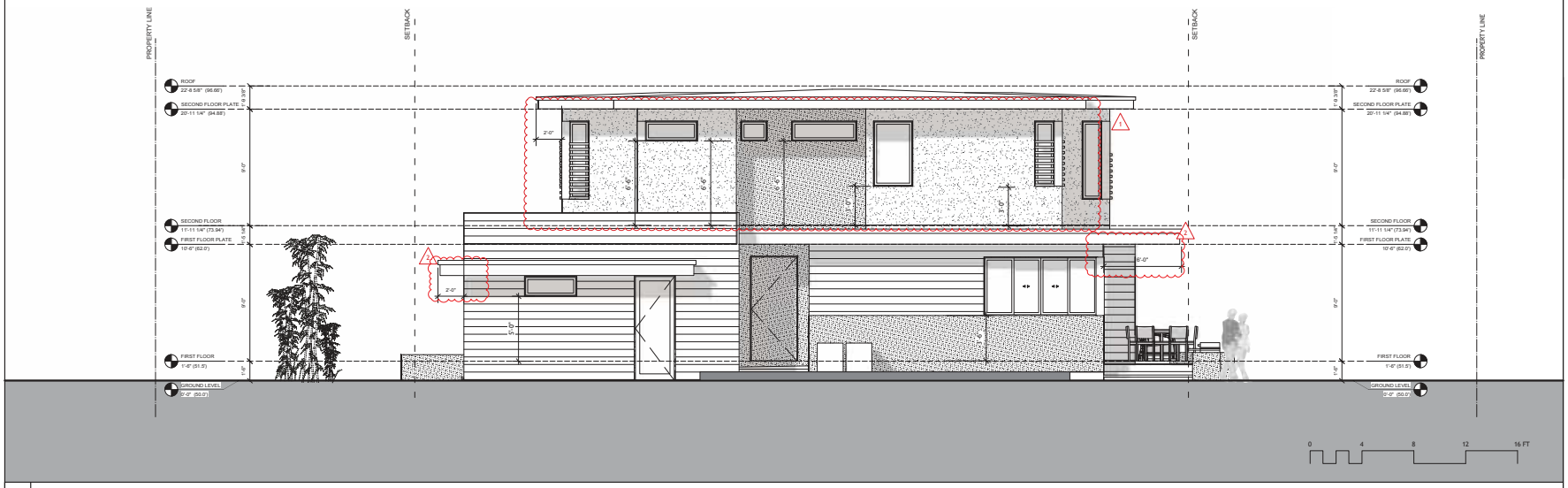
sheet

A 3.0

TOBYLONGDESIGN 2018



1 EAST ELEVATION (BACK)



2 SOUTH ELEVATION

ISSUE	DATE
FA PLANS V1	010317
FA V1	011617
50% DESIGN SET v1	051017
RCPS V1	052317
USE PERMIT	090417
USE PERMIT REVISION 1	112217
USE PERMIT REVISION 2	031918

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 · OAKLAND, CA 94611
TOBY LONG, AIA · +1 510.900.9000 · TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE
MENLO PARK, CA
94025

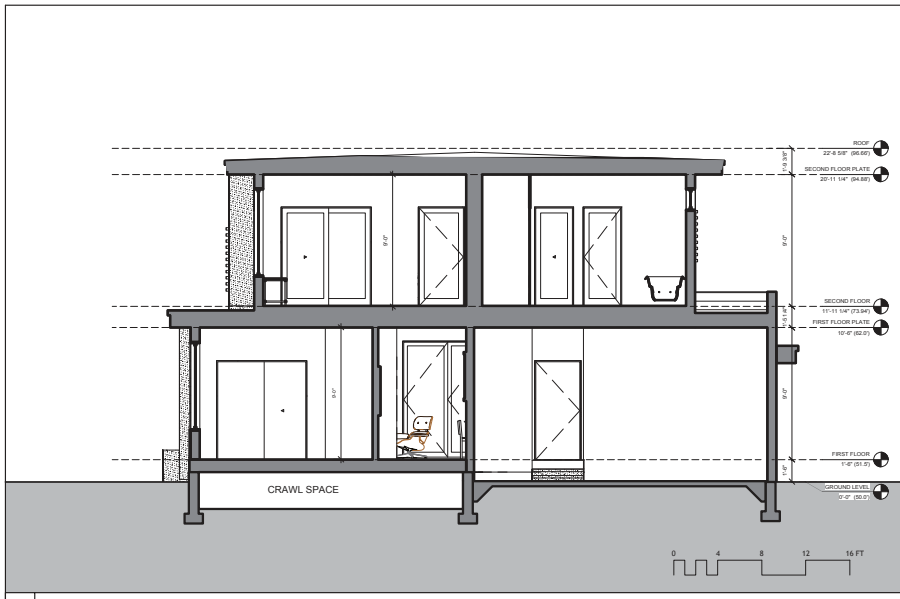
ELEVATIONS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT OF RECORD AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

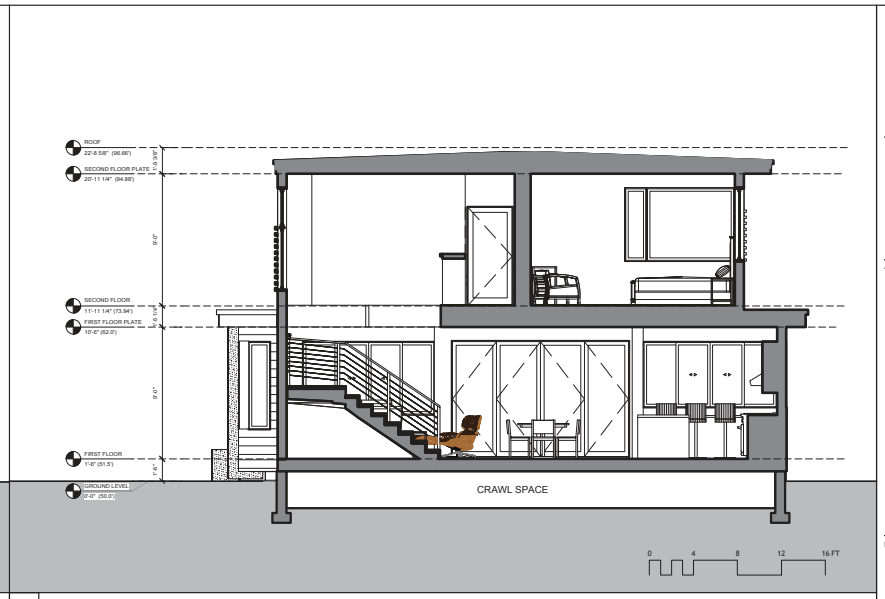
scale
1/4"=1'-0"

sheet
A 3.1

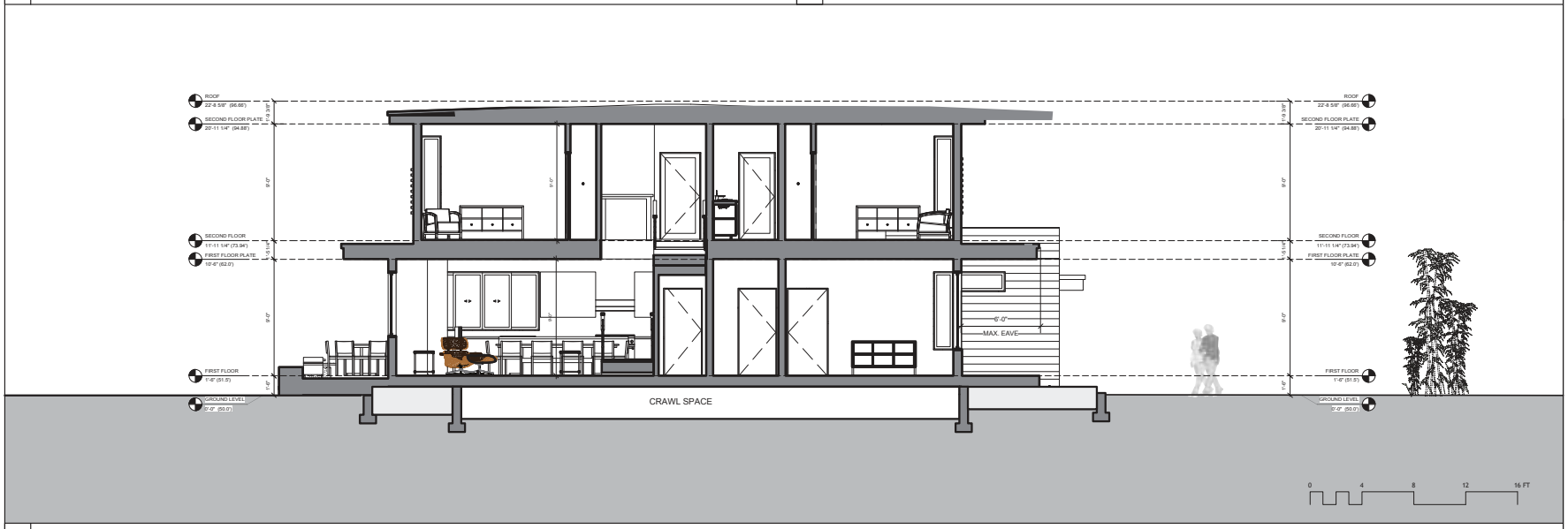
© TOBYLONGDESIGN 2016



1 BUILDING CROSS SECTION 3/16"=1'-0"



2 BUILDING CROSS SECTION 3/16"=1'-0"



3 BUILDING CROSS SECTION 1/4"=1'-0"

ISSUE	DATE
FA PLANS V1	010317
FA V1	011617
50% DESIGN SET v1	051017
RCP'S V1	052317
USE PERMIT	090417
USE PERMIT REVISION 1	112217
USE PERMIT REVISION 2	031918

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 . OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE
MENLO PARK, CA
94025

SECTIONS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

scale

AS NOTED

sheet

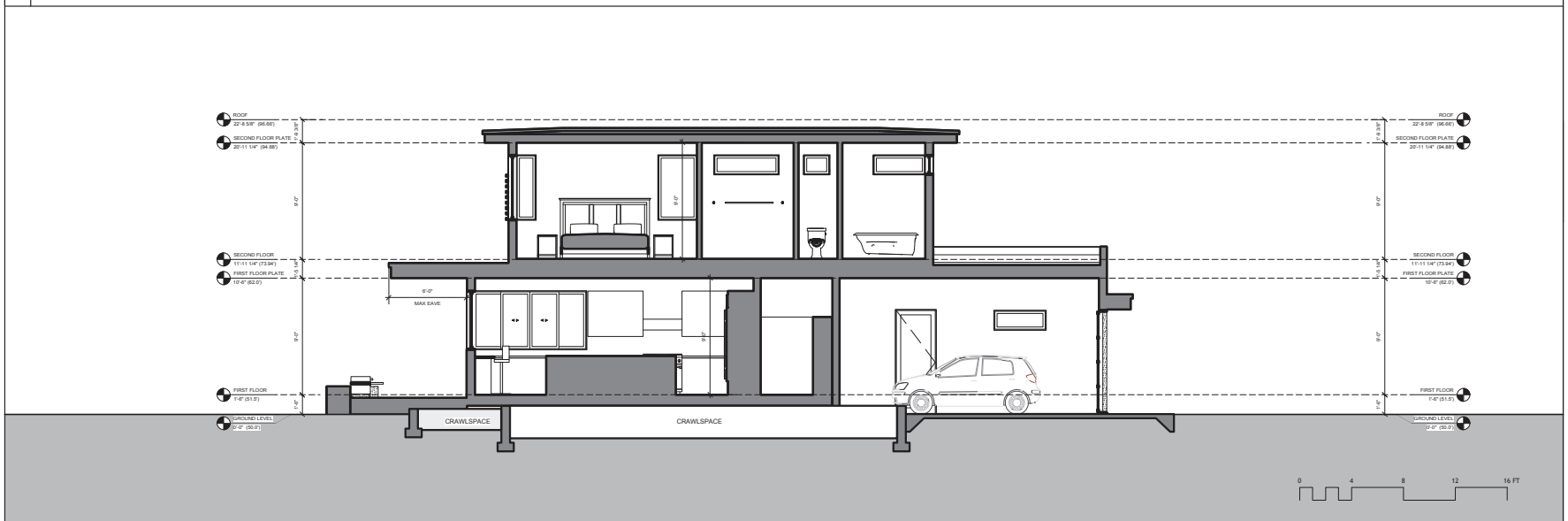
A 4.0

TOBYLONGDESIGN 2018



1 BUILDING CROSS SECTION

1/4"=1'-0"



2 BUILDING CROSS SECTION

1/4"=1'-0"

ISSUE	DATE
FA PLANS V1	010317
FA V1	011617
50% DESIGN SET v1	051017
RCP'S V1	052317
USE PERMIT	090417
USE PERMIT REVISION 1	112217
USE PERMIT REVISION 2	031918

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE
MENLO PARK, CA
94025

SECTIONS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

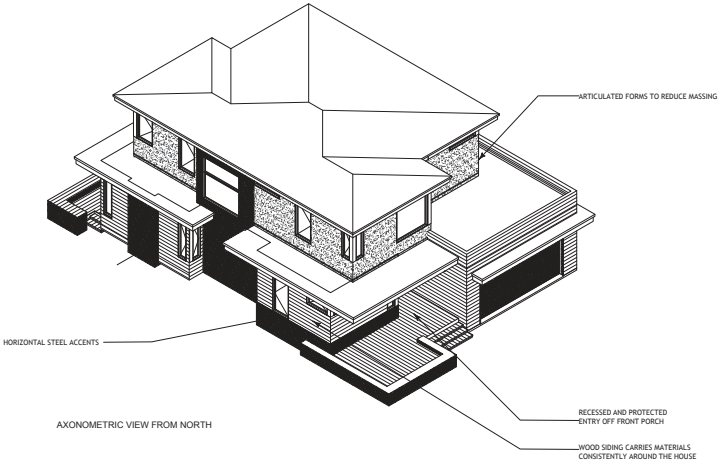
scale

1/4"=1'-0"

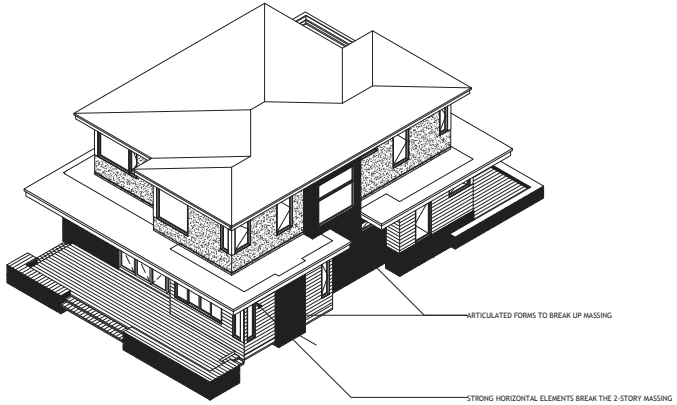
sheet

A 4.1

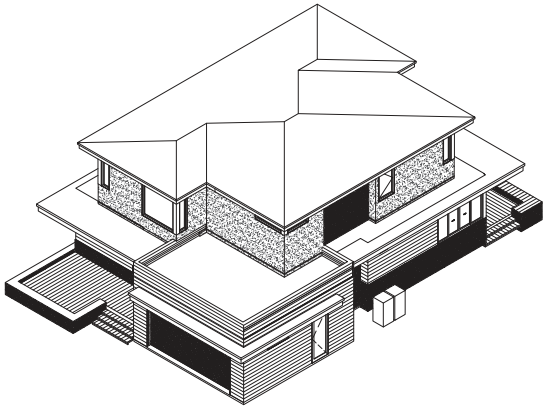
TOBYLONGDESIGN 2018



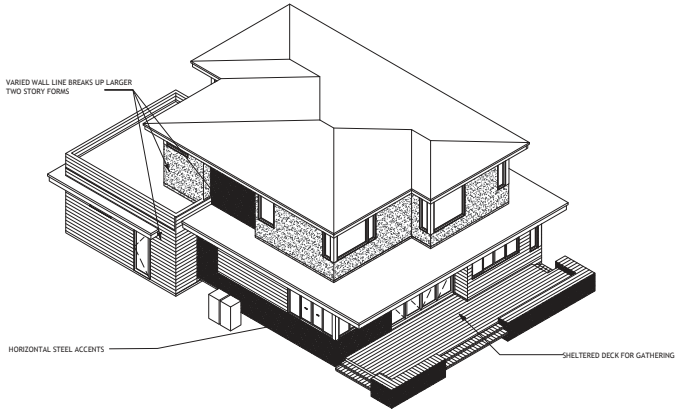
AXONOMETRIC VIEW FROM NORTH



AXONOMETRIC VIEW FROM EAST



AXONOMETRIC VIEW FROM WEST



AXONOMETRIC VIEW FROM SOUTH

1	BUILDING MASSING DIAGRAMS

ISSUE	DATE
FA PLANS V1	010317
FA V1	011617
50% DESIGN SET v1	051017
RCP'S V1	052317
USE PERMIT	090417
USE PERMIT REVISION 1	112217
USE PERMIT REVISION 2	031918

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552, OAKLAND CA 94611
TOBY LONG, AIA - 415.905.6030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE BRENNAN ROSA RESIDENCE
824 WOODLAND AVENUE
MENLO PARK, CA
94025

RENDERINGS

THESE PLANS ARE CONSIDERING PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON
LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

scale

1/8"=1'-0"

sheet

A 8.0

© TOBYLONGDESIGN 2018

Plant List

Index	Latin Name	Common Name	Size	Quanity	Spacing	WELO
Trees						
	Quercus lobata	Valley Oak	24" box	2	As Shown	M
	Sarcococca ruscifolia (espalier)	Fragrant Sweet Box	15 gallon	1	As Shown	L
Shrubs						
	Aralia cordata 'Gotemba'	Gotemba Golden Japanese Spikenard	5 gallon	1	As shown	*
	Asparagus densiflora	Myer Asparagus Fern	1 gallon	9	2'-0" o.c.	M
	Anigozanthos flavidus' Bush Ranger'	Kangaroo Paw	1 gallon	14	2'-0" o.c.	L
	Buxus sempervirens 'Graham Blandy'	Graham Blandy Boxwood	1 gallon	52	12" o.c.	M
	Calamagrostis x acutiflora 'Karl Foerster	Feather Reed Grass	1 gallon	30	2'-0" o.c.	M
	Carex divulsa	Berkeley Sedge	4" pots	116	2'-0" o.c.	L
	Hydrangea quercifolia	Oakleaf Hydrangea	5 gallon	2	4'-0" o.c.	M
	Lavandula augutifolia 'Hidcote Blue'	English Lavender	1 gallon	19	2'-6" o.c.	L
	Liropetalum chinensis	Chinese Fringe	5 gallon	8	4'-0" o.c.	L
	Lomandra 'Sea Breeze'	Dwarf Mat Rush	1 gallon	18	2'-0" o.c.	L
	Leucadendron salignum 'Blush'	NCN	5 gallon	3	4'-0" o.c.	L
	Muhlenbergia rigens	Deer Grass	1 gallon	3	2'-6" o.c.	L
	Pennisetum orientale	Fountain Grass	1 gallon	34	2'-6" o.c.	M
	Pittosporum tobira 'Golf Ball'	Golfball Pittosporum	1 gallon	5	As shown	L
	Daphne odora 'Monstrik'	Moonlight Parfait® Winter Daphne	5 gallon	21	3'-0" o.c.	L

** species not found in WUCLOS list*

Note:
- See L2 for additional plant information.
- All plants to be watered by an automated, water-efficient irrigation system compliant with the City of Menlo Park water regulations and conforming to the water-efficient landscape ordinance.



INSIDEOUT
6000 HARWOOD AVE
OAKLAND CA 94618
tel. 510 655 7674
www.aboutinsideout.com

Landscape Plan & Plant List

BRENNAN RESIDENCE | 824 Woodland Avenue Menlo Park California

North

16 Nov 2017



1 *Quercus lobata* | Valley Oak



6 *Aralia cordata 'Gotemba'* | Gotemba Golden Japanese Spikenard



11 *Asparagus densiflorus* | Myer Asparagus Fern



14 *Leucadendron salignum 'Blush'*



17 *Anigozanthos flavidus 'Bush Ranger'* | Kangaroo Paw



20 *Liropetalum chinensis* | Chinese Fringe



22 Fire Table



2 *Sarcococca ruscifolia* | Fragrant Sweet Box (espalier)



7 *Hydrangea quercifolia* | Oakleaf Hydrangea





23 Concrete Steppers



3 *Buxus sempervirens 'Graham Blandy'* | Graham Blandy Boxwood



8 *Lavandula augustifolia 'Hidcote Blue'* | English Lavender



24 Bluestone Paving in Ashlar Pattern



4 *Dymondia margaretae* | Silver Carpet



9 *Pennisetum orientale* | Fountain Grass



12 *Carex divulsa* | Berkeley Sedge



15 *Calamagrostis x acutiflora 'Karl Foerster'* | Feather Reed Grass



18 *Lomandra 'Sea Breeze'* | Dwarf Mat Rush



19 *Muhlenbergia rigens* | Deer Grass



25 Seatwall with Bluestone Cap



5 *Pittosporum tobira 'Golf Ball'* | Golfball Pittosporum



10 *Daphne odora 'Monstrik'* | Moonlight Parfait Winter Daphne



13 Decomposed Granite



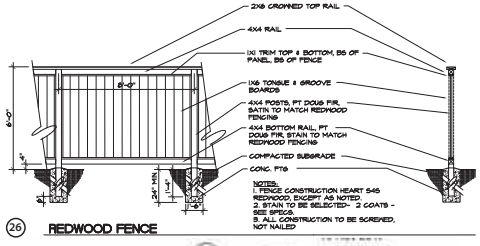
16 Synthetic Turf



21 Redwood Decking



27 Colored Concrete



L2 INSIDEOUT
architecture | interiors | landscape

6000 HARWOOD AVE
OAKLAND CA 94618
tel. 510 655 7674
www.aboutinsideout.com

Landscape Imagery

BRENNAN RESIDENCE

824 Woodland Avenue
Menlo Park California

GRADING AND DRAINAGE PLAN

BRENNAN RESIDENCE

824 WOODLAND AVE, MENLO PARK, CA

LEGEND

- 49.32 — EXISTING ELEVATION
- 100 — EXISTING CONTOUR LINE
- EXISTING UTILITY POLE
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE AS NOTED
- OHU — EXISTING OVERHEAD UTILITY
- 100.0 FG — ELEVATION, PROPOSED
- 2.0% — GRADE RATE
- DIRECTION OF SURFACE DRAINAGE FLOW
- 24"TREE — EXISTING TREE AND DRIPLINE

AC	ASPHALT
AD	AREA DRAIN
CONC	CONCRETE
DI	DROP INLET
DIAM	DIAMETER
(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
HP	HIGH POINT
INV	INVERT
(N)	NEW
TC	TOP OF CURB
TG	TOP OF GRATE

GRADING AND SITEWORK SPECIFICATIONS

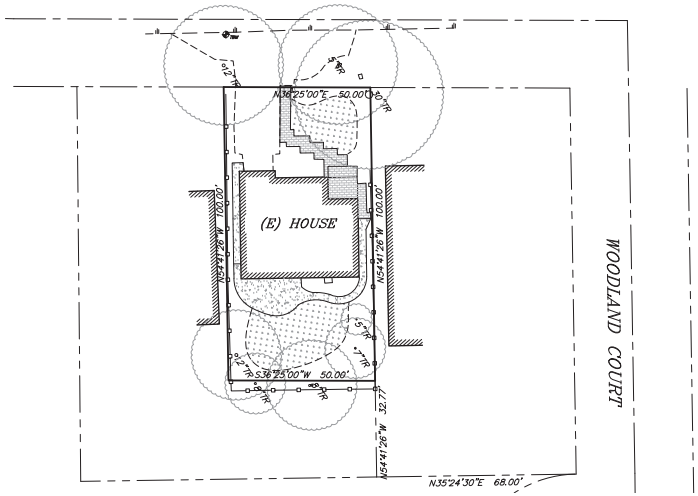
1. SITE-DISTURBING CONSTRUCTION ACTIVITIES MUST BE RESTRICTED TO THE BOUNDARIES OF THIS SITE. AREAS TO BE GRADED SHALL BE CLEARED OF BRUSH, VEGETATION, LARGE BOULDERS, AND OTHER DELETERIOUS MATERIALS. CLEARED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR TO A DESIGNATED DUMP SITE OR OTHER LOCATION APPROVED BY THE COUNTY. TOPSOIL SHALL BE STOCKPILED WITHIN THE CONSTRUCTION PERIMETER AREAS, AS APPROVED BY THE OWNER, FOR RE-USE ON SLOPES AND DISTURBED AREAS. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH COUNTY ORDINANCES AND STANDARDS.
2. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO CONTROL DUST IN CONSTRUCTION AREAS OR ON ACCESS ROADS. SUFFICIENT WATER TRUCKS SHALL BE MADE AVAILABLE FOR DUST CONTROL PURPOSES. ALL EXPOSED SOIL SURFACES SHALL BE MOISTENED AS REQUIRED TO AVOID NUISANCE CONDITIONS AND INCONVENIENCES FOR LOCAL RESIDENTS AND TRAVELLERS OF NEARBY ROADWAYS. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO RETAIN SOIL AND SEDIMENT ON SITE AND TO PREVENT TRACKING OF MUD AND DIRT ONTO PUBLIC ROADWAYS.
3. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
4. A SEPARATE ENCROACHMENT PERMIT IS REQUIED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

EROSION CONTROL NOTES

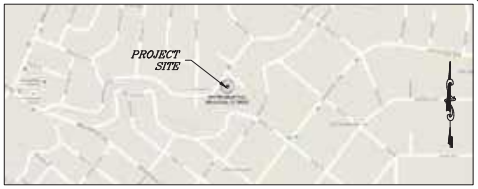
1. TEMPORARY EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO COMMENCING ANY GRADING OPERATIONS.
2. DURING CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT FENCES, FIBER ROLLS, EROSION CONTROL BLANKETS, OR OTHER METHODS SHALL BE INSTALLED AS NECESSARY TO PREVENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE DURING PERIODS OF PRECIPITATION OR RUNOFF. SIMILAR MEASURES SHALL BE INSTALLED ON OR AROUND ANY SOIL STOCKPILE LOCATED ADJACENT TO PUBLIC ROADWAYS, RESIDENCES, OR BUSINESSES, IN THE VICINITY OF BODIES OF WATER, OR WHEN REMAINING ON-SITE FOR AN EXTENDED PERIOD.
3. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO RETAIN SOIL AND SEDIMENT ON-SITE AND TO PREVENT TRACKING OF MUD AND DIRT ONTO PUBLIC ROADWAYS.
4. BMP'S SHALL BE MAINTAINED AND OPERATED SUCH THAT THEY REDUCE OR ELIMINATE POLLUTANTS FROM EXITING THE SITE TO THE GREATEST EXTENT POSSIBLE. IF SELECTED BMP'S ARE NOT WORKING AS REQUIRED, THE BMP INSTALLATION MUST BE IMPROVED, OR NEW BMP'S SHALL BE SELECTED.
5. EROSION CONTROL MEASURES SHALL BE IN PLACE THROUGHOUT THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 30.

800-227-2600
CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.



EXISTING PROJECT SITE



VICINITY MAP
N.T.S.

INDEX TO SHEETS

SHEET 1 – TITLE SHEET
SHEET 2 – GRADING & DRAINAGE PLAN
SHEET 3 – EROSION CONTROL PLAN
SHEET 4 – IMPERVIOUS AREA PLAN
SHEET 5 – SAN MATEO COUNTY CONSTRUCTION BMPs

PROPERTY LOCATION
824 WOODLAND AVENUE
MENLO PARK, CA 94025

LEGAL DESCRIPTION
A.P.N. 062-331-070
0.11 ACRES MORE OR LESS ON WOODLAND AVE COM S 39 DEG 49 MIN E 65.08 FT AND S 35 DEG 57 MIN W 287.83 FT FR SLY COR OF LOT 1 BLK 1 NO PALO ALTO SUB BEING PTN OF LOT B VILLA LOTS RSM 2/10 SAN MATEO COUNTY

RECORD OWNER
DARBY AND KRISTA BRENNAN
824 WOODLAND AVE
MENLO PARK, CA 94025

SURVEYOR
TRIAD/HOLMES ASSOCIATES
777 WOODSIDE RD #2A
REDWOOD CITY, CA 94061

SITE BENCHMARK
TEMPORARY BENCHMARK PER
NAVD 88: (MAGNETIC NAIL AND SHINER LOCATED IN ASPHALT APRON)
ELEVATION=49.67'

REGISTERED PROFESSIONAL ENGINEER MATTHEW S. SCHOBER NO. C 70489 CIVIL STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:
MATTHEW S. SCHOBER DATE
P.E. C 70489

TITLE SHEET
BRENNAN RESIDENCE
DARBY AND KRISTA BRENNAN

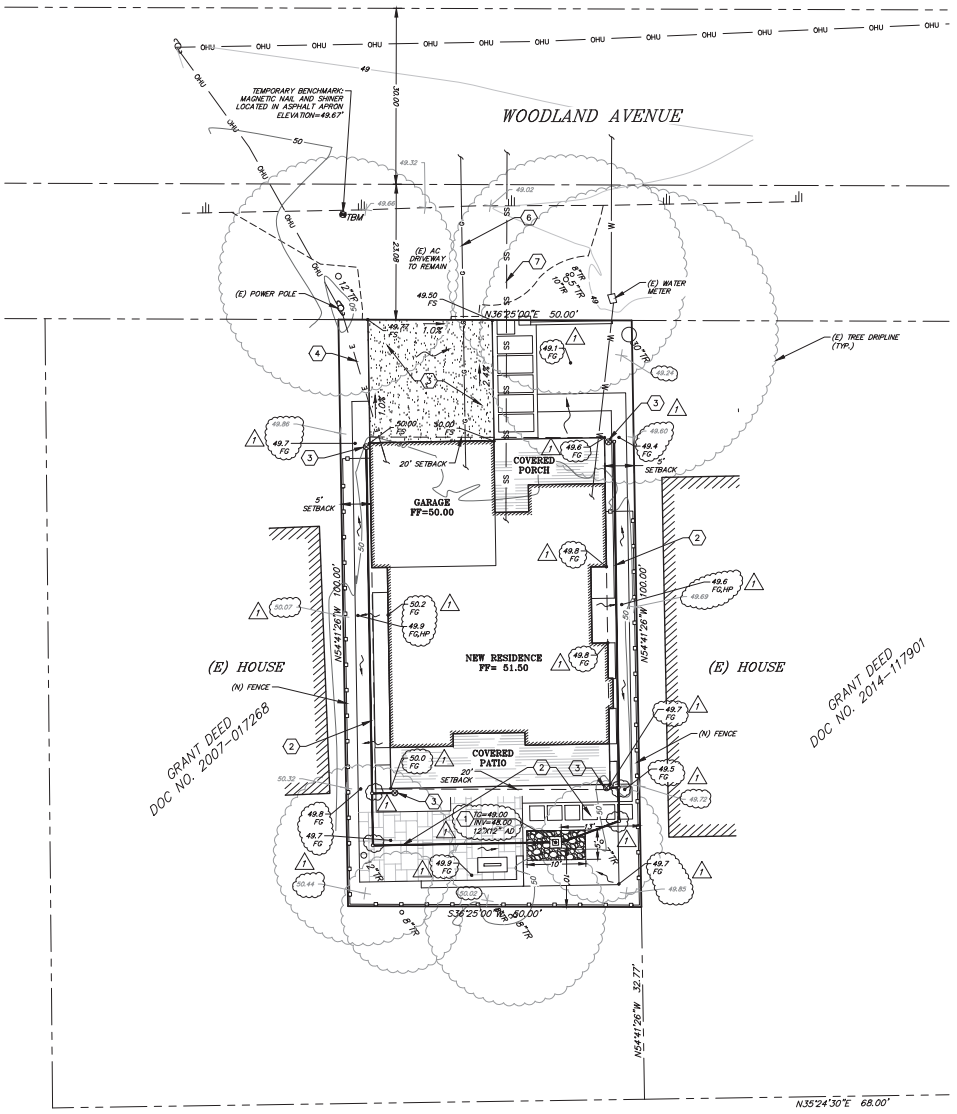
triad/holmes assoc.
civil engineering
land surveying
east office box 1570
555 el stanpark rd, ste 200
GRANITE LAKES, ca 93646
phone (760) 934-7588
fax (760) 934-8610
e-mail tria@thinkinc.com
573 north main st, ste 100
BISHOP, ca 93514
phone (760) 872-8233
fax (760) 872-8024
e-mail bishop@thinkinc.com
777 woodside rd, suite 2
REDWOOD CITY, ca 94061
phone (650) 298-1212
fax (650) 298-1388
e-mail ed@thinkinc.com

Copyright (C) 2017 by Triad/Holmes Associates
All Rights Reserved. This Document is intended for Use Only in the Project Specified in the Title Block. Any Reproduction of this Document or Portions of this Document, Without the Expressed Written Consent of Triad/Holmes, is Prohibited.

REVISIONS	BY
1 10/24/17	TT

DATE 10/24/17
SCALE AS SHOWN
DRAWN TT
JOB NO. 9.1804
DWG 9.1804grad.dwg
SHEET 1 OF 5 SHEETS

user:cdifferrara <<CED_Impersonate>> K:\09 PROJECTS\9.1804 824 Woodland Ave Menlo Park\CAD\9.1804grad02.dwg Oct 25, 2017 - 9:19am



CONSTRUCTION NOTES

1. CONSTRUCT 4' WIDE X 7' LONG X 2' DEEP SHALLOW GRAVEL BASIN PER CITY OF MENLO PARK DETAIL DR-18.
2. INSTALL 4" SCH40 PVC DRAIN PIPE. INSTALL CLEANOUTS AT ALL ANGLE POINTS.
3. CONSTRUCT NEW GRAVEL DRIVEWAY.
4. INSTALL NEW POWER AND TELEPHONE UTILITIES UNDERGROUND. COORDINATE CONNECTION POINTS WITH UTILITY COMPANIES AND ARCHITECT.
5. INSTALL NEW DOMESTIC WATER SERVICE CONNECTION PER WATER DISTRICT STANDARDS, CONNECT TO EXISTING WATER METER.
6. INSTALL NEW GAS SERVICE, COORDINATE CONNECTION POINTS WITH UTILITY COMPANY AND ARCHITECT.
7. INSTALL NEW SEWER SERVICE, CONNECT TO EXISTING SEWER LATERAL.

RETENTION CALCULATIONS

C=0.90
I=1.7 IN/HR
A(net increase)= 1083 SF
Q(increase) = CIA
= 0.90 x 1.7 x 1083/43560
= 0.038 cfs

DURATION = 15 MINUTES

VOLUME REQUIRED = 0.038 CFS X 15 MIN X 60 SEC/MIN = 34.2 CUBIC FEET

VOLUME PROVIDED = GRAVEL BASIN WITH 40% VOIDS
= 10'L X 5'W X 2'D = 100 CF X 0.40 = 40 CUBIC FEET
(ADDITIONAL VOLUME TO ACCOMMODATE SUBDRAIN RUNOFF)

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

GRADING & DRAINAGE PLAN
BRENNAN RESIDENCE
DARBY AND KRISTA BRENNAN

triad/holmes assoc.
civil engineering
land surveying

post office box 1070
548 ow mamanth rd, ste. 202
MAMMOTH LAKES, ca 93546
phone (760) 934-7669
fax (760) 934-5819
e-mail triad@thainc.com

873 north main st. suite 180
BISHOP, ca 93514
phone (760) 873-4273
fax (760) 873-8024
e-mail bishop@thainc.com

777 woodside rd. suite a
REDWOOD CITY, ca 94061
phone (650) 368-5216
fax (650) 368-5398
e-mail sf@thainc.com

Copyright (C) 2017 by Triad/Holmes Associates

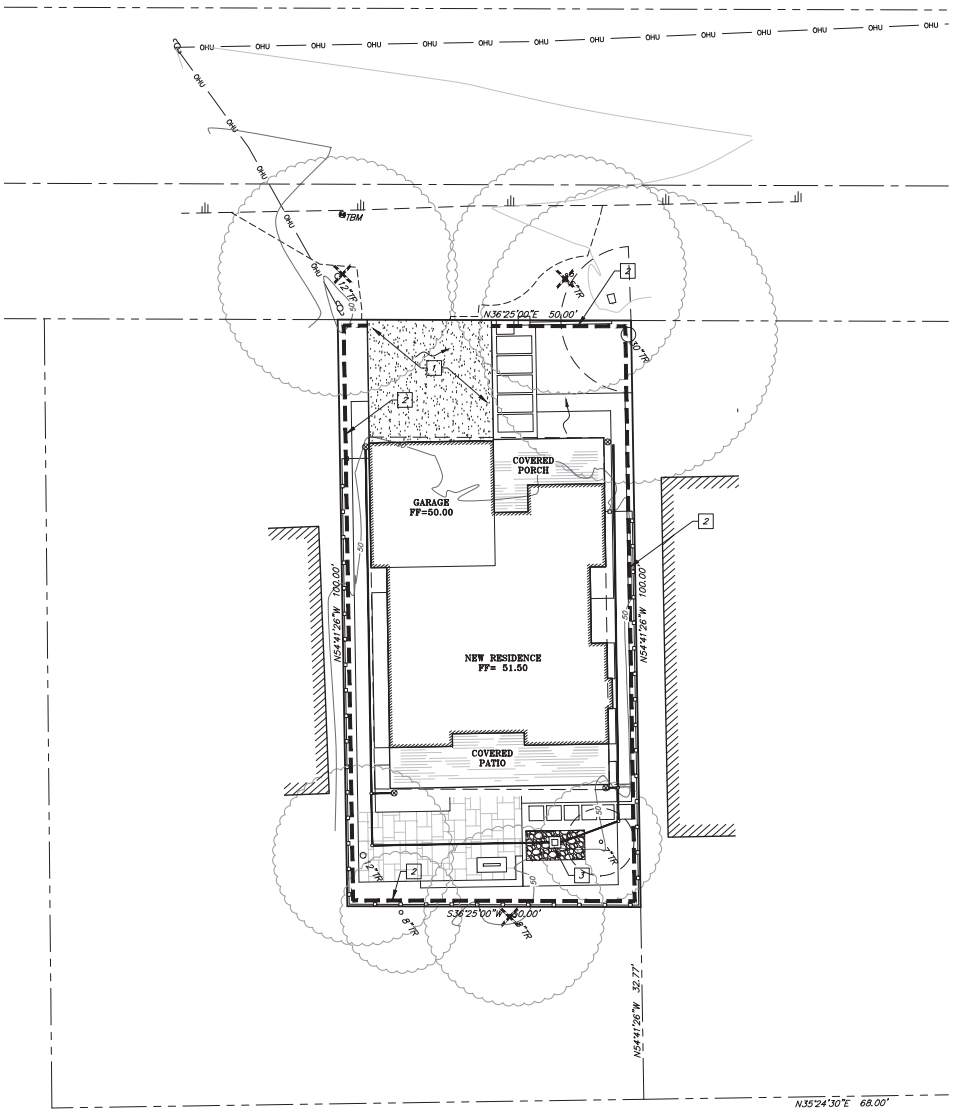
All Rights Reserved. This Document is Intended Only for Use on the Project Specified in the Title Block. Any Reproduction of this Document or Portions of this Document, Without the Expressed Written Consent of Triad/Holmes, is Prohibited.

REVISIONS		BY
1	10/24/17	TT

DATE 10/24/17
SCALE 1"=10'
DRAWN TT
JOB NO. 9.1804
DWG 9.1804grad.dwg
SHEET 2 OF 5 SHEETS

REGISTERED PROFESSIONAL ENGINEER MATTHEW S. SCHOBER NO. C 70489 CIVIL STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:
MATTHEW S. SCHOBER DATE
P.E. C 70489

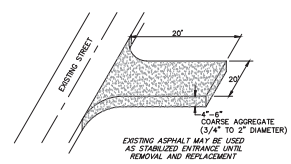


CONSTRUCTION NOTES

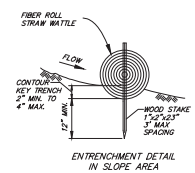
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL HEREON.
2. INSTALL FIBER ROLL PER DETAIL HEREON.
3. INSTALL DROP INLET PROTECTION PER DETAIL HEREON.

EROSION CONTROL NOTES

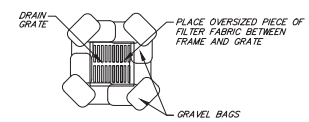
1. TEMPORARY EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO COMMENCING ANY GRADING OPERATIONS.
2. DURING CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT FENCES, FIBER ROLLS, EROSION CONTROL BLANKETS, OR OTHER METHODS SHALL BE INSTALLED AS NECESSARY TO PREVENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE DURING PERIODS OF PRECIPITATION OR RUNOFF. SIMILAR MEASURES SHALL BE INSTALLED ON OR AROUND ANY SOIL STOCKPILE LOCATED ADJACENT TO PUBLIC ROADWAYS, RESIDENCES, OR BUSINESSES, IN THE VICINITY OF BODIES OF WATER, OR WHEN REMAINING ON-SITE FOR AN EXTENDED PERIOD.
3. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO RETAIN SOIL AND SEDIMENT ON-SITE AND TO PREVENT TRACKING OF MUD AND DIRT ONTO PUBLIC ROADWAYS.
4. BMP'S SHALL BE MAINTAINED AND OPERATED SUCH THAT THEY REDUCE OR ELIMINATE POLLUTANTS FROM EXITING THE SITE TO THE GREATEST EXTENT POSSIBLE. IF SELECTED BMP'S ARE NOT WORKING AS REQUIRED, THE BMP INSTALLATION MUST BE IMPROVED, OR NEW BMP'S SHALL BE SELECTED.
5. EROSION CONTROL MEASURES SHALL BE IN PLACE THROUGHOUT THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 30.



1 STABILIZED CONSTRUCTION ENTRANCE
NTS



2 FIBER ROLL DETAIL
N.T.S.



3 DROP INLET PROTECTION DETAIL
NTS



GRAPHIC SCALE

10 0 5 10

(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER
MATTHEW S. SCHOBER
NO. C 70489
CIVIL
STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:

MATTHEW S. SCHOBER DATE
P.E. C 70489

EROSION CONTROL PLAN
BRENNAN RESIDENCE
DARBY AND KRISTA BRENNAN

tri-ad/holmes assoc.
civil engineering
land surveying

post office box 1670
548 ala avenue, ste. 202
MAMMOTH LAKES, ca 93546
phone (760) 934-7669
fax (760) 934-5819
e-mail triad@thainc.com

873 north main st. suite 180
BISHOP, ca 93514
phone (760) 873-4273
fax (760) 873-8024
e-mail bishop@thainc.com

777 woodside rd. suite a
REDWOOD CITY, ca 94061
phone (650) 366-0218
fax (650) 366-0598
e-mail sf@thainc.com

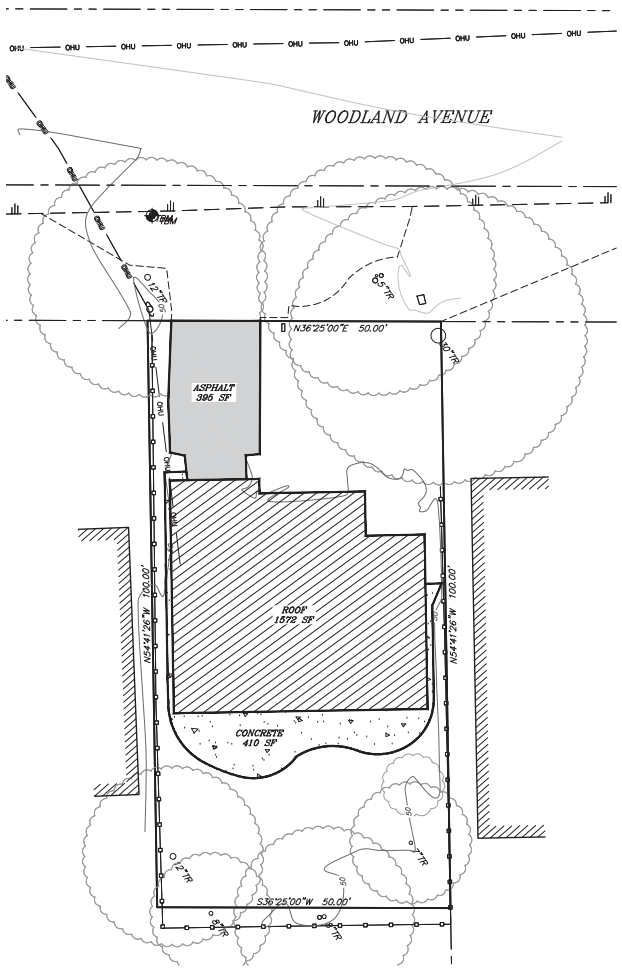
Copyright (C) 2017 by Triad/Holmes Associates

All Rights Reserved. This Document is intended only for use on the Project Specified in the Title Block. Any Reproduction of this Document or Portions of this Document, Without the Expressed Written Consent of Triad/Holmes, is Prohibited.

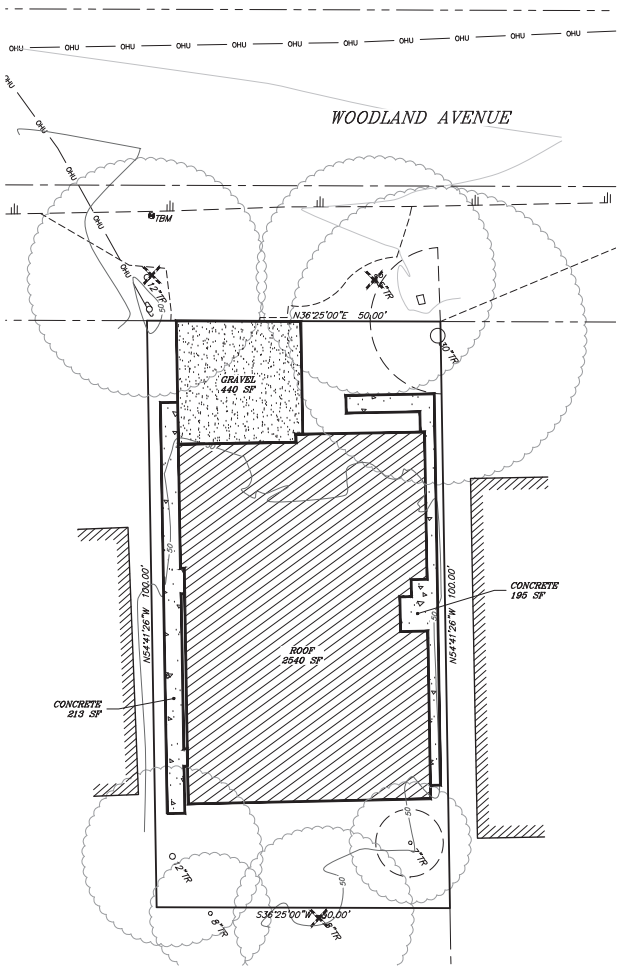
REVISIONS	BY

DATE 10/24/17
SCALE 1"=10'
DRAWN TT
JOB NO. 9.1804
DWG 9.1804grad.dwg
SHEET 3 OF 5 SHEETS

user:dtBrennans <<CSD_Imperials>> K:\09 PWC\9-1804 824 Woodland Ave Menlo Park\CAD\9.1804grad02.dwg Oct 24, 2017, 10:59am



EXISTING



PROPOSED

LEGEND

- ROOF
- ASPHALT
- CONCRETE
- GRAVEL
- IRRIGATED LANDSCAPE

IMPERVIOUS SURFACES

EXISTING IMPERVIOUS AREA	
ROOF	1572 SQ. FT.
CONCRETE	410 SQ. FT.
ASPHALT	395 SQ. FT.
TOTAL IMPERVIOUS AREA	2377 SQ. FT.
PROPOSED IMPERVIOUS AREA	
ROOF	2540 SQ. FT.
GRAVEL	440 SQ. FT.
CONCRETE	408 SQ. FT.
TOTAL IMPERVIOUS AREA	3460 SQ. FT.
PROPOSED IMPERVIOUS AREA	3460 SQ. FT.
EXISTING IMPERVIOUS AREA	2377 SQ. FT.
NET IMPERVIOUS AREA	1083 SQ. FT.

GRAPHIC SCALE

10 0 5 10

(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER
MATTHEW S. SCHOBER
NO. C 70489
CIVIL
STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:

MATTHEW S. SCHOBER DATE
P.E. C 70489

IMPERVIOUS AREA PLAN
BRENNAN RESIDENCE
DARBY AND KRISTA BRENNAN

triad/holmes assoc.
civil engineering
land surveying

post office box 1570
548 ow mammoth rd. ste. 202
MAMMOTH LAKES, ca 93546
phone (760) 934-7669
fax (760) 934-5819
e-mail triad@tha-inc.com

873 north main st. suite 180
BISHOP, ca 93514
phone (760) 873-4273
fax (760) 873-8024
e-mail bishop@tha-inc.com

777 woodside rd. suite a
REDWOOD CITY, ca 94061
phone (650) 366-5216
fax (650) 366-5298
e-mail sf@tha-inc.com

Copyright (C) 2017 by Triad/Holmes Associates

All Rights Reserved. This Document is Intended Only for Use on the Project Specified in the Title Block. Any Reproduction of this Document or Portions of this Document, Without the Expressed Written Consent of Triad/Holmes, is Prohibited.

REVISIONS	BY

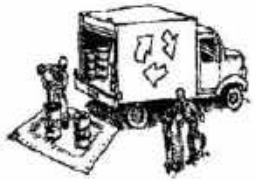
DATE 10/24/17
SCALE 1"=10'
DRAWN TT
JOB NO. 9.1804
DWG 9.1804grad.dwg
SHEET 4 OF 5 SHEETS

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If saw-cut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



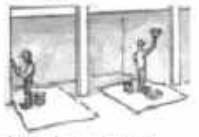
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltins must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

CONSTRUCTION BMPs
BRENNAN RESIDENCE
DARBY AND KRISTA BRENNAN

trfod/holmes assoc.
civil engineering
land surveying
post office box 1570
526 as sierra rd, no. 103
MAMMOTH LAKES, ca 93546
phone (760) 934-7588
fax (760) 934-5919
e-mail trfod@mammoth.com

572 north main st, suite 102
BISHOP, ca 93514
phone (760) 872-8213
fax (760) 873-8004
e-mail bishop@trfod.com

222 woodside rd, suite 1
REDWOOD CITY, ca 94061
phone (650) 366-8214
fax (650) 366-8368
e-mail ed@trfod.com

Copyright (c) 2017 by Trfod/Holmes Associates
All Rights Reserved. This Copy for Limited Use in Connection with the Project Specified in the Title Block. Any Reproduction or Use Beyond the Purpose of this Document, Without the Expressed Written Consent of Trfod/Holmes, is Prohibited.

REVISIONS	BY

DATE 10/24/17
SCALE NTS
DRAWN TT
JOB NO. 9.1804
DWG 9.1804grad.dwg
SHEET 5
OF 5 SHEETS

user:dtimmons <CCB_Invisible> K:\09 PWP\9-1804 824 Bradford Ave Menlo Park\CAD\9.1804grad02.dwg Oct 24, 2017, 11:09am



cleverhomes by tobylongdesign

The Brennan Residence
824 Woodland Ave.
Menlo Park, CA 94025

APN: 062-331-070

New Single-Family Home Project

Owner: Darby and Krista Brennan
824 Woodland Ave. B24
Menlo Park, CA 94025
APN: 062-331-070
T: 925.366.8322
E: darby@darbybrennan.com
E: krista.rosa@gmail.com

Architect: Toby Long, AIA
tobylongdesign
6114 La Salle Avenue #552
Oakland, CA 94611
T: 415.905.9030
E: toby@chxtld.com

APPLICANT STATEMENT

The proposed project consists of the replacement of an existing single-family home with the construction of a new single family home and attached garage. This innovative prefab home includes 2,795 sf of living area in a 4 bedroom and 3 full bathroom program. The garage, located at the front of the property, roofs 447 sf of new parking area.

This beautiful new home will be a welcome improvement to the eclectic mix of one and two-story homes on this block in Menlo Park. Composed largely of structures built in the middle of last century, many of which are being renovated or replaced, Woodland Avenue is home to single family residences of a multitude of styles, colors, and materials. The proposed design of the new home on the subject property incorporates familiar materials and forms that add to the character of this neighborhood. The proposed design includes a combination of flat roofs, deep overhangs and exposed rafter tails, with main living spaces on the first floor. The proposed project uses natural, light gray stucco and stained cedar siding, as well as other natural and organic colors which are prevalent on the street. The overall character and scale of the proposed design adds to the array of forms and materials present in the homes of Woodland Avenue.

The new home will be placed at the front setback of the property, similar to the homes on either side of this property, as well as across the street. The placement of the garage at the front of the home is consistent with the rest of the neighborhood. The entry of the house is welcoming and well-defined with a covered front porch. The project also introduces new trees to the front of the site, helping screen the views of the house to and from the street. There will be some very minor grading associated with the project, but the siting of the house and carport fits perfectly onto the flat site. There are some trees on the site which will be preserved, and which we propose some moderate trimming/thinning out. There are no other significant natural features on the property and the house does not block or obscure any adjacent views or light.

Privacy among the neighboring properties is respected in the proposed design. The adjacent home to the south has limited window openings into the property, and is currently planning a major remodel and addition project. The façade of the existing house does not include large windows from private spaces. This is also true of the property to the north, which is well screened by the existing vegetation. Additionally, a fence and new landscape screening are proposed along both side property lines to help screen views to and from the new home.

The new home is in scale and character with the diversity of homes in this area. The design of the proposed house is exciting and dynamic, with many articulated wall planes, with diversity of forms and changes in texture/color. Through these articulations, the levels of the home are clearly described and varying colors break up the two-story mass of the structure.

The landscaping of the site will be natural and native. The design intent is to create privacy through fencing and landscaping at side and rear yards while maintaining the openness to the expansive porched, partially covered by the deep eaves.

Some of neighbors have been spoken to and shown our plans and exterior design. So far, everyone has expressed supporte, and no one had major objections. Following the initial Planning review, we will proceed with a more direct campaign to outreach to the adjacent property owners.

In summary, this project is progressive and forward-looking, incorporating the best of the current trends in sustainability and responsible construction practices. The home is a great addition to this community, and the architecture reflects and enhances the diversity of this vibrant neighborhood.

November 20, 2017

Toby Long
6114 La Salle Avenue, #552
Oakland, Ca 94611

Tree Inventory at 824 Woodland Avenue, Menlo Park, California

Toby,

Per your request, we are furnishing this Tree Inventory Report for the Brennan Residence located at 824 Woodland Avenue in Menlo Park, California. Per the Topographic Map, dated April 6, 2017, 8 trees are shown throughout, and/or just outside, the subject property. Based on our recent site visit, we identified and tagged 11 existing trees. The following report evaluates the health and structure of each tree. Our work included the following:

1. Trees with diameters equal to, or greater than 6", were numerically tagged on site. Measurements were made via a diameter tape at 4½ feet above grade.
2. Identification of any Heritage Trees per the city of Menlo Park's Heritage Tree Ordinance.
3. Species identification of each tree.
4. Approximate dripline locations.
5. Notation of structural deficiencies (decay, cavities, disease, dieback, etc.)
6. Preparation of a Tree Inventory Map / Tree Protection Plan.

INTRODUCTION

The purpose of this report is to document the existing trees and assess the structural integrity and general health of each species. Based on the preliminary architectural siting of the proposed residence, no significant impacts will be placed on existing trees deemed for preservation. Trees recommended for removal are based on either the structural deficiencies, and/or removal that may benefit adjacent trees to remain.

Per the city's Heritage Tree Ordinance, a Heritage Tree is define as a tree having a trunk diameter of 15" or greater, measured 54" above grade.

SITE SUMMARY

The property is located along the southern shoulder of Woodland Avenue, southeast of the Middlefield Road / Willow Road intersection. The existing lot is level with a perimeter fence located at the property line along the side yards and rear yard. It appears the existing fence is veers off the property line, particularly in the rear yard. Two trees that appear to be on the subject property are actually located at the neighboring property at 824 Woodland Court.

Tree species on the site include the following: privet (Ligustrum sp.), Raywood ash (Fraxinus oxycarpa 'Raywood'), English walnut (Juglans regia), Japanese pittosporum (Pittosporum tobira), Victorian box, (Pittosporum undulatum) and Ornamental pear (Pyrus calleryana).

All trees greater than 6 inches in diameter have been numerically tagged on site. Trees were numbered 90-100 & 600.

TREE INVENTORY & ASSESSMENT

The site visit was conducted on July 17, 2017.

Each tree was evaluated on a scale from 1-5 based on the following criteria:

- Structure (S) & Health (H) (1-5)
  - 1 = poorest rating
  - 5 = best rating
- Retention Value (RV) (1-5)
  - 1 = dead
  - 2 = Poor condition: extreme problems, or tree in severe decline (removal usually recommended based on poor health and potential hazard)
  - 3 = Fair condition: minor problems that can be usually remedied through basic arboriculture procedures, i.e. pruning, fertilization; (tree retention optional)
  - 4 = Good condition: no apparent problems (tree preservation recommended)
  - 5 = Tree exhibits balanced structure, vigor and exceptional health (tree preservation strongly encouraged)

While trees that receive a rating from 3-5 are deemed as worthy to preserve, it does not preclude them from being removed. The parameters of the site conditions, construction layout, cost of development, and other unforeseen factors must all be considered in the preservation of any particular tree.

Diameters (DIA) were measured at 54” above grade.

Tree Inventory and Observations for 824 Woodland Avenue

Key

DIA	Diameter (in inches) of trunk
H	Health
S	Structure
RV	Retention Value
Hg	Heritage Tree

Tree #	SPECIES	DIA	H	S	RV	Hg	OBSERVATIONS/*RECOMMENDATIONS*	IMPACT	SAVE/ REMOVE
90	Privet	30.5	3	2.5	3	X	Located at the northeastern corner of the property. Covered in ivy. Moderate deadwood. Owner requests removal due to litter and discoloration dropping leaves make in parked autos. Removal TBD pending city review and approval from neighboring property owner at 838 Woodland Avenue (tree straddles shared property line). *If removed, suggested replacement tree is a 24" box Scarlet oak (Quercus coccinea), a species listed on the city of Menlo Park Reforestation Plan.* *If preserved:* *Remove ivy; prune selectively to remove poor branch union and deadwood.* *Project arborist to review and approve location and of Tree Protection Fencing. Excavations for the footing / foundation for proposed concrete wall shall be made by an air-spade under the supervision of the project arborist.*	Minor	TBD
91	Raywood ash	6, 11.5 9	3	2	2.5		Located within ROW in front yard. Per conversation with the city arborist, considered as a street tree. Poor branch union 3 feet above grade with included bark[1]. Exposed roots along finish grade. *Removal recommended. Homeowner submitting for a tree removal permit. If removed, tree will be replaced with a city of Menlo Park street tree reforestation street tree species. We suggest a 24" box Scarlet oak (Quercus coccinea).*	None	TBD
92	English walnut	11, 7	2	2	2		Located within ROW in front yard. Limited foliage; decay at previous pruning. Significant decay at prunings made at 11" leader. Per conversation with the city arborist, tree is not considered as a street tree. *Removal recommended due poor health. Replace with a 24" box Scarlet oak.*	None	Remove
93	Citrus (Lemon)	4, 3	3	3	3		Minor to moderate deadwood. Within footprint of proposed rear deck. Removal required.	Significant	Remove
94	Apple	5, 4, 1, 3	3	3	3		Removal of adjacent citrus and small privet will benefit health of tree.	None	Save
95	Japanese pittosporum	4, 7, 5, 3.5, 5	3	2	2.5		Poor branch union at grade and 18" above grade with included bark[1]. Branches intertwined interfering with structure of canopy and health of tree. *May require clearance pruning when fence is relocated. Consider removal (removal will be subject to the review and approval of the neighboring property owner).*	None	TBD

Tree #	SPECIES	DIA	H	S	RV	Hg	OBSERVATIONS/*RECOMMENDATIONS*	IMPACT	SAVE/ REMOVE
96	Japanese pittosporum	6, 6	3	3	3		Located inside rear fence lint but outside subject property. Ivy at base of trunk. *May require clearance pruning when fence is relocated.*	None	Save
97	Ornamental pear	13	2.5	2	2		Previous, significantly sized leader failed sometime in the past leaving an exposed, fractured cavity approximately 4 feet in length. *Removal recommended.*	None	Remove
98	Privet	1, 1, 1.5	3	2.5	2.5		Deemed for removal.	None	Remove
99	Privet	1, 1, 1, 1, 2, 1.5	3	3	3		Deemed for removal.	None	Remove
100	Victorian box	3, 3.5	1.5	2	1.5		Southern leader dead. Conflict with building footprint. *Removal required.*	Significant	Remove
600	Victorian box	1, 1, 1, 2.5, 3	2	2	2		Limited light. Poor form and health. Conflict with building footprint. *Removal required.*	Significant	Remove

[1] Included bark: bark that becomes embedded in crotch between branch and trunk or between codominant stems or leaders, which causes a weak structure. Such conditions may increase the likelihood of failure.

Tree Protection

Per the Heritage Tree Ordinance:

Heritage trees are required to be preserved and maintained in a state of good health. The intention of this provision is to require reasonable measures such as correct watering, periodic inspection, proper pruning and not engaging in practices that are detrimental to the tree. The ordinance also requires any person who conducts grading, excavation, demolition or construction activity on a property to do so in a manner that does not threaten the health or viability or cause the removal of any heritage tree. Any work performed within an area 10 times the diameter of the tree (i.e., the tree protection zone).

One tree on the subject property has been identified as a Heritage Tree, #90, a 31" privet. The homeowner has requested removal and submitted for a tree removal permit with the city. Per correspondence with the City Arborist, this tree may be removed if replaced by a 24" box valley oak (Quercus lobata). The proposed planting plan shows two (2) 24" box valley oaks to be planted in the front yard.

Photos



Tree #90



Tree #90



Tree #91



Tree #91



Tree #92



Tree #92



Tree #92



Tree #97



Tree #97



Tree #97

Assumptions and Limitations

The survey by Triad-Holmes is assumed to be accurate.

InsideOut Design has no interest, either personal or monetary, on the outcome of the proposed development. All observations and recommendations made within this review are objective and to the best of author's ability. The findings in this report are dependent on the condition of the trees evaluated at the time of the site inspections. This assessment was limited to the visual examination of the trees listed within the report with no dissection, excavation, probing or coring. There is no guarantee, warranty, expressed or implied, that problems, deficiencies or failure may occur in the future. To live near trees, one must accept some degree of risk.

Please contact us with any questions you may have or if additional information is warranted.

Sincerely,
INSIDEOUT DESIGN, INC



Pennell Phillips
Certified Arborist, WE-6608A

STAFF REPORT

Planning Commission
Meeting Date: **4/9/2018**
Staff Report Number: **18-033-PC**

Public Hearing: **Use Permit/Cindy Newton/1380 Corinne Lane**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing one-story, single-family residence and construct a new two-story, single-family residence with an attached two-car garage on a substandard lot with respect to lot area in the R-E-S (Residential Estate Suburban) zoning district, at 1380 Corinne Lane. 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 1380 Corinne Lane, a dead-end street located off of Valparaiso Avenue. Using Corinne Lane in the north-south orientation, the subject property is located on the eastern side of Corinne Lane. Attachment B provides a location map for the subject property.

Residences along Corinne Lane are all one-story, apart from one two-story residence at the terminus of the street. The predominant style of the homes along this street and within the area is traditional ranch, with some contemporary-style residences. Corinne Lane is entirely zoned for single-family residences in the R-E-S (Residential Estate Suburban) zoning district, while the wider neighborhood predominantly features single-family residences in the R-E (Residential Estate) and R-1-S (Single Family Suburban Residential) zoning districts.

The Town of Atherton is located along the northern side of Valparaiso Avenue, with Sacred Heart Schools and single-family residences located in this area.

Analysis

Project description

The applicant is proposing to demolish the existing one-story, single-family residence with an attached two-car garage and construct a new two-story, single-family residence with an attached two-car garage. The lot is very slightly substandard with respect to lot area, containing 14,998 square feet where 15,000

square feet is required in the R-E-S zoning district. 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.

The proposed residence would be located in generally the same footprint of the existing residence, and would include five bedrooms and five bathrooms. The first floor would contain three bedrooms and three bathrooms, with an open floor kitchen, hearth room, and living room in the center of the building footprint. The attached two-car garage would feature an entrance on the right side, and would be connected to the residence via a mudroom connecting to the living room. Two porches would be located at the rear of the residence, with the larger one accessible via the master bedroom and living room. The smaller rear porch would be accessible via the bathroom located on the right of the residence. The front elevation would also contain an entry porch. The second floor would contain two bedrooms, two bathrooms, and a central laundry room.

In the rear of the property, an existing pool is proposed to remain. However, as part of the overall project, an existing accessory building containing the previous pool equipment would be removed in the left side setback. This equipment would be replaced by newer equipment that would meet Municipal Code noise standards and would feature required screening.

Of particular note with regard to Zoning Ordinance requirements, the second floor (including some double-height areas) would be limited in size, with its floor area representing approximately 24 percent of the maximum FAL (Floor Area Limit), where 50 percent may be permitted on this property. In addition, the second floor would be well within the daylight plane.

Design and materials

The applicant states that the proposed new residence would be built with ranch style influences, with the wide covered front porch presenting a pedestrian-oriented scale with the existing streetscape. The roofing for the proposed residence would consist of composition asphalt shingles, with standing seam metal roofing over portions of the central rear and right sides as well. Horizontal wood siding would be the primary exterior material, with soapstone veneer used along portions of the front elevation.

The rear of the residence would feature two stone chimneys and one galvanized metal stove pipe flue. A decorative wood trim would be provided for several of the gables, which would additionally enhance architectural interest on site. All windows that are shown with mullions would feature interior and exterior grids with a spacer bar between the panes ("simulated divided lites"). The side-loading garage would preserve the existing orientation, and would help minimize the visual impact of parking features. The separate garage doors, recessed from the primary building façade, would likewise be a positive aesthetic feature.

The second floor would be located in the center and front of the proposed residence, which would minimize the perception of massing. The roof would utilize a number of different roof pitches, but staff believes the differences are subtle and would not create any negative aesthetic effects. While there are a few windows at a lower sill height on the second floor, these are only located on the front elevation and thus facing the street. In addition to the high sill heights on the second-floor rear and left-side windows,

privacy impacts would be limited by the significant distances between those walls and the adjacent properties.

Staff believes that the scale, materials, and design of the proposed residence would be consistent with the variety of architectural styles in the neighborhood, and that the proposed materials and overall design integrity would result in an internally consistent aesthetic approach.

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 three heritage coast redwood trees located on the subject property, and all three of these trees are located toward the right-rear corner of the parcel. Trees 2 and 3 were determined in the arborist report to be located a sufficient distance away from the proposed construction and would therefore avoid exposure to any construction impacts. Per the arborist report findings, portions of the proposed construction are located within the Tree Protection Zone (TPZ) for Tree 1 and the arborist report provides required tree protection measures, including air spade or hand digging for foundation area within the TPZ and supplemental irrigation during the spring-summer.

Four non-heritage trees are located in the rear of the subject property. There are also four non-heritage trees located toward the front of the proposed residence, with one tree located in front of the front entry and three neighboring the property on the right side. All of these trees would remain.

All recommendations identified in the arborist report shall be implemented and ensured as part of condition 3g.

Correspondence

The applicant has stated that the property owner has spoken to the neighbors that are located at 1370 Corinne Lane (to the right of the subject property), 1390 Corinne Lane (to the left of the subject property), and other residences in the neighborhood. One of the adjacent neighbors expressed concerns about the views from the second story onto his property. In response to the concern expressed, the second story has been positioned closer to the center of the property and thus further away from that neighboring property. Two letters were also provided in support of the project from neighbors residing at 1385 and 1395 Corinne Lane, with one neighbor requesting that the construction workers remain mindful of parking front their residence. These two letters, along with the letter the applicant sent to neighboring residences, are included in Attachment G.

Conclusion

Staff believes the scale, materials, and style of the proposed residence are compatible with the neighborhood, and that the proposed overall design would result in a consistent aesthetic approach. The

modernized ranch architectural style of the proposed residence would be generally attractive and well-proportioned, and the centering and setting back of the second floor would help minimize massing and limit privacy impacts. Tree protection measures would minimize impacts on Tree 1, as confirmed by the City Arborist. The applicant has conducted outreach and has made changes in response to neighbor comments. 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
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

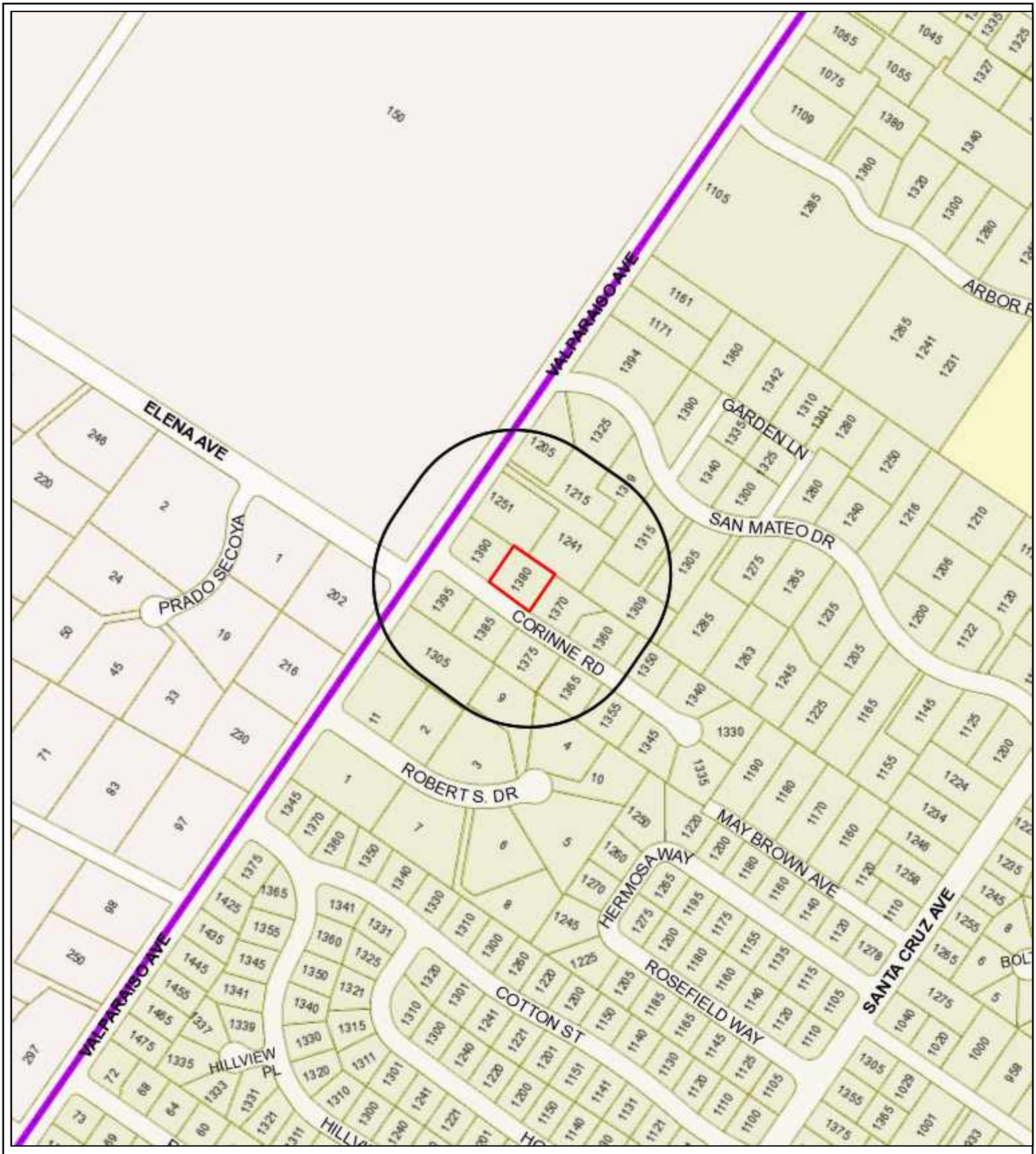
THIS PAGE INTENTIONALLY LEFT BLANK

1380 Corinne Lane – Attachment A: Recommended Actions

LOCATION: 1380 Corinne Lane	**PROJECT NUMBER:** PLN2017-00118	**APPLICANT:** Young and Borlik Architects	**OWNER:** Cindy Newton
PROPOSAL: Request for a use permit to demolish an existing one-story single-family residence and construct a new two-story single-family residence with an attached two-car garage on a substandard lot with respect to lot area in the R-E-S (Residential Estate Suburban) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** April 9, 2018	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			

ACTION:

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:
    a. Development of the project shall be substantially in conformance with the plans prepared by Young and Borlik Architects, consisting of 20 plan sheets, dated received March 28, 2018, and approved by the Planning Commission on April 9, 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 and the arborist report prepared by Advanced Tree Care, dated received March 9, 2018.


VALPARAISO AVE
ELENA AVE
PRADO SECOYA
CORINNE RD
SAN MATEO DR
GARDEN LN
ARBOR
ROBERT S. DR
MAY BROWN AVE
HERMOSA WAY
ROSEFIELD WAY
COTTON ST
SANTA CRUZ AVE
HILLVIEW PL
1380
1370
1390
1395
1385
1375
1365
1355
1345
1330
1340
1350
1360

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	14,998 sf	14,998 sf	15,000 sf min.
Lot width	129.5 ft.	129.5 ft.	100 ft. min.
Lot depth	115.7 ft.	115.7 ft.	100 ft. min.
Setbacks			
Front	20.9 ft.	24.8 ft.	20 ft. min.
Rear	27.3 ft.	31.1 ft.	20 ft. min.
Side (left)	10.2 ft.	10.2 ft.	10 ft. min.
Side (right)	28.1 ft.	26.2 ft.	15 ft. min.
Building coverage	4,228 sf 28 %	3,543 sf 24 %	4,499 sf max. 30 % max.
FAL (Floor Area Limit)	4,787 sf	3,543 sf	4,800 sf max.
Square footage by floor	2,995.0 sf/1st 1,052.6 sf/2nd 99.3 sf/>12' 130.8 sf/attic > 5' 509.7 sf/garage 685.3 sf/porches	2,754 sf/1st 736 sf/garage 53 sf/acc	
Square footage of buildings	5,473 sf	3,543 sf	
Building height	26.9 ft.	15.6 ft.	28 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees						
Heritage trees*	3	Non-Heritage trees	8	New Trees	0
Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of Trees	11

*All three heritage trees are located on the subject property.
**Of these eight non-heritage trees, five are located within the subject property, two are located within the neighboring property on the right side, and one in the right-of-way also to the immediate right of the subject property.

NOTICE: THIS SET HAS BEEN PRODUCED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THESE DRAWINGS ARE NOT INTENDED TO BE ACCURATE "AS-BUILTS," NOR INCLUSIVE OF ALL DETAILS, DRAWINGS, MATERIAL SPECIFICATIONS, ETC. NEEDED TO ADDRESS ALL POSSIBLE CONSTRUCTION ISSUES. THE ARCHITECT HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS AND CONSTRUCTION NOTED, INDICATED OR SHOWN AS "NEW" WORK AND ASSUMES NO RESPONSIBILITY FOR ALL OTHER CONSTRUCTION, MATERIALS OR EQUIPMENT NOTED, INDICATED OR SHOWN AS "EXISTING" OR AS PROVIDED "BY OTHERS".

THE ARCHITECT HAS NOT BEEN RETAINED TO SURVEY FOR OR OTHERWISE DISCOVER THE PRESENCE OF HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCB'S, OR OTHER TOXIC SUBSTANCES.

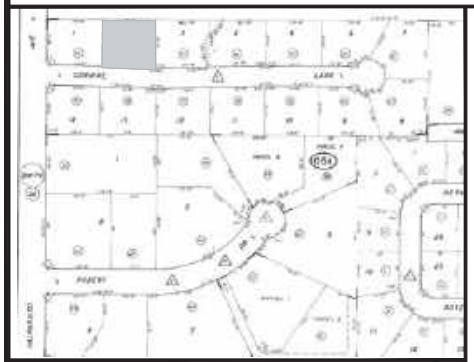
THE ARCHITECT IS NOT RESPONSIBLE FOR THE HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OR PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. OWNER HEREBY WARRANTS THAT IF IT KNOWS OR HAS ANY REASON TO KNOW OR HAS ANY REASON TO ASSUME OR SUSPECT THAT HAZARDOUS MATERIALS EXIST AT THE PROJECT SITE, THAT IT WILL INFORM THE ARCHITECT AND THAT OWNER WILL CAUSE SUCH ITEMS TO BE REMOVED OR TREATED BY A PROFESSIONAL AND LICENSED ASBESTOS ABATEMENT CONTRACTOR IN A MANNER PRESCRIBED BY ALL APPLICABLE CODES AND REGULATIONS.

NEWTON RESIDENCE

MENLO PARK, CALIFORNIA



PROPOSED FRONT ELEVATION — 1/4"= 1'-0" — 1



PARCEL MAP — 6



VICINITY MAP — 5

ARCHITECT
YOUNG AND BORLIK ARCHITECTS, INC.
4962 EL CAMINO REAL, SUITE #218
LOS ALTOS, CA 94022
TEL: (650) 688-1950
FAX: (650) 323-1112
ATTN: ANDREW YOUNG
ayoung @ ybarchitects. com

SURVEYOR & CIVIL ENGINEER:
LEA & BRAZE ENGINEERING INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
TEL: (510) 887-4086
FAX: (510) 887-3019
ATTN: PETER CARLINO
pcarlino@leabraze.com

ARBORIST:
NED PATCHETT CONSULTING
830 BUENA VISTA STREET
MOSS BEACH, CA 94038
TEL: (650) 400-0020
FAX: (650) 728-8308
ned@nedpatchettconsulting.com

PROJECT DESIGN DATA:

2016 CALIFORNIA BUILDING CODE - VOL. 1&2	2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA RESIDENTIAL CODE	2016 CALIFORNIA GREEN BUILDING CODE (CalGreen)
2016 CALIFORNIA MECHANICAL CODE	2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA PLUMBING CODE	2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
2016 CALIFORNIA ELECTRIC CODE	

CURRENT MENLO PARK MUNICIPAL CODE AS ADOPTED BY THE CITY COUNCIL, ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.

THE DOCUMENTS PREPARED BY THESE CONSULTANTS ARE AN INTEGRAL PART OF THE ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SHALL BE INCORPORATED INTO THIS SET BY REFERENCE, I.E. , TITLE-24, STRUCTURAL CALCULATIONS, ETC. THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED. THE CONTRACTOR SHALL OBTAIN CURRENT COPIES OF ALL DOCUMENTS, READ, UNDERSTAND AND CONFIRM ANY CONFLICTS OR DISCREPENCIES OR QUESTIONS WITH APPROPRIATE CONSULTANTS.

CONSULTANTS — 4

ARCHITECTURAL

A0.1	COVER SHEET, VICINITY MAP, AREA CALCS, CONSULTANTS
A0.3	PROPOSED AREA PLAN, PROPOSED STREETSCAPE
A0.4	EXISTING SITE PLAN
A0.5	PROPOSED SITE PLAN
A0.6	FLOOR AREA CALCULATION SHEET
A1.1	DEMOLITION FLOOR PLAN
A1.3	DEMOLITION ROOF PLAN
A2.1.1	PROPOSED FIRST FLOOR PLAN
A2.1.2	PROPOSED FIRST FLOOR DIMENSION PLAN
A2.2.1	PROPOSED SECOND FLOOR PLAN
A2.2.2	PROPOSED SECOND FLOOR DIMENSION PLAN
A2.3	PROPOSED ROOF PLAN
A3.1	EXISTING AND PROPOSED FRONT (SOUTH) ELEVATIONS
A3.2	EXISTING AND PROPOSED LEFT SIDE (WEST) ELEVATIONS, MATERIAL PALETTE
A3.3	EXISTING AND PROPOSED REAR (NORTH) ELEVATIONS
A3.4	EXISTING AND PROPOSED RIGHT SIDE (EAST) ELEVATIONS
A4.1	PROPOSED TRANSVERSE BUILDING SECTIONS
A4.2	PROPOSED LONGITUDINAL BUILDING SECTION
A8.1	ARCHITECTURAL SPECIFICATIONS

CIVIL

SU1	TOPOGRAPHIC SURVEY

SHEET INDEX — 3

APN#:	071 - 051 - 330
PROJECT ADDRESS:	1380 CORINNE LANE, MENLO PARK, CA 94025
PROPERTY OWNER:	CINDY NEWTON & FRED STANSKE
ZONING:	R-E-S
LOT SIZE:	14,998 sf
BUILDING OCCUPANCY:	R-1, U-1
TYPE OF CONSTRUCTION:	TYPE V-B
HISTORIC STATUS:	NO
FLOOD ZONE:	NO
FIRE SPRINKLERS:	YES (DEFERRED SUBMITTAL)
ALLOWABLE F.A.L. (LOT > 7,000 sf, 2800 sf + 25% EXCEEDED):	4,799.5 sf
LOT COVERAGE ALLOWABLE (1 STORY-35.2% NET LOT AREA):	4,499.4 sf
ALLOWABLE SECOND FLOOR AREA (50% F.A.L.):	2,399.8 sf
FRONT & REAR SETBACK:	20'
SIDE SETBACK:	25' total, min. 10' one side
HEIGHT LIMIT:	28'
PROPOSED FIRST FLOOR (CONDITIONED AREA):	2,995.0 sf
PROPOSED ATTACHED GARAGE:	509.7 sf
PROPOSED SECOND FLOOR (CONDITIONED AREA):	1282.7 sf < 2,399.8 MAX
TOTAL PROPOSED FLOOR AREA:	4,787.4 sf > 4,799.5 sf MAX
PROPOSED COVERED PORCHES:	692.9 sf
BUILDING COVERAGE:	4,228.0 sf < 4,499.4 sf MAX

SEE SHEET A0.6 FOR AREA CALCULATION AND PROJECT SUMMARY TABLE

SCOPE OF WORK
NEW TWO STORY RESIDENCE WITH ATTACHED GARAGE. DEMOLITION OF EXISTING POOL SHED.

THE WORK HOURS ARE REGULATED BY NOISE LEVELS CREATED DURING CONSTRUCTION. THE MAXIMUM NOISE LEVELS ALLOWED ARE ESTABLISHED IN THE CITY OF MENLO PARK MUNICIPAL CODE CHAPTER 8.06 NOISE

1. ANY AND ALL EXCESSIVELY ANNOYING, LOUD OR UNUSUAL NOISES OR VIBRATIONS SUCH AS OFFEND THE PEACE AND QUIET OF PERSONS OF ORDINARY SENSIBILITIES AND WHICH INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE OR PROPERTY AND AFFECT AT THE SAME TIME AN ENTIRE NEIGHBORHOOD OR ANY CONSIDERABLE NUMBER OF PERSONS SHALL BE CONSIDERED A NOISE DISTURBANCE.
2. CONSTRUCTION ACTIVITIES:
   a. CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS OF EIGHT (8) A.M. AND SIX (6) P.M. MONDAY THROUGH FRIDAY.
   b. CONSTRUCTION ACTIVITIES BY RESIDENTS AND PROPERTY OWNERS PERSONALLY UNDERTAKING CONSTRUCTION ACTIVITIES TO MAINTAIN OR IMPROVE THEIR PROPERTY ARE ALLOWED ON SATURDAYS, SUNDAYS OR HOLIDAYS BETWEEN THE HOURS OF NINE (9) A.M. AND FIVE (5) P.M.
   c. A SIGN, CONTAINING THE PERMITTED HOURS OF CONSTRUCTION ACTIVITIES EXCEEDING THE NOISE LIMITS SET FORTH IN SECTION 8.06.030, SHALL BE POSTED AT ALL ENTRANCES TO A CONSTRUCTION SITE UPON THE COMMENCEMENT OF CONSTRUCTION, FOR THE PURPOSE OF INFORMING CONTRACTORS AND SUBCONTRACTORS AND ALL OTHER PERSONS AT THE CONSTRUCTION SITE OF THE BASIC REQUIREMENTS OF THIS CHAPTER. THE SIGN SHALL BE AT LEAST FIVE (5) FEET ABOVE GROUND LEVEL AND SHALL CONSIST OF A WHITE BACKGROUND WITH BLACK LETTERS.
   d. NOTWITHSTANDING ANY OTHER PROVISION SET FORTH ABOVE, ALL POWERED EQUIPMENT SHALL COMPLY WITH THE LIMITS SET FORTH IN SECTION 8.06.040(B).

PROJECT SUMMARY — 2

ISSUE LOG

	PLANNING SUBMITTAL NOV. 27. 2017
1	PLANNING REVISION JAN. 23. 2018
2	PLANNING REVISION MAR. 12. 2018
3	PLANNING REVISION MAR. 28. 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT — C-22855 — STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330

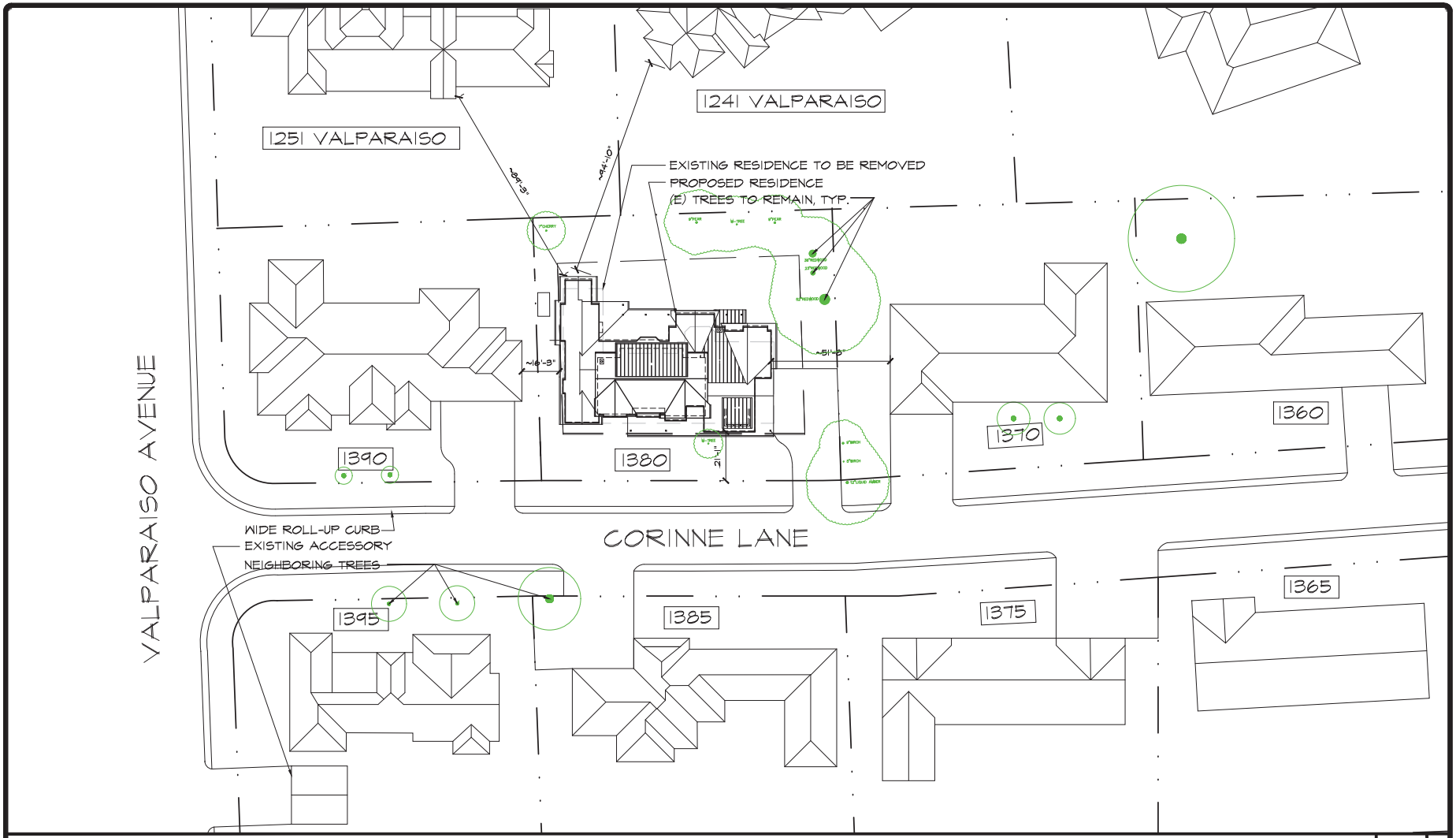
CHECKED	DRAWN
SRB	CS, OH

DATE: JUNE. 15. 2017

JOB #: NEWTON

A0.1

Copyright 2018 YOUNG AND BORLIK ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be borrowed, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.



PROPOSED AREA PLAN — 1" = 20'-0" — 2



PROPOSED STREETSCAPE — 1/16" = 1'-0" — 1

ISSUE LOG

PLANNING SUBMITTAL	NOV. 27, 2017
1 PLANNING REVISION	JAN. 23, 2018
2 PLANNING REVISION	MAR. 12, 2018
3 PLANNING REVISION	MAR. 28, 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
TEL: (650) 688-3950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT — C-22855 — STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330

CHECKED	DRAWN
SRB	CS, OH

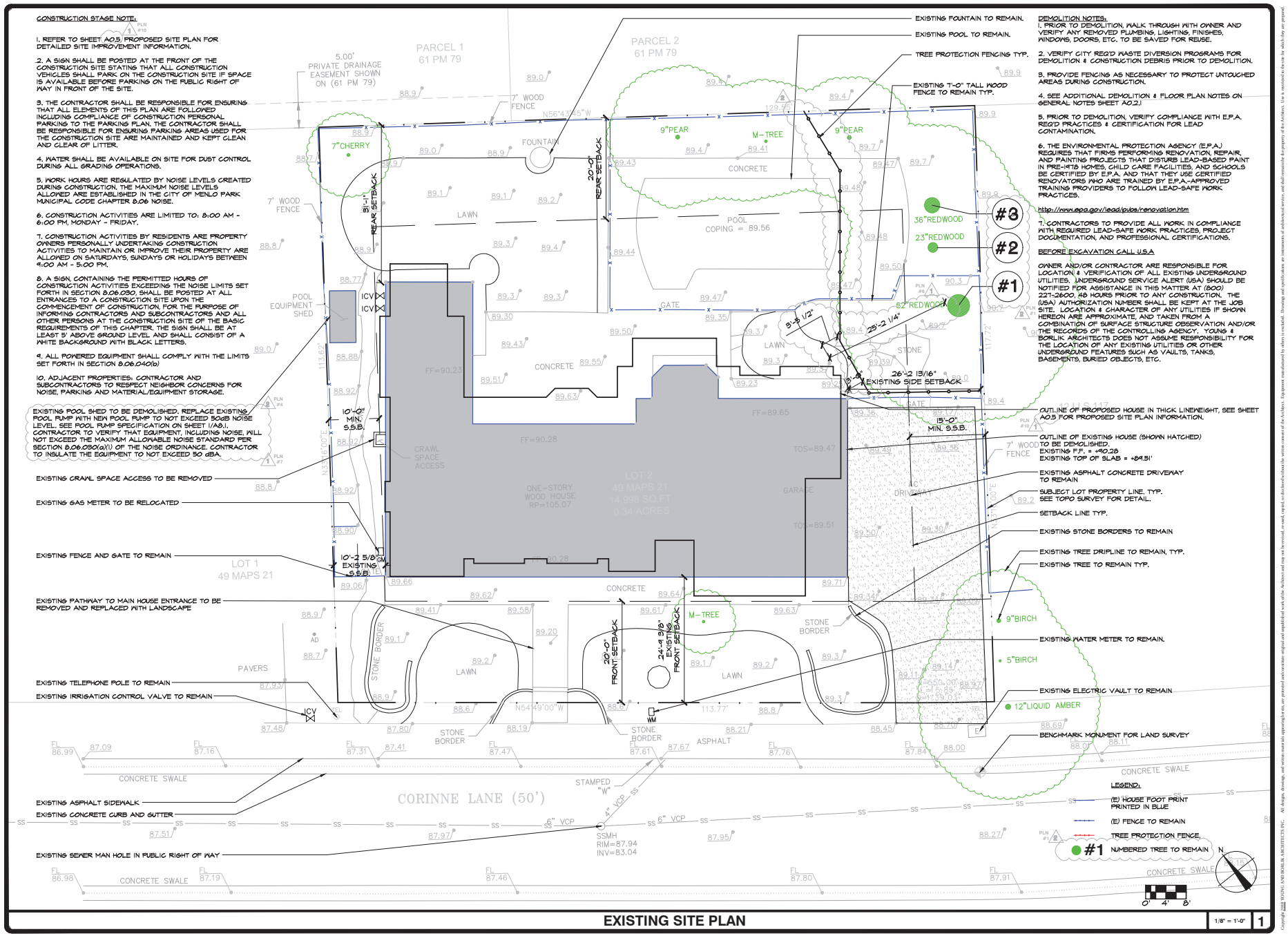
DATE: JUNE. 15. 2017
JOB #: NEWTON

A0.3

1 PLN #10

Copyright 2017 YOUNG AND BORLIK, ARCHITECTS INC. All designs, drawings and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be reviewed, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.

D2



EXISTING SITE PLAN

1/8" = 1'-0"

1

ISSUE LOG

	PLANNING SUBMITTAL NOV. 27, 2017
1	PLANNING REVISION JAN. 23, 2018
2	PLANNING REVISION MAR. 13, 2018
3	PLANNING REVISION MAR. 28, 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT ROMAN L. WINOGRAD C-22865 STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330

CHECKED	DRAWN
SRB	CS, OH

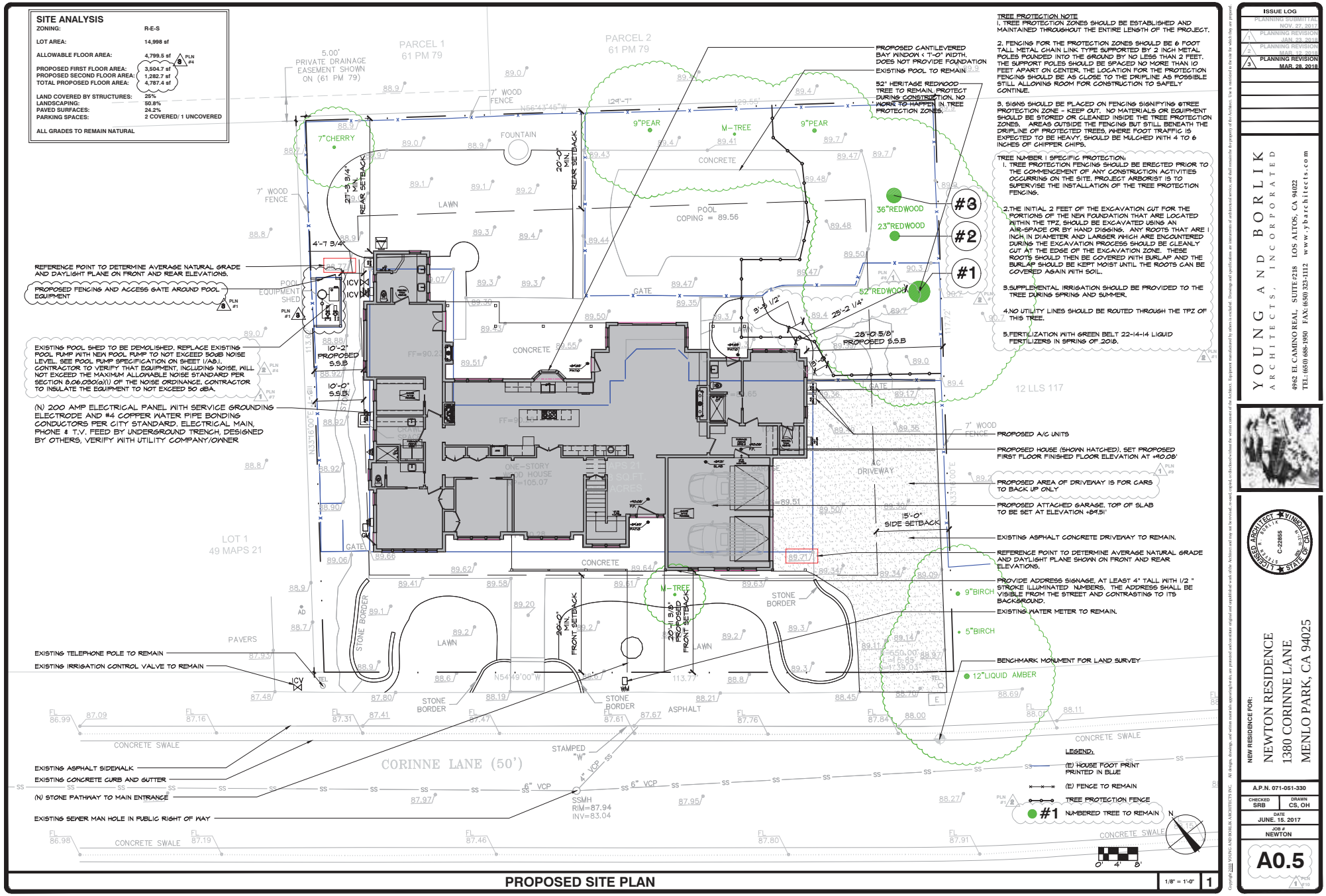
DATE
JUNE. 15. 2017

JOB #
NEWTON

A0.4

Copyright 2018 YOUNG AND BORLIK, ARCHITECTS INC. All designs, drawings and written materials appearing herein, are presented and constitute original and unpublished work of the Architect and may not be reused, reused, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.

D3

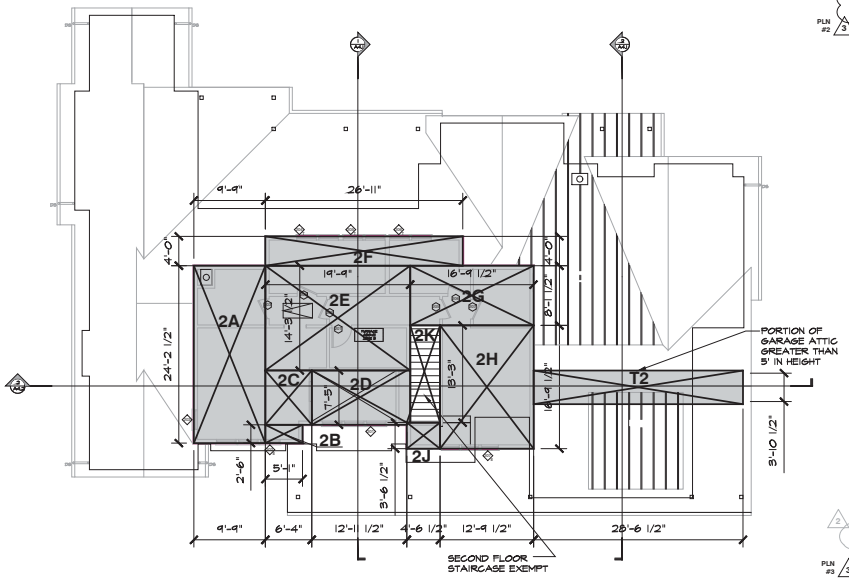


Copyright 2018 YOUNG AND BORLIK, ARCHITECTS INC. All designs, drawings and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be reused, reused, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.

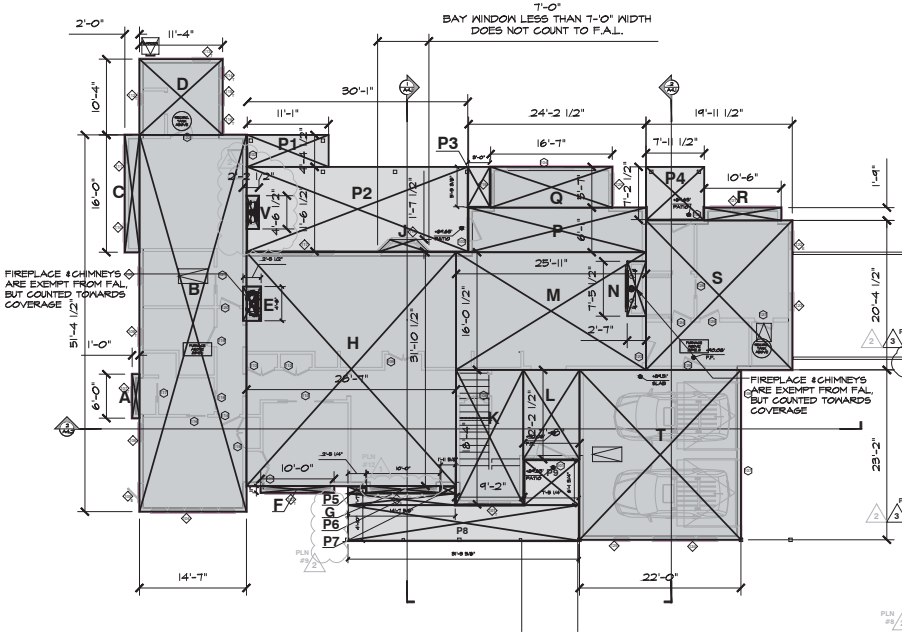
1380 Corinne Lane, Menlo Park, CA

APN: 071-051-330

LOT SIZE: 14,998 SF



PROPOSED SECOND FLOOR



PROPOSED FIRST FLOOR

Proposed Area Calculations	Dimensions	Square Footage	Notes
1st Floor			
A	1'-0" x 6'-0"	6.0	
B	14'-7" x 51'-4 1/2"	749.2	
C	2'-0" x 16'-0"	32.0	
D	11'-4" x 10'-4"	117.1	
E (FIREPLACE)	2'-5 1/2" x 4'-8"	11.5	(DOES NOT COUNT TOWARD F.A.L.)
F	10'-0" x 0'-11"	9.1	
G	10'-0" x 0'-11"	9.1	
H	28'-7" x 31'-10 1/2"	899.6	
J (BAY WINDOW <7'-0" WIDE)	7'-0" x 1'- 7 1/2"	9.1	(DOES NOT COUNT TOWARD F.A.L. OR BUILDING COVERAGE)
L	7'-8" x 12'-2 1/2"	93.5	
M	25'-11" x 16'-0 1/2"	415.4	
N (FIREPLACE)	2'-7" x 7'-5 1/2"	19.1	(DOES NOT COUNT TOWARD F.A.L.)
P	24'-2 1/2" x 6'-1"	147.1	
Q	16'-7" x 5'-7"	92.3	
R	10'-6" x 1'-9"	18.4	
S	19'-11 1/2" x 20'-4 1/2"	406.2	
T (GARAGE)	22'-0" x 23'-2"	509.7	UNCONDITIONED GARAGE
V (FIREPLACE OUTSIDE OF MASTER BED)	2'-2 1/2" x 4'-6 1/2"	7.7	(DOES NOT COUNT TOWARD F.A.L.)
TOTAL FIRST FLOOR F.A.L.		**3504.7**	TOTAL FIRST FLOOR F.A.L. DOES NOT INCLUDE AREAS E, N, or V
2nd Floor			
2A	9'-9" x 24'-2 1/2"	235.8	
2B	5'-1" x 2'-6"	12.7	
2C	6'-4" x 7'-5"	46.8	
2D	12'-11 1/2" x 7'-5"	99.3	CEILING OVER 12'-0" COUNTS TOWARD F.A.L.
2E	19'-9" x 14'-3 1/2"	282.1	
2F	26'-11" x 4'-0"	107.6	
2G	16'-9 1/2" x 8'-1 1/2"	136.9	
2H	16'-9 1/2" x 12'-9 1/2"	214.6	
2J	4'-6 1/2" x 3'-6 1/2"	16.1	
2K (STAIRCASE)	4'-6 1/2" x 13'-3"	53.8	DOES NOT COUNT TOWARD F.A.L.
T2 (GARAGE ATTIC ABOVE 5')	28'-6 1/2" x 3'-10 1/2"	130.8	UNCONDITIONED GARAGE
TOTAL SECOND FLOOR F.A.L.		**1282.7**	
Covered Porches			
P1	11'-1" x 4'-4 1/4"	48.3	
P2	30'-0 3/4" x 11'-6 3/8"	346.7	
P3	3'-0" x 5'-5 3/8"	16.3	
P4	7'-11 1/2" x 7'-2 1/2"	56.7	
P5	2'-5 1/4" x 0'-11"	2.2	
P6	14'-7 5/8" x 1'-7"	23.2	
P7	1'-11 5/8" x 0'-11"	1.8	
P8	31'-5 5/8" x 4'-10"	152.1	
P9	7'-5 1/4" x 6'-1 3/4"	45.7	
TOTAL COVERED PORCHES		**692.9**	
Total F.A.L.		**4787.4**	<4,799.5 MAXIMUM F.A.L.
TOTAL BUILDING COVERAGE		**4228.0**	<4,499.4 MAXIMUM COVERAGE

AREA CALCULATION SHEET

1/8" = 1'-0" | 1

ISSUE LOG

PLANNING SUBMITTAL	NOV. 27. 2017
1 PLANNING REVISION	JAN. 23. 2018
2 PLANNING REVISION	MAR. 12. 2018
3 PLANNING REVISION	MAR. 28. 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT STEVEN R. BORLIK C-22855 STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330

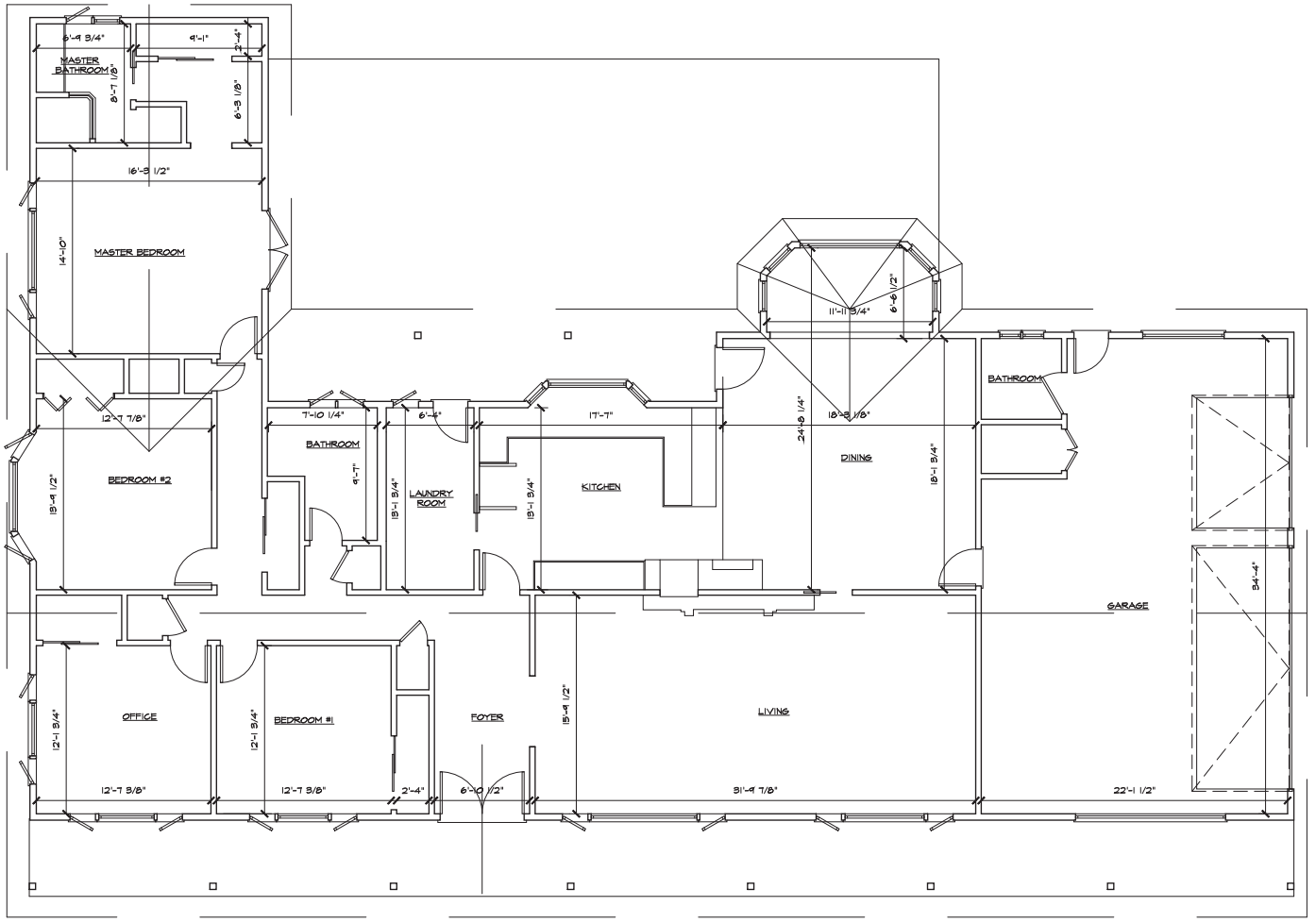
CHECKED	DRAWN
SRB	CS, OH

DATE: JUNE. 15. 2017

JOB #: NEWTON

A0.6

Copyright 2018 YOUNG AND BORLIK, ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be reproduced, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.



DEMOLITION FLOOR PLAN

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

ISSUE LOG

	PLANNING SUBMITTAL NOV. 27, 2017
1	PLANNING REVISION JAN. 23, 2018
2	PLANNING REVISION MAR. 12, 2018
3	PLANNING REVISION MAR. 28, 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT STEVEN R. BORLIK C-22855 STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330

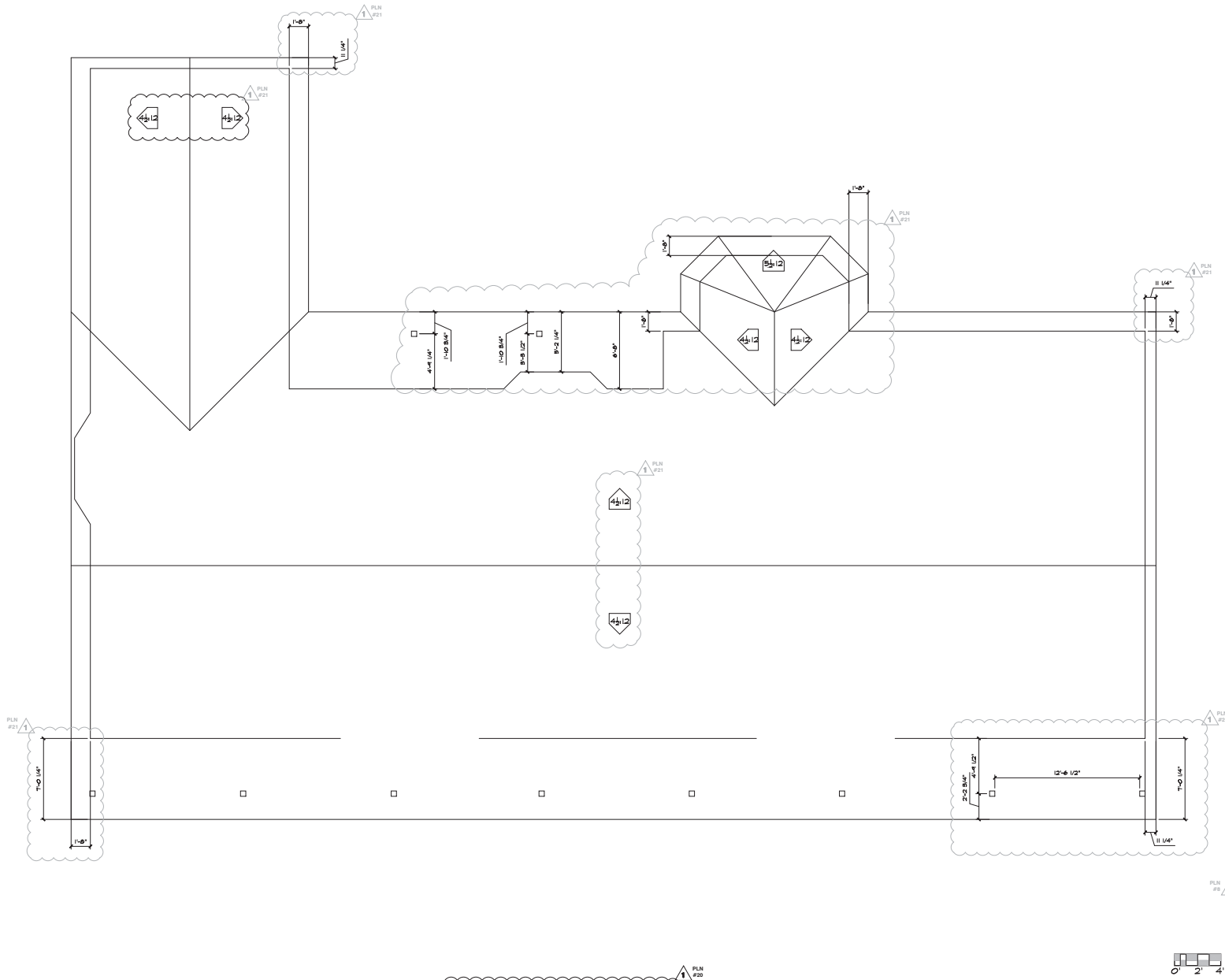
CHECKED	DRAWN
SRB	CS, OH

DATE
JUNE. 15. 2017

JOB #
NEWTON

A1.1

Copyright 2018 YOUNG AND BORLIK ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be revised, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the the property of the Architect. Use is restricted to the site for which they are prepared.



DEMOLITION ROOF PLAN

1/4" = 1'-0"

1

ISSUE LOG

	PLANNING SUBMITTAL NOV. 27. 2017
1	PLANNING REVISION JAN. 23. 2018
2	PLANNING REVISION MAR. 12. 2018
3	PLANNING REVISION MAR. 28. 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT C-22855 STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330

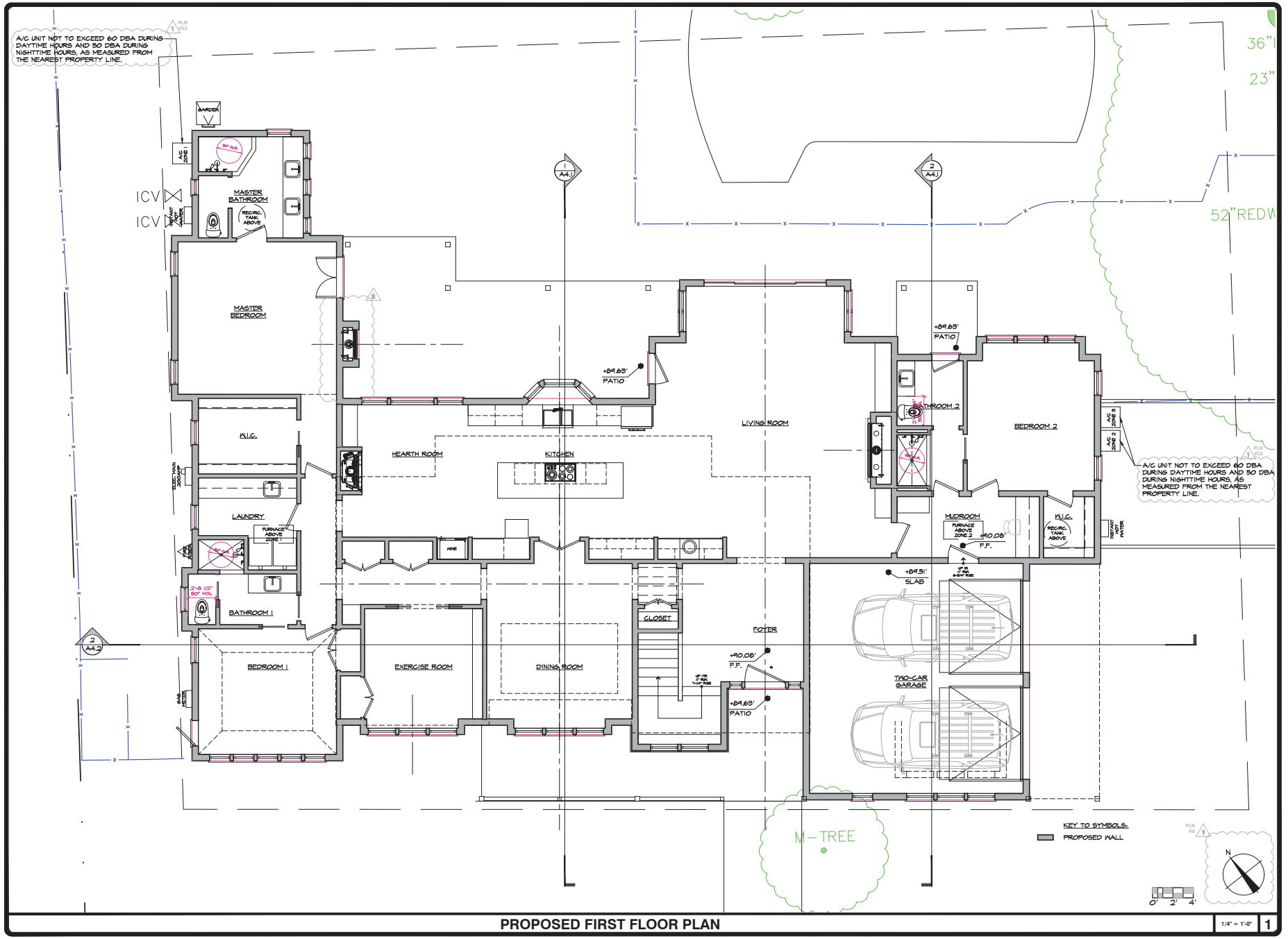
CHECKED	DRAWN
SRB	CS, OH

DATE
JUNE. 15. 2017

JOB #
NEWTON

A1.3

Copyright 2018 YOUNG AND BORLIK, ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be borrowed, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.



PROPOSED FIRST FLOOR PLAN 1/4" = 1'-0" 1

ISSUE LOG
PLANNING SUBMITTAL NOV. 27, 2017
1 PLANNING REVISION JAN. 23, 2018
2 PLANNING REVISION MAR. 12, 2018
3 PLANNING REVISION MAR. 28, 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE 218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT STEVEN R. BORLIK C-22855 STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330

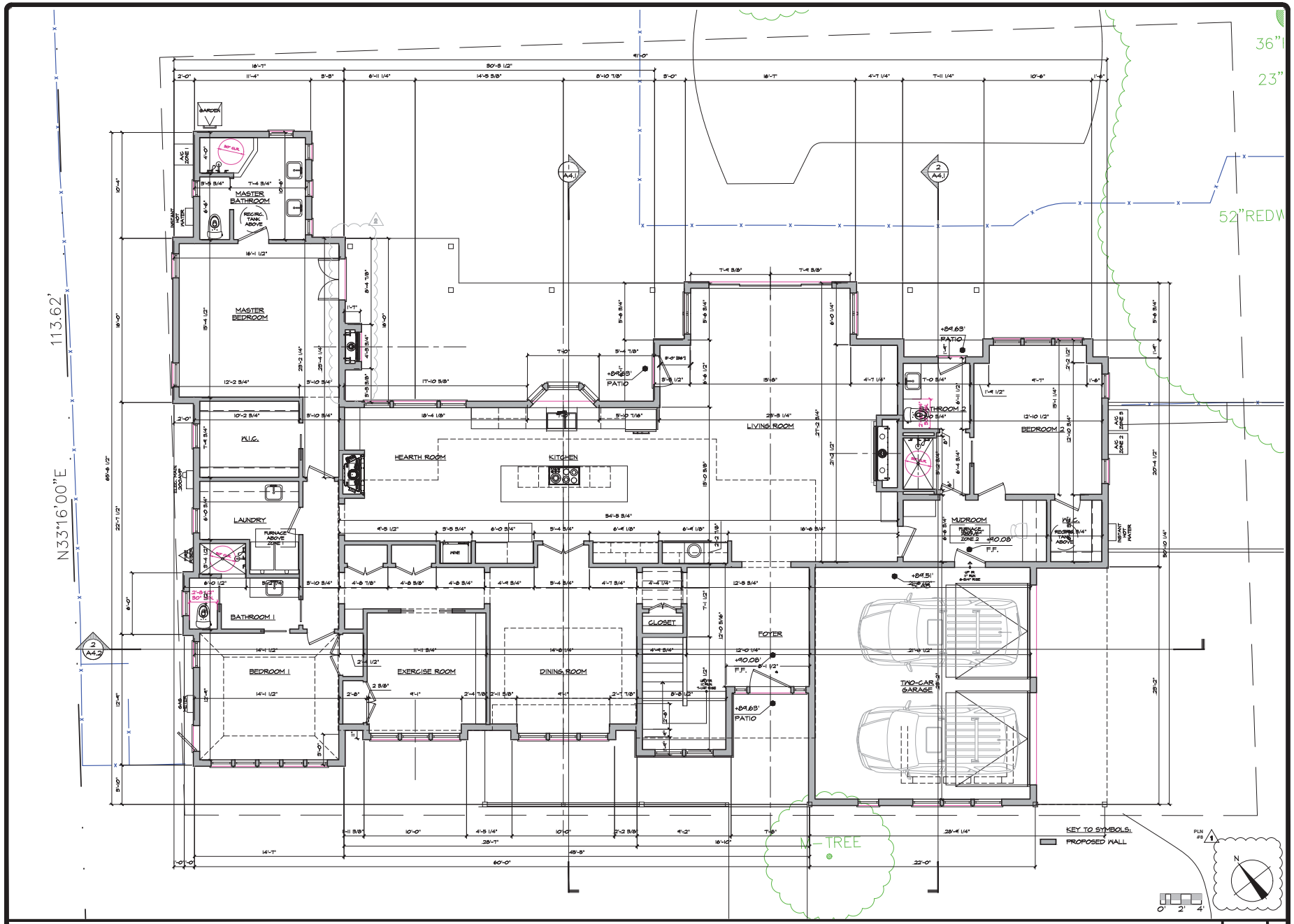
CHECKED	DRAWN
SRB	CS, OH

DATE JUNE. 15. 2017

JOB # NEWTON

A2.1.1

Copyright 2018 YOUNG AND BORLIK ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be borrowed, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.



PROPOSED FIRST FLOOR DIMENSION PLAN | 1/4" = 1'-0" | 1

ISSUE LOG

PLANNING SUBMITTAL	NOV. 27, 2017
1 PLANNING REVISION	JAN. 23, 2018
2 PLANNING REVISION	MAR. 13, 2018
3 PLANNING REVISION	MAR. 28, 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT STEVEN R. BORLIK C-22855 REGISTERED STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330

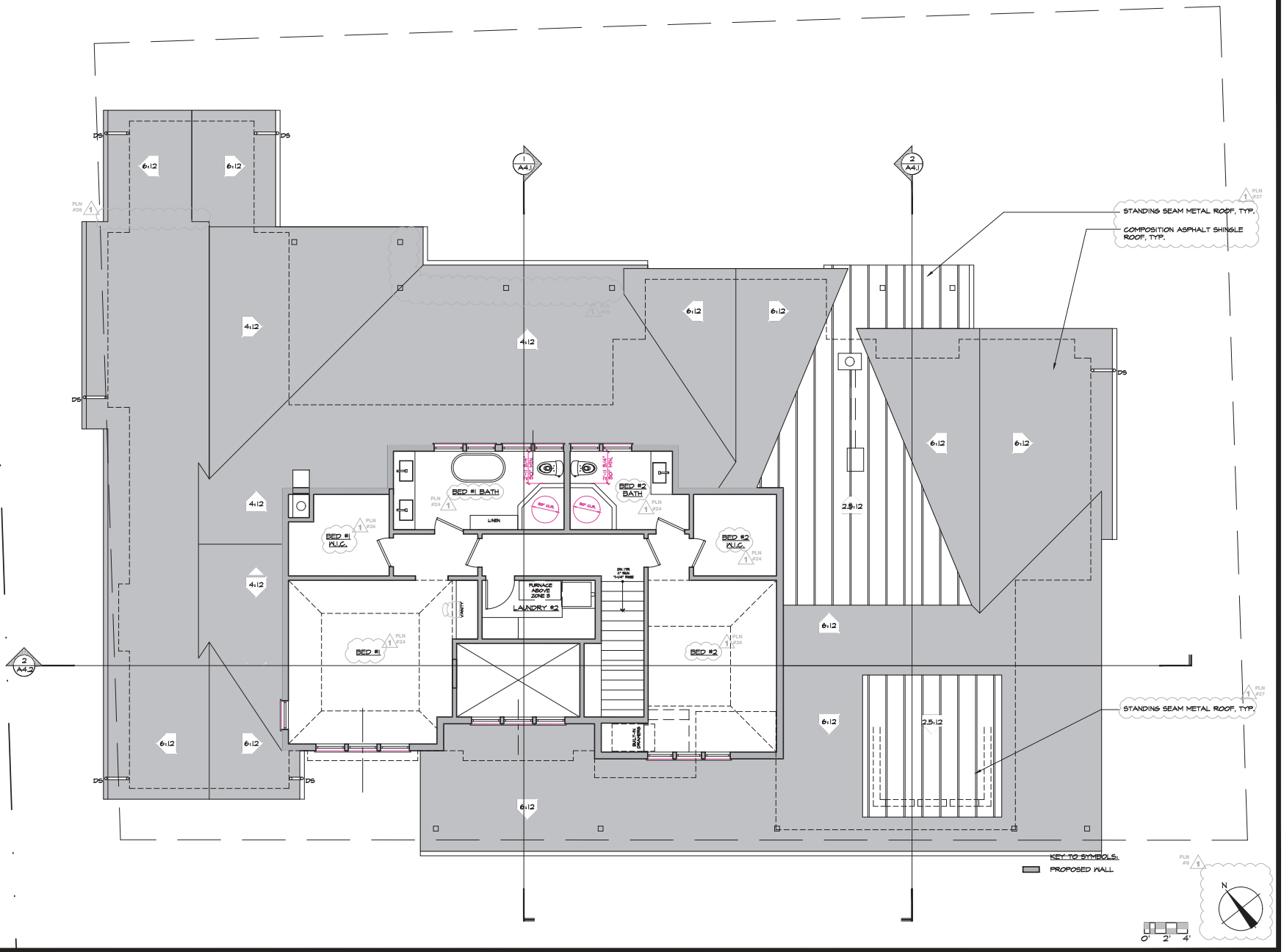
CHECKED	DRAWN
SRB	CS, OH

DATE: JUNE. 15. 2017

JOB #: NEWTON

A2.1.2

Copyright 2018 YOUNG AND BORLIK, ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be reversed, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.



PROPOSED SECOND FLOOR PLAN 1/4" = 1'-0" 1

ISSUE LOG

	PLANNING SUBMITTAL NOV. 27, 2017
1	PLANNING REVISION JAN. 23, 2018
2	PLANNING REVISION MAR. 12, 2018
3	PLANNING REVISION MAR. 28, 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT RICHARD S. BORLIK C-22855 STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330

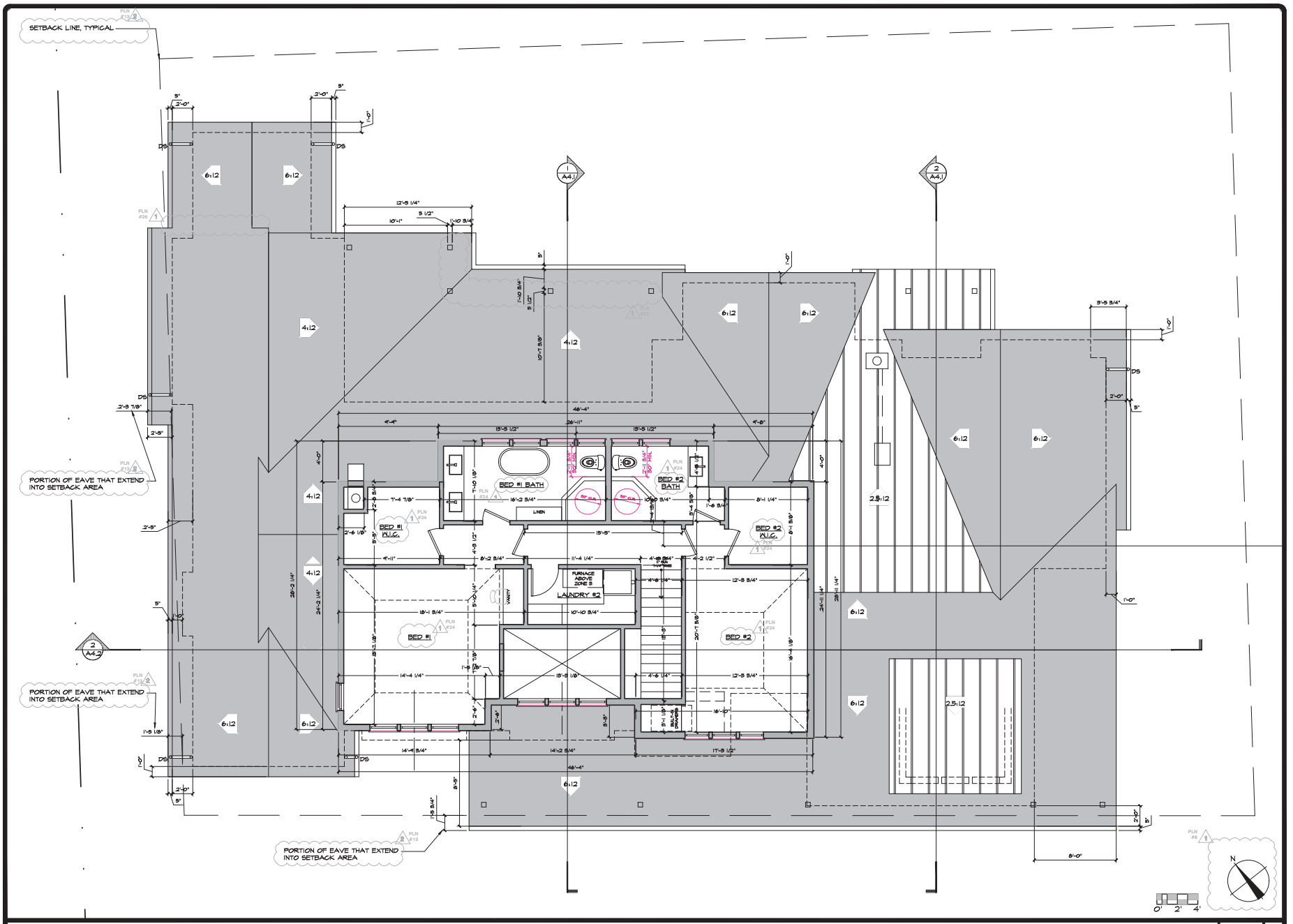
CHECKED	DRAWN
SRB	CS, OH

DATE: JUNE. 15. 2017

JOB #: NEWTON

A2.2.1

Copyright 2018 YOUNG AND BORLIK, ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be borrowed, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.



PROPOSED SECOND FLOOR DIMENSION PLAN | 1/4" = 1'-0" | 1

ISSUE LOG

PLANNING SUBMITTAL	NOV. 27, 2017
1 PLANNING REVISION	JAN. 23, 2018
2 PLANNING REVISION	MAR. 12, 2018
3 PLANNING REVISION	MAR. 28, 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT STEVEN R. BORLIK C-22855 REGISTERED STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330

CHECKED	DRAWN
SRB	CS, OH

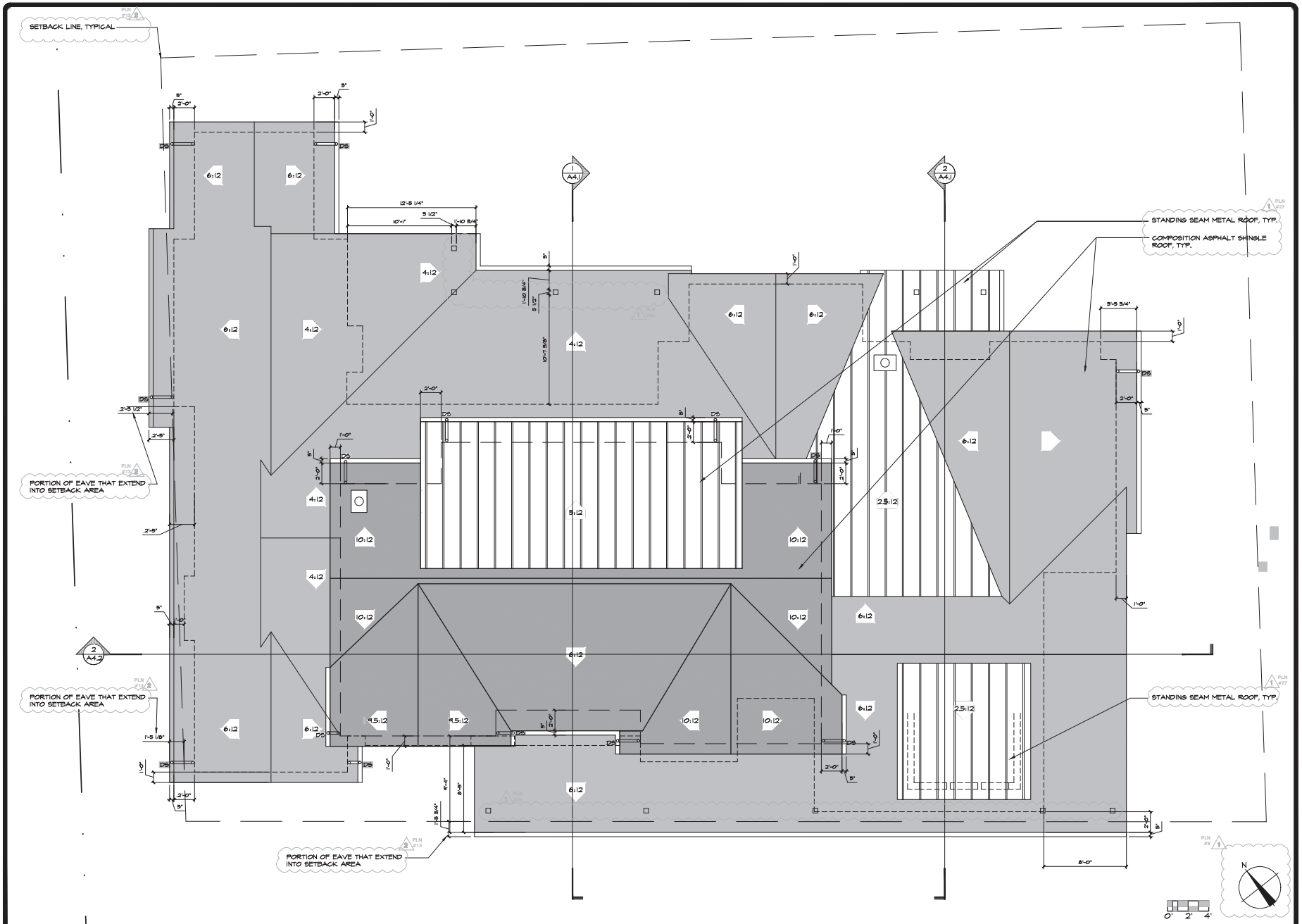
DATE: JUNE. 15. 2017

JOB #: NEWTON

A2.2.2

Copyright 2018 YOUNG AND BORLIK ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be reused, reused, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.

D11



PROPOSED ROOF PLAN 1/4" = 1'-0" 1

ISSUE LOG

	PLANNING SUBMITTAL NOV. 27, 2017
1	PLANNING REVISION JAN. 23, 2018
2	PLANNING REVISION MAR. 12, 2018
3	PLANNING REVISION MAR. 28, 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT C-22855 STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330

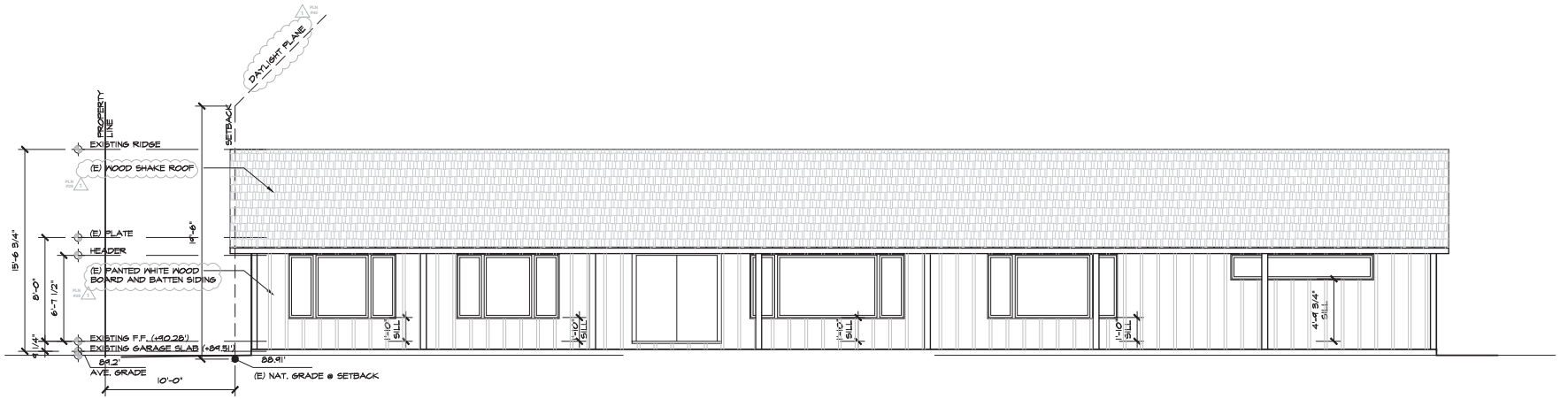
CHECKED	DRAWN
SRB	CS, OH

DATE: JUNE. 15. 2017

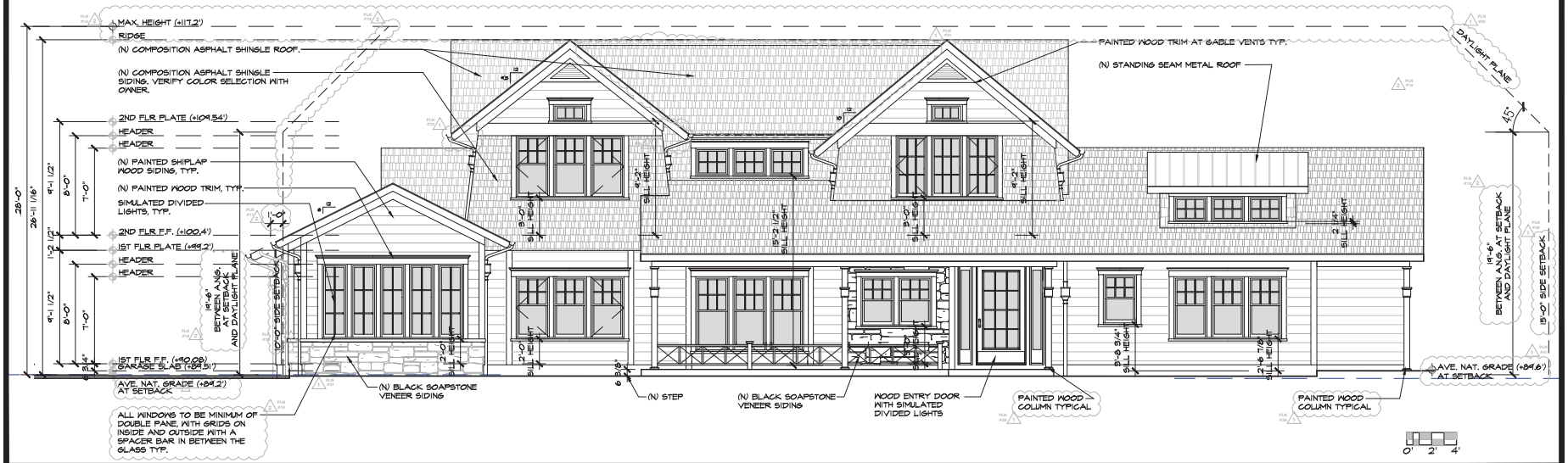
JOB #: NEWTON

A2.3

Copyright 2018 YOUNG AND BORLIK ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be reused, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.



EXISTING FRONT (SOUTH) ELEVATION 1/4" = 1'-0" **2**



PROPOSED FRONT (SOUTH) ELEVATION 1/4" = 1'-0" **1**

Copyright 2018 YOUNG AND BORLIK, ARCHITECTS INC. All designs, drawings, and written materials appearing in this set are protected and constitute original and unpublished work of the Architect and may not be browsed, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.

ISSUE LOG

	PLANNING SUBMITTAL NOV. 27. 2017
1	PLANNING REVISION JAN. 23. 2018
2	PLANNING REVISION MAR. 12. 2018
3	PLANNING REVISION MAR. 28. 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE 218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT C-22855 STATE OF CALIFORNIA

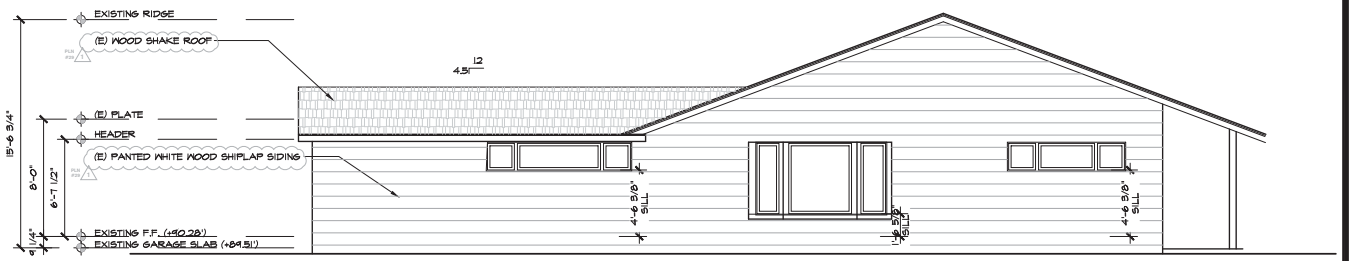
NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330	
CHECKED SRB	DRAWN CS, OH
DATE JUNE. 15. 2017	
JOB # NEWTON	

A3.1



STONE INSPIRATION IMAGE | 4



EXISTING LEFT SIDE (WEST) ELEVATION | 1/4" = 1'-0" | 2



COMPOSITION ASPHALT SHINGLE ROOFING

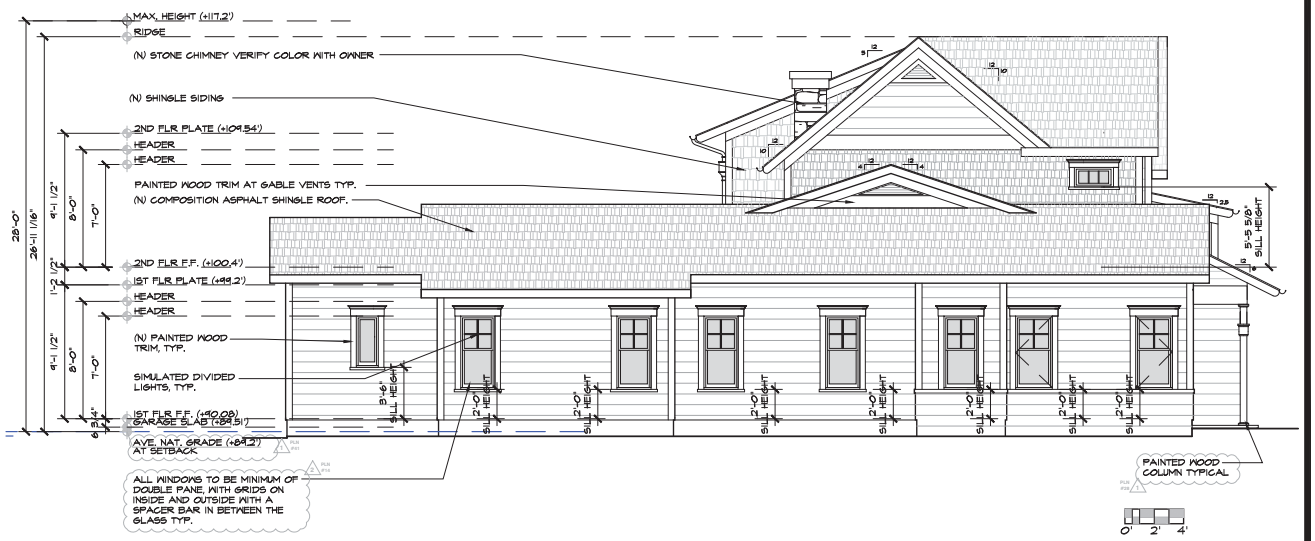


PAINTED GREY WOOD SHINGLE SIDING



PAINTED WHITE WOOD SHIPLAP SIDING

MATERIAL PALETTE | 3



PROPOSED LEFT SIDE (WEST) ELEVATION | 1/4" = 1'-0" | 1

Copyright 2018 YOUNG AND BORLIK, ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be borrowed, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.

ISSUE LOG

PLANNING SUBMITTAL	NOV. 27, 2017
1 PLANNING REVISION	JAN. 23, 2018
2 PLANNING REVISION	MAR. 12, 2018
3 PLANNING REVISION	MAR. 28, 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE 218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT S. R. BORLIK C-22855 STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

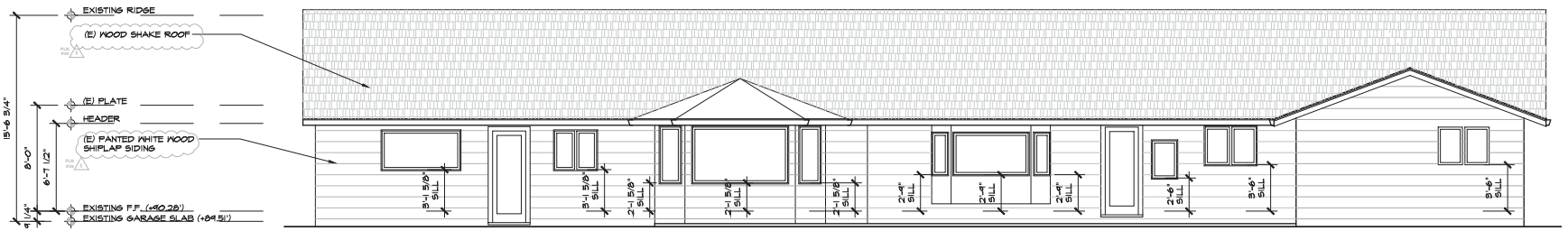
A.P.N. 071-051-330

CHECKED	DRAWN
SRB	CS, OH

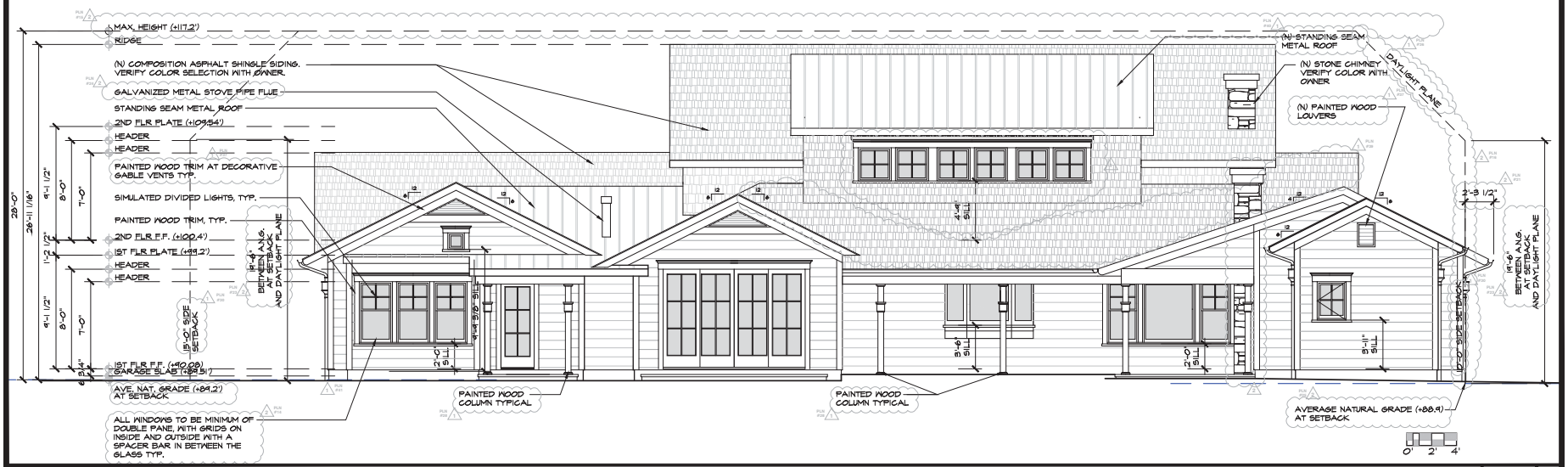
DATE: JUNE. 15. 2017

JOB #: NEWTON

A3.2



EXISTING REAR (NORTH) ELEVATION - TO BE DEMOLISHED COMPLETELY 1/4" = 1'-0" **2**



PROPOSED REAR (NORTH) ELEVATION 1/4" = 1'-0" **1**

Copyright 2018 YOUNG AND BORLIK, ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be borrowed, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.

ISSUE LOG

	PLANNING SUBMITTAL NOV. 27, 2017
1	PLANNING REVISION JAN. 23, 2018
2	PLANNING REVISION MAR. 12, 2018
3	PLANNING REVISION MAR. 28, 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE 218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT ROBERT S. BORLIK C-22855 STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

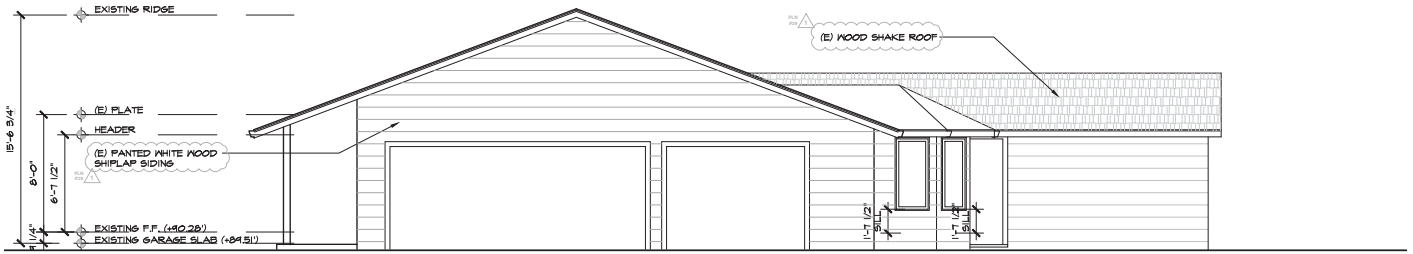
A.P.N. 071-051-330

CHECKED	DRAWN
SRB	CS, OH

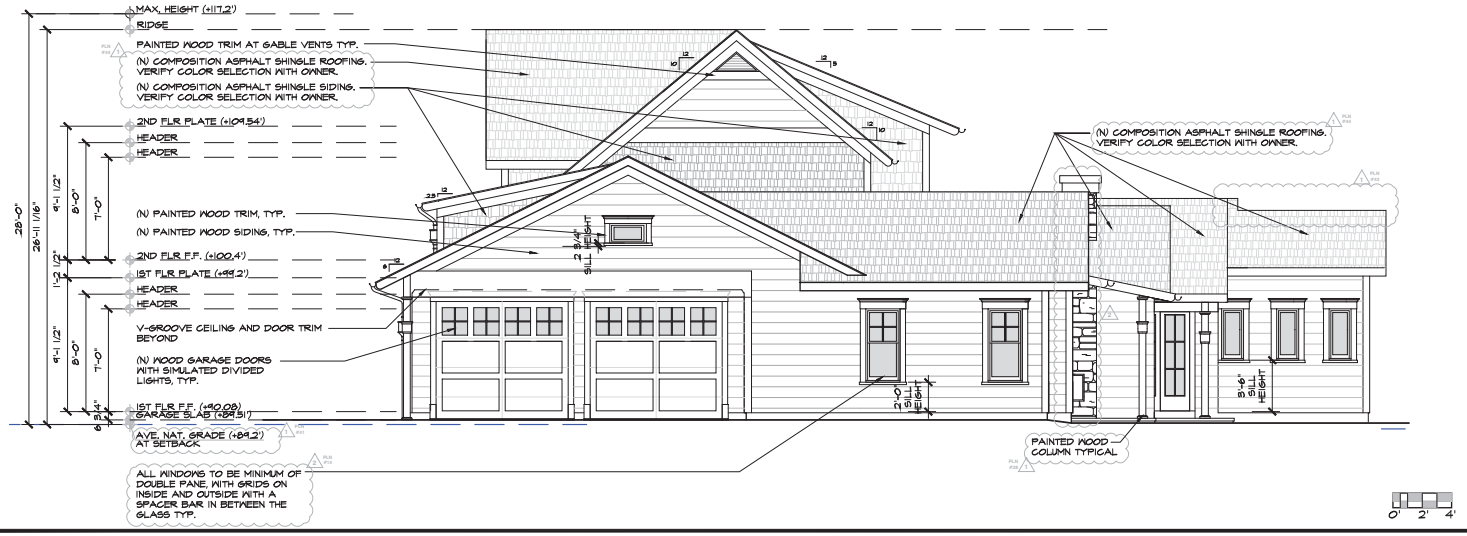
DATE
JUNE. 15. 2017

JOB #
NEWTON

A3.3



EXISTING RIGHT SIDE (EAST) ELEVATION 1/4" = 1'-0" **2**



PROPOSED RIGHT SIDE (EAST) ELEVATION 1/4" = 1'-0" **1**

ISSUE LOG
- PLANNING SUBMITTAL NOV. 27. 2017
- 1 PLANNING REVISION JAN. 23. 2018
- 2 PLANNING REVISION MAR. 12. 2018
- 3 PLANNING REVISION MAR. 28. 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE 218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT STEVEN R. BORLIK C-22855 STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330

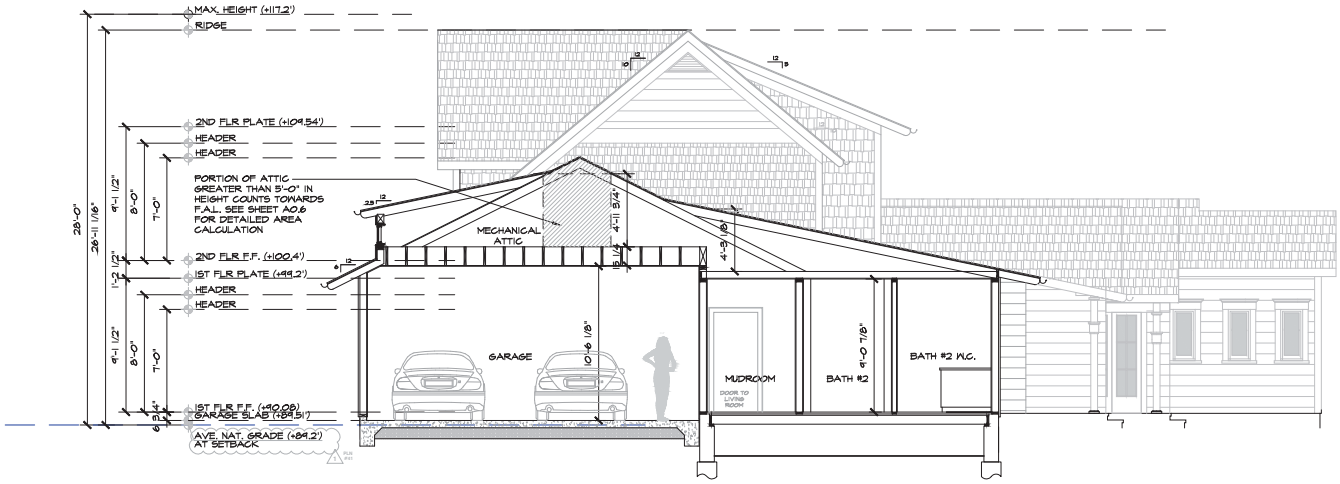
CHECKED	DRAWN
SRB	CS, OH

DATE: JUNE. 15. 2017

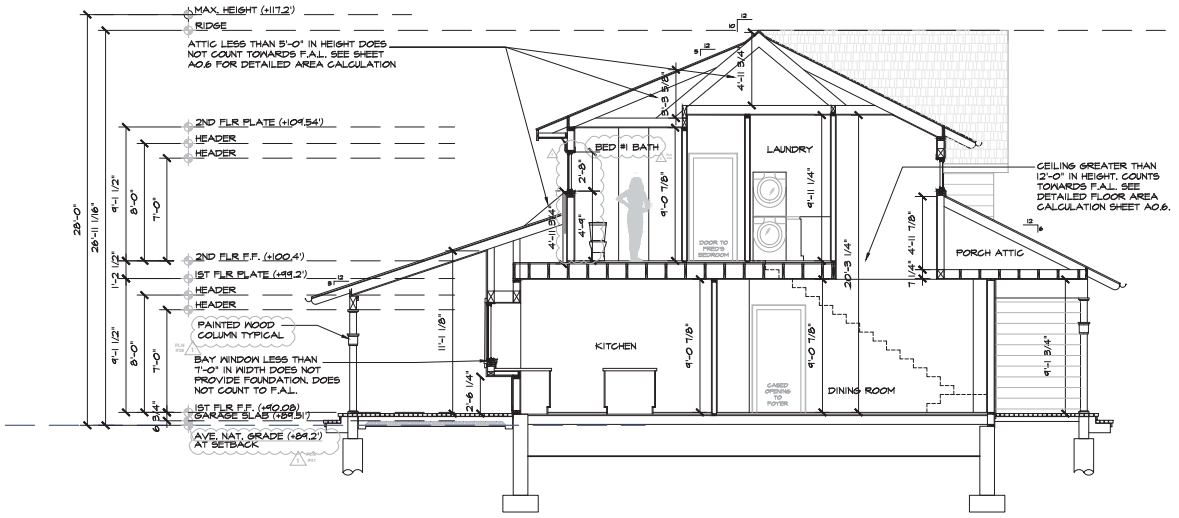
JOB #: NEWTON

A3.4

Copyright 2017 YOUNG AND BORLIK, ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be borrowed, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.



PROPOSED TRANSVERSE SECTION @ GARAGE 1/4" = 1'-0" **2**



PROPOSED TRANSVERSE SECTION @ DINING ROOM 1/4" = 1'-0" **1**

Copyright 2017 YOUNG AND BORLIK, ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be borrowed, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.

ISSUE LOG

	PLANNING SUBMITTAL NOV. 27, 2017
1	PLANNING REVISION JAN. 23, 2018
2	PLANNING REVISION MAR. 12, 2018
3	PLANNING REVISION MAR. 28, 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE 218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT STEPHEN R. BORLIK C-22855 STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

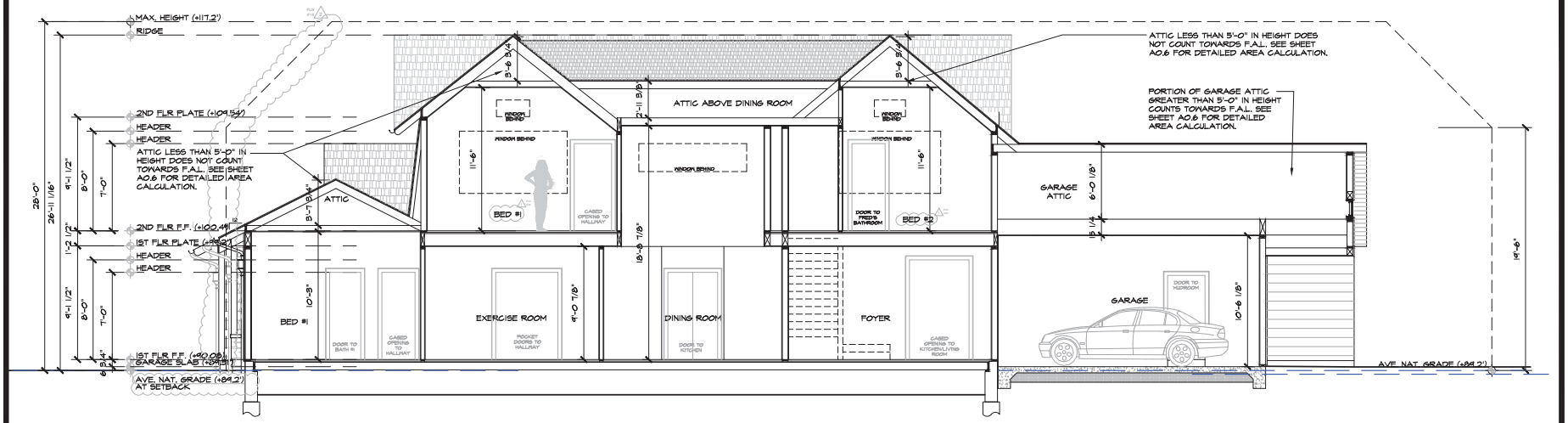
A.P.N. 071-051-330

CHECKED	DRAWN
SRB	CS, OH

DATE
JUNE. 15. 2017

JOB #
NEWTON

A4.1



PROPOSED LONGITUDINAL SECTION @ STAIRCASE AND BEDROOMS | 1/4" = 1'-0" | 2

NOT USED | 1" = 1'-0" | 1

0' 2' 4'

ISSUE LOG

	PLANNING SUBMITTAL NOV. 27, 2017
1	PLANNING REVISION JAN. 23, 2018
2	PLANNING REVISION MAR. 12, 2018
3	PLANNING REVISION MAR. 28, 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT STEVEN R. BORLIK C-22855 STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330

CHECKED	DRAWN
SRB	CS, OH

DATE: JUNE. 15. 2017

JOB #: NEWTON

A4.2

Copyright 2018 YOUNG AND BORLIK, ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be traced, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.



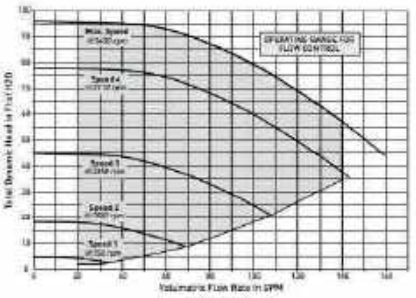


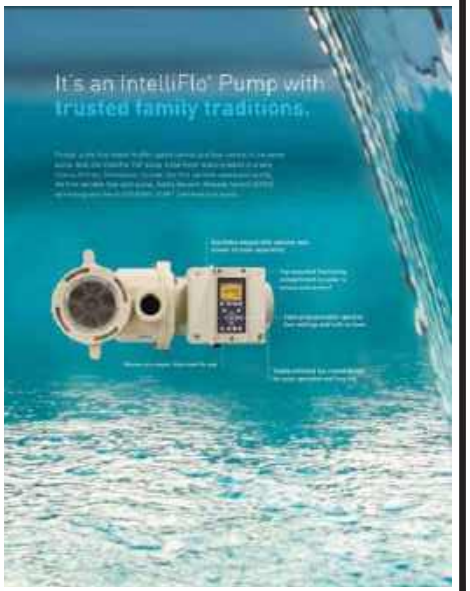
INTELLIFLO® VSF

VARIABLE SPEED *AND* FLOW PUMP

PRECISE FLOW CONTROL FOR THE HIGHEST ENERGY SAVINGS AND ULTIMATE SYSTEM PERFORMANCE.

Performance Curves





PENTAIR INTELLIFLO VARIABLE SPEED AND FLOW PUMP 1

ISSUE LOG
PLANNING SUBMITTAL NOV. 27, 2017
1 PLANNING REVISION JAN. 23, 2018
2 PLANNING REVISION MAR. 12, 2018
3 PLANNING REVISION MAR. 28, 2018

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE 218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT C-22855 STATE OF CALIFORNIA

NEW RESIDENCE FOR:
NEWTON RESIDENCE
1380 CORINNE LANE
MENLO PARK, CA 94025

A.P.N. 071-051-330

CHECKED	DRAWN
SRB	CS, OH

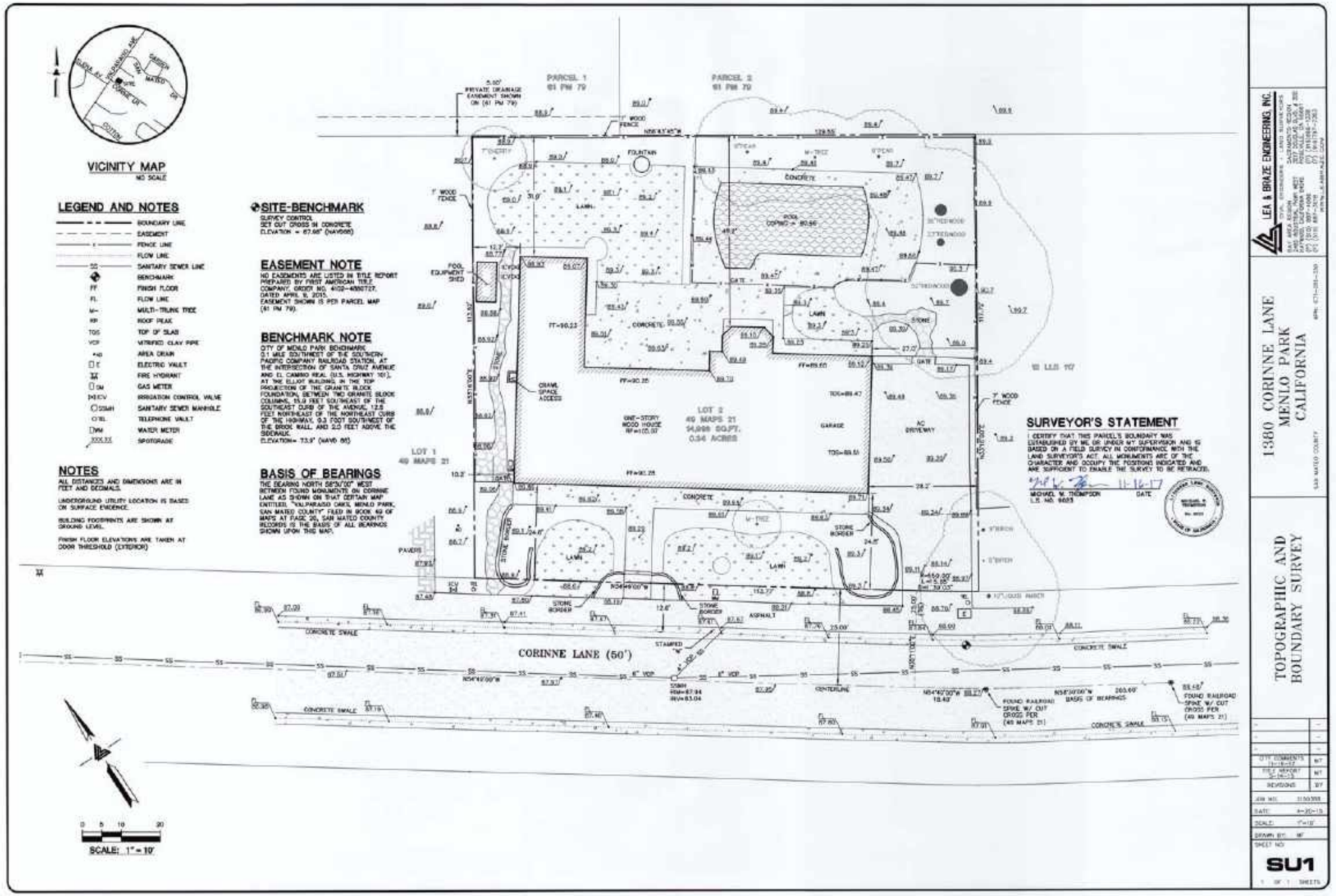
DATE
JUNE. 15. 2017

JOB #
NEWTON

A8.1 PLN #2

Copyright 2017 YOUNG AND BORLIK, ARCHITECTS INC. All designs, drawings, and written materials appearing herein, are protected and constitute original and unpublished work of the Architect and may not be borrowed, re-used, copied, or disclosed without the written consent of the Architect. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the Architect. Use is restricted to the site for which they are prepared.

D19


VICINITY MAP
NO SCALE
LEGEND AND NOTES
BOUNDARY LINE
EASEMENT
FENCE LINE
FLOW LINE
SANITARY SEWER LINE
BENCHMARK
FINISH FLOOR
FLOW LINE
MULTI-TRUNK TREE
ROOF PEAK
TOP OF SLAB
VITRIFIED CLAY PIPE
AREA DRAIN
ELECTRIC VAULT
FIRE HYDRANT
GAS METER
IRRIGATION CONTROL VALVE
SANITARY SEWER MANHOLE
TELEPHONE VAULT
WATER METER
SPOTGRADE
NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)
SITE-BENCHMARK
SURVEY CONTROL
SET CUT CROSS IN CONCRETE
ELEVATION = 67.98' (NAVD88)
EASEMENT NOTE
NO EASEMENTS ARE LISTED IN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4102-4880727, DATED APRIL 9, 2015.
EASEMENT SHOWN IS PER PARCEL MAP (61 PM 79).
BENCHMARK NOTE
CITY OF MENLO PARK BENCHMARK
0.1 MILE SOUTHWEST OF THE SOUTHERN PACIFIC COMPANY RAILROAD STATION, AT THE INTERSECTION OF SANTA CRUZ AVENUE AND EL CAMINO REAL (U.S. HIGHWAY 101), AT THE ELLIOT BUILDING, IN THE TOP PROJECTION OF THE GRANITE BLOCK FOUNDATION, BETWEEN TWO GRANITE BLOCK COLUMNS, 15.0 FEET SOUTHEAST OF THE SOUTHEAST CURB OF THE AVENUE, 12.5 FEET NORTHEAST OF THE NORTHEAST CURB OF THE HIGHWAY, 0.3 FOOT SOUTHWEST OF THE BRICK WALL, AND 2.0 FEET ABOVE THE SIDEWALK.
ELEVATION= 73.9' (NAVD 88)
BASIS OF BEARINGS
THE BEARING NORTH 58°30'00" WEST BETWEEN FOUND MONUMENTS ON CORINNE LANE AS SHOWN ON THAT CERTAIN MAP ENTITLED, "VALPARAISO OAKS, MENLO PARK, SAN MATEO COUNTY" FILED IN BOOK 49 OF MAPS AT PAGE 20, SAN MATEO COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.
PARCEL 1
61 PM 79
PARCEL 2
61 PM 79
LOT 1
49 MAPS 21
LOT 2
49 MAPS 21
14,998 SQ.FT.
0.34 ACRES
CORINNE LANE (50')
CONCRETE SWALE
SURVEYOR'S STATEMENT
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 SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
11-16-17
MICHAEL M. THOMPSON
DATE
SCALE: 1" = 10'
LEA & BRAZE ENGINEERING, INC.
1380 CORINNE LANE
MENLO PARK
CALIFORNIA
TOPOGRAPHIC AND
BOUNDARY SURVEY
SU1

D20



YOUNG AND BORLIK
ARCHITECTS, INCORPORATED

4962 EL CAMINO REAL, SUITE 218
LOS ALTOS, CA 94022

TELEPHONE (650) 688-1950
FAX (650) 323-1112
WEB www.ybarchitects.com

City of Menlo Park, Planning Division
701 Laurel Street
Menlo Park, CA 94025

March 28, 2018

Project Description Letter for 1380 Corinne Lane, Newton Residence

The purpose of this letter is to describe the proposed new house project at 1380 Corinne Lane, to accompany our submittal of plans and applications for Planning Department review dated March 28, 2018. The overall project includes demolishing the existing one story house (3,528.5 sf footprint) and building a new two story house with total FAL of 4,787.4 sf. All existing trees on site are to remain and be protected during construction. The parcel is 14,998 sf, zoned as R-E-S. Based on lot dimensions, the parcel is considered sub-standard with respect to the minimum size for the district. The existing and proposed home structures comply with all setback requirements.

The architecture of the home is designed with Ranch Style influences. The design will feature a wide covered front porch, to provide a welcoming presence and emphasize the pedestrian scale of the streetscape. The front door will face the street with high visibility. Wall materials will be a painted (white) wood siding, with a veneer stone wainscot as a base on some elements for the first story. The siding on the second story will be a painted (grey) shingle. The windows will be aluminum clad with wood trim, predominantly casement style. Trim, casing, and mouldings will be painted white. Roofing material will be composition asphalt shingles.

The second floor is centered within the footprint of the first floor below, which maintains a comfortable margin to fit within the daylight plane envelope. The proposed attached two car garage will remain near the existing location and use the existing driveway and curb-cut. The driveway will also continue to provide additional uncovered off-street parking spaces.

The surrounding neighborhood is mostly ranch style single family dwellings along Corinne Lane (one exception one which is contemporary style). There are two-story homes to the rear of the subject property. Most residences have attached front 2-3 car garages with a front driveway connecting to the street for the additional tandem parking. The owner has spoken to the neighbors that are to the left, right, across the street, and others as well. No one is opposed the plans. One neighbor adjacent to the subject lot expressed concerns about the views from the second story onto his property. In response to this concern, the design of the second story addition has been placed closer to the center of the house and further away from that neighbor's property. This neighbor is not opposed to the design response. The owner has not received any letters from either house on Valparaiso expressing any concerns.

Thank you for your time in review of this project. We are proud to present this design for your consideration, and look forward to the opportunity to see this new design compliment the neighborhood.

Sincerely,

Steve Borlik
Project Architect #C-22855

Tree Inventory and Protection Report
For
Young and Borlik Architects, Inc.
1380 Corinne Lane in Menlo Park, CA.

Submitted by
Ned Patchett
Certified Arborist WE-4597A
March 9, 2018

Ned Patchett Consulting
830 Buena Vista Street in Moss Beach, CA 94038
Cell 650 400-0020
Office/Fax 650 728-8308
ned@arboristconsultant.com
www.arboristconsultant.com

© 2018 Ned Patchett Consulting
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means (electronic, mechanical, photocopy, recording or otherwise) without written permission from Ned Patchett Consulting.

Table of Contents

Summary *1*

Introduction *1*

Assignment **1**

Limits of Assignment **1**

Tree Assessment Methods *2*

Suitability for Preservation *2*

Observations *2*

Site Description 2

All Trees 3

Tree 1-Specific Tree Protection Recommendations **3**

Conclusion *3*

Tree Preservation Recommendations *5*

Tree Protection Fencing **5**

Tree Protection Zones **5**

Activities prohibited within the TPZ 5

Tree Pruning Recommendations *5*

Mulching Recommendations *6*

Glossary Of Terms *7*

Bibliography *8*

Appendix A – Tree Inventory **9**

Appendix B – Tree Map **10**

Appendix C – Arborist Disclosure Statement **11**

Appendix D – Certification of Performance **12**

Summary

Young and Borlik Architects, Inc. retained my services to inventory trees over 15 inches in diameter and larger and any trees on adjacent properties that could be affected by the proposed construction at 1380 Corinne Lane in Menlo Park, CA.

The purpose of my examination was to identify which trees are considered Heritage Trees as defined by the City Of Menlo Park, to assess the health and condition of the subject trees, determine their potential for preservation during the proposed construction, and to provide recommendations to reduce the impacts of the proposed construction to a less than significant level.

There are a total of (3) trees included within this report that are considered Heritage Trees by the City Of Menlo Park. Portions of the proposed construction are located within the outer portion of the Tree Protection Zone of Tree 1. Therefore, I have provided specific tree protection recommendations to reduce the potential for impacts to this tree. Trees 2 & 3 are located a sufficient distance from the proposed construction and will avoid exposure to any impacts from the proposed construction.

Introduction

Assignment

Young and Borlik Architects, Inc. retained my services to perform the following tasks:

1. Assess tree health, condition and potential impacts from the proposed construction located at 1380 Corinne Lane in Menlo Park, CA.

2. Identify which trees are considered Heritage Trees as defined in the City Of Menlo Park.

3. Provide construction guidelines to be followed throughout all phases of the construction project.

4. Document this information in a written report.

Limits of Assignment

I did not perform an **aerial inspection** of the upper crown or a detailed **root crown inspection** on the subject trees.

Tree Assessment Methods

On March 8, 2017, I visited the site to collect field information for this report. A **Visual Tree Assessment (VTA)** was performed on each of the subject trees. Each tree included within this tree report was assigned a number that corresponds to the tree numbers in this report and on the included tree map (see Tree Map in Appendix B). The following outlines the procedure for collecting information for this report:

1. Identify tree species
2. Measure the diameter of the trunk at 48 inches above grade **Diameter at Standard Height (DSH)**
3. Identify if the tree is a Heritage Tree, as defined by the City Of Menlo Park
4. Assess the health and condition of each tree
5. Assess the structural stability of each tree
6. Inspect the trees for pest or disease.

Suitability for Preservation

The goal of tree preservation is for the existing trees to remain assets to the site for years to come. Trees that are in poor condition and cannot tolerate construction impacts will become a liability and therefore should be removed. An assessment of a tree's suitability for preservation includes the following:

1. **Tree Health**-A healthy tree can tolerate construction impacts better than a tree in poor health and is more likely to adapt to new site conditions after development.

2. **Tree Structure**-Trees with structural defects such as decayed wood, weak branch attachments and codominant stems are a liability and therefore should be removed.

3. **Tree Age**-Mature and over-mature trees are less able to tolerate construction impacts while younger trees have more tolerance for construction impacts.

4. **Species Tolerance**-All trees require protection to avoid injury. However, certain tree species can tolerate construction impacts better than others.

Observations

Site Description

The site is located at 1380 Corinne Lane in Menlo Park, CA. The proposed construction consists of demolition of the existing home and construction of a new single-family residential home.

All Trees

I have prepared a tree inventory that contains all of the necessary tree information as outlined by the City Of Menlo Park (See Tree Inventory in Appendix A).

In addition, I have calculated the optimal **Tree Protection Zone (TPZ)** for each Heritage Tree that I consider suitable for preservation and I have provided tree protection recommendations to mitigate the impacts of the proposed construction and to protect these trees during the construction process (See Tree Protection Recommendations).

Tree 1-Specific Tree Protection Recommendations

Portions of the proposed construction are located within the **Tree Protection Zone (TPZ)** of Tree 1. Therefore, this work has the potential to impact this tree and cause decline.

The following are my recommendations to reduce the impacts of the proposed construction and to protect this tree during the construction process.

1. Tree Protection Fencing should be erected prior to the commencement of any construction activities occurring on the site. I have provided a tree map showing the proposed location of the Tree Protection Fencing. I recommend the Project Arborist supervise the installation of the Tree Protection Fencing.

2. The initial 2 feet of the excavation cut for the portions of the new foundation that are located within the TPZ, should be excavated using an Air-spade or by hand digging. Any roots that are 1 inch in diameter and larger which are encountered during the excavation process should be cleanly cut at the edge of the excavation zone. These roots should then be covered with burlap and the burlap should be kept moist until the roots can be covered again with soil.

3. Supplemental irrigation should be provided to the tree during spring and summer.

4. No utility lines should be routed through the TPZ of this tree.

5. Fertilization with Green Belt 22-14-14 liquid fertilizers in spring of 2018.

Conclusion

Protection of trees that are considered Heritage Trees by the City Of Menlo Park during construction is a mandatory part of the construction process. In addition, proposed construction within Tree Protection Zones can require the direct onsite supervision of a Project Arborist and can include specialized construction designs and methods to reduce tree impacts.

There are a total of (3) trees included within this report that are considered Heritage Trees by the City Of Menlo Park. Portions of the proposed construction are located within the outer portion of the Tree Protection Zone of Tree 1. Therefore, I have provided specific tree protection recommendations to reduce the potential for impacts to this tree. Trees 2 & 3 are located a sufficient distance from the proposed construction and will avoid exposure to any impacts from the proposed construction.

I have reviewed and prepared my report based the most recent set of building plans dated 6/15/17. However, further review of proposed construction plans and revisions to the tree protection plan may be necessary if the current proposed construction is modified or if additional work is proposed within the **TPZ** of these trees. This includes review of any modifications to building plans or review of civil plans, grading and drainage plans, landscape plans and any other work proposed within the tree protection zone of these trees.

Tree Preservation Recommendations

The following are my recommendations to reduce the construction impacts to the Heritage Trees on the site from the proposed construction.

Tree Protection Fencing

Fenced enclosures shall be erected around trees to be Heritage to establish the **TPZ** in which no soil disturbance is permitted and activities are restricted.

Size and type of fence
All trees to be preserved shall be Heritage with 6-foot high, minimum 12-gauge chain link fence. Fences are to be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing.

Duration
Tree fencing shall be erected before any demolition, grading or construction begins and remain in place until the project is completed.

Tree Protection Zones

Each Heritage Tree to be protected shall have a designated **TPZ** identifying the area sufficiently large enough to protect the tree and roots from disturbance.

I have calculated the optimal **TPZ** for each tree that is going to be retained. This information can be found in the Tree Inventory (See Tree Inventory in Appendix A).

Activities prohibited within the TPZ

1. Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials, including but not limited to, paint, petroleum products, concrete, stucco mix or dirty water.

2. The use of tree trunks as a winch support, anchorage, as a temporary power pole, signposts or other similar function.

3. Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation.

4. Soil Disturbance, Soil Compaction or grade changes.

5. Drainage changes.

Tree Pruning Recommendations

A **crown cleaning** is removal of all dead branches 2 inches in diameter and larger, removal of all broken branches, selective limb removal or end weight reduction to reduce the chances of limb failure and shaping to maintain a natural form.

I have indicated which trees require a crown cleaning within the Tree Inventory.

Mulching Recommendations

I recommended that wood chips be spread within the **TPZ** to a 3-to 5-inch depth, leaving the trunk clear of mulch.

Glossary Of Terms

Aerial inspection	An inspection of the upper crown of the tree that requires climbing.
Crown	Parts of the tree above the trunk, including leaves, branches and scaffold limbs. (Matheny and Clark, 1994)
Diameter at standard height (DSH)	The diameter of a tree's trunk as measured at 4.5 feet from the ground. (Matheny and Clark, 1994)
Windthrow	Tree Failure due to uprooting caused by wind. (Glossary of Arboriculture Terms, 2007)
Root crown	Area where the main roots join the plant stem, usually at or near ground level. Root Collar. (Glossary of Arboriculture Terms, 2007)
Root crown inspection	Process of removing soil to expose and assess the root crown of a tree. (Glossary of Arboriculture Terms, 2007)
Visual Tree Assessment (VTA)	A method of visual assessing the condition of a tree that does not include a root crown inspection or an aerial inspection.

Bibliography

Matheny, N.P. and J.R. Clark. *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas* (2nd Edition). Pleasanton, CA. HortScience Inc., 1994.

Matheny, N.P. and J.R. Clark. *Trees and Development A Technical Guide to Preservation of Trees During Land Development*. Champaign, IL. International Society of Arboriculture, 1998

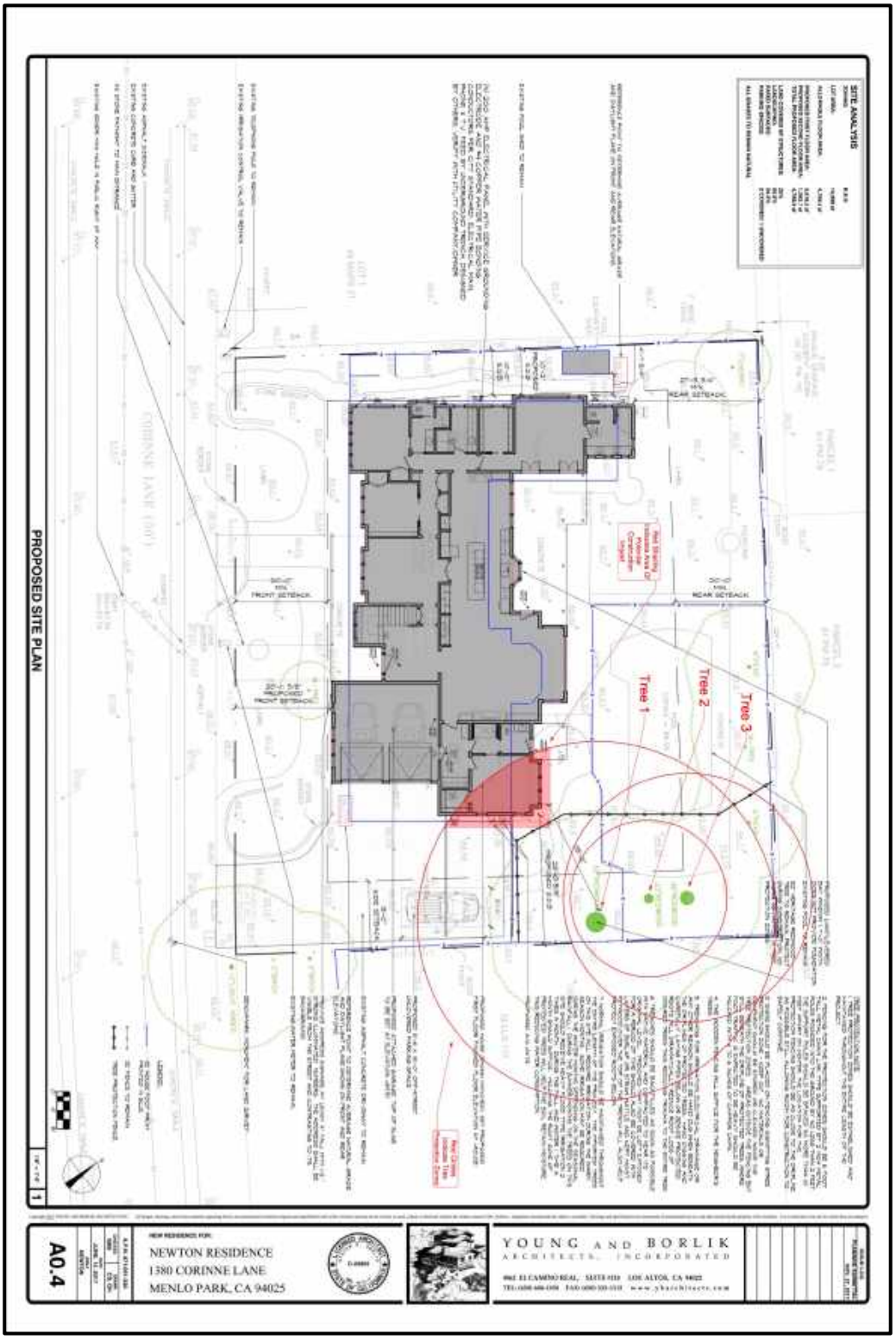
Harris, R.W. *Arboriculture Integrated Management of Landscape Trees, Shrubs, and Vines*. Englewood Cliffs, NJ: Prentice-Hall, Inc., 1992

International Society of Arboriculture. *Glossary of Arboriculture Terms*. Champaign, IL Dixon Graphics, 2007

Appendix A – Tree Inventory

Tree #	Species	Botanical Name	DSH (inches)	Heritage Tree	Health	Structural Condition	Observation	Recommendations	Optimal Tree Protection Zone (Radius in feet)
1	Coastal Redwood	*Sequoia sempervirens*	52	Yes	Fair to Good	Fair to Good	This tree is in fair to good condition. It is slightly thinner than the two neighboring redwoods and has some minor dead branches in the upper crown.	I recommend a crown cleaning and deep root fertilization to stimulate new root growth to compensate for any root loss associated with the proposed construction.	39
2	Coastal Redwood	*Sequoia sempervirens*	23	Yes	Fair to Good	Fair to Good	This tree is in fair to good condition and has some minor dead branches in the upper crown.	I recommend a crown cleaning and deep root fertilization to stimulate new root growth to compensate for any root loss associated with the proposed construction.	17
3	Coastal Redwood	*Sequoia sempervirens*	36	Yes	Fair to Good	Fair to Good	This tree is in fair to good condition and has some minor dead branches in the upper crown.	I recommend a crown cleaning and deep root fertilization to stimulate new root growth to compensate for any root loss associated with the proposed construction.	27

Appendix B – Tree Map



Appendix C – Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees. They recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. Likewise, remedial treatments like any medicine cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Ned Patchett
Certified Arborist WE-4597A

Appendix D – Certification of Performance

I, Ned Patchett, certify;

- That I have personally inspected the tree and the property referred to in this report. I have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with the parties involved;
- That the analysis, opinions and conclusions within this report are my own;
- That my analysis, opinions and conclusions were developed and this report has been prepared accordingly to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over 24 years.

Signed: Ned Patchett

Date: 3/9/2018



YOUNG AND BORLIK
ARCHITECTS, INCORPORATED

4962 EL CAMINO REAL, SUITE 218
LOS ALTOS, CA 94022

TELEPHONE	FAX	WEB
(650) 688-1950	(650) 323-1112	www.ybarchitects.com

January 23, 2018

Dear Neighbor,

The purpose of this letter is to introduce you to your neighbor's proposed new home project at 1380 Corinne Lane. The overall project includes demolishing the existing one story house and building a new two story house. All existing trees on site are to remain and be protected during construction.

The architecture of the home is designed with Ranch Style influences. The design will feature a wide covered front porch, to provide a welcoming presence and emphasize the pedestrian scale of the streetscape. Wall materials will be a painted (white) wood siding, with a veneer stone wainscot as a base on some elements for the first story. The siding on the second story will be a painted (grey) shingle. The windows will be aluminum clad with wood trim, predominantly casement style. Trim, casing, and mouldings will be painted white. Roofing material will be composition asphalt shingles and standing seam metal.

The second floor is centered within the footprint of the first floor below and tucked into the roof lines. The proposed attached two car garage will remain near the existing location and use the existing driveway and curb-cut. The driveway will also continue to provide additional uncovered off-street parking spaces.

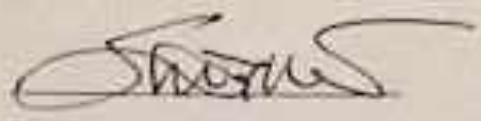
We have attached an elevation so that you might see the care your neighbor has exercised in design to protect adjacent neighbors and their privacy.

We are proud to share this design with you, and look forward to the opportunity to see this new design compliment the neighborhood.

Sincerely,

Steve Borlik
Project Architect #C-22855
Young and Borlik Architects Inc.

We are aware of our neighbors (Cindy and Fred) designs to build a two-story home and have no objection to their plans.



Signature

Samuel Tam	1385 Corrine Lane	Samuel.tam@sbcglobal.net
Name	Address	Phone or Email 650-387-5500

We are aware of our neighbors (Cindy and Fred) designs to build a two-story home and have no objection to their plans.

Teresa Gochner

Signature

Teresa Gochner Paul Gochner	1395 Corinne Ln	paulgas@aol.com
Name	Address	Phone or Email

Hi Cindy - We have no objections but please feel your workers free to be mindful about parking spaces in our front.

Thanks,
Teri

STAFF REPORT

Planning Commission
Meeting Date: **4/9/2018**
Staff Report Number: **18-034-PC**

Public Hearing: **Use Permit/Nick Thomas/233 Arden Road**

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit to demolish a single-story, single-family residence and detached garage and construct a new two-story residence and an attached single-car garage on a substandard lot with regard to lot area in the R-1-S (FG) (Single-Family Suburban Residential, Felton Gables) zoning district, at 233 Arden Road. The recommended actions are contained within 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 subject site is located at 233 Arden Road, between El Camino Real and Middlefield Road in the Felton Gables neighborhood. A location map is included as Attachment B. The subject parcel is surrounded by single-family homes which are also in the R-1-S (FG) zoning district. The surrounding homes are predominantly single-story, single-family residences; however, two-story, single-family residences can also be found throughout the neighborhood, and both of the adjacent side residences are two-story structures. The residences in the area are a variety of architectural styles including traditional ranch, craftsman, and contemporary style residences.

Analysis

Project description

The applicant is proposing to demolish the existing single-story, single-family residence and detached garage and construct a new two-story residence with an attached one-car garage. The lot is substandard with respect to lot area, at 9,078 where 10,000 is required in the R-1-S (FG) zoning district. 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.

The proposed residence would be a three-bedroom home with three bathrooms. The first-story living space would feature an open floor kitchen, dining, and living room area, study, laundry room and

bathroom. The home would also include an open courtyard area in the center of the first-story living space with an outdoor seating area, water feature, and landscaping. The second-story living space would be comprised of three bedrooms and two bathrooms. The applicant is proposing an attached one-car garage. One additional uncovered parking space would be provided adjacent to the residence, outside of the side setback. The project plans show over 24 feet of backup distance for the garage, which would meet Transportation Division requirements, although a small part of the backup area is shown as landscaping. Staff has included a minor condition requiring that this landscaping be limited to two feet in height, or that it be paved, to facilitate vehicle movements (condition 4a). The proposed project also includes a covered patio and outdoor built-in BBQ at the rear of the residence, and a spa (hot tub) at the back left corner of the property.

The proposed project would adhere to all Zoning Ordinance regulations. Of particular note, the development would meet the R-1-S (FG) requirements for FAL (Floor Area Limit) and daylight plane, which are slightly more restrictive than the standard R-1-S district requirements. In addition, the total height of the residence would be well within the total allowed height, and the proposed first and second floor side and rear setbacks would be larger than the minimum setbacks required by the R-1-S (FG) zoning district.

Design and materials

The applicant states that the proposed residence would be constructed in a modern agrarian cottage style, with low sloped roof forms and modern detailing. The front entry would feature a blackened steel pivot front door located adjacent to a screened opening that would provide visibility into the courtyard area. The roof would be standing seam metal, and the siding would strategically alternate between vertical wood siding with a semi-transparent stain and horizontal wood rain screen in a dark semi-transparent stain. Additional architectural interest would be created by horizontal wood screens over windows at key points on the elevations, wood stained rafter tails, and blackened steel columns. The proposed windows would be consistent throughout the residence and feature aluminum clad wood in a dark color. The garage door would be a blackened steel roll-up garage door. The garage's orientation toward the side property line would help minimize the visual impact of parking features.

The second story would be concentrated toward the rear and left side on the residence. Varying projections, articulations, and material variation on the elevations would reduce the apparent massing, which would also be limited by the enhanced side setbacks and low overall height mentioned earlier. Several second story windows include low or no sill heights, which has sometimes been a discussion point for the Planning Commission. However, the applicant indicates that the windows were placed so that they would not overly intrude onto the neighboring properties, with more windows oriented toward the front, rear, and interior courtyard, and smaller egress windows positioned toward the sides. The larger side setbacks would also help partially address privacy concerns from the second-floor windows.

Staff believes that the scale, materials, and design of the proposed residence would be consistent with the neighborhood's mix of architectural styles, and that the proposed materials and overall design integrity would result in an internally consistent aesthetic approach.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the heritage trees on the site. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and protection during construction. As part of the project review process, the arborist report was reviewed by the City's independent consulting arborist.

There are seven heritage trees located on or near the subject property, with one tree on the subject property, three located on neighboring properties, and three in the public right-of-way. All of these trees are proposed to remain. The construction of the proposed residence is not anticipated to adversely affect the heritage trees located on or near the property. All recommendations identified in the arborist report shall be implemented and ensured as part of condition 3g.

The applicant is also proposing new landscaping throughout the site as part of the project. All new landscaping will be required to comply with the Water Efficient Landscaping Ordinance (WELO). New fences and decorative board-formed concrete landscape walls are proposed as part of the project and would be consistent with the fence height requirements.

Correspondence

Staff did not receive any emails or letters regarding this project after the initial public notice. In addition to the City's notices, the applicant performed outreach, which included letters to the adjacent property owners and a reception to present the proposed project. The applicant indicates that feedback received was generally supportive; however, some concerns were expressed regarding the modern design and second story windows on the rear elevation. In response to these concerns, the applicant made adjustments to the design of the home and the placement of the windows, including removing a balcony. The applicant provided two letters of support (from residents of the same property) are included as Attachment G.

Conclusion

Staff believes the scale, materials, and style of the proposed residence are compatible with the neighborhood, and that the proposed overall design would result in a consistent aesthetic approach. Varying projections and articulations on the elevations of the proposed residence would reduce the perception of mass. Visual impacts of the parking would be reduced by the side oriented garage. The proposed building height would be well below the maximum allowed height, and the proposed setbacks would be greater than the required setbacks. Tree protection measures would minimize impacts on nearby heritage trees, as confirmed by the City's independent consulting arborist. The applicant has conducted outreach and has made changes in response to neighbor comments. 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
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:
Kaitie Meador, Associate Planner

Report reviewed by:
Thomas Rogers, Principal Planner

LOCATION: 233 Arden Road	**PROJECT NUMBER:** PLN2018-00001	**APPLICANT:** Nick Thomas	**OWNER:** Niel Laderman
PROPOSAL: Request for a use permit to demolish a single-story, single-family residence and detached garage and construct a new two-story residence and an attached single-car garage on a substandard lot with regard to lot area in the R-1-S (FG) (Single-Family Suburban Residential, Felton Gables) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** April 9, 2018	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			

ACTION:

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:
    a. Development of the project shall be substantially in conformance with the plans prepared by Arcanum consisting of 13 plan sheets, dated received April 2, 2018, and approved by the Planning Commission on April 9, 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 and the arborist report prepared by Don Araki, dated received January 3, 2018.

LOCATION: 233 Arden Road	**PROJECT NUMBER:** PLN2018-00001	**APPLICANT:** Nick Thomas	**OWNER:** Niel Laderman
PROPOSAL: Request for a use permit to demolish a single-story, single-family residence and detached garage and construct a new two-story residence and an attached single-car garage on a substandard lot with regard to lot area in the R-1-S (FG) (Single-Family Suburban Residential, Felton Gables) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** April 9, 2018	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			

ACTION:

4. Approve the use permit subject to the following ***project-specific*** condition:

    a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that there is a clear backup distance of 24 feet for the garage. The 24-foot clear backup distance shall be paved or limited to landscaping less than two feet in height. The plans shall be subject to review and approval of the Transportation Division.



City of Menlo Park

Location Map
233 Arden Road

Scale: 1:4,000 | Drawn By: KMM | Checked By: THR | Date: 4/9/2018 | Sheet: 1

233 Arden Road – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	9,078 sf	9,078 sf	10,000 sf min.
Lot width	89.75 ft.	89.75 ft.	80 ft. min.
Lot depth	101.3 ft.	101.3 ft.	100 ft. min.
Setbacks			
Front	20.0 ft.	33.5 ft.	20 ft. min.
Rear	24.0 ft.	22.1 ft.	20 ft. min.
Side (left)	19.5 ft.	28.0 ft.	10 ft. min.
Side (right)	13.0 ft.	12.7 ft.	10 ft. min.
Building coverage	2,200.3 sf 24 %	1,838 sf 20.25 %	3,177.3 sf max. 35 % max.
FAL (Floor Area Limit)	3,205.0 sf	1,838 sf	3,215.6 sf max.
Square footage by floor	1,610.1 sf/1st 1,254.2 sf/2nd 340.7 sf/garage 216.7 sf/porches 32.8 sf/fireplace	1,438 sf/1st 400 sf/garage	
Square footage of buildings	3,454.5 sf	1,838 sf	
Building height	21.3 ft.	14.1 ft.	28 ft. max.
Parking	1 covered/1 uncovered	2 covered	1 covered/1 uncovered
	Note: Areas shown highlighted indicate a nonconforming or substandard situation.		

Trees	Heritage trees* 7	Non-Heritage trees 2	New trees 1
	Heritage trees proposed for removal 0	Non-Heritage trees proposed for removal 0	Total Number of trees* 10

*Includes trees on neighboring properties and street trees.



1 A0.0 PROPOSED STREETSCAPE

SCALE 1/8" = 1'-0"

PROJECT STATISTICS

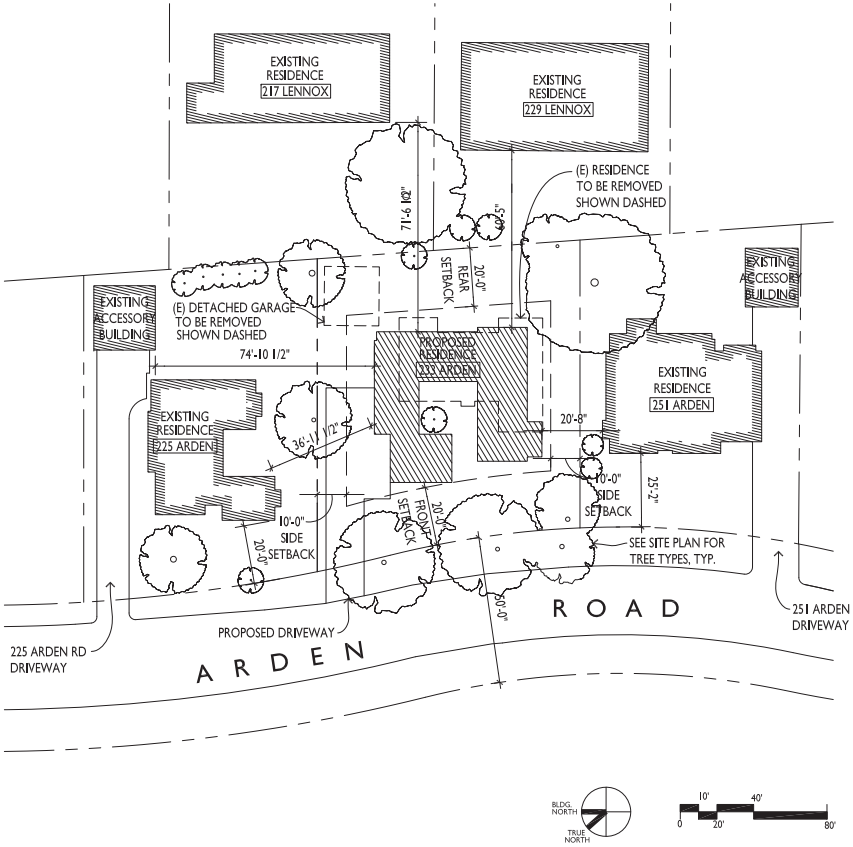
BUILDING DEPARTMENT STATISTICS:

PROJECT LOCATION:	233 ARDEN ROAD MENLO PARK, CA 94025
APN#:	061-323-100
PROJECT TYPE:	NEW SINGLE FAMILY DWELLING
EXISTING CONDITIONS:	(E) 1,460 S.F. SINGLE STORY RESIDENCE (E) 378 S.F. DETACHED GARAGE
ZONING:	R1-S (FG)
OCCUPANCY:	R-3 SINGLE FAMILY DWELLING U - GARAGE
CONSTRUCTION TYPE:	TYPE VB
STORIES:	TWO
FIRE SPRINKLERS:	YES
LOT SIZE:	9,078 S.F.

PLANNING DEPARTMENT STATISTICS:

FLOOR AREA LIMIT	
TOTAL ALLOWABLE	
2,800 S.F. + .20(9,078 S.F. - 7,000 S.F.)	3,215.6 S.F.
TOTAL PROPOSED	3,205.0 S.F.
SECOND FLOOR F.A.L.	
TOTAL ALLOWABLE	1,607.8 S.F.
TOTAL PROPOSED	1,254.2 S.F.
BUILDING COVERAGE	
TOTAL ALLOWABLE	
.35(9,078 S.F.)	3,177.3 S.F.
TOTAL PROPOSED	2,200.3 S.F.

AREA PLAN



DRAWING INDEX

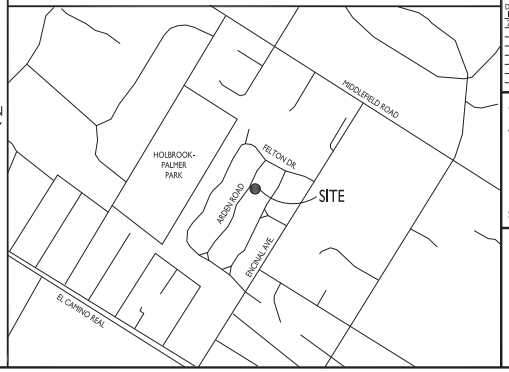
- A0.0 COVER SHEET, AREA PLAN, & PROPOSED STREETSCAPE
- 1 OF 1 BOUNDARY AND TOPOGRAPHIC SURVEY

ARCHITECTURAL
- A1.0 (E) PLAN, ELEVATIONS, & STREETSCAPE
- A1.1 SITE AND ROOF PLAN
- A1.2 SQUARE FOOTAGE CALCULATIONS
- A2.1 GROUND FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 ROOF PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A3.3 SECTIONS
- A3.4 SECTION AND ELEVATION
- A4.1 3D RENDERINGS, STREET IMAGES, & MATERIALS

PROJECT DIRECTORY

	Address	Contact	Telephone
OWNER:	Neil Laderman & Joanne Lofthouse 1615 Bay Laurel Drive Menlo Park, CA 94025	Neil Laderman	Tel: (650) 473-9336
ARCHITECT:	Arcanum Architecture, Inc. 501 Third Street, Suite 200 San Francisco, CA 94107	Tim Chappelle	Tel: (415) 357-4400 Fax: (415) 357-4404
SURVEYOR:	Dains Land Surveying 2980 Barrington Terrace Fremont, CA 94536	Robert Dains	Tel: (650) 5743-0831
ARBORIST:	The Tree Specialist 1198 Nevada Avenue San Jose, Ca 95125	Don Araki	Tel: (408) 209-1007

VICINITY MAP



ARCANUM

LADERMAN RESIDENCE
233 ARDEN ROAD
MENLO PARK, CALIFORNIA 94025
APN: 061-323-100

Date	
Drawn By	
Checked By	
Project No.	17013
Date	Issue
1.31.18	USE PERMIT
2.28.18	REV 1

COVER SHEET, AREA PLAN, & (P) STREETSCAPE

SCALE: AS NOTED

A0.0

SURVEYORS STATEMENT:

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 SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME

APRIL 24, 2017
DATE

LICENSED LAND SURVEYOR ROBERT J. DAINS No. 8227 EXPIRES 12/31/17 STATE OF CALIFORNIA

BASIS OF BEARINGS:

THE BEARING OF NORTH 7°42'32" EAST, TAKEN ON THE MONUMENT TIE LINE BETWEEN THE NORTHERLY CORNER OF THE SUBJECT PROPERTY AS SHOWN ON 22 LLS 66 AND THE SOUTHERLY CORNER OF THE SUBJECT PROPERTY AS SHOWN ON 5 LLS 140, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED AUGUST 23, 2001 IN BOOK 22 OF LICENSED LAND SURVEYORS MAPS AT PAGE 66, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

TEMPORARY BENCHMARK:

CENTER OF SANITARY SEWER MANHOLE LID TAKEN AS ELEVATION 52.58. CITY OF MENLO PARK DATUM (NAVD 1988).

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD", BASED ON FLOOD INSURANCE RATE MAP 06081C0304E, DATED OCTOBER 16, 2012.

AREA INFORMATION:

HOUSE & GARAGE FOOTPRINT AREA (TOTAL)	= 1,838 SQ. FT. ±
ASPHALT DRIVEWAY, BRICK & CONCRETE	= 1,823 SQ. FT. ±

EASEMENT NOTE:

BASED ON A REVIEW OF THE PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE, DATED MARCH 28, 2017, TITLE NO. FLNP-0061700527, NO EASEMENTS WERE FOUND.

BRIEF LEGAL DESCRIPTION:

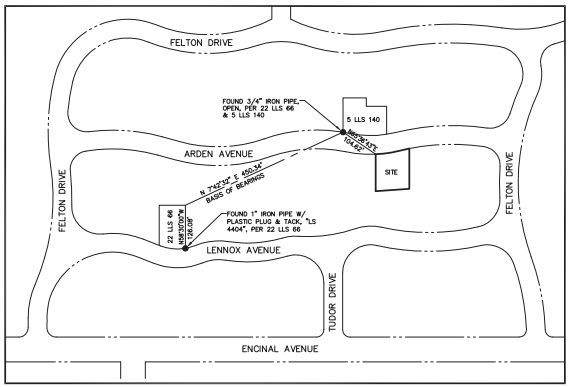
LOT 15 AND A PORTION OF LOT 14 IN BLOCK 4 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "FELTON GABLES, MENLO PARK, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON MAY 7, 1927 IN BOOK 16 OF MAPS AT PAGES 1 & 2.

UTILITY NOTE:

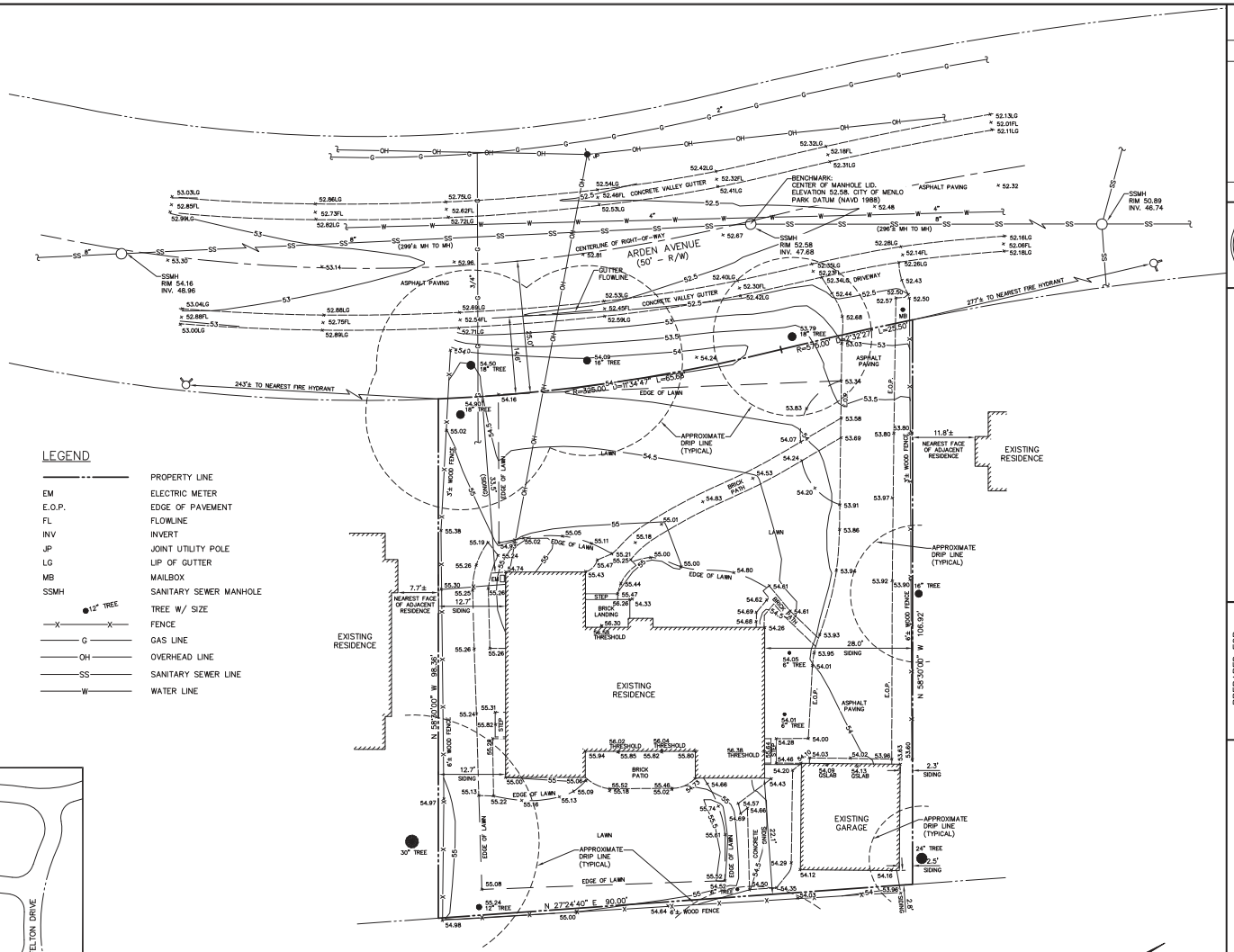
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

LOT AREA:

= 9,078 SQ. FT. ±
= 0.208 ACRES ±



VICINITY MAP & MONUMENT CONTROL DIAGRAM
(NOT TO SCALE)



LEGEND

———	PROPERTY LINE
EM	ELECTRIC METER
E.O.P.	EDGE OF PAVEMENT
FL	FLOWLINE
INV	INVERT
JP	JOINT UTILITY POLE
LG	LIP OF GUTTER
MB	MAILBOX
SSMH	SANITARY SEWER MANHOLE
●12" TREE	TREE W/ SIZE
—X—X—	FENCE
———G———	GAS LINE
———OH———	OVERHEAD LINE
———SS———	SANITARY SEWER LINE
———W———	WATER LINE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE

LICENSED LAND SURVEYOR ROBERT J. DAINS No. 8227 STATE OF CALIFORNIA

DAINS LAND SURVEYING
(650) 743-0831
rdains@dainslandsurveying.net

PREPARED FOR: NEIL LADERMAN

BOUNDARY & TOPOGRAPHIC SURVEY PLAN
233 ARDEN AVENUE
A.P.N. 061-323-100
MENLO PARK SAN MATEO COUNTY CALIFORNIA

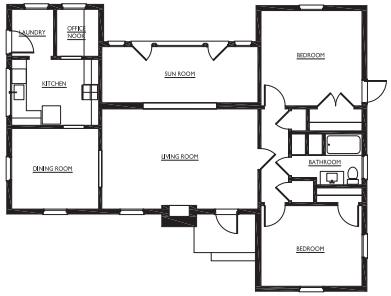
DRAWN BY:	RJD
DESIGNED BY:	---
CHECKED BY:	RJD
SCALE:	1"=10'
DATE:	04/24/17
PROJECT NO.	16-642
SHEET	1 OF 1

D2



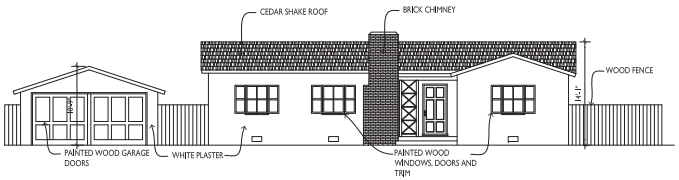
6 / A1.0 (E) STREETSCAPE ELEVATION



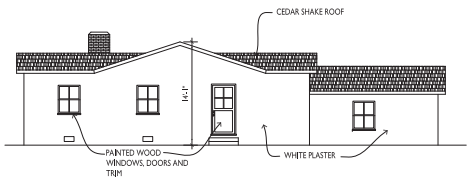


5 / A1.0 EXISTING FLOOR PLAN

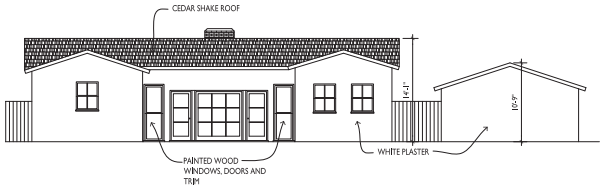




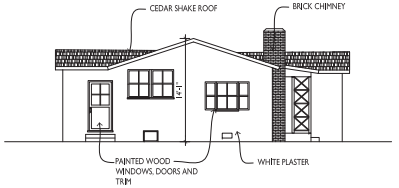
4 / A1.0 (E) WEST / FRONT ELEVATION AT REAR HOUSE



3 / A1.0 (E) SOUTH / SIDE ELEVATION



2 / A1.0 (E) EAST / REAR ELEVATION



1 / A1.0 (E) NORTH / SIDE ELEVATION



ARCANUM

LADERMAN RESIDENCE
233 ARDEN ROAD
MENLO PARK, CALIFORNIA 94025
APN: 061-323-100

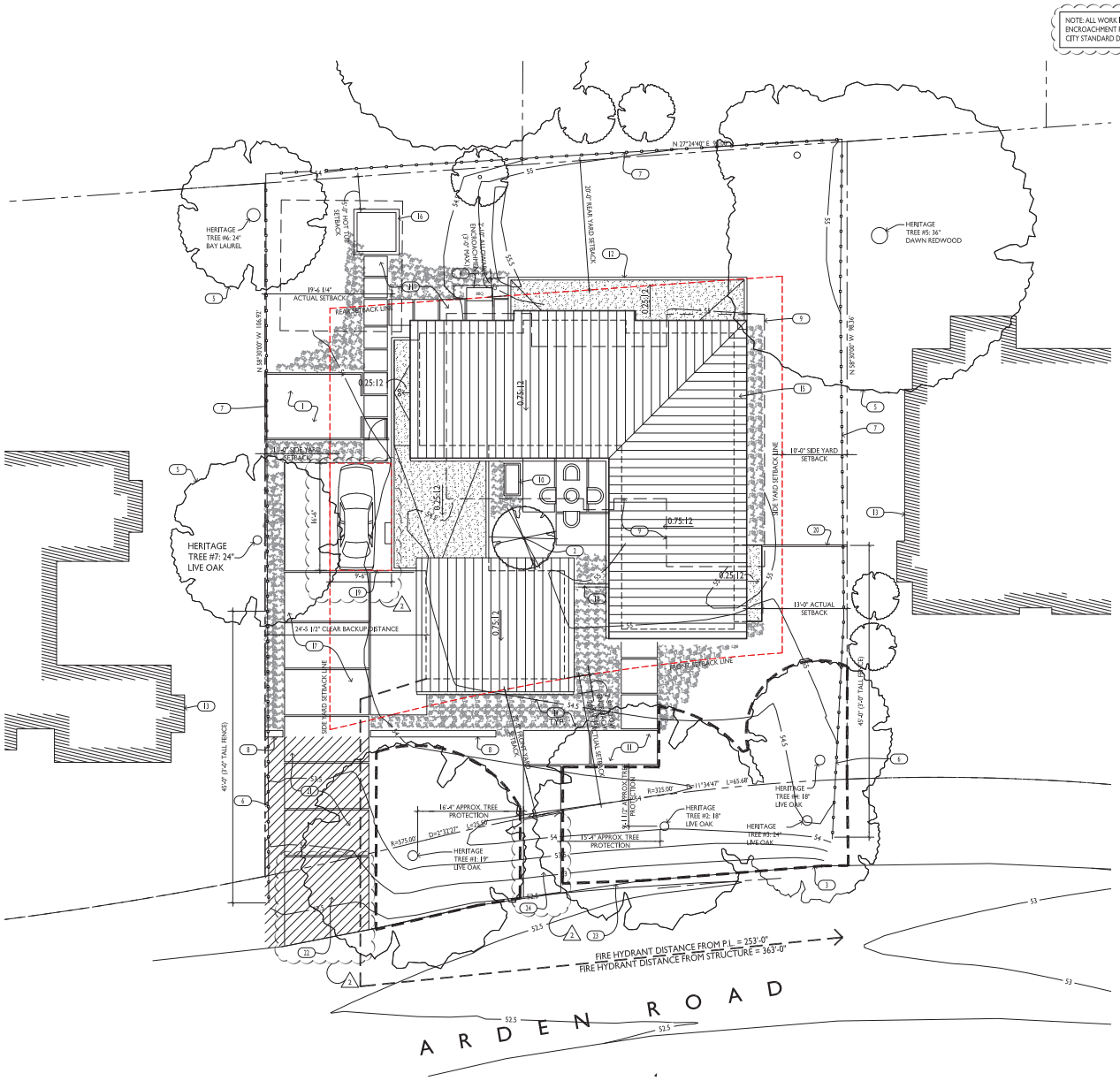
Date
Drawn By
Checked By
Project No. 17012
Date 1.23.18 Issue USE PERMIT
2.28.18 REV 1

(E) FLOOR PLANS, (E) ELEVATIONS, & (E) STREETSCAPE

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

A1.0

D3



1 / A1.1 SITE / ROOF PLAN

0 4' 8' 16' 24'

N

SITE PLAN KEYNOTES

1. 5'-0" TALL HORIZONTAL WOOD TRASH ENCLOSURE (OPEN TO ABOVE)
2. (N) TREE
3. TREE PROTECTIVE FENCING
4. (N) BBQ
5. (E) TREES ON NEIGHBORING PROPERTIES
6. (E) 3'-0" WOOD FENCE
7. (E) 6'-0" WOOD FENCE
8. 42" BOARD-FORMED CONCRETE LANDSCAPE WALL
9. (E) HOUSE TO BE REMOVED, SHOWN DASHED
10. FOUNTAIN, T.B.D.
11. CONCRETE PAVERS
12. (N) COVERED DECK/ PATIO AT SAME ELEVATION AS FIRST FLOOR FINISH FLOOR.
13. NEIGHBORING BUILDING
14. LANDSCAPING, T.B.D.
15. FLUE ENCLOSURE
16. (N) HOT TUB WITH INTEGRATED EQUIPMENT.
17. (N) 13'-0"W CONCRETE DRIVEWAY IN PLACE OF EXISTING
18. (N) 10'-6" HORIZONTAL WD. COURTYARD ENCLOSURE
19. 9'-6" x 16'-6" UNCOVERED PARKING SPOT SHOWN DASHED IN RED.
20. 5'-0" TALL HORIZONTAL WOOD FENCE
21. PORPOSED UTILITY TRENCHING ZONE SHOWN DASHED
22. ASPHALT APRON AT CITY R.O.W. PER CITY STANDARD CC-3
23. THE EXISTING VALLEY GUTTER SHALL BE REPLACED IF FOUND TO BE SEVERELY DAMAGED FOR DETRIMENTAL TO POSITIVE DRAINGAGE FOR RUNOFF, TYP.
24. ASPHALT WALKWAY IN R.O.W. ONLY

SITE ANALYSIS

ZONING:	R1-S (FG)
LOT SIZE:	9,078 S.F.
ALLOWABLE FLOOR AREA: 2,800 + .20 (9,075-7,000) NO ATTIC SPACE OVER 5'-0"	3,215.60 S.F.
EXISTING FLOOR AREA:	1,838 S.F.
PROPOSED GROUND FLOOR AREA:	1950.8 S.F.
PROPOSED SECOND FLOOR:	1254.2 S.F.
TOTAL PROPOSED FLOOR AREA:	3205.0 S.F.
BUILDING COVERAGE AREA:	2200.3 S.F.
PAVED SURFACES AREA:	2023.6 S.F.
LANDSCAPING / IRRIGATED: SURFACE AREA:	4854.1 S.F.
LAND COVERED BY STRUCTURES:	
EXISTING:	20.25%
PROPOSED:	24.22%
LANDSCAPING:	53.47%
PAVED SURFACES:	22.29%
PARKING SPACES:	(1) COVERED/ (1) UNCOVERED

TREE PROTECTION

IN REFERENCE TO:
ARCHITECTURAL SITE PLAN 2-28-18
SURVEY 4-24-17

1. ARBORIST HAS REVIEWED THE ABOVE PLANS. ENTRY WALKWAY HAS BEEN RELOCATED TO BISECT TREES 1 AND 2 TO MINIMIZE IMPACT TO THE ROOT SYSTEM OF THE TREES. LANDSCAPE WALL LOCATED NEAR TREE NUMBER 2 HAS BEEN REMOVED FROM SCOPE OF WORK.
2. EXCAVATION WILL BE INSPECTED AT TIME OF CONSTRUCTION AND DEMOLITION PRIOR TO EXCAVATION TO MINIMIZE IMPACT TO THE TREES.
3. ALL TRENCHING WILL BE HAND DUG WITHIN DRIPLINES OF ALL TREES LOCATED WITHIN THE PROJECT. ALL CUT ROOTS WILL BE CUT TO A ROOT UNION IF GREATER THAN 2 INCHES IN DIAMETER THIS IS IN REFERENCE TO TREES 1,2,3,4 AND 7.
4. ARBORIST MUST BE RETAINED AND ON SITE TO REVIEW EXCAVATION OF NEW ENTRY PATH, DEMOLITION OF EXISTING DRIVEWAY, CONSTRUCTION OF NEW DRIVEWAY AND UTILITY TRENCHES.
5. ROOT SYSTEM WILL BE COVERED WITH 6 INCHES OF TREE CHIPS INSIDE OF TREE PROTECTION FENCING TO KEEP TREES HYDRATED AND TO PROPAGATE AND GENERATE BENEFICIAL MICROBES.
6. ALL ROOT SYSTEMS WILL BE PROTECTED BY TREE PROTECTION FENCING ACCEPT PRE EXISTING DRIVEWAY.
7. PRE-EXISTING DRIVEWAY WILL BE REMOVED AND REPLACED IN EXACTLY THE SAME LOCATION AND APPROXIMATELY THE SAME DEPTH.
8. ARBORIST AGREES WITH UTILITIES BEING TRENCHED UNDER DRIVEWAY.

ARCANUM
STEPHEN PETERSEN, INC.
ARCHITECTURE & PLANNING
251 KEARNY STREET, 4TH FLOOR
SAN FRANCISCO, CA 94108
415 397 0400 tel
415 397 0499 fax
www.arcanumarchitecture.com

LADERMAN RESIDENCE

233 ARDEN ROAD
MENLO PARK, CALIFORNIA 94025
APN: 061-323-100

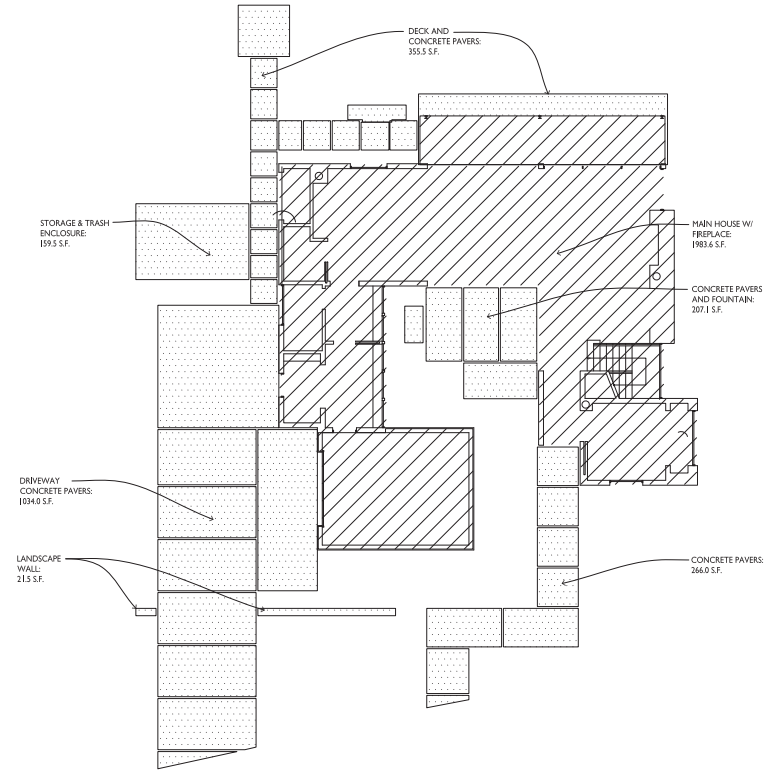
Date		
Drawn By		
Checked By		
Project No.	17012	
Date	Issue	
1.31.18	USE PERMIT	
2.28.18	REV 1	
3.23.18	REV 2	

SITE AND ROOF PLAN

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

A1.1

SITE PLAN SQUARE FOOTAGE CALCULATION PLAN



BUILDING COVERAGE :

PLAN SECTION	AREA (SF)
GROUND FLOOR	1,950.8 *
FIREPLACE	32.8 *
COVERED PORCH	216.7 *
BUILDING COVERAGE =	2,200.3

*SEE FLOOR PLAN AREA CALCULATION TABLE

PAVED AREAS :

PLAN SECTION	AREA (SF)
DRIVEWAY	1,034.0
TERRACES & CONCRETE PAVERS	808.6
LANDSCAPE WALLS	21.5
STORAGE & TRASH ENCLOSURE	159.5
PAVED AREAS=	2,023.6

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

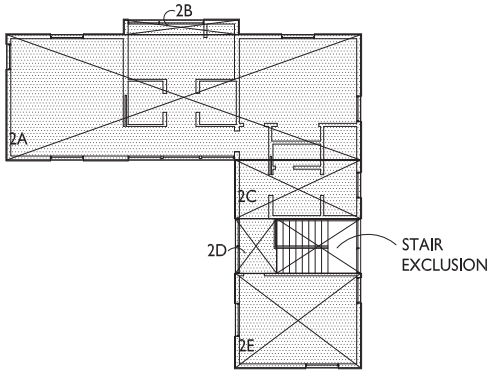
0 8' 16' 32'

LEGEND:

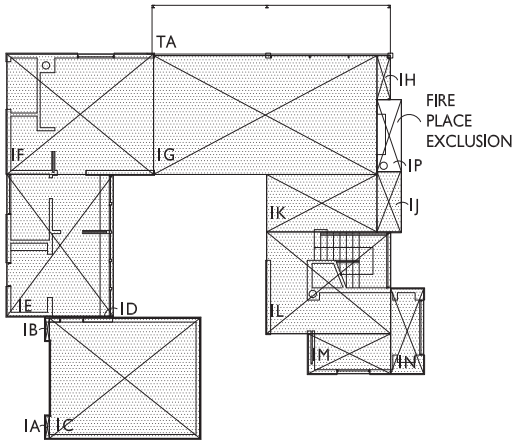
PAVED AREAS

BUILDING COVERAGE

FLOOR PLAN SQUARE FOOTAGE CALCULATION PLANS



SECOND FLOOR



GROUND FLOOR

FLOOR AREA CALCULATIONS :

PLAN SECTION	LENGTH	WIDTH	AREA (SF)
1A	0'-6 1/2"	3'-1"	1.7
1B	0'-6 1/2"	3'-1"	1.7
1C	20'-6 1/2"	16'-5"	337.3
1D	9'-3"	0'-3"	2.3
1E	14'-6"	19'-4"	282.4
1F	20'-0"	16'-5"	328.3
1G	30'-5 1/2"	16'-5"	493.7
1H	1'-10"	6'-0"	11.0
1J	3'-4"	8'-2 1/2"	26.3
1K	15'-0 1/2"	7'-10"	117.8
1L	16'-11"	13'-10 1/2"	234.8
1M	11'-3"	5'-5 1/2"	61.4
1N	4'-6"	11'-7"	52.1
GROUND FLOOR SUBTOTAL =			1,950.8
2A	48'-3"	17'-1"	824.3
2B	15'-7"	2'-0"	31.2
2C	17'-1"	8'-0"	136.7
2D	5'-7 1/2"	7'-5 1/2"	42.0
2E	17'-1"	12'-10 1/2"	220.0
SECOND FLOOR SUBTOTAL =			1,254.2

FIREPLACE (NOT INCLUDED IN F.A.L):

1P	3'-4"	9'-10"	32.8

MAIN HOUSE TOTAL =	3,205.0
MAX. ALLOWABLE FLOOR AREA =	3,215.6
	COMPLIES

COVERED PORCH AREA CALCULATIONS :

PLAN SECTION	LENGTH	WIDTH	AREA (SF)
TA	32'-6"	6'-7 3/4"	216.7

NOTE : NOT INCLUDED IN F.A.L., SEE BUILDING COVERAGE CALCULATIONS

LEGEND:

BUILDING FOOTPRINT

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

0 8' 16' 32'

ARCANUM

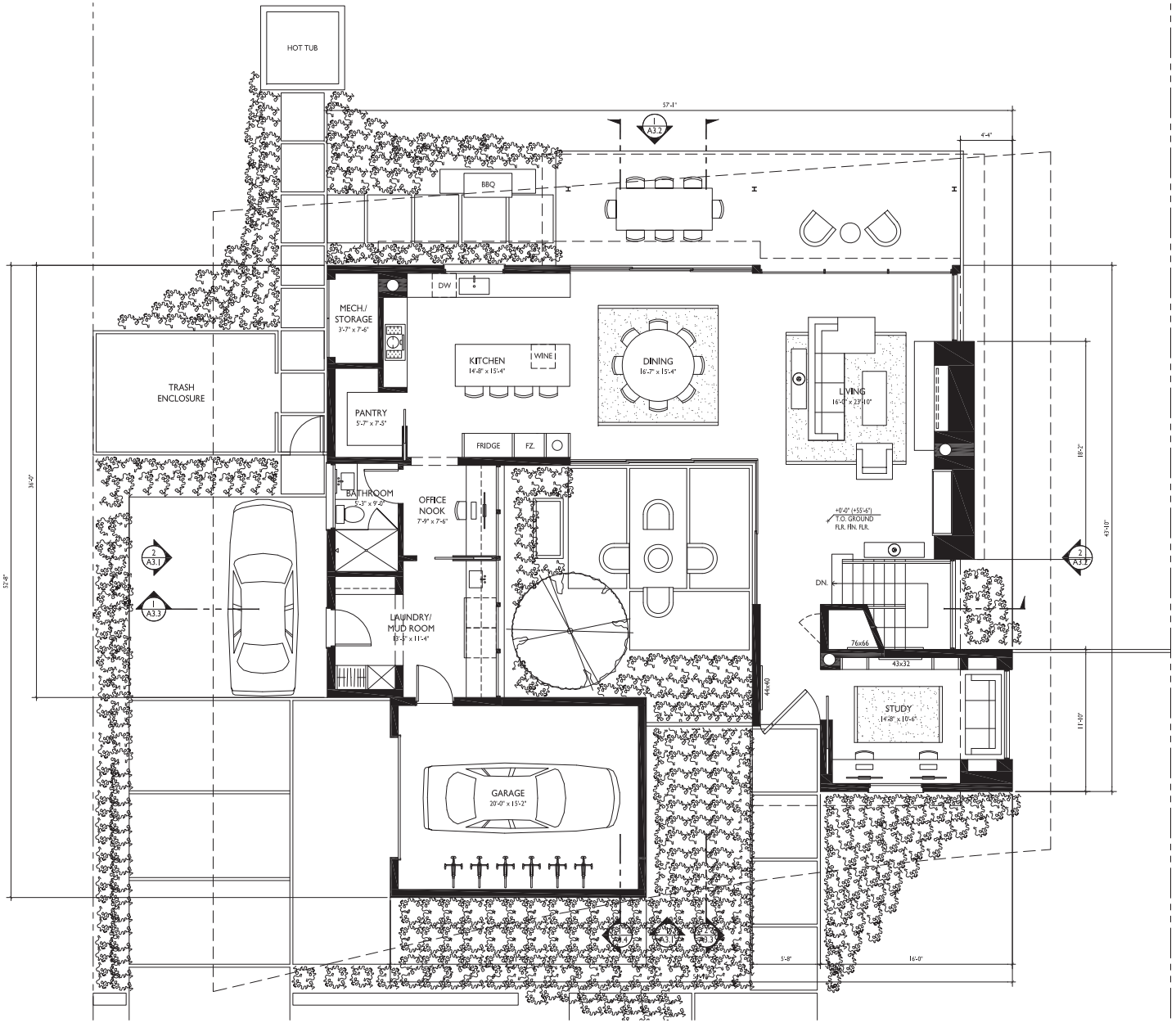
LADERMAN RESIDENCE
233 ARDEN ROAD
MENLO PARK, CALIFORNIA 94025
APN: 061-323-100

Date
Drawn By
Checked By
Project No. 17013
Date 1.31.18 Issue USE PERMIT
2.28.18 REV 1

SQUARE FOOTAGE CALCULATIONS

SCALE AS NOTED

A1.2



1 A2.1 GROUND FLOOR PLAN

0 2' 4' 8' 16'

BLDG. NORTH

TRUE NORTH

ARCANUM

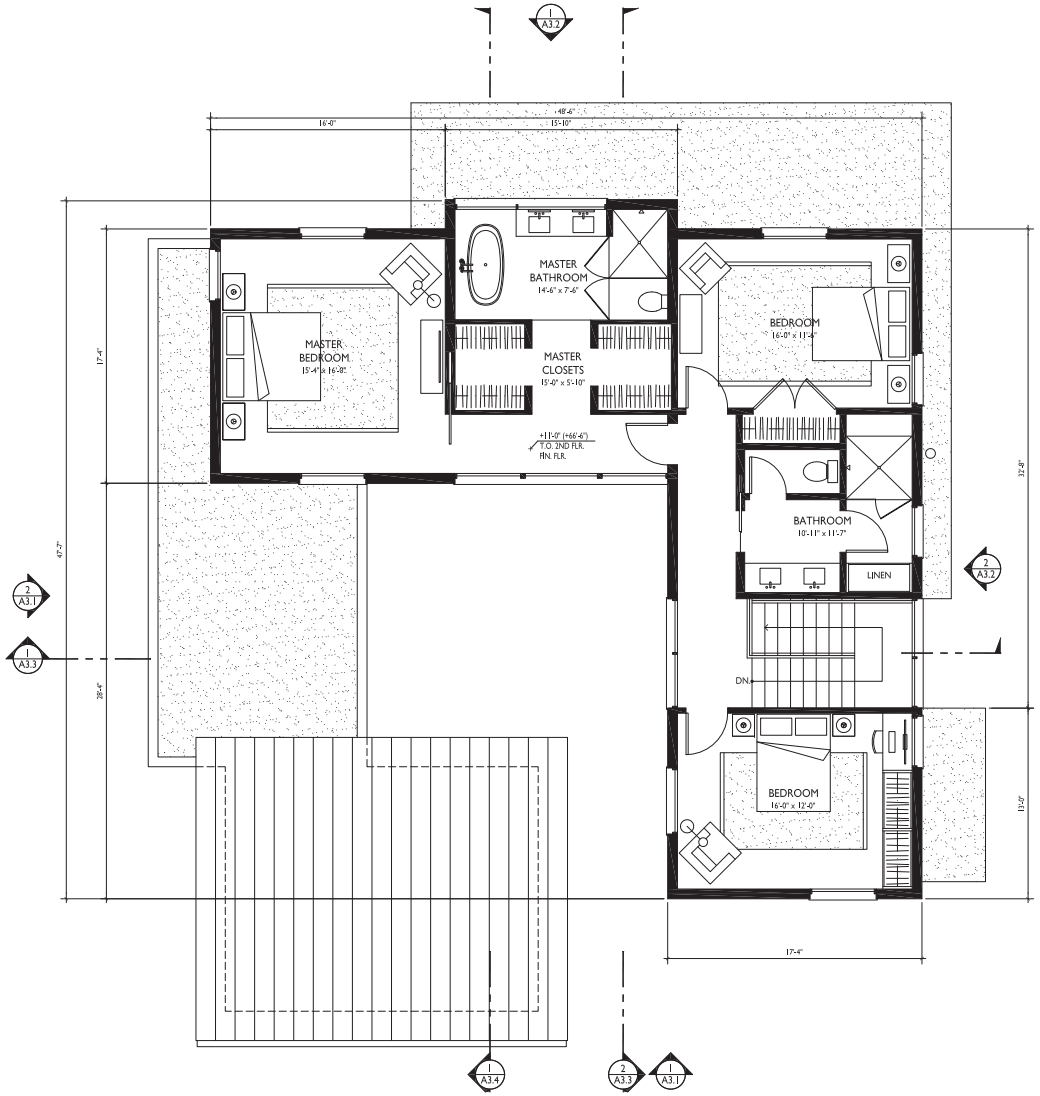
LADERMAN RESIDENCE
233 ARDEN ROAD
MENLO PARK, CALIFORNIA 94025
APN: 061-323-100

Date	
Drawn By	
Checked By	
Project No.	17013
Date	Issue
1.3.18	USE PERMIT
2.28.18	REV 1

GROUND FLOOR PLAN

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

A2.1



1 A2.2 SECOND FLOOR PLAN

0 2' 4' 8' 16'

BLDG. NORTH

TRUE NORTH

ARCANUM

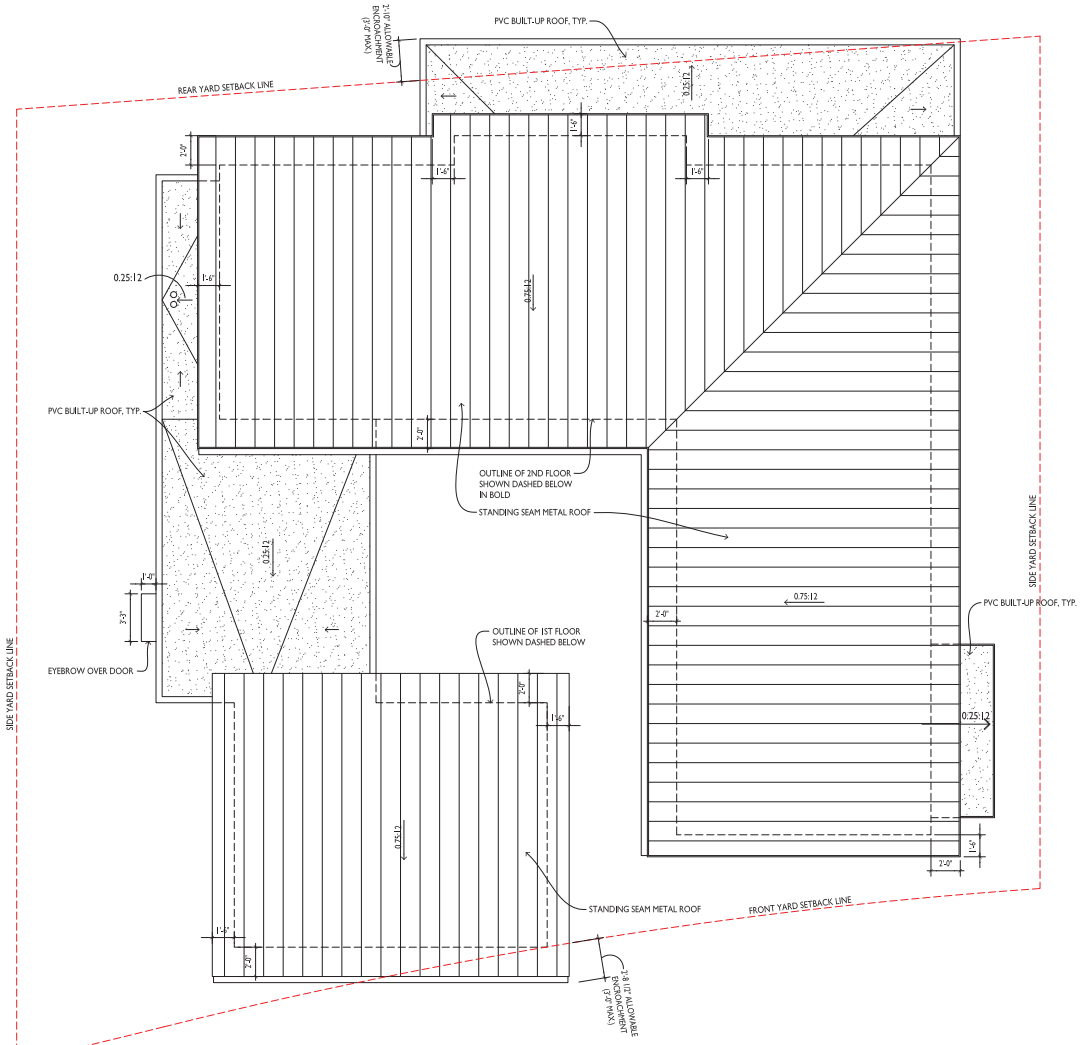
LADERMAN RESIDENCE
233 ARDEN ROAD
MENLO PARK, CALIFORNIA 94025
APN: 061-323-100

Date	
Drawn By	
Checked By	
Project No.	17013
Date	Issue
1.3.18	USE PERMIT
2.28.18	REV 1

SECOND FLOOR PLAN

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

A2.2



1 / A2.3 ROOF PLAN

2' 8' 0 4' 16'

BLDG. NORTH / TRUE NORTH

ARCANUM

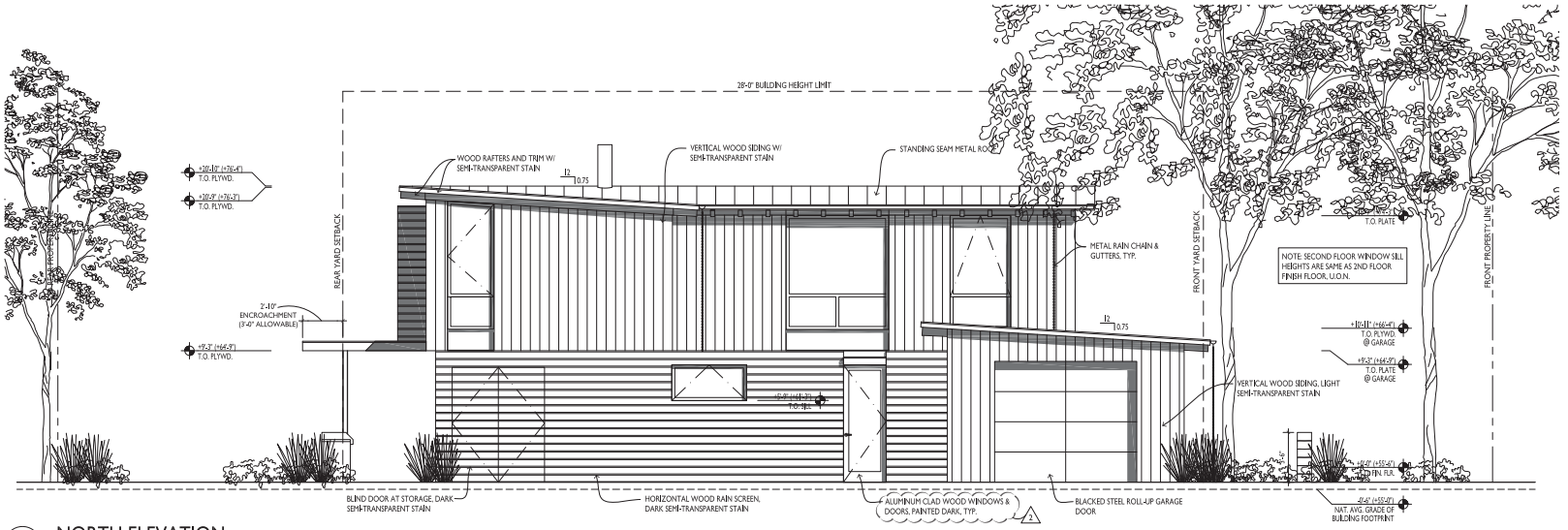
LADERMAN RESIDENCE
233 ARDEN ROAD
MENLO PARK, CALIFORNIA 94025
APN: 061-323-100

Date	
Drawn By	
Checked By	
Project No.	17012
Date	Issue
1.3.18	USE PERMIT
2.28.17	REV 1

ROOF PLAN

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

A2.3



2 A3.1 NORTH ELEVATION



1 A3.1 WEST ELEVATION (FRONT)

0 2' 4' 8' 16'

ARCANUM

LADERMAN RESIDENCE
233 ARDEN ROAD
MENLO PARK, CALIFORNIA 94025
APN: 061-323-100

Date	
Drawn By	
Checked By	
Project No.	17013
Date	Issue
1.3.18	USE PERMIT
2.28.18	REV 1
3.23.18	REV 2

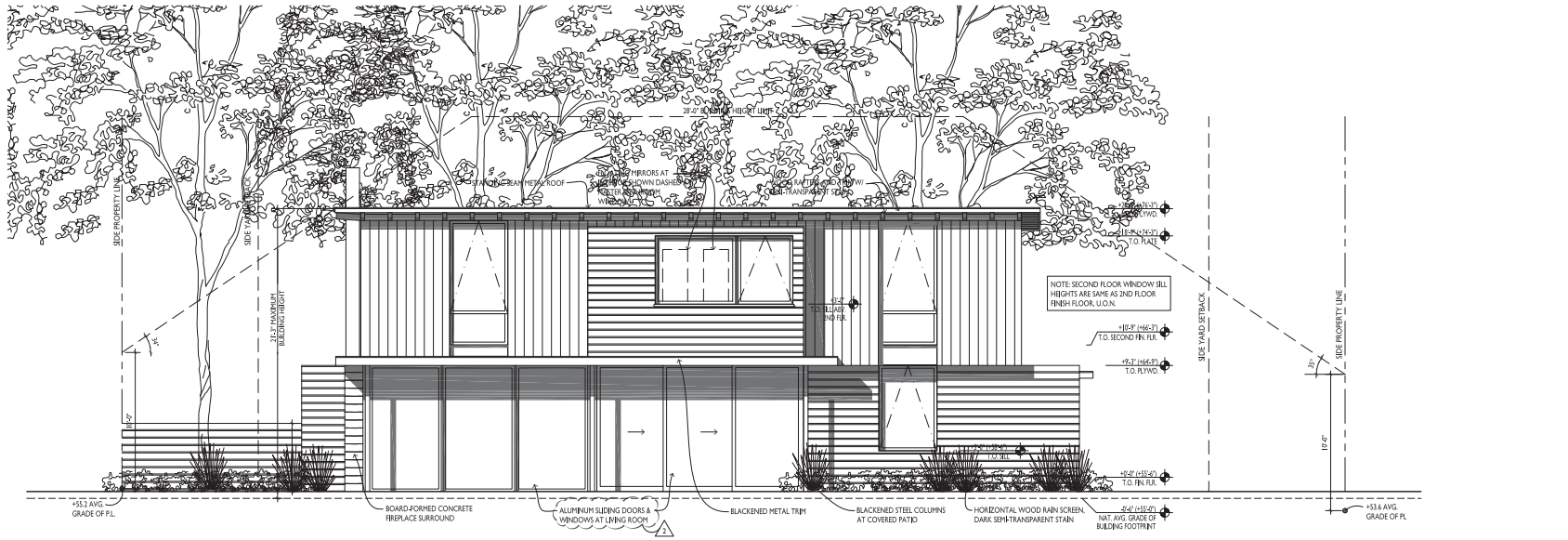
EXTERIOR ELEVATIONS

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

A3.1



2 A3.2 SOUTH ELEVATION



1 A3.2 EAST ELEVATION

0 2' 4' 8' 16'

ARCANUM

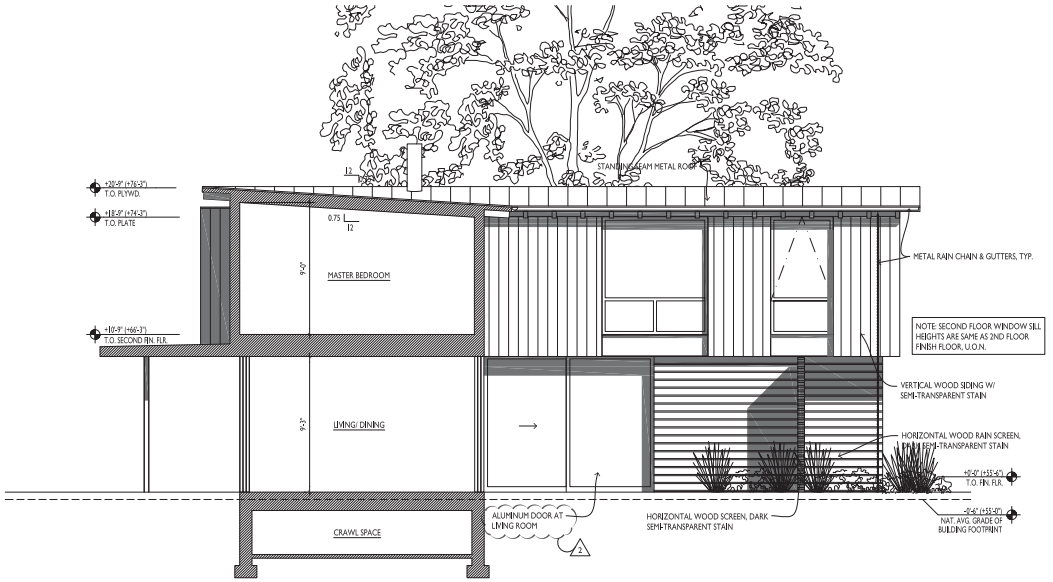
LADERMAN RESIDENCE
233 ARDEN ROAD
MENLO PARK, CALIFORNIA 94025
APN: 061-323-100

Date	
Drawn By	
Checked By	
Project No.	17013
Date	Issue
1.31.18	USE PERMIT
2.28.18	REV 1
3.23.18	REV 2

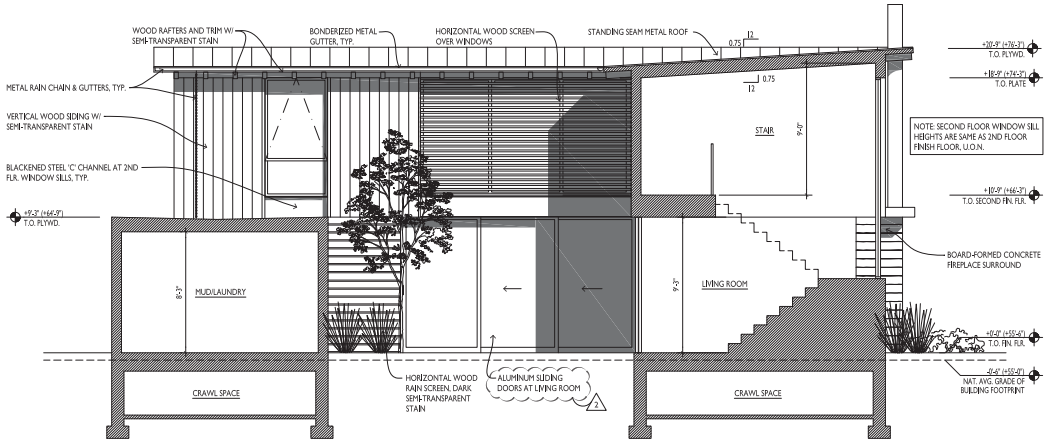
EXTERIOR ELEVATIONS

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

A3.2



2 A3.3 SECTION



1 A3.3 SECTION

0 4' 8' 16'

ARCANUM

LADERMAN RESIDENCE
233 ARDEN ROAD
MENLO PARK, CALIFORNIA 94025
APN: 061-323-100

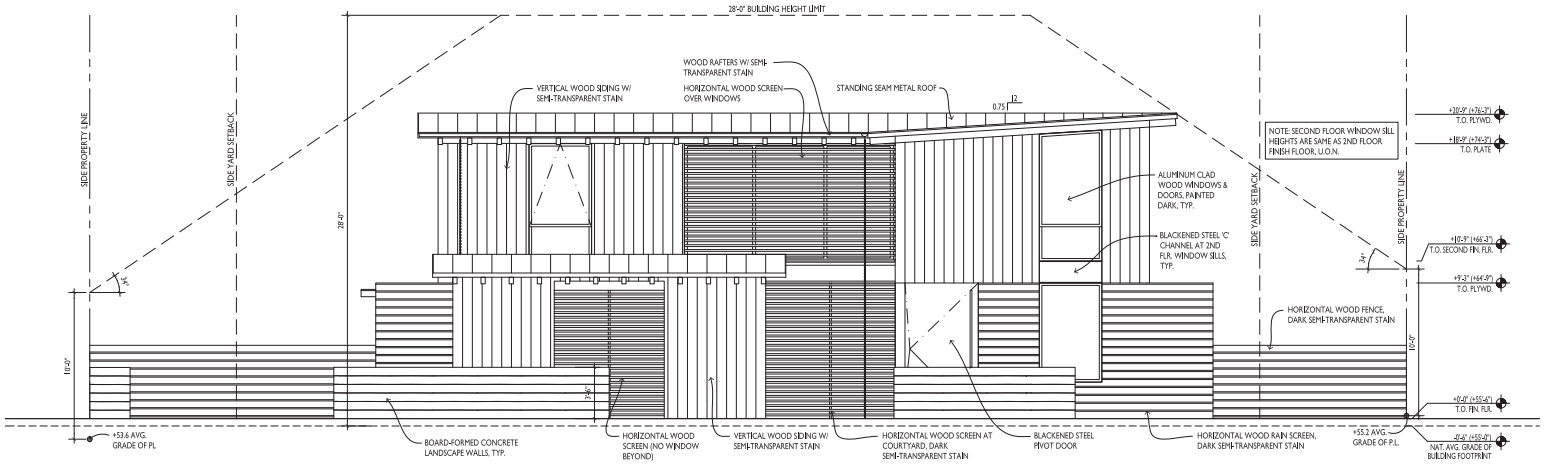
Date	
Drawn By	
Checked By	
Project No.	17013
Date	Issue
1.31.18	USE PERMIT
2.28.18	REV 1
3.23.18	REV 2

SECTIONS

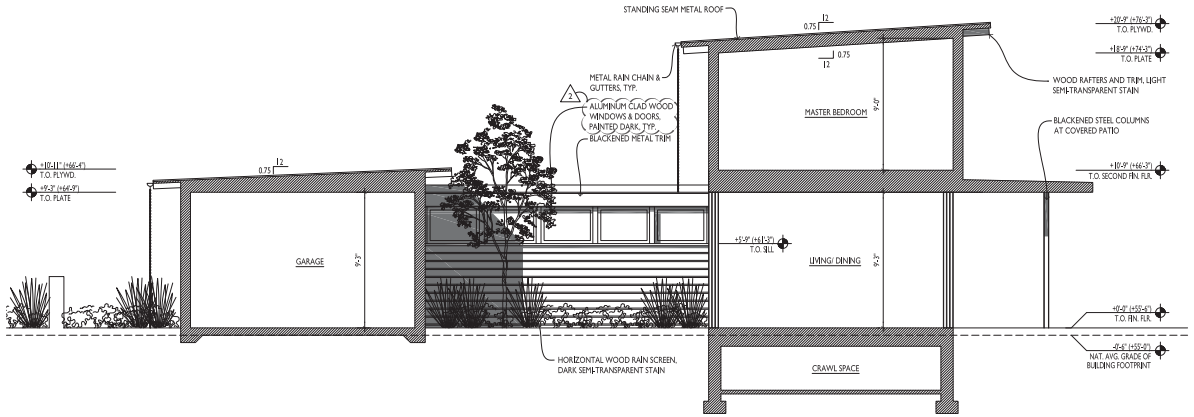
SCALE: 1/4" = 1'-0"

A3.3

D11



2 A3.4 WEST ELEVATION (FRONT, LINEWORK ONLY)



1 A3.4 SECTION

2' 8'
0 4' 16'

ARCANUM

LADERMAN RESIDENCE
233 ARDEN ROAD
MENLO PARK, CALIFORNIA 94025
APN: 061-323-100

Date	
Drawn By	
Checked By	
Project No.	17013
Date	Issue
1.23.18	USE PERMIT
2.28.18	1 REV 1
3.23.18	2 REV 2

ELEVATION & SECTION

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

A3.4

D12



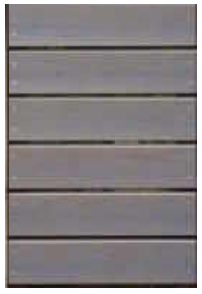
STEEL PIVOT ENTRY DOOR



BOARD-FORMED CONCRETE



VERTICAL WESTERN RED CEDAR SIDING, METAL TRIM & CLAD WINDOWS.



HORIZONTAL RAIN SCREEN

8 A4.1 MATERIAL IMAGES



7 A4.1 3D IMAGE



6 A4.1 3D IMAGE



5 A4.1 3D IMAGE



4 A4.1 3D IMAGE



3 A4.1 225 ARDEN ROAD



2 A4.1 233 ARDEN ROAD



1 A4.1 251 ARDEN ROAD

ARCANUM

LADERMAN RESIDENCE
233 ARDEN ROAD
MENLO PARK, CALIFORNIA 94025
APN: 061-323-100

Date
Drawn By
Checked By
Project No. 17013

Date 1.3.18 — Issue USE PERMIT
2.28.18 — REV 1

3D RENDERINGS, STREET IMAGES, & MATERIALS

SCALE: N/A

A4.1

D13

ARCANUM

arcanum architecture, inc.

501 third street, suite 200
san francisco, ca 94107
415/ 357 4400 tel
415/ 357 4404 fax

Description of Project

Proposed is a new single-family home of 3,205.0 square feet. The two-story home is to be located at 233 Arden Road in the Felton Gables neighborhood of Menlo Park and will be replacing an existing single-family residence and accessory structure of 1,838 square feet at the same address. In addition to the structure, the proposal introduces a variety of hardscape and landscape improvements to the site.

The residence is designed to be a modern agrarian cottage with a scale and form that harkens back to the era of William Wurster's work in California in the mid-century, but with clean and modern details that make this language fresh and new. On its surface, the design of the residence is welcoming, warm, and familiar. However, upon further inspection, the subtle detailing elevates the design to something modern and surprising.

As you approach the home from the street, you enter on to the property between several large heritage Oak trees that line the front of the property. The concrete paver path, interspersed with landscaping, leads between layers of board-formed concrete landscape walls, past the first façade of the house, to the large screened opening that seamlessly transitions from the courtyard to a large pivoting front door. These landscape elements offer a transition in scale as you move from the street towards the front door and past the one-story garage mass. The screen will provide some privacy for the courtyard, while still offering an obscured glimpse into the heart of the house. To the left, the garage mass will feature light gray vertical wood siding with a semi-transparent stain to protect the wood from the elements, while still showing the charm and texture of the wood. On the right, you will be presented with a dark semi-transparent stained horizontal rain screen that will wrap first floor of the residence while. The second floor will cantilever over the front door to provide shelter and further welcome you into the human scale of the house.

The main entry slips you past the first room of the house, which is a private office on the first floor. Past this the space opens to the stair, which is meant as a sculptural element to be enjoyed from the living room. Once in the living room the space opens to the left to the dining and kitchen area and is anchored to the right by a large board-formed concrete fireplace flanked by floor-to-ceiling windows. Massive wood lift and slide doors will open on both sides of the kitchen, dining, and living spaces to welcome in light and air, as well as to provide an effortless transition from interior to exterior.

Wrapping the other wall of the courtyard perpendicular to the kitchen will be the more utilitarian functions such as storage, laundry, and mud room. This area then turns to complete the courtyard with interior access to the garage.

The second floor is devoted to the private quarters of the residence. It will contain two bedrooms for the children, his & her bath, master bedroom, master bath, and master closet. As you'll see in the plan special care has been taken to program the house and to locate the windows so that they do not overly intrude into neighboring properties by orienting them towards the front and rear of the property. The master bedroom windows have been positioned to the front and rear of the property, while the smaller egress window is facing the driveway. **In the new design, the wider windows have narrowed to**

vertical bands to limit the field of view. The large sliding doors at the Master Bedroom on the second floor have been removed and the window for the Master Bathroom has been obscured by hanging the vanity mirrors over them. Overall, a 10.1% reduction of glazing has been accomplished in the new design.

The heart of the house is the courtyard. It will be flanked by all four interior sides of the house with the exception of the screen, which faces the street. The courtyard itself will contain a seating area, water fountain, and a decorative tree. Off the living and dining space will be a large covered porch with an outdoor dining and seating area. Other features of the back yard will include a BBQ, a hot tub, and a trash enclosure.

The intent of the massing and the palette of the house is meant to blend with the site and the existing foliage, but with clean lines and a welcoming atmosphere that offers intrigue to the residents and also the neighborhood as a whole. With a gentle sloping butterfly roof, the house will seem less imposing to the street as the surrounding houses and we hope will introduce a warm feel and appropriate scale to the neighborhood.

Neighborhood Outreach:

On Dec 11th, 2017 the property owners sent a message to the adjacent neighbors describing the project and inviting them to see the design at the property. (Adjacent neighbors: 224, 225, 230, 251 and 260 Arden Rd. & 230 and 248 Lennox Ave.) All of the adjacent neighbors acknowledge receipt of the invitation and everyone was supportive of the idea of the project.

On Dec 16th, 2017 the owners held a small reception to show the design to the neighbors. Only two neighbors attended: 225 Arden Road & 248 Lennox Avenue. The neighbors at 225 were supportive of design and so were the neighbors from 248 Lennox Avenue. However, the latter did express some concern for how much the 2nd floor Master Bedroom could look down into their yard.

On February 12th 2018 the owners received an email from the next door neighbor that not she, but other people in the neighborhood has asked her to approach the owners about the style of the house being too contemporary. This is something that Arcanum has taken into consideration and reflects in the design changes that have been made in this revision.

UPDATED (4.4.18) Additional letters of support from neighbors have been forwarded to Kaitie Meador at the Planning Department.

RECEIVED
JAN 03 2018
CITY OF MENLO PARK
PLANNING DIVISION

The Tree Specialist
Don Araki
ISA Certified Arborist WE-6547A
(408) 209-1007

Pre-Construction Tree Inventory and Certified Arborist's Report

Prepared for:
Arcanum Architecture Inc.
(415) 357-4421

Regarding Property Location:

233 Arden Ave. Menlo Park, CA

December 5, 2017, 2017

CONTENTS

1.0 AFFADAVIT
2.0 EXECUTIVE SUMMARY
3.0 TREE PRESERVATION PRECEPTS
4.0 SITE-SPECIFIC INFORMATION
- 4.1 Existing Conditions (Tree Inventory)
- 4.2 Site Plan (Existing Trees Re; property plan prepared by: NAME OF ARCHITECT BUSINESS OFFICE AND LOCATION)
- 4.3 Basic Tree Preservation Measures (TPMs)

5.0 CERTIFICATION

Copyright Don Araki 2008

1.0
AFFADAVIT

Don Araki of **The Tree Specialist** is an ISA Certified Arborist: WE- 6547A having authority to offer advice and suggestions accumulated from industry standards and working knowledge based on 20 years of experience in residential and commercial tree service. This report is respectfully submitted to Nick Thomas of Arcanum Architecture for work to be done at the location: 233 Arden Avenue, Menlo Park CA

_____
Don Araki

_____
Date

2.0
EXECUTIVE SUMMARY

Please be advised that the City of Menlo Park has established a strict code of compliance regarding tree work in your area titled "Heritage Tree Ordinance". For more information you may access this three page text at.

http://www.menlopark.org/205/Heritage-Trees

The Community Development Department's "Permit Submittal Requirements" advise the submittal of two (2) copies of the Arborist Report pertaining to heritage trees in the vicinity. You may also have access to these requirements at

http://www.menlopark.org/DocumentCenter/View/832

Since the design team has planned around this project's significant trees, the Heritage Trees can generally be preserved with the usual tree protection measures.

Copyright Don Araki 2008

3.0
TREE PRESERVATION PRECEPTS

{Books have been written on this topic – but if I had to choose three basic concepts to highlight:

Start early to preserve trees that are assets, but preserve whole trees (including roots, not merely trunks.

The owner(s) must have the entire team committed to preserving each tree everyday (from the designer to the project manager to the guys with the nail bags).

Minimize impacts, or the tree will require you to mitigate, lest you destroy its rootlets or its structure or its environment.}

4.0
SITE-SPECIFIC INFORMATION

Location: 233 Arden Avenue Menlo Park CA

4.1 Existing Conditions (Tree Inventory)

{Tree list spreadsheet)

Observation Definition Guidelines

Tree Numbering System: We have tree identifiers attached to the tree with assigned numbers from 1 -10.

Names: We utilize the common Sunset names whenever possible or scientific/botanical to minimize confusion. We may describe a tree using Sunset or McMinn's key when necessary.

DSH: Diameter at Standard Height: This measurement is the trunk diameter measured at the standard height defined by the jurisdiction in which the tree trunk grows. The industry standard is 54 inches above ground level, taken with a standard surveyor's diameter tape, recorded in inches (DBH: diameter at breast height). Exceptions to the 54" level are called out in several jurisdictions (to wit: San Mateo at 48"; Redwood City between 6" – 36"; San Jose at 24"). For multi-trunked trees, measurements were taken below the lowest branch swelling and/or individual stems at 54" inches, or an average depending on which height measurement is deemed to produce the best representative figure.

Crown Radius: The average radius measurement is shown in feet.

Ht (Height): Estimated distance foliage crown extends above grade, recorded in feet.

Vigor: Rigor for tree's growth and vitality as a blend of elements like leaf or bud size and color, twig growth (elongation), accumulation of deadwood, cavities, wound wood development, trunk expansion (growth "cracks"), etc.

Copyright Don Araki 2008

Structure: Structure rating for tree's architecture as a composite of factors like branch attachment, lean and balance, effects of prior breakage, crossing-tangled-twisted limbs, co-dominant trunks and/or branches, decay and cavities, anchorage (roots), etc.

Overall Condition: Percentage rating assessing the tree's overall vigor, recent growth, insects/diseases, and structural defects. Relative text rating included in the same cell as: Excellent, Good, Fair, Poor, Very Poor. This corresponds to the "Condition Percentage" factor in tree valuations per the Council or Tree and Landscape Appraisers (CTLA) system used by the International Society of Arboriculture. (CTLA, 1992) It combines foliage, branches, limbs, and trunk and root ratings into a composite condition score. This rating is used in the calculation of these trees' appraised value required by the City of Palo Alto.

Suitability for Preservation: Considers tree's condition (vigor and structure), longevity/age, adaptability, and aesthetics. This rating takes into account any announced intentions of changes in area/lot use. Degrees: High, Moderate, Low, and Very Low.

High: Tree in great condition and any existing defects or stresses are minor or can be easily mitigated.

Moderate: Notable vigor and/or stability problems but which can be moderated with treatment and /or increased tree protection zone.

Low: Significant problems, including shorter life expectancy. Difficult to retain but has potential with a much larger tree protection zone.

Very Low: Substantial, existing problems, defects, stresses; unlikely to survive the impact of any project.

Age / Longevity: Rates tree's relative age: Young (long) / Semi- Mature / mature / Over-Mature.

Comment: Notes; most obvious defects, insects, diseases or unique characteristics.

The Tree Specialist / Don Araki (408) 209-1007 FAX (408) 971-4614
Office: 1198 Nevada Avenue, San Jose, CA 95125
Copyright Don Araki 2008

4.2 Site Plan of Existing Trees based on submitted property plan created by: DL Architectural and Planning.

Reference Picture #1 (In Attachments)

Tree Description Table

Created by Scott Araki, Tree Specialist

Table includes Tree Number (corresponding to Previous Page site plan), Species name, Diameter at Standard Height, Canopy height, Canopy Width, Suitability of Preservation Rating, and General Description of tree condition

Tree #	Species	D.B.H.	Canopy Height	Canopy Width	Preservation Suitability	Health/Description
1	Quercus Agrifolia	19"	20'	18'	Good	Good
2	Quercus Agrifolia	18"	25'	15'	Good	Good
3	Quercus Agrifolia	24"	30'	15'	Good	Good
4	Quercus Agrifolia	18"	30'	12'	Good	Good
5	Metasequoia glyptostroboides	36"	35'	18'	Good	Good
6	Umbellularia Californica	24"	34'	18'	Poor	Poor
7	Quercus Agrifolia	24"	25'	20'	Good	Good
8						
9						
10						
11						
12						

The Tree Specialist / Don Araki (408) 209-1007 FAX (408) 971-4614
Office: 1198 Nevada Avenue, San Jose, CA 95125
Copyright Don Araki 2008

13						

D.B.H. - Diameter at Breast Height

4.3 Basic Tree Preservation Measures (TPMs)

The basic tree protection fencing is just the first step in tree preservation. Many additional tools and procedures come into play. Usually restriction of space and time curtail the use of the more esoteric ones, but those below are significant. Ideally, the owner or designer makes decisions well ahead of the project's start so that only trees which can realistically be preserved are retained.

Tree Protection Fence (TPF)

· We have inspected the property and the Type I and Type III protection measures (fencing and Wrapping) are installed for Heritage Trees Number 1, as shown in attached site plan.

There is one Oak that is going to have the structure built 10 feet away from the trunk. Construction will have little or no effect on this tree since the roots were cut 20 years ago two feet from the tree in order to build a retaining wall. The retaining wall is two feet tall. Below the retaining wall is concrete patio. The patio has no movement. Roots are generally within 12 to 18 inches in depth. Since the patio is 24 inches below the tree and the surface is impervious material we believe that there are no roots below the patio. The retaining wall has created a container similar to a Boxed tree. The minimum distance is three times the diameter of the tree. This makes the safe distance 6 feet. If there are roots they are at the wrong geometric angle to give significant structural integrity to provide lateral support to the tree. Since the patio is impervious there is most likely very little moisture absorbing roots below the patio in any. Because of the distance and the retain wall an patio we feel that construction will have no significant impact on the Oak Tree

· Keep ***fence in tact*** until ready for final landscaping begins.

· Use ***a continuous 6' foot high chain link fence with an allowed 2' foot opening to provide access for inspections***. The Posts = 8 ft. tall X 2" inch diameter galvanized posts driven 2 feet into the soil. Post Signs on the fence (8.5" X 11") warning of "penalty for working inside of fence or removal without written permission of Project or City Arborist (specific sign wording can be provided in memo form).

· Fence ***as much of the root zones as possible***, ideally 5' feet beyond the drip lines (branch tips) or including the entire TPZ. For this project's design constraints, the fence locations are pulled back to hardscape perimeters (with supplemental root zone protection described below).

Copyright Don Araki 2008

· Prohibit ***all construction impact*** from disturbing the root zone area which can effect tree preservation.

·The "clinical" area of the trees are the trunk and the branch structures that we see above the ground, however to ensure the health of the tree and facilitate preservation we must also acknowledge and take into consideration the complex structures of the root system under the ground responsible for structural and nutritional health; therefore, ***should work be required within the TPZ the advice and guidance of a Project Arborist should be employed.***

Type I fence to be installed, 15 feet, installed in the dirt behind the retaining wall as far away from the trunk as possible.

SUPPLEMENTAL PROTECTION – MULCH – ROOT ZONE BUFFER

Wood chip mulch shall be applied over open room zones (beneath trees' drip lines) to a depth of 4-6 inches, tapering to soil level within the 9 inches nearest the tree trunk.

Wood chips from tree pruning operations are ideal – they make a mulch that provides exceptional benefits to all trees – modifying the soil environment to conserve moisture, promote beneficial soil microbes, buffer against weather (desiccating sun, drying winds, pounding raindrops, temperature extremes), cushion the soil structure from foot (or vehicle) traffic.

Provide this for all trees – even inside of TPFs.

Where this buffer is used when TPFs cannot be placed at a drip line, additional supplemental material(s) may be required. When pre-existing driveway asphalt, or similar durable surface can be maintained intact, that may suffice. Otherwise for those cases, arborist sign-off is required, but generally depends on the traffic load:

-foot traffic and wheelbarrows: sheets of 5/8-inch plywood tacked together.

-Small bobcat-type vehicles and "Fergie" – size tractors: increase chip depth to 9 inches with 1-inch plywood sheets.

-Occasional full-size vehicles (cars, pickups, service vans): 9-inches of chips.

-Cement trucks, haulers, loaded dump trucks, heavy duty delivery trucks ["construction site temporary access road"]: a layer of biaxial geogrid (e.g. Tensar BX1200, or equal) on top of existing grade, topped with 12 inches of chips with 1-inch trench plate, tack welded together to avoid slipping apart.

Removal of any existing driveway or parking lot asphalt from over root zone areas must be performed with care. The excavator/tractor/trucks must keep all tires/tracks on the existing asphalt, picking it up as it goes. Re-laying the paving

Copyright Don Araki 2008

surfacing is done in reverse path, again keeping all tires/tracks on the hard surface above any root zone.

ROOT-SENSITIVE DESIGN

Additional preservation suggestions and techniques to consider can include:

-Pier and grade beam (on top of existing grade) to suspend construction above the roots.

-Trenchless technology to place utilities beneath roots without severing by trenching.

-Porous concrete, porous asphalt, open pavers can be used for some surfaces to let both air and water into root zones.

-Re-route the layout in a different location to avoid tree roots.

-Ramp over tree roots to avoid compacting their soil or severing them.

SUPPLEMENTAL WATERING AND FERTILIZING

Water application hints can be found in the ISA BMPs (Fertilization). Generally, a basic rule is to provide a deep soaking once a month during the hottest months of the year. Start before construction commences. Continue for a year after project completion. Modify by on-site arborist observations, especially during the "dry season" or in "drought conditions".

One application of water can be made to be included with a fertilizer application By surface application or soil injected to a depth of 6-8 inches.

Rules of thumb:

-10-20 gallons of water per trunk diameter incher per month, applied evenly over the root zone.

-Applying one inch of water will wet a moderate clay soil to about a depth of 1 ft.

-Soil samples should be lab tested to determine nutrients lacking-lab fertilizer recommendations should be followed.

PRUNING

General: The care of trees is the obvious domain of tree care contractors. Any clearance pruning, removals, aesthetic trimming, removal of limbs, root pruning, stump grinding, and/or remedial repair must be performed by a tree care contractor with a current California Contractor's License – the appropriate classification is C61/D49, with workers being WC-ISA Certified Tree Workers supervised by an ISA Certified Arborist. This includes removal of trees and/or stumps with intertwining/overlapping branches or roots.

The Tree Specialist / Don Araki (408) 209-1007 FAX (408) 971-4614
Office: 1198 Nevada Avenue, San Jose, CA 95125
Copyright Don Araki 2008

Routine: Typically trees would benefit from pruning near the end of a project, sometimes to improve the health and structure of some, but also to remove any deadwood, establishing a benchmark against which one can measure changes n the trees' status (e/g/, accumulation of new deadwood, hence decline).

Project-Critical: Of particular importance here may be a project clearance issues. Depending on the owner's decision about which trees to retain, crown cleaning, thinning and raising may be needed, especially structural pruning for the near at hand perimeter trees.

Standards: All tree work must comply with applicable tree-specific ANSI Standards and be performed within the guidelines of the ISA Best Management Practices – qualified tree care contractors will be thoroughly familiar with those published industry standards.

Typical pruning types to be used are described in the cited standards. Most of the trees would benefit from "cleaning" to remove deadwood and diseased or superfluous branches; plus, they can be improved structurally by "thinning" to reduce foliage branch end weights; many will require "raising" for project clearance.

Over-Pruning: Care must be taken to avoid over-pruning trees that one seriously wants to preserve. Not only does that ruin trees' structure, but it also removes so many food producing leaves that it stresses the trees (puts them on a diet), sometime irrecoverably.

Generally, one can prune 25% from a young, vigorously growing oak or redwood without resulting in a stress reaction. Mature trees usually show stress when 15% is pruned out. Over-mature specimens can readily show decline when even 5% of the live foliage is removed from an area of the foliage canopy.

Pruning Specifications: Objectives and procedures must be project-specific. As project details take shape, the Project Arborist can draft tree-specific pruning specs in line with those general guidelines, depending on the extent to which the project is designed to accommodate tree preservation.

Root Pruning: Any roots that must be severed must be cut cleanly (no shatter, rip, tear). A tree care contractor must root prune along any line, cut, or trench will disrupt roots larger that 1-inch in diameter. This root pruning is best scheduled prior to the installation contractor's work – this actually both speeds up the work for the contractor and cause less damage to the trees.

CUTS / FILLS

Cuts into the root zones must be minimized, per roots and root zones discussions above. Preview by Project or City Arborist required before commencing.

ROOT CROWN CHANGES / DISTURBANCES

The Tree Specialist / Don Araki (408) 209-1007 FAX (408) 971-4614
Office: 1198 Nevada Avenue, San Jose, CA 95125
Copyright Don Araki 2008

Root crown: the base of a tree – where the trunk ends and scaffold roots flare off into the surrounding soil. No change or disturbance may occur in any root crown area and all materials inadvertently or intentionally accumulating there must be removed.

In regards to Tree # 1, since the planned foundation is more than three times the diameter of the trunk away it is very unlikely that the proposed construction will have any impact on Oak tree # 1

ATTACHMENTS

No construction apparatus shall be attached to any tree (braces, signs, slings, etc.).

TRENCHES

Proactively avoid routing any trench under any tree's drip line (including utility, sewer, phone, cable, electric, drainage, irrigation, decorative lighting, pool supply, etc.).

In the unlikely event that a trench must cross a root system, the plan must be reviewed by the Project Arborist before that work can be done.

Consider alternatives – Tunnel with trenchless technology equipment? Hand dig? Trench straight toward a tree's trunk from both sides and then follow tunneling procedures for the short distance between (tree-specific distances recommendations can be made, based on an individual subject tree's size)?

When trenching across a root zone is necessary on-site monitoring by Project Arborist is required.

EQUIPMENT CLEANING

Establish a "Clean Out" site for such equipment as concrete trucks, cement forums, plastering apparatus, paint tools, etc. This must be located well away from any tree's root zone – or even any future planting areas.

All (sub) contractors must be on-notice that equipment must never be cleaned out over any tree's root zone – only within the designated "Clean Out" site.

STORAGE

No storage of gasoline, oil, or other chemicals over any tree's root zone.
No storage of any construction materials inside of any tree protection fence.

The Tree Specialist / Don Araki (408) 209-1007 FAX (408) 971-4614
Office: 1198 Nevada Avenue, San Jose, CA 95125
Copyright Don Araki 2008

CHEMICAL SPILLS

Promptly confine and clean up any chemical spill over any root zone.

PARKING

No parking under tree canopies unless the root zones are protected. This will be precluded if they can be fenced at the drip lines. Even more important is the root zone wood chip mulch.

Traffic causes irreparable harm to the soil structure and to the tree's roots due to the compaction.

Root zone compaction under a traffic load can be reduced by thickening the root zone buffer – say, beefing up to 6-8 inches of wood chips. Alternative buffer surfaces might include (alone or in combination): crushed rock, plywood sheets, steel plate, etc.

And one still must be careful of clearances to avoid bark bruising, trunk scrapes and limb breakage.

PUBLICATION & NOTICE

A copy of these tree protection measures must be on site, available to all workers, so they will be on notice regarding the tree's requirements.

One effective method is to paste up these pages on a sheet (usually titled "Tree Preservation Plan, Sheet T-1", or equivalent) and be certain that it is included in every set of construction drawings issued.

LANDSCAPE PLAN

A well-though-out landscaping plan can be essential. It must take into account the status and longevity of this site's existing trees. Plan for the irrigation lines to be laid on top of existing grade, placed beneath the wood-chip-mulch layer. Expect no irrigation or water-loving plants within 10 feet of any mature tree's trunk.

MONITORING

Project Arborist inspections begin with a sign-off to confirm that initial tree protection measures are in place before commencement of any other part of the project.

The Tree Specialist / Don Araki (408) 209-1007 FAX (408) 971-4614
Office: 1198 Nevada Avenue, San Jose, CA 95125
Copyright Don Araki 2008

The City of Menlo Park requires periodic monitoring inspections by the Project Arborist verifying that the tree preservation measures continue to be effective, with monthly reports faxed to the owner and the City Arborist.

PENALTIES

All (sub) contractors and their personnel must understand that they are responsible for their actions around these trees.

Circumventing tree protection measures will most certainly cause the tree(s) additional stress. This can be calculated as a change in the tree's status and there are formulae for assessing damage dollar amounts (see CTLA, Council of Tree and Landscape Appraisers).

Besides penalties derived from action on the City Ordinance, court have required contractors to pay penalties directly to the property owner suffering the damage/loss (diminution in tree value), sometimes assessed as double or triple if intentional action.

5.0
CERTIFICATION

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge, ability, and belief and are made in good faith.

Thank you for the opportunity to be of service to you. Should you have any questions or concerns please feel free to contact me at any time of the day.

Respectfully submitted,

Don Araki
ISA Certified Arborist #WE-6547A
The Tree Specialist
(408) 209-1007

Copyright Don Araki 2008

March 28, 2018

Dear Planning Commission,

I am very pleased with the design, look, and size of the home planned for 233 Arden Road. As a close neighbor (two doors down) and a long time resident of Felton Gables, I strongly support the proposed home. I think it will add elegance and beauty to our neighborhood and will be a positive addition to the lovely homes on Arden Road.

Sincerely,



Sloane Citron

310 Arden Road

March 28, 2018

Dear Planning Commission,

As a resident of Felton Gables for 25 years I hereby give my full support for the proposed construction at 233 Arden Road. I live across the street at 310 Arden and after studying the plans carefully believe that this home will be a wonderful addition to our neighborhood. It is tastefully designed, is it not overbearing in size and is projected to have serene landscaping. I whole heartedly support the Laderman home at 233 Arden Road and look forward to it enhancing our neighborhood.

Sincerely,



Judy Citron
310 Arden Road
Menlo Park, 94025

STAFF REPORT

Planning Commission Meeting Date: 4/9/2018
Staff Report Number: 18-035-PC

Regular Business: Architectural Control/Chris Kummerer/1326 Hoover Street

Recommendation

Staff recommends that the Planning Commission approve architectural control for exterior modifications and landscape improvements to an existing 10-unit multi-family residential building on a standard lot in the R-3 (Apartment) zoning district, at 1326 Hoover Street. The applicant has requested the removal of five heritage Canary Island pines in association with the proposal. The recommended actions are included as 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 1326 Hoover Street, between Valparaiso and Oak Grove Avenues, one block west of El Camino Real. The adjacent parcels along Hoover Street are also located within the R-3 (Apartment) zoning district, and contain a mix of apartments, smaller multi-family developments with associated common space, and some single-family residences. The area represents a variety of architectural styles, including Mediterranean, traditional ranch, and colonial revival buildings. At the rear, the property adjoins a hotel and an under-construction mixed-use residential/commercial development in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The downtown area is also located fairly close by. A location map is included as Attachment B.

Analysis

Project description

The existing ten-unit condominium building, built in 1974, sits atop a partially submerged parking level with 22 spaces and storage for the units. The existing building features a false mansard façade across each elevation that is proposed for removal. The building contains approximately 13,900 square feet of gross floor area, split evenly between two levels of units. There are a mix of unit layouts, some with two bedrooms and others with three. The units are accessed by exterior walkways and stairwells along both side elevations.

The applicant is proposing exterior modifications to each of the elevations to remove the mansard façade modification from the building, and replace the shingled areas of the second floor with a smooth stucco finish. The applicant is also proposing to install new windows for each of the units within their current locations, paint the vertical iron railings across each elevation, and install new horizontal steel railings for the front balconies. The project plans are included as Attachment C, and the project description letter is included as Attachment D. The City issued building permits for associated interior work to all of the units in February 2018, since the interior construction does not require Planning Commission review. The applicant has indicated the interior work is going to be phased to limit impact to the residents.

Design and materials

The proposed façade modifications are centered on the removal of the aging false-mansard roof that extends from the parapet of the flat roof down to the second level across all elevations, and the installation of a new black steel cornice around the main roof parapet. A new smooth stucco finish is proposed at the front elevation for the height of the building, and would continue around the sides and to the rear at the second level. A slightly darker stucco color is proposed beneath the first habitable level to give the appearance of a heavier weight and to reduce the perceived mass of the structure. The applicant has indicated the proposed improvements are intended to accentuate the horizontal aspects of the building and minimize its bulk. The existing plywood railings around the balconies on the front façade are proposed to be removed and replaced with a horizontal black steel railing system. A cantilevered steel shade is proposed above the second floor balconies at the front, as well as new gridded bronze framed windows. The proposed front elevation, showing some of the colors and materials, can be seen on Plan Sheet A-3.2. A color and material board has also been included in the submittal, and will be available for Planning Commission review at the April 9 meeting.

The applicant also proposes exterior modifications across the side and rear elevations. The vertical railings at the walkways and the plywood railings for the balconies are proposed to be painted across each elevation, and the existing T1-11 vertical siding on the side and rear elevations at the first level would also be painted. The applicant proposes replacing all windows with new bronze framed windows. Staff believes all facades would be improved by the proposed modifications, although the front elevation would receive the most substantial upgrades. The Planning Commission could discuss the extent of the improvements to the side and rear elevations, relative to the front façade, although staff would note that the side elevations are not particularly visible from the street, and the rear façade is not viewable except from the adjacent rear properties.

Staff believes the project would be compatible with the diverse architectural styles of the neighborhood and improve the overall appearance of the building.

Trees and Landscaping

The applicant has requested the removal of five heritage size Canary Island pine trees from the site. An arborist report is included as Attachment E. The location of the proposed replacement trees is shown on the site plan. The City Arborist has tentatively indicated that removal of trees #19 and 21 will be approved based on their structural conditions, but that the other requested removals will likely be denied. The proposed exterior remodeling is not directly contingent on the removal or retention of these trees, which

are located toward the rear of the parcel.

Correspondence

The applicant has indicated they reached out to several of the neighboring residents and provided a copy of the project information that was provided. The project information that was sent, and a map indicating which neighbors were reached, are included as Attachment F.

Conclusion

Staff believes the project would result in a cleaner, updated, and overall improved building. The proposed exterior modifications and associated interior improvements would maintain and enhance an outdated structure, and the contemporary design would be compatible with the diverse architectural styles of the neighborhood. 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. Arborist Report
F. 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:
Ori Paz, Assistant Planner

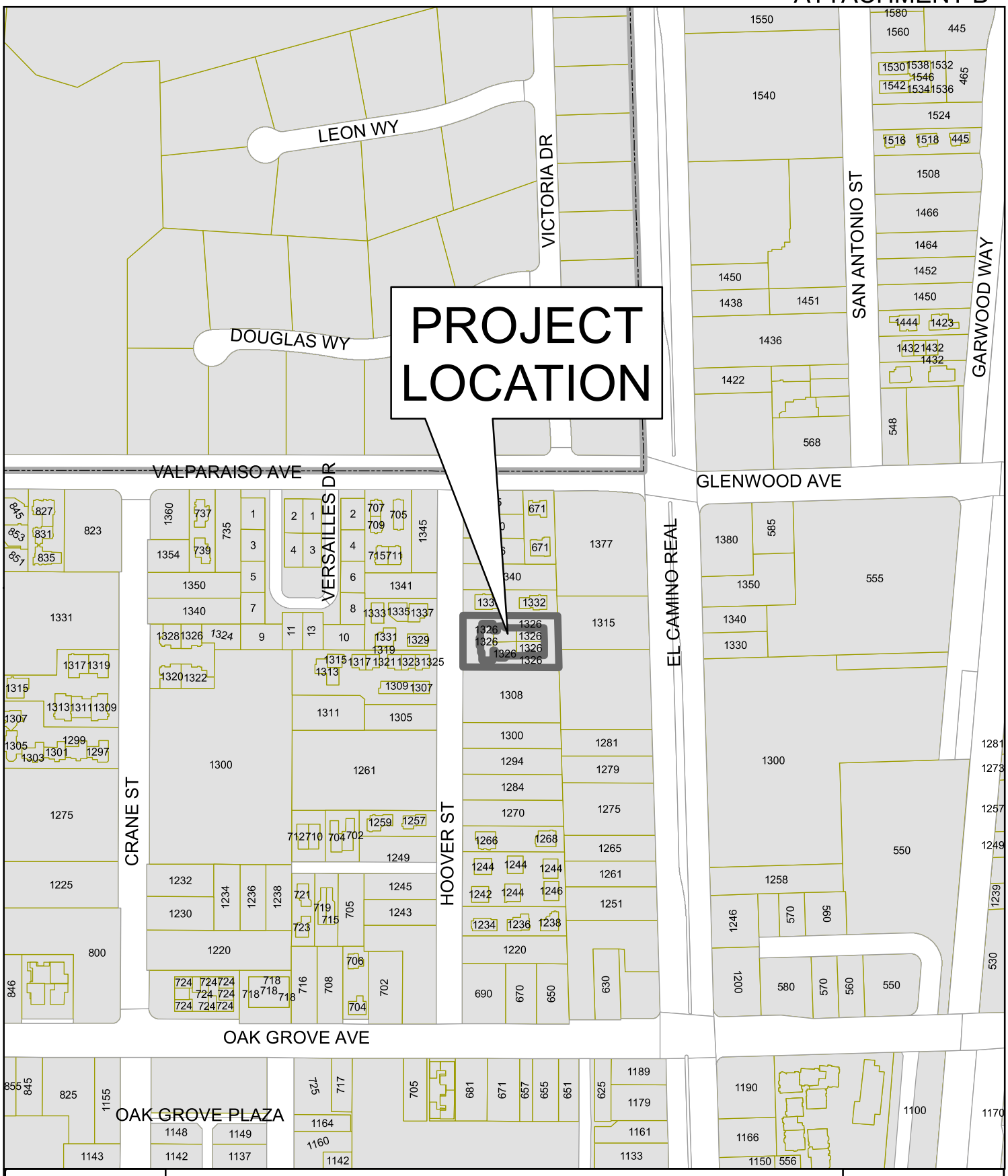
Report reviewed by:
Thomas Rogers, Principal Planner

1326 Hoover Street – Attachment A: Recommended Actions

LOCATION: 1326 Hoover Street	**PROJECT NUMBER:** PLN2017-00131	**APPLICANT:** Chris Kummerer	**OWNERS:** 1326 Hoover Street LLC
PROPOSAL: Request for architectural control for exterior modifications and landscape improvements to an existing 10-unit multi-family building on a standard lot in the R-3 (apartment) zoning district. The applicant has requested heritage tree removal permits for five Canary Island pine trees in good health with poor condition.			
DECISION ENTITY: Planning Commission	**DATE:** April 9, 2018	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			

ACTION:

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 CKA Architects, consisting of ten plan sheets, dated received April 4, 2018, and approved by the Planning Commission on April 9, 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 and the arborist report prepared by Advanced Tree Care, on February 24, 2018.



CITY OF MENLO PARK

LOCATION MAP
1326 HOOVER STREET

DRAWN: TAS CHECKED: OP DATE: 04/09/18 SCALE: 1" = 300' SHEET: 1

ATTACHMENT C

FACADE IMPROVEMENTS

1326 HOOVER STREET MENLO PARK, CA 94025
A.P.N. 110-70-001 thru 110-70-010

GENERAL NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.
2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENT AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. ALL WORK, TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.
4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.
5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.
6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.
7. MATERIALS, PRODUCTS AND EQUIPMENT SHALL ALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE SAME IN A TIMELY MANNER DURING THE COURSE OF WORK.
9. CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT, PROTECTION FOR DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.
10. EXCAVATE ALL FOOTING AS INDICATED ON THE DRAWING TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS. SEE GEOTECH REPORT.
11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDE OF THE BUILDING.
12. CONTRACTOR TO PRECISELY LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION.
13. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING EXCAVATION OF FOUNDATIONS, PIER DRILLING, UNDERPINNING, PREPARATION OF SUBGRADE BENEATH SLABS-ON-GRADE, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY MURRAY ENGINEERS, INC. DATED FEBRUARY 19, 2015. MURRAY ENGINEERS, INC. SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (650-559-9980) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
14. CONTRACTOR SHALL COMPLETE AND SUBMIT TO THE TOWN OF LOS ALTOS HILLS THEIR "SPECIAL INSPECTION AND TESTING SCHEDULE" FORM PRIOR TO PERMIT ISSUANCE. PLEASE MAKE SURE THAT THE REQUIRED SIGNATURES ARE PROVIDED AND THE AREA OF SPECIAL INSPECTION IS CLEARLY INDICATED ON THE FORM.
15. CONTRACTOR TO, AT A MINIMUM, PROVIDE SPECIAL INSPECTION FOR:
    - -POST-INSTALLED AND EPOXY ANCHORS USED IN TENSION APPLICATIONS
    - -CONCRETE REINFORCING PLACEMENT AND COMPRESSION TESTS
    - -STRUCTURAL STEEL WELDING

AND TO PROVIDE STRUCTURAL OBSERVATION REQUIREMENTS, AT A MINIMUM FOR:

- -FOUNDATION CONCRETE REINFORCING FOR EACH UNIQUE POUR, UNLESS OTHERWISE APPROVED BY E.O.R.
- -ROUGH FRAMING, SHEARWALLS, AND FRAMING HARDWARE
- -WHERE OTHERWISE REQUIRED BY BUILDING OFFICIALS OR BY THE BUILDING OWNER.

SEE 50.0 FOR DETAILED REQUIREMENTS.

16. ITEMS TO BE FIELD VERIFIED BY CERTIFIED HERS RATER.

BUILDING-LEVEL IAQ MECHANICAL VENTILATION.

COOLING SYSTEM: MINIMUM AIRFLOW AND FAN EFFICACY WATTS/CFM.

HVAC DISTRIBUTION SYSTEM: DUCT SEALING.

DOMESTIC HOT WATER SYSTEM: NONE.

SEE SHEET A6.2 TITLE 24 REPORT FOR FURTHER INFORMATION.

17. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH 2013 CALIFORNIA GREEN BUILDING STANDARD CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.
18. THE WORK IS TO BE CONSTRUCTED PLUMB AND LEVEL TO A TOLERANCE OF 1/4" OVER 20'. THE CONTRACTOR IS RESPONSIBLE FOR SETTING AND CHECKING ABSOLUTE HEIGHTS THROUGHOUT THE PROJECT. ABSOLUTE HEIGHTS ARE TO BE COORDINATED WITH THE PROJECT SURVEYOR PRIOR TO FORMING FOUNDATIONS AND DURING CONSTRUCTION OF THE FLOOR LEVELS. THE SURVEYOR IS ALSO TO BE CONSULTED TO LAYOUT THE RESIDENCE PRIOR TO FORMING FOUNDATIONS AND TO CONFIRM ITS CONFORMANCE TO SETBACKS PRIOR TO POURING FOUNDATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE PROJECT SURVEYOR.

ABBREVIATIONS & SYMBOLS

&	AND	MTL./MET.	METAL
@	AT		
ø	DIAMETER or ROUND	N.	NORTH
ACOUS.	ACOUTSTICAL	(N) or NEW	NEW
ADJ.	ADJUSTABLE	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FINISHED FLOOR	NO. or #	NUMBER
		N.T.S.	NOT TO SCALE
APPROX.	APPROXIMATE		
ARCH.	ARCHITECTURAL	o/	OVER
		O.C.	ON CENTER
BLDG.	BUILDING	O.D.	OUTSIDE DIAMETER
BLKG.	BLOCKING	OPNG.	OPENING
BM.	BEAM		
		P.E.N.	PLYWOOD EDGE NAILING
CAB.	CABINET	PERF.	PERFORATED
C.J.	CONTROL JOINT	PL.	PLATE OR PROPERTY LINE
CLG.	CEILING	PLAM.	PLASTIC LAMINATE
CLO.	CLOSET	PLYWD.	PLYWOOD
CLR.	CLEAR	PREFAB.	PREFABRICATED
C.M.U.	CONCRETE MASONRY UNIT	P.T.D.	PAPER TOWEL DISPENSER
C.O.	CLEANOUT or CASED OPENING	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
COL.	COLUMN		
CONC.	CONCRETE	R.	RISER
C.T.	COLLAR TIE	RAD.	RADIUS
C.W.	COLD WATER	R.D.	ROOF DRAIN
DBL.	DOUBLE	REF.	REFERENCE
DEPT.	DEPARTMENT	REINF.	REINFORCE
DET.	DETAIL	REQ'D	REQUIRED
D.F.	DOUGLAS FIR or DRINKING FOUNTAIN	R.O.	ROUGH OPENING
		RWD.	REDWOOD
DIA.	DIAMETER	R.W.L.	RAIN WATER LEADER
DIM.	DIMENSION		
DN.	DOWN	S.4.S.	SURFACED 4 SIDES
DS.	DOWNSPOUT	S.C.	SOLID CORE
DW.	DISHWASHER	SCHED.	SCHEDULE
DWG.	DRAWING	S.D.	SMOKE DETECTOR
		SEL.	SELECT
EA.	EACH	SHT.	SHEET
E.J.	EXPANSION JOINT	SIM.	SIMILAR
ELECT./ ELEC.	ELECTRICAL	SPEC.	SPECIFICATION(S)
ENCL.	ENCLOSURE	SQ.	SQUARE
E.O.S.	EDGE OF SLAB	S.S.D.	SEE STRUCTURAL DRAWINGS
EQ.	EQUAL	STD.	STANDARD
EQUIP./ EQPT.	EQUIPMENT	STL.	STEEL
		STOR.	STORAGE
EXIST or (E)	EXISTING	STRUCT./ STRL.	STRUCTURAL
EXP.	EXPANSION		
		SUSP.	SUSPEND
GYP. BD	GYPSUM BOARD	SYM.	SYMBOL or SYMMETRICAL
GYP.	GYPSUM		
H.B.	HOSE BIB	T.&B.	TOP AND BOTTOM
H.C.	HOLLOW CORE	T.&G.	TONGUE AND GROOVE
HDWR./HDWE.	HARDWARE		TREAD
H.M.	HOLLOW METAL	TEL.	TELEPHONE
HORIZ.	HORIZONTAL	THRU	THROUGH
HT./HGT.	HEIGHT	T.O.C.	TOP OF CURB
HTR.	HEATER	T.O.P./TP	TOP OF PAVEMENT
H.W.	HOT WATER	T.O.W./TW	TOP OF WALL
HDWD.	HARDWOOD	T.P.H.	TOILET PAPER HOLDER
		T.P.D.	TOILET PAPER DISPENSER
I.D.	INSIDE DIAMETER (DIM.)	TV.	TELEVISION
IN. or (")	INCH OR INCHES	TYP.	TYPICAL
INSUL.	INSULATION		
INT.	INTERIOR	U.L.	UNDERWRITERS LABORATORIES
		U.O.N.	UNLESS OTHERWISE NOTED
JAN.	JANITOR		
JST.	JOIST	VERT.	VERTICAL
KIT.	KITCHEN	V.G.	VERTICAL GRAIN
		w/	WITH
LAM.	LAMINATE	w/o	WITHOUT
LAV.	LAVATORY	W.C.	WATER CLOSET
		WD.	WOOD
MAX.	MAXIMUM	W.H.	WATER HEATER
MECH.	MECHANICAL	WP.	WATERPROOF
MEZZ.	MEZZANINE	W.U.I.	WILDLAND URBAN INTERFACE
MFR.	MANUFACTURER	W.W.F.	WELDED WIRE FABRIC
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		

GRID LINE

DOOR SYMBOL

DOOR MARK OR SEQUENCE NUMBER

WINDOW TYPE

PLUMBING SYMBOL

APPLIANCE SYMBOL

WORK, CONTROL, OR DATUM POINT

KEYNOTE
SEE LEGEND ON DRAWINGS FOR EXPLANATION OF EACH NOTE.

DETAIL
DETAIL NUMBER (1/2" DIA.)
SHEET WHERE DETAIL IS DRAWN

SECTION
SECTION NUMBER (1/2" DIA.)
SHEET WHERE SECTION IS DRAWN

INTERIOR ELEVATION
ELEVATION NUMBER
SHEET WHERE ELEVATION IS DRAWN

ROOM IDENTIFICATION
ROOM NAME
ROOM NUMBER

DIMENSION @ FACE OF STUD, MASONRY OR FRAMING (U.O.N.)

DIMENSION @ CENTERLINE

DIMENSION @ FACE OF FINISH

PROPERTY LINE

NEW OR FINISHED CONTOURS

EXISTING CONTOURS

CHANGE IN FLOOR FINISHES

ALIGN FACE OF FINISH

REVISION NUMBER
"CLOUD" INDICATES REVISED AREA ON DRAWINGS

PARTITION TYPE

PROJECT SUMMARY

ADDRESS: 1326 HOOVER STREET, MENLO PARK, CA 94025
OWNER: 1326 HOOVER STREET LLC
ARCHITECT: CKA ARCHITECTS, CHRIS KUMMERER, ARCHITECT
PHONE: (650) 233-0342
E-MAIL: CHRIS@CKA-ARCHITECTS.COM
APN# 110-70-001 thru 110-70-010

ZONING: R-3

BUILDING OCCUPANCY GROUP: R-2
TYPE OF CONSTRUCTION: V-B
AUTOMATIC FIRE SPRINKLERS REQUIRED?: NO

LOT SIZE: 18,462.5 SF

EXISTING FLOOR AREA: = ± 13,916 SF

PROPOSED FLOOR AREA:= NO CHANGE IN FLOOR AREA

ALLOWABLE LOT COVERAGE: 40% X 18,462.5 = 7,385 SF

PROPOSED LOT COVERAGE: (E) (± 6,958 SF) + 296 SF OF COVERED BALCONY IN EXCESS OF 6' = 7,254 SF (SEE A2.1 FOR BALCONIES >6')

SETBACKS: 20' FRONT
15' REAR
10' SIDE

ALLOWABLE HEIGHT: 35'-0"

PROPOSED HEIGHT: NO CHANGE (± 24'-6")

PROJECT IS IN THE FLOOD ZONE? NO

PARKING: EXISTING TO REMAIN

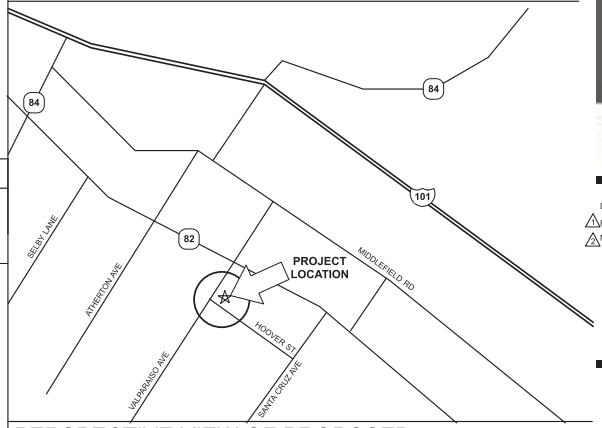
APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN BUILDING CODE
AND CURRENT LOCAL BUILDING AND ZONING CODES

SCOPE OF WORK

THIS PROJECT CONSISTS OF REMODELING TO THE EXISTING FACADES OF AN EXISTING CONDOMINIUM BUILDING. THE REMODELING INCLUDES REMOVAL OF AN EXISTING MANSARD ROOF AND REPLACEMENT OF WINDOWS AND DOORS THROUGHOUT THE EXTERIOR IN A 'LIKE FOR LIKE' FASHION. REVISIONS ARE BEING PROPOSED TO THE CORNICE AND RAILINGS OF THE BUILDING. UPGRADING OF THE SIDING FROM PLYWOOD TO STUCCO IS BEING PROPOSED IN MANY AREAS. TRIMMING OF EXISTING HERITAGE SIZE PINE TREES IS NOT ANTICIPATED AS A PART OF THE FACADE RENOVATIONS- SEE A0.1 FOR ARBORIST REPORT. HERITAGE TREE REMOVALS ARE PLANNED FOR THE PROPERTY UNDER A SEPARATE PERMIT. 1

VICINITY MAP



PERSPECTIVE VIEW OF PROPOSED



EXISTING FRONT VIEW



DRAWING ORDER

ARCHITECTURAL		A3.0	(E) ELEVATIONS
A0.0	COVER SHEET 1	A3.1	(N) ELEVATIONS
A0.1	ARBORIST REPORT	A3.2	(N) ENLARGED ELEVATION/ DETAILS
A1.0	STREETSCAPE/AREA PLAN		
A1.1	SITE PLAN		
A2.0	(E) BASEMENT PLAN		
A2.1	(E) FIRST FLOOR PLAN		
A2.2	(E) SECOND FLOOR PLAN		

cka ARCHITECTS

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
1 FEB. 22, 2018 PLANNING REVISIONS
2 MAR. 29, 2018 PLANNING REVISIONS

FACADE IMPROVEMENTS
1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

STAMP:

PAGE NUMBER:
A0.0
COVER SHEET

THESE DOCUMENTS ARE & SHALL REMAIN THE PROPERTY OF CHRIS KUMMERER ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CHRIS KUMMERER ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR WRITTEN MATERIAL SHALL CONSTITUTE PROOF OF ACCEPTANCE OF THESE RESTRICTIONS.

Advanced Tree Care

P.O. Box 5826, Redwood City, CA 94063 — 650.339.0530

Tree #s 11, 12, 19 and 21 have co-dominant stems that have included bark. Included bark is a structural weakness where the fibers from each co-dominant trunk do not bind together to form a strong union but actually push each other apart forming a very weak union.

Tree #s 11 and 12 are growing on top of a retaining wall and leaning to it's fall.

Tree #13 has a compromised root system and a significant lean towards the building.

I recommend removal of all 5 trees.

If you have any questions or I can be of further assistance, please don't hesitate to call.

Sincerely

Robert Weatherill
Certified Arborist WE 1950a

Advanced Tree Care

P.O. Box 5826, Redwood City, CA 94063 — 650.339.0530

John Scappini, Clarum Homes
412 Olive Ave
Palo Alto, CA 94306

February 24, 2018

Site: 1326 Hoover Street, Menlo Park

Dear John,

I looked at the 5 trees on the property at 1326 Hoover St, Menlo Park and have the following observations and summary.

The trees can be seen in the attached photos. Their locations can be found on the attached plan.

There are 22 Canary island pines around the perimeter of the property. I have numbered the trees with the pine at the front left side being #1 and going clockwise around the perimeter the tree at the front on the right side being # 22.

Observations

Canary Island pine #11
Species: Canary Island pine, *Pinus canariensis*
Diameter at Standard Height: 35.5"
Height: 60 feet
Canopy spread: 20 feet average

The tree is in good health but poor condition. The canopy is thick and healthy and has been well maintained. The trunks are co-dominant at 8' with included bark at the trunk union. The tree grows on top of a retaining wall. the retaining wall is cracked and bulging towards the tree

Canary Island pine #12
Species: Canary Island pine, *Pinus canariensis*
Diameter at Standard Height: 38.1"
Height: 80 feet
Canopy spread: 25 feet average

The tree is located along the rear property line. The tree is in good health but poor condition. The canopy is thick and healthy and has been well maintained. The trunks are co-dominant at 5' with included bark at the trunk union. The tree grows on top of a retaining wall, the retaining wall is cracked and bulging towards the rear neighbor

Advanced Tree Care

P.O. Box 5826, Redwood City, CA 94063 — 650.339.0530

Canary Island pine #17
Species: Canary Island pine, *Pinus canariensis*
Diameter at Standard Height: 29.9"
Height: 80 feet
Canopy spread: 40 feet average

The tree is located along the right side of the property. The tree is in good health but poor condition. The canopy is thick and healthy and has been well maintained. The tree has a single trunk with a significant lean towards the building. The tree is located 1 foot behind a retaining wall. The retaining wall is intact suggesting that the root system supporting this tree has been compromised. The compromised root system may be the cause for its significant lean.

Canary Island pine #19
Species: Canary Island pine, *Pinus canariensis*
Diameter at Standard Height: 24.8"
Height: 65 feet
Canopy spread: 30 feet average

The tree is located along the right side of the property. The tree is in good health but poor condition. The canopy is thick and healthy and has been well maintained. The tree has a single trunk that splits into multiple co-dominant stems at 10' with included bark at the trunk unions.

Canary Island pine #21
Species: Canary Island pine, *Pinus canariensis*
Diameter at Standard Height: 34.9"
Height: 80 feet
Canopy spread: 40 feet average

The tree is located along the right side of the property closer to the street. The tree is in good health but poor condition. The canopy is thick and healthy and has been well maintained. The trunks are co-dominant at 24' with included bark at the trunk union.

Summary

The Canary Island pines at the property are all healthy and have been well maintained

Canary Island pines are large trees and not particularly desirable. They produce a lot of needle debris and some debris which can present a fire hazard if not maintained. The trees also have very brittle branches that have a high susceptibility to failure if they are not frequently lightened and maintained.

Advanced Tree Care

P.O. Box 5826, Redwood City, CA 94063 — 650.339.0530

Tree Protection Plan during refurbishment of building

The existing building will be undergoing improvements to the existing façade. Improvements will include new handrails and awnings on balconies, new window frames and other improvements. The proposed improvements will not involve any disturbances to the trees surrounding the building however below some general recommendations for tree protection during construction.

1. Tree Protection Zones are typically defined by the edge of the canopy of the tree and usually protected with cyclone fencing. In this case no cyclone fencing is needed as the critical root zones are protected by a concrete wall; stay which will not be removed.
2. Any pruning and maintenance of the tree 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.
3. Any excavation in ground where there is 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.[1]
4. 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]
5. **Do Not:**[3]
   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, chip 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 cables, chain or ropes to trees or shrubs.
   g. Apply soil sterilants under pavement near existing trees.
6. Compaction of the soil within the dripline shall be kept to a minimum.[4]
7. 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.

Advanced Tree Care

P.O. Box 5826, Redwood City, CA 94063 — 650.339.0530



Location of Trees

cka ARCHITECTS

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
1 FEB. 22, 2018 PLANNING REVISIONS
2 MAR. 29, 2018 PLANNING REVISIONS

FACADE IMPROVEMENTS

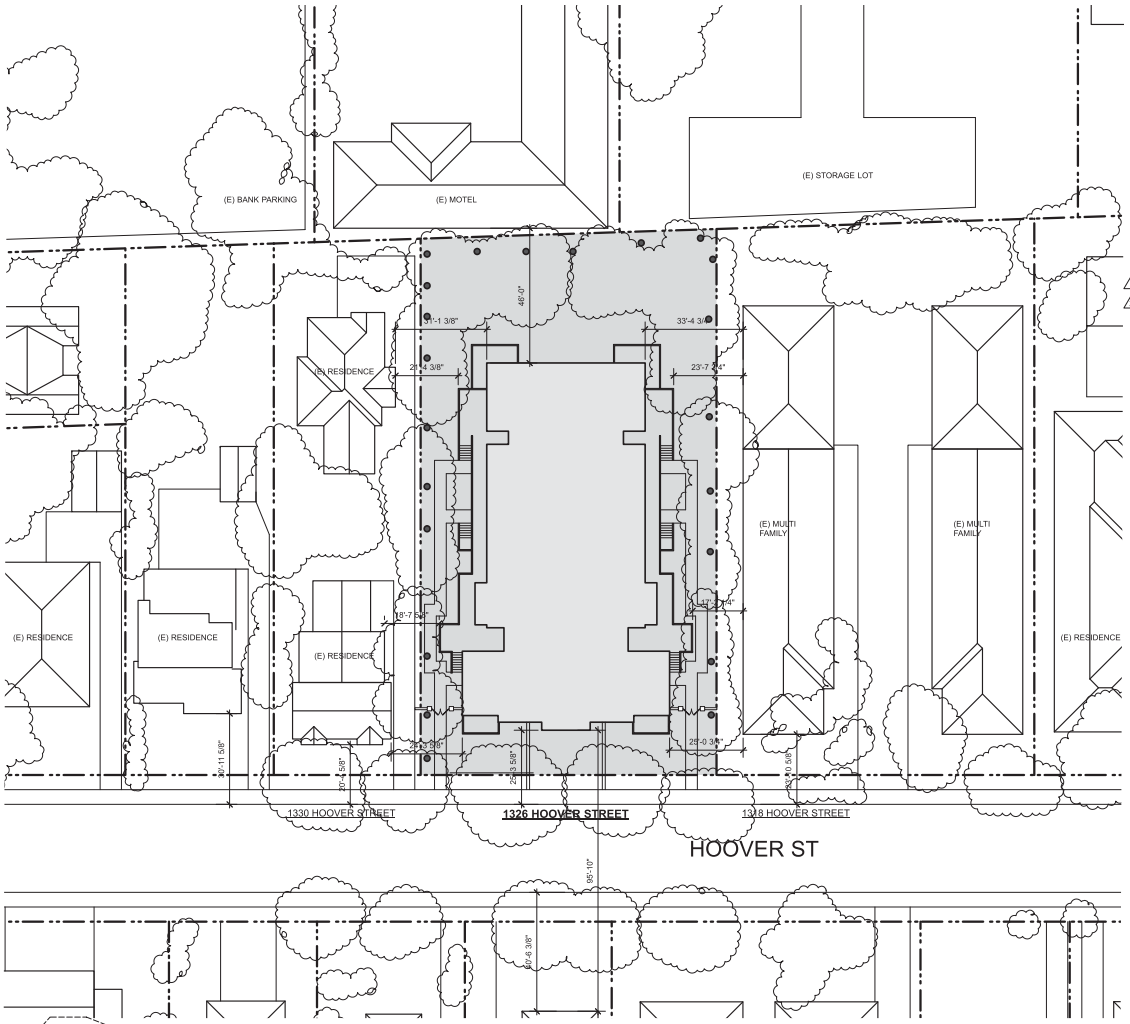
1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

STAMP:

PAGE NUMBER:

A0.1
ARBORIST REPORT

C2



2 AREA PLAN (TO RIGHT)
SCALE 1" = 20'-0" SEE A1.1 FOR SITE SPECIFIC TREE INFORMATION

0' 4' 8' 12' 16' 20'

1 STREETSCAPE (BELOW)
SCALE 1/8" = 1'-0"

0' 4' 8' 12' 16' 20'



cka
ARCHITECTS

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
1 FEB. 22, 2018 PLANNING REVISIONS
2 MAR. 29, 2018 PLANNING REVISIONS

FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

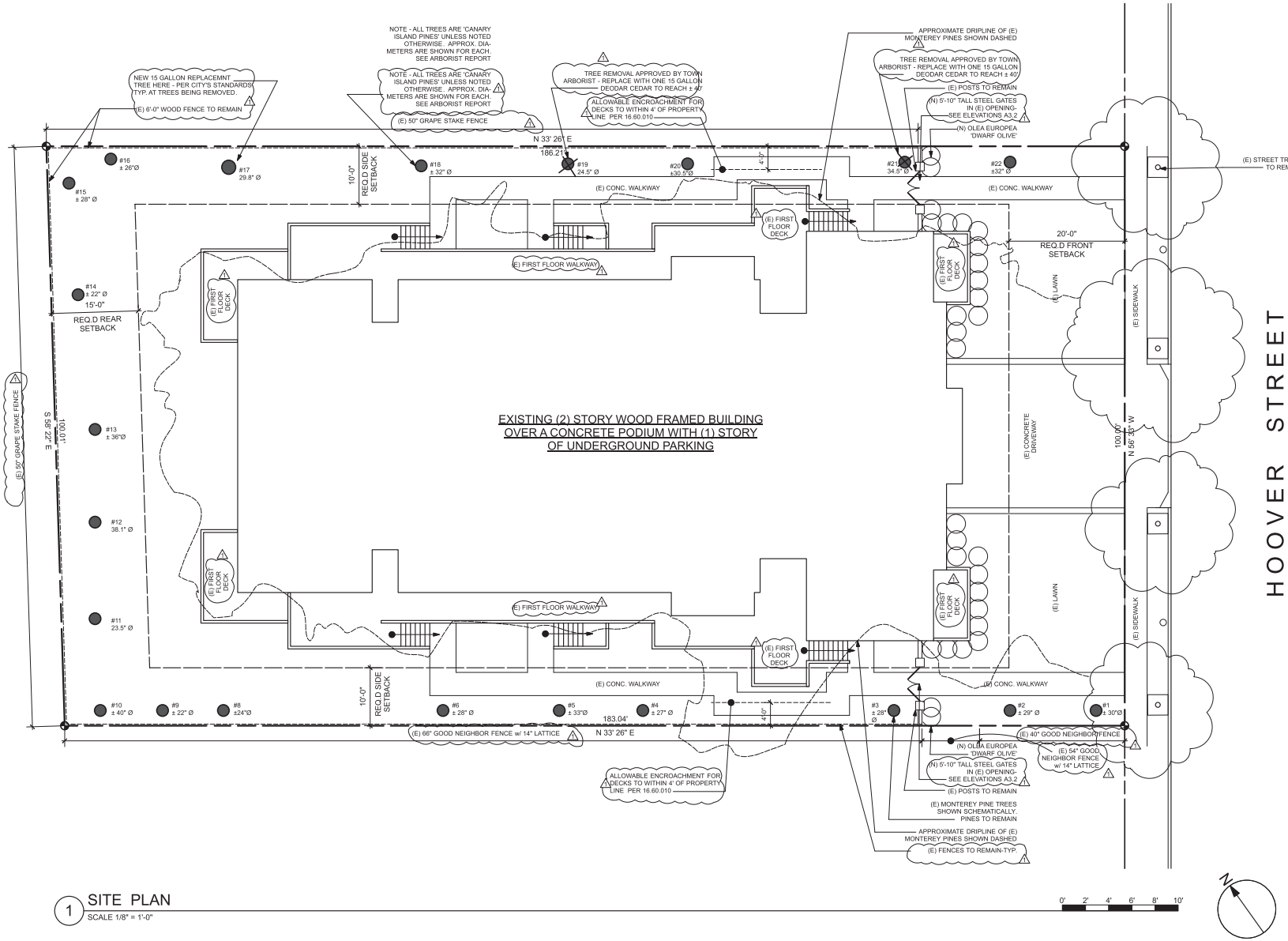
STAMP:

PAGE NUMBER:

A1.0

NEIGHBORHOOD CONTEXT

C3



1 SITE PLAN
SCALE 1/8" = 1'-0"

cka ARCHITECTS

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
1 FEB. 22, 2018 PLANNING REVISIONS

FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

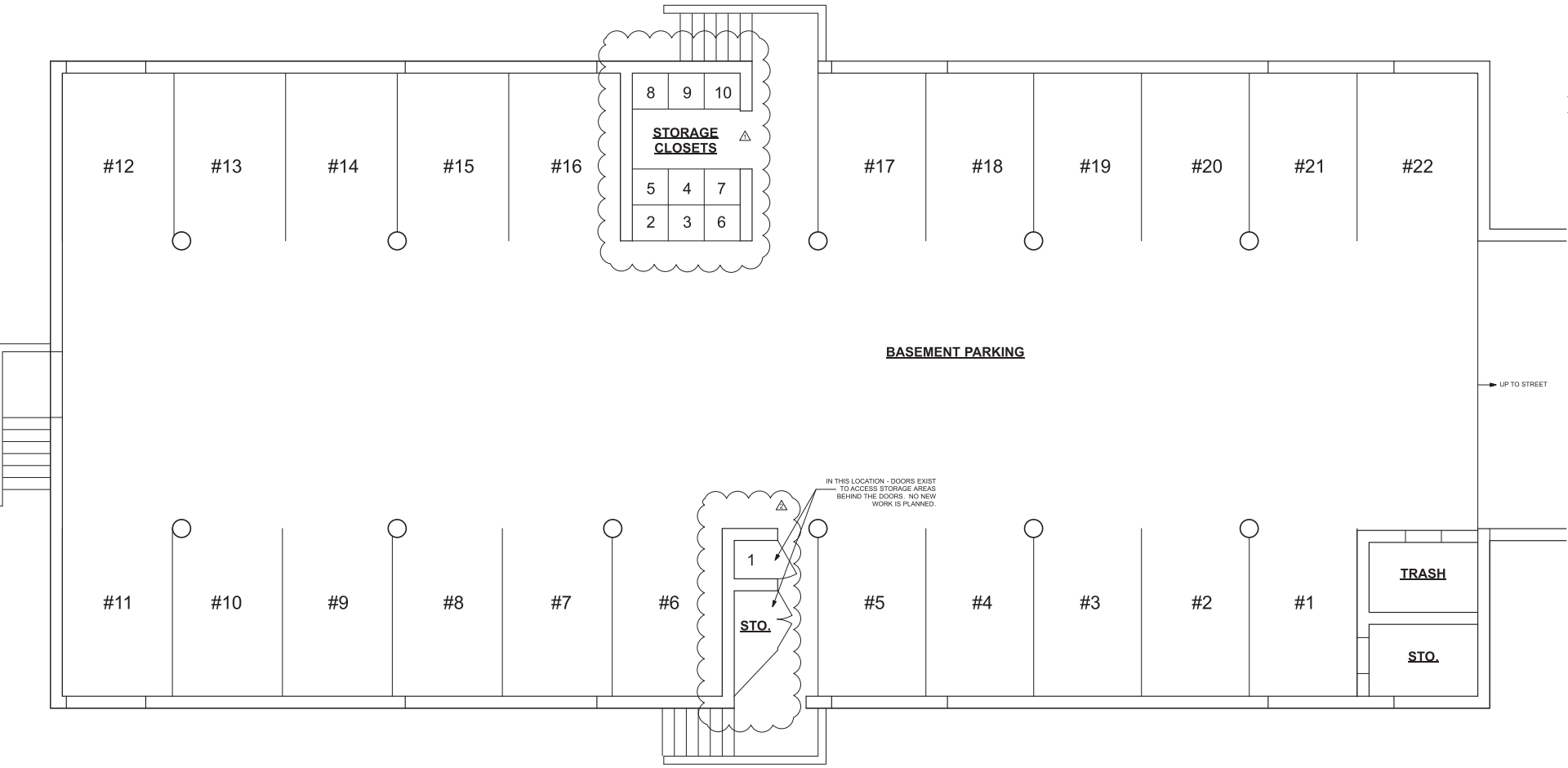
STAMP:

PAGE NUMBER:

A1.1

SITE PLAN

C4



1 (E) BASEMENT FLOOR PLAN - THIS PLAN IS FOR REFERENCE ONLY

SCALE 1/4" = 1'-0"

0' 2' 4' 6' 8' 10'

cka ARCHITECTS

[redacted]

REVISIONS:

DEC. 19, 2017 PLANNING SUBMITTAL

1 FEB. 22, 2018 PLANNING REVISIONS

2 MAR. 29, 2018 PLANNING REVISIONS

FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025

A.P.N. 137-07-058

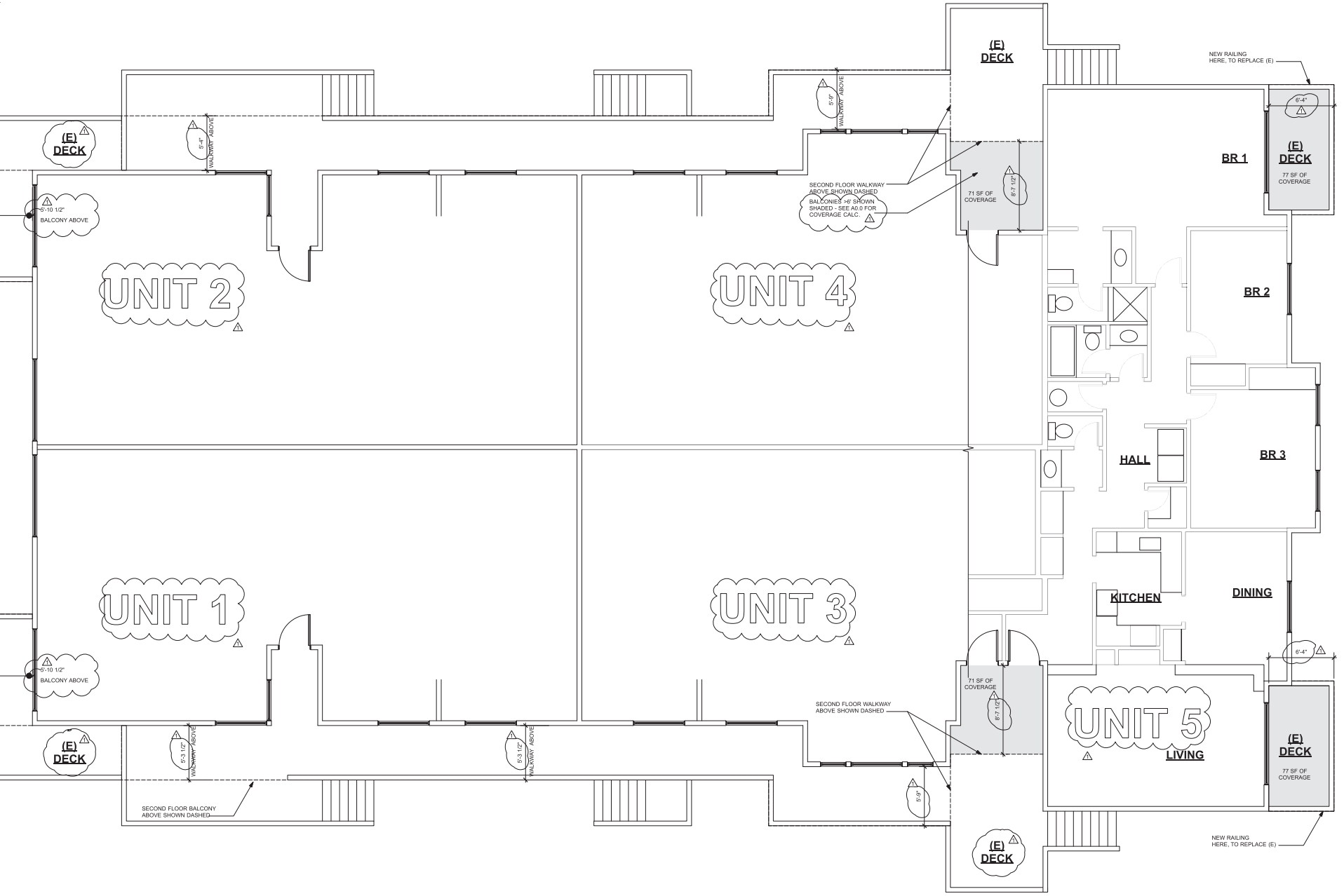
STAMP:

PAGE NUMBER:

A2.0

BASEMENT FLOOR PLAN

[redacted]



1 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

0' 2' 4' 6' 8' 10'

cka ARCHITECTS

[redacted]

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
1 FEB. 22, 2018 PLANNING REVISIONS
2 MAR. 29, 2018 PLANNING REVISIONS

FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

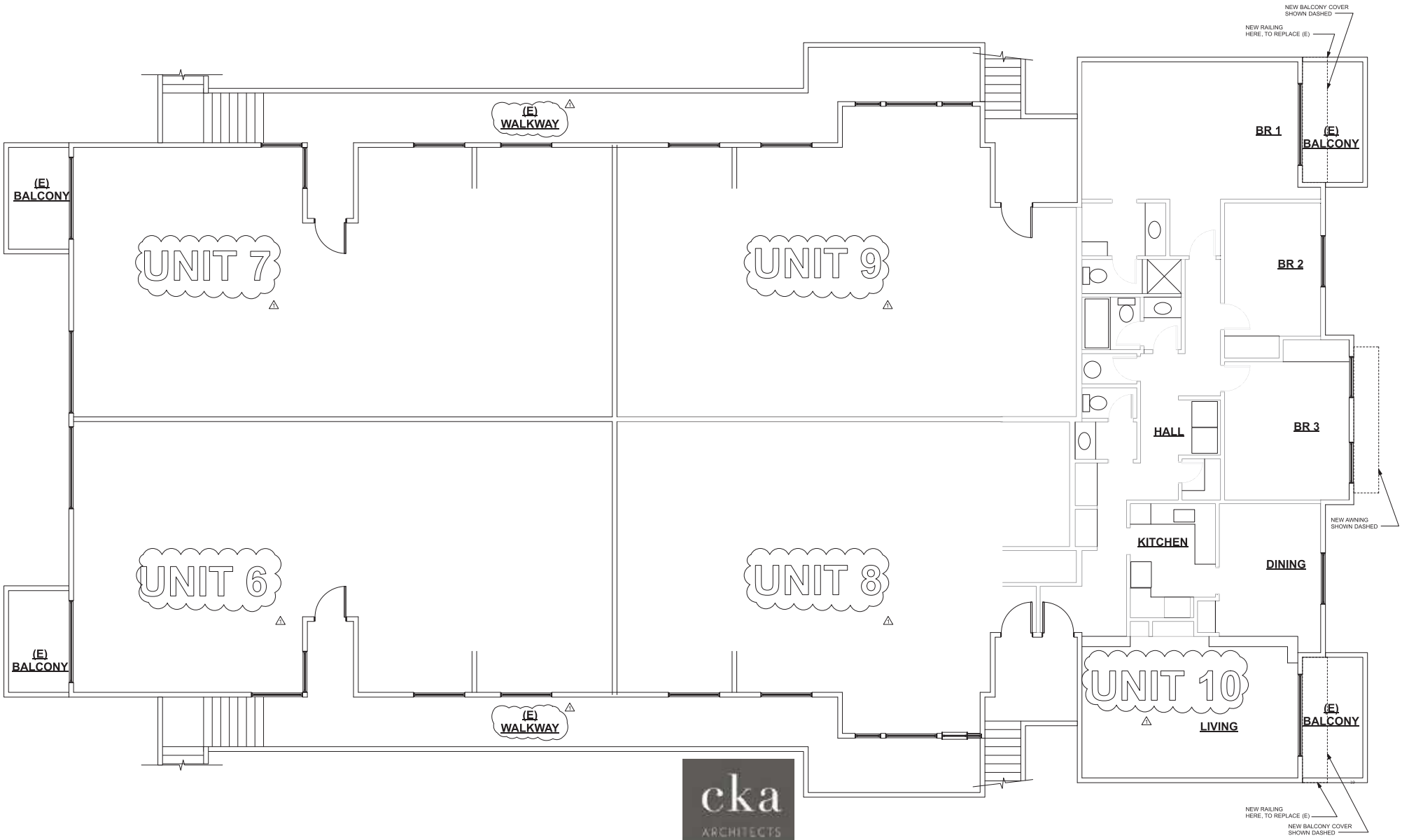
STAMP:

PAGE NUMBER:

A2.1

FIRST FLOOR PLAN

[redacted]



1 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

0' 2' 4' 6' 8' 10'

cka ARCHITECTS

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
1 FEB. 22, 2018 PLANNING REVISIONS
2 MAR. 29, 2018 PLANNING REVISIONS

STAMP:

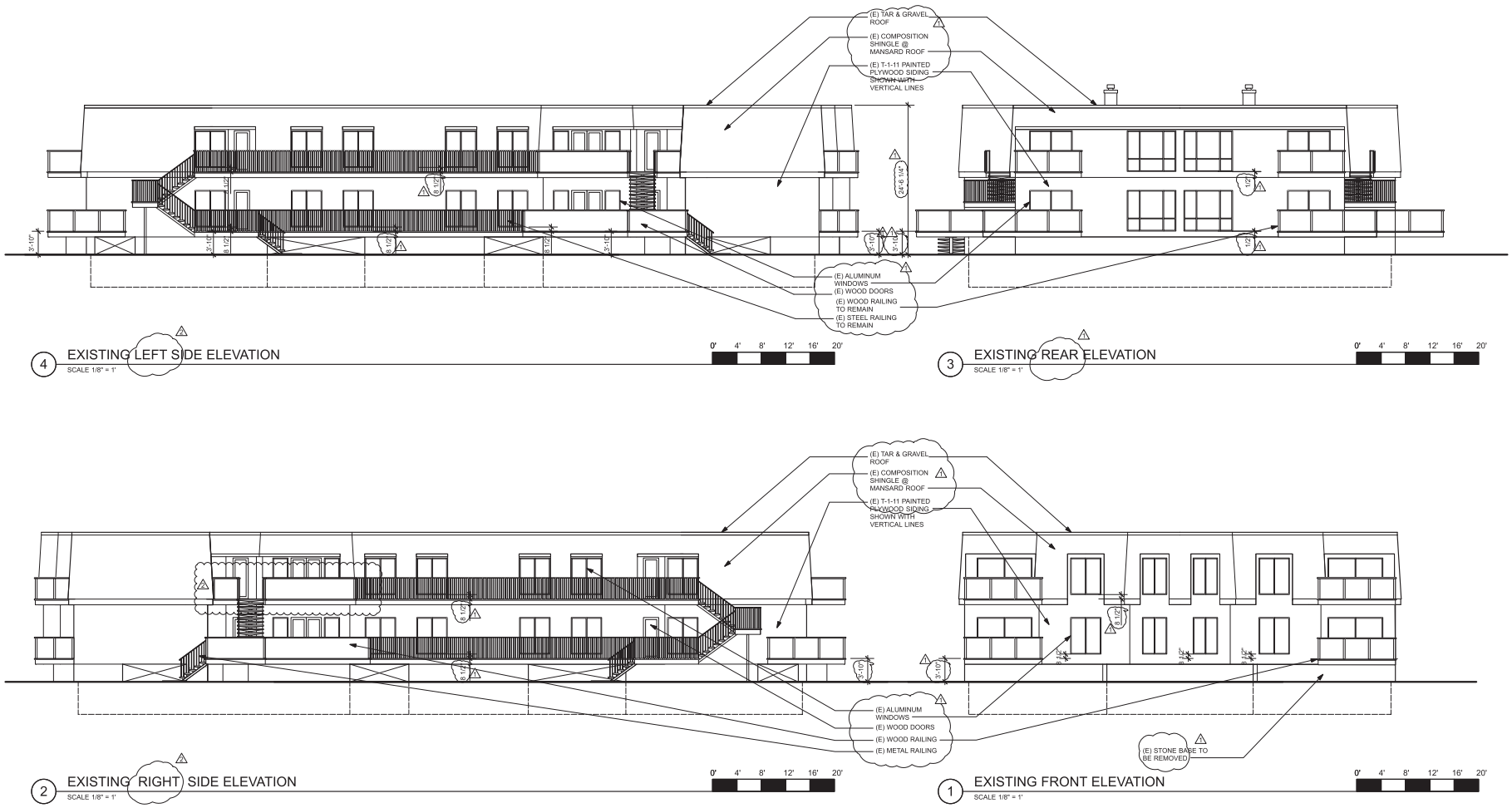
FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025 A.P.N. 137-07-058

A2.2
SECOND FLOOR PLAN

PAGE NUMBER:

C7



4 EXISTING LEFT SIDE ELEVATION
SCALE 1/8" = 1'

3 EXISTING REAR ELEVATION
SCALE 1/8" = 1'

2 EXISTING RIGHT SIDE ELEVATION
SCALE 1/8" = 1'

1 EXISTING FRONT ELEVATION
SCALE 1/8" = 1'

cka ARCHITECTS

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
1 FEB. 22, 2018 PLANNING REVISIONS
2 MAR. 29, 2018 PLANNING REVISIONS

FACADE IMPROVEMENTS

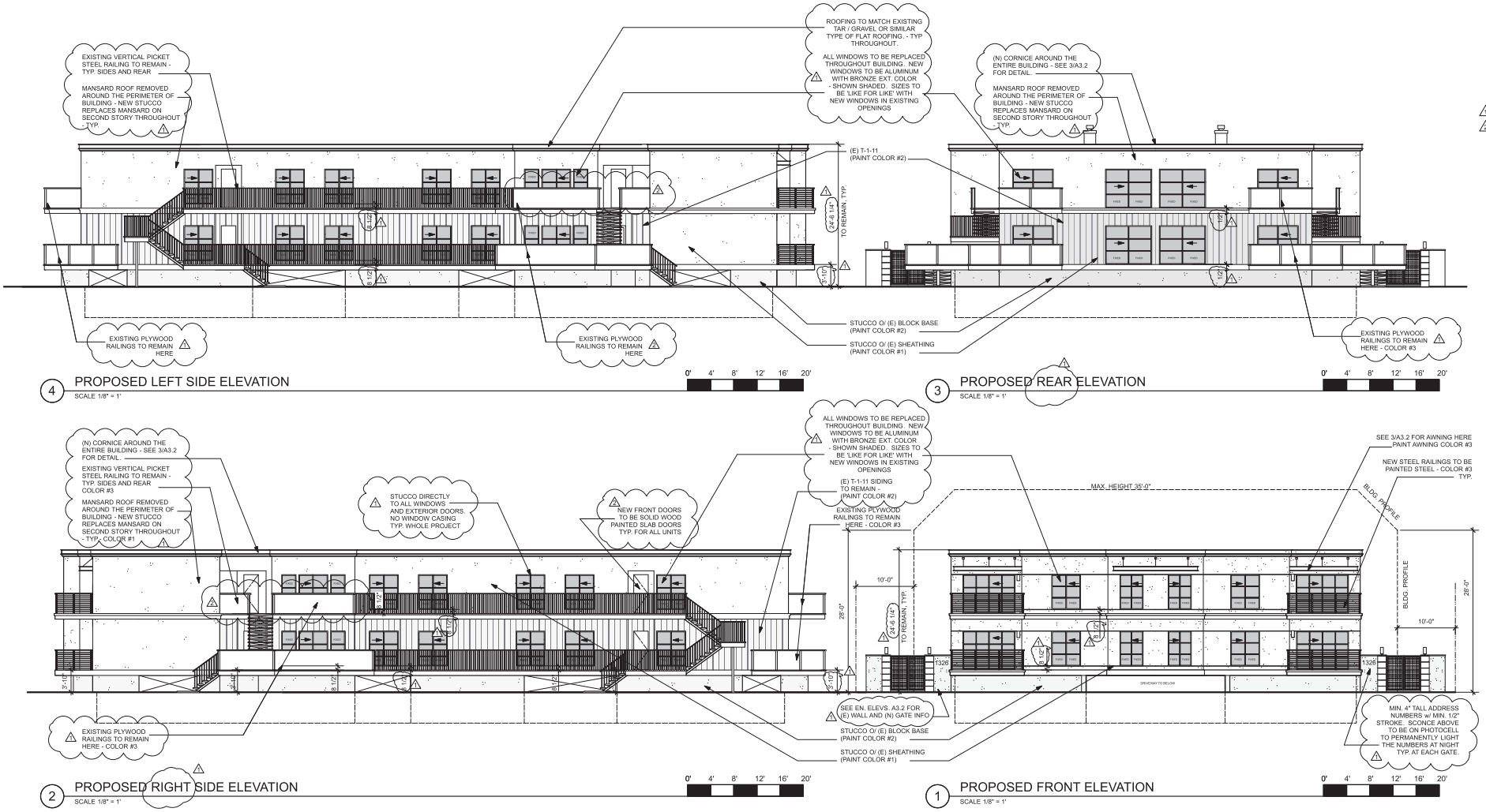
1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

STAMP:

PAGE NUMBER:

A3.0
ELEVATIONS

C8



cka ARCHITECTS

REVISIONS:

DEC. 19, 2017 PLANNING SUBMITTAL
1 FEB. 22, 2018 PLANNING REVISIONS
2 MAR. 29, 2018 PLANNING REVISIONS

FACADE IMPROVEMENTS

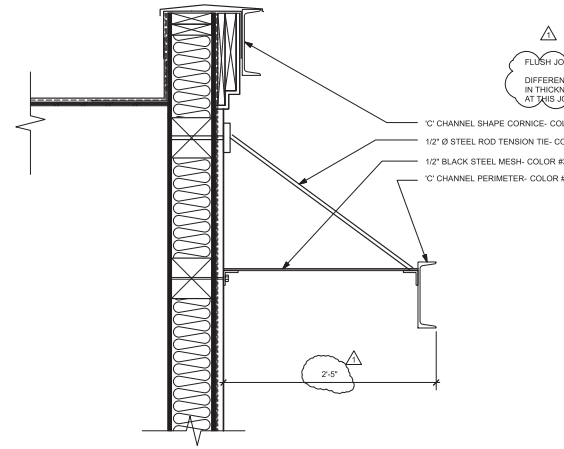
1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

STAMP:

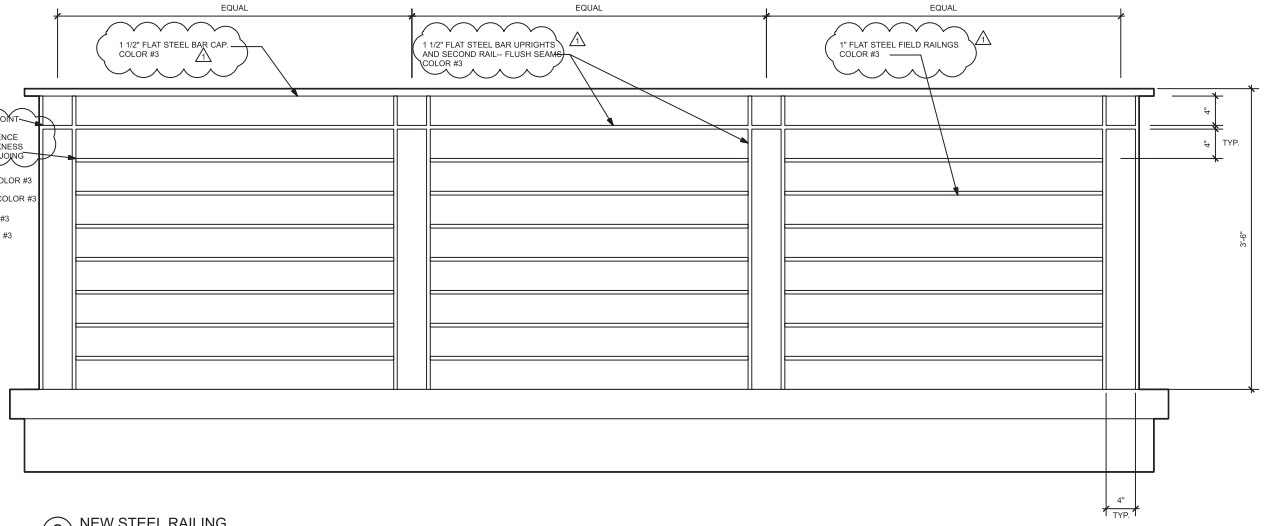
PAGE NUMBER:

A3.1

ELEVATIONS

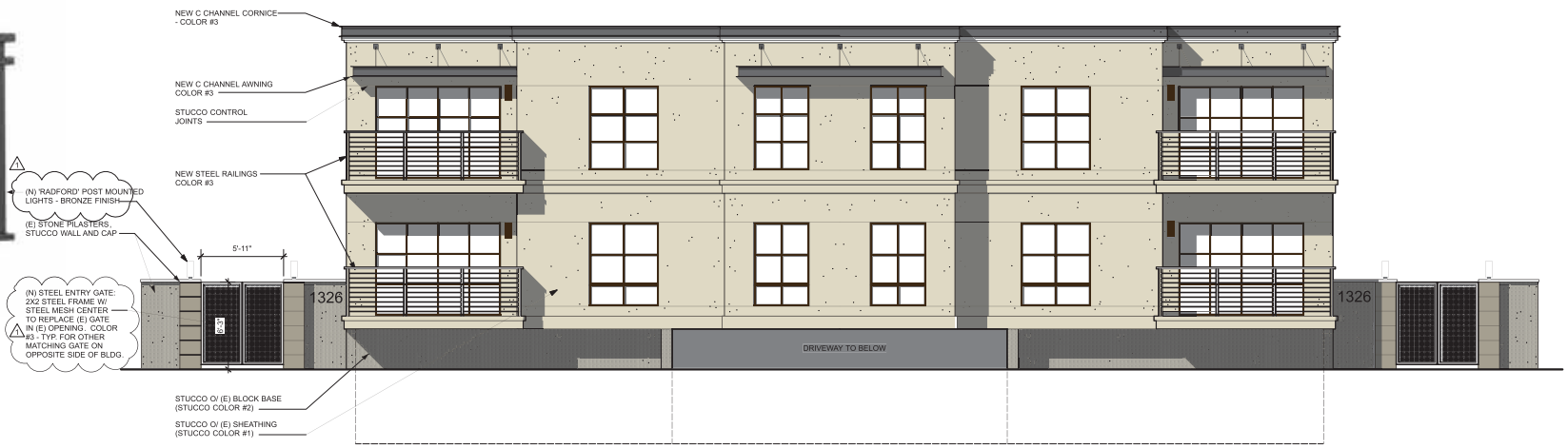


3 NEW C CHANNEL AWNING
Scale: 1 1/2" = 1'-0"



2 NEW STEEL RAILING
Scale: 1 1/2" = 1'-0"





1 ENLARGED FRONT ELEVATION
SCALE 1/4" = 1'

0' 2' 4' 6' 8' 10'

cka ARCHITECTS

[redacted]

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
1 FEB. 22, 2018 PLANNING REVISIONS
2 MAR. 29, 2018 PLANNING REVISIONS

FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

STAMP:

PAGE NUMBER:

A3.2

ENLARGED ELEVATION/ DETAILS

[redacted]

C10

cka | ARCHITECTS

The complex at 1326 Hoover Street was designed in 1973 with a prominent Mansard roof. The proposed façade improvements are designed around the removal of the non-structural Mansard on all sides of the building. The new design includes a smooth stucco façade facing Hoover Street with horizontal banding and black steel accents. The bands are designed to accentuate the horizontal aspects of the building to minimize its bulk. The lower areas of the façade employ a slightly darker stucco color to make the base of the building appear heavier. The black steel cornice and hanging steel shades are intended to create a 'soft modern' feel while bringing additional interest to the otherwise regular stepping forms. New railings are proposed for the balconies and decks at front to replace the existing plywood railings. The new black steel railings are designed to emphasize the horizontal and provide a 'light' look and feel for the facade. New windows with dark bronze frames are proposed throughout the building.

The front façade improvements continue onto the sides of the building. The replacement of the mansard, new cornice, new windows/ doors and stucco upgrades continue around the building. The front façade railings will be different than the side facing existing railings. Replacement of all the railings in the project is not feasible from a construction cost standpoint, but the intent is to upgrade the front façade railings to create an improved streetscape. The new and old railings will both be made of steel and painted the same color. In this way they are similar visually.

These improvements are aimed at enhancing the appearance of the old structure and upgrading its appeal as a desirable property within walking distance of downtown. The new look will complement existing buildings nearby including modernized buildings on Oak Grove Avenue. It is our hope that these improvements create a sensitive rehabilitation giving new appeal to an aging structure.

Sincerely,
Chris Kummerer

Principal, CKA Architects
Menlo Park, CA

CHRIS KUMMERER & ASSOCIATES

650.233.0342 | CONTACT@CKA-ARCHITECTS | 2089 AVY AVENUE, MENLO PARK CA 94025 | CKA-ARCHITECTS.COM

Advanced Tree Care
P.O. Box 5326, Redwood City, CA 94063 *650 839 9539*

John Suppes, Clarum Homes
412 Olive Ave
Palo Alto, CA 94306

February 24, 2018

Site: 1326 Hoover Street, Menlo Park

Dear John,

I looked at the 5 trees on the property at 1326 Hoover St, Menlo Park and have the following observations and summary.

The trees can be seen in the attached photos. Their locations can be found on the attached plan.

There are 22 Canary island pines around the perimeter of the property. I have numbered the trees with the pine at the front left side being #1 and going clockwise around the perimeter the tree at the front on the right side being # 22

Observations

Canary Island pine #11
Species: Canary Island pine, *Pinus canariensis*
Diameter at Standard Height: 23.5”
Height: 60 feet
Canopy spread: 20 feet average

The tree is in good health but poor condition. The canopy is thick and healthy and has been well maintained. The trunks are co-dominant at 8’ with included bark at the trunk union. The tree grows on top of a retaining wall, the retaining wall is cracked and bulging towards the rear

Canary Island pine #12
Species: Canary Island pine, *Pinus canariensis*
Diameter at Standard Height: 38.1”
Height: 80 feet
Canopy spread: 25 feet average

The tree is located along the rear property line. The tree is in good health but poor condition. The canopy is thick and healthy and has been well maintained. The trunks are co-dominant at 3’ with included bark at the trunk union. The tree grows on top of a retaining wall, the retaining wall is cracked and bulging towards the rear neighbor.

Canary Island pine #17
Species: Canary Island pine, *Pinus canariensis*
Diameter at Standard Height: 29.8”
Height: 80 feet
Canopy spread: 40 feet average

The tree is located along the right side of the property. The tree is in good health but poor condition. The canopy is thick and healthy and has been well maintained. The tree has a single trunk with a significant lean towards the building. The tree is located 1 foot behind a retaining wall. The retaining wall is intact suggesting that the root system supporting this tree has been compromised. The compromised root system may be the cause for its significant lean.

Canary Island pine #19
Species: Canary Island pine, *Pinus canariensis*
Diameter at Standard Height: 24.5”
Height: 65 feet
Canopy spread: 30 feet average

The tree is located along the right side of the property. The tree is in good health but poor condition. The canopy is thick and healthy and has been well maintained. The tree has a single trunk that splits into multiple co-dominant stems at 30’ with included bark at the trunk unions.

Canary Island pine #21
Species: Canary Island pine, *Pinus canariensis*
Diameter at Standard Height: 34.5”
Height: 80 feet
Canopy spread: 40 feet average

The tree is located along the right side of the property closer to the street. The tree is in good health but poor condition. The canopy is thick and healthy and has been well maintained. The trunks are co-dominant at 25’ with included bark at the trunk union.

Summary

The Canary Island pines at this property are all healthy and have been well maintained.

Canary Island pines are large trees and not particularly desirable. They produce a lot of needle debris and cone debris which can present a fire hazard if not maintained. The trees also have very brittle branches that have a high susceptibility to failure if they are not frequently lightened and maintained.

Advanced Tree Care

P.O. Box 5326, Redwood City, CA 94063 *650 839 9539*

Tree #s 11, 12, 19 and 21 have co-dominant stems that have included bark. Included bark is a structural weakness where the fibers from each co-dominant trunk do not bond together to form a strong union but actually push each other apart forming a very weak union.

Tree #s 11 and 12 are growing on top of a retaining wall and causing it to fail.

Tree #17 has a compromised root system and a significant lean towards the building.

I recommend removal of all 5 trees.

If you have any questions or I can be of further assistance, please don't hesitate to call.

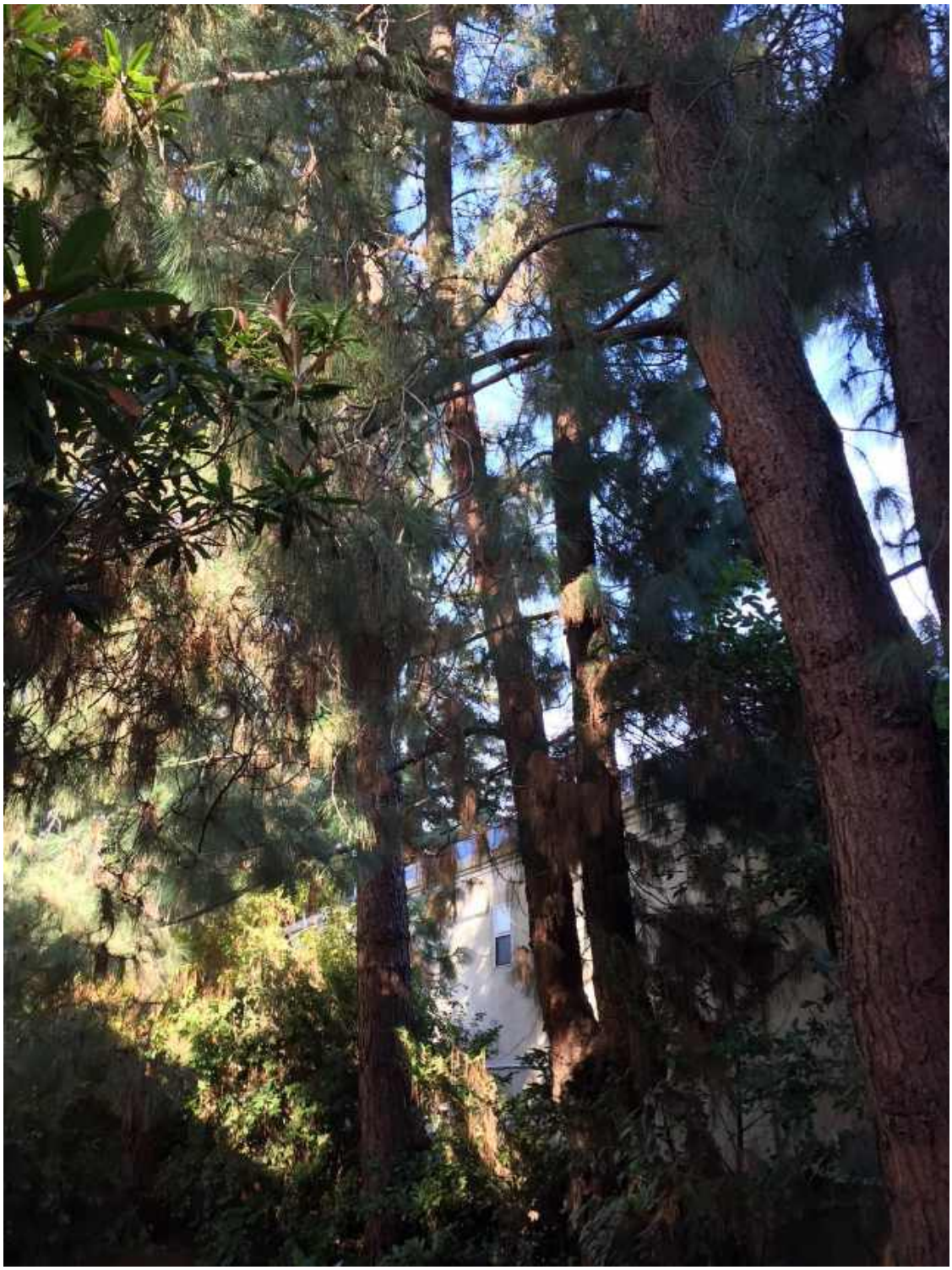
Sincerely



Robert Weatherill
Certified Arborist WE 1936a

Advanced Tree Care

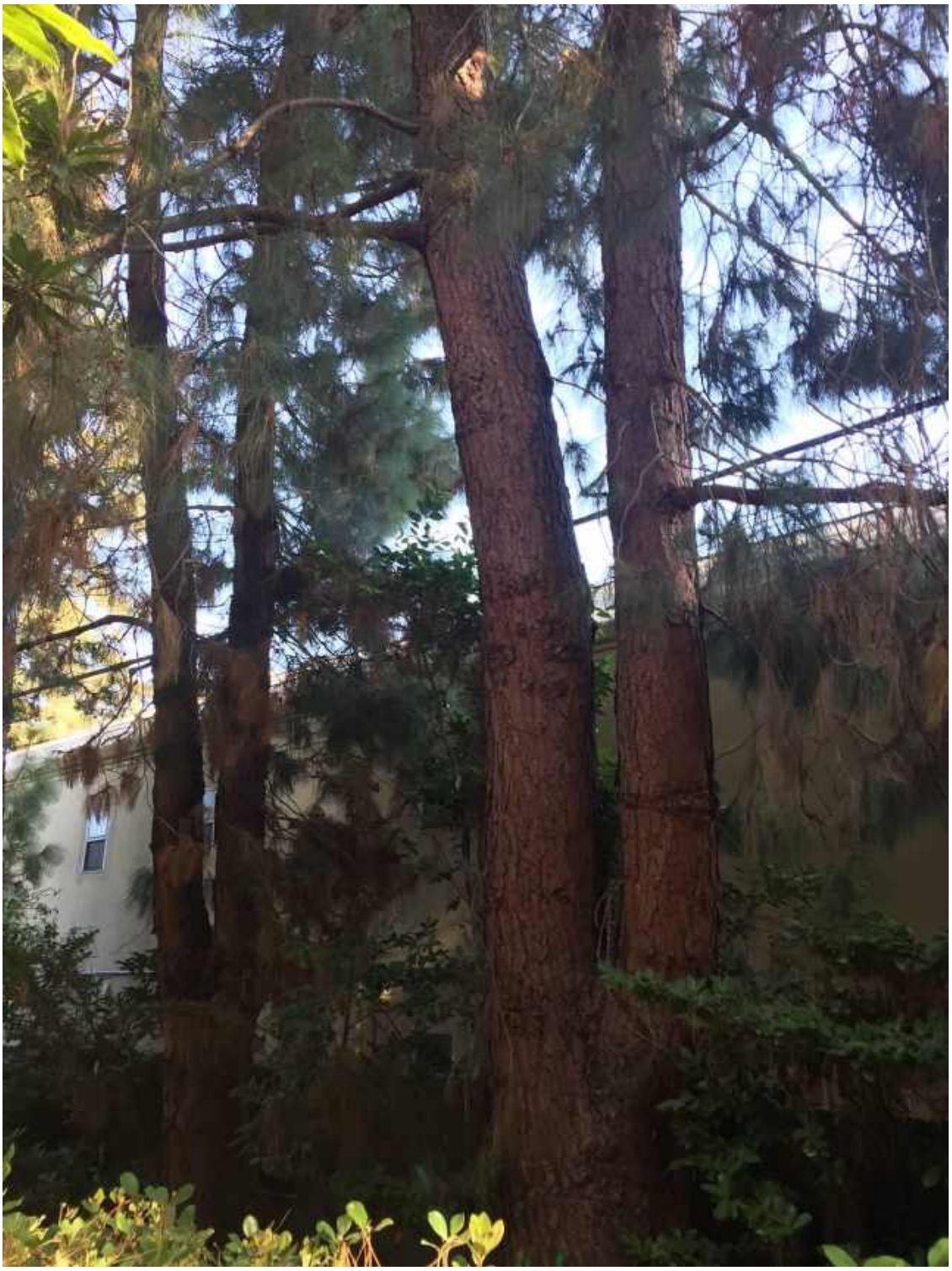
P.O. Box 5326, Redwood City, CA 94063 *650 839 9539*



Canary Island pine #11

Advanced Tree Care

P.O. Box 5326, Redwood City, CA 94063 *650 839 9539*



Canary Island pine #12



Retaining wall behind Canary Island pines #11 and #12



Canary Island pine #17

Advanced Tree Care

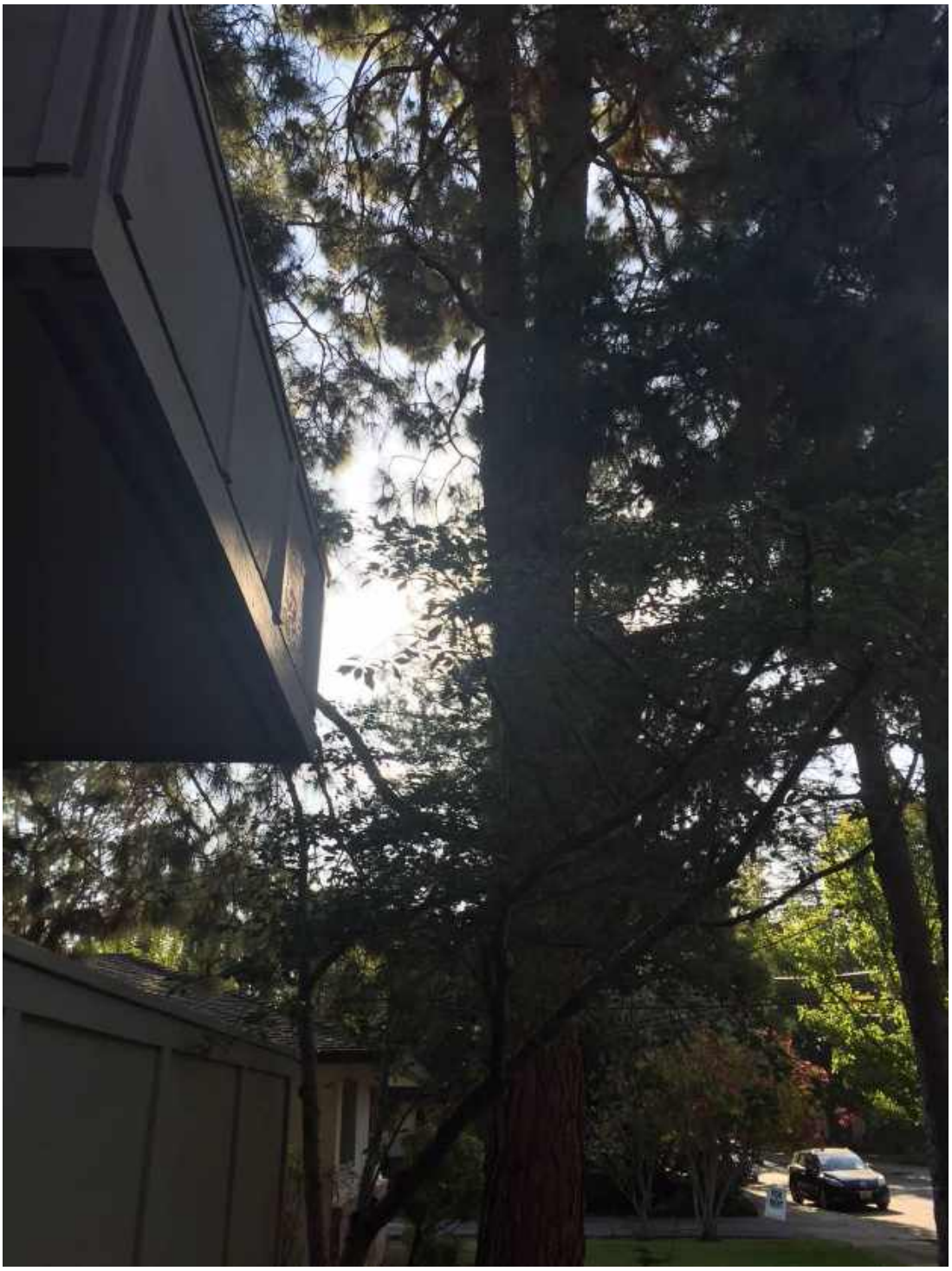
P.O. Box 5326, Redwood City, CA 94063 *650 839 9539*



Canary Island pine #19

Advanced Tree Care

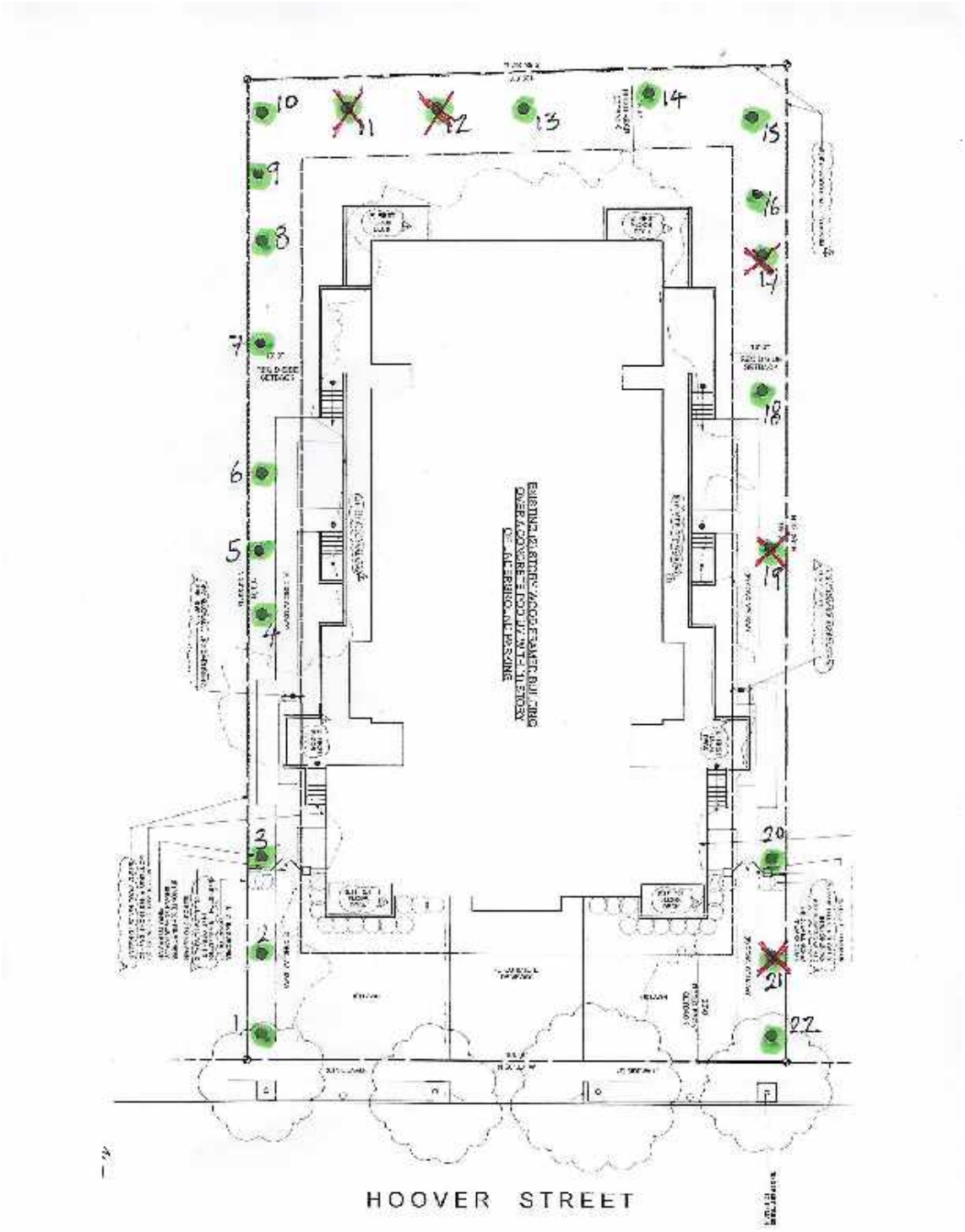
P.O. Box 5326, Redwood City, CA 94063 *650 839 9539*



Canary Island pine #21

Advanced Tree Care

P.O. Box 5326, Redwood City, CA 94063 *650 839 9539*



Location of Trees

Advanced Tree Care

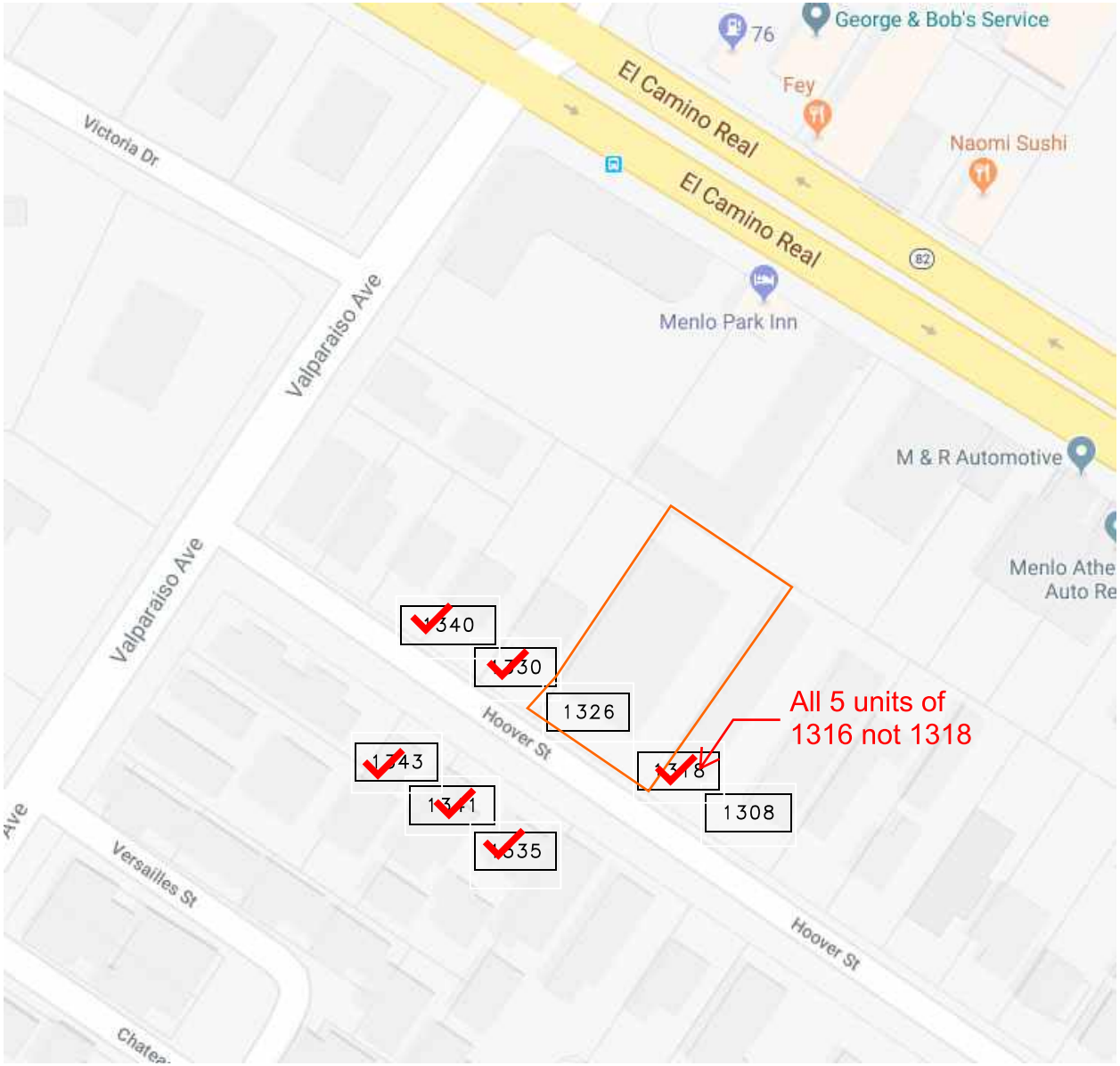
P.O. Box 5326, Redwood City, CA 94063 *650 839 9539*

Tree Protection Plan during refurbishment of building

The existing building will be undergoing improvements to the existing façade. Improvements will include new handrails and awnings on balconies, new window frames and other improvements. The proposed improvements will not involve any disturbances to the trees surrounding the building however below some general recommendations for tree protection during construction.

1. Tree Protection Zones are typically defined by the edge of the canopy of the tree and usually protected with cyclone fencing. In this case no cyclone fencing is needed as the critical root zones are protected by a concrete walk way which will not be removed.
2. Any pruning and maintenance of the tree 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.
3. 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)*
4. 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)*
5. **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.
6. Compaction of the soil within the dripline shall be kept to a minimum.*(2)*
7. 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.

Hoover Street, Menlo Park, CA 94025



cka | ARCHITECTS

The complex at 1326 Hoover Street was designed in 1973 with a prominent Mansard roof. The proposed façade improvements are designed around the removal of the non-structural Mansard on all sides of the building. The new design includes a smooth stucco façade facing Hoover Street with horizontal banding and black steel accents. The bands are designed to accentuate the horizontal aspects of the building to minimize its bulk. The lower areas of the façade employ a slightly darker stucco color to make the base of the building appear heavier. The black steel cornice and hanging steel shades are intended to create a 'soft modern' feel while bringing additional interest to the otherwise regular stepping forms. New railings are proposed for the balconies and decks at front to replace the existing plywood railings. The new black steel railings are designed to emphasize the horizontal and provide a 'light' look and feel for the facade. New windows with dark bronze frames are proposed throughout the building.

The front façade improvements continue onto the sides of the building. The replacement of the mansard, new cornice, new windows/ doors and stucco upgrades continue around the building. The front façade railings will be different than the side facing existing railings. Replacement of all the railings in the project is not feasible from a construction cost standpoint, but the intent is to upgrade the front façade railings to create an improved streetscape. The new and old railings will both be made of steel and painted the same color. In this way they are similar visually.

These improvements are aimed at enhancing the appearance of the old structure and upgrading its appeal as a desirable property within walking distance of downtown. The new look will complement existing buildings nearby including modernized buildings on Oak Grove Avenue. It is our hope that these improvements create a sensitive rehabilitation giving new appeal to an aging structure.

Sincerely,
Chris Kummerer

Principal, CKA Architects
Menlo Park, CA

CHRIS KUMMERER & ASSOCIATES
650.233.0342 | CONTACT@CKA-ARCHITECTS | 2089 AVY AVENUE, MENLO PARK CA 94025 | CKA-ARCHITECTS.COM

PERSPECTIVE VIEW OF PROPOSED



EXISTING FRONT VIEW





1 ENLARGED FRONT ELEVATION

SCALE: 1/4" = 1'

0' 2' 4' 6' 8' 10'

CITY OF MENLO PARK

MEMORANDUM

Date: 3/29/2018
To: Planning Commission
From: David Hogan, Contract Planner
Re: 1010-1026 Alma Street – Determination of Substantial Conformance (PLN2018-00034)

For all applications that involve the construction or alteration of structures (e.g., Architectural Control and Use Permit), a standard condition of approval is applied requiring the subsequent development to be in substantial conformance with the approved plans. In the following case, staff believes that a project's proposed changes are in substantial conformance with its original approval, although the modifications do warrant notification of the Planning Commission. Any Planning Commissioner may request that the item be added to the agenda of the next Planning Commission meeting for further discussion of the item.

Background
On November 2, 2015, the Planning Commission approved an architectural control application and Below Market Rate (BMR) Housing In Lieu Fee Agreement at 1010-1026 Alma Street in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The project is also known as "1020 Alma Street" or "Alma Station." The project included redevelopment of an existing commercial site with a new three-story, non-medical office building with two underground parking levels at the Public Benefit Bonus level, which exceeded the Base level floor area ratio (FAR) for non-medical office uses on the site. The public benefit bonus proposal included the provision of two public plazas along Alma Street, a small pavilion for a cafe, and a $185,816 one-time financial contribution to the City's El Camino Real/Downtown Specific Plan Public Amenity Fund. Public Plaza West, the larger of the two public plazas, contained a heritage oak tree and the coffee kiosk.

The November 2, 2015 Planning Commission staff report and minutes are available through the links provided below.

Staff report
http://menlopark.org/DocumentCenter/View/8599

Minutes
http://www.menlopark.org/AgendaCenter/ViewFile/Minutes/11022015-2641

On April 28, 2016, the first substantial conformance memorandum was sent to the Planning Commission to correct a transcription error in the square footage of Public Plaza West and to update the financial contribution component of the public benefit bonus proposal accordingly, resulting in an additional contribution of $50,812. The Planning Commission declined to pull the item for discussion, so these revisions were approved by staff.

Substantial conformance memo
http://menlopark.org/DocumentCenter/View/10120

On September 15, 2016, a second substantial conformance memorandum was sent to the Planning Commission to make modifications to the exterior of the building and to modify the configuration of Public Plaza West. The Planning Commission pulled the item for discussion at the September 26, 2016 meeting. The Planning Commission approved the changes to the building on a vote of 7-0, but directed that the public space changes be redesigned. The substantial conformance memo and minutes are available through the links provided below.

Substantial conformance memo
https://www.menlopark.org/ArchiveCenter/ViewFile/ArchivedItem/2402

Minutes
https://www.menlopark.org/AgendaCenter/ViewFile/Minutes/_09262016-2815

The building permit was issued in November 2016, and work started shortly thereafter. In January 2017, the heritage oak tree located in Public Plaza West fell due to natural causes related to the storms of that season.

Proposed Revisions
The applicant is now requesting changes to the approved plans to modify the approved west plaza plans in response to the loss of the oak tree, as well as to address the Planning Commission's direction at the September 26, 2016 meeting. The applicant's project description memorandum is included as Attachment A, and revised plans are included as Attachment B. The original plan for Public Plaza West is depicted on the second page of Attachment B. The proposed redesign is depicted on the third page of Attachment B. The primary changes include the following:

Public Plaza West

- Modify the layout of the public plaza to provide more useable area and to allow for additional trees to provide shade that was lost when the large oak tree fell.
- Modify the shape of the coffee pavilion from a square to a rectangle to better fit the space and increase the size of the pavilion from 296 square feet to 311 square feet.
- For the coffee pavilion, use materials that have connections with the office building, such as standing seam roofs and a wood-textured soffit, as well as using a dark bronze storefront that deliberately contrasts with the office building, in order to emphasize the pavilion's retail feel.

Private Plaza West

- Add a pergola to the west elevation of the office building to provide additional west-facing shade within the office's private plaza area.

Staff Review
Staff has determined that the changes to the project plans are in substantial conformance with the Planning Commission's previous architectural control recommendation, based on the following:

- The proposed changes would improve the overall functionality of the coffee pavilion and improve the usable area at Public Plaza West.
- A comparison of the Public Plaza West is provided below. As demonstrated in the table provided below, the size of the public plaza is similar to the useable area in the original approval.

	ORIGINAL 2015 PROJECT	2016 SUBSTANTIAL CONFORMANCE PROPOSAL	PROPOSED REVISION
Total Public Plaza West Area	2,720 SF	2,720 SF	2,720 SF
Total Non-Landscape Area	1,544 SF	1,254 SF	1,551 SF
Proposed Pavilion	322 SF	296 SF	311 SF
Number of Trees	7	7	7
NOTE: Total Non-Landscaped area does not include the area of the proposed pavilion.			

Planning Commission Review
If any member of the Commission would like to discuss the correction to the public benefit bonus proposal described above at the April 9, 2018 Planning Commission meeting, please notify staff no later than **5:00 p.m.** on **Monday, April 2, 2018**. If staff does not receive a request from a Planning Commissioner, there will be no further review and the City will proceed with processing the described modifications as part of the building permit application. If any member of the Commission makes such a request, the item would be placed on the April 9, 2018 agenda as a regular business item to give the full Commission the opportunity to determine whether or not the correction meets the intent of the original approval. No additional materials beyond what is contained in this memorandum would be prepared for the agenda item.

If you have questions about the project or process, please contact David Hogan at dwhogan@cityofmenlopark.org.

Attachments

A. Project Description Memorandum
B. Revised Plans (includes the approved and proposed plans)

Memorandum

TO:	City of Menlo Park Planning Department	**DATE:**	03.01.18
FROM:	Ben Schaefer, BAR Architects		
	Gary Strang, GLS Landscape Architects	**PROJECT:**	Alma Station, 1020 Alma Street
CC:	Matthew Materkowski	**PROJECT#:**	14035
RE:	Substantial Conformance Memorandum		

Purpose of Memorandum:

After having received entitlements, the project's West Public Plaza Heritage Oak Tree fell over and was not able to be saved. The loss of the Oak presented a design challenge. To meet the public benefit requirements and storm water requirements, while also providing a comfortable public environment, design alterations to both the west public plaza and private courtyard are necessary. The alterations to the design are intended to provide shading and give identity to the public space.

List of Alterations:

1. In the Public Plaza a new Coast Live Oak has been proposed to be replanted at the same location of the fallen oak. The new Coast Live Oak meets the City arborist's requirements and exceeds the previous tree appraisal value. Upon establishment, the Oak is expected to once again become the focal point of the courtyard. A grove of Freeman Maples planted in pairs will assist in defining space and providing shade as the Oak matures. The public plaza has been designed to feel open and inviting with all ground level planting occurring at the perimeter of the space. Maple Trees will provide shade and movable furniture will allow for users to select their preference in environment. A contrast of concrete paving and ADA-Rated cobbles will be utilized to define zones of circulation, gathering, and queuing at the coffee pavilion.

2. The west public plaza commercial pavilion footprint and architecture have been adjusted. The footprint is changed from a square to a rectangle to better fit within the plaza, to provide the plaza seating area with more lineal footage along the desirable southern edge, and to reduce the undesirable rear space north of the pavilion that would be a security concern. The square footprint was originally designed to locate the pavilion floor with as much distance from the existing tree roots as possible. As this is no longer necessary a linear pavilion has been selected to give the plaza more breathing room and reduce the area by 13 square feet. The pavilion architecture has been modified to more closely match the quality materials on the main building. It has a standing seam metal roof, wood siding and soffits, aluminum framed windows and smooth troweled cement plaster. This helps visually ground the structure into the site and defines a relationship between the main building. Solar panels will be located on the pavilion roof to provide power and will be slightly visible from a distance away.

3. The west public plaza and private courtyard dimension have been subtly optimized due to the loss of the Oak and reconfiguration of the public plaza. Two trees have been added to the public plaza to provide shading and meet the tree count requirements. Instead of cobble with structured soil these trees will utilized Silva Cells in order to allow for a continuous paver pattern to not interrupt the space.

4. A pergola is proposed in the west private courtyard to help mitigate solar gain into the building's west glass wall, now that the canopy form the Heritage Oak Tree is gone. The building wall faces west/northwest and will be subject to late day heated solar rays that will infiltrate into an important common gathering space. The pergola architecture matches the existing trellis on the south façade 2nd level to create a harmonious addition that looks as though it was planned from the beginning. The pergola will be constructed of the same material as the 2nd level trellis—painted metal.

END OF MEMORANDUM

Please feel free to contact me with any questions.

Thank You Kindly,



Ben Schaefer
Project Manager, Architect
BAR Architects

path: Z:\14035 Alma Menlo Park\3 REGULATORY\3.10 City + County\3.12 Planning Department\180208 Substantial Conformance Memo\180208 Substantial Conformance Memo_Draft.docx

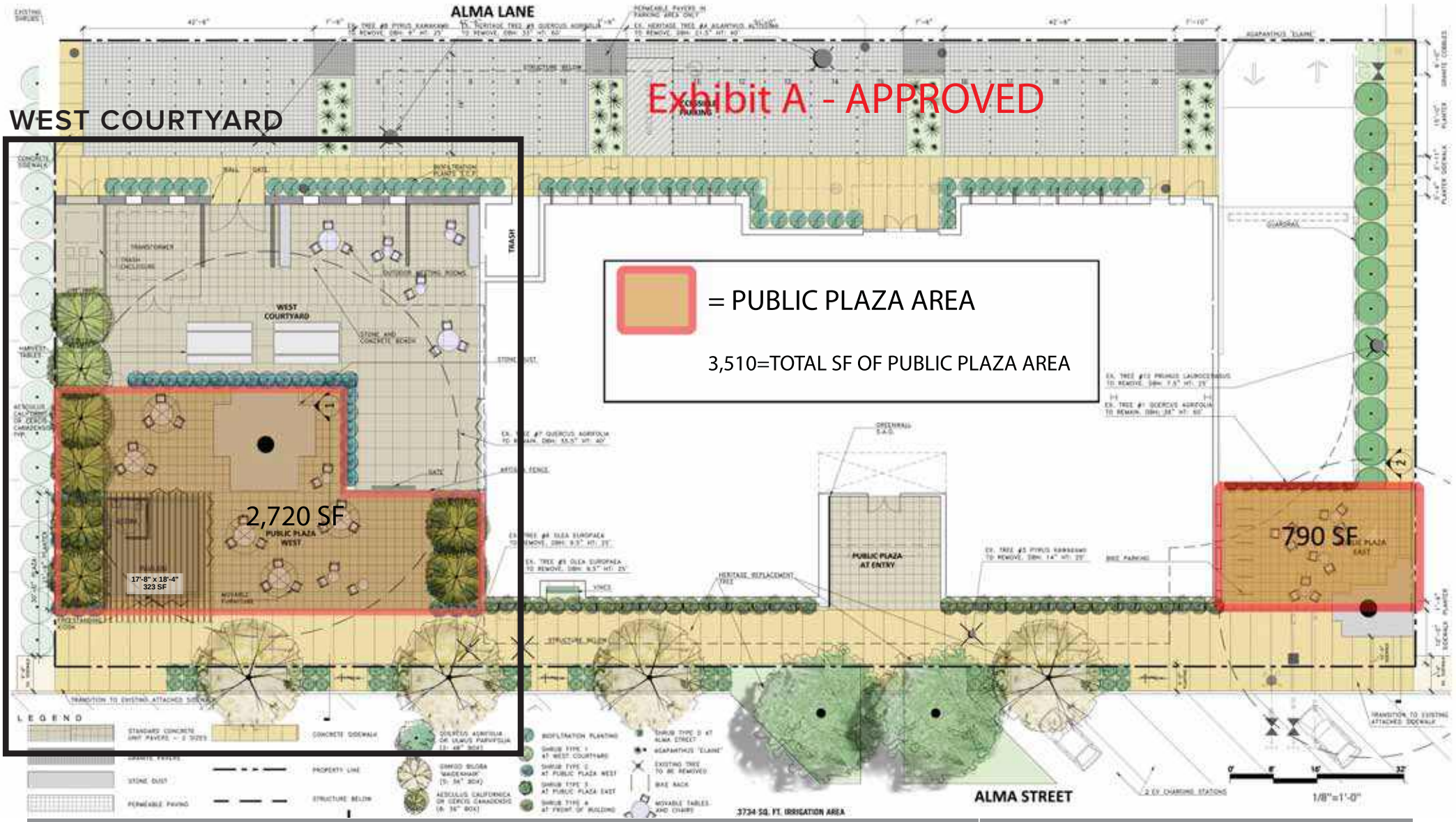


Alma Station

Planning Commission Hearing

ALMA STATION
MENLO PARK, CA

DATE: 02.21.2018 | PROJECT NO.: 14035 | BAR architects



ALMA STATION
MENLO PARK, CA

APPROVED THROUGH SUBSTANTIAL CONFORMANCE **PUBLIC PLAZA AREA**

DATE: 02.21.2018 | PROJECT NO.: 14035 | BAR architects

B2



PRIMARY TREE:
(N) 72" BOX
COAST LIVE OAK
@ 12'-16' DIA. W/
GRAVEL @ TREE WELL
(AT TIME OF PLANTING)



SECONDARY TREES:
(N) 48" BOX
WITH SILVA CELL
SYSTEM PROVIDING
APROX 1800 CUBIC
FEET OF SOIL



SUPPLEMENTARY TREE:
(N) 48" BOX
MAPLE ELM OR PLANE
OVER LOOSE-LAID
COBBLE & UN-
COMPACTED SUB
GRADE TO ALLOW FOR
ROOT EXPANSION AND
TREE GROWTH



BIO-RETENTION AREA
(130 SF) W/ LARGE
EVERGREEN SHRUB ROW

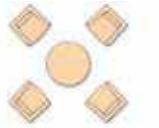


ANCHOR SCULPTURE



WATER FEATURE

FIRE PIT



MOVABLE FURNITURE



West Courtyard Public Plaza Refinement

The recent loss of the oak in the west courtyard presented a design challenge. Not only did the oak provide a substantial amount of shading from the hot evening sun, it also was the anchoring element of the West Courtyard.

A new Coast Live Oak has been proposed to be replanted at the same location of the fallen oak. Upon establishment, the Oak is expected to once again become the focal point of the courtyard. A grove of Freeman Maples planted in pairs will assist in defining space and providing shade as the Oak matures.

The public plaza has been designed to feel open and inviting with all ground level planting occurring at the perimeter of the space. Maple Trees will provide shade and movable furniture will allow for users to select their preference in environment. A contrast of concrete paving and ADA-Rated cobbles will be utilized to define zones of circulation, gathering, and queuing at the coffee pavilion.

*NOTES
9 TREES TOTAL REQUIRED IN WEST COURTYARD PER PLANNING COMMENTS

TREE CANOPIES SHOWN AT APROX. 10 YEARS AFTER PLANTING

0' 5' 10' 20'

ALMA STATION
MENLO PARK, CA

gls

REVISED WEST COURTYARD PLAN

DATE: 02.21.2018 | PROJECT NO.: 14035 | BAR architects

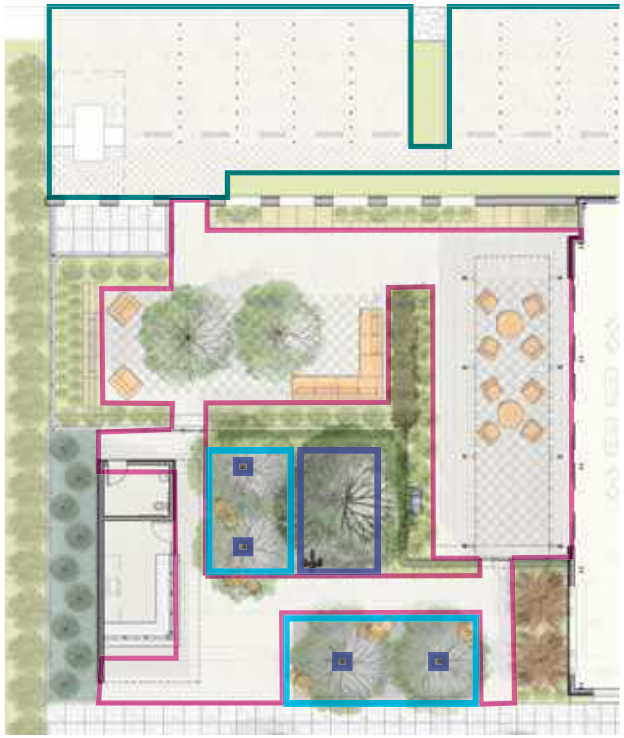




ALMA STATION
MENLO PARK, CA

PROPOSED PUBLIC PLAZA

DATE: 02.21.2018 | PROJECT NO.: 14035 | BAR architects



COURTYARD

FIELD



FIELD: STEPSTONE
6”X12”X2-1/2” CALARC PAVER

COLOR: AGAVE #1812
FINISH: LIGHT SANDBLAST

ACCENT



ACCENT: STEPSTONE
6”X12”X2-1/2” CALARC PAVER

COLOR: GRANADA WHITE #1801
FINISH: MEDIUM SANDBLAST

PARKING

FIELD



FIELD: BASALITE 4”X8”X3”
PERMEABLE MISSION PAVER

COLOR: NATURAL GREY
FINISH: GROUND FACE; SHOT BLAST

ACCENT



ACCENT: BASALITE 4”X8”X3”
PERMEABLE MISSION PAVER

COLOR: MT. SHASTA
FINISH: GROUND FACE; SHOT BLAST

AT TREE WELLS

COBBLE



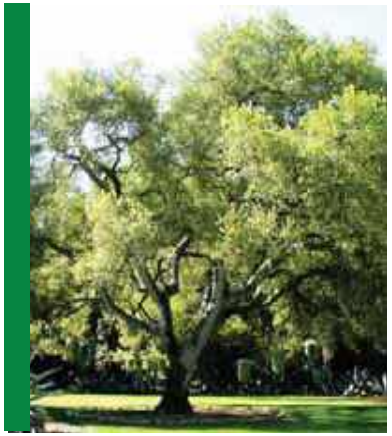
CRUSHED BASALT



LOOSE LAID COBBLE 4”X4” TO ALLOW
FOR TREE ROOT EXPANSION



FREEMAN MAPLE



COAST LIVE OAK



EASTERN REDBUD



GINKGO TREE



TOYON





ALMA STATION
MENLO PARK, CA

VIEW OF PERGOLA - TREES ON

DATE: 02.21.2018 | PROJECT NO.: 14035 | BAR architects

B8



ALMA STATION
MENLO PARK, CA

VIEW OF PERGOLA - TREES OFF

DATE: 02.21.2018 | PROJECT NO.: 14035 | BAR architects



ALMA STATION
MENLO PARK, CA

PAVILION RELATIONSHIP TO MAIN BLDG

DATE: 02.21.2018 | PROJECT NO.: 14035 | BAR architects

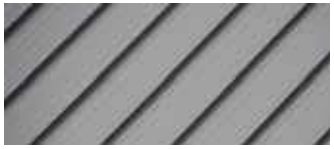
B10





METAL FASCIA

CEMENT PLASTER



STANDING SEAM METAL ROOF



SEALED WOOD SIDING



ALUMINUM WINDOW SYSTEM



EXTERIOR-GRADE QUARTZ COUNTERTOP

ALMA STATION
MENLO PARK, CA

PAVILION MATERIALS

DATE: 02.21.2018 | PROJECT NO.: 14035 | BAR architects

B11



PAINTED METAL
PERGOLA TO MATCH
LEVEL 2 TRELLIS
(PICTURED BELOW)



MEMORANDUM

Date: 3/19/2018
To: Commission Members
From: Alex McIntyre, City Manager
Re: City Council Work Plan Transmittal and Capital Improvement Program (CIP) process update

The City Council adopted its 2018 work plan at the beginning of the year. The work plan is the guiding document for the initiatives and projects staff will be working on throughout the next 12–18 months. Some of these items are typically not funded until the adoption of the budget later in June. In January 2018, the City Council was provided with an update on the work plan items for 2017. Many of the items on that work plan and many of the currently funded CIP projects for 2017 are ongoing.

The work plan is grouped into themes and priority levels to help categorize the items. The themes are as follows, in no specific order:

- Responding to the development needs of private residential and commercial property owners
- Attracting thoughtful and innovative private investment to Menlo Park
- Furthering efficiency in City service delivery models
- Improving Menlo Park's multimodal transportation system to more efficiently move people and goods through Menlo Park
- Maintaining and enhancing Menlo Park's municipal infrastructure and facilities
- Providing high-quality resident enrichment, recreation, discovery and public safety services
- Realizing Menlo Park's vision of environmental leadership and sustainability

The City Council-approved 2018 work plan includes 57 items, some of which include multiple components. The 2018 work plan is included as Attachment A. This year, the work plan includes a list of the following top-six priority projects:

- Transition to district elections
- Transportation Master Plan
- Citywide Safe Routes to School Program (non-infrastructure)
- Downtown/El Camino Real Specific Plan biennial review implementation
- Downtown parking garage
- The Guild Theatre project – land use entitlement approval

These top-six priority projects would take the highest precedence, and resources would be shifted from the other projects in the work plan as needed to ensure completion of these projects.

In previous years, as a part of the annual budget development process, the City updated its Five-Year Capital Improvement Plan (CIP), even though only the first year of the plan is funded by the City Council during the budget approval process. The CIP

typically represents recommendations for short- and long-range public investment in infrastructure development, maintenance, improvement and acquisition. The CIP provides a link between the City's various master planning documents, and various budgets and funding sources, and provides a means for planning, scheduling, funding and implementing capital projects over the next five years. Typically, a capital project is defined as a project costing more than $70,000.

At this time, we do not intend to add additional items to the CIP beyond those identified during the 2018 work plan development. The focus for the year is the City Council-approved work plan. It is important to note that some of the items in the work plan are not currently funded and they will be proposed as part of the upcoming budget for fiscal year 2018-19. There may be a few CIP items added for fiscal year 2018-19, but they will mainly be based on legal requirements. Other items previously listed in the CIP for fiscal year 2018-19, but not included in the 2018-19 work plan, may shift to the next fiscal year.

Staff capacity has continued to be a limiting factor to the City Council work plan and CIP implementation. The staffing for work plan and CIP projects comes from a variety of areas and continued vacancies have impacted available resources. This has affected the work plan and CIP schedules for many of the City's projects. We are in the process of filling these positions and finding the right talent to execute the work plan. It should be noted that many of these positions function as high-level project managers who work with contract engineering firms for design and construction of projects.

The CIP process should be a continuous discussion. It is important for the commissions to continually think about projects throughout the year and to discuss the merits of those projects including how they fit into the overall master plans within the City. The City Council will be provided regular updates on the work plan items throughout the year. These updates can serve as an opportunity and check in for the commissions to discuss any future projects that might be important to the City in the context of master plans and issues that arise.

Thank you, as always, for your valuable support of the City Council's efforts to meet its goals of responsible fiscal management of the City's resources and infrastructure.

Priority Projects (as approved on February 6, 2018) Project	Summary	Lead Department	Supporting Departments	Milestones 06/30/18	12/31/18	06/30/19
District Elections	Menlo Park is transitioning to a by-district election system effective for the November 2018 City Council election. Demand for election-related staff support is expected to be higher than normal.	City Manager's Office	-	Advisory Districting Committee to recommend district boundary maps and related election sequencing approved in April 2018. City Clerk to submit final maps to the San Mateo County Registrar of Voters in May 2018. Districts identified and submitted to the registrar of voters will be completed by June 2018. Candidates will begin pulling papers in July 2018 to run for elected office from their respective districts.	Completed by midyear.	Completed by midyear.
Transportation Master Plan	The Transportation Master Plan provides a bridge between the policy framework adopted within the Circulation Element and project level efforts to modify the transportation network within Menlo Park. The Plan, when completed, would provide a detailed vision, set goals and performance metrics for network performance, and outline an implementation strategy for both improvements to be implemented locally and for local contributions toward regional improvements. Following development of the Plan, a fee program update would provide a mechanism to modernize the collection of funds toward construction of the improvements identified and prioritized in the Master Plan.	Public Works	City Manager's Office, Community Development, Police	Finalize goals and performance metrics. Develop the draft project and strategy list.	Release draft plan for public review.	Transportation Master Plan adopted in Spring 2019 and Fee Program update initiated.
Citywide Safe Routes to School Program (Non-infrastructure)	Safe Routes to School typically encompasses six program elements: education, encouragement, enforcement, equity, engineering and evaluation (6 E's). The development of a Safe Routes to Schools program would establish a partnership between the City, local schools, and parent groups to ensure issues that discourage students from walking and bicycling to school are addressed. This program would establish a stakeholder group to work collaboratively on Safe Routes issues and solutions, develop incentive and encouragement programs, and outline the framework to build and sustain the program over time. This program would not construct or fund infrastructure improvements, although it would establish a staff liaison to identify infrastructure needs within other capital project planning processes in the City. The Citywide Safe Routes to School Initiative (non-infrastructure) is an ongoing, multi-year program that will require annual funding.	Public Works	Police	Release a request for proposal for consultant services. Authorize a consultant contract. Convene first stakeholder meeting.	Continue implementation. Identify prioritized list and schedule of Safe Routes to School infrastructure plans for each school.	Continue implementation.

Priority Projects (as approved on February 6, 2018)				Milestones		
Project	Summary	Lead Department	Supporting Departments	06/30/18	12/31/18	06/30/19
Implement Downtown/El Camino Real Specific Plan Biennial Review	Commence the Downtown/El Camino Real Specific Plan Biennial Review and initiate associated amendments, which may encompass the following items: Revisions to the residential and commercial maximum allowable development levels, modify existing floor area ratio (FAR) and height limits in applicable zoning districts, potentially modify zoning to permit a mixed-use parking facility and possible revisions for the following: required setbacks and sidewalk standards; hotel, personal service and transit station area parking requirements; sign area requirements for larger parcels; and a hotel incentive analysis. Completion of this work with require the retention of a private consultant to assist City staff.	Community Development	City Manager's Office, Public Works	Begin project planning after commencing review of the Guild Theatre project.	City Council approval of a Workplan, budget and consultant contracts.	Complete public outreach; environmental review underway.
Downtown Parking Garage	Determine potential uses, siting, funding and design of a downtown parking structure. Staff has evaluated a number of options for developing a parking structure and/or mixed use development. With that in mind, there is no consensus yet regarding the mix of uses, siting, funding strategy and design of a parking structure. Staff will research options for presentation to City Council with the known limitations and schedule a community meeting in March to pose these question to the business community, residents and other stakeholders and then report out to the City Council in a study session to be scheduled in April.	City Manager's Office	Administrative Services, Community Development, Public Works	Community Meeting in March and Council study session in April.	Additional community outreach based on Council direction, Council funding of next steps.	To be determined - milestones will depend on Council direction.
The Guild Theatre - Land Use Entitlement Approval	Complete the approval of the necessary entitlements for the Guild Theatre. The proposed reuse of the Guild Theatre, by a private non-profit developer, will require an amendment to the El Camino Real/Downtown Specific Plan. The proposal is to renovate and expand the current facility as a live entertainment venue for music acts, while also allowing for periodic film showings and community events. The facility would be a three-level (finished basement) 11,000 sq. ft. structure. Staff will retain a consultant to identify a new use definition, modify permitted floor area ratio (FAR) for the new use and determine if additional environmental review would be required. Additional analysis would be required for traffic, parking, and historic assessment. The developer would be responsible for construction and operation of the facility.	Community Development	City Manager's Office, Public Works	A City Council Study Session is scheduled for February 13. Assuming development application submitted in February, completion of Planning Commission review and recommendation.	Final action by the City Council expected in July 2018.	Final action by the City Council expected in July 2018.

Last modified: March 15, 2018
***Workplan Staff Report:** menlopark.org/DocumentCenter/View/16607

2018 Remaining Workplan (as approved on February 6, 2018)	Lead Department	Supporting Department(s)	Milestones 06/30/18	12/31/18	06/30/19
Responding to the development needs of private residential and commercial property owners					
Enhanced Housing Program	City Manager's Office	Community Development, City Attorney's Office	Presentation of Housing Commission recommendations on housing policies		
Revisions to the 2016 California Green Building Standards Code for Electric Vehicle Chargers	Community Development	-	Complete Planning Commission review of the proposed regulations.	Council adoption of proposed amendments to the Building Code and Zoning Ordinance to implement new EV charging requirements are targeted for September, 2018.	
Single Family Residential Requirements and Guidelines	Community Development	-	Other priority projects will delay this work plan item	Council adoption of a work plan, inclusive of review and recommendations of the Planning Commission.	Conduct public outreach to refine goals for the revisions to the requirements and guidelines.
Stanford University 2018 General Use Permit Review	Public Works	Community Development, City Attorney's Office	Schedule is dependent on an outside agency. Ongoing monitoring.	Schedule is dependent on an outside agency.	Schedule is dependent on an outside agency.
Attracting thoughtful and innovative private investment to Menlo Park					
Downtown Streetscape Improvement Project (Specific Plan)	Public Works	City Manager's Office	Begin/continue project planning.	Release request for proposals/consultant services.	Begin/continue project design.
Furthering efficiency in city service delivery models					
Cost allocation plan and user fee study	Administrative Services	All other departments	Completed by June.		
Development of a Citywide Communications Program	City Manager's Office	All other departments	Developing communications plan.	Present draft Communications Plan to City Council	Ongoing work.
Information Technology Master Plan Implementation	Administrative Services	Community Development, Public Works	Finalize land management system replacement contract negotiations.	Complete initial QA testing and launch alpha testing.	Wrap-up alpha testing and launch beta testing.
Organizational Study for Public Works Maintenance Services	City Manager's Office	Public Works	Release request for proposals/consultant services.	Hire consultant.	Project complete.
Organizational Study for Development Services	City Manager's Office	Community Development, Public Works	Release request for proposals/consultant services.	Hire consultant.	Project complete.
Charter City Initiative	City Attorney's Office	-	First analysis of the Charter City will be heard by Council at the February 6 City Council meeting.	To be determined.	To be determined.
Employee Engagement/Organizational Development	All	-	Plan completed - implementation begins	Second survey complete.	Additional strategies from the plan underway.
West Menlo Triangle Annexation (Subcommittee - information gathering)	City Manager's Office	Community Development, Public Works	Information and data gathering with subcommittee)		
Improving Menlo Park's multimodal transportation system to move people and goods through Menlo Park more efficiently					
Haven Avenue Streetscape Improvement	Public Works	-	Identify funding and phasing strategy to complete project.	Release construction bid package.	Award construction contract.
Create Transportation Management Association	Public Works	-	Release request for proposals/consultant services.	Begin implementation.	Continue implementation.
High Speed Rail Coordination & Environmental Review	Public Works	City Manager's Office, Outside Legal Counsel	Schedule is dependent on an outside agency. Ongoing monitoring.	Schedule is dependent on an outside agency.	Schedule is dependent on an outside agency.
Oak Grove, University, Crane Bicycle Improvement Project	Public Works	-	Continue implementation.	Continue implementation.	Complete trial project evaluation.
Willows Neighborhood Complete Streets	Public Works	Police	Finalize scope of work.	Release request for proposals/consultant services.	Continue project planning.
El Camino Real Corridor Study	Public Works	-	Complete analysis of northbound traffic conditions	Present findings of northbound traffic conditions	Begin design of crossing improvements
Middlefield Rd/Ravenswood and Ringwood Avenues Traffic Signals Modification	Public Works	-	Finalize scope of future improvements.	Release request for proposals/consultant services.	Award a contract/authorize an agreement for consultant services.
Willow/101 Interchange	Public Works	Police	Schedule is dependent on an outside agency. Continued monitoring.	Schedule is dependent on an outside agency. Continued monitoring.	Schedule is dependent on an outside agency. Continued monitoring.
Chilco Streetscape and Sidewalk Installation	Public Works	Community Development	Continue construction/implementation.	Continue construction/implementation.	Complete construction/implementation.

2018 Remaining Workplan (as approved on February 6, 2018)	Lead Department	Supporting Department(s)	Milestones 06/30/18	Milestones 12/31/18	Milestones 06/30/19
Ravenswood Avenue/Caltrain Grade Separation Study	Public Works	-	Complete project planning.	N/A	N/A
Middle Avenue Caltrain Crossing Study	Public Works	Community Development	Continue project planning.	Continue project planning.	Complete project planning.
Maintaining and enhancing Menlo Park's municipal infrastructure and facilities					
Arrillaga Family Recreation Center HVAC System Upgrade	Public Works	Community Services	Begin project planning.	Continue project design.	Continue project design.
Burgess Pool Capital Improvements	Public Works	Community Services	Begin project planning.	Continue project planning.	Continue project planning.
Gatehouse Fence Replacement	Public Works	-	Award a contract/authorize an agreement for consultant services.	Begin project design.	Complete project design.
Facilities Maintenance Master Plan	Public Works	Community Services	Release request for proposals/consultant services.	Award a contract/authorize an agreement for consultant	Continue project planning.
Reservoir Reroof and Mixers	Public Works	-	Begin project planning.	Release request for proposals/consultant services.	Continue project design.
Library Landscaping	Public Works	Library	Begin project design.	Continue project design.	Complete project design.
Water System Master Plan	Public Works	Administrative Services	Release the Plan for public review	Begin plan implementation	Continue plan implementation
Chrysler Pump Station Improvements	Public Works	-	Continue project design.	Award construction contract.	Continue construction/implementation.
San Francisquito Creek Upstream of 101 Flood Protection Project	Public Works	City Manager's Office	Schedule is dependent on an outside agency. Ongoing monitoring.	Schedule is dependent on an outside agency.	Schedule is dependent on an outside agency.
Emergency Water Supply	Public Works	-	Release construction bid package.	Award construction contract.	Project complete.
Providing high-quality resident enrichment, recreation, and discovery					
Parks and Recreation Facilities Master Plan Update	Community Services	Administrative Services, Public Works	Begin project planning.	Continue project planning.	Project complete.
Park Playground Equipment	Public Works	Community Services	Release request for proposals/consultant services.	Award construction contract.	Continue construction/implementation.
Jack Lyle Park Restroom	Public Works	Community Services	Release construction bid package.	Begin construction/implementation.	Complete project.
Willow Oaks Park Improvements	Public Works	Community Services	Begin project design.	Continue project design.	Release construction bid package.
Burgess Park Snack Shack	Community Services	Community Development, Public Works	Draft plans approved.	Final plans approved.	Construction started pending funding donation.
Equity in Education Joint Powers Authority *The JPA, along with other initiatives, will help to address education and inequality in Menlo Park.*	City Manager's Office	-	The JPA intends to address education and inequality in Menlo Park. Prior to June, the draft template of the JPA would be created and circulated for comments from the stakeholders. Other educational initiatives to be developed by the City Council.	Prior to December, comments from stakeholders will be incorporated into the JPA document. Other educational initiatives based on City Council direction.	The JPA document will be considered for approval by the stakeholders in early 2019. Other initiatives based on City Council direction.
Minimum Wage Ordinance	City Manager's Office	Economic Development	No action - There is no staff capacity to work on this effort before June 2018	Per Council direction at goal setting, staff will research ordinances from other Cities and present one for Council action. There is no staff capacity for timely significant public outreach on this topic. Should the Council decide that timely significant public outreach is necessary, then resource augmentation will be necessary or the Council will have to prioritize reducing action on the Enhanced Housing Program, Parking Garage, Sister City Program, or Economic Development participation in the development process.	
Realizing Menlo Park's vision of environmental leadership and sustainability					
Green Infrastructure Plan	Public Works	-	Continue project planning.	Continue project planning.	Release Plan for public review.

2018 Remaining Workplan (as approved on February 6, 2018)	Lead Department	Supporting Department(s)	Milestones 06/30/18	12/31/18	06/30/19
Update the Heritage Tree Ordinance	City Manager's Office	Community Development, Public Works	Complete Project Planning and Community Engagement Underway.	Draft Ordinance Complete.	Ordinance Updates adopted by City Council.
Community Zero Waste Plan Implementation	City Manager's Office	Administrative Services, Community Development, Public Works	a. Draft Update to City's Solid Waste Ordinance, Including Mandatory Participation in Recycling and Composting Programs. b. Draft Update to City's Construction and Demolition Ordinance Increasing Recycling Requirements.	a. Promotion of Universal Access to Recycling and Organics for Commercial and Multi-Family Waste Generators b. Implementation of Mandatory Participation in Recycling and Composting Programs c. Implementation of Construction and Demolition Ordinance and Implementation Updates d. Action Plan for SBWMA consideration of options for sorting of City Self-Hauled Waste	a. Retrofit existing city water fountains to refillable bottle stations b. Draft policy for requiring bottle filling stations in new development projects c. SBWMA consideration of options for sorting of City Self-Hauled Waste d. Action Plan for Community Recycling Ambassadors and Door-to-Door Outreach e. Action Plan for Support for Reuse, Repair, Leasing or Sharing Efforts
Planned 2018-19 Capital Improvement Projects					
Bayfront Canal and Atherton Channel Flood Protection	Public Works	-	Begin project design.	Continue project design.	Award construction contract.
Downtown Utility Undergrounding	Public Works	City Manager's Office	Begin project planning.	Continue project planning.	Continue project planning.
Welcome to Menlo Park Monument Signs	Public Works	City Manager's Office	Begin project planning.	Release request for proposals/consultant services.	Continue project design.
Climate Change Resiliency Plan	Public Works	City Manager's Office	Begin project planning.	Continue project planning.	Continue project planning.
Santa Cruz and Middle Avenues Resurfacing	Public Works	-	Begin project design.	Complete project design.	Award construction contract.
Oak Grove Safe Routes to School and Green Infrastructure	Public Works	-	Release request for proposals/consultant services.	Continue project design.	Continue construction/implementation.
Bayfront Expressway, Willow Road and Marsh Road Adaptive Signal Timing	Public Works	-	Authorize implementation contract.	Continue implementation.	Complete implementation.
Library System Improvements					
Belle Haven Branch Library Improvements	City Manager's Office	Library, Administrative Services, Community Development, Public Works	Belle Haven Branch: Library Needs Assessment, completion June 2018. Budget request in FY 2018-19 for branch space needs study and schematic design/siting study	Branch space needs study: July 2018 - March 2019.	Schematic designs, siting decisions, shared uses July 2019 - December 2019
Main Library Improvements	City Manager's Office	Library, Administrative Services, Community Development, Public Works	Schematic designs: April 2018 - October 2018.	Secure funding after schematic designs. Once funding is secured, the main library project will require environmental review and permitting before construction can begin.	Council project approval
Last modified: March 15, 2018					
***Workplan Staff Report:** menlopark.org/DocumentCenter/View/16607					
***Basic steps of a typical construction project:**					
Scope project					
Develop Request for Proposal (RFP)					
Design					
Bid					
Award					
Construct					
Complete					

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **4/9/2018**
Staff Report Number: **18-036-PC**

Study Session: **Consider and provide feedback on a proposed new research and development (R&D) building at 1350 Adams Court**

Recommendation

Staff recommends that the Planning Commission review and provide feedback on a proposal to construct a new approximately 260,400 square foot, five-story research and development (R&D) building with a portion of the parking partially below grade and a multi-story parking garage integrated into the building located in the LS-B (Life Science, Bonus) zoning district. The project site currently contains an existing approximately 188,100 square foot R&D and warehousing building (addressed 1305 O'Brien Drive), and the total proposed gross floor area (GFA) at the site with the proposed project would be approximately 448,500 square feet with a total proposed floor area ratio (FAR) of 92 percent for the project site. The proposal includes a request for an increase in height and FAR under the bonus level development allowance in exchange for community amenities. 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 permit the use and storage of hazardous materials for an emergency generator;
3. **Architectural Control** to review the design of the new building and associated site improvements;
4. **Heritage Tree Removal Permits** to remove development related heritage trees and replace according to the City's heritage tree replacement guidelines; and
5. **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 review and consideration of the proposal.

Background

Site location

The project site is an 11.2 acre parcel that currently contains an existing 188,100 square foot R&D building on the southern half of the site that is occupied by Pacific Biosciences (PacBio). The proposed building would be located on the northern 4.4 acres of the project site that is currently undeveloped. A new address of 1350 Adams Court is proposed, which would require future review and approval of the Building Division. For purposes of this staff report, O'Brien Drive is considered to have an east-west orientation, and all

compass directions referenced will use this orientation. The project site is located immediately north of O'Brien Drive, with access to the project site from O'Brien Drive, Adams Drive and Adams Court. The parcel is bordered by public right-of-ways on three sides: Adams Court to the north, Adams Drive to the east, and O'Brien Drive to the south.

To the west of the project site is the former ProLogis Menlo Science and Technology Park and the site of the proposed Facebook Willow Village Project (https://www.menlopark.org/1251/Facebook-Willow-Campus-Master-Plan), which would include office, residential, and retail uses as part of a multi-year project development. Those parcels are zoned O-B (Office, Bonus) and R-MU-B (Residential Mixed Use, Bonus) and currently contain 20 buildings occupied by R&D, offices, manufacturing, and warehousing uses on 18 parcels. Parcels to the north across Adams Court are zoned LS-B (Life Sciences, Bonus) and occupied by R&D and warehousing uses. The parcels to the west are also zoned LS-B and are part of the Menlo Business Park and occupied generally by R&D uses. Parcels to the south, across O'Brien Drive are zoned LS (Life Sciences) and contain R&D and manufacturing uses.

This area is relatively close to the City of East Palo Alto. Nearby land uses in that jurisdiction include single-family residences and schools. A location map is included in Attachment A.

Previous approvals

In August 2014, the Planning Commission approved a use permit and architectural control to partially convert, expand, and architecturally update an existing warehouse and general office building into a R&D and warehousing building. The building was previously addressed 1315 O'Brien Drive and readdressed 1305 O'Brien Drive upon completion of the project. Subsequently, in November 2016, the Planning Commission approved architectural control and use permit revisions to remove approximately 32,000 square feet of the warehousing portion of the building and construct a new exterior wall (along the northern façade) consistent with the architectural design and materials of the building. The proposed building at 1350 Adams Court would be located to the north of the existing building and the proposed loading dock would be located within the footprint of the demolished portion of the building, at 1305 O'Brien Drive.

Analysis

Project description

The applicant is proposing to demolish existing surface parking lots, a concrete slab, and generally unimproved landscape areas in the northern portion of the project site and construct a new approximately 260,400 square foot, five-story research and development (R&D) building. The applicant's project description is included in Attachment B, and the project plans are included as Attachment C. The applicant is proposing to develop the building utilizing the bonus level provisions. The LS-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 (including the existing 1305 O'Brien Drive building) would be developed at a floor area ratio (FAR) of approximately 92 percent, where 100 percent is the maximum for bonus level development and 55 percent is the maximum for base level developments in the LS-B zoning district. The proposed building would have a maximum height of 91 feet, where 110 feet is the maximum height permitted for any building on a bonus level development site in the LS-B district. The average height of both buildings on the site would be 50.8 feet, below the maximum average height of all buildings on one site of 67.5 feet permitted for a bonus level development in the LS-B district.

The proposed building would be designed in an east-west orientation. The main entrance would be located on the Adams Court frontage and would include a circular driveway to allow access for pick-up/drop-off and seven visitor parking spaces near the entrance to the building. The main entrance would be connected to the street by a series of wide steps embedded into the landscaped berm (which is necessary due to the raised nature of the site). The proposed building would include three sections that step back to allow for open space (both public and private) to be located near the corner of Adams Court and Adams Drive. The southern façade of the building would contain a trash enclosure and a service/storage yard that could include an emergency generator. Staff will be working with the applicant to determine if an emergency generator is desired and accordingly document compliance with the Zoning Ordinance.

Parking and circulation

Vehicular

The proposed building would be located on a podium above a partially below grade parking garage that would provide 371 parking stalls. The raised podium would allow the proposed project to comply with the flood zone requirements from the Federal Emergency Management Agency (FEMA) and the sea level rise (SLR) requirements of the ConnectMenlo General Plan and Zoning Ordinance Update. In addition to the below grade parking level, a multi-story parking garage would be integrated into the western portion of the building and would include 319 parking stalls in three levels. The two structured parking areas would not be internally connected.

There would be 21 surface parking stalls located near the front entrance (on Adams Court) and along the rear of the building. The proposed project would provide 711 parking stalls within the development for 1350 Adams Court. The site currently contains 373 parking stalls for the building addressed 1305 O'Brien Drive. Approximately 118 parking spaces would be removed to allow for the development of the proposed R&D building; however, those spaces would be incorporated into the parking structure. There would be a total of 966 parking spaces at the project site for both buildings, which is a ratio of 2.15 stalls per 1,000 square feet of gross floor area. For R&D and light industrial land uses, the LS zoning district requires a minimum parking ratio of 1.5 spaces per 1,000 square feet of gross floor area and a maximum parking ratio of 2.5 spaces per 1,000 square feet of gross floor area. Therefore, the proposed project, inclusive of both buildings, would comply with the parking requirements of the LS zoning district.

The southern frontage of the building would feature a loading/service area. By virtue of its placement between the two buildings on this site, this area would not be particularly visible.

Bicycle and pedestrian

As part of the proposed project, it is anticipated that bicycle lanes would be constructed around the perimeter of project site along with new sidewalks. The project proposes Class II bicycle lanes on the frontage of each adjacent roadway. Future Class II bicycle lanes would be implemented as a part of future projects in the area. Staff is currently reviewing the proposed project to determine the appropriate frontage improvements. In addition, a paseo for pedestrians and bicyclists would be located along the western edge of the site, connecting Adams Court to O'Brien Drive. There would be 44 Class I secure bicycle lockers for long-term parking on the lower parking level, and there would be 14 Class II bicycle racks for short-term parking located near the entry plaza and drop-off area on the north side of the building.
For pedestrian circulation, sidewalks are proposed on the project frontage along Adams Court and Adams Drive. At this time, the project would not construct a sidewalk on O'Brien Drive, however, a meandering sidewalk on the north side of O'Brien Drive would be constructed at a later date as part of another project. The sidewalks adjacent to the property will connect to the proposed paseo along the western edge of the Project site. Staff is working with Tarlton Properties to develop a master plan for the implementation of frontage improvements within the Menlo Business Park and along O'Brien Drive.

Open space

The proposed project would be required to provide open space equivalent to 20 percent of the project site area and would be further required to provide 50 percent of the required open space (or 10 percent of the site area) as publicly accessible open space. According to the Zoning Ordinance (Chapter 16.44.120(4)(A)), publicly accessible open space is defined as:

> Publicly accessible open space consists of areas unobstructed by fully enclosed structures with a mixture of landscaping and hardscape that provides seating and places to rest, places for gathering, passive and/or active recreation, pedestrian circulation, or other similar use as determined by the planning commission. Publicly accessible open space types include, but are not limited to, paseos, plazas, forecourts and entryways, and outdoor dining areas. Publicly accessible open space must:
>
> (i) Contain site furnishings, art, or landscaping;
> (ii) Be on the ground floor or podium level;
> (iii) Be at least partially visible from a public right-of-way such as a street or paseo;
> (iv) Have a direct, accessible pedestrian connection to a public right-of-way or easement.

The applicant is proposing to utilize the areas along the perimeter of the site for the publicly accessible open space. The site is bounded on three sides by public right-of-ways (ROW), and the open space would be landscaped areas adjacent to the proposed frontage improvements along these ROWs (new sidewalks). The publicly accessible open space, as proposed by the applicant, would include a few seating areas and pathways to the building within the landscaped areas and accessed from the public ROW. It appears from the proposed plans that a portion of the publicly accessible open space calculation includes areas within the ROW, which is not permitted for the purposes of that requirement. Staff will be working with the applicant to determine the location of the property lines and ensure that the proposed project complies with the required open space and publicly accessible open space, as specified in the Zoning Ordinance. The Planning Commission should consider the criteria for the publicly accessible open space and provide feedback on the applicant's proposal with regard to the general functionality and usability of the publicly accessible open space.

The western edge of the site is bordered by the ProLogis site (Proposed Facebook Willow Village Project). The adopted Zoning Map identifies the locations of new paseos in the Bayfront 2 Area, including a paseo connecting O'Brien Drive to the Dumbarton Corridor along the western edge of the site. As defined in the Zoning Ordinance, paseos are pedestrian and bicycle paths that provide a member of the public access through one or more parcels and to public streets and/or other paseos. On the adopted Zoning Map, this paseo is partially located on the Facebook Willow Village site and partially on the project site. As part of the proposed Willow Village Project, Facebook is proposing to accommodate the paseo completely within the Willow Village Project site, which may allow for a shorter timeline to construct the paseo. The Planning Commission reviewed the Willow Village Project as a study session item at its meeting on February 26, 2018 and provided generally positive feedback on the proposed paseo and its location within the Facebook Willow Village Project. However, staff has been working with Tarlton Properties to ensure that the proposed 1350 Adams Court project is designed to enhance the paseo. As part of the applicant's proposed open space, additional landscaping between the paseo and the existing parking lot within the southern portion of the project site would be improved. Where the paseo is located within the northern portion of the site, adjacent to the western edge of the proposed building, a larger planting and seating area would be provided to further enhance the paseo. Although the landscaping along the southwestern edge of the project site would be fairly narrow, staff believes it is appropriate to be included in the calculation of publicly accessible open space, since it would be designed to enhance the paseo on the Willow Village Project site. Where the paseo would be located to the west of the proposed building, the proposed open space would be separated

from the building by a vehicle lane; however, the pavement in this area would be designed to reduce vehicle speeds and better connect the public open space with the building.

The project would require the removal of 12 trees in the existing parking and landscape areas, 10 of which are heritage size trees. The project would require a minimum of 20 heritage tree replacements, per the required two-to-one replacement ratio.

Community amenities

As mentioned in the previous section, the LS-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 D). 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 count 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 LS 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 life sciences building would have a contemporary architectural style, utilizing low-e blue tinted glass for the majority of the building facades along with glass fiber reinforced concrete (GFRC) panels in tones of grey and white. The glass facades would have aluminum mullions. The horizontal panels would be eggshell white and the vertical accent panels would be shades of grey. The building would be designed in three sections that would be offset to provide articulation along the main façade (Adams Court frontage). Based on preliminary staff analysis, the proposed offsets would meet the design standards for articulation and building breaks. The main entry of the proposed building would be located in the middle section and would be clad in glass curtain walls with a metal panel projection framing the entrance and an additional awning projection over the entry doors. Stair towers would be located on the east and west ends of the building and would project above the roof level. The stair tower on the eastern side of the building would be predominately clad in glass.

The proposed parking structure would be integrated into the western portion of the building and would

extend to the south behind the building façade. The façade along Adams Court and the portion of the west façade, north of the stair tower would be clad in pre-cast concrete panels and tinted low-e glazed storefronts or curtain walls mounted on pre-cast concrete. The pattern for the two story above grade garage portion would differ slightly in architecture from the other two sections of the building and the upper floors on the western section; however, the architectural style and materials would be generally consistent. The parking garage would extend beyond the footprint of the upper levels to the south, but would not be generally visible from the Adams Court ROW. However, the parking garage would be located adjacent to the publicly accessible paseo along the western edge of the site. That façade would include a glass storefront entry into the parking garage with pedestrian access to the public open space and paseo along the edge of the property. The parking garage elevation would be approximately 34 feet in height from the podium level and would include pre-cast concrete panels and perforated metal panels within the openings on the north and west elevations. The southern elevation would include perforated metal panels in some of the openings on the first and second levels but none on the third level.

As previously mentioned, the applicant proposes to the meet the minimum public open space requirement of 10 percent of the lot area by providing additional landscaping, setting areas, and pathways along the public ROWs and adjacent to the proposed paseo (on the adjacent property). Staff is currently reviewing the proposed public open space location and design and will be working with the applicant to further refine the location and ensure that the open space meets the requirements of the zoning ordinance.

With regard to the overall project design/style and the application of LS district standards, staff believes that the application would be in compliance based on preliminary staff analysis. Staff is continuing to evaluate the proposed project with regard to compliance with the LS zoning district requirements to ensure compliance. 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. The applicant's project description letter is included in Attachment B and describes the overall project proposal and design in more detail.

Green and sustainable building

In the LS 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 paths (not

including the required paseos) around the perimeter of the site adequate to serve as publicly accessible open space? In addition, is the expanded open space adjacent to the paseo in the northwestern corner of the building appropriate? According to the LS zoning regulations, publicly accessible open space must contain site furnishings, art, or landscaping; be on the ground floor or podium level; 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 the landscaped areas along the public ROW as publicly accessible open spaces or use them accordingly.

- **Architectural Design and Materials.** Is the architectural design of the proposed building appropriate for its use as a life sciences building? With regard to the architectural context of the site, is the proposed architectural design in keeping with the existing building at the project site? Does the Commission believe that the proposed materials are appropriate for the building?

- **Parking Structure**. As previously noted, the parking structure would be integrated into the proposed building but would differ slightly from the other facades of the building with regard to the specific window and materials placement/patterns. Do the front (Adams Court) and side elevations as viewed from Adams Court and the publicly accessible paseo have adequate detail and integration with the rest of the building 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? With regard to the façade facing the proposed public open space and the paseo, should the design be enhanced or the pedestrian connection further defined? Or, should the applicant consider alternative location for the parking garage to allow for the building to be designed to further activate the future paseo?

- **Site Access and Layout.** Is the proposed site circulation to both the below grade parking level, parking structure, and the service/loading dock generally acceptable? Is the entry drive aisle to the main entrance and visitor parking appropriate or would that portion of the site be better utilized for publicly accessible open space? Is the drive aisle between the future paseo and the parking garage appropriate? The Planning Commission should also review and provide direction on the pedestrian access from the public ROW and future paseo to the building.

- Is the overall aesthetic approach for the project consistent with the Planning Commission's expectations for new development in the LS 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 but would include a transportation and housing analysis at a minimum, per the terms of the settlement agreement. 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 Description Letter
C. Project Plans
D. Community Amenities List

Disclaimer

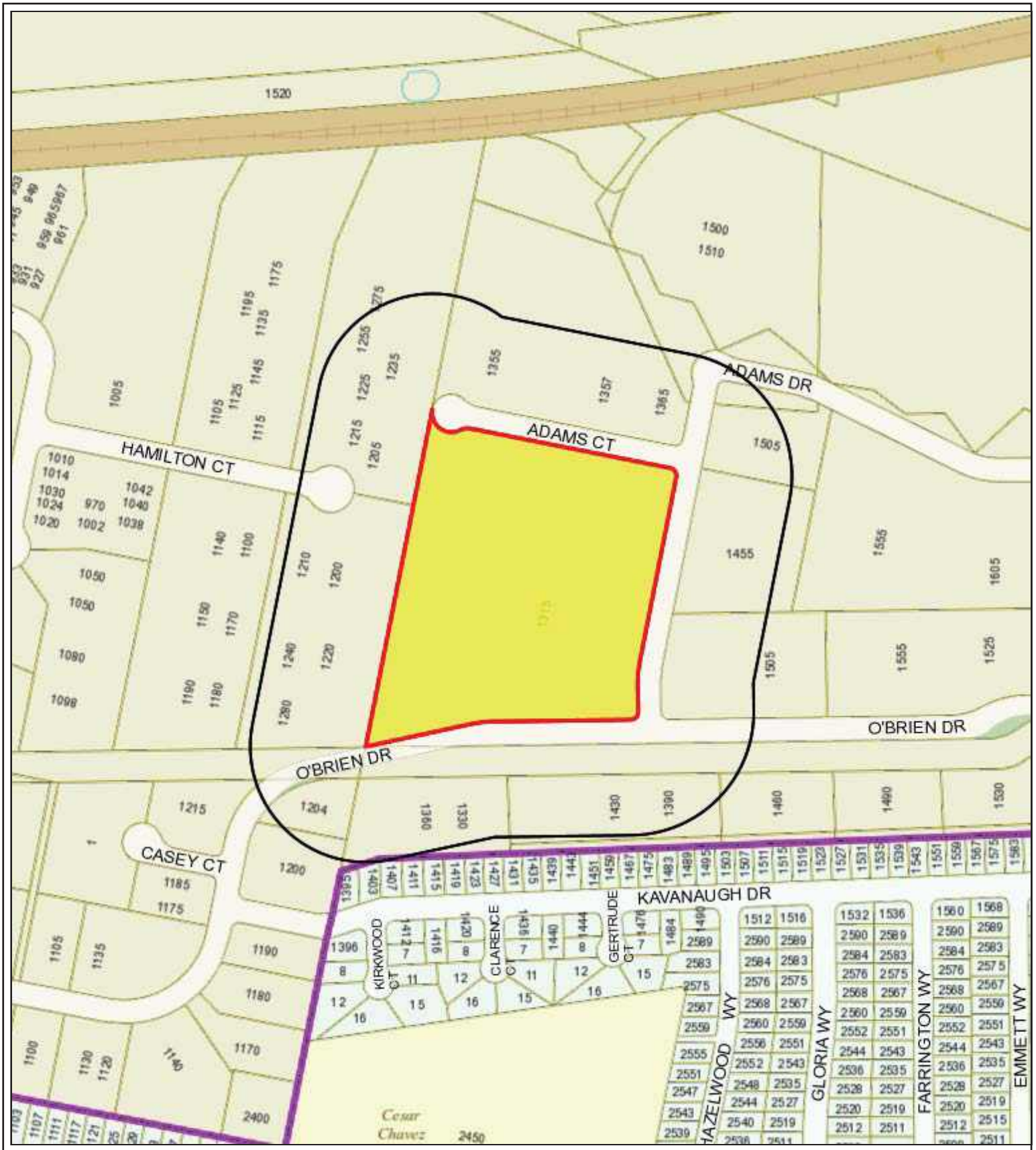
Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available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

Exhibits to Be Provided at Meeting

Color and materials board

Report prepared by:
Kyle Perata, Senior Planner

Report reviewed by:
Thomas Rogers, Principal Planner



City of Menlo Park

Location Map
1350 Adams Court Project

Scale: 1:4,000 | Drawn By: KTP | Checked By: KTP | Date: 4/9/2018 | Sheet: 1

LOT 3 NORTH – 1350 ADAMS COURT

Project Description

March 20, 2018

DES ARCHITECTS ENGINEERS

The Lot 3 North - 1350 Adams Court project is located at the intersection of Adams Court and Adams Drive, to the north of the existing PacBio building at 1305 O'Brien Drive. This northern portion of the "Lot 3" parcel is currently undeveloped and is mostly covered in dirt, loose vegetation and concrete paving. There are two through driveways and parking aisles connecting Adams Court to the southern portion of the site. Mature trees line both street frontages.

The "Lot 3" parcel has been rezoned to LS-B district in 2016 and the zoning ordinance allows up to 1.25 FAR (+ 10% commercial use) and 110' maximum height with community benefits. With this new zoning, the Tarlton team intends to create a new 260,400 sq. ft. state-of-the-art building for Life Science tenants. The new 5-story structure and the existing PacBio building will have a combined floor area of 448,504 sq. ft. at 0.92 FAR. Parking for the new development will be provided at 2.15 stalls per 1,000 square foot (2.15/1000) ratio, in both podium and above-grade parking garages which are integrated into the life science building complex. The proposed project will not only provide much needed R&D / office space at the Menlo Park Labs campus but help to retain growing bio-tech companies in the city. The project is designed to accommodate a single tenant, or to meet the needs of multiple tenants.

Site Design

Adams Court spans the entire northern frontage of the project site and naturally becomes the front door or "face" of the project. The design team has chosen to create a building with a strong north-south orientation and three offset building modules which capture the views of the bay and mountains. The staggering of the structure maximizes the open space near the intersection and yields separate visitor/pedestrian, parking and service vehicles' access.

The main lobby (first floor) is 2 feet plus above the base flood elevation and oriented towards Adams Court. A grand curved driveway ramps up from the street to the entry plaza and the visitors' parking area. Employee vehicles enter the below grade parking podium from the west end of Adams Court cul-de-sac and Adams Drive. Employee vehicles enter the first level and above grade levels of parking also from the west end of Adams Court. Service vehicles (e.g.

delivery and Recology trucks) enter from Adams Drive, circulate along the driveway on the south side of the building and exit back onto Adams Court. Truck loading docks and service yards are located along this route, screened from the street and behind the PacBio facility. The driveway on the west side of the project will serve deliver, service, and emergency response vehicles.

One key design concept is that the east end of the new building will be substantially setback from the Adams Court/Drive intersection to create a patio at street level, and a large outdoor deck at the raised first floor level. Both street frontages will have berms, trees and California native landscaping to create a pleasant pedestrian experience as well as conceal the building's parking podium. Additionally, the project will have a few pockets of paved seating areas and amenities (e.g. drinking fountains) along Adams Drive and Adams Court.

In response to the future paseo at Facebook's Willow campus, the west side of the building and site has a pedestrian-friendly design. These design improvements include:

- 20' x 300' fully landscaped area along the property line, facing the future paseo
- 3 paved seating areas with amenities such as solar-tables and benches
- Pedestrian walkways and connections to / from the building
- Specially-paved driveway for truck and emergency response vehicles
- Articulated parking garage façade
- Building massing setback from the west side (parking garage portion has lower building height)

<u>Building Design and Parking Concepts</u>
The project intends to create a Life Science building with flexible and efficient floor plates and an integrated parking facility on a relatively constrained site. To achieve the first goal, the design team created a "lightening bolt" massing that is composed of three five-story modules offset from each other. These modules will have a cohesive architectural character with subtle variations for visual interest and climatic responses.

Architectural features include:

- A grand fully-glazed entrance mid-building, framed by a portal element clad in metal panels. The same concept at a reduced scale is applied to the garage entry on Adams Drive and the pedestrian portal on the west side facing the paseo.
- Full-height curtain walls at the north-east corner of all three modules which will serve as great locations for conference rooms and team meetings.
- Stair features at the east and west ends to further emphasize the north-south orientation and floor circulation.
- Taller storefronts on the north side to maximize day-lighting potential. On the south side, the façade is balanced with more opaque finishes (e.g. GFRC) and ribbon windows with sun-shades to reduce solar heat gain.
- The first floor of the east module is pulled out on the north side to create a second floor roof-top deck. The roofs of the mid-tower and the top of the garage at the west end will also be designed to accommodate future patios.
- The building will be clad in GFRC (glass fiber reinforced concrete) panels, pre-finished metal panels, and high-performance tinted glazing (bird-safe) in aluminum mullions. Roof-top HVAC and equipment will be housed within metal roof screens.
- The above ground garage portion will be pre-cast concrete with enhanced finishes on the street side, such as perforated metal and glazing.

On-site parking will be provided in one level of podium under the entire life science building, and in three above-grade parking levels tucked under the third floor in the west module. These will provide parking for both the new life science building and parking for PacBio which will be displaced by the new structure.

Zoning Compliance

The project intends to comply with the LS-B zoning regulations. Preliminary review of the requirements is listed in the table below:

16.44.050	Development standards *Bonus Level	Sheet G1 of the plan set provides a summary of compliance
16.44.055	Master planned projects	Not applicable
16.44.060	Bonus development.	Acknowledged
16.44.070	Community amenities required for bonus	Scope to be determined.

	development	
16.44.080	Parking standards	Sheet G1 of the plan set provides a summary of compliance
16.44.090	Transportation demand management	A TDM plan will be provided
16.44.100	New connections	New paseo west of property provided on Facebook property.
16.44.111	Required street improvements	Scope to be determined.
16.44.120	Design standards *Bonus level fronting a boulevard, Thoroughfare, Mixed use Collector or neighborhood Street	See drawing set dated 3/20/18 and response to comments spreadsheet.
16.44.130	Green and sustainable building	This project will seek LEED Gold certification. EV parking has been shown on the conceptual plans.



LOT 3 NORTH - 1350 ADAMS COURT

PLANNING RESUBMITTAL

03-20-2018

TARLTON

DES ARCHITECTS ENGINEERS

SHEET INDEX

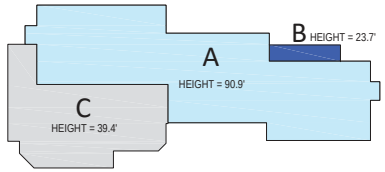
G0 COVER SHEET
G1 PROJECT DATA
A1a EXISTING VICINITY MAP
A1b FUTURE VICINITY MAP
A1c ENLARGED EXISTING VICINITY MAP
A2 EXISTING SITE CONDITIONS - SITE PHOTOS
A3 EXISTING LOT 3 SITE PLAN
A4 (REMOVED)
A5a PROPOSED OVERALL SITE PLAN
A5b PROPOSED ENLARGED SITE PLAN
A5c PROPOSED RIGHT OF WAY IMPROVEMENTS
A6 FIRE TRUCK CIRCULATION AND BUILDING HEIGHT DIAGRAMS
A7 FIRE ACCESS DIAGRAMS
A8a OPEN SPACE DIAGRAM
A8b EXAMPLES OF AMENITIES AT PUBLICLY ACCESSIBLE OPEN SPACE
A8c LANDSCAPE RENDERING
A9 GROSS FLOOR AREA DIAGRAMS
A10 GROSS FLOOR AREA DIAGRAMS
A11 P0 LEVEL PARKING PLAN
A12 LEVEL 1/ ENTRY, P1 LEVEL PARKING PLAN
A13 P2 LEVEL PARKING PLAN
A14 LEVEL 2, P3 LEVEL PARKING PLAN
A15 LEVEL 3 PLAN
A16 LEVEL 4 PLAN
A17 LEVEL 5 PLAN
A18 ROOF PLAN
A19 PROPOSED BUILDING ELEVATIONS
A20 PROPOSED BUILDING ELEVATIONS
A21 NORTH-SOUTH BUILDING SECTIONS
A22 EAST-WEST BUILDING SECTIONS
A23 ENLARGED BUILDING SECTIONS
A24 TRASH ENCLOSURE ELEVATIONS
A25 ELEVATION DIAGRAMS
A26 ELEVATION DIAGRAMS
A27 STREETSCAPE ELEVATIONS
AR1 RENDERING - VIEW FROM ADAMS DRIVE/ ADAMS COURT INTERSECTION
AR2 RENDERING - VIEW FROM ADAMS DRIVE/ ADAMS COURT INTERSECTION (EXISTING TREES SHOWN)
AR3 RENDERING - VIEW FROM ADAMS COURT/ BUILDING ENTRY
AR4 RENDERING - VIEW FROM ADAMS COURT (NORTH AND WEST SIDE OF BUILDING AND GARAGE)

L01 EXISTING TREE PLAN - ENTIRE SITE
L02 EXISTING TREE PLAN - PROJECT SITE
L03 TREE PROTECTION NOTES & DETAILS
L04 LANDSCAPE PLAN
L05 FRONTAGE LANDSCAPE COMPLIANCE DIAGRAM

TP1 TOPOGRAPHY MAP NORTH
TP2 TOPOGRAPHY MAP SOUTH
C1 EXISTING EASEMENTS AND PROPERTY LINE EXHIBIT
C2a PRELIMINARY UTILITY PLAN
C2b PRELIMINARY UTILITY PLAN
C3a PRELIMINARY GRADING PLAN
C3b PRELIMINARY GRADING PLAN
C3c PRELIMINARY GRADING PLAN
C4 PRELIMINARY STORMWATER MANAGEMENT PLAN
C5a EXISTING IMPERVIOUS/PERVIOUS AREA EXHIBIT
C5b PRELIMINARY PROPOSED IMPERVIOUS/PERVIOUS AREA EXHIBIT
C6 FIRE TRUCK TURNING AND FIRE HYDRANT COVERAGE
C7 RECOLOGY TRUCK TURNING EXHIBIT

		LS ZONING REQUIREMENT (BONUS LEVEL)	PROPOSED DEVELOPMENTS					OVERALL SITE
			1305 O'BRIEN DRIVE (EXISTING)		1350 ADAMS COURT (NEW BUILDING)			
SITE AREA	MIN MIN	25, 000 SF 100' X 100' lot size	295,876 SF Width Depth (West) Depth (East)	 654'-11" 566'-10" 366'-3"	192,040 SF Width Depth (West) Depth (East)	 654'-11" 325'-3" 294'-0"		**487,916 SF** (11.2 Acres) 654'-11" 892'-1" 660'-2"
BUILDING AREA		-	188, 104 SF (PACBIO) Level 1 Level 2 Chemical Storage/ Other TOTAL	TOTAL 128,873 SF 59,853 SF 378 SF **188, 104 SF**	260,400 SF 60,170 SF Below Grade (Stair) Level 1 P2 Intermediate (Stairs) Level 2 Level 3 Level 4 Level 5 Roof TOTAL See Sheets A9 & A10 for square footage calcs by floor	TOTAL TYPICAL FLOOR 375 39,370 1,605 35,580 60,170 60,170 60,170 2,960 **260,400**		**448,504 SF**
FAR		125%	(Building area total/ Site area total) = (188,104 + 260,400) / 487,916					**91.92 %**
BUILDING HEIGHT	MAX	110'	35'		90.9' (Measured to top of parapet from existing average natural grade)			
BUILDING AVERAGE HEIGHT		67.5' average Using Footprint Method Note: 1350 Adams Drive height calcutted from (E) average natural grade = 11.6' (sea level) 1305 O'Brien Drive height calculated from (E) permit package	Building 1305 O'Brien Drive 1350 Adams Court Footprint x Building Height total Footprint Total (1305 O'Brien Drive + 1350 Adams Court) Average Height	Sector Whole Building A- Lab B - L1 Extension C- Garage	Footprint (Sq Ft) 129,218 60,170 2,550 26,314	Bldg Height (Feet) 35 90.9 23.7 39.4	Footprint x Building Height 4,522,630 5,469,453 60,435 1,036,772 11,089,290 218,252 **50.81**	
SET BACKS		5' min at STREET 10' min at INTERIOR, SIDE and REAR	Front Yard Rear Yard West Side Yard East Side Yard	65'-0" - 191'-0" 296'-0" 123'-0" 130'-0" - 145'-0"	Front Yard Rear Yard West Side Yard East Side Yard	30'-8" at STREET (Adams Court) 51'-6" at REAR/ INTERIOR 51'-6" at SIDE 72'-10" at STREET (Adams Drive)		
BUILDING FOOTPRINT			129,218 SF 43.68%		88,734 SF 46.20%			(E) + (Proposed) / Total Site = **217,952 SF** **44.60%**
LANDSCAPE RATIO			42,412 SF 14.33%		35,507 SF 18.50%			(E) + (Proposed) / Total Site = **77,919 SF** **16.00%**
PAVING RATIO			124,246 SF 41.99%		67,799 SF 35.30%			(E) + (Proposed) / Total Site = **192,045 SF** **39.40%**

		LS ZONING REQUIREMENT (BONUS LEVEL)	PROPOSED DEVELOPMENTS														OVERALL SITE
			1305 O'BRIEN DRIVE (EXISTING)								1350 ADAMS COURT (NEW BUILDING)						
PARKING	MIN MAX	1.5 cars/ 1000 SF 2.5 cars/ 1000 SF		Total	Regular Stall Count	ADA Count	EV Count				(LEVEL)	Regular Stall Count	ADA Count	EV Count Installed	Bike/ Motorcycle Count		
			Existing Parking	**373**	337	7	29				Podium 0	354		17	17		
			Stalls To Be Removed	**118**	118	0	0				Podium 1 (ADA)	41	15 (3 Van + 12 ADA)	13 (1 Van + 2 ADA EV)	2		
				* Note- 118 cars to be replaced within (N) Parking Garage													
			Stalls To Remain	**255**	219	7 (3 Van + 4 ADA)	29 (1 Van EV)				Podium 2	125			14		
											Podium 3	125			14		
											On Site - Front	5	2				
			Required: 373 stalls per conditions of approval								On Site - Rear	14					
											Garage Total			690			
											Surface Total			21			
											Totals	**664**	**17**	**30**	**47**		
											Grand Total (N) stalls			**711**			
			Note: **New Building Provided Parking Stall Sizes:** Regular stalls 8'-6" x 16'-6" ADA stalls 9'-0" x 18'-0" EV stalls 8'-6" x 16'-6" Motorcycle Stalls 4'-0" min x 16'-6"								Total Remaining Cars, 1305 O'Brien Drive Total New Cars, 1350 Adams Ct SITE TOTAL, LOT 3 Parking Ratio:			255 711 **966 total stalls** **2.15 stalls/ 1000 SF**			
EV CHARGERS	MIN	EV pre-wire total= 5% (total parking) EV installed total= 6+ [1%(total parking stalls)]	(E) parking has EV provided and exceeds current requirements									Required: Pre-wire= 5%(711) Installed =6+ [1%(711)] Total	Provided: 36 pre-wire 14 installed 50	**20 pre-wire** **30 installed** 50			
BIKE PARKING	MIN	1 bike /5000 SF 20% short-term 80% long-term	-									Required: (260,400)/5000 = Short term = 20% (53) Long term = 80% (53)	Provided: 53 total 10 43	**58 total** 14 44			
OPEN SPACE	MIN MIN	**Open space** = 20% of total SITE AREA 97,584 SF MIN **Public open space**= 10% of total SITE AREA 48,792 SF MIN.	(SEE SHEET A8) Provided Open Space= Provided Public Open Space =														**97,590= 20.0%** **48,795 SF= 10.0%**



Height Sector Diagram

CONTACT

CLIENT/ OWNER

O'BRIEN DRIVE PORTFOLIO, LLC

1530 O'BRIEN DRIVE, SUITE C
MENLO PARK, CALIFORNIA 94025

PHONE: (650) 330-3600
FAX: (650) 330-3636
WEBSITE: WWW.TARLTON.COM
CONTACT: JOHN TARLTON
RON KRIETEMEYER

ARCHITECTS

DES ARCHITECT + ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CALIFORNIA 94063

PHONE: (650) 364-6453
FAX: (650) 364-2618
WEBSITE: WWW.DES-AE.COM
CONTACT: SUSAN ESCHWEILER
KENNY HUNG

ZONING DESIGNATION:
LIFE SCIENCE DISTRICT
(LS-B)

CONSTRUCTION TYPE:
TYPE I CONSTRUCTION

STREET TYPE:
MIXED USE COLLECTOR
ADAMS DRIVE/ ADAMS COURT

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

PROJECT DATA
11-28-17
03-20-18

G1

© 2017

Jan 08, 2018 - 3:14pm jfordenbrke P:\Tarlton\Revit\BP\2730001\MBP_ES\10019006 Dwg\Arch\Planning\G1 - PROJ.dwg



SCALE: 1" = 250'
50' 200' 300' 400'

N
PROJECT N

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

EXISTING VICINITY MAP
03-20-18

A1a

DES

© 2017

TARLTON
DES Project Number: 10019.006

Mar 19, 2018 - 2:29pm JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A1A-(E)Vicinity.dwg



SCALE: 1" = 250'
50' 200' 300' 400'

N
PROJECT N

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

FUTURE VICINITY MAP
03-20-18

A1b

DES

© 2017

TARLTON
DES Project Number: 10019.006

Mar 19, 2018 - 2:28pm JGordenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A1B-FutureVicinity.dwg



TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

ENLARGED EXISTING VICINITY MAP

03-20-18

A1c

© 2017

DES ARCHITECTS + ENGINEERS

TARLTON

DES Project Number: 10019.006









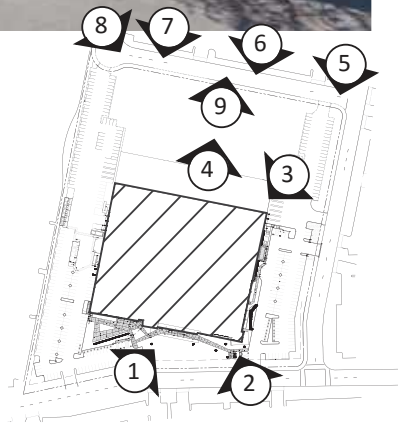












TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

EXISTING SITE CONDITIONS - SITE PHOTOS

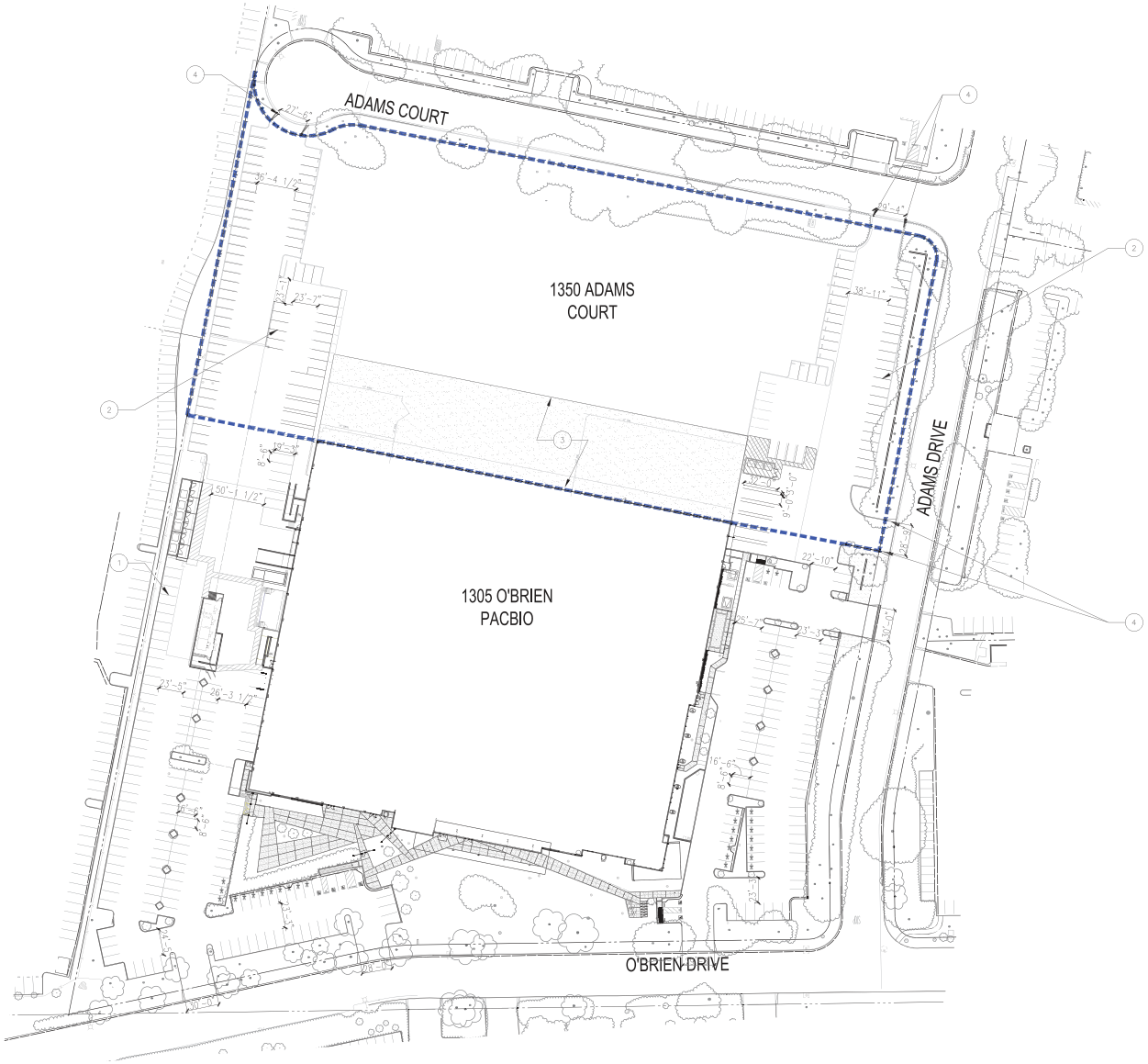
11-28-17
03-20-18

A2

TARLTON
DES Project Number: 10019.006

© 2017

DES ARCHITECTS + ENGINEERS



LEGEND

LIMIT OF WORK

KEY NOTES

1. (E) PARKING TO REMAIN ON SITE
2. (E) PARKING WITHIN PROJECT AREA TO BE DEMOLISHED
3. (E) CONCRETE PAD
4. (E) CURB CUTS AND DRIVEWAY LOCATION

EXISTING PARKING COUNT

	TOTAL	REGULAR STALL COUNT	ADA COUNT	EV COUNT
EXISTING PARKING STALLS	373	337	7	29
STALLS TO BE REMOVED	118	118	-	-
STALLS TO REMAIN	255	219	7	29 (INCLUDES 1 ADA EV)

SCALE: 1" = 50'

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

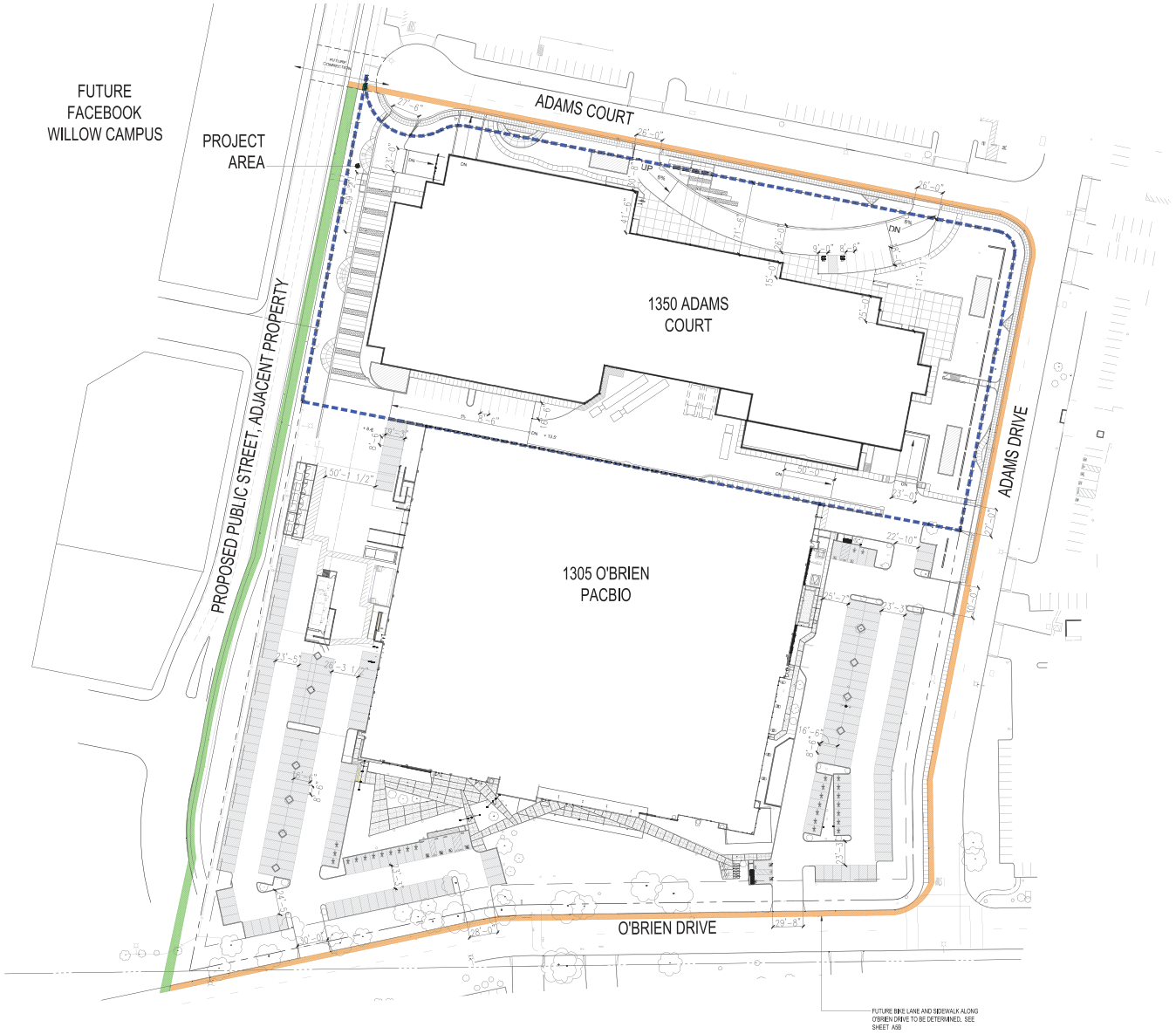
EXISTING LOT 3 SITE PLAN

11-28-17
03-20-18

A3

© 2017

DES ARCHITECTS + ENGINEERS



□E□END

- LIMIT OF WORK
- PROPOSED BIKE LANE, LOT 3
- FUTURE BIKE LANE / PASEO, FACEBOOK WILLOW CAMPUS (NOT IN LOT 3 SCOPE)

KEY NOTES

REFER TO SHEET A5B

FOR BIKE LANE AND PROPOSED RIGHT OF WAY IMPROVEMENTS, SEE SHEET A5C

□□RK□N□ □O□NT

LEVEL	REGULAR STALL COUNT	ADA COUNT	EV COUNT INSTALLED	MOTORCYCLE COUNT
PODIUM 0	354	-	17	17
PODIUM 1	41	(DOES NOT INCLUDE EV) 3 VAN + 12 ADA = 15	INCLUDES 1 VAN EV + 2 ADA EV = 13	2
PODIUM 2	125	-	-	14
PODIUM 3	125	-	-	14
ON SITE-FRONT	5	(VAN) = 2	-	-
ON SITE-REAR	14	-	-	-
GARAGE TOTAL			690	
SURFACE TOTAL			21	
TOTALS	664	17	30	47
(N) CARS, 1350 ADAMS COURT			711	
(E) CARS, 1305 O'BRIEN DRIVE	219	7	29	
			255	
GRAND TOTAL, LOT 3		(711 + 255) =	966	

SCALE: 1" = 50'

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

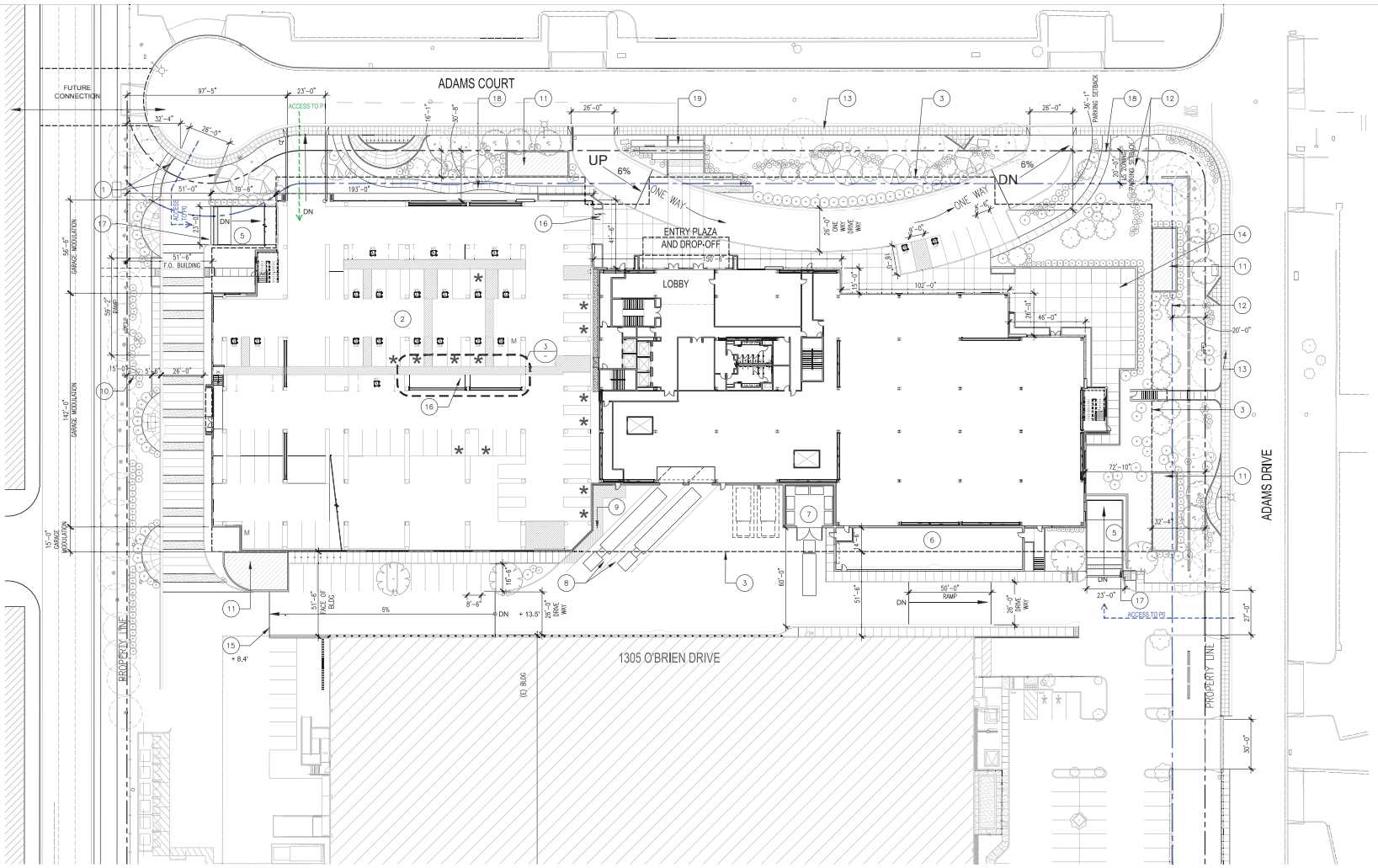
PROPOSED OVERALL SITE PLAN

11-28-17
03-20-18

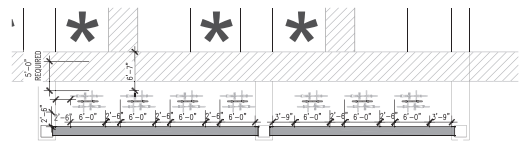
A5a

© 2017

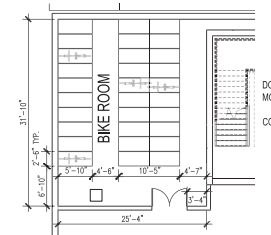
DES ARCHITECTS + ENGINEERS



1 PROPOSED ENLARGED SITE PLAN
1" = 30'-0"



3 SHORT TERM BIKE PARKING - ENTRY/ P1 LEVEL
1" = 1'-0"



2 BIKE ROOM 1 - LONGTERM STORAGE P0 LEVEL
1" = 10'-0"

KEY NOTES

1. EXISTING DRIVEWAY APRON
2. SEE SHEET A12 FOR ALL DIMENSIONS AND NOTES REGARDING PODIUM 1 PARKING GARAGE AND INTERIOR STALLS.
3. OUTLINE OF PODIUM PARKING BELOW (P0).
4. ONE-WAY CONCRETE DRIVEWAY FOR DROP OFF TRAFFIC.
5. GARAGE ENTRY FOR PODIUM 0.
6. SERVICE YARD
7. COVERED TRASH ENCLOSURE. FUTURE TI COMPACTORS SHOWN DASHED (1 COMPOST, 1 RECYCLING)
8. TRUCK LOADING DOCKS, AT GRADE.
9. WALKWAY TO BUILDING LOBBY
10. 15'-0" PUBLIC UTILITY EASEMENT
11. BIO-RETENTION BASIN AREA OUTSIDE OF PARKING PODIUM FOOTPRINT.
12. LS ZONING - 20'-0" MIN. SURFACE PARKING SETBACK AT STREET
13. NEW SIDEWALK (SEE SHEET A5C FOR PROPOSED RIGHT OF WAY IMPROVEMENTS)
14. PRIVATE OUTDOOR PATIO
15. RAMP TO PACBIO SITE
16. SHORT-TERM BIKE STORAGE
17. FLOOD GATES FOR PODIUM PARKING BELOW (P0).
18. ADA ACCESSIBLE PEDESTRIAN ACCESS WALKWAY
19. MONUMENTAL STAIRCASE

SCALE: 1" = 30'

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

PROPOSED ENLARGED SITE PLAN

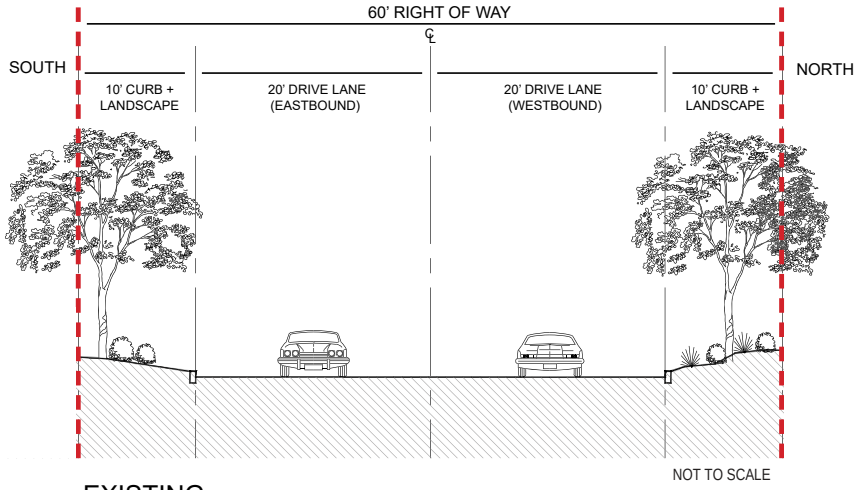
11-26-17
03-20-18

A5b

TARLTON
DES Project Number: 10019.006

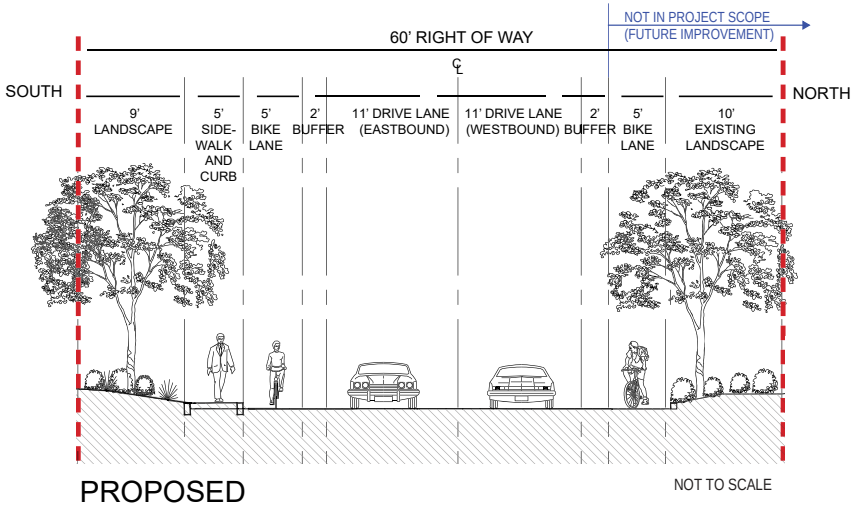
© 2017

DES ARCHITECTS + ENGINEERS



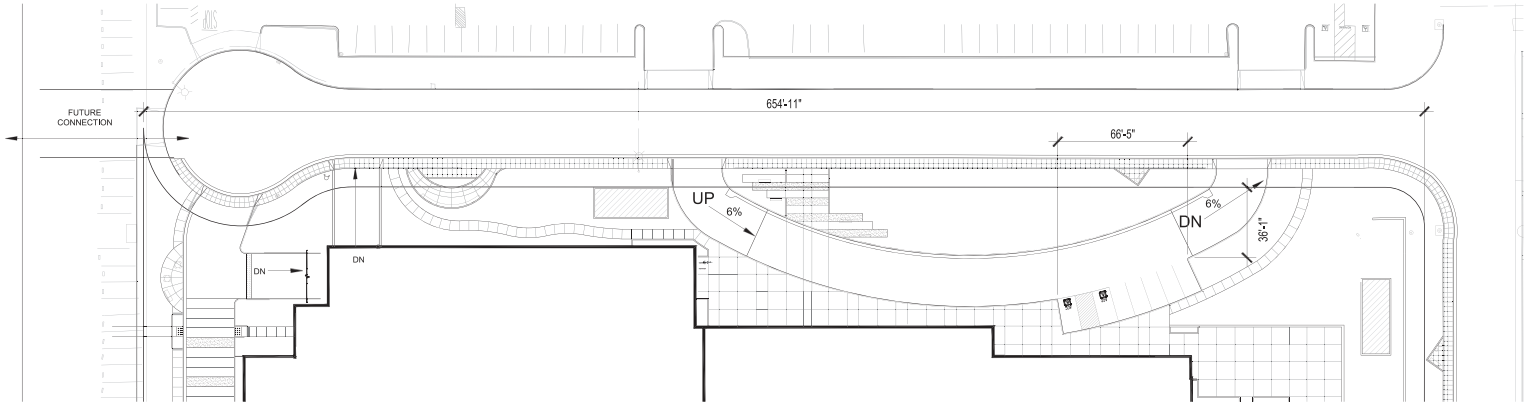
EXISTING

ADAMS COURT EXISTING RIGHT OF WAY (ADAMS DRIVE SIMILAR)



PROPOSED

ADAMS COURT PROPOSED RIGHT OF WAY IMPROVEMENTS (ADAMS DRIVE SIMILAR)



SURFACE PARKING ALONG STREET FRONTAGE			PARKING SETBACK		
PROVIDED	(66'-5") / (654'-11") =	10.14%	PROVIDED		36'-1"
REQUIRED	LS Zoning =	25% MAX (Mixed Use Collector)	REQUIRED	LS Zoning =	20' MIN.

PARKING LS ZONING COMPLIANCE
1" = 30'

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

PROPOSED RIGHT OF WAY IMPROVEMENTS

03-20-18

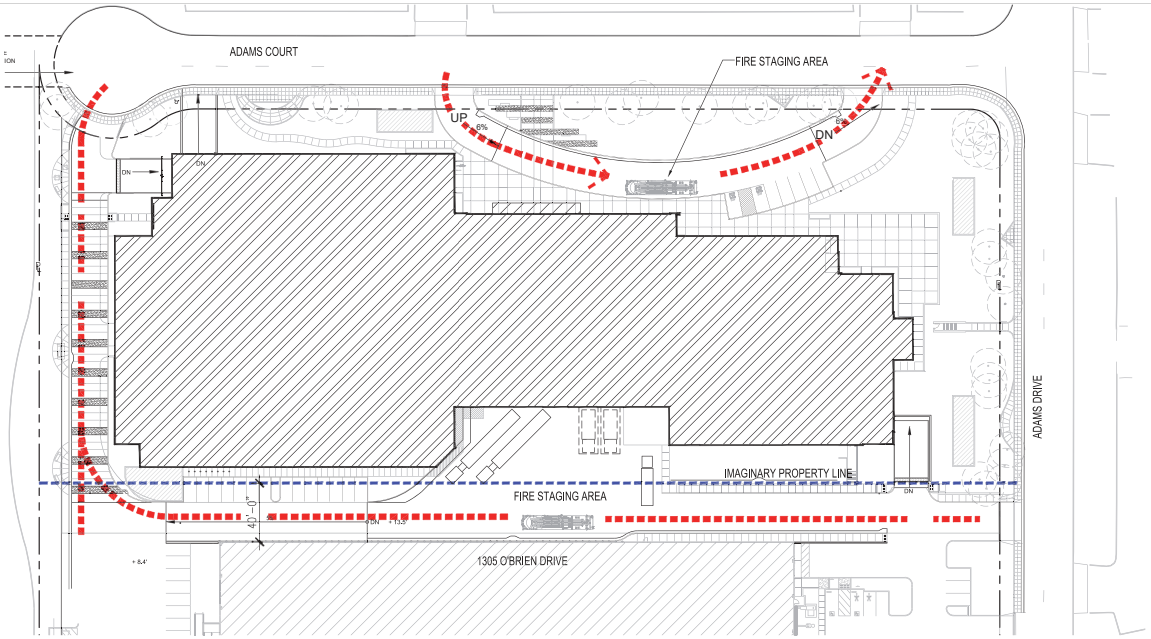
A5c

TARLTON

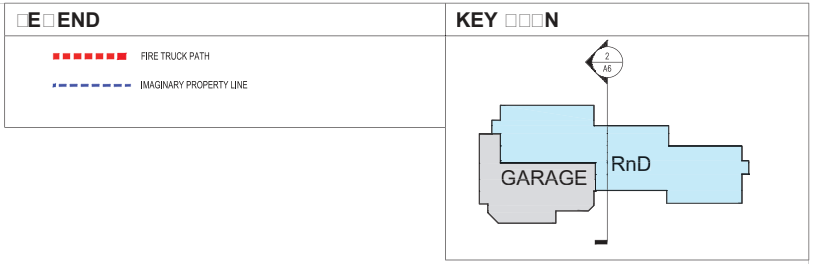
DES Project Number: 10019.006

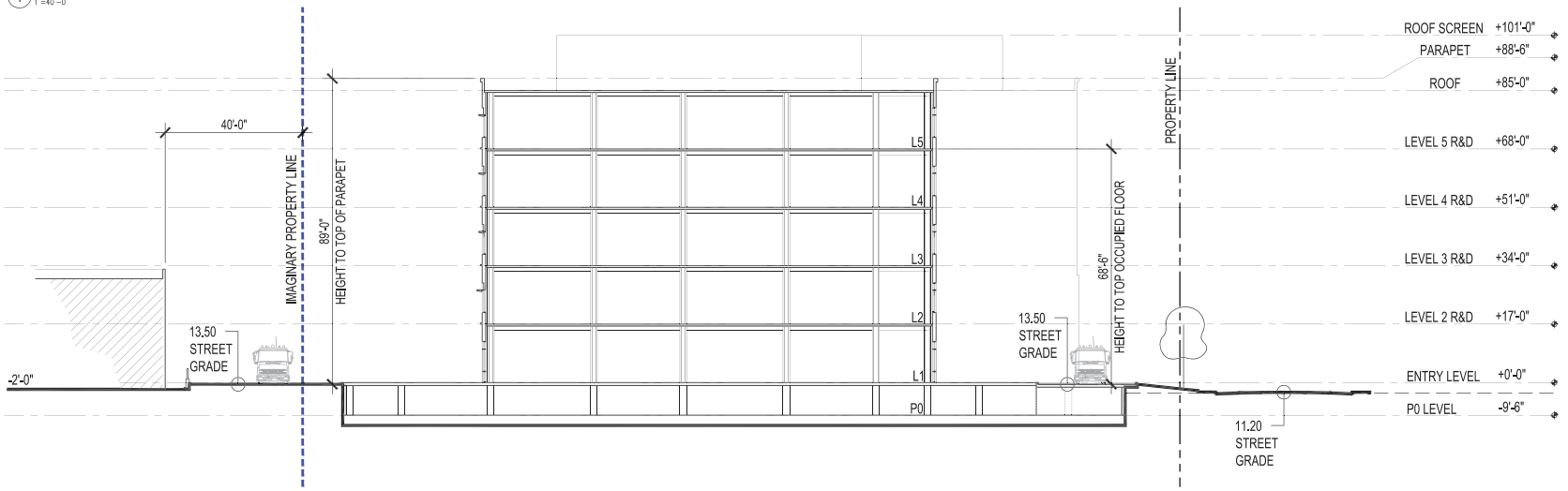
© 2017

DES ARCHITECTS + ENGINEERS



1 FIRE TRUCK CIRCULATION DIAGRAM
1"=40'-0"





2 FIRE TRUCK ACCESS SECTION
1/16"=1'-0"

SCALE: 1/16" = 1'-0"
4' 8' 16' 32'

NORTH

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

FIRE TRUCK CIRCULATION AND BUILDING HEIGHT DIAGRAMS

11-26-17
03-20-18

A6

TARLTON
DES Project Number: 10019.006

© 2017

DES ARCHITECTS + ENGINEERS

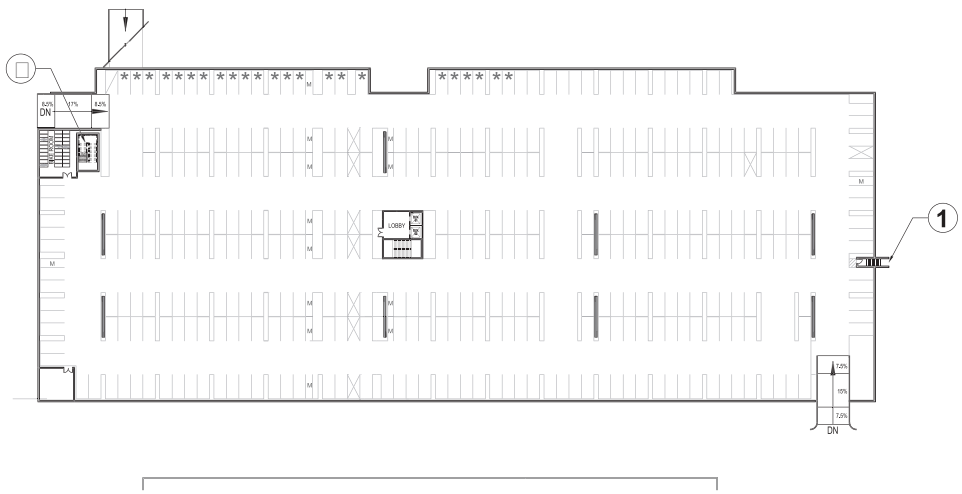
E END

PEDESTRIAN EXIT PATH, LEVEL 1

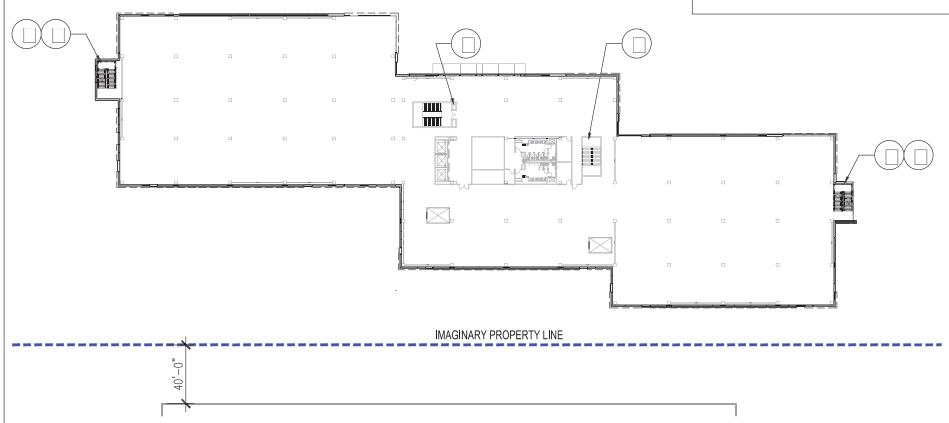
IMAGINARY PROPERTY LINE

KEY NOTES

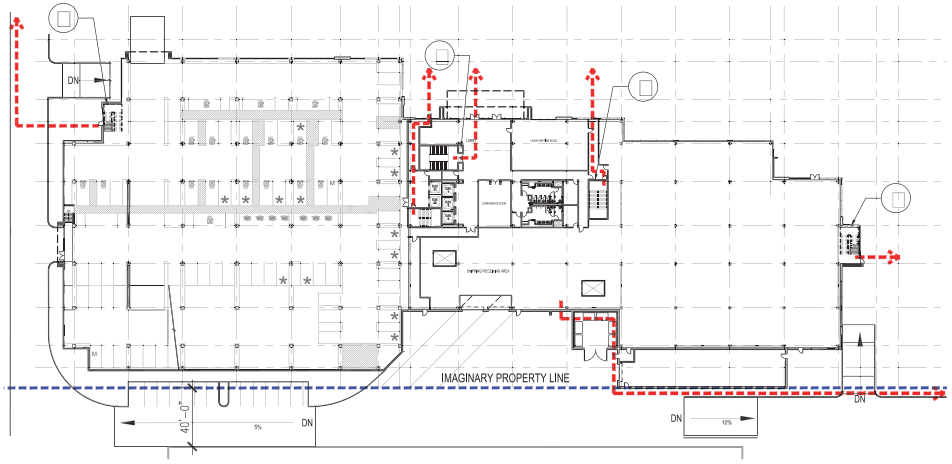
1. FIRE DEPARTMENT EXTERIOR ACCESS POINT TO GARAGE
2. FIRE SPRINKLER RISER - FIRE DEPT. ACCESS
3. FIRE COMPLIANT ROOF ACCESS STAIR



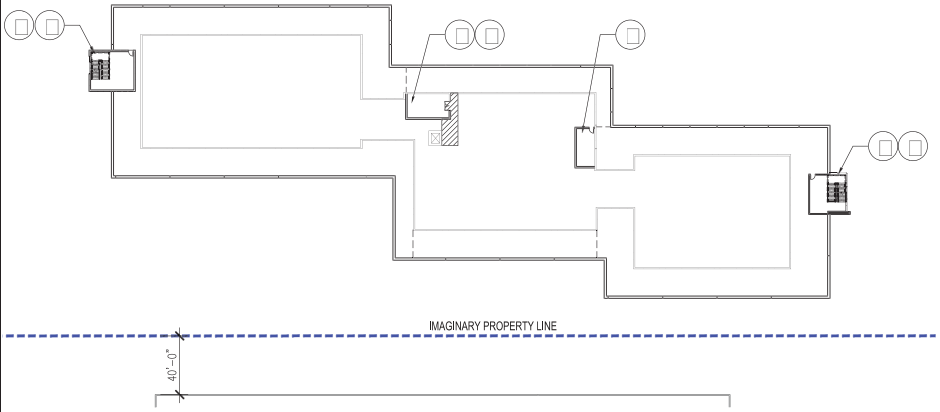
1 P0 (PARTIALLY UNDERGROUND) PARKING
1"=40'-0"



2 TYPICAL R&D LEVEL
1"=40'-0"



3 TYPICAL GARAGE LEVEL
1"=40'-0"



4 ROOF PLAN
1"=40'-0"

SCALE: 1" = 40'-0"
10' 20' 40' 80'

N
PROJECT N

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

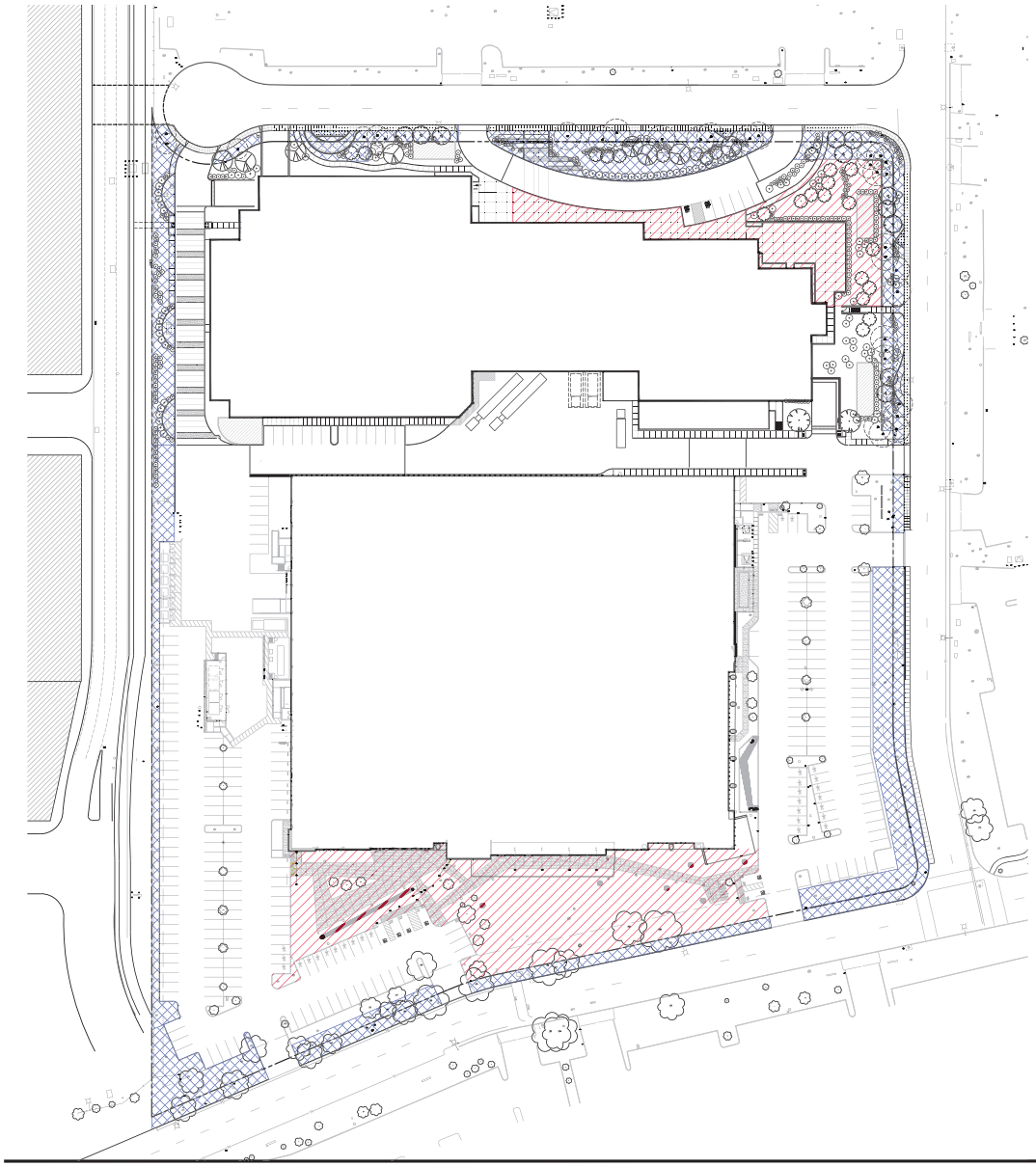
FIRE ACCESS DIAGRAMS
11-28-17
03-20-18

A7

DES ARCHITECTS ENGINEERS

© 2017

Mar 14, 2018 - 3:31pm JGardenine P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A6&7-SteGirculatorDiagram.dwg



	REQUIRED	PROVIDED
TOTAL SITE AREA	487, 916 SF	-
OPEN SPACE (20% OF TOTAL SITE AREA)	97, 584 SF	97,590 SF
PUBLIC OPEN SPACE (50% OF OPEN SPACE AREA)	48, 792 SF	48,795 SF

E END

PRIVATE OPEN SPACE (10% OF SITE AREA)

PUBLIC OPEN SPACE (10% OF SITE AREA)

KEY NOTES

1. SEE SHEET A8B & A8C FOR AMENITIES ALONG PUBLIC RIGHT OF WAY
2. SEE SHEET A5C FOR PROPOSED RIGHT OF WAY IMPROVEMENT STREET SECTIONS

SCALE: 1" = 50'

10' 20' 40' 60' 80' 100'

N

PROJECT N

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

OPEN SPACE DIAGRAM

11-28-17

03-20-18

A8a

DES ARCHITECTS ENGINEERS

© 2017

Mar 19, 2018 - 2:42pm JGardenine P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A8A.dwg



1. PUBLIC SEATING AREA

1A



1B



1C



2. ENTRY PLAZA



3. CONCRETE PAVING





4. SOLAR SHADE TABLE / BENCH





5. TRASH RECEPTACLE & DRINKING FOUNTAIN





TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

EXAMPLES OF AMENITIES
AT PUBLICLY ACCESSIBLE OPEN SPACE

03-20-18

A8b

DES

© 2017

TARLTON

DES Project Number: 10019.006



TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

RENDERING - SEATING AREA ALONG ADAMS DRIVE

03-20-18

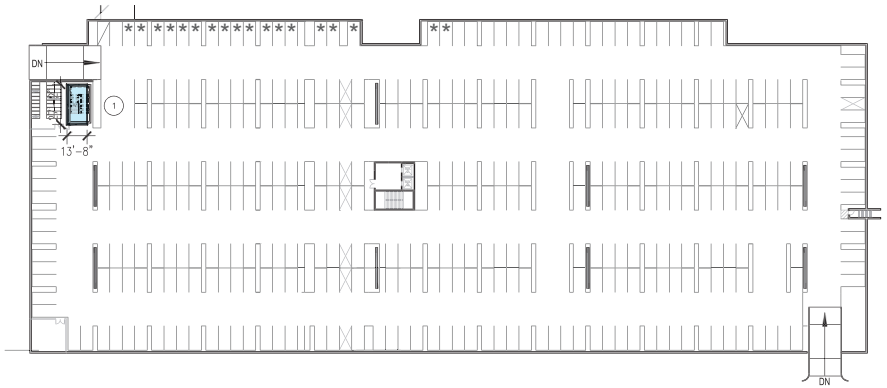
A8c

© 2017

DES ARCHITECTS + ENGINEERS

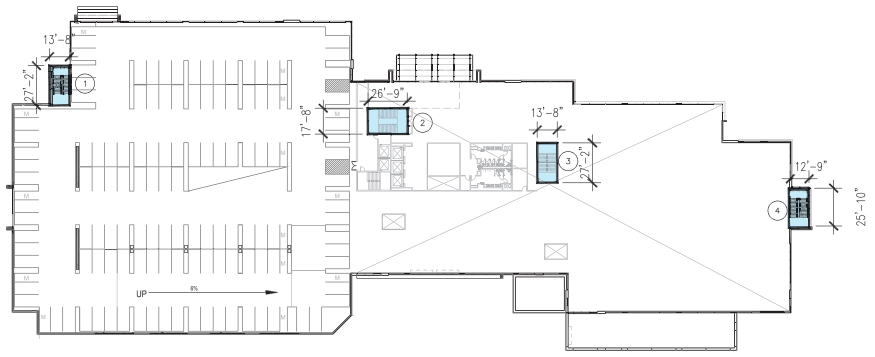
TARLTON

DES Project Number: 10019.006



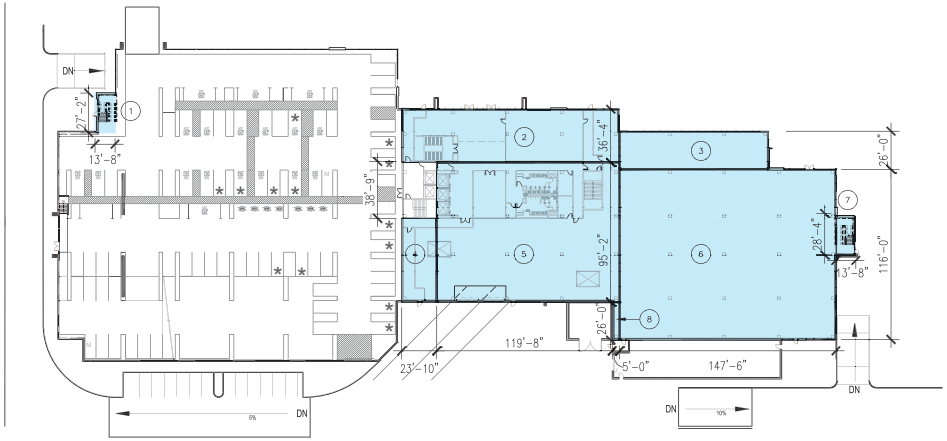
E E RK N

RE NO	RE S
1	375
TOT	



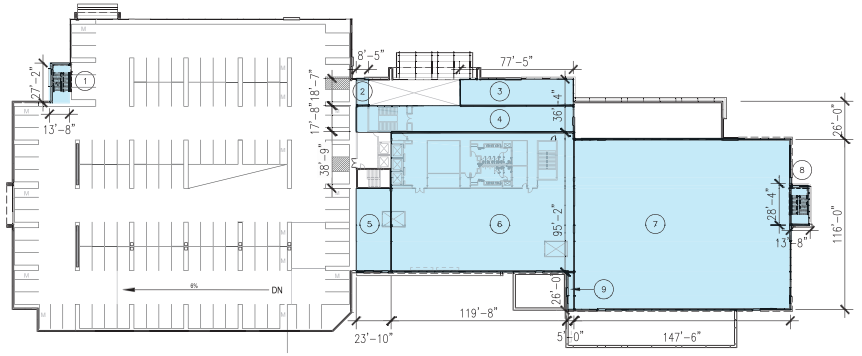
P2 LEVEL PARKING

RE NO	RE S
1	375
2	480
3	375
4	375
TOT	



LEVEL 1 ENTRANCE, P1 LEVEL PARKING

RE NO	RE S
1	375
2	5,400
3	2,650
4	1,360
5	11,870
6	17,210
7	375
8	130
TOT	



LEVEL 2 R&D, P3 LEVEL PARKING

RE NO	RE S
1	375
2	155
3	1,400
4	2,705
5	1,360
6	11,870
7	17,210
8	375
9	130
TOT	

RE TOT S	
E E	RE S
P0	375
L1/ P1	39,370
P2	1,605
L2/ P3	35,580
L3	60,170
L4	60,170
L5	60,170
ROOF	2,960
TOTAL AREA	**260,400** SF

GROSS FLOOR AREA

SCALE: 1" = 40'-0"
10' 20' 40' 80'

N
PROJECT N

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

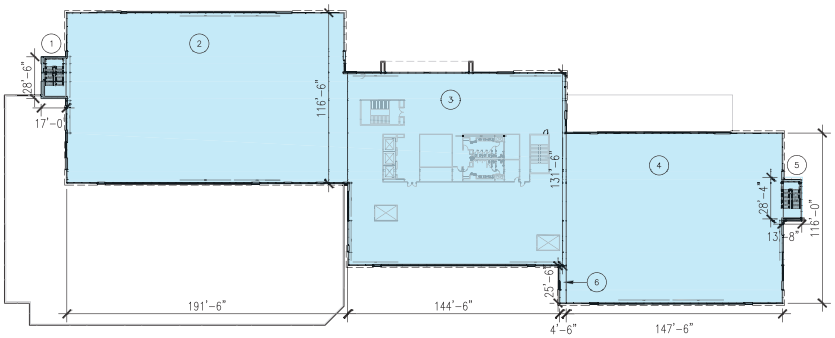
GROSS FLOOR AREA DIAGRAMS
11-28-17
03-20-18

A9

DES ARCHITECTS ENGINEERS

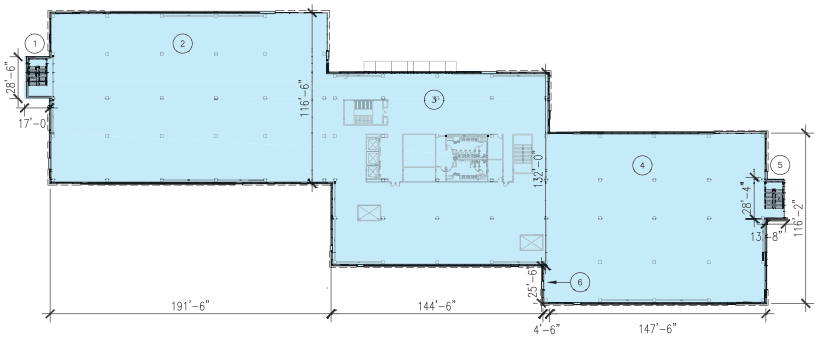
© 2017

Mar 19, 2018 - 2:48pm JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A9-GFA.dwg



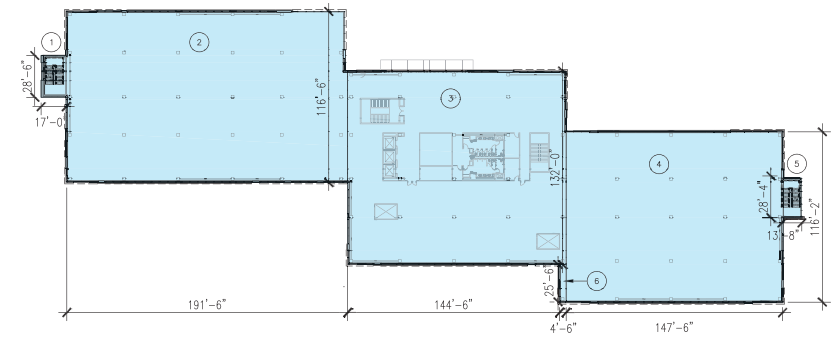
LEVEL 3 R&D

□RE□ NO□	□RE□ S□□
1	480
2	22,320
3	19,605
4	17,265
5	375
6	125
TOT□□	□□□□□



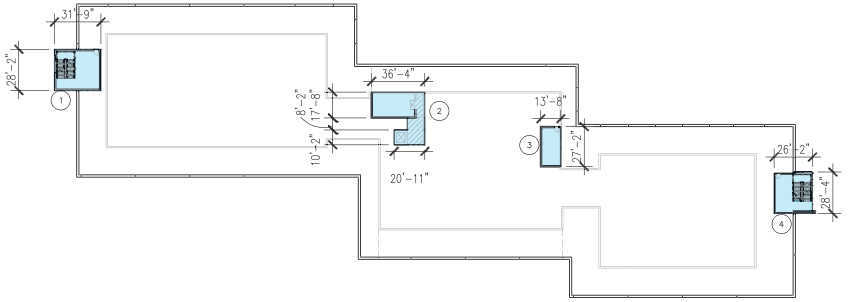
LEVEL 5 R&D

□RE□ NO□	□RE□ S□□
1	480
2	22,320
3	19,605
4	17,265
5	375
6	125
TOT□□	□□□□□



LEVEL 4 R&D

□RE□ NO□	□RE□ S□□
1	480
2	22,320
3	19,605
4	17,265
5	375
6	125
TOT□□	□□□□□



ROOF

□RE□ NO□	□RE□ S□□
1	900
2	950
3	375
4	735
TOT□□	□□□□

□RE□ TOT□□S	
E□E□	□RE□ S□□
P0	375
L1/ P1	39,370
P2	1,605
L2/ P3	35,580
L3	60,170
L4	60,170
L5	60,170
ROOF	2,960
TOTAL AREA	**260,400F**

GROSS FLOOR AREA

SCALE: 1" = 40'-0"
10' 20' 40' 80'

PROJECT N

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

GROSS FLOOR AREA DIAGRAMS

03-20-18

A10

DES ARCHITECTS ENGINEERS

© 2017

Mar 19, 2018 - 10:02pm jdoderlein P:\Tarlton\Menlo\P_273003\MEP-BTI 10019005 Dwg\Arch Planning\A10-GFA.dwg

□□RK□N□ □O□NT

LEVEL	REGULAR STALL COUNT	ADA COUNT	EV COUNT	MOTORCYCLE COUNT
PODIUM 0	354	-	17	17
CAR TOTAL			371	

KEY NOTES

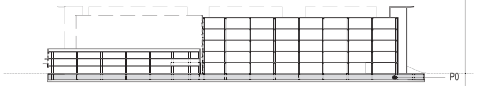
1. PRE-WIRED EV CHARGER POTENTIAL LOCATION (SEE SHEET G1 FOR REQUIREMENTS).
2. BIKE ROOM FOR LONG-TERM STORAGE (SEE SHEET G1 FOR REQUIREMENTS).

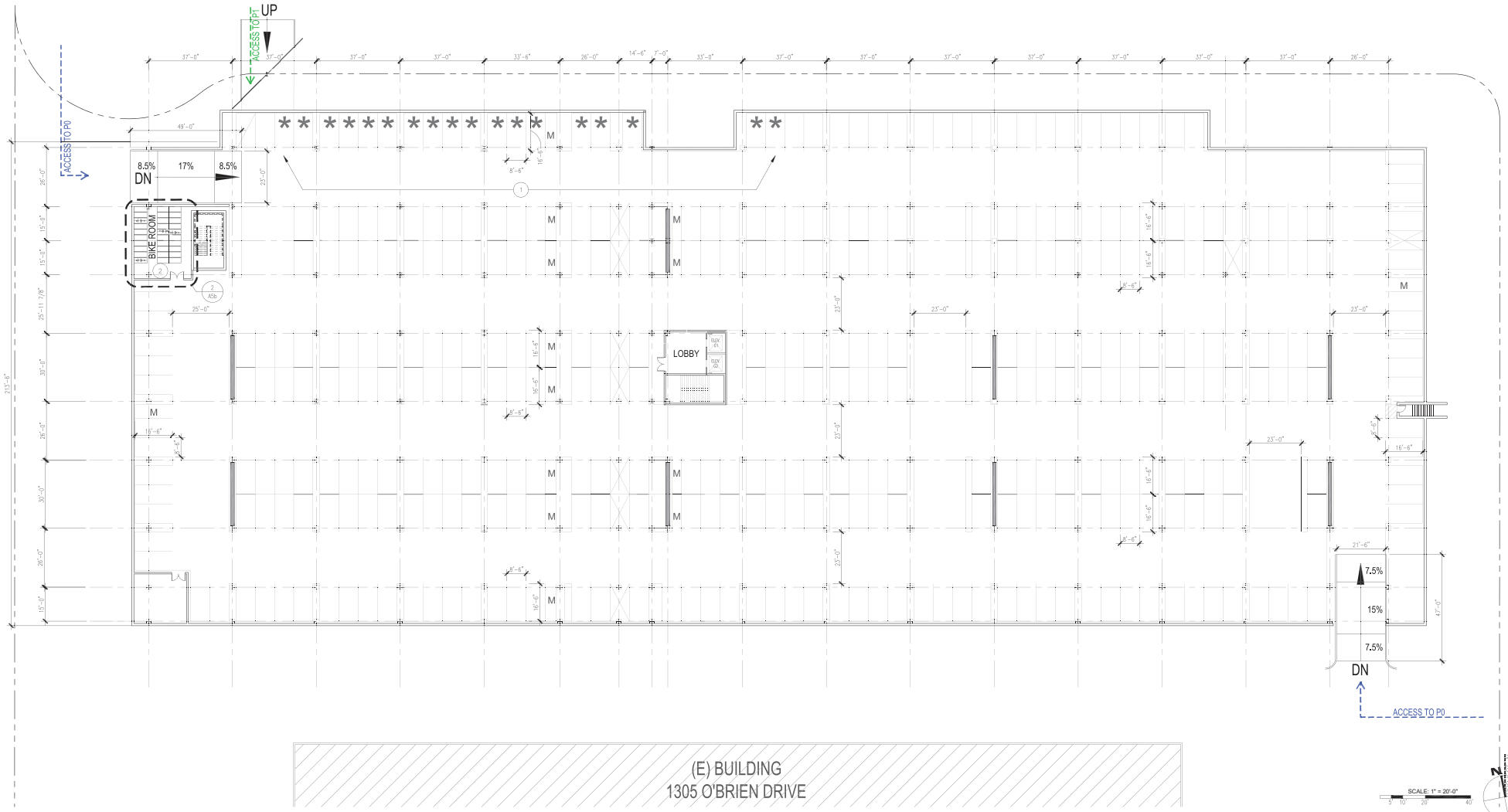
□E□END

- ACC A — ADA ACCESSIBLE STALL
- * — EV CHARGER
- M — MOTORCYCLE SPACE (NOT FOR CAR PARKING)

KEY SE□T□ON

N.T.S.





TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

P0 LEVEL PARKING PLAN

11-28-17
03-20-18

A11

© 2017

DES ARCHITECTS + ENGINEERS

□□RK□N□ □O□NT

LEVEL	REGULAR STALL COUNT	ADA COUNT	EV COUNT	MOTORCYCLE COUNT
PODIUM 1	41	(DOES NOT INCLUDE EV) 3 VAN + 12 ADA = 15	INCLUDES 1 VAN EV + 2 ADA EV = 13	2
CAR TOTAL		69		

KEY NOTES

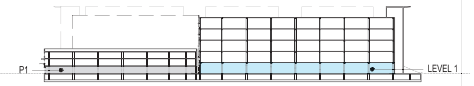
1. EXPANSION JOINT
2. BIKE RACKS FOR SHORT TERM BIKE STORAGE (SEE SHEET G1 FOR REQUIREMENTS)

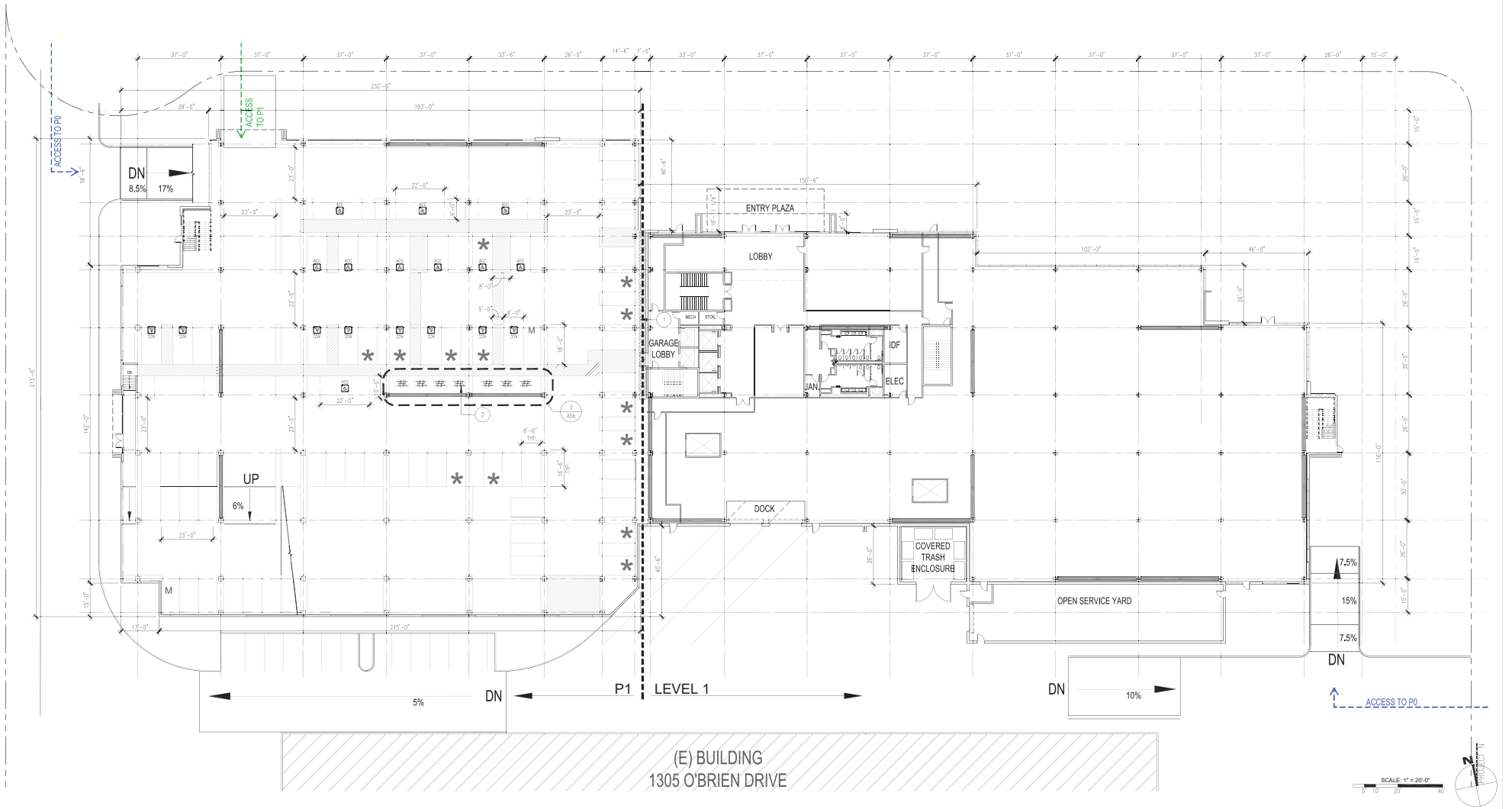
□E□END

- ADA ACCESSIBLE STALL
- EV CHARGER
- M MOTORCYCLE SPACE (NOT FOR CAR PARKING)
- STRIPED WALKWAY

KEY SE□T□ON

N.T.S.





TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

LEVEL 1 / ENTRY, P1 LEVEL PARKING PLAN

11-28-17
03-20-18

A12

TARLTON
DES Project Number: 10019.006

© 2017

DES

□□RK□N□ □O□NT

LEVEL	REGULAR STALL COUNT	ADA COUNT	EV COUNT	MOTORCYCLE COUNT
PODIUM 2	125	-	-	14
CAR TOTAL			125	

KEY NOTES

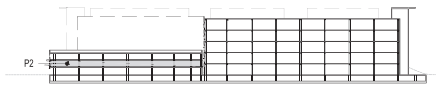
1. EXPANSION JOINT

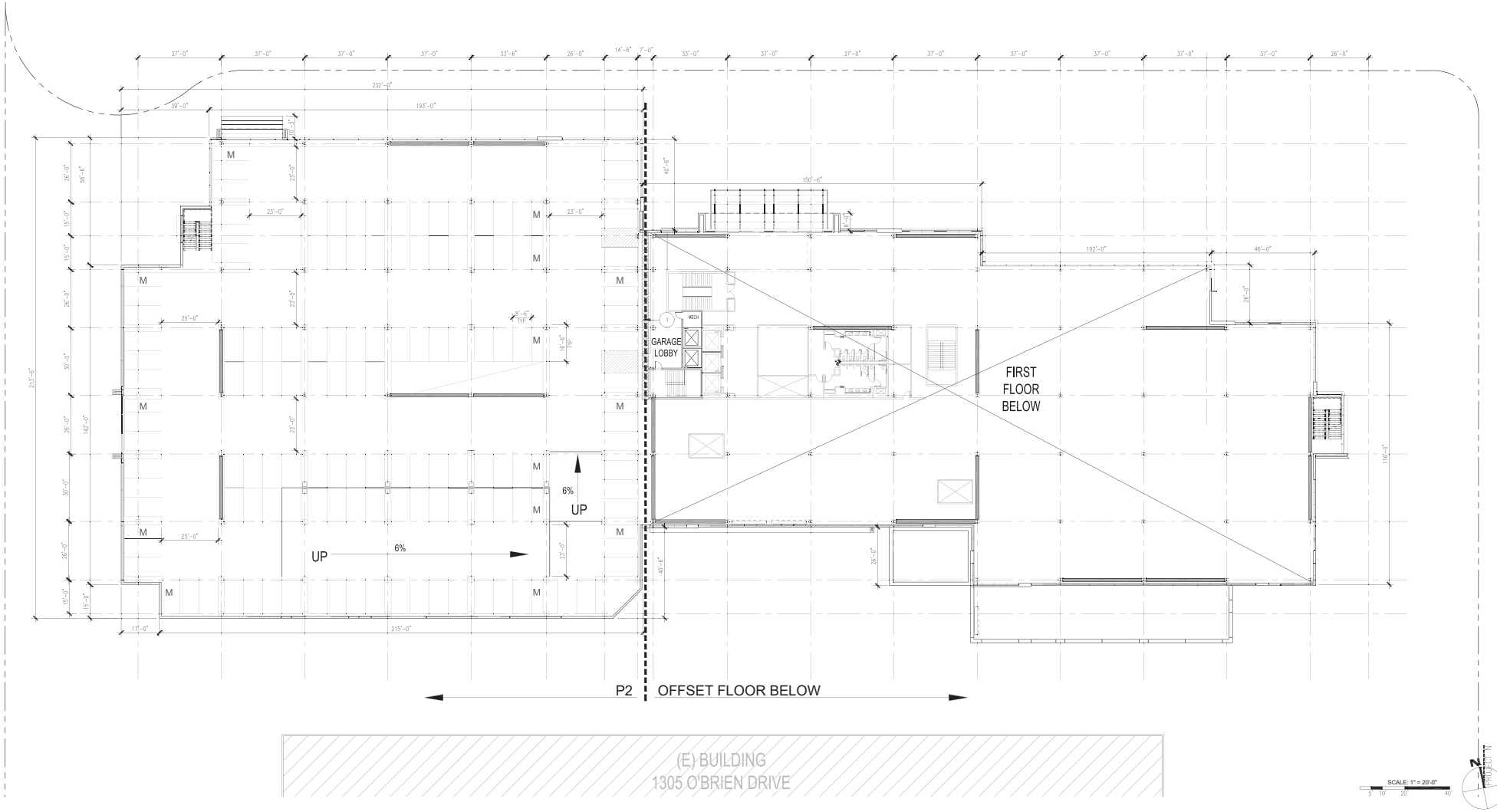
□E□END

- ACC ♿ ADA ACCESSIBLE STALL
- ✱ EV CHARGER
- M MOTORCYCLE SPACE (NOT FOR CAR PARKING)

KEY SE□T□ON

N.T.S.





TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

P2 LEVEL PARKING PLAN

11-26-17
03-20-18

A13

© 2017

DES ARCHITECTS + ENGINEERS

□□RK□N□ □O□NT

LEVEL	REGULAR STALL COUNT	ADA COUNT	EV COUNT	MOTORCYCLE COUNT
PODIUM 3	125	-	-	14
CAR TOTAL			125	

KEY NOTES

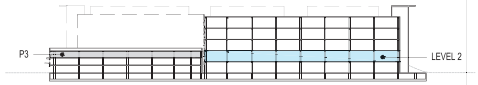
1. EXPANSION JOINT

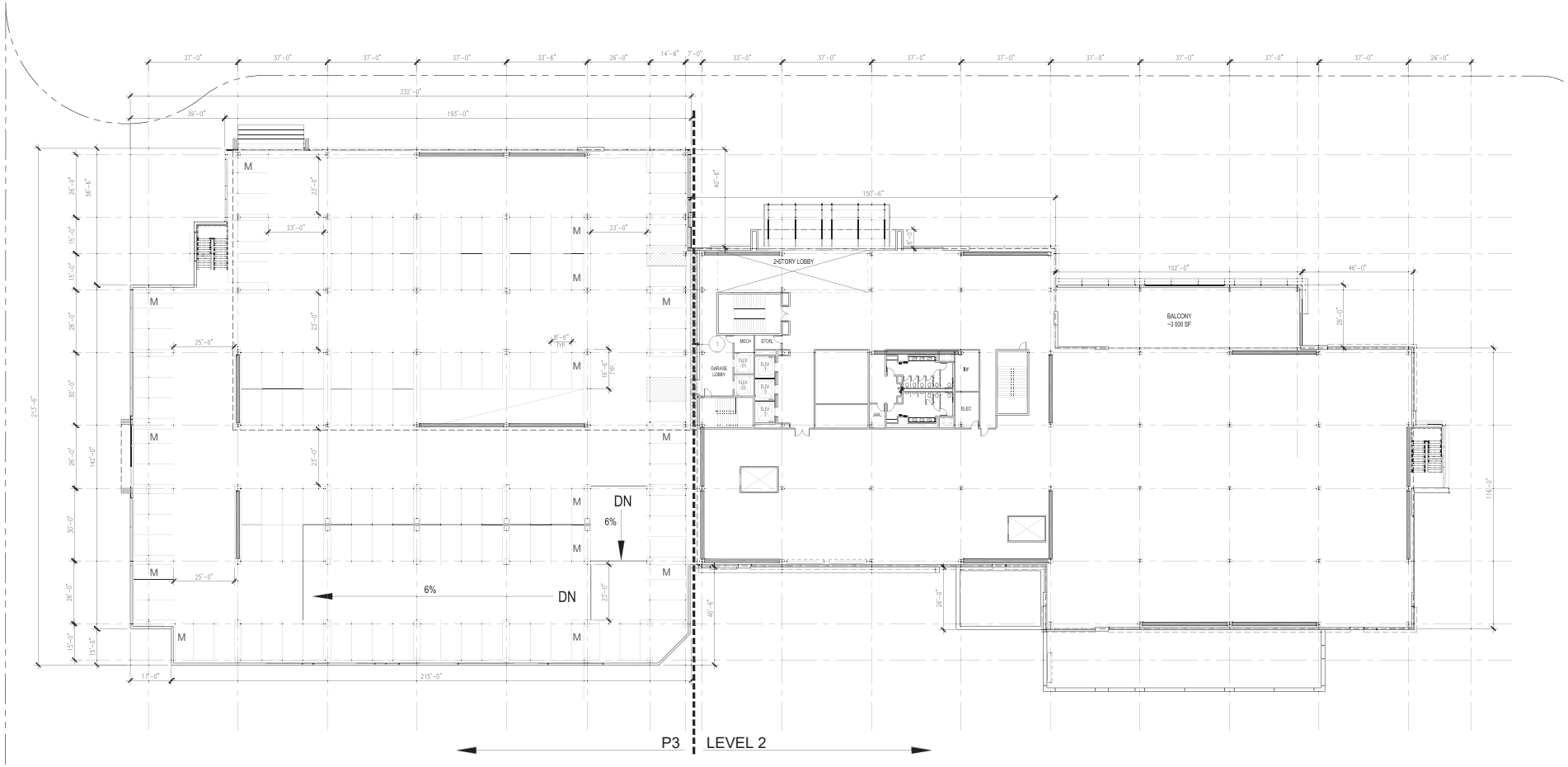
□E□END

- ACC ♿ ADA ACCESSIBLE STALL
- ✱ EV CHARGER
- M MOTORCYCLE SPACE (NOT FOR CAR PARKING)

KEY SE□T□ON

N.T.S.





(E) BUILDING
1305 O'BRIEN DRIVE

SCALE: 1" = 20'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

LEVEL 2, P3 LEVEL PARKING PLAN

11-26-17
03-20-18

A14

© 2017

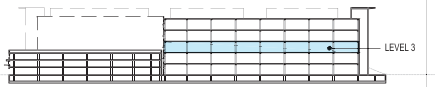
DES ARCHITECTS + ENGINEERS

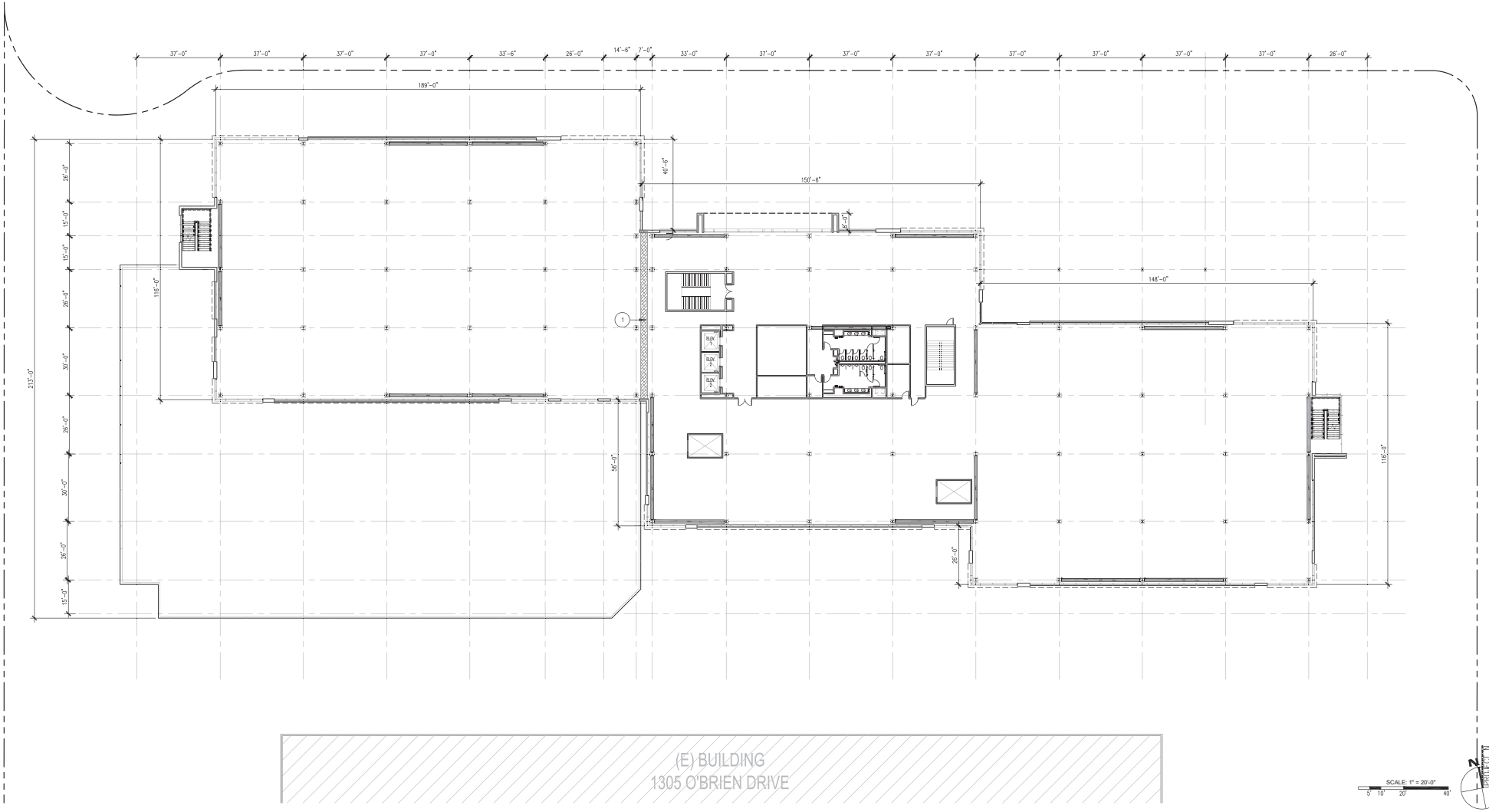
KEY NOTES

1 EXPANSION JOINT

KEY SE□T□ON

N.T.S.





TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

LEVEL 3 PLAN

11-28-17

03-20-18

A15

DES ARCHITECTS ENGINEERS

© 2017

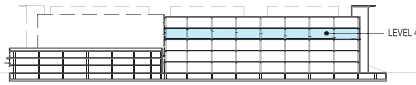
Mar 14, 2018 - 3:37pm JGardenhire P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A15-Level3Rn0.dwg

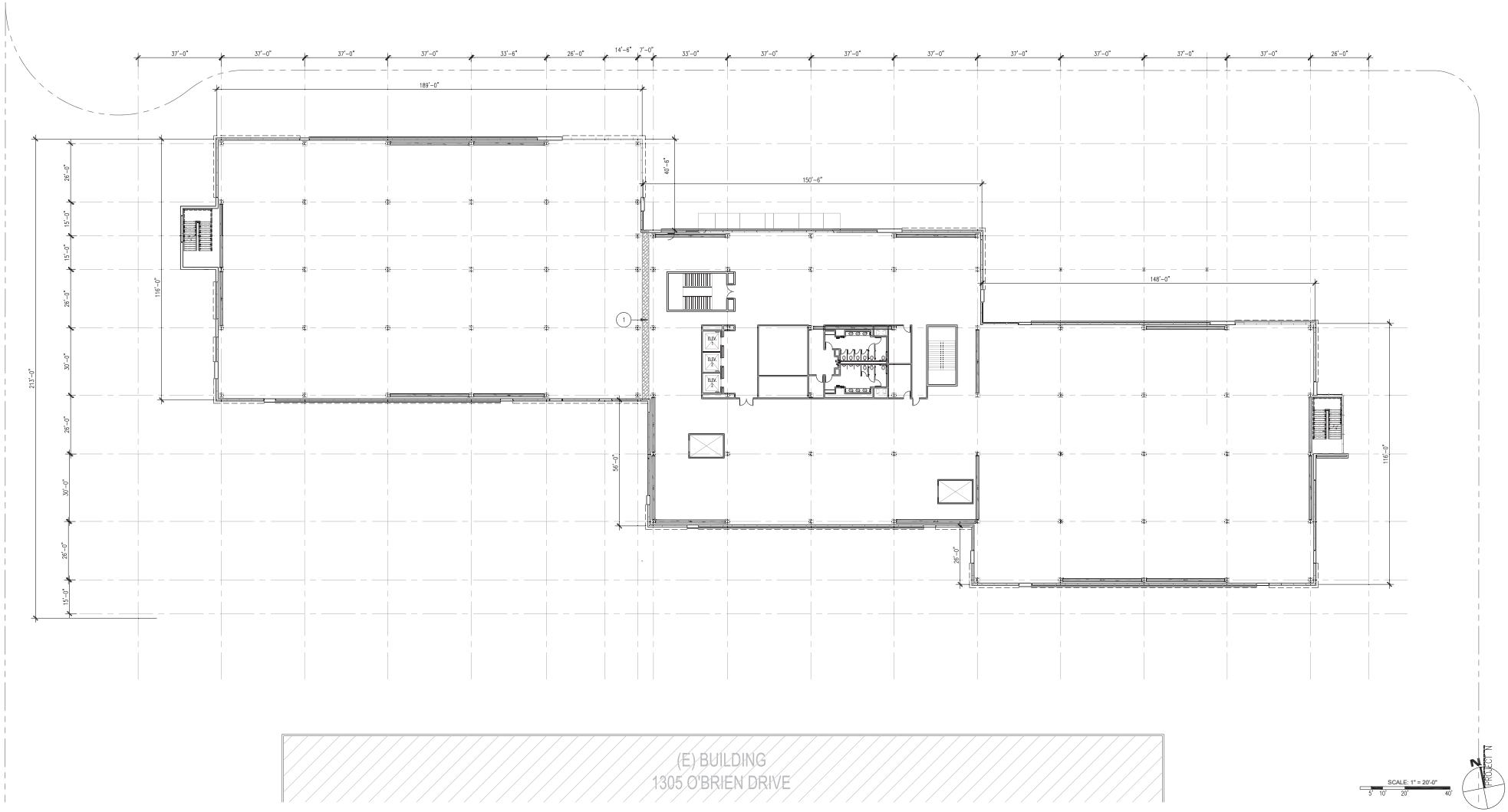
KEY NOTES

1 EXPANSION JOINT

KEY SE□T□ON

N.T.S.





TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

LEVEL 4 PLAN

11-28-17

03-20-18

A16

DES ARCHITECTS ENGINEERS

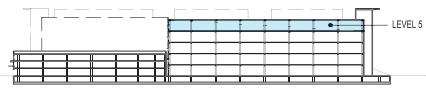
© 2017

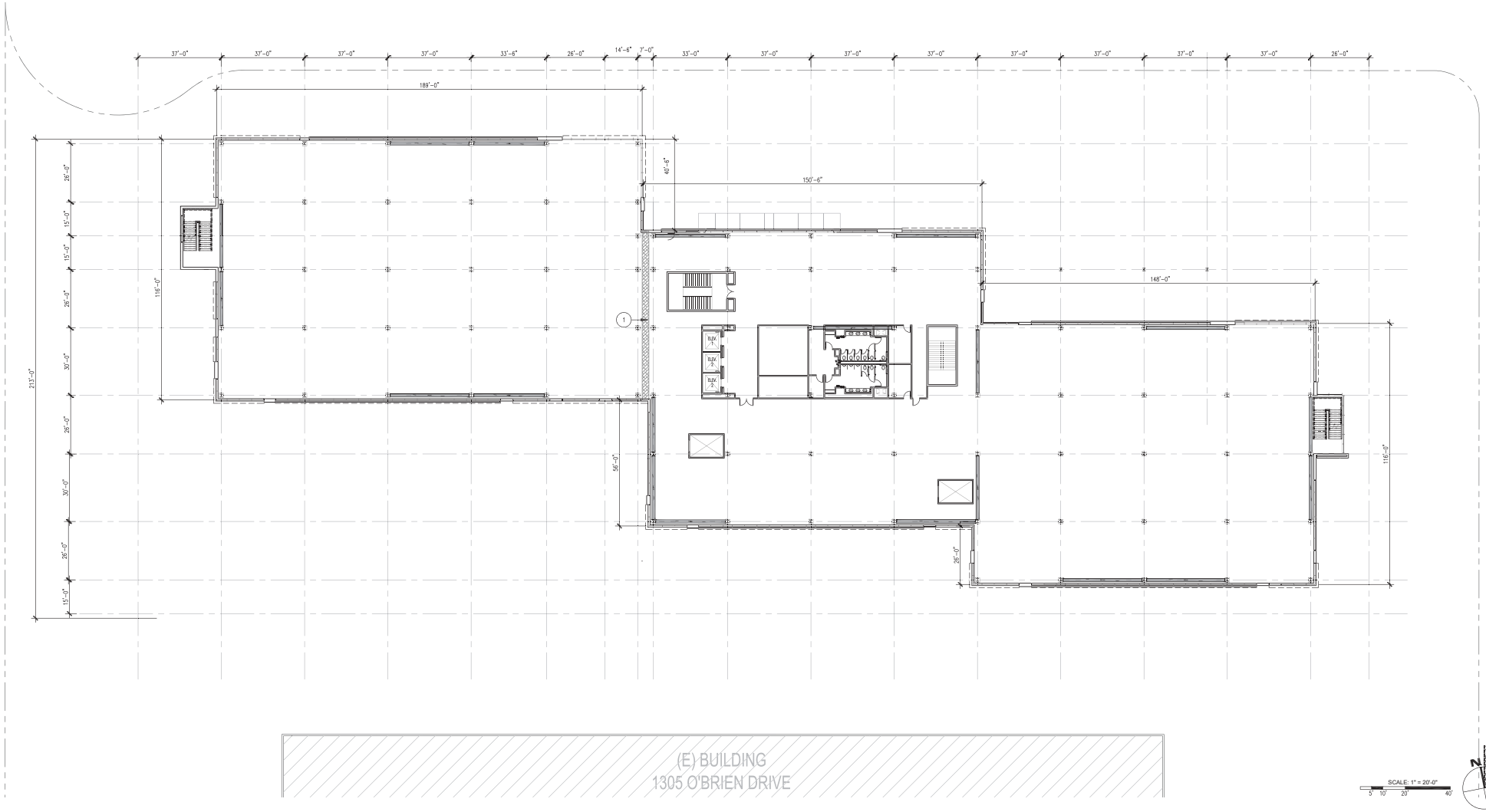
KEY NOTES

1 EXPANSION JOINT

KEY SE□T□ON

N.T.S.





TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

LEVEL 5 PLAN

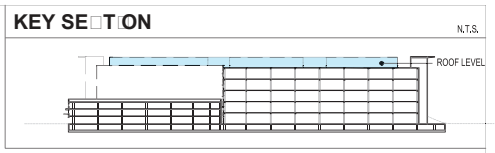
11-28-17

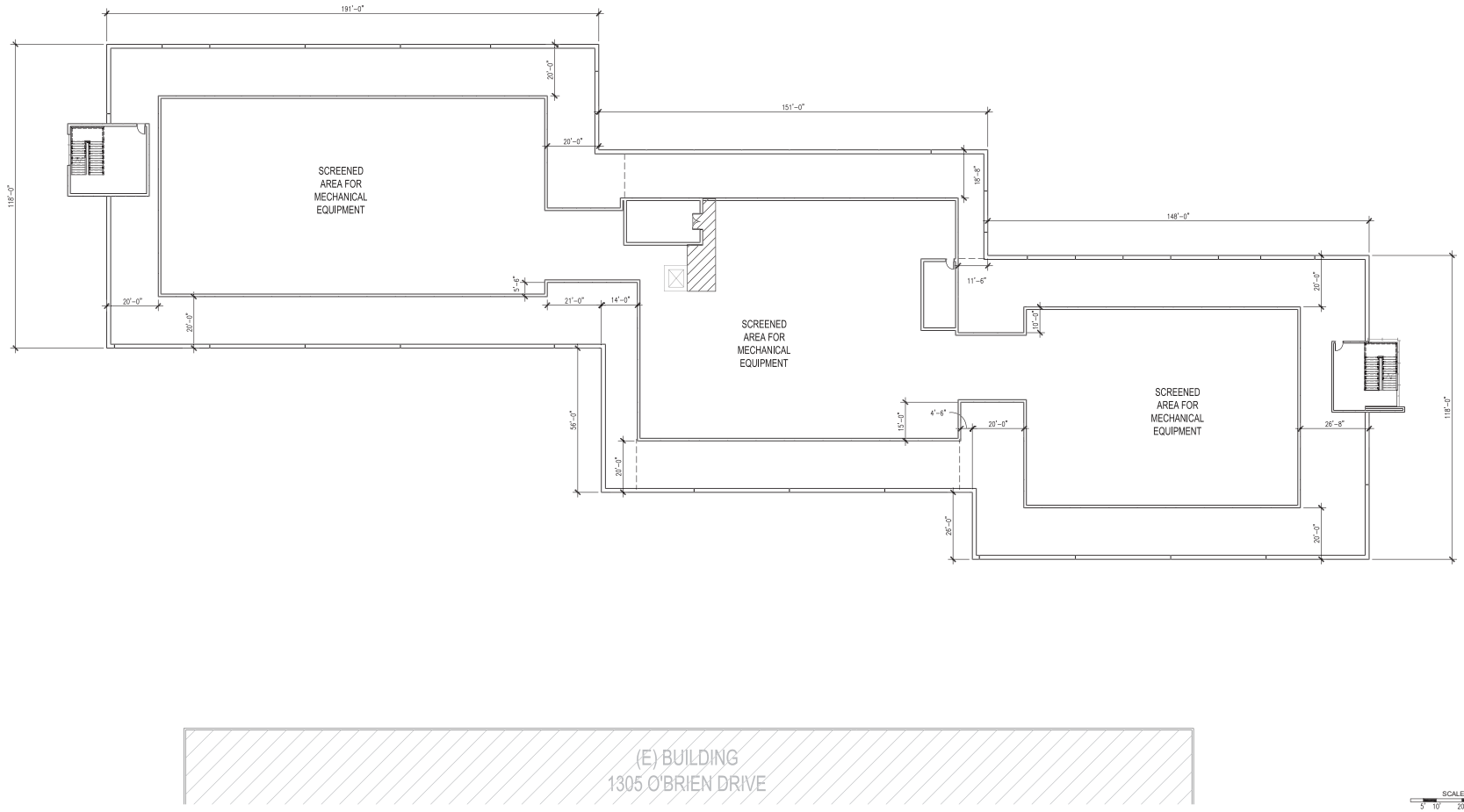
03-20-18

A17

DES ARCHITECTS ENGINEERS

© 2017





SCALE: 1" = 20'-0"

5' 10' 20' 40'

N

PROJECT N

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

ROOF PLAN

11-28-17

03-20-18

A18

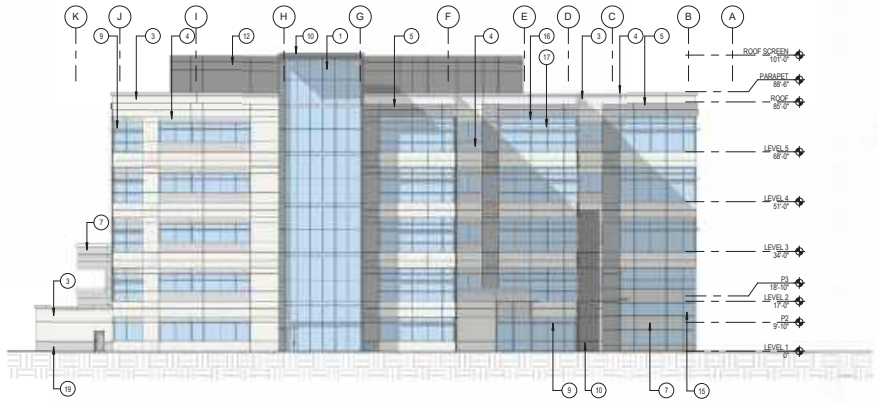
DES ARCHITECTS ENGINEERS

© 2017

Mar 14, 2018 - 3:41pm JGardenine P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A18-RoofPlan.dwg



1 NORTH ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"

MATERIALS/ FINISHES

- GLASS (TYP) LOW-E, BLUE-TINTED DOUBLE GLAZED GLASS (BIRD SAFE GLASS) VITRO - z75 ON OPTIBLUE
- GLASS (LOBBY) LOW-E, CLEAR GLASS (NON-BIRD SAFE GLASS) VITRO - SOLARBAN 70XL ON CLEAR
- PRE-FINISHED METAL PANELS (PAINTED METAL ROOF SCREEN TO MATCH) PPG - DURANAR XL PEWTER
- GLASS FIBER REINFORCED CONCRETE (GFRC)- (TYP) EGGSHELL MATCH BENJAMIN MOORE OC-25/855 CLOUD COVER
- GFRC (ACCENT) LIGHT GRAY MATCH BENJAMIN MOORE 1612 PELICAN GRAY
- GFRC (ACCENT) MEDIUM GRAY MATCH BENJAMIN MOORE AF-700 STORM

1 LOW-E BLUE-TINTED DOUBLE-GLAZED STOREFRONTS OR CURTAIN WALLS WITH BIRD-SAFE FRIT
2 LOW-E, CLEAR, DOUBLE GLAZED CURTAIN WALLS AT LOBBY/ MAIN ENTRY. NON-BIRD SAFE GLASS
3 GLASS FIBER REINFORCED CONCRETE, TYPICAL EGGSHELL (MATCH BENJAMIN MOORE OC-25/855 CLOUD COVER)
4 GLASS FIBER REINFORCED CONCRETE, (ACCENT) LIGHT GRAY (MATCH BENJAMIN MOORE 1612 PELICAN GRAY)
5 GLASS FIBER REINFORCED CONCRETE, (ACCENT) MEDIUM GRAY (MATCH BENJAMIN MOORE AF-700 STORM)
6 PRE-CAST CONCRETE TO MATCH EGGSHELL GFRC FINISH COLOR
7 PRE-CAST CONCRETE TO MATCH LIGHT GRAY GFRC FINISH COLOR
8 PERFORATED METAL PANEL
9 PRE-FINISHED 18" DEEP METAL SUNSHADE
10 PRE-FINISHED METAL PANEL, PPG - DURANAR XL PEWTER
11 METAL-FRAMED GLASS CANOPY (FRITTED GLASS)
12 PAINTED METAL ROOF SCREEN STRUCTURE. MECHANICAL EQUIPMENT BEYOND
13 ACCENT ALUMINUM MULLIONS WITH 12" DEEP SNAP-ON CAPS. PRE-FINISHED TO MATCH TYPICAL MULLIONS.
14 ALUMINUM BREAK-SHAPES ON GFRC
15 LOW-E BLUE-TINTED DOUBLE-GLAZED STOREFRONTS OR CURTAIN WALL SYSTEMS MOUNTED ON PRE-CAST CONCRETE
16 ALUMINUM MULLIONS WITH 4" DEEP SNAP-ON CAPS, TYPICAL
17 BLIND-JOINTS, TYPICAL
19 TRASH ENCLOSURE/ SERVICE YARD FINISHES - REFER TO SHEET A25

3/19/2018 4:34:42 PM C:\Revit\Projects\10019006_A_1350AdamsCourt_Central_JGrande.rvt

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

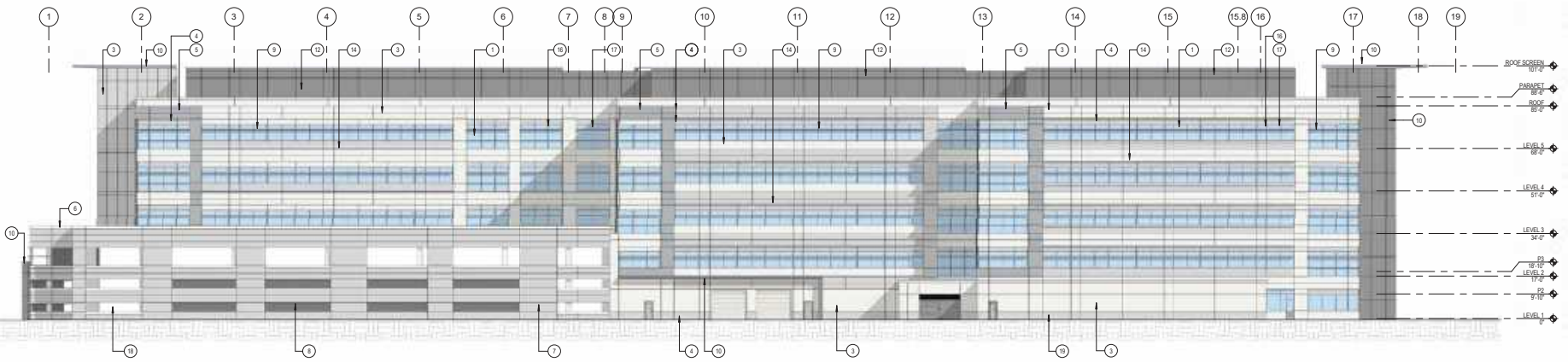
TARLTON

DES Project Number: 10019.006

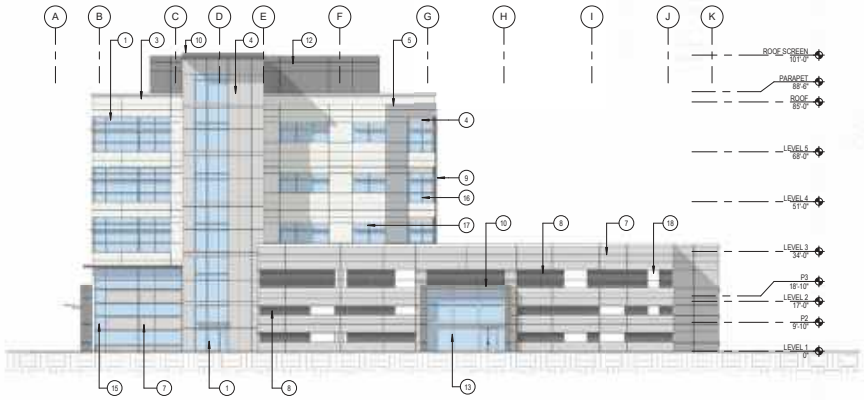
BUILDING ELEVATIONS A19

11-28-17
03-20-18

DES ARCHITECTS ENGINEERS



1 SOUTH ELEVATION
1" = 20'-0"



2 WEST ELEVATION
1" = 20'-0"

MATERIALS/ FINISHES

- GLASS (TYP) LOW-E, BLUE-TINTED DOUBLE GLAZED GLASS (BIRD SAFE GLASS) VITRO - z75 ON OPTIBLUE
- GLASS (LOBBY) LOW-E, CLEAR GLASS (NON-BIRD SAFE GLASS) VITRO - SOLARBAN 70XL ON CLEAR
- PRE-FINISHED METAL PANELS (PAINTED METAL ROOF SCREEN TO MATCH) PPG - DURANAR XL PEWTER
- GLASS FIBER REINFORCED CONCRETE (GFRC)- (TYP) EGGSHELL MATCH BENJAMIN MOORE OC-25/855 CLOUD COVER
- GFRC (ACCENT) LIGHT GRAY MATCH BENJAMIN MOORE 1612 PELICAN GRAY
- GFRC (ACCENT) MEDIUM GRAY MATCH BENJAMIN MOORE AF-700 STORM

1 LOW-E BLUE-TINTED DOUBLE-GLAZED STOREFRONTS OR CURTAIN WALLS WITH BIRD-SAFE FRIT
3 GLASS FIBER REINFORCED CONCRETE, TYPICAL EGGSHELL (MATCH BENJAMIN MOORE OC-25/855 CLOUD COVER)
4 GLASS FIBER REINFORCED CONCRETE, (ACCENT) LIGHT GRAY (MATCH BENJAMIN MOORE 1612 PELICAN GRAY)
5 GLASS FIBER REINFORCED CONCRETE, (ACCENT) MEDIUM GRAY (MATCH BENJAMIN MOORE AF-700 STORM)
6 PRE-CAST CONCRETE TO MATCH EGGSHELL GFRC FINISH COLOR
7 PRE-CAST CONCRETE TO MATCH LIGHT GRAY GFRC FINISH COLOR
8 PERFORATED METAL PANEL
9 PRE-FINISHED 18" DEEP METAL SUNSHADE
10 PRE-FINISHED METAL PANEL, PPG - DURANAR XL PEWTER
12 PAINTED METAL ROOF SCREEN STRUCTURE. MECHANICAL EQUIPMENT BEYOND
13 ACCENT ALUMINUM MULLIONS WITH 12" DEEP SNAP-ON CAPS. PRE-FINISHED TO MATCH TYPICAL MULLIONS.
14 ALUMINUM BREAK-SHAPES ON GFRC
15 LOW-E BLUE-TINTED DOUBLE-GLAZED STOREFRONTS OR CURTAIN WALL SYSTEMS MOUNTED ON PRE-CAST CONCRETE
16 ALUMINUM MULLIONS WITH 4" DEEP SNAP-ON CAPS, TYPICAL
17 BLIND-JOINTS, TYPICAL
18 OPENING AT CONCRETE GARAGE WALLS
19 TRASH ENCLOSURE/ SERVICE YARD FINISHES - REFER TO SHEET A25

3/19/2018 4:35:28 PM C:\Revit\Projects\10019006_A_1350\Adams Court_Central_JGrande.rvt

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

BUILDING ELEVATIONS A20

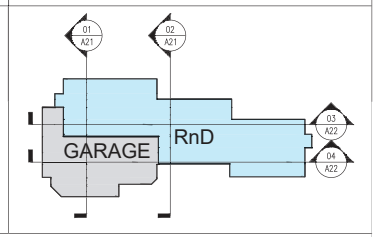
11-28-17
03-20-18

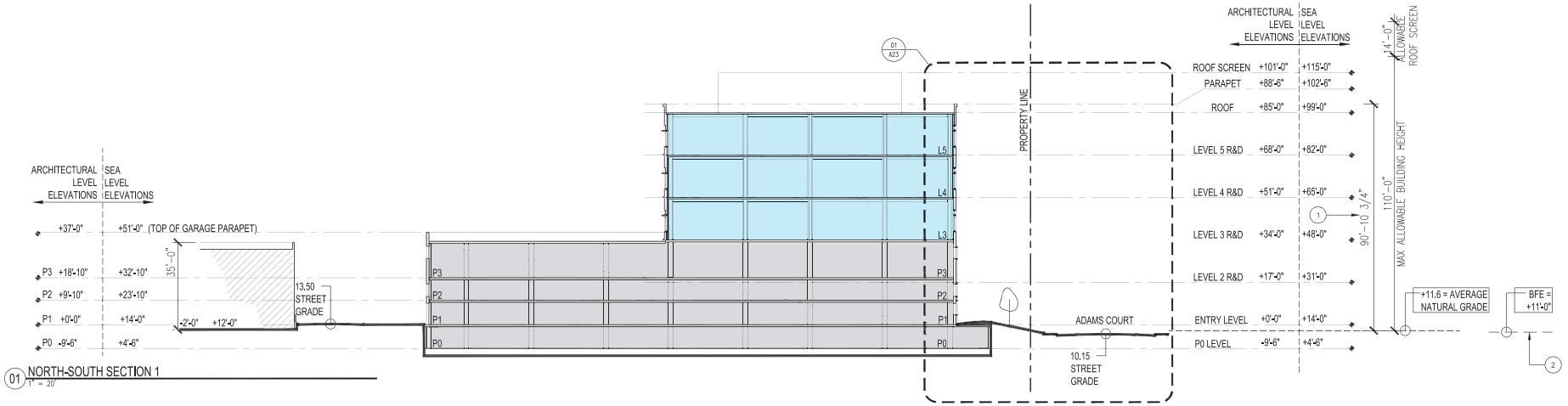
DES ARCHITECTS ENGINEERS

KEY NOTES

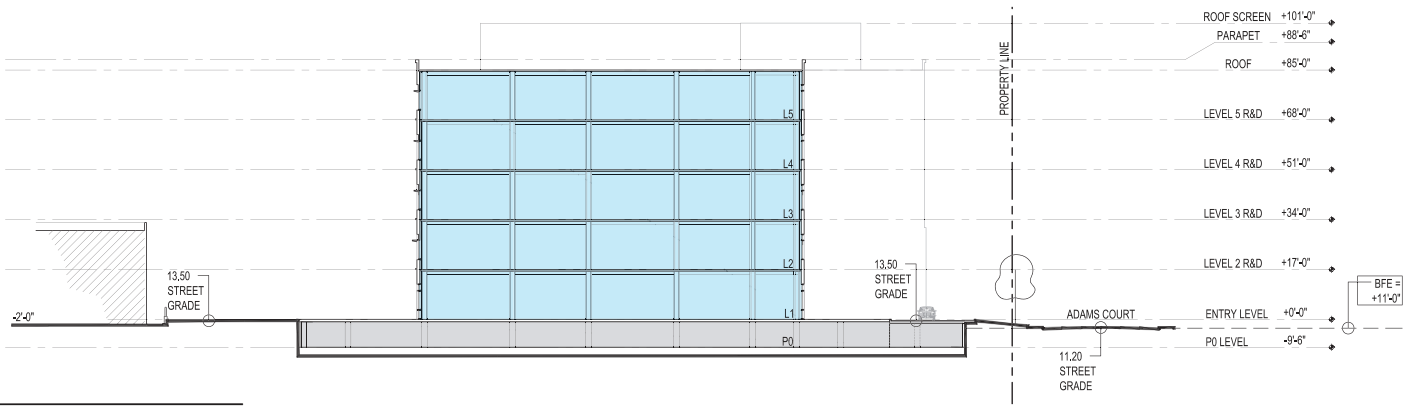
1. MAX BUILDING HEIGHT REQUIREMENT FOR LS ZONING = 110'
   MAX PROPOSED BUILDING HEIGHT, LOT 3 NORTH = 90.9'
   (MEASURED FROM EXISTING AVERAGE NATURAL GRADE = 11.6'
   PARAPET HEIGHT ABOVE SEA LEVEL =102.5'
   102.5' - 11.6' = 90.9')
2. BASE FLOOD ELEVATION (BFE) = +11'-0"
   LS ZONING REQUIREMENT: ENTRY FLOOR LEVEL = BFE + 2'-0" = (11'-0" + 2'-0")
   ENTRY FLOOR LEVEL = 13'-0" MIN. REQUIRED
   PROVIDED FIRST FLOOR FINISH ELEVATION = 14'-0"
3. SEE SHEET G1 FOR AVERAGE BUILDING HEIGHT CALCULATION

KEY □□□N





01 NORTH-SOUTH SECTION 1
1" = 20'



02 NORTH-SOUTH SECTION 2
1" = 20'

10' 20' 40' 60'

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

NORTH-SOUTH BUILDING SECTIONS
03-20-18

A21

DES ARCHITECTS ENGINEERS

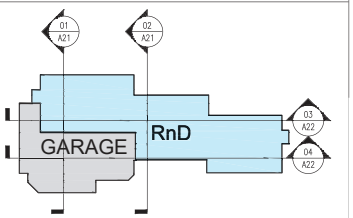
© 2017

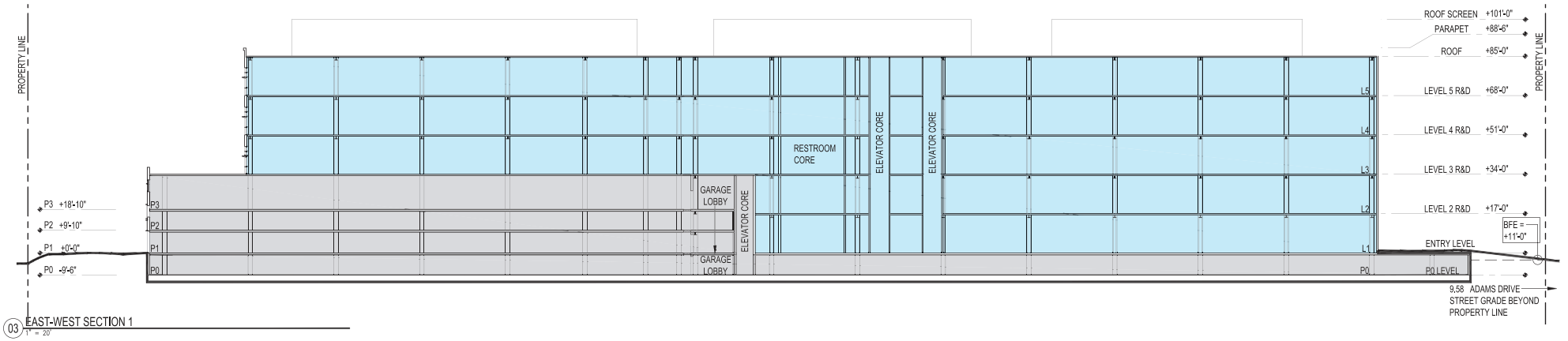
TARLTON
DES Project Number: 10019.006

KEY NOTES

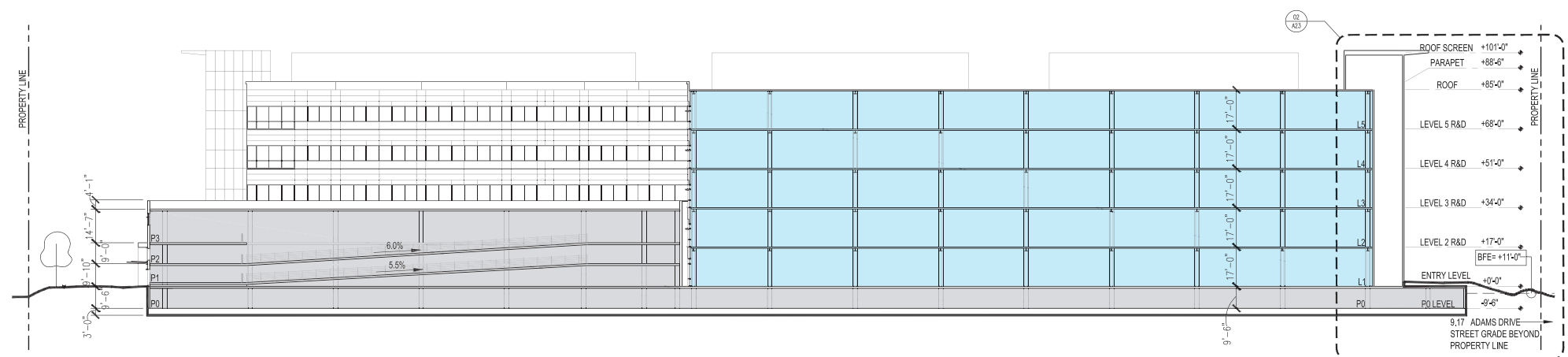
1. MAX BUILDING HEIGHT REQUIREMENT FOR LS ZONING = 110'
   MAX PROPOSED BUILDING HEIGHT, LOT 3 NORTH = 90.9'
   (MEASURED FROM EXISTING AVERAGE NATURAL GRADE = 11.6'
   PARAPET HEIGHT ABOVE SEA LEVEL =102.5'
   102.5' - 11.6' = 90.9')
2. BASE FLOOD ELEVATION (BFE) = +11'-0"
   LS ZONING REQUIREMENT: ENTRY FLOOR LEVEL = BFE + 2'-0" = (11'-0" + 2'-0")
   ENTRY FLOOR LEVEL = 13'-0" MIN. REQUIRED
   PROVIDED FIRST FLOOR FINISH ELEVATION = 14'-0"
3. SEE SHEET G1 FOR AVERAGE HEIGHT CALCULATION

KEY □□□N





03 EAST-WEST SECTION 1
1" = 20'



04 EAST-WEST SECTION 2
1" = 20'

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

EAST-WEST BUILDING SECTIONS
03-20-18

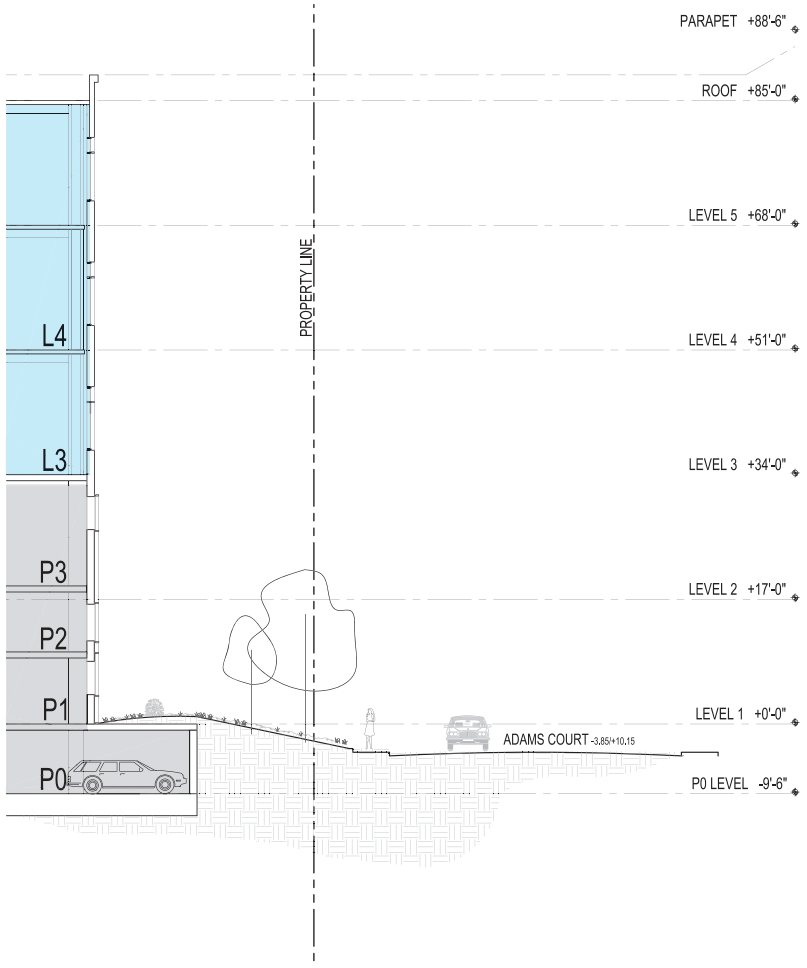
A22

DES ARCHITECTS ENGINEERS

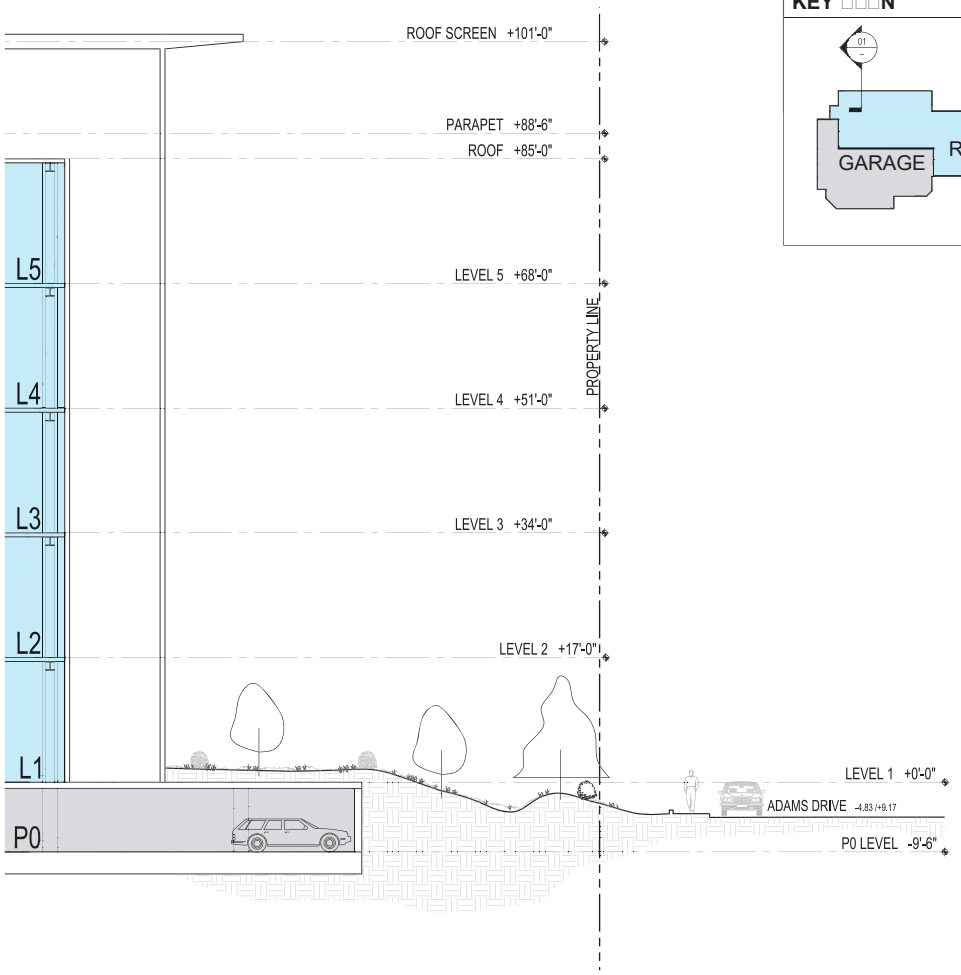
© 2017

TARLTON
DES Project Number: 10019.006

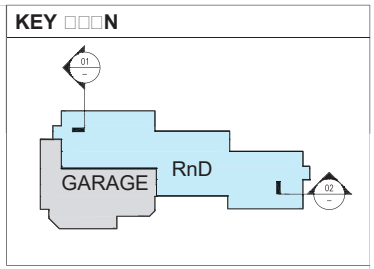
Mar 14, 2018 - 4:39pm JGardenine P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\Planning\A22-BldgSections.dwg



01 ENLARGED BUILDING SECTION AT NORTHWEST
1/8" = 1'-0"



02 ENLARGED BUILDING SECTION AT EAST
1/8" = 1'-0"



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

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

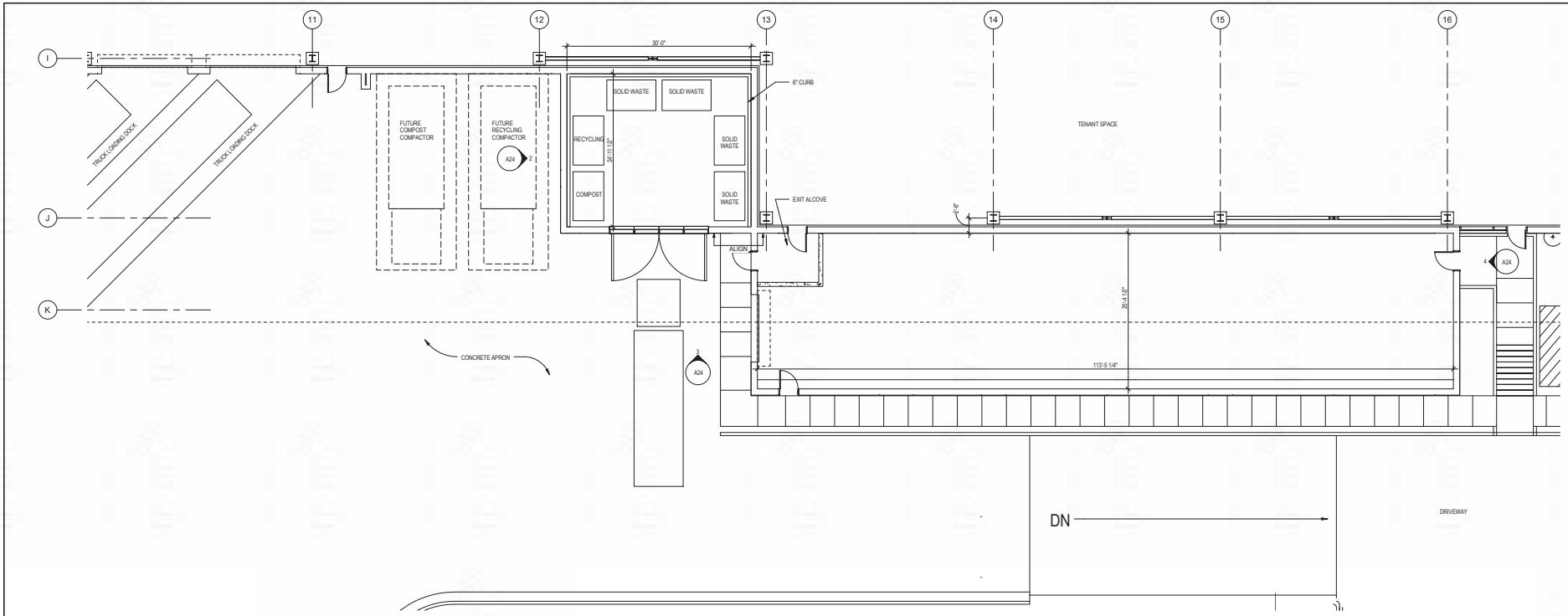
ENLARGED BUILDING SECTIONS
03-20-18

A23

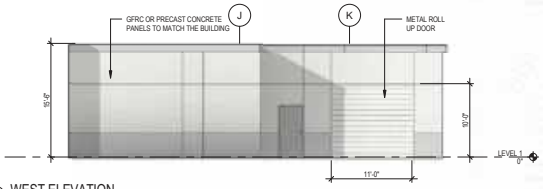
DES ARCHITECTS ENGINEERS

© 2017

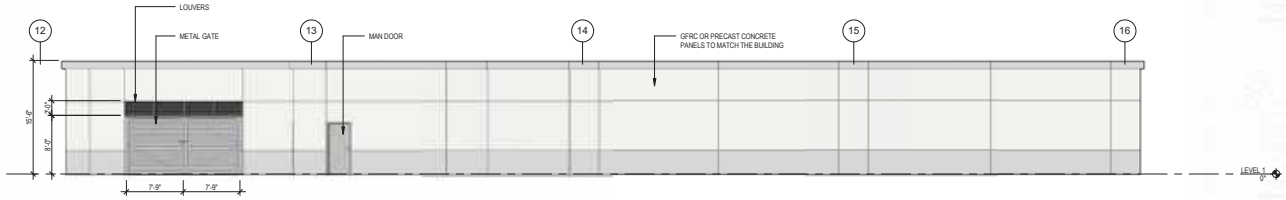
TARLTON
DES Project Number: 10019.006



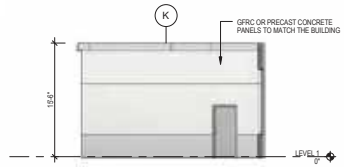
1 ENLARGED TRASH ENCLOSURE AND SERVICE YARD PLAN
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

3/19/2018 4:23:28 PM C:\RevitProjects\10019006_A_1350AdamsCourt_Central_JGardenhire.rvt

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TRASH ENCLOSURE ELEVATIONS

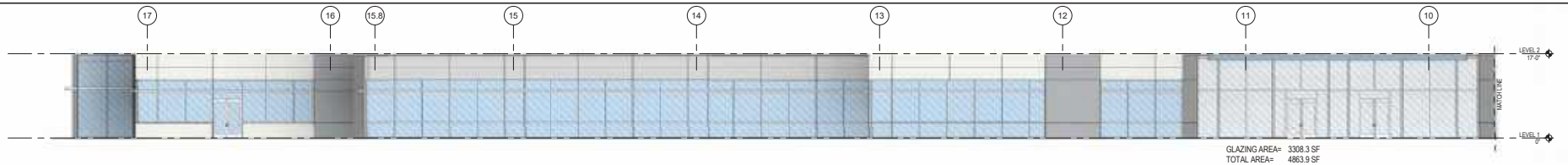
03-20-18

A24

DES ARCHITECTS ENGINEERS

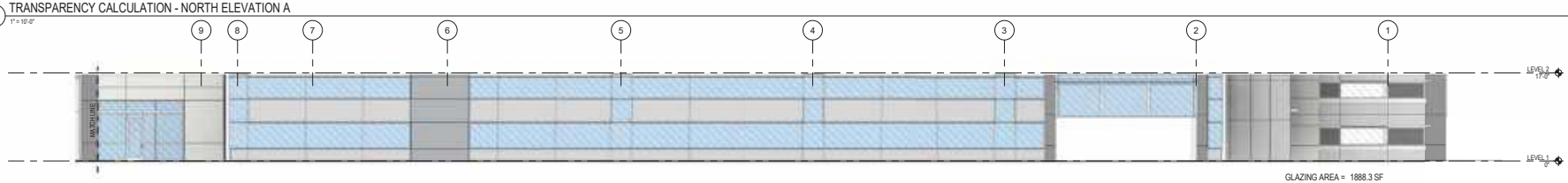
TARLTON

DES Project Number: 10019.006



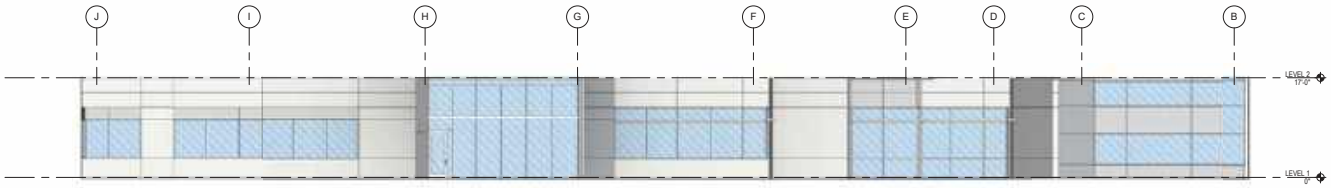
GLAZING AREA= 3308.3 SF
TOTAL AREA= 4863.9 SF

1 TRANSPARENCY CALCULATION - NORTH ELEVATION A
1" = 10'-0"



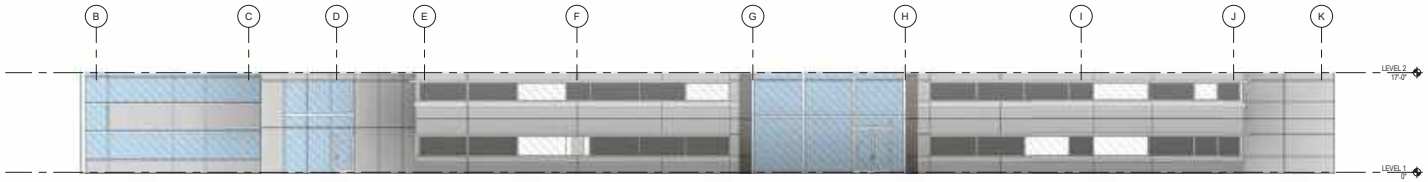
GLAZING AREA = 1888.3 SF
TOTAL AREA= 4424.3 SF

2 TRANSPARENCY CALCULATION - NORTH ELEVATION B
1" = 10'-0"



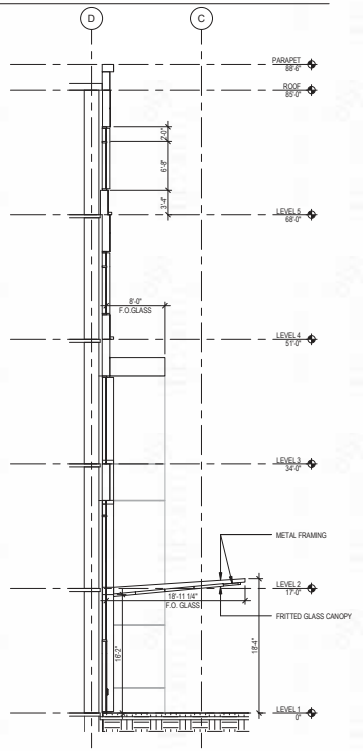
GLAZING AREA= 1512.8 SF
TOTAL AREA= 3383.6 SF

3 TRANSPARENCY CALCULATION - EAST ELEVATION
1" = 10'-0"



GLAZING AREA= 1086.7 SF
TOTAL AREA= 3629.5 SF

4 TRANSPARENCY CALCULATION - WEST ELEVATION
1" = 10'-0"



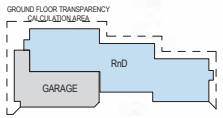
5 ENTRY CANOPY
1/8" = 1'-0"

GROUND FLOOR TRANSPARENCY CALCULATION

LEVEL 1 GLAZING TOTAL = 7,796.1 SF
LEVEL 1 TOTAL AREA = 16,301 SF

GROUND FLOOR TRANSPARENCY = 47.8%
LS ZONING REQUIREMENT = 40% MIN

NOTE: SOUTH FACADE NOT INCLUDED IN TRANSPARENCY CALCULATION AS BACK OF HOUSE AREA.



BIRD SAFE GLASS CALCULATION

NOTE: SEE ELEVATION SHEETS A19 - A20 FOR LOCATION OF NON-BIRD SAFE GLASS (LOW-E CLEAR DOUBLE GLASS VITRO SOLARBAN 70XL ON CLEAR. SEE LEGEND)

NORTH GLAZING TOTAL =	23,614 SF (20,821 Bird Safe + 2,793 Non-Bird Safe)	
EAST GLAZING TOTAL =	9,186 SF	(All Bird Safe)
SOUTH GLAZING TOTAL =	2,382 SF	(All Bird Safe)
WEST GLAZING TOTAL =	3,874 SF	(All Bird Safe)
GLAZING TOTAL =	49,397.5 SF	
Non-Bird Safe TOTAL =	2,793 SF = **5.65%**	
LS ZONING REQUIREMENT =	10% MAX	

3/19/2018 4:23:36 PM C:\Revit\Projects\10019006_A_1350AdamsCourt_Central_JGardenhire.rvt

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

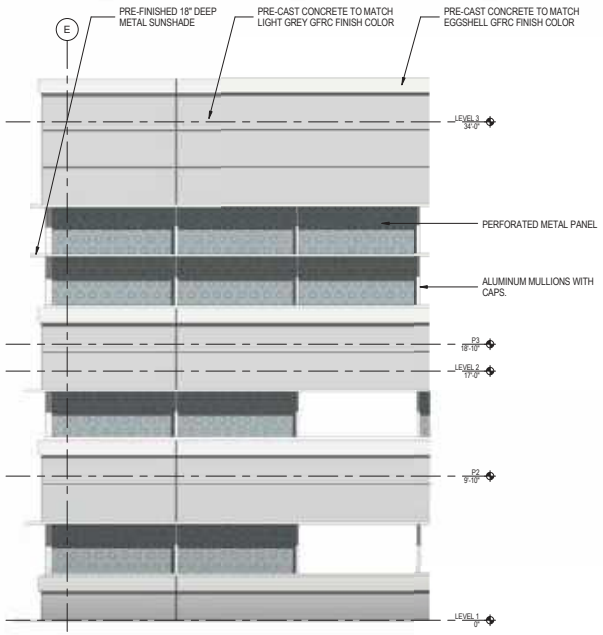
ELEVATION DIAGRAMS A25

03-20-18

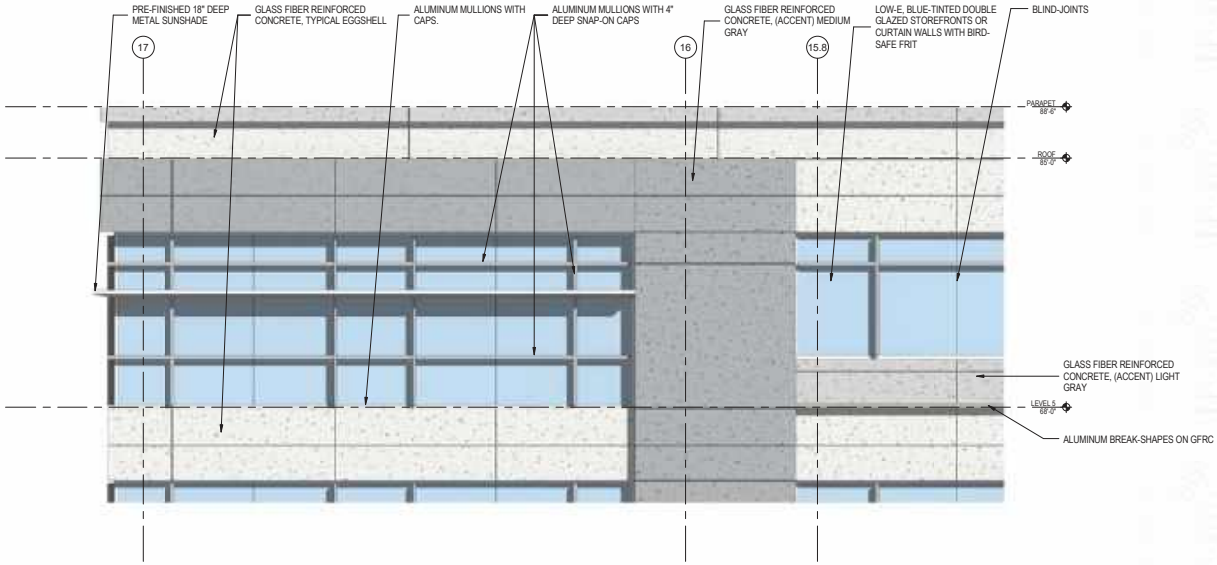
DES ARCHITECTS ENGINEERS

TARLTON

DES Project Number: 10019.006



2 ENLARGED ELEVATION - GARAGE (WEST SIDE)
1/4" = 1'-0"



1 ENLARGED ELEVATION @ TYPICAL BUILDING CORNER
1/4" = 1'-0"

3/19/20 18:6:29:24 PM C:\Revit\Projects\10019006_A_1350\AdamsCourt_Central_osanto2@dcms.ucf.ca.edu.rvt

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

ENLARGED ELEVATIONS

03-20-18

A26

DES ARCHITECTS ENGINEERS

TARLTON

DES Project Number: 10019.006



1 WESTSIDE ELEVATION
1" = 20'-0"



2 ADAMS DRIVE STREET ELEVATION
1" = 20'-0"

3/19/2018 5:12:22 PM P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Arch\+Model\Archive\LINKED FILES\10019006_A_1350AdamsCourt_Central_Detached.rvt

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

STREETSCAPE ELEVATIONS

03-20-18

A27

DES ARCHITECTS ENGINEERS

TARLTON

DES Project Number: 10019.006



TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

RENDERING - VIEW FROM ADAMS DRIVE/
ADAMS COURT INTERSECTION

11-28-17
03-20-18

AR1

TARLTON
DES Project Number: 10019.006

© 2017

DES ARCHITECTS + ENGINEERS



TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

RENDERING - VIEW FROM ADAMS DRIVE/ ADAMS COURT INTERSECTION (EXISTING TREES SHOWN)

11-28-17
03-20-18

AR2

TARLTON
DES Project Number: 10019.006

© 2017

DES ARCHITECTS + ENGINEERS



TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

RENDERING - VIEW FROM ADAMS COURT/ BUILDING ENTRY

11-28-17
03-20-18

AR3

DES ARCHITECTS + ENGINEERS

© 2017

TARLTON
DES Project Number: 10019.006



TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

RENDERING - VIEW FROM ADAMS COURT
(NORTH AND WEST SIDE OF BUILDING AND GARAGE)

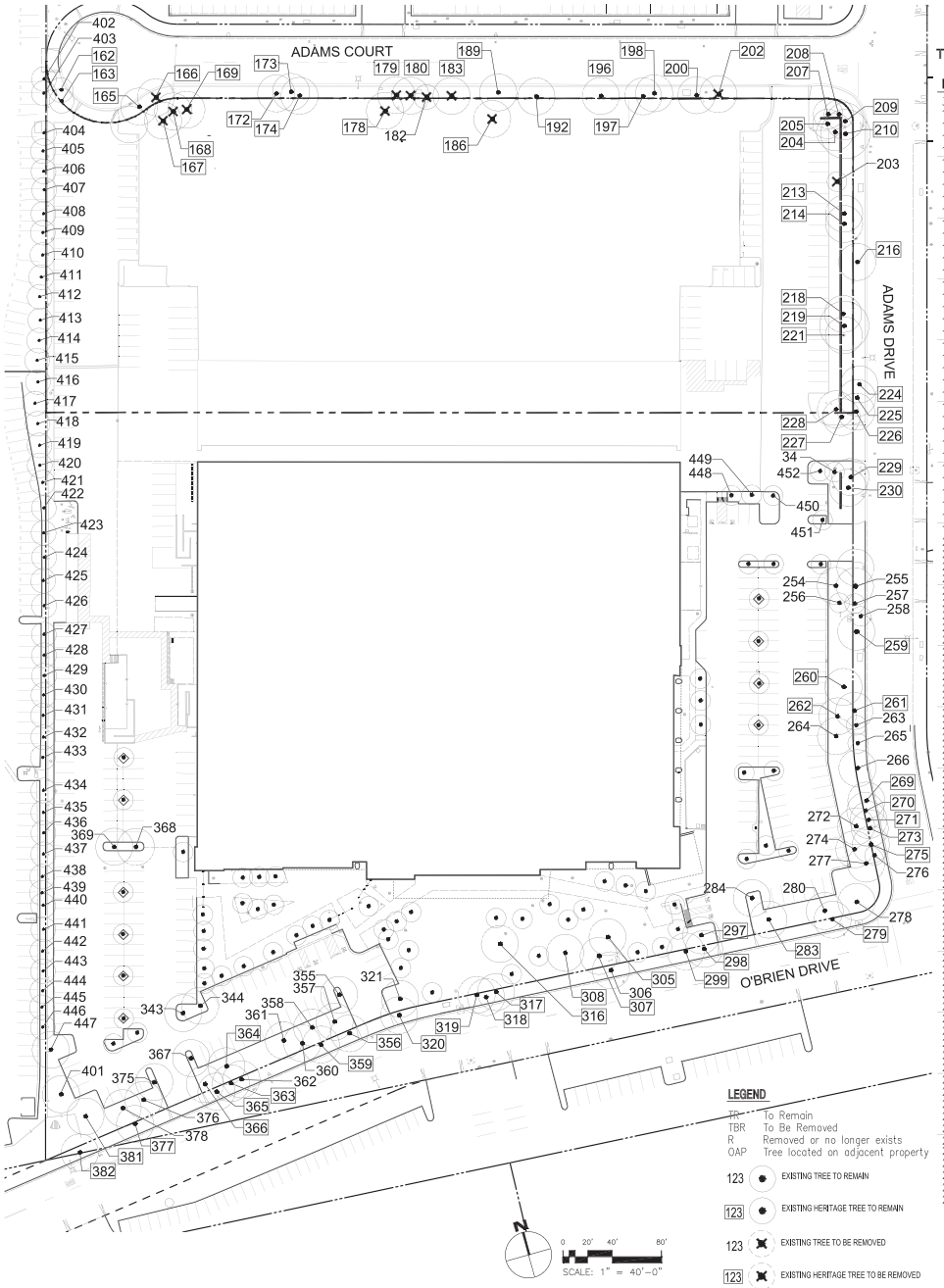
11-28-17
03-20-18

AR4

DES ARCHITECTS + ENGINEERS

© 2017

TARLTON
DES Project Number: 10019.006



TREE LIST (PER ARBORIST'S REPORT):

NO.	BOTANICAL NAME	COMMON NAME	HERITAGE TREE	STATUS
34	Pinus canariensis	Canary Island Pine	No	TR
162	Pinus halepensis	Aleppo Pine	Yes	TR
163	Pinus halepensis	Aleppo Pine	Yes	TR
164	Pyrus c. 'Bradford'	Bradford Pear	Yes	R
165	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
166	Pyrus c. 'Bradford'	Bradford Pear	Yes	TBR
167	Pinus canariensis	Canary Island Pine	Yes	TBR
168	Pinus canariensis	Canary Island Pine	Yes	TBR
169	Pinus canariensis	Canary Island Pine	Yes	TBR
170	Pyrus c. 'Bradford'	Bradford Pear	Yes	R
171	Pinus halepensis	Aleppo Pine	Yes	R
172	Pinus canariensis	Canary Island Pine	Yes	TR
173	Pinus canariensis	Canary Island Pine	Yes	TR
174	Pinus canariensis	Canary Island Pine	Yes	TR
176	Geijera parvifolia	Australian Willow	Yes	R
178	Pinus halepensis	Aleppo Pine	Yes	TBR
179	Pinus halepensis	Aleppo Pine	Yes	TBR
180	Pyrus c. 'Bradford'	Bradford Pear	Yes	TBR
182	Pyrus c. 'Bradford'	Bradford Pear	No	TBR
183	Pyrus c. 'Bradford'	Bradford Pear	Yes	TBR
184	Pyrus c. 'Bradford'	Bradford Pear	No	R
185	Pinus halepensis	Aleppo Pine	Yes	R
186	Pinus canariensis	Canary Island Pine	Yes	TBR
187	Pyrus c. 'Bradford'	Bradford Pear	No	R
188	Pinus canariensis	Canary Island Pine	No	R
189	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
190	Pinus canariensis	Canary Island Pine	No	TR
191	Pinus canariensis	Canary Island Pine	No	R
192	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
193	Pinus halepensis	Aleppo Pine	Yes	R
194	Pyrus c. 'Bradford'	Bradford Pear	No	R
195	Pinus halepensis	Aleppo Pine	Yes	R
196	Pinus halepensis	Aleppo Pine	Yes	TR
197	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
198	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
199	Pyrus c. 'Bradford'	Bradford Pear	Yes	R
200	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
201	Pyrus c. 'Bradford'	Bradford Pear	Yes	R
202	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
203	Prunus persica	Nectarine	No	TBR
204	Pinus canariensis	Canary Island Pine	Yes	TR
205	Pinus canariensis	Canary Island Pine	Yes	TR
207	Pinus canariensis	Canary Island Pine	Yes	TR
208	Pinus canariensis	Canary Island Pine	Yes	TR
209	Pinus canariensis	Canary Island Pine	Yes	TR
210	Pinus canariensis	Canary Island Pine	Yes	TR
211	Pinus halepensis	Aleppo Pine	Yes	R
212	Pinus halepensis	Aleppo Pine	Yes	R
213	Pinus canariensis	Canary Island Pine	Yes	TR
214	Pinus canariensis	Canary Island Pine	Yes	TR
215	Pinus canariensis	Canary Island Pine	Yes	R
216	Pinus canariensis	Canary Island Pine	Yes	TR
217	Pinus halepensis	Aleppo Pine	Yes	R
218	Pinus canariensis	Canary Island Pine	Yes	TR
219	Pinus canariensis	Canary Island Pine	Yes	TR
220	Geijera parvifolia	Australian Willow	No	R
221	Pinus canariensis	Canary Island Pine	Yes	TR
222	Geijera parvifolia	Australian Willow	No	R
223	Geijera parvifolia	Australian Willow	Yes	R
224	Pinus canariensis	Canary Island Pine	Yes	TR
225	Pinus canariensis	Canary Island Pine	Yes	TR
226	Pinus canariensis	Canary Island Pine	Yes	TR
227	Pinus canariensis	Canary Island Pine	Yes	TR
228	Pinus canariensis	Canary Island Pine	Yes	TR
229	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
230	Pinus canariensis	Canary Island Pine	Yes	TR
231	Pinus canariensis	Canary Island Pine	Yes	R
232	Pinus canariensis	Canary Island Pine	Yes	R
233	Pinus canariensis	Canary Island Pine	Yes	R
234	Pinus canariensis	Canary Island Pine	Yes	R
235	Pinus canariensis	Canary Island Pine	Yes	R
236	Pinus canariensis	Canary Island Pine	No	R
237	Pinus canariensis	Canary Island Pine	No	R
238	Pinus canariensis	Canary Island Pine	No	R
239	Geijera parvifolia	Australian Willow	No	R
240	Geijera parvifolia	Australian Willow	No	R
241	Geijera parvifolia	Australian Willow	No	R
242	Geijera parvifolia	Australian Willow	No	R
243	Geijera parvifolia	Australian Willow	No	R
244	Pinus canariensis	Canary Island Pine	No	R
245	Pinus canariensis	Canary Island Pine	No	R
246	Pinus canariensis	Canary Island Pine	No	R
247	Pinus canariensis	Canary Island Pine	No	R
248	Platanus x hispanica	London Plane Tree	No	R
249	Pinus canariensis	Canary Island Pine	Yes	R
250	Platanus x hispanica	London Plane Tree	No	R
251	Platanus x hispanica	London Plane Tree	No	R
252	Platanus x hispanica	London Plane Tree	No	R
253	Platanus x hispanica	London Plane Tree	No	R
254	Platanus x hispanica	London Plane Tree	No	TR
255	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
259	Pinus halepensis	Aleppo Pine	Yes	TR
260	Platanus x hispanica	London Plane Tree	Yes	TR
261	Geijera parvifolia	Australian Willow	Yes	TR
262	Platanus x hispanica	London Plane Tree	No	TR
263	Geijera parvifolia	Australian Willow	No	TR
264	Platanus x hispanica	London Plane Tree	No	TR
265	Geijera parvifolia	Australian Willow	No	TR
266	Platanus x hispanica	London Plane Tree	No	TR
267	Geijera parvifolia	Australian Willow	Yes	TR
268	Geijera parvifolia	Australian Willow	Yes	TR
269	Geijera parvifolia	Australian Willow	Yes	TR
270	Geijera parvifolia	Australian Willow	Yes	TR
271	Pinus canariensis	Canary Island Pine	Yes	TR
272	Platanus x hispanica	London Plane Tree	No	TR
273	Pinus canariensis	Canary Island Pine	Yes	TR
274	Platanus x hispanica	London Plane Tree	No	TR
275	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
276	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
277	Pinus halepensis	Aleppo Pine	Yes	TR
279	Pinus canariensis	Canary Island Pine	Yes	TR
280	Platanus x hispanica	London Plane Tree	No	TR
283	Pinus canariensis	Canary Island Pine	Yes	TR
284	Platanus x hispanica	London Plane Tree	No	TR
285	Platanus x hispanica	London Plane Tree	No	R
286	Platanus x hispanica	London Plane Tree	No	R
287	Platanus x hispanica	London Plane Tree	No	R
288	Pinus canariensis	Canary Island Pine	Yes	R
289	Pinus canariensis	Canary Island Pine	No	R
290	Pinus canariensis	Canary Island Pine	No	R
291	Pinus canariensis	Canary Island Pine	Yes	R
292	Platanus x hispanica	London Plane Tree	No	R
293	Platanus x hispanica	London Plane Tree	No	R
294	Prunus x blireana	Flowering Plum	No	R
295	Prunus x blireana	Flowering Plum	No	R
296	Pinus canariensis	Canary Island Pine	Yes	R
297	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
298	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
299	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
300	Fraxinus uhdei	Shamel Ash	Yes	R
301	Fraxinus uhdei	Shamel Ash	Yes	R
302	Pinus canariensis	Canary Island Pine	Yes	R
303	Pinus canariensis	Canary Island Pine	No	R
304	Pinus canariensis	Canary Island Pine	Yes	R
305	Fraxinus uhdei	Shamel Ash	Yes	TR
306	Pinus canariensis	Canary Island Pine	No	TR
307	Fraxinus uhdei	Shamel Ash	Yes	TR
308	Fraxinus uhdei	Shamel Ash	Yes	TR
309	Prunus x blireana	Flowering Plum	No	R
310	Prunus x blireana	Flowering Plum	No	R
311	Fraxinus uhdei	Shamel Ash	Yes	R
312	Pinus canariensis	Canary Island Pine	Yes	R
313	Pinus canariensis	Canary Island Pine	Yes	R
314	Pinus canariensis	Canary Island Pine	Yes	R
315	Prunus x blireana	Flowering Plum	No	R
316	Fraxinus uhdei	Shamel Ash	Yes	TR
317	Pinus canariensis	Canary Island Pine	Yes	TR
318	Pinus canariensis	Canary Island Pine	Yes	TR
319	Pinus canariensis	Canary Island Pine	Yes	TR
320	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
321	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
322	Prunus x blireana	Flowering Plum	No	R
323	Prunus x blireana	Flowering Plum	No	R
324	Koelreuteria paniculata	Goldenrain Tree	No	R
325	Prunus x blireana	Flowering Plum	No	R
326	Prunus x blireana	Flowering Plum	No	R
327	Prunus x blireana	Flowering Plum	No	R
328	Prunus x blireana	Flowering Plum	No	R
329	Prunus x blireana	Flowering Plum	No	R
330	Prunus x blireana	Flowering Plum	No	R
331	Pyrus c. 'Bradford'	Bradford Pear	No	R
332	Platanus x hispanica	London Plane Tree	No	R
333	Platanus x hispanica	London Plane Tree	No	R
335	Pinus canariensis	Canary Island Pine	Yes	R
336	Pinus canariensis	Canary Island Pine	Yes	R
337	Pinus canariensis	Canary Island Pine	No	R
338	Pinus canariensis	Canary Island Pine	Yes	R
339	Platanus x hispanica	London Plane Tree	No	R
340	Platanus x hispanica	London Plane Tree	No	R
341	Pinus canariensis	Canary Island Pine	No	R
342	Platanus x hispanica	London Plane Tree	No	R
343	Platanus x hispanica	London Plane Tree	No	TR
344	Platanus x hispanica	London Plane Tree	No	TR
345	Pinus canariensis	Canary Island Pine	Yes	R
346	Pinus canariensis	Canary Island Pine	No	R
347	Pinus canariensis	Canary Island Pine	No	R
348	Pinus canariensis	Canary Island Pine	No	R
349	Pinus canariensis	Canary Island Pine	No	R
350	Platanus x hispanica	London Plane Tree	No	R
351	Pinus canariensis	Canary Island Pine	Yes	R
352	Pinus canariensis	Canary Island Pine	Yes	R
353	Pinus canariensis	Canary Island Pine	Yes	R
354	Platanus x hispanica	London Plane Tree	No	R
355	Platanus x hispanica	London Plane Tree	No	TR
356	Pinus canariensis	Canary Island Pine	Yes	TR
357	Platanus x hispanica	London Plane Tree	No	TR
358	Platanus x hispanica	London Plane Tree	No	TR
359	Pinus canariensis	Canary Island Pine	Yes	TR
360	Platanus x hispanica	London Plane Tree	No	TR
361	Platanus x hispanica	London Plane Tree	No	TR
362	Geijera parvifolia	Australian Willow	No	TR
363	Pinus canariensis	Canary Island Pine	Yes	TR
364	Platanus x hispanica	London Plane Tree	No	TR
365	Pinus halepensis	Aleppo Pine	Yes	TR
366	Pyrus c. 'Bradford'	Bradford Pear	Yes	TR
367	Platanus x hispanica	London Plane Tree	No	TR
368	Platanus x hispanica	London Plane Tree	No	TR
369	Platanus x hispanica	London Plane Tree	No	TR
401	Fraxinus uhdei	Shamel Ash	No	TR
402	Pinus canariensis	Canary Island Pine	No	OAP
403	Pinus canariensis	Canary Island Pine	No	OAP
404	Pinus canariensis	Canary Island Pine	No	OAP
405	Pinus canariensis	Canary Island Pine	Yes	OAP
406	Pinus canariensis	Canary Island Pine	No	OAP
407	Pinus canariensis	Canary Island Pine	Yes	OAP
408	Pinus canariensis	Canary Island Pine	No	OAP
409	Pinus canariensis	Canary Island Pine	No	OAP
410	Pinus canariensis	Canary Island Pine	Yes	OAP
411	Pinus canariensis	Canary Island Pine	Yes	OAP
412	Pinus canariensis	Canary Island Pine	No	OAP
413	Pinus canariensis	Canary Island Pine	Yes	OAP
414	Pinus canariensis	Canary Island Pine	Yes	OAP
415	Pinus canariensis	Canary Island Pine	Yes	OAP
416	Pinus canariensis	Canary Island Pine	Yes	OAP
417	Pinus canariensis	Canary Island Pine	Yes	OAP
418	Pinus canariensis	Canary Island Pine	Yes	OAP
419	Pinus canariensis	Canary Island Pine	Yes	OAP
420	Pinus canariensis	Canary Island Pine	Yes	OAP
421	Pinus canariensis	Canary Island Pine	No	OAP
422	Pinus canariensis	Canary Island Pine	No	OAP
423	Pinus canariensis	Canary Island Pine	Yes	OAP
424	Pinus canariensis	Canary Island Pine	No	OAP
425	Pinus canariensis	Canary Island Pine	No	OAP
426	Pinus canariensis	Canary Island Pine	No	OAP
427	Pinus canariensis	Canary Island Pine	No	OAP
428	Pinus canariensis	Canary Island Pine	No	OAP
429	Pinus canariensis	Canary Island Pine	No	OAP
430	Pinus canariensis	Canary Island Pine	No	OAP
431	Pinus canariensis	Canary Island Pine	Yes	OAP
432	Pinus canariensis	Canary Island Pine	No	OAP
433	Pinus canariensis	Canary Island Pine	No	OAP
434	Pinus canariensis	Canary Island Pine	Yes	OAP
435	Pinus canariensis	Canary Island Pine	Yes	OAP
436	Pinus radiata	Monterey Pine	No	OAP
437	Pinus canariensis	Canary Island Pine	No	OAP
438	Pinus canariensis	Canary Island Pine	Yes	OAP
439	Pinus canariensis	Canary Island Pine	No	OAP
440	Pinus canariensis	Canary Island Pine	Yes	OAP
441	Pinus canariensis	Canary Island Pine	No	OAP
442	Pinus canariensis	Canary Island Pine	No	OAP
443	Pinus canariensis	Canary Island Pine	No	OAP
444	Pinus canariensis	Canary Island Pine	Yes	OAP
445	Pinus canariensis	Canary Island Pine	Yes	OAP
446	Pinus canariensis	Canary Island Pine	No	OAP
447	Pinus canariensis	Canary Island Pine	No	TR
448	Laurus n. 'Saratoga'	Saratoga Laurel	No	TR
449	Laurus n. 'Saratoga'	Saratoga Laurel	No	TR
445	Rhus lancea	African Sumac	Yes	TR
446	Platanus h. 'Columbia'	London Plane	No	TR
447	Platanus h. 'Columbia'	London Plane	No	TR

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

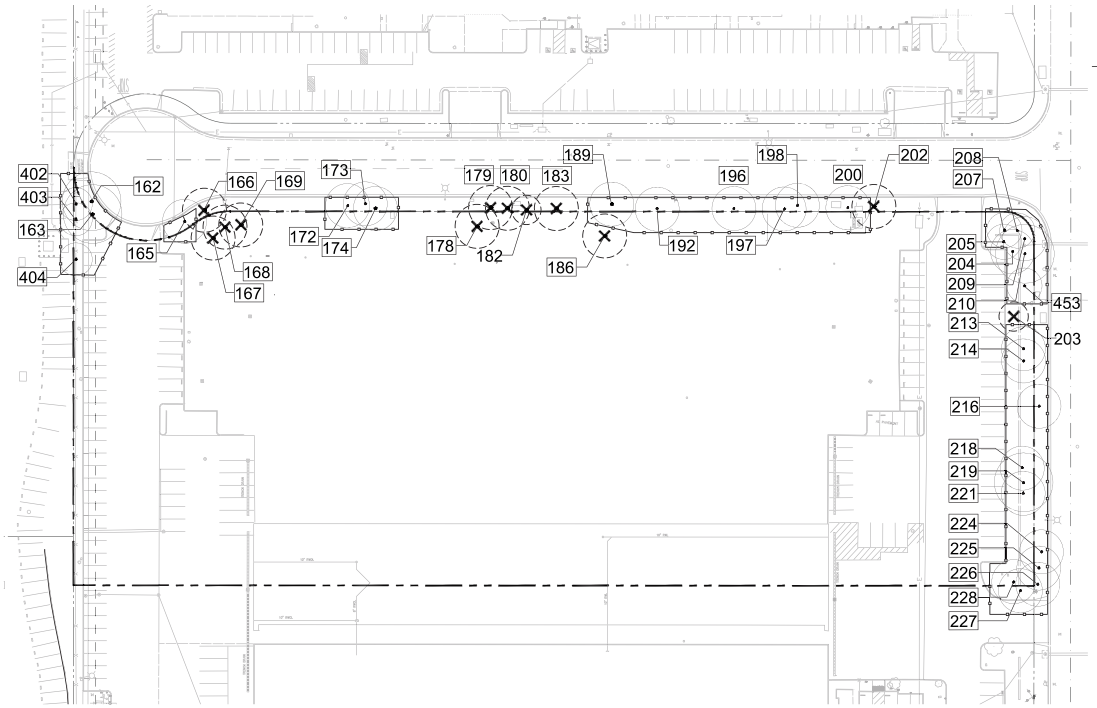
EXISTING TREE PLAN - ENTIRE SITE

11/28/2017
03/20/2018

L01

DES

© 2017



LEGEND

- 123 EXISTING TREE TO REMAIN
- 123 EXISTING HERITAGE TREE TO REMAIN
- 123 EXISTING TREE TO BE REMOVED
- 123 EXISTING HERITAGE TREE TO BE REMOVED
- TREE PROTECTION FENCING (01 / L03)

TREE LIST (PER ARBORIST'S REPORT):

#	Botanical name	Common name	Heritage tree	Status	#	Botanical name	Common name	Heritage tree	Status
162	Pinus halapensis	Aleppo pine	x	TO REMAIN	202	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO BE REMOVED
163	Pinus halapensis	Aleppo pine	x	TO REMAIN	203	Prunus persica	Nectarine		TO BE REMOVED
165	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO REMAIN	204	Pinus canariensis	Canary Island pine	x	TO REMAIN
166	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO BE REMOVED	205	Pinus canariensis	Canary Island pine	x	TO REMAIN
167	Pinus canariensis	Canary Island pine	x	TO BE REMOVED	207	Pinus canariensis	Canary Island pine	x	TO REMAIN
168	Pinus canariensis	Canary Island pine	x	TO BE REMOVED	208	Pinus canariensis	Canary Island pine	x	TO REMAIN
169	Pinus canariensis	Canary Island pine	x	TO BE REMOVED	209	Pinus canariensis	Canary Island pine	x	TO REMAIN
172	Pinus canariensis	Canary Island pine	x	TO REMAIN	210	Pinus canariensis	Canary Island pine	x	TO REMAIN
173	Pinus canariensis	Canary Island pine	x	TO REMAIN	213	Pinus canariensis	Canary Island pine	x	TO REMAIN
174	Pinus canariensis	Canary Island pine	x	TO REMAIN	214	Pinus canariensis	Canary Island pine	x	TO REMAIN
178	Pinus halapensis	Aleppo pine	x	TO BE REMOVED	216	Pinus canariensis	Canary Island pine	x	TO REMAIN
179	Pinus halapensis	Aleppo pine	x	TO BE REMOVED	218	Pinus canariensis	Canary Island pine	x	TO REMAIN
180	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO BE REMOVED	219	Pinus canariensis	Canary Island pine	x	TO REMAIN
182	Pyrus c. 'Bradford'	Bradford flowering pear		TO BE REMOVED	221	Pinus canariensis	Canary Island pine	x	TO REMAIN
183	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO BE REMOVED	224	Pinus canariensis	Canary Island pine	x	TO REMAIN
186	Pinus canariensis	Canary Island pine	x	TO BE REMOVED	225	Pinus canariensis	Canary Island pine	x	TO REMAIN
189	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO REMAIN	226	Pinus canariensis	Canary Island pine	x	TO REMAIN
192	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO REMAIN	227	Pinus canariensis	Canary Island pine	x	TO REMAIN
196	Pinus halapensis	Aleppo pine	x	TO REMAIN	228	Pinus canariensis	Canary Island pine	x	TO REMAIN
197	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO REMAIN	402	Pinus canariensis	Canary Island pine		TO REMAIN
198	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO REMAIN	403	Pinus canariensis	Canary Island pine		TO REMAIN
200	Pyrus c. 'Bradford'	Bradford flowering pear	x	TO REMAIN	404	Pinus canariensis	Canary Island pine		TO REMAIN

COMMON NAME	NUMBER OF TREES	NUMBER OF HERITAGE TREES TO BE REMOVED	TOTAL NUMBER OF TREES TO BE REMOVED	NUMBER OF HERITAGE TREES TO REMAIN	TOTAL NUMBER OF TREES TO REMAIN
Aleppo pine	5	2	2	3	3
Bradford flowering pear	11	4	5	6	6
Canary Island pine	27	4	4	20	23
Nectarine	1	0	1	0	0
			Total trees to be removed = 12 (Heritage trees = 10) (Non-heritage trees = 2)		Total trees to remain = 32 (Protected trees = 29) (Non-protected trees = 3)

TABLE FOR REMOVING TREES & REASONS

TREE #	NAME	DIA (IN.)	REASON(S) FOR REMOVAL	HERITAGE TREE
166	Bradford flowering pear	18	Landscape improvement	X
167	Canary Island pine	20	Building footprint	X
168	Canary Island pine	24	Underground garage and shoring	X
169	Canary Island pine	18	Underground garage and shoring, arborist	X
178	Aleppo pine	22	Parking lot entry	X
179	Aleppo pine	20	Parking lot entry, arborist recommendation	X
180	Bradford flowering pear	20	Parking lot entry, arborist recommendation	X
182	Bradford flowering pear	14	Grading for parking lot entry, arborist / resource evaluation	
183	Bradford flowering pear	17	Walkway & grading, arborist recommendation	X
186	Canary Island pine	22	Building footprint	X
202	Bradford flowering pear	20	Landscape improvement	X
203	Nectarine	8	Landscape improvement, grading, arborist recommendation	

TREE REMOVAL SUMMARY

TOTAL TREES TO BE REMOVED =	12
HERITAGE TREES =	10
NON-HERITAGE TREES =	2
REPLACEMENT TREES REQUIRED =	20
TOTAL PROPOSED TREES =	46
TOTAL EXISTING TREES TO REMAIN =	32

TREE EVALUATION NOTES

1. REFER TO ARBORIST REPORT AS PREPARED BY ARBOR RESOURCES 03/12/18
2. HERITAGE TREE REMOVAL PERMITTING, TOTAL OF 10 ONSITE TREE
3. REFER TO TREE INVENTORY TABLE SHEET L3 FOR EXISTING TREE LIST, TREE PROTECTION MEASURES AND TREE PROTECTION FENCING

N

0 20' 40' 80'

SCALE: 1" = 40'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

EXISTING TREE PLAN - PROJECT SITE

11/28/2017
03/20/2018

L02

TARLTON
DES Project Number: 10019.006

© 2017

DES ARCHITECTS + ENGINEERS

Mon 15, 2018 - 10:17pm cmchugh C:\Users\chugh\Documents\Tarlton Lot 3\L02 - Trees.dwg

TREE PROTECTION NOTES, PER ARBORIST'S REPORT, DATED 03 /12 / 2018

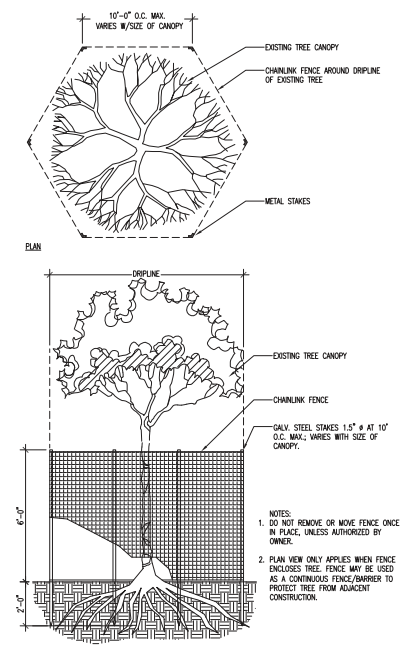


TREE PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. ALL TREE PROTECTION MEASURES TO BE COORDINATED WITH CIVIL DEMOLITION PLAN.
3. PROVIDE 6 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN.
4. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM AND PERFORMED BY HAND. AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OF TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
5. CONSULT WITH THE OWNER'S PROJECT ARBORIST PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER FROM TREES OR PLANTS THAT ARE TO REMAIN.
6. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT.
7. NO UTILITY TRENCHING WITHIN 10' OF EXISTING TREE TRUNK.
8. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER / INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
9. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATED TREES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.
11. CONSULT WITH LANDSCAPE ARCHITECT SHOULD SPECIAL CIRCUMSTANCES OR QUESTIONS ARISE REGARDING THESE PROCEDURES.

GENERAL NOTES:

1. REFER TO L02 EXISTING TREE PROTECTION PLAN FOR TREES TO REMAIN AND BE PROTECTED
2. COORDINATE TREE PROTECTION MEASURES WITH CIVIL DEMOLITION ACTIVITIES
3. REFER TO ARBORIST REPORT DATED 03/12/18 FOR ADDITIONAL TREE PROTECTION MEASURES



NOTES:
1. DO NOT REMOVE OR MOVE FENCE ONCE IN PLACE, UNLESS AUTHORIZED BY OWNER.
2. PLAN VIEW ONLY APPLIES WHEN FENCE ENCLOSES TREE. FENCE MAY BE USED AS A CONTINUOUS FENCE/BARRIER TO PROTECT TREE FROM ADJACENT CONSTRUCTION.

01 EXISTING TREE PROTECTION FENCE
3/8"=1'-0" (32)
FILE NAME: FN-TREE DRAWN BY: LNDSCPE

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TREE PROTECTION NOTES & DETAILS
11/28/2017
03/20/2018

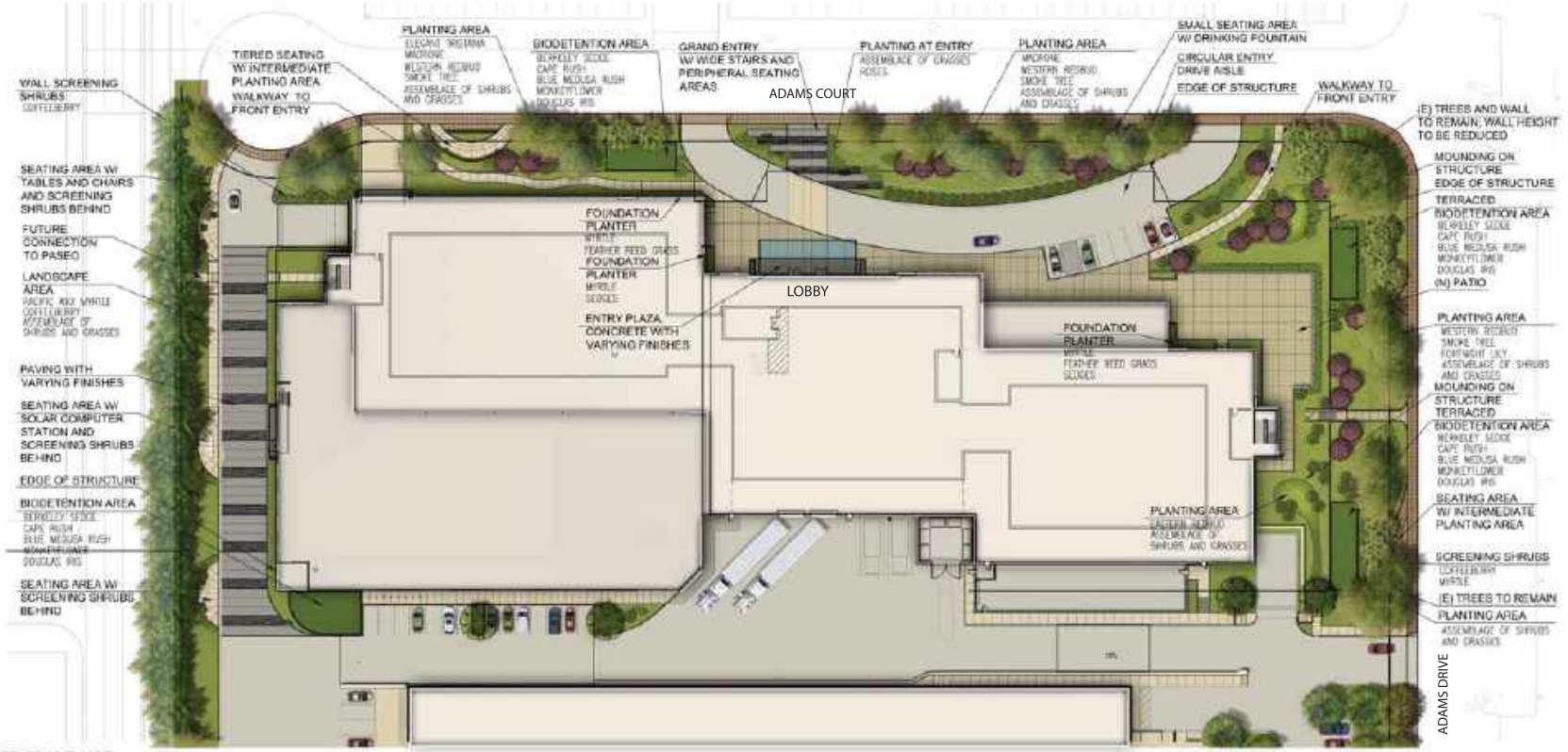
L03

DES

© 2017

TARLTON
DES Project Number: 10019.006

Mar 15, 2018 - 12:45pm Abhi P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Landscape\L023-trees.dwg



PROPOSED PLANT LIST:

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	EVERGREEN	NOTES
	Arbutus 'Marina'	Madrone	24-box	Low	Y	---
	Cercis occidentalis alt. Cercis c. 'Forest Pansy'	Western Redbud Eastern Redbud	24-box	Low	N	---
	Lagerstroemia spp.	Crape Myrtle	24-box	Low	N	---
	Tristania conferta	Brisbane Box	24-box	Medium	Y	---
	Waterlopsis l. 'Elegant'	Elegant Tristania	24-box	Low	Y	---
	Existing Tree					

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	SCVURPPP*	NOTES
	Achillea millefolium, cv.	Yarrow	1-gal	Medium	---	---
	Agapanthus orientalis	Lily of the Nile	1-gal	Medium	---	---
	Callistemon x. 'Little John'	Dwarf Bottlebrush	5-gal	Low	---	---
	Cistus 'Snow Fire'	Rockrose	5-gal	Low	---	---
	Cistus 'Sunset'	Rockrose	5-gal	Low	---	---
	Cotinus c. 'Velvet Cloak'	Smoke Tree	5-gal	Low	---	---
	Dietes bicolor	Fortnight Lily	5-gal	Low	---	---
	Hibiscus rose-sinensis	Hibiscus, red	5-gal	Medium	---	---
	Hibiscus rose-sinensis	Hibiscus, yellow	5-gal	Medium	---	---
	iris douglasiana	Douglas iris	1-gal	Low	---	---
	Leucodendron 'Safari Sunset'	Leucodendron	5-gal	Medium	---	---
	Mimulus 'Jack'	Monkeyflower	5-gal	Low	---	---
	Mylica californica	Pacific Wax Myrtle	5-gal	Low	---	---
	Myrtus communis 'Compacta'	Myrtle	5-gal	Low	---	---
	Phormium 'Bronze Baby'	New Zealand Flax	5-gal	Low	---	---
	Rhamnus californica 'Eve Case'	Coffeeberry	5-gal	Low	---	---
	Salvia apiana	California White Sage	5-gal	Low	---	---
	Salvia clevelandi	Cleveland sage	5-gal	Low	---	---
	Westringia fruticosa	Coast Rosemary	5-gal	Low	---	---

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	SMCWPPP*	NOTES
	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	1-gal	Medium	Y	---
	Carex buchananii	Leather Leaf Sedge	1-gal	Medium	---	---
	Carex flacca	Blue Sedge	1-gal	Medium	---	---
	Carex tenuiculs	New Zealand Sedge	1-gal	Low	---	---
	Carex tumulicola	Berkeley Sedge	1-gal	Low	Y	---
	Chondropetalum tectorum	Cape Rush	1-gal	Low	Y	---
	Festuca mairei	Maire's Festue	1-gal	Low	---	---
	Juncus inflexus	Blue Medora Rush	1-gal	Low	Y	---
	Muhlenbergia capillaris	Pink Muhly	1-gal	Low	---	---
	Muhlenbergia rigens	Deer Grass	1-gal	Low	Y	---

GROUNDCOVER	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	SCVURPPP*	NOTES
	Arctostaphylos 'Point Reyes'	Manzanita	1-gal	Low	---	---
	Ceanothus g.s. 'Yankee Point'	Ceanothus	1-gal	Low	---	---
	Rosa 'Flower Carpet'	Flower Carpet Rose	2-gal	Medium	---	Invasive potential only

VINES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	SCVURPPP*	NOTES
	Ficus pumila	Creeping Fig	1-gal	Medium	---	---

A water-conserving automatic irrigation system will be implemented in accordance with the requirements of the City of Menlo Park.

WUCOLS* Water Use Classifications of Landscape Species

SMCWPPP* Compatible plantings for bioretention, per San Mateo Countywide Water Pollution Prevention Program plant list.

SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

LANDSCAPE PLAN L04

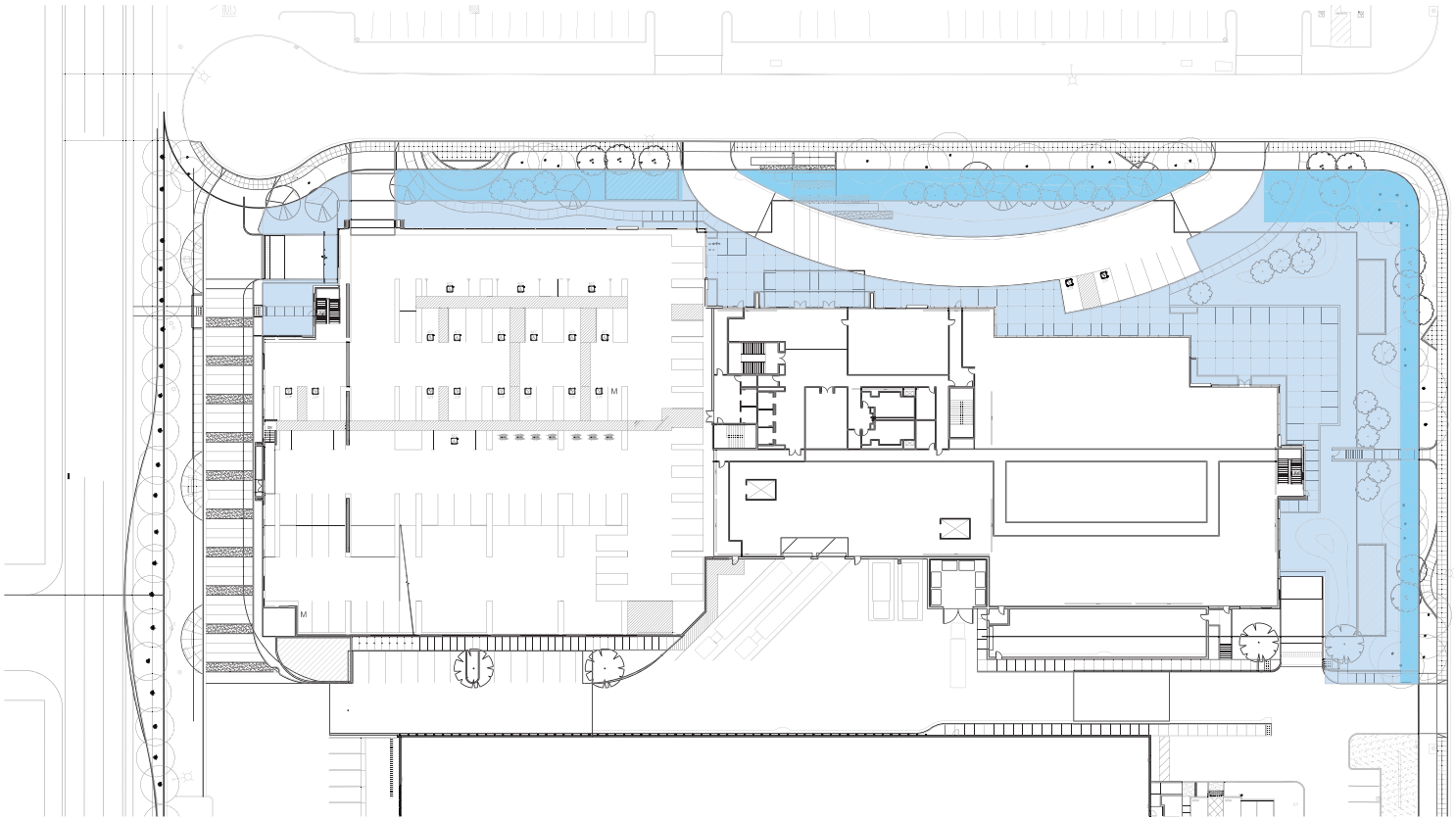
11/28/2017
03/20/2018

TARLTON

DES Project Number: 10019.008

DES ARCHITECTS ENGINEERS

© 2017



LEGEND:

	FRONTAGE AREA (AREA BETWEEN FACE OF BUILDING AND PROPERTY LINE):	39,971 SQFT
	AREA OF REQUIRED FRONTAGE GROUNDCOVER AND VEGETATION (25%):	9,993 SQFT
	PROPOSED AREA FOR FRONTAGE GROUNDCOVER AND VEGETATION:	10,008 SQFT

SEE SHEET C5b FOR PERVIOUS INFILTRATION AREAS.

N

0 15' 30' 60'

SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

FRONTAGE LANDSCAPE COMPLIANCE DIAGRAM

11/28/2017
03/20/2018

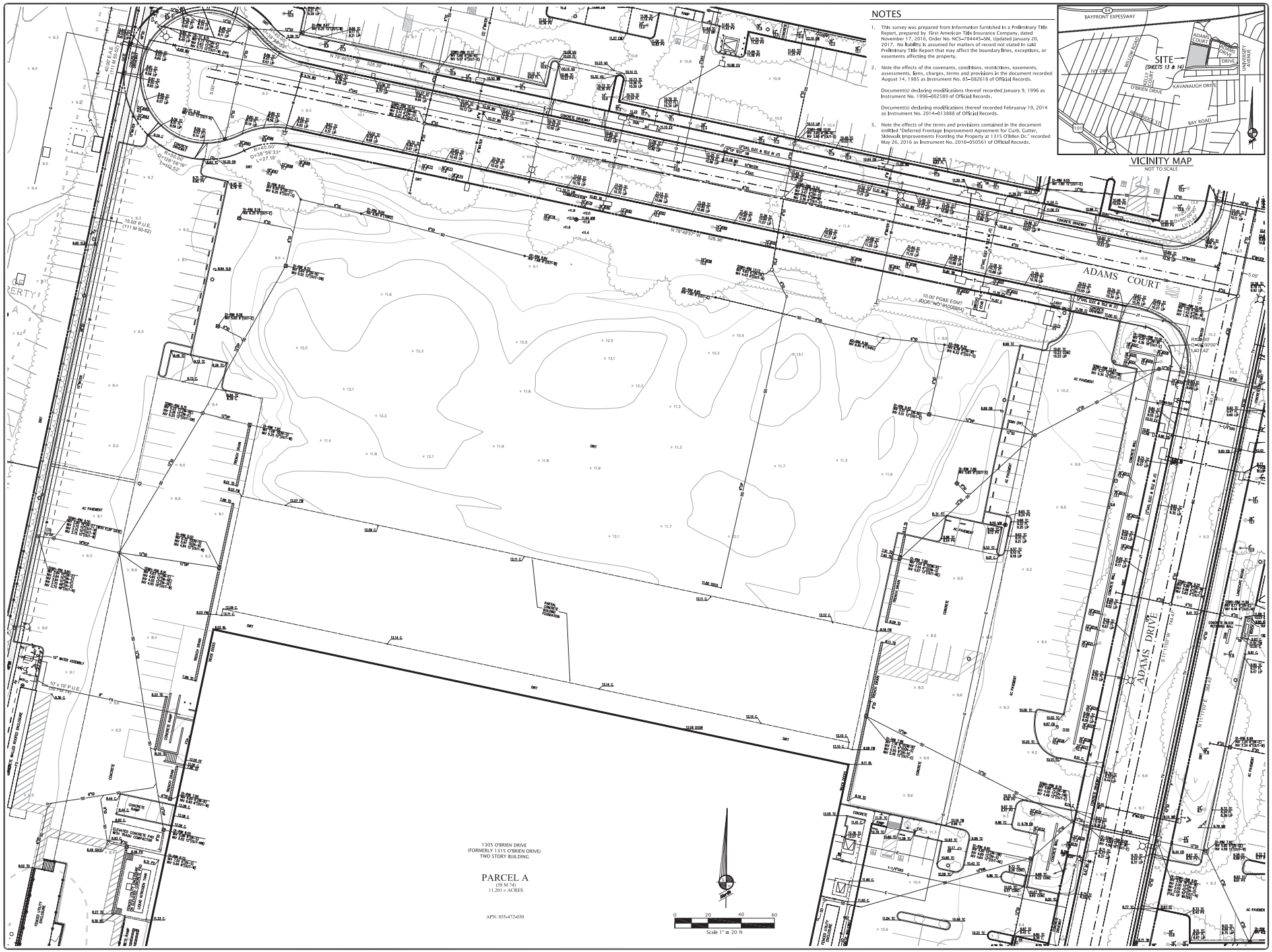
L05

TARLTON
DES Project Number: 10019.006

© 2017

DES ARCHITECTS + ENGINEERS

Mar. 20, 2018 - 3:21pm cmchugh C:\Users\CMcHugh\Documents\Tarlton Lot 3\L05-planting.dwg



NOTES

1. This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Insurance Company, dated November 17, 2016, Order No. NCS-784445-SM, Updated January 20, 2017. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
2. Note the effects of the covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded August 14, 1985 as Instrument No. 85-082618 of Official Records.

   Document(s) declaring modifications thereof recorded January 9, 1996 as Instrument No. 1996-002589 of Official Records.

   Document(s) declaring modifications thereof recorded Februaruy 19, 2014 as Instrument No. 2014-013888 of Official Records.
3. Note the effects of the terms and provisions contained in the document entitled "Deferred Frontage Improvement Agreement for Curb, Gutter, Sidewalk Improvements Fronting the Property at 1315 O'Brien Dr," recorded May 26, 2016 as Instrument No. 2016-050561 of Official Records.

VICINITY MAP
NOT TO SCALE

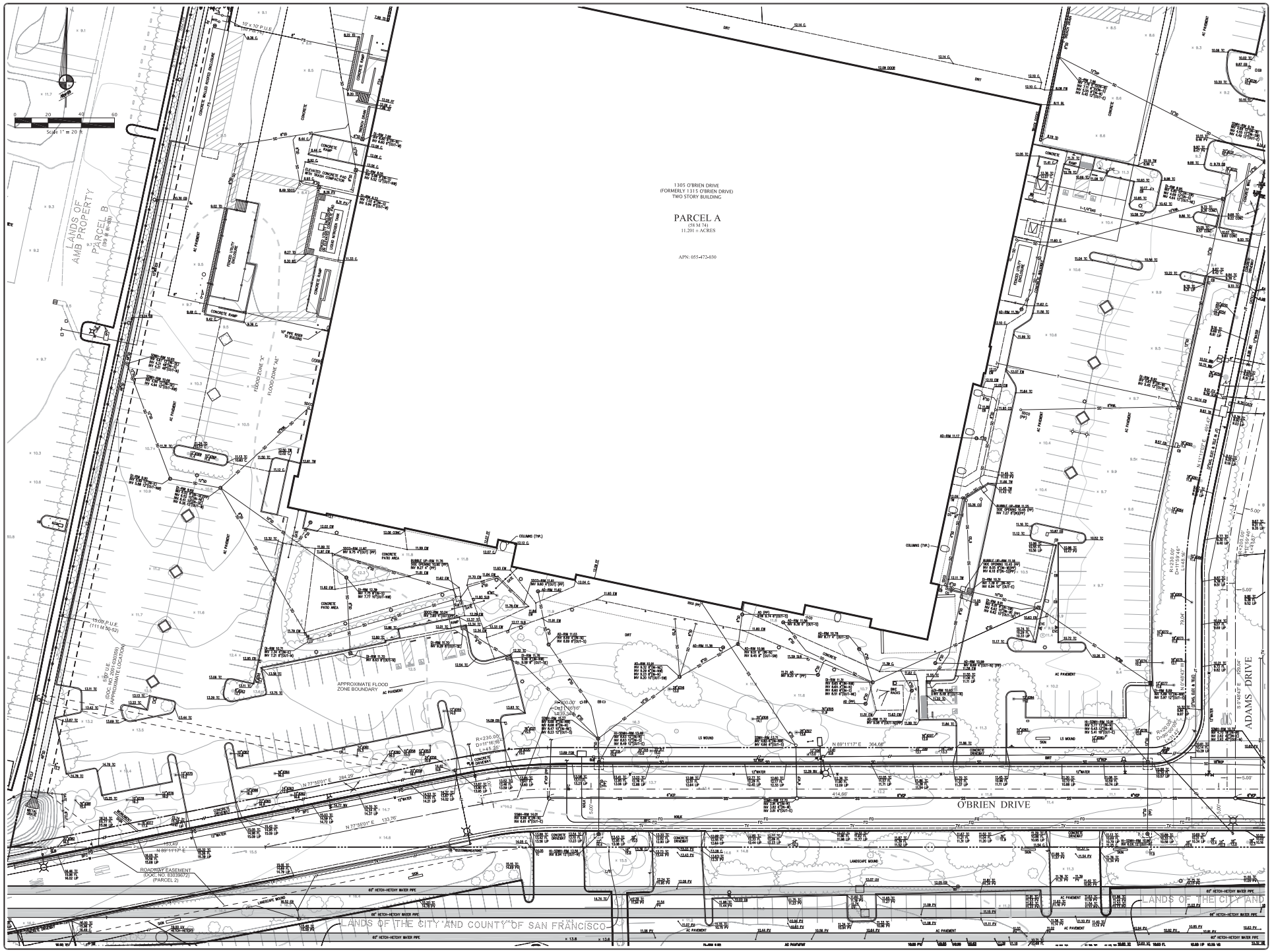
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 • (408) 727-6665
Santa Clara, California 95054 • (408) 727-5691

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
FOR: TARLTON PROPERTIES, INC.
O'BRIEN DRIVE & ADAMS DRIVE
MENLO PARK CALIFORNIA
NOT TO SCALE

DATE	JUNE, 2017
SCALE	1"=20'
DESIGNER	JRV
DRAFTER	CJ
JOB	A17010
SHEET	13
OF	14 SHEETS

TP1 TOPOGRAPHY MAP NORTH 03-15-18

USER:cjunokas I:\PROJECTS\A17010\DWG\SURVEY\TOPO\C-TOPO.dwg JUNE 14, 2017 8:19 AM



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 • (408) 727 6665
Santa Clara, California 95054 • (408) 727 5641

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY

FOR: TARLTON PROPERTIES, INC.

O'BRIEN DRIVE & ADAMS DRIVE

MENLO PARK CALIFORNIA

NOT TO SCALE

03-15-18

DATE	JUNE, 2017
SCALE	1"=20'
DESIGNER	JRV
DRAFTER	CJ
JOB	A17010
SHEET	14
OF	14 SHEETS

TP2 TOPOGRAPHY MAP NORTH

USER:cjunokas I:\PROJECTS\A17010\DWG\SURVEY\TOPO\C-TOPO.dwg JUNE 14, 2017 8:19 AM

BASIS OF BEARING:

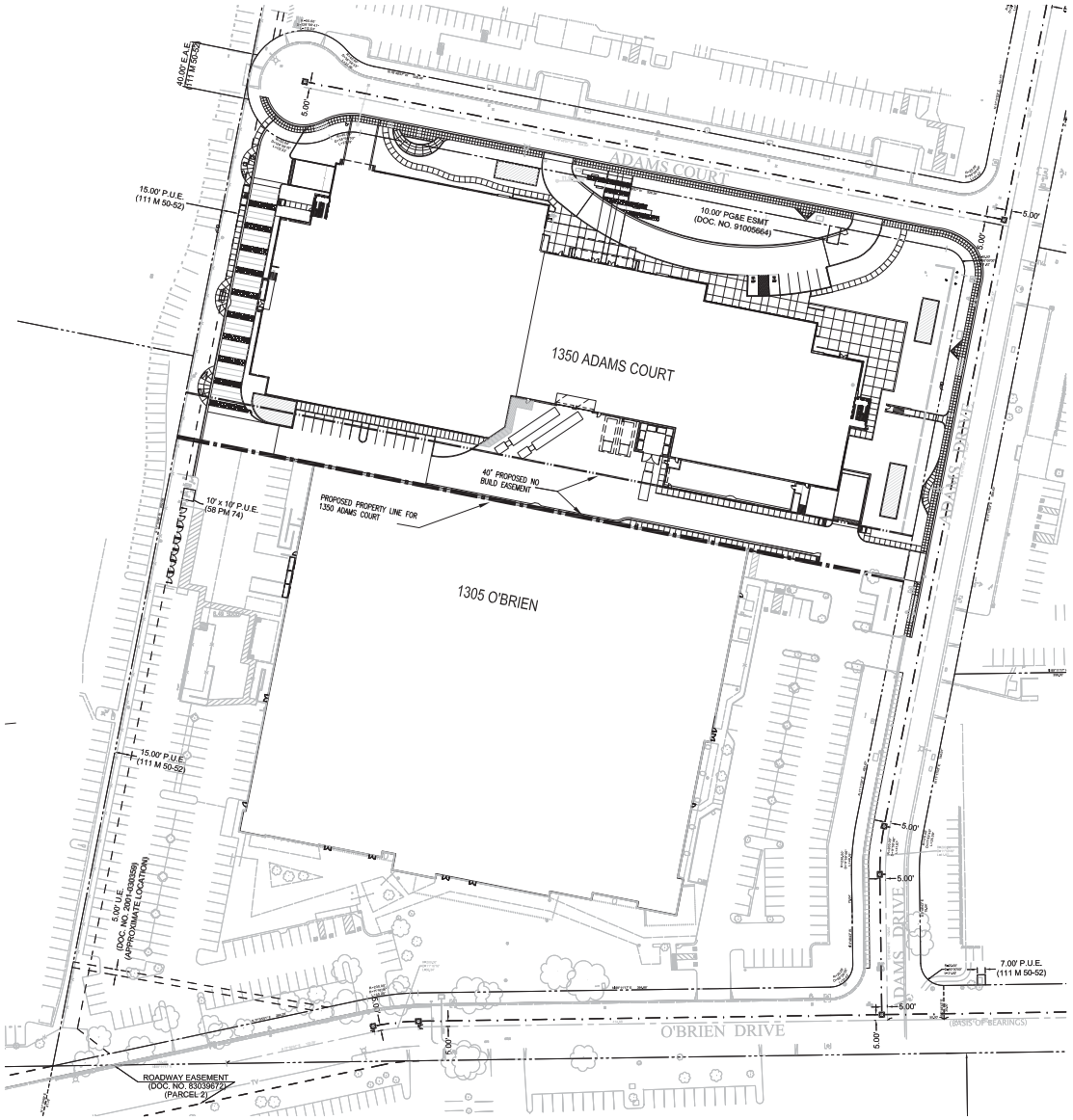
THE BEARING OF NORTH 89°11'17" EAST TAKEN ON THE CENTERLINE OF O'BRIEN DRIVE AS SHOWN ON THAT CERTAIN FINAL MAP OF MENLO BUSINESS PARK FILED FOR RECORD ON APRIL 9, 1984 IN BOOK 111 OF MAPS AT PAGES 50–52, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

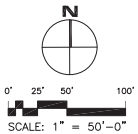
LEGEND:

- R.O.W. LINE
- EASEMENT LINE
- PROPOSED PROPERTY
- PROPOSED EASEMENT

LEGEND:

E.A.E	EMERGENCY ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT
PL	PROPERTY LINE





TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

EXISTING EASEMENTS AND PROPERTY LINE EXHIBIT

11-28-17
03-20-18

C1

TARLTON
DES Project Number: 10019.006

© 2017

DES

Mar 14, 2018 - 2:52pm MDeAndreis P:\Tarlton\Menlo\P\273000\MEP-BD\10019006\Dwg\Civil\Planning\C1 Existing Easement.dwg

ABBREVIATIONS & LEGEND:

SS	SANITARY SEWER
SD	STORM DRAIN
TP	TOP OF PAVEMENT
TC	TOP OF CURB
FF	FINISH FLOOR ELEVATION
FS	FIRE SERVICE
DW	DOMESTIC WATER
(P)	PROPOSED
SDCB	STORM DRAIN CATCH BASIN
AD	AREA DRAIN
JUT	JOINT UTILITY TRENCH
HP	HIGH POINT
(E)	EXISTING
FH	FIRE HYDRANT
RIM	GRATE OF CATCH BASIN, MANHOLE OR AREA DRAIN RIM ELEVATION
P.O.C.	POINT OF CONNECTION
P.I.V.	POST INDICATOR VALVE
F.D.C.	FIRE DEPT. CONNECTION

POTENTIAL UNDERGROUND SILVA CELLS FOR STORMWATER TREATMENT

FLOW-THROUGH PLANTERS

CATCH BASIN

STORM DRAIN MANHOLE

(P) SD — PROPOSED STORM DRAIN WITH DIRECTION OF FLOW

(P) FS LINE

(P) DW LINE

(P) SS LINE

(P) GAS

PROPOSED BACKFLOW PREVENTOR DOUBLE DETECTOR CHECK ASSEMBLY

UTILITY CROSSING OR P.O.C.

SANITARY SEWER MANHOLE

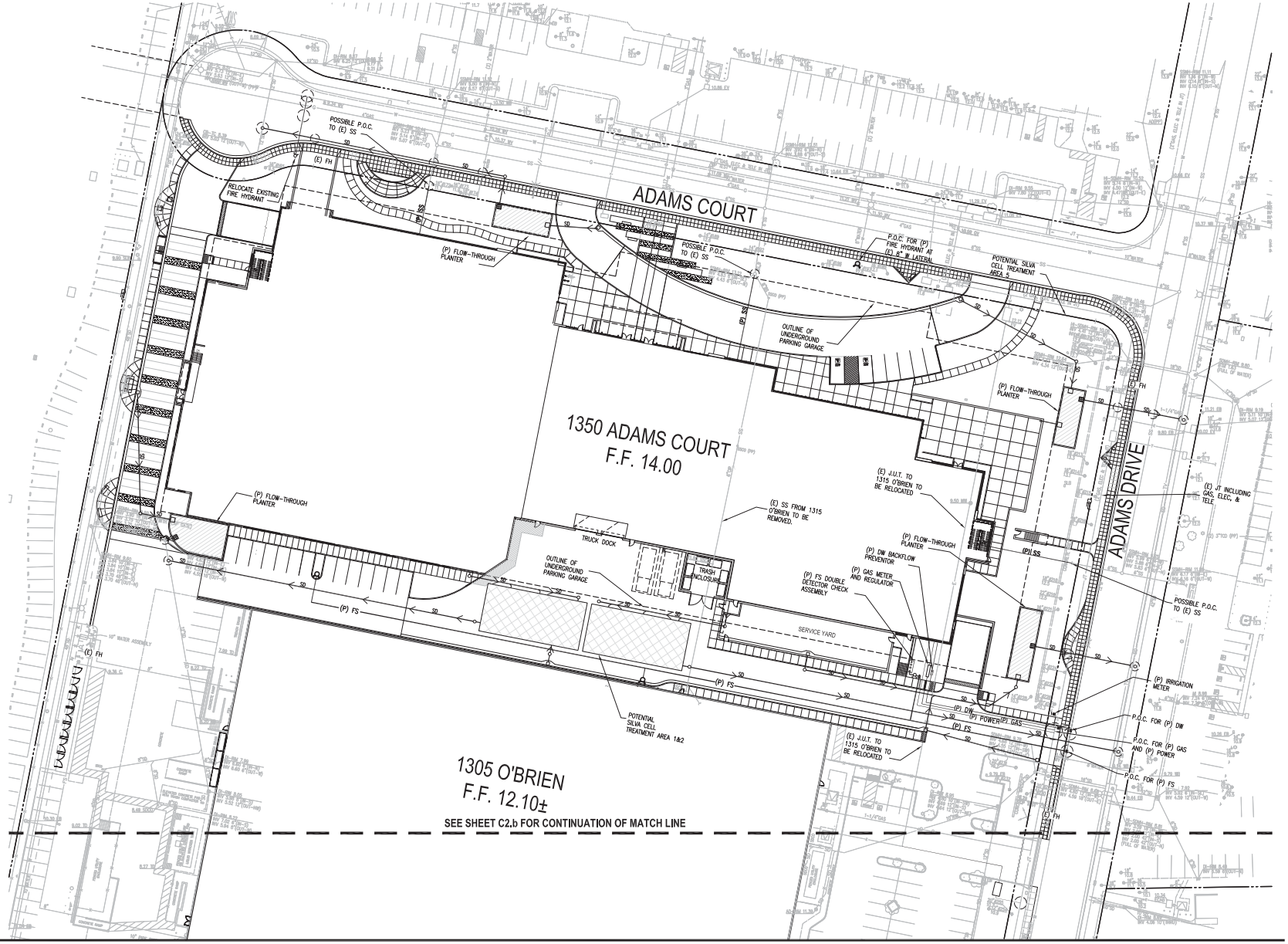
FDC

PIV

FIRE HYDRANT

BUBBLE-UP STRUCTURE

OVERFLOW STRUCTURE



N

0' 15' 30' 60'

SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

PRELIMINARY UTILITY PLAN

11-28-17

03-20-18

C2a

DES

© 2017

Mar 14, 2018 - 2:56pm MDeAndreis P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Civil\Planning\C2 UTIL.dwg

ABBREVIATIONS & LEGEND:

SS	SANITARY SEWER
SD	STORM DRAIN
TP	TOP OF PAVEMENT
TC	TOP OF CURB
FF	FINISH FLOOR ELEVATION
FS	FIRE SERVICE
DW	DOMESTIC WATER
(P)	PROPOSED
SDCB	STORM DRAIN CATCH BASIN
AD	AREA DRAIN
JUT	JOINT UTILITY TRENCH
HP	HIGH POINT
(E)	EXISTING
FH	FIRE HYDRANT
RIM	GRATE OF CATCH BASIN, MANHOLE OR AREA DRAIN RIM ELEVATION
P.O.C.	POINT OF CONNECTION
P.I.V.	POST INDICATOR VALVE
F.D.C.	FIRE DEPT. CONNECTION

(P) FS LINE

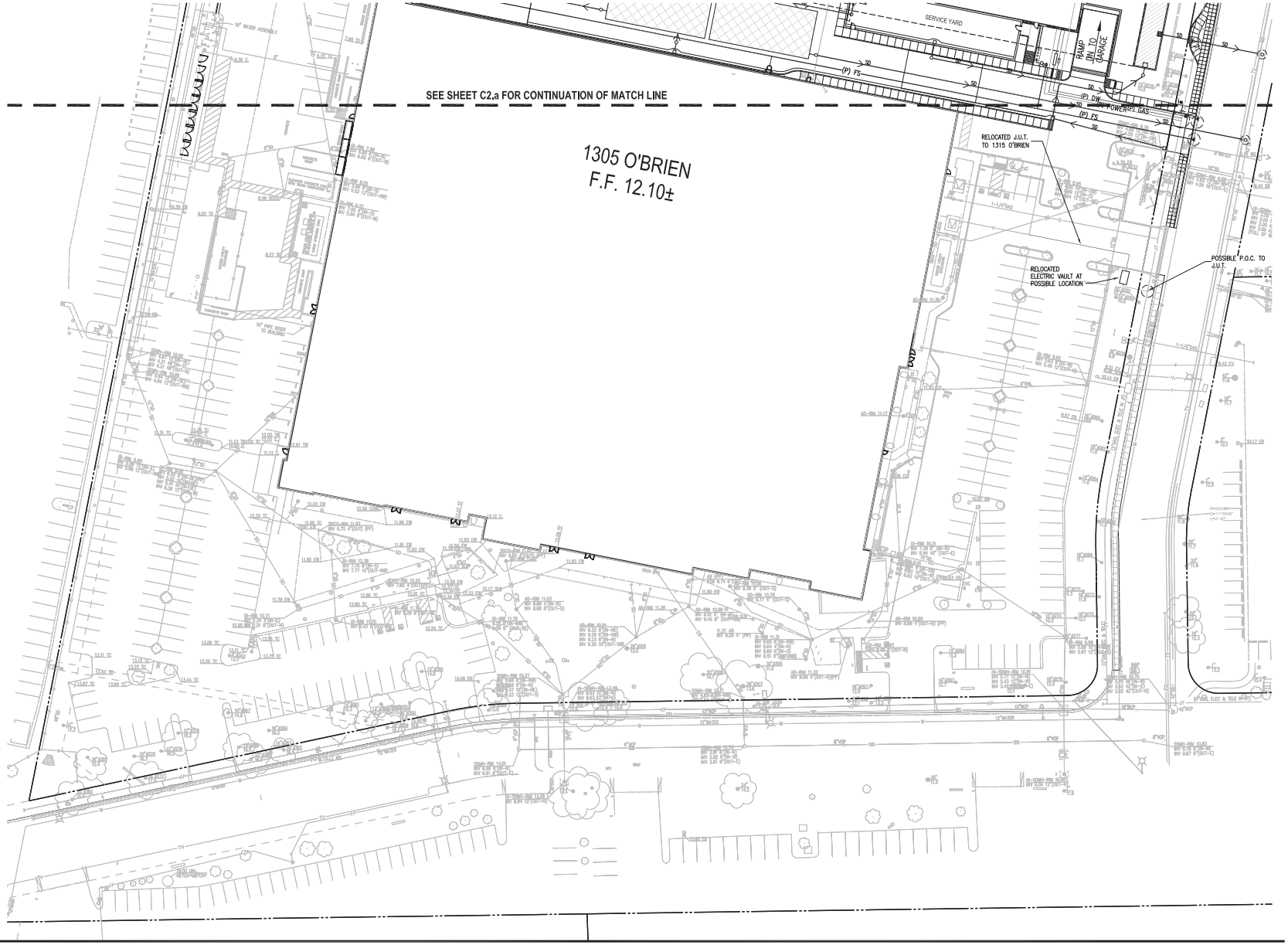
(P) DW LINE

(P) SS LINE

(P) GAS

PROPOSED BACKFLOW PREVENTOR DOUBLE DETECTOR CHECK ASSEMBLY

UTILITY CROSSING OR P.O.C.



N

0' 15' 30' 60'

SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON

DES Project Number: 10019.006

PRELIMINARY UTILITY PLAN

11-28-17

03-20-18

C2b

DES

© 2017

Mar 14, 2018 - 2:57pm MDeAndreis P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Civil\Planning\C2 UTIL.dwg

ABBREVIATIONS:

TP	TOP OF PAVEMENT
TC	TOP OF CURB
FF	FINISH FLOOR ELEVATION
FL	FLOWLINE
FG	FINISH GRADE
RIM	RIM OF SD CATCH BASIN
SDCB	STORM DRAIN CATCH BASIN
AD	AREA DRAIN
HP	HIGH POINT
(E)	EXISTING
	DIRECTION OF SURFACE DRAINAGE
	FLOOD BREAK DEVICE
	PROPERTY LINE
	EDGE OF PODIUM
	CATCH BASIN

BENCHMARK: (FROM TOPOGRAPHIC SURVEY PREPARED BY KIER & WRIGHT SURVEYORS; JOB A17010 DATED JUNE 2017)

W-150; (PID HT 1394) BRASS DISK SET IN TOP OF CONCRETE MONUMENT, STAMPED W150-1933.
ELEVATION: 9.88' (NAVD 88 DATUM)

FLOOD ZONE NOTE:

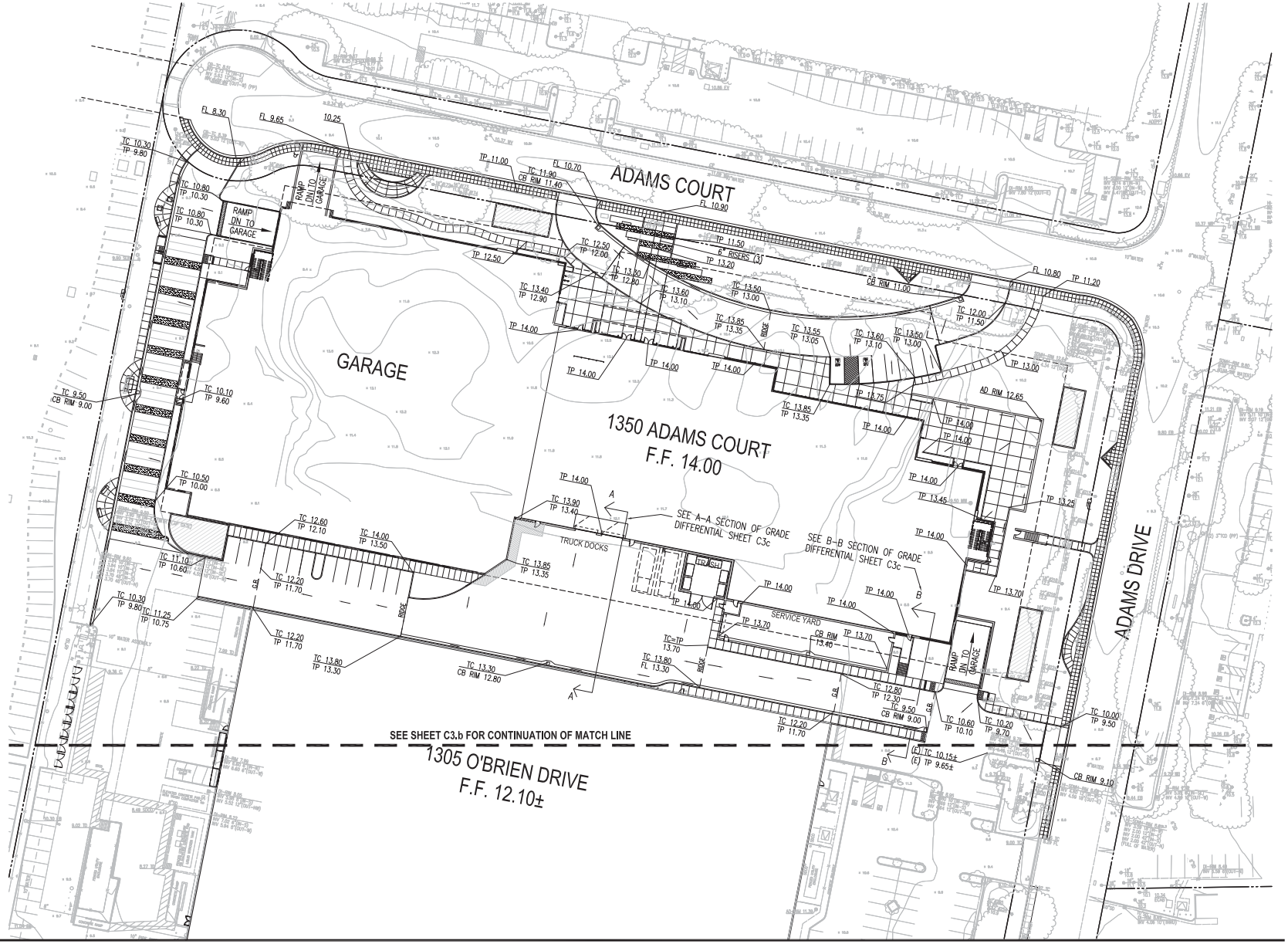
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060321 0307 E, DATED OCTOBER 16, 2012, WITH THE MAJORITY OF THE SITE BEING LOCATED IN FLOOD ZONE "AE";

AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATION DETERMINED AS 11.

A SMALLER PORTION OF THE SUBJECT PROPERTY IS ALSO SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060321 0307 E, DATED OCTOBER 16, 2012, AS BEING LOCATED IN FLOOD ZONE "X";

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON MARCH 10, 2017.



N

0' 15' 30' 60'

SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

PRELIMINARY GRADING PLAN
11-28-17
03-20-18

C3a

DES

© 2017

Mar 14, 2018 - 4:56pm MDeAndreis P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Civil\Planning\C3 Grad.dwg

ABBREVIATIONS:

TP	TOP OF PAVEMENT
TC	TOP OF CURB
FF	FINISH FLOOR ELEVATION
FL	FLOWLINE
FG	FINISH GRADE
RIM	RIM OF SD CATCH BASIN
SDCB	STORM DRAIN CATCH BASIN
AD	AREA DRAIN
HP	HIGH POINT
(E)	EXISTING
	DIRECTION OF SURFACE DRAINAGE
	FLOOD BREAK DEVICE
	PROPERTY LINE
	EDGE OF PODIUM
	CATCH BASIN

BENCHMARK: (FROM TOPOGRAPHIC SURVEY PREPARED BY KIER & WRIGHT SURVEYORS; JOB A17010 DATED JUNE 2017)

W-150; (PID HT 1394) BRASS DISK SET IN TOP OF CONCRETE MONUMENT, STAMPED W150-1933.
ELEVATION: 9.88' (NAVD 88 DATUM)

FLOOD ZONE NOTE:

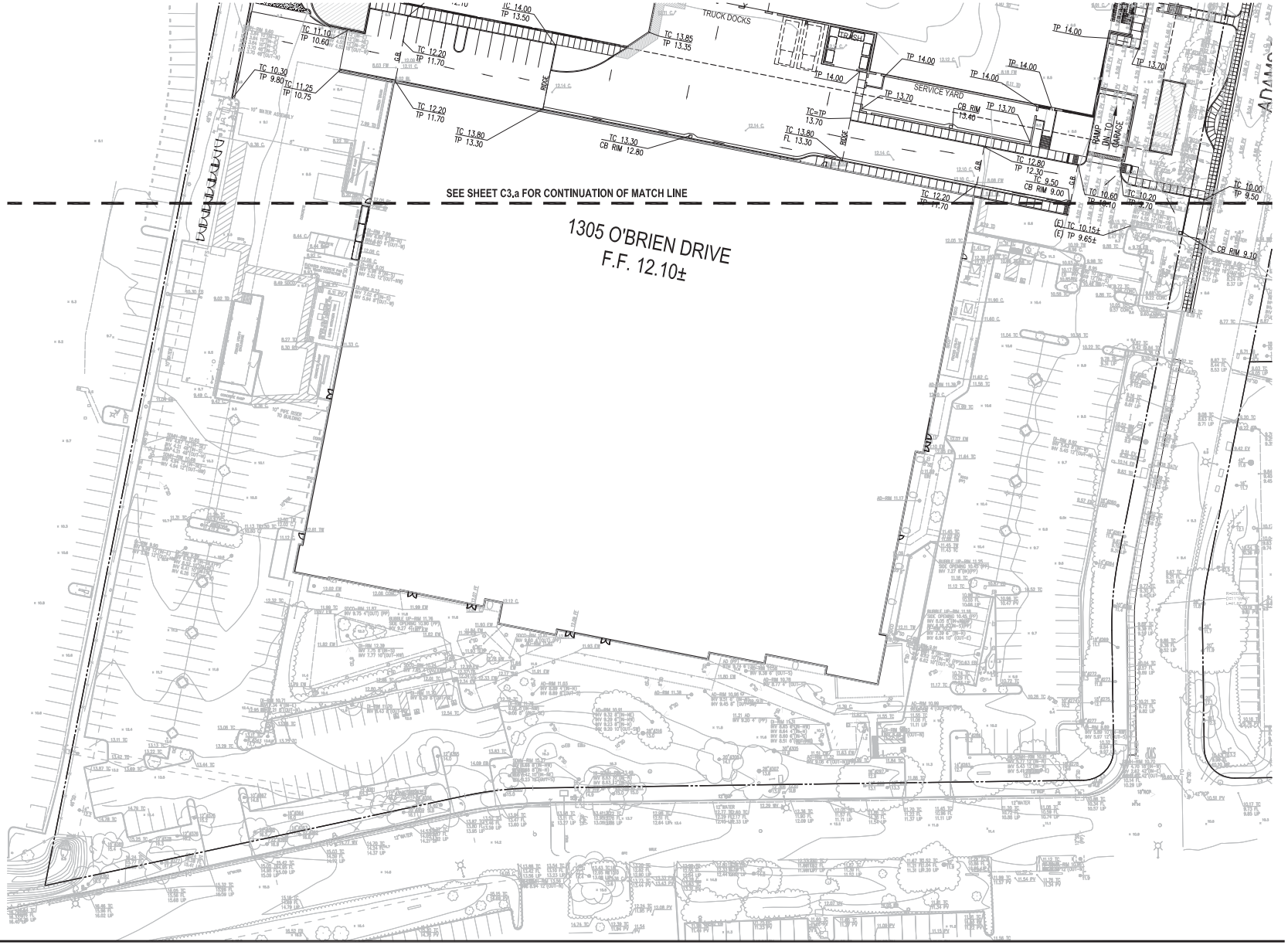
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060321 0307 E, DATED OCTOBER 16, 2012, WITH THE MAJORITY OF THE SITE BEING LOCATED IN FLOOD ZONE "AE";

AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATION DETERMINED AS 11.

A SMALLER PORTION OF THE SUBJECT PROPERTY IS ALSO SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060321 0307 E, DATED OCTOBER 16, 2012, AS BEING LOCATED IN FLOOD ZONE "X";

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON MARCH 10, 2017.



N

0' 15' 30' 60'

SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

TARLTON
DES Project Number: 10019.006

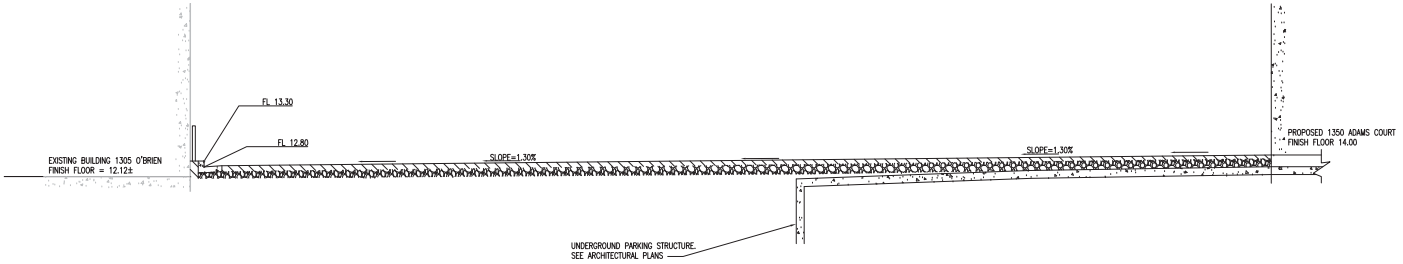
PRELIMINARY GRADING PLAN
11-28-17
03-20-18

C3b

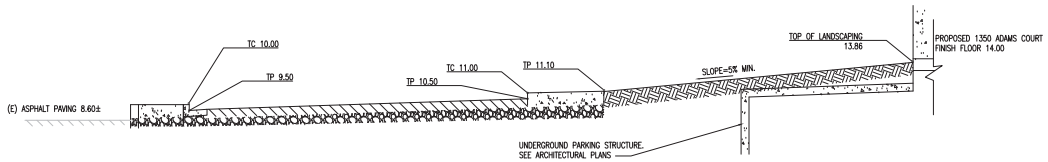
DES

© 2017

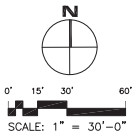
Mar 14, 2018 - 2:58pm MDeAndreis P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Civil\Planning\C3 Grad.dwg



A-A SECTION - GRADE DIFFERENTIAL BETWEEN EXISTING 1305 O'BRIEN AND PROPOSED 1350 ADAMS COURT
SCALE: 1"=5'



B-B SECTION - GRADE DIFFERENTIAL BETWEEN EXISTING 1305 O'BRIEN AND PROPOSED 1350 ADAMS COURT
SCALE: 1"=5'



TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

PRELIMINARY GRADING PLAN

11-28-17
03-20-18

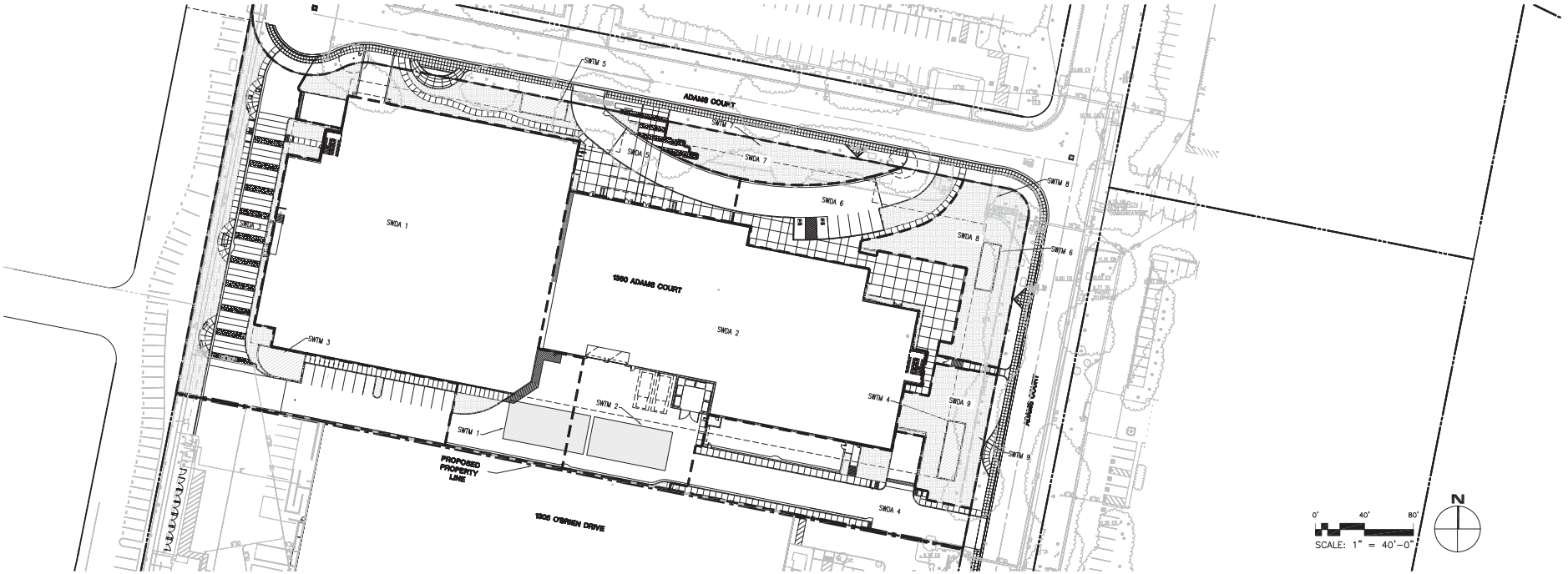
C3c

TARLTON
DES Project Number: 10019.006

© 2017

DES

Mar 14, 2018 - 5:02pm MDeAndreis P:\Tarlton\Menlo\P\273000\MEP-BD\10019006\Dwg\Civil\Planning\C3 Grad.dwg



STORMWATER MANAGEMENT TREATMENT MEASURE SUMMARY:

DRAINAGE AREA #	STORMWATER TREATMENT MEASURE	TREATMENT MEASURE DESIGNATION #	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT)	TREATMENT AREA REQUIRED* (SQ.FT.)	TREATMENT AREA PROVIDED (SQ.FT.)	SELF-TREATING AREA PROVIDED* (SQ. FT.)
SWDA 1	SILVA CELLS	SWTM 1	53880	53410	470	2136	2145	470
SWDA 2	SILVA CELLS	SWTM 2	50186	50116	70	2005	2088	70
SWDA 3	FLOW-THROUGH PLANTER	SWTM 3	24786	16928	7858	678	796	7858
SWDA 4	FLOW-THROUGH PLANTER	SWTM 4	14298	13359	939	527	620	939
SWDA 5	FLOW-THROUGH PLANTER	SWTM 5	15175	10369	4806	415	540	4806
SWDA 6	FLOW-THROUGH PLANTER	SWTM 6	14112	12351	1761	495	532	1761
SWDA 7	SELF-TREATING AREA	STWM 7	4796	0	4796	0	NA	4796
SWDA 8	SELF-TREATING AREA	STWM 8	5951	0	5951	0	NA	5951
SWDA 9	SELF-TREATING AREA	STWM 9	8856	0	8856	0	NA	8856

NOTE:
*PRELIMINARY SIZING IS BASED ON THE SIMPLIFIED APPROACH OR FLOW-BASED SIZING APPROACH IN WHICH THE SURFACE AREA OF THE TREATMENT MEASURE IS DESIGNED TO BE 4% OF THE IMPERVIOUS AREA THAT DRAINS TO THE TREATMENT MEASURE PER THE "_____" C3 HANDBOOK CHAPTER 5.
*PERVIOUS AREAS INSIDE DRAINAGE AREAS ARE DESIGNATED AS SELF-TREATING AREAS AND ARE NOT INCLUDED IN SIZING. SEE SHEET C5 FOR PERVIOUS/IMPERVIOUS EXHIBIT.

C.3. REGULATION CHECKLIST*:

*REFER TO ATTACHED C3/C6 REGULATION CHECKLIST FOR IMPERVIOUS/PERVIOUS CALCULATIONS

REVIEW STEPS	YES/NO	INFORMATION
IS THE TOTAL IMPERVIOUS SURFACE REPLACED OR CREATED GREATER THAN 10,00 SQ.FT. OR 5,000 SQ.FT. FOR UNCOVERED PARKING?	YES	"IF YES": PROJECT IS C.3. REGULATED
IS THE TOTAL EXISTING IMPERVIOUS SURFACED REPLACED GREATER THAN 50% OF THE TOTAL PRE-PROJECT IMPERVIOUS SURFACE?	YES	"IF YES": SOURCE CONTROL AND TREATMENT REQUIREMENTS APPLY TO THE WHOLE SITE.
IS THE PROJECT SITE LOCATED IN A HYDROMODIFICATION MANAGEMENT CONTROL AREA? (LOCATED IN APPENDIX H OF C.3.)	NO	"IF YES": SITE IS SUBJECTED TO HYDROMODIFICATION MANAGEMENT REQUIREMENTS.
IS THIS REGARDED AS A SPECIAL PROJECT PER PROVISION C.3.E.II. OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (MRP)?	NO	"IF YES" PROJECT IS A SPECIAL PROJECT. SEE ATTACHED SPECIAL PROJECT DETERMINATION WORKSHEET.
IS IT FEASIBLE TO USE INFILTRATION OR REINWATER HARVESTING?	NO	"IF YES" SEE ATTACHED INFILTRATION FEASIBILITY WORKSHEET.

PROJECT DATA:

1. TOTAL SITE AREA (ACRES): 4.41
2. TOTAL AREA OF LAND DISTURBED DURING CONSTRUCTION (ACRES): 4.41
3. NAME OF RECEIVING WATER OR DRAINAGE BASIN: SAN FRANCISCO BAY
4. TYPE OF LAND USE FOR PROJECT: COMMERCIAL
5. FLOOD ZONE: AE
6. FLOOD ELEVATION: 10.9
7. SOILS TYPE: D
8. GROUNDWATER DEPTH (FT): 15± BELOW EXISTING GRADE

LEGEND:

PROPOSED STORMWATER DRAINAGE AREA BOUNDARY

STORM TREATMENT MEASURE SELF-TREATING AREA

APPREVIATIONS:

SWDA STORMWATER DRAINAGE AREA

SWTM STORMWATER TREATMENT MEASURE

SOURCE CONTROL MEASURES:

1. MARK ON-SITE INLETS WITH THE WORDS "NO DUMPING! DRAINS TO BAY" OR EQUIVALENT.
2. ALL INTERIOR FLOOR DRAINS TO CONNECT TO SANITARY SEWER.
3. RETAIN EXISTING VEGETATION AS POSSIBLE AND PROPOSED LANDSCAPING WILL INCLUDE PEST AND/OR DISEASE RESISTANT, DROUGHT-TOLERANT, AND ATTRACT BENEFICIAL INSECTS.
4. USE WATER EFFICIENT IRRIGATION SYSTEM.

SITE DESIGN MEASURES:

1. DIRECT ROOF RUNOFF ONTO VEGETATED AREAS.
2. DIRECT RUNOFF FROM UNCOVERED PARKING AREAS AND/OR DRIVEWAYS ONTO VEGETATED AREAS.
3. PROVIDED SELF-TREATING AREAS.

STORMWATER TREATMENT NOTES:

1. FOR EACH DRAINAGE AREA, STORMWATER RUNOFF WILL BE COLLECTED AND DIVERTED TO DEEPROOT SILVA CELL AND/OR FLOW-THROUGH PLANTER BY GRAVITY FLOW. THE WATER IS TEMPORARILY STORED AND PERCOLATES IN THE BIO-TREATMENT SOIL. ONCE TREATED THE STORM WATER DRAINS TO THE PUBLIC STORM DRAIN SYSTEM.
2. BIO-TREATMENT SOIL MIX SHALL MEET THE REQUIREMENTS OF APPENDIX L OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (MRP). THE BIOTREATMENT SOIL MIX SHALL HAVE A MINIMUM PERCOLATION RATE OF 5IN/HR AND BE A MINIMUM SOIL DEPTH OF 18 INCHES.
3. SEE PRELIMINARY GRADING PLAN FOR FOR BASIN FOOTPRINT AND ELEVATIONS.

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

PRELIMINARY STORMWATER MANAGEMENT PLAN

11-28-17
03-20-18

C4

TARLTON
DES Project Number: 10019.006

© 2017

DES

Mar 14, 2018 - 2:51pm MDeAndreis P:\Tarlton\Menlo8P\273000.MBP-BS\10019006\Dwg\Civil\Planning\C4 Preliminary SWMP.dwg

LEGEND

PROPERTY BOUNDARY

EXISTING AC PAVEMENT

EXISTING CONCRETE PAVEMENT

EXISTING LANDSCAPE/PERVIOUS AREA

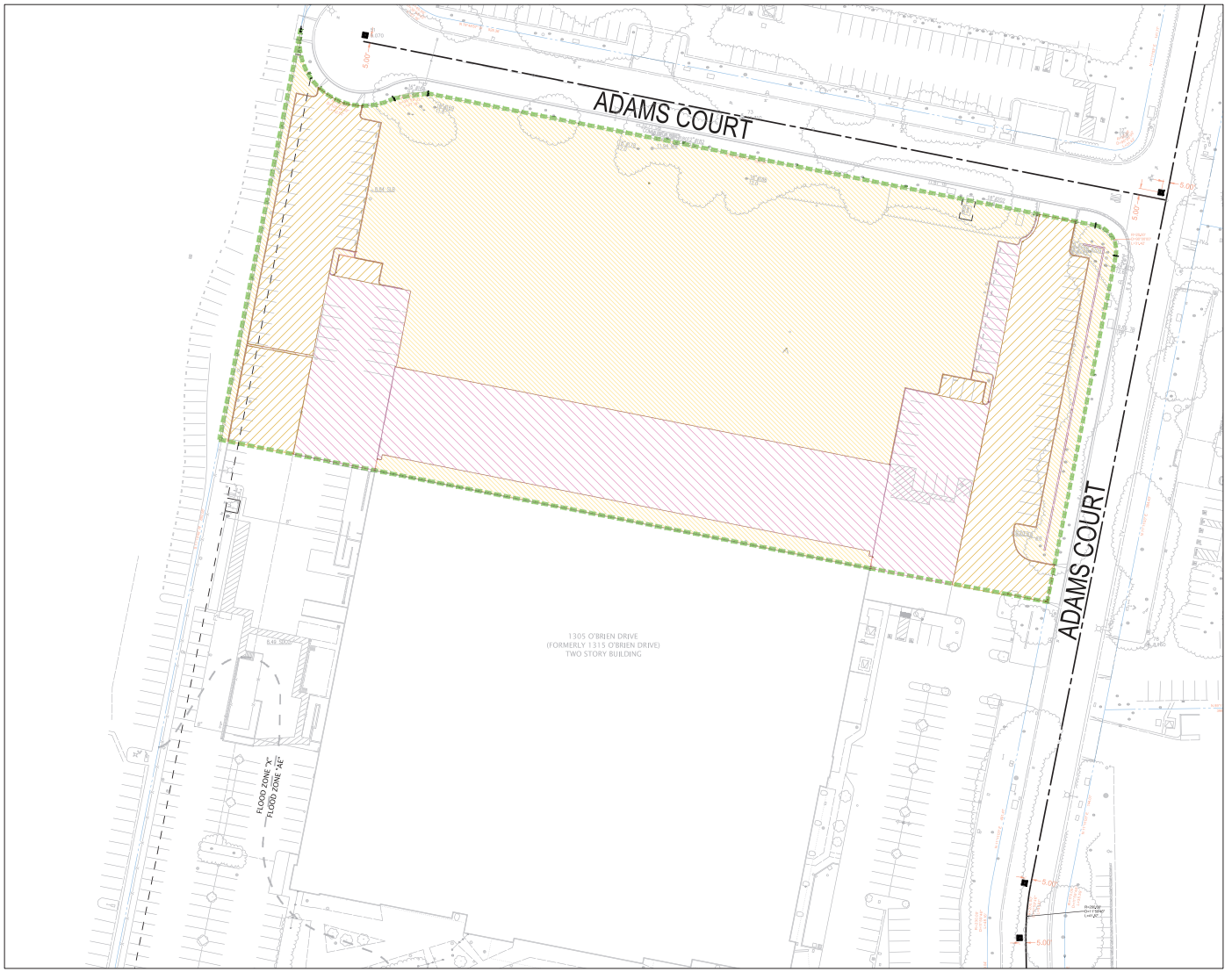
NOTE:

TOTAL SITE AREA (LIMIT OF WORK): 192,040 SF (100%)

EXISTING AC PAVEMENT: 32,503 SF (16.9%)
EXISTING CONCRETE PAVEMENT: 48,514 SF (25.2%)

TOTAL EXISTING IMPERVIOUS AREA: 81,017 SF (42.1%)

TOTAL EXISTING LANDSCAPE/PERVIOUS AREA: 111,023 SF (57.9%)



N

0' 20' 40' 80'

SCALE: 1" = 40'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

EXISTING IMPERVIOUS/PERVIOUS AREA EXHIBIT

11-28-17
03-20-18

C5a

DES ARCHITECTS ENGINEERS

© 2017

TARLTON
DES Project Number: 10019.006

Mar 14, 2018 - 2:30pm NDeAndreis P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Civil\Planning\C5a Existing Impervious.dwg

LEGEND

PROPOSED LIMIT OF WORK

PROPOSED BUILDING ROOF

PROPOSED AC PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED LANDSCAPE/PERVIOUS AREA

NOTE:

TOTAL SITE AREA (WITHIN LIMIT OF WORK): 192,040 SF

IMPERVIOUS AREA:

PROPOSED BUILDING ROOF: 88,734 SF

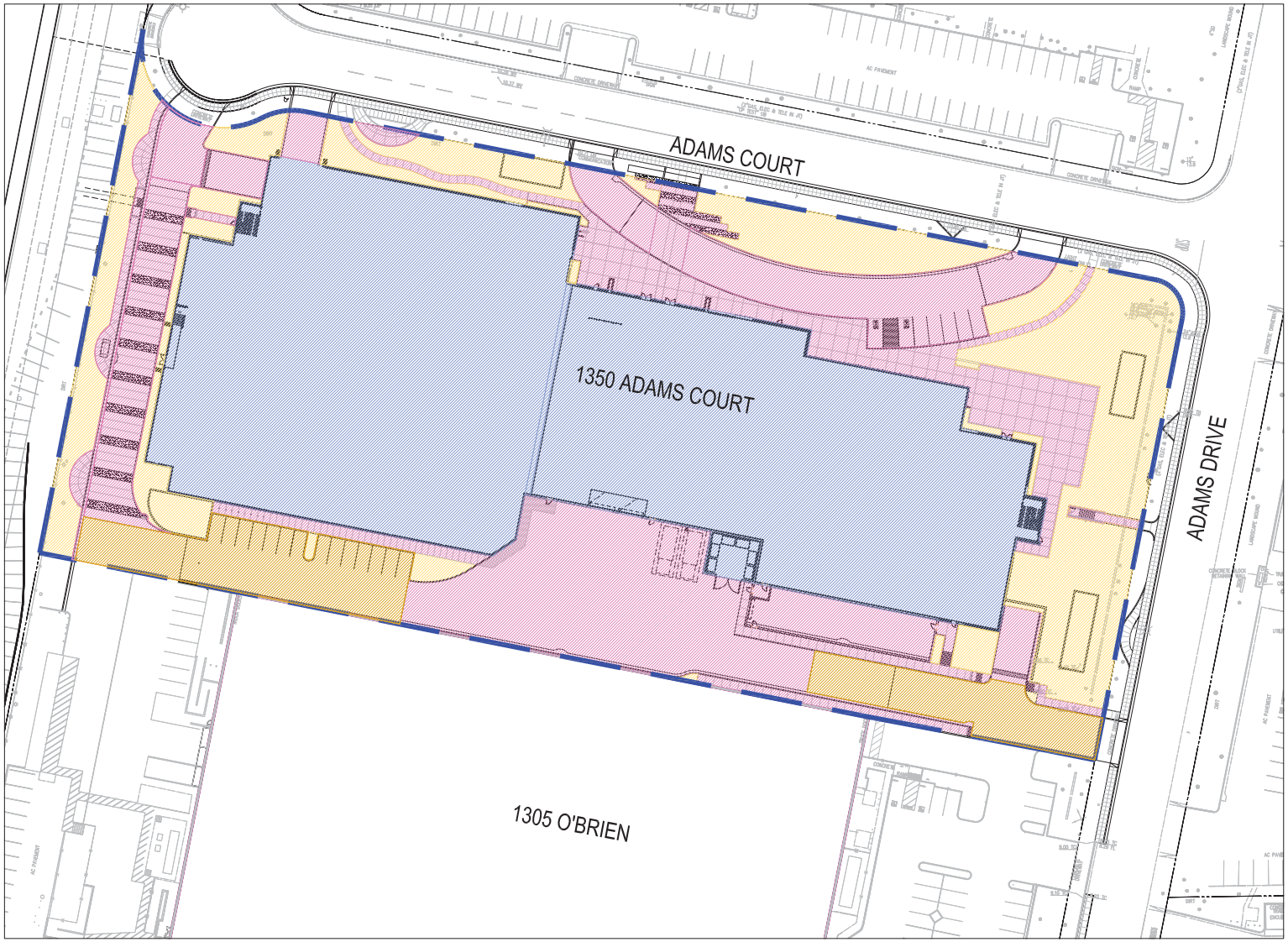
PROPOSED AC PAVEMENT: 12,464 SF

PROPOSED CONCRETE PAVEMENT: 55,335 SF

TOTAL PROPOSED IMPERVIOUS AREA: 156,533 SF

PERVIOUS AREA:

PROPOSED LANDSCAPE/PERVIOUS AREA: 35,507 SF



N

0' 15' 30' 60'

SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

PRELIMINARY PROPOSED IMPERVIOUS/PERVIOUS AREA EXHIBIT

11-28-17
03-20-18

C5b

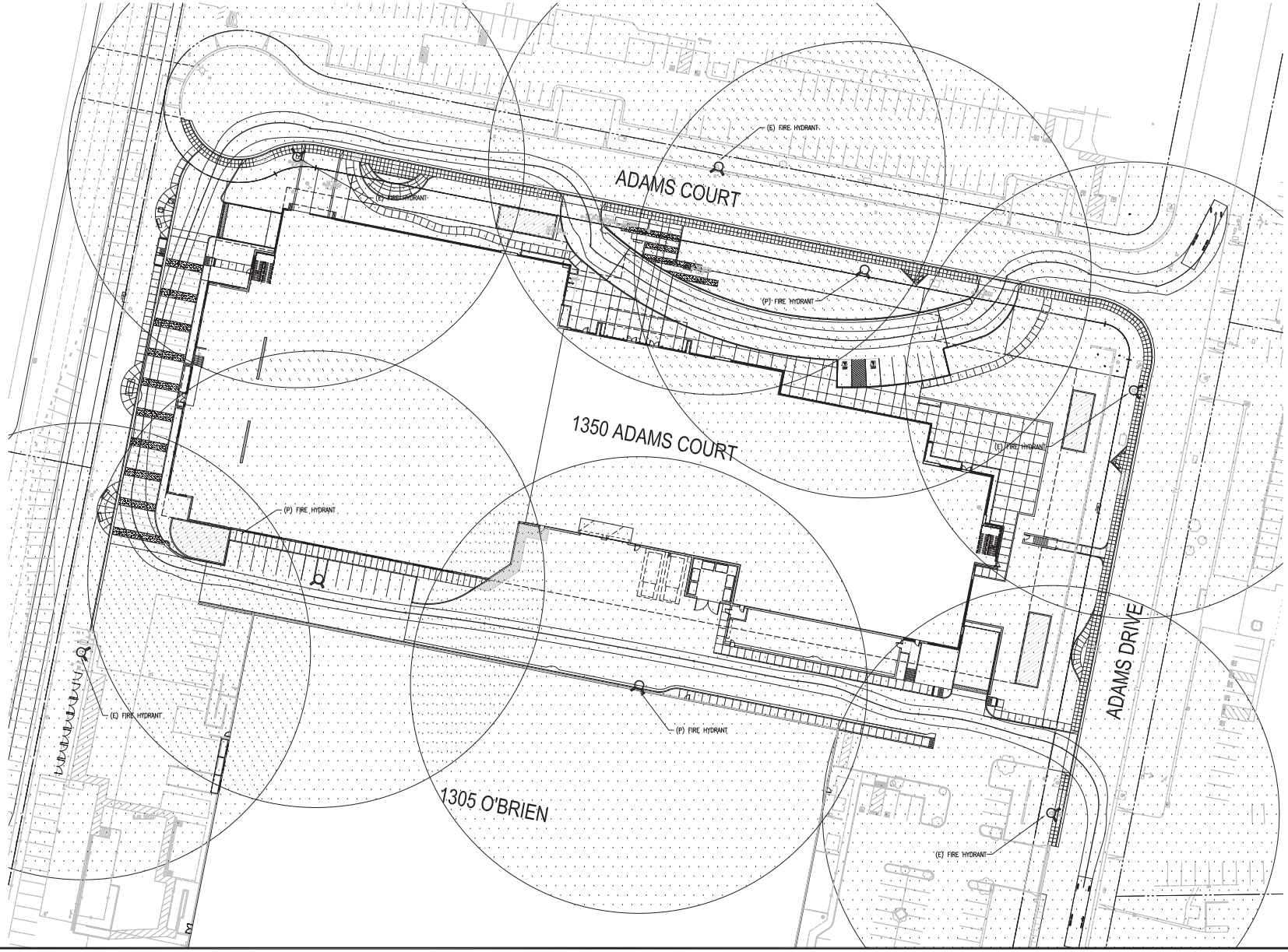
DES

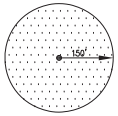
TARLTON

DES Project Number: 10019.006

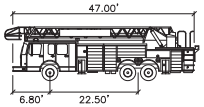
© 2017

Mar 19, 2018 - 4:07pm MDeAndreis P:\Tarlton\MenloBP\273000\MBP-B3\10019006\Dwg\Civil\Planning\C5b IMPERVIOUS EXHIBIT.dwg





150' RADIUS
FIRE HYDRANT
COVERAGE AREA



Menlo Park Fire Truck

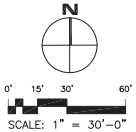
Width	: 9.50'
Track	: 8.25'
Lock to Lock Time	: 6.0 seconds
Steering Angle	: 25.5 degrees

LEGEND:

FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL

NOTE:

1. FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL CREATED USING AUTOTURN VERSION 7.0 SOFTWARE AND THE VEHICLE PROFILE INFORMATION INDICATED.



SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

FIRE TRUCK TURNING AND FIRE HYDRANT COVERAGE

11-28-17
03-20-18

C6

© 2017

DES

TARLTON
DES Project Number: 10019.006

Mar 14, 2018 - 11:18pm MDeAndreis P:\Tarlton\Menlo\P\273000\MEP-BD\10019006\Dwg\Civil\Planning\C4 FIRE-TRAILER.dwg

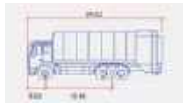
LEGEND:

TRASH TRUCK COMPUTER SIMULATED PATH OF TRAVEL

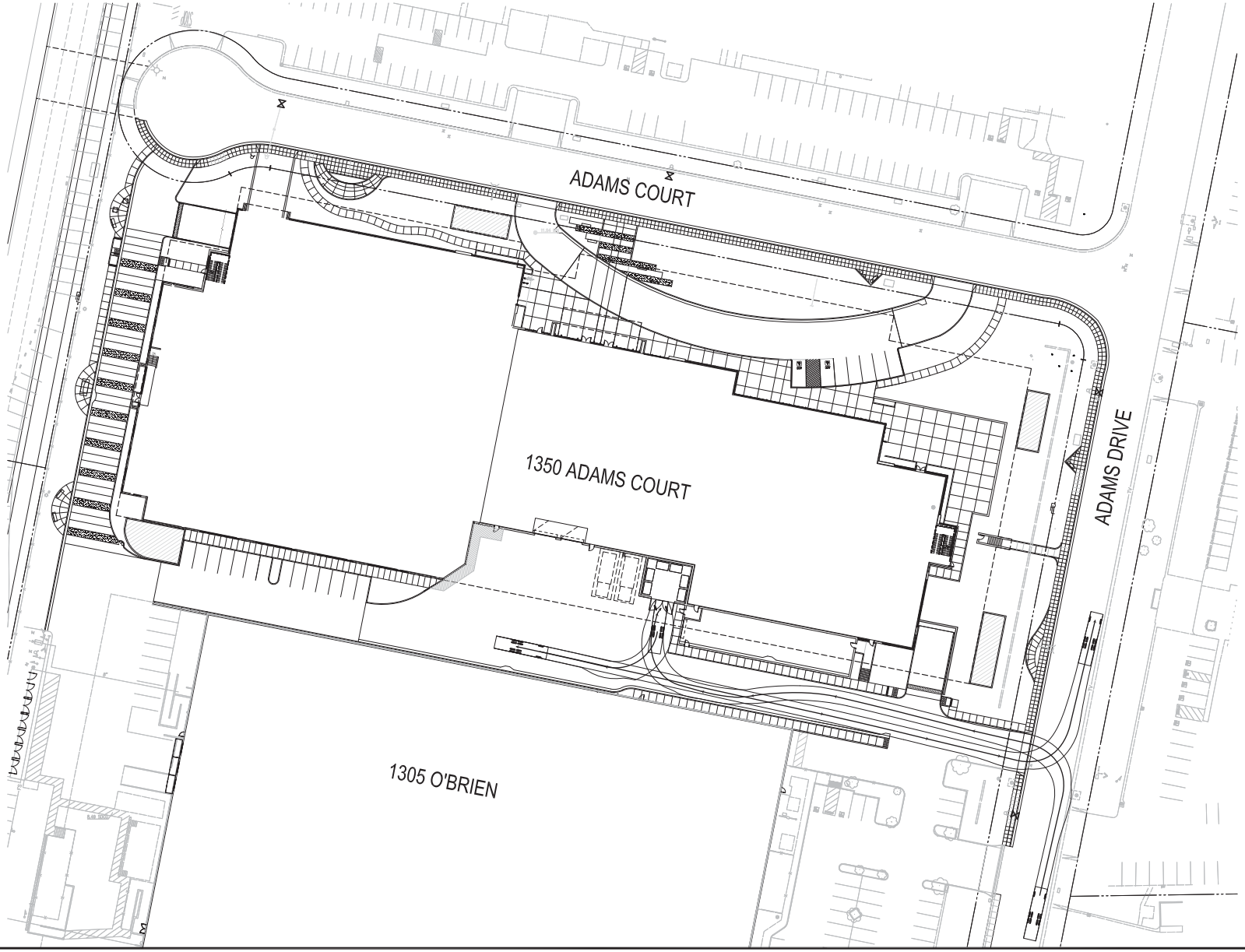
NOTE:

1. TRASH TRUCK COMPUTER SIMULATED PATH OF TRAVEL CREATED USING AUTOTURN VERSION 7.0 SOFTWARE AND THE VEHICLE PROFILE INFORMATION INDICATED.

TRASH TRUCK VEHICLE PROFILE:



WIDTH	: 8.20'
TRACK	: 8.20'
LOCK TO LOCK TIME	: 6.0 SECONDS
STEERING ANGLE	: 28.9 DEGREE
TURNING RADIUS	: 36.0 FEET



N

0' 15' 30' 60'

SCALE: 1" = 30'-0"

TARLTON

LOT 3 NORTH - 1350 ADAMS COURT

MENLO PARK, CA 94025

RECOLOGY TRUCK TURNING EXHIBIT

11-28-17
03-20-18

C7

© 2017

DES

TARLTON

DES Project Number: 10019.006

Mar 14, 2018 - 1:20pm MDeAndreis P:\Tarlton\Menlo\P\273000\MEP-ISO\10019006\Dwg\Civil\Planning\CS_RECOLOGY.dwg

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 March12, 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

A. Sidewalks, lighting, and landscaping – $100 per linear foot
Enhance landscaping and lighting and fill gaps in sidewalk to improve the overall walkability

B. Traffic-calming on neighborhood streets – $100,000 per block/intersection
Address cut-through traffic with design features

C. Bike trails, paths or lanes – $100,000/ mile
Install new bike lanes and pedestrian paths and connect them to existing facilities and BayTrail

D. Dumbarton Rail– $175 million to construct and open trolley
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

E. Innovative transportation solutions (i.e. personal rapid transit) – Price Varies
Invest in new technology like pod cars and transit that uses separate tracks

F. Bus service and amenities – $5,000 per rider seat
Increase the number of bus stops, bus frequency and shuttles, and bus shelters

Community-serving Retail

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
A full-service grocery store providing a range of goods, including fresh fruits, vegetables and meat and dairy products

B. Restaurants – $1.5 million (3,000 sq ft at $400 per sq ft plus 25% for soft costs, financing, etc.)
A range of dining options, from cafes to sit-down restaurants, serving residents and local employees

C. Pharmacy – $3.75 million (15,000 sq ft at $200 per sq ft, plus 25% for soft costs, financing, etc.)
A full-service pharmacy that fills prescriptions and offers convenience goods

D. Bank/ATM – $1.88 million (3,000 sq ft at $500 per sq ft plus 25% for soft costs, financing, etc.
A bank or credit union branch with an ATM

Jobs and Training at M-2 Area Companies

A. Job opportunities for residents – $10,000 in specialized training per employee
Local employers have a hiring preference for qualified residents

B. Education and enrichment programs for young adults – $10,000 per participant
Provide programs that target students and young adults to be competitive in the job market, including existing tech jobs

C. Job training programs and education center – $10,000 per participant
Provide residents with job training programs that prepare them with job skills

D. Paid internships and scholarships for young adults – $10,000 per participant
Provide internships at local companies and scholarships to local youth to become trained for tech jobs

Energy, Technology, & Utilities Infrastructure

A. Underground power lines – $200/foot min.; $50,000/project
Remove overhead power lines and install them underground along certain roads

B. Incentives for private home energy upgrades, renewable energy, and water conservation – $5,000 per home
Offer financial assistance or other incentives to help area residents pay for energy-efficient and water conserving home improvements

C. Telecommunications investment – $250 per linear foot
Improve the area's access to wifi, broadband, and other new technologies

D. Soundwalls adjacent to Highway 101– $300,000 ($600/foot)
Construct soundwalls between Highway 101 and Kelly Park to reduce sound

Social Service Improvements

A. Education improvements in Belle Haven – $10,000 per student
Improvements to the quality of student education and experience in Belle Haven

B. Medical center – $6 million to construct ($300 per square foot)
Medical center providing health care services and out-patient care

C. Library improvements at Belle Haven – $300,000
Expand library programs and activities, especially for children

D. High-Quality Affordable Housing – $440,000/unit less land; $82,000 typical per-unit local gap financing needed for a tax-credit project
Integrate quality affordable housing units into new development

E. Senior service improvements – $100,000 per year
Increase the senior services at the Senior Center to include more aides and programs

F. Add restroom at Onetta Harris Community Center – $100,000
Additional restroom at the community center

G. Pool House remodel in Belle Haven – $300,000
Remodel pool for year-round use with new heating and changing areas

Park and Open Space Improvements

A. Tree planting – $10,000 per acre
Plant trees along streets and parks to increase tree canopy

B. Bedwell Bayfront Park improvements – $300,000
Improve access to the park and trails within it

C. Community garden(s) – $26,000 to construct ~0.3 acres, 25 beds, 2 picnic tables
Expand space for community to plant their own produce and flower gardens

D. Dog park – $200,000 for 0.5 acre (no land cost included)
Provide a dedicated, enclosed place where dogs can run