REGULAR MEETING AGENDA

Date: 11/5/2018
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 October 22, 2018, Planning Commission meeting. (Attachment)

E2. Architectural Control/Chris Kummerer/1326 Hoover Street:
Request for revisions to an architectural control permit that was approved in April 2018 for modifications to the exterior materials and balcony railings on an existing 10-unit multi-family building located on a standard lot in the R-3 (Apartment) zoning district. (Staff Report #18-091-PC)

F. Public Hearing

F1. Use Permit/Jake and Katya Mizrahi/1834 Doris Drive:
Request for a use permit revision to make changes to the approved roofing material, add a first floor window and a second floor skylight, and change the eave structure on the southwest side elevation for a new two-story residence on a substandard lot with regard to lot width in the R-1-S (Single Family Suburban Residential) zoning district. In addition, a heritage size street tree is proposed for removal. The original use permit was approved in May 2017. (Staff Report #18-092-PC)

F2. Use Permit/Chris Dolan/119 Baywood Avenue:
Request for a use permit to demolish an existing single-family residence and detached garage and construct a new two-story single-family residence with an attached one-car garage on a substandard lot with respect to lot area and width in the R-1-U (Single Family Urban Residential) zoning district. (Staff Report #18-093-PC)

G. Study Session

G1. Use Permit and Architectural Control/David Claydon/555 Willow Road:
Study Session on a request for use permit and architectural control review to demolish an existing nonconforming office building (currently vacant) and construct a 16-bedroom, three-story boardinghouse. The project site is located in the R-3 (Residential Apartment) zoning district, and boardinghouses are conditional uses in the R-3 zoning district. As part of the project, the existing restaurant building, which is a nonconforming use, would remain. The proposed project would include eight parking spaces devoted to the boardinghouse and five parking spaces for the restaurant, for a total of 14 on-site where 16 spaces are required. ***Continued to a future meeting.***

H. Regular Business

H1. Architectural Control/Tom Barnds/2180 Sand Hill Road:
Request for an Architectural Control revision to allow exterior building modifications to an existing four-story office building including, new exterior building materials, the creation of a new outdoor patio, modifications to landscaping, and reconfiguration of the parking lot. The subject property is in the C-1-X (Administrative and Professional District, Restrictive - Conditional Development) zoning district. The proposal includes a request to locate 33 parking spaces in landscape reserve. (Staff Report #18-094-PC)

H2. Review of Draft 2019 Planning Commission Meeting Dates. (Staff Report #18-095-PC)

I. Informational Items

I1. 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: December 3, 2018
- Regular Meeting: December 10, 2018

J. 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: 10/31/2018)

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: 10/22/2018
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Susan Goodhue called the meeting to order at 7:00 p.m.

B. Roll Call

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

Absent: Camille Kennedy

Staff: Fahteen Khan, Contract Assistant Planner; Kaitie Meador, Associate Planner; Kyle Perata, Acting Principal Planner

C. Reports and Announcements

Acting Principal Planner Kyle Perata said the City Council at its October 23, 2018 meeting would conduct the second reading of the EV Charger Amendment Ordinance and review the appeal of the 840 Menlo Avenue project as well as the location of the loading dock. He said the Council would also receive an update on the Dumbarton Rail Corridor via a report from SamTrans and an update on the Transportation Master Plan from staff. He said Council was also expected to release a Notice of Funding Availability to developers for affordable housing proposals.

D. Public Comment

There was none.

E. Consent Calendar

Chair Goodhue said that Commissioner John Onken would need to recuse himself from item E2, due to a potential conflict of interest. She said the Consent Calendar items would be considered separately to accommodate his recusal. Commissioner Onken said he would abstain from the approval of the minutes as he was not at the October 8, 2019 meeting.

E1. Approval of minutes from the October 8, 2018, Planning Commission meeting. (Attachment)

ACTION: Motion and second (Katherine Strehl/Henry Riggs) to approve the consent calendar with modifications to the minutes as provided by Commissioner Andrew Barnes; passes 5-0-1-1 with Commissioner Onken abstaining and Commissioner Kennedy absent.

- Page 16, 3rd full paragraph, 1st line, insert *that the neighbors' opinion* after *Commissioner Barnes said* to read: "Commissioner Barnes said *that the neighbors' opinion* that the view from the east was problematic was less persuasive to him."

E2. Architectural Control/Panteha Healey/1701 Stone Pine Lane:
Request for Architectural Control for exterior modifications to the front entry and garage door materials and to incorporate cedar siding on a portion of the front façade on an existing single-family, two-story town house in the R3 (Apartment) Zoning District. (Staff Report #18-086-PC)

ACTION: Motion and second (Strehl/Riggs) to approve item E2 as recommended in the staff report; passes 5-0-1-1 with Commissioner Onken recused and Commissioner Kennedy absent.

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 KNR design studio, consisting of six plan sheets, dated received October 5, 2018, and approved by the Planning Commission on October 22, 2018 except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

   b. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, Recology, and utility companies' regulations that are directly applicable to the project.

   c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

f. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

F. Public Hearing

F1. Use Permit/Yui-Tak Lee/341 Terminal Ave:
Request for a use permit to demolish an existing one-story single-family residence and construct a new two-story single-family residence and a secondary dwelling unit on a substandard lot with respect to width in the R-1-U (Single Family Urban Residential) zoning district. (*Continued by the Planning Commission at the 8/27/18 Planning Commission meeting*. (Staff Report #18-087-PC)

Applicant Presentation: Yui-Tak Lee introduced himself and his wife Joanne Lin as the property owners of 341 Terminal Avenue since 2013. He said he was an engineer and his wife an oncology nurse, who recently started at Stanford Hospital. Ms. Lin said they now had two young boys, a rescue cat and dog, and two other pets, which was a substantial increase to the size of their family when they first moved into the home. She said their project was to create a home that met their needs. She said they knew their neighbors well and enjoyed participating in the annual block party. She said historically the Belle Haven neighborhood was blue collar and largely remained so. She said they wanted to build a beautiful house respecting the roots of the neighborhood by keeping the outside house finishes nice yet humble and not ostentatious.

Mr. Lee said they had worked over the last few years saving money where they could, so they could build their dream house. He said they had a substantial budget and contingency funds. He said with the current unstable economic and political times, they were greatly worried about rising costs. He said they moved out of their home in May expecting to begin construction over the past summer incurring extra costs for living elsewhere and plan revisions. He said since the previous review of the project he and their designer had done several revisions to try to address the Commission's concerns. He said they hoped the Commission would approve their project as now proposed.

Staff Comment: Contract Assistant Planner Fahteen Khan said there was a materials board for the Commission's review.

Commissioner Onken asked where the white porcelain tile would be used. Mr. Ivan Mak, project designer, said the white tile was for the wainscoting below the main entrance, both sides of the garage, and the front porch.

Commissioner Combs noted the staff report addressed the changes made to the project since the Commission last reviewed it and asked if the applicants wanted to comment further about their proposal. Mr. Mak noted that the roofline had been very simple, and in response to Commission comment, they had added a ridge line to create interest, as shown on A4, elevation 1,on the right-hand side. He referred to the top left corner on elevation 3 for further detail on the roof modification. He said the Commission had concerns with the windows to be used. He said working with staff there was interest in having different sized and shaped windows. He said that they would add trim around all the vinyl clad windows to make them more interesting and an accent color on the window frames. He said he lowered the height of the wainscot for uniformity on the two garage walls, the two pillars at the front foyer, and the sidewall. He said they added windows on the garage doors. He said they would keep the finished stucco but add color for interest as shown on the materials board on the exterior walls to coordinate with the tiles. He said they improved the landscaping in the front yard and eliminated one of the two driveways originally proposed to add landscaping on the right front. He said the parking for the secondary dwelling unit would be in front of the garage. He said additional trees and landscaping were added to the backyard.

Mr. Lee said Mr. Mak had also addressed a roofline and door on the side elevation that seemed to run together.

Replying to Commissioner Strehl, Mr. Lee said the secondary dwelling unit was under the maximum size of 640 square feet.

Commissioner Riggs asked about the roof slope noting the plans indicated 1 to 6. He asked if Mr. Mak meant 2 to 12. Mr. Mak said yes. Commissioner Riggs said the drawings were drawn at 4 and 12 and asked which, 2 and 12 or 4 and 12 was intended. Mr. Mak said he would defer to the drawings on the elevations.

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

Commission Comment: Chair Goodhue asked why they were not removing the second curb cut on the right. Mr. Mak said the Planning staff indicated the front looked too complicated, so he was simplifying it by keeping the semicircle and adding landscaping for interest.

Mr. Lee said they were keeping the curb cuts as that was a unique feature of the house and partially for financial reasons. Ms. Lin said the home had been owned by Onetta Harris and was called the old Harris house in their neighborhood, and that feature seemed unique to the house, so they thought it would be nice to keep it.

Chair Goodhue asked if the applicants had decided to not use grids on the windows. Ms. Lin said that she really did not like the look of window grids noting other homes in the area that did not have grids on the windows.

Commissioner Riggs said the material board had a picture of a tall house with a 12 by 12 roof, shingle siding, faux stone façade, and wooden garage doors. He said the proposed design did not have those features. Mr. Mak said it was just to show the effects of the combination of materials and not the actual design. Commissioner Riggs asked how the occupant of the secondary dwelling unit (SDU) would get from the parking space to the front door of the SDU. Mr. Lee noted the right side of the property to the backyard. Commissioner Riggs said there were plantings in that pathway and suggested they look at creating a clear path to the SDU.

Commissioner Riggs said the elevations showed a much-improved wainscot, and he appreciated the design solution. He said 24-inch white porcelain tile was surprising as the material for the wainscot and asked if they were sure about using that material. Mr. Mak said he thought so with the cost, ease of application, and with the colors. Commissioner Riggs said the vinyl windows were sliders and asked if they could do the vinyl windows without the sliders. Mr. Mak noted homes in the area had vinyl slider windows. He said they would edge all the framing for the windows and that would incur a great deal more cost to the owners. Mr. Lee said he believed most of the homes in the neighborhood had sliding windows and they did not want their home to stand out too much. Commissioner Riggs said he appreciated what they would do with the trim on the windows but cautioned against duplicating features only to duplicate. Mr. Lee said he agreed and that was why they tried to make other parts of the design nicer.

Commissioner Onken said he appreciated the work they had done and the money they would invest. He said the Commission's remiss was to consider architectural control of a house in the interest of the neighborhood and the wider community, and not to save the applicants money. He said that using a $6 per square foot kitchen floor tile on the exterior rather than something $20 a square foot was minimal within the cost of the overall project. He suggested that was the wrong place to save money. Mr. Lee said that it was not just that area and that they were trying to save money a little here and there to contain the expense of the project.

Commissioner Riggs said that two senior architects on the Commission were making suggestions based on experience. He suggested there might be other areas they could change materials to help expense that would not hurt the design. He said as an example inside the house they were proposing marble tile for the entryway and suggested they might have second thoughts about that after they moved into the home. He said they could save money by using decomposed granite for a great deal of their paving. He said they have a tankless water heater mounted high on the SDU wall. He asked that the tankless water heater be located no higher than the top of the neighbor's fence as it was an unattractive unit to look at.

Commissioner Riggs moved to approve the project with stipulations regarding materials to have an alternative wainscot tile material to be presented to the Planning Division for review and approval and submit a window sample and an alternative to sliding windows to Planning Division. Commissioner Strehl seconded the motion.

Commissioner Barnes asked for clarification about the submittal of alternative wainscot tile material and samples of sliding windows and non-sliding windows. He asked if the applicant would have to do something different and what the deciding mechanism was. Commissioner Riggs said he thought it could be based on their comments made tonight and heard by staff. He said one of the least expensive materials designed for exterior wainscot was El Dorado stone but there were at least six or seven other materials in the Bay area. Mr. Mak asked for a specification for the window saying it was hard for them to choose any kind of vinyl window that would suit the Commission's taste. Commissioner Riggs said to work with a window supply company noting he expected they would have more vinyl windows than sliders and get samples. He said he would leave it to them to provide either a casement, double-hung or single-hung window with some eye for aesthetics and what the property owners would like to see in their home.

Commissioner Barnes asked who would make the decision on the materials. Commissioner Riggs said staff. Replying to Commissioner Barnes, Planner Khan restated the conditions to clarify: the

external waterless water tank on the secondary dwelling unit should not be higher than the neighbor's fence; the applicant should provide an alternative material to the white porcelain tile for the wainscot; and submit a window sample and a non-sliding window sample that could be vinyl but single-hung, double-hung or casement. Commissioner Riggs noted that the Commission's preference has tended to be for narrow vinyl. He asked if adding "such as El Dorado stone" to the condition for the exterior wainscot material was helpful. Ms. Khan said it was. Commissioner Strehl as the maker of the second said that was acceptable.

Commissioner Onken said part of the issue with vinyl slider windows was they were easy to break into and suggested they might be much happier with casement windows.

Commissioner Combs asked in clarification if the Commission was saying the current proposed porcelain tile for the wainscot and sliding vinyl window were unacceptable. Replying to Mr. Mak, Commissioner Riggs said if the window was high and narrow in height for instance above the shower then a slider window was practical. He said otherwise consistency in the window type was the desire.

ACTION: Motion and second (Riggs/Strehl) to approve item F2 with the following modifications; passes 6-0-1 with Commissioner Kennedy absent.

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 iTeam, consisting of 11 plan sheets, dated received October 15, 2018 and approved by the Planning Commission on October 22, 2018, subject to review and approval by the Planning Division.

    b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

    c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

    d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact

locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

g. Heritage and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

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 the external tankless water heater on the exterior of the secondary dwelling unit at or below the height of the neighboring fence, subject to review and approval of the Planning Division.

b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating an alternate material for the porcelain tiles on the front facades wainscoting, such as but not limited to Eldorado stone, subject to review and approval of the Planning Division.

c. ***Simultaneous with the submittal of a complete building permit application, the applicant shall submit an alternate window sample for casement or double-hung vinyl windows, and revise the window design to remove the sliding windows, except for smaller windows such as bathroom windows, which may continue to use sliders, subject to review and approval of the Planning Division.***

Chair Goodhue said that Vice Chair Barnes would conduct the hearings for F2 and F3 on the agenda as she would recuse herself due to her past representation of Facebook and Commissioner Combs was recused due to his employment with Facebook.

Vice Chair Barnes said the staff report for F2 and F3 was the same number, and that they would receive public comment on both at the same time, but the items would have separate Commission action.

The Planning Commission opened F2 and F3 concurrently

F2. Conditional Development Permit Amendment/Facebook, Inc./180-200 Jefferson Drive: Request for an amendment to a Conditional Development Permit (CDP) to decrease the parking ratio; modify on-site circulation for vehicles, pedestrians, and bicyclists; modify the site landscaping plan; increase the amount of building coverage to construct transit shelters; add gross floor area for new guard shacks; and construct related infrastructure for the tenant's proposed inter-campus

tram and shuttle operations. As part of the proposed site circulation changes, nine heritage trees are proposed to be removed. The proposed site circulation changes would include modifications to the adjacent property at 220 Jefferson Drive, which would require a use permit and architectural control. Both properties are occupied by a common tenant and located in the O-B (Office, Bonus) zoning district. (Staff Report #18-088-PC)

F3. Use Permit Revision and Architectural Control Revision/Facebook, Inc./220 Jefferson Drive: Request for use permit and architectural control revisions to decrease the parking ratio; modify the site circulation for vehicles, pedestrians, and bicyclists; and modify the site landscaping to accommodate the tenant's proposed site circulation modifications for its inter-campus tram and shuttle operations. As part of the proposed site circulation changes, five heritage trees are proposed to be removed. The proposed site circulation changes would include modifications to the adjacent property at 180-200 Jefferson Drive, which would require a conditional development permit amendment. Both properties are occupied by a common tenant and are located in the O-B (Office, Bonus) zoning district. (Staff Report #18-088-PC)

Staff Comment: Acting Principal Planner Perata said these were two public hearing items that needed to be opened concurrently due to the interrelated nature of the overall project. He said the 180-200 Jefferson Drive project had a conditional development permit (CDP) that the applicant was requesting to amend as part of the overall project and that required City Council action. He said the use permit revision and architectural control revisions request for 220 Jefferson Drive typically could be approved by the Planning Commission but with the comprehensive nature of the overall project the two parcels should be reviewed concurrently by City Council with one public hearing for both and separate Council actions. He provided a brief background on the two separate parcels of 180-200 and 220 Jefferson Drive with a CDP for the first parcel and a use permit and architectural control for the second parcel. He said the overall campus was part of Facebook's broader campuses within the Bayfront area, and was very adjacent to the West Campus and the Commonwealth Corporate project. He said essentially the projects were for a shuttle and tram stop predominately located on the 180-200 Jefferson Drive site and overall circulation changes that affected the overall parking and heritage trees on both properties as well as a slight increase in gross floor area (GFA) on the 180-200 Jefferson Drive site, which was within the overall maximum 45% permitted by the zoning and previous CDP. He said the proposal was modifying the circulation to enter and exit shuttles and trams on Jefferson Drive with the exception of a right-turn in only on Chilco Street. He said the recommended actions were Attachment A for 180-200 Jefferson Drive and Attachment B for 220 Jefferson Drive. He said if the Planning Commission recommended approval to the City Council, the Council would review for approval at its meeting of December 13. He said the proposed heritage tree removals were reviewed and recommended for approval by the Environmental Quality Commission at its meeting on September 26.

Applicant Presentation: Danielle Douthett said she and Mandy Spain were project managers for Facilities for Construction for Facebook. She showed slides of the present shuttle and tram stop and how that was creating some traffic turning onto Chilco Street. Noting that 45% of Facebook employees use alternate transit, she showed a slide of the proposed shuttle and tram stop path that eliminated the left turn onto Chilco Street.

Commissioner Onken asked if they knew how many people used cars to travel within the campuses during the day. Ms. Douthett said that trams and bicycles were available for intra-campus travel during the day. She said she believed the majority of employees used either the trams or bicycles.

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

Commission Comment: Commissioner Riggs said he appreciated the applicant and staff moving on this change to at least the internal circulation. He noted the loss of 157 parking spaces and asked if what remained was within the required amount of parking under the zoning. Acting Principal Planner Perata said the proposed parking ratio for both sites would be within the rezoned office building district, the O district. He said as discussed in the staff report that was not a standard that would apply to either project directly noting the previous use permit was under the M-2 zoning on the 220 Jefferson Drive site but there was a parking reduction request for use-based parking for that site. He said the CDP on the 180-200 Jefferson Drive site allowed for some flexibility in parking on that site. He said both sites were evaluated under the O zoning district for consistency.

Replying to Commissioner Riggs, Ms. Douthett said the property owner is Bohannon and the ground lease provided Facebook control of the property.

Commissioner Riggs noted the loss of mature heritage trees but observed removal of such trees was permitted if needed for a project. He said this was a significant project.

Commissioner Onken said trying to make a move to a more integrated office park allowing for more public transit and reducing parking equated to reducing more cars on Willow Road or Bayshore Expressway, which was desirable. He said he could support the proposals and they were useful for whomever in the future would occupy those buildings.

Vice Chair Barnes said he would refer to the staff report as he made his comments. He said he found it very helpful and would limit single-occupancy vehicles in facilitating more efficient shuttle and tram circulation through the site as those were key features of the TDM program. He said also if Facebook's robust TDM program did not meet its objectives that these approvals were conditional and could be removed in effect if not done as prescribed. He said for those reasons he could support.

Commissioner Onken made a motion to approve both items. Acting Principal Planner Perata said staff would prefer if motions were made separately to recommend approvals to the City Council.

F2. Conditional Development Permit Amendment/Facebook, Inc./180-200 Jefferson Drive: Request for an amendment to a Conditional Development Permit (CDP) to decrease the parking ratio; modify on-site circulation for vehicles, pedestrians, and bicyclists; modify the site landscaping plan; increase the amount of building coverage to construct transit shelters; add gross floor area for new guard shacks; and construct related infrastructure for the tenant's proposed inter-campus tram and shuttle operations. As part of the proposed site circulation changes, nine heritage trees are proposed to be removed. The proposed site circulation changes would include modifications to the adjacent property at 220 Jefferson Drive, which would require a use permit and architectural control. Both properties are occupied by a common tenant and located in the O-B (Office, Bonus) zoning district. (Staff Report #18-088-PC)

After staff comment, applicant presentation, public hearing, and Commission comment, Commissioner Onken moved to recommend approval.

Vice Chair Barnes confirmed the recommendation for approval was as stated in Attachment A. He directed staff to a typographical error in Attachment A that referred to 108-200 rather than 180-200, which staff indicated would be corrected.

Commissioner Strehl seconded the motion.

ACTION: Motion and second (Onken/Strehl) to recommend approval of item F2 to the City Council as recommended in the staff report; passes 4-0-2-1 with Commissioners Combs and Goodhue recused, and Commissioner Kennedy absent.

Attachment A
RECOMMENDED ACTIONS FOR PLANNING COMMISSION –
Chilco Campus Shuttle and Tram Stop
(180-200 Jefferson Drive Parcel)

Environmental Review

1. Recommend that the City Council adopt a resolution that the proposed project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines,

Conditional Development Permit Amendment

2. Recommend that the City Council adopt a resolution to approve the Conditional Development Permit Amendment for the Facebook Chilco Campus Shuttle and Tram Stop project located at 180-200 Jefferson Drive (Draft CDP included in Attachment H).

Heritage Tree Removals

3. Recommend that the City Council adopt a resolution to approve the requested nine heritage tree removal permits for the parcel addressed 180-200 Jefferson Drive.

F3. Use Permit Revision and Architectural Control Revision/Facebook, Inc./220 Jefferson Drive: Request for use permit and architectural control revisions to decrease the parking ratio; modify the site circulation for vehicles, pedestrians, and bicyclists; and modify the site landscaping to accommodate the tenant's proposed site circulation modifications for its inter-campus tram and shuttle operations. As part of the proposed site circulation changes, five heritage trees are proposed to be removed. The proposed site circulation changes would include modifications to the adjacent property at 180-200 Jefferson Drive, which would require a conditional development permit amendment. Both properties are occupied by a common tenant and are located in the O-B (Office, Bonus) zoning district. (Staff Report #18-088-PC)

After staff comment, applicant presentation, public hearing, and Commission comment, Vice Chair Barnes moved to approve Attachment B. Commissioner Onken seconded the motion.

ACTION: Motion and second (Barnes/Onken) to recommend approval of item F3 to the City Council as recommended in the staff report; passes 4-0-2-1 with Commissioners Combs and Goodhue recused, and Commissioner Kennedy absent.

Attachment B

RECOMMENDED ACTIONS FOR PLANNING COMMISSION
Chilco Campus Shuttle and Tram Stop
(220 Jefferson Drive Parcel)

Environmental Review

1. Recommend that the City Council adopt a resolution that the proposed project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines,

Architectural Control Revision

2. Recommend that the City Council adopt a resolution to approve the findings for the architectural control revision for the Facebook Chilco Campus Shuttle and Tram Stop project located at 220 Jefferson Drive (Draft findings and conditions included in Attachment I).

Conditional Use Permit Revision

3. Recommend that the City Council adopt a resolution to approve the Conditional Use Permit revision for the Facebook Chilco Campus Shuttle and Tram Stop project located at 220 Jefferson Drive (Draft findings and conditions included in Attachment I).

Heritage Tree Removals

4. Recommend that the City Council adopt a resolution to approve the requested five heritage tree removal permits for the parcel addressed 220 Jefferson Drive.

Chair Goodhue and Commissioner Combs returned to the dais.

G. Regular Business

G1. Architectural Control/John Fong/725 Oak Grove Avenue:
Request for architectural control to perform interior and exterior modifications, including the addition of a mezzanine level to an existing one-story commercial building located in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposed exterior changes would include replacement of the existing sidling with cement plaster and wood siding, reconfiguration of the main entry, new storefront windows and doors, and two new street trees along Oak Grove Avenue. (Staff Report #18-089-PC)

Staff Comment: Associate Planner Kaitie Meador said a materials board was being circulated at the dais.

Applicant Presentation: Rob Zirkle, principal with Brick, said the project was located at the corner of Oak Grove and Chestnut. He provided slides of the current building and site plan. He noted a wonderful new building across the street at 1149 Chestnut with a warm and contemporary feel. He said the building immediately adjacent to this site at 1160 Chestnut was a much more traditional palette of stucco and warm colors. He showed the ground floor of the proposed renovation that

would retain the courtyard feature and widen it some to meet Specific Plan design for modulations. He said all perimeter walls would be kept intact and the window spaces. He showed the upper level plan for the addition of a mezzanine. He said the mezzanine would create a slight bit of usable space to the building and give additional height and prominence to it by providing a nice clerestory around the perimeter of the building to allow for natural light into the main space. He said entering from Chestnut would provide a nice view of the stair and mezzanine above and would be filled with natural light. He described the materials and how those referred to nearby buildings. He said the primary orientation along Chestnut faced due south, so they were integrating some vertical fins and some patterned aluminum within the insulated glazing cavity to provide some solar protection and also create some nice shadows in the interior of the building for an interesting aesthetic to the exterior as well.

Commissioner Strehl asked if they were adding office space. Mr. Zirkle said the building was office and the mezzanine was also office. He said the existing project was below the floor area ratio (FAR) for the property and the mezzanine would increase the FAR to maximum allowable. Replying further to Commissioner Strehl, Mr. Zirkle said he believed the building owners would prefer one tenant for the building. He said the GFA was about 7500 square feet and using a 200 square foot occupancy ratio that would equate to about 30 to 35 people.

Commissioner Barnes asked about the parking. Mr. Zirkle said parking was on both sides of Chestnut and connected by the building's breezeway towards the east from Chestnut and across the street in the public garage. He said the existing and proposed conditions had no onsite parking. Replying further to Commissioner Barnes, Mr. Zirkle said the parking fee assessment to provide improvements for public parking was based upon the 1.0 allowed on the property. He said the proposal was to achieve the 1.0 FAR that was possible on the property and which was the pretext for its contribution to the public parking.

Associate Planner Meador said in this zoning district the parking for the first 1.0 FAR was covered in the public parking and onsite parking was not required. She said they had also prepared a TDM that included additional bike parking and other things to further offset parking needs

Commissioner Barnes said the existing building was 5900 square feet and they were adding 1600 square feet. He asked if the TDM would absorb the parking need for the additional 1600 square feet. Associate Planner Meador said their TDM includes measures to reduce trips. She said the Specific Plan also determined that even with this additional square footage parking was not needed as the building was still under the first 1.0 FAR. Commissioner Barnes asked about a special assessment district. Acting Principal Planner Perata said there was not one to his knowledge in the downtown. He said the parking assessment district was a one-time payment for its creation decades before but was not an ongoing assessment.

Commissioner Barnes asked about the monitoring of TDM programs for implementation and success. Associate Planner Meador said during the building permit phase staff would review the TDM plan again with the Transportation Division to make sure it was being implemented into the actual design plans. She said during inspection staff would also confirm that they have those measures implemented into the building.

Commissioner Onken asked about keeping the existing walls. Mr. Zirkle said new construction was extremely expensive. He said also the building had good bones and was very reusable. He said there were many building features that could be repurposed.

Commissioner Riggs said the rendering showed 1200 Chestnut and asked if that had been 1184 in the past. Mr. Zirkle confirmed that was so. Commissioner Riggs referred to the proportion of the central entry and asked if it related to the Specific Plan's requirement for a major modulation. Mr. Zirkle said that was correct. He said for this view they would have preferred to have had the upper roof line of the upper story continuous and simplified. He said the width of the space between the buildings and the height above the major parapet line was all derivative of the major modulation. He said their favorite view of the building did not have the vertical slats.

Chair Goodhue opened for public comment and closed it as there were no speakers.

Commission Comment: Commissioner Strehl asked what the TDM measures were for the project. Commissioner Combs asked if TDM plan was required under the Specific Plan. Associate Planner Meador said she would need to look up the TDM plan. She noted that TDM was required under the Specific Plan.

Commissioner Onken said he thought there was an unseen traffic impact of office buildings with multiple tenants such as this project. He said he would prefer one larger tenant with employees controlled and managed under its TDM. He said he thought the traffic impacts of the proposed building would be less than multiple tenant offices even though there was more square footage. He said it was a very nice project and a great improvement to the existing building.

Commissioner Riggs said that Lot 3 behind this building had extended parking hours. He said the project overall was attractive and met code. He moved to approve as recommended in the staff report.

Replying to Commissioner Strehl, Associate Planner Meador said TDM was required by the Specific Plan as one of the mitigation measures. She referred to page I15 of the staff report that listed multiple different options that could be implemented. She said the applicant was implementing the bicycle storage, options for alternate transit as well as subsidies for alternate transit. Commissioner Strehl said she thought the public parking lot behind this building and the one across the street from it were both time-limited to three hours. She said both those lots were always packed. She confirmed with staff that employers get parking permits for their employees, so this building might have 20 to 30 people parking all day. She said her concern with the parking was not within the Commission's purview, but she hoped the City Council would act to have a downtown parking garage. She said the proposal was a radical improvement over the existing building. She seconded Commissioner Riggs' motion to approve.

ACTION: Motion and second (Riggs/Strehl) to approve the architectural control as recommended in the staff report; passes 6-0-1 with Commissioner Kennedy absent.

1. Make findings with regard to the California Environmental Quality Act (CEQA) that the proposal is within the scope of the project covered by the El Camino Real/Downtown Specific Plan Program EIR, which was certified on June 5, 2012. Specifically, make findings that:

    a. A checklist has been prepared detailing that no new effects could occur and no new mitigation measures would be required (Attachment H).

b. Relevant mitigation measures have been incorporated into the project through the Mitigation Monitoring and Reporting Program (Attachment I), which is approved as part of this finding.

c. Upon completion of project improvements, the Specific Plan Maximum Allowable Development will be adjusted by 1,718 square feet of commercial uses, accounting for the project's net share of the Plan's overall projected development and associated impacts.

2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:

a. The general appearance of the structure is in keeping with the character of the neighborhood.

b. The development will not be detrimental to the harmonious and orderly growth of the City.

c. The development will not impair the desirability of investment or occupation in the neighborhood.

d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.

e. The development is consistent with the El Camino Real/Downtown Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet (Attachment F).

3. Approve the architectural control subject to the following ***standard*** conditions:

a. Development of the project shall be substantially in conformance with the plans prepared by Brick, Inc., consisting of 29 plan sheets, dated received October 9, 2018, and approved by the Planning Commission on October 22, 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, California Water Company, 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. 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.

e. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by David Babby, dated August 17, 2018.

f. Prior to building permit issuance, Applicant shall submit a heritage street tree preservation plan, detailing the location of and methods for all tree protection measures. A heritage tree permit will be required to remove any heritage trees.

g. Street trees shall be from the City-approved street tree species or to the satisfaction of City Arborist. Irrigation within public right of way shall comply with City Standard Details LS-1 through LS-19 and shall be connected to the on-site water system.

h. Prior to building permit issuance, the Applicant shall submit all applicable engineering plans for Engineering review and approval. The plans shall include, but is not limited to:

   a. Existing Topography (NAVD 88')
   b. Demolition Plan
   c. Site Plan
   d. Construction Parking Plan
   e. Grading and Drainage Plan
   f. Stormwater Control Plan
   g. Utility Plan
   h. Erosion Control Plan
   i. Planting and Irrigation Plan
   j. Off-site Improvement Plan
   k. Construction Details
   l. Joint Trench Plan

The Applicant shall agree to furnish any additional engineering services or plans as required by the Engineering Division not mentioned herein.

i. Prior to building permit issuance, Applicant shall submit plans for: 1) construction safety fences around the periphery of the construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, 5) tree protection fencing, and 6) construction vehicle parking. The plans shall be subject to review and approval by the Building, Engineering, and Planning Divisions. The fences and erosion and sedimentation control measures shall be installed according to the approved plan prior to commencing construction.

j. Prior to building permit issuance, Applicant shall submit a Grading and Drainage Plan for review and approval. Post-construction runoff into the storm drain shall not exceed pre-construction runoff levels. A Hydrology Report will be required to the satisfaction of the Engineering Division. Slopes for the first 10 feet perpendicular to the structure must be 5% minimum for pervious surfaces and 2% minimum for impervious surfaces, including roadways and parking areas, as required by CBC §1804.3.

k. Prior to building permit issuance, Applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

l. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of much onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for review and approval of the Engineering Division prior to beginning construction.

m. Prior to building permit issuance, the Applicant shall submit a finalized version of the Stormwater Control Plan, which shall provide stormwater treatment for the project site pursuant to the latest regulations specified in the San Mateo County C.3 Technical Guidance Manual. The Stormwater Control Plan shall include a written report identify existing and proposed project conditions, and all applicable source controls, and mitigation measures (i.e. bioretention areas, flow through planters, etc.) implemented to meet NPDES compliance.

n. During the design phase of the construction drawings, all potential utility conflicts shall be potholed with actual depths recorded on the improvement plans submitted for City review and approval.

o. Prior to building permit issuance, the Applicant shall submit engineered Off-Site Improvement Plans (including specifications & engineers cost estimates), for approval by the Engineering Division, showing the infrastructure necessary to serve the Project.

p. The City will evaluate the condition of asphalt paving on Oak Grove Avenue and Chestnut Street, following construction and prior to final occupancy of buildings. If necessary, the City will require a grind and overlay of damaged pavement along the project frontage. All existing striping, markings, and legends shall be replaced in kind, or as approved by the City and Caltrans.

q. All agreements shall run with the land and shall be recorded with the San Mateo County Recorder's Office.

r. Prior to building permit issuance, the Applicant shall submit plans for construction related parking management, construction staging, material storage and Traffic Control Handling Plan (TCHP) to be reviewed and approved by the City. The applicant shall secure adequate parking for any and all construction trades. The plan shall include construction phasing and anticipated method of traffic handling for each phase.

s. Prior to commencing any work within the right-of-way or public easements, the Applicant shall obtain an encroachment permit from the appropriate reviewing jurisdiction.

t. All public right-of-way improvements, including frontage improvements shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection.

u. The Applicant shall retain a civil engineer to prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats to the Engineering Division prior to Final Occupancy.

v. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a lighting plan, providing the location, architectural details and specifications for all exterior lighting subject to review and approval by the Planning Division.

w. Prior to building permit issuance, the applicant shall pay all Public Works fees. Refer to City of Menlo Park Master Fee Schedule.

5. Approve the architectural control subject to the following ***project-specific*** conditions:

a. The applicant shall address all Mitigation Monitoring and Reporting Program (MMRP) requirements as specified in the MMRP (Attachment I). Failure to meet these requirements may result in delays to the building permit issuance, stop work orders during construction, and/or fines.

b. Prior to issuance of the building permit the Applicant shall amend the ingress, egress easement to allow the existing trash and utility structures to remain and a proposed storm water filtration planter. In the case that the easement is not amended, the trash and utilities would need to be accommodated within the building. The revised easement is subject to the review and approval of the Planning Division and City Attorney, and shall be recorded with the County of San Mateo. Documentation of recordation shall be submitted prior to building permit issuance.

c. Any nonstandard improvements within public right-of-way shall be maintained in perpetuity by the owner. Owner shall execute an Agreement to maintain non-standard sidewalks, bike racks, and planting strips if any. Agreement shall be recorded prior to final occupancy.

d. Prior to issuance of each building permit the Applicant shall pay the applicable Building Construction Street Impact Fee in effect at the time of payment to the satisfaction of the Public Works Director. The current fee is calculated by multiplying the valuation of the construction by 0.0058.

e. Prior to issuance of building permit, the applicant shall submit the El Camino Real/Downtown Specific Plan Preparation Fee, which is established at $1.13/square foot for all net new development. For the subject proposal, the fee is estimated at $1,941.34 ($1.13 x 1,718 net new square feet).

f. Prior to issuance of building permit, the applicant shall submit all relevant transportation impact fees (TIF), subject to review and approval of the Transportation Division. Such fees include:

i. The TIF is estimated to be $8,246.40. The fee was calculated as follows: ($4.80/s.f. x 1,718 new s.f. office). Please note this fee is updated annually on July 1st based on the

Engineering News Record Bay Area Construction Cost Index. Fees are due before a building permit is issued.

ii. The City has adopted a Supplemental Transportation Impact Fee for the infrastructure required as part of the Downtown Specific Plan. The fee is calculated at $393.06 per PM peak hour vehicle trip, with a credit for the existing trips. The proposed project is estimated to generate 23 PM peak hour trips, so the supplemental TIF is estimated to be $9,040.38. Payment is due before a building permit is issued and the supplemental TIF will be updated annually on July 1st along with the TIF.

g. As part of the building permit submittal, the plans shall include frontage improvements as shown on sheet C-2 of Improvement Plans dated 10/9/2018 prepared by Aliquot Associates, Inc. (Job No. 218098) include but not limited to:

i. Lateral connections to overhead electric, fiber optic, and communication lines shall be placed in a joint trench.

b. Overhead communication lines shall be placed underground along Chestnut Street frontage.

c. Existing sidewalk shall be removed and replaced along the entire project frontages per approved project plans.

d. Any frontage improvements which are damaged as a result of construction shall be replaced.

e. ADA compliant wheelchair ramp at corner of Oak Grove Drive and Chestnut Street shall be upgraded.

f. Two 24” box street trees shall be planted along Chestnut Street frontage.

G2. Architectural Control/Matt Matteson/1000 El Camino Real:
Request for architectural control to partially demolish an existing podium to perform waterproofing work on an existing below grade parking garage and install new site improvements. The proposed site improvements would include reconfiguration of the existing entry path and courtyard and modifications to the existing outdoor patio at the rear of the building. The proposal also includes the removal of seven heritage trees along El Camino Real. No other changes to the existing office building are proposed. The existing building is located in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. (Staff Report #18-090-PC)

Staff Comment: Associate Planner Meador said a materials board was being circulated to the Commission at the dais.

Applicant Presentation: Matt Matteson, applicant, said he was a former resident of Menlo Park and now resided in San Francisco. He said he was the managing partner of the investment group that has owned the subject property since 1983 when it was constructed. He said having a landscaped area on top of a parking garage in 1983 was very innovative. He said the below grade parking allowed for significant parking to be hidden from El Camino Real and Ravenswood Avenue while giving the appearance of lush landscaping. He said a waterproof membrane was placed on top of the parking structure and that had been highly successful for 35 years. He said several years ago

they determined that the waterproof membrane had failed, partially due to age and partially due to the very invasive large root structures of the redwood trees now proposed for removal. He said water intrusion into a structured parking garage was very dangerous as it could allow the steel supports and steel tendons to rust and fail. He said if allowed to go on too long the structure would become unsound for use. He said after extensive research the only solution to keep the structure safe and extend its useful life was to remove all of the hard- and soft-scape on top of it, install new waterproof membrane and plant new landscaping and install new hardscape. He said they also would improve site lighting and use water technology that would highly reduce landscaping watering. He then presented some visual images of what he was referring to.

Ken Rakestraw said roots were intruding into the podium and the only way to access the podium was to remove the seven trees there. He said to replace the seven redwood trees they would plant 14 trees, a combination of six Brisbane trees located away from the podium and using root barrier, two London Plane trees in the sidewalk area that would complete the existing London Plane trees, a number of birch trees in the center where the main entrance was, and the 14th tree would be a Live Oak along Ravenswood Avenue spaced away from the existing redwood trees as they did not want to overplant the area and cause any failure to the existing remaining redwood trees. He said they would add two nonfruit olive trees in the front in planters and a maple tree in the back. He said they would remove high water use turf and use no-mow fescue that would wrap around the Ravenswood side as well.

Commissioner Onken confirmed with Mr. Matteson that the building exterior would be repainted. Mr. Matteson said the color would be a bit grayer with taupe in it and they would do some LED light retrofits.

Commissioner Barnes asked about the ground lease. Mr. Matteson said they have a 55-year ground lease with the City that started in 2015. He said that was after 35 years of the prior 55-year ground lease. Commissioner Barnes confirmed with Mr. Matteson that the proposal did not give any consideration to any future potential widening of El Camino Real or grade separation on Ravenswood.

Chair Goodhue opened for public comment and closed as there were no speakers.

Commission Comment: Commissioner Onken said that he appreciated the work that needed to be done. He said the loss of the redwoods would have an impact, but the new landscaping would have lower water usage which was good.

Commissioner Barnes said he thought the changes would be positive for the appearance of the site as well as solving the structural concerns.

Commissioner Riggs said the proposal had many visual improvements. He said he was concerned that the plan did not allow for any future widening of El Camino Real. He said the last suggestion about El Camino Real widening indicated only two feet was needed. He said he prepared a plan moving the improvements two feet away from El Camino Real and gave to staff if the applicant was interested. He said he would be more comfortable supporting the project if the Transportation Division established what the alternative would be for widening El Camino Real and coordinated the tree placement with this project. He said the EIR for the Specific Plan, Mitigation Measure TR-7d, 4th bullet was to add a third northbound through lane on El Camino Real, which brought the unacceptable impact down to significant but unavoidable. He moved to continue the much-needed

improvement project to give staff time to address the mitigation issue.

Commissioner Strehl asked staff how long a continuance would delay the project. Acting Principal Planner Perata said if it was continued he was not sure if it could be on a future agenda before the end of the year given the number of agenda items and noticing requirements. He said continuing this to include Transportation, Planning and Public Works coordination could take time noting Assistant Director vacancies in Transportation and Engineering as well as the City Engineer vacancy.

Commissioner Strehl said another lane onto Ravenswood with a grade separation would be complex. Commissioner Riggs said only two feet width was needed on El Camino Real for another lane and asked why this building having a 10-foot sidewalk was a benefit when Jeffrey's next door had a five-foot sidewalk.

Mr. Matteson said he understood Commissioner Riggs' concern. He said staff tenaciously fought for a 15-foot sidewalk in front of his building to comply with the Specific Plan. He said that was impossible unless all the heritage trees on that side were removed including the large trees decorated with lights at Christmas time. He said they were then unable to have a 10-feet sidewalk at the south end parking ramp of the parking garage because of the slope. He said the slope had to start north of there. He said he did not know of an alternative that gave a right-turn lane with only two feet. He said he has had extensive meetings with staff about grade separations and full loss of Ravenswood access to their parking. He said he did not know if either the grade separation or the added right lane would happen but meanwhile his garage was failing. He requested approval and if they ended up having to give up two feet of the new 10-foot sidewalk that was now eight-foot that was the least of their problems. He said the worst of his problems was a failing garage.

Commissioner Riggs said with that commitment that they did not need to delay the project. He said he would change his motion to approve the architectural control as recommended in the staff report with specific acknowledgment that they discussed that the City and the leaseholder would work together should there be a relocation of the sidewalk.

Commissioner Combs seconded the motion noting he was going to express concern with continuing the project to reach City resolution of the added lane.

Commissioner Riggs suggested the applicant consider treatment of the trees that might allow for relocation. Mr. Matteson said that they were adding two trees to an existing row of trees.

Commissioner Onken said he was supportive of the motion. He said even with qualifications about the right turn lane he did not see any way that this approval would prejudice anything having to do with that.

ACTION: Motion and second (Riggs/Strehl) to approve the architectural control as recommended in the staff report; passes 6-0-1 with Commissioner Kennedy absent.

1. Make findings with regard to the California Environmental Quality Act (CEQA) that the proposal is within the scope of the project covered by the El Camino Real/Downtown Specific Plan Program EIR, which was certified on June 5, 2012. Specifically, make findings that:

a. The project is categorically exempt under Class 1 (Section 15301, “Existing Facilities”) of the current CEQA Guidelines.

b. Relevant mitigation measures have been incorporated into the project through the Mitigation Monitoring and Reporting Program (Attachment G), which is approved as part of this finding.

2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:

a. The general appearance of the structure is in keeping with the character of the neighborhood.

b. The development will not be detrimental to the harmonious and orderly growth of the City.

c. The development will not impair the desirability of investment or occupation in the neighborhood.

d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.

e. The development is consistent with the El Camino Real/Downtown Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet (Attachment E).

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 ASD SKY, consisting of 23 plan sheets, dated received October 16, 2018, and approved by the Planning Commission on October 22, 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, Caltrans, Menlo Park Fire Protection District, and utility companies’ regulations that are directly applicable to the project.

c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

d. 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.

e. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by SBCA Tree Consulting, dated July 24, 2018.

f. Prior to building permit issuance, the applicant shall submit a heritage street tree preservation plan, detailing the location of and methods for all tree protection measures. A heritage tree permit will be required to remove any heritage trees.

g. Street trees shall be from the City-approved street tree species or to the satisfaction of City Arborist. Irrigation within public right of way shall comply with City Standard Details LS-1 through LS-19 and shall be connected to the on-site water system, subject to review and approval of the Engineering Division.

h. Simultaneous with the submittal of a complete building permit, the applicant shall provide a completed checklist for Engineering Submittals with Building Permit Applications for review by the Engineering Division.

i. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading & Drainage plan if there are grading changes, subject to review and approval of the Engineering Division.

j. Concurrent with the submittal of a complete building permit application, the applicant shall submit a detailed landscape plan and submit documentation of compliance with the City's Water Efficient Landscape Ordinance (Municipal Code 12.44) if the project is replacing more than 1,000 square feet of irrigated landscaping, subject to review and approval of the Engineering Division.

k. Concurrent with the submittal of a complete building permit application, if the project is creating or replacing more than 5,000 square feet of irrigated landscaping, per the City's Water Efficient Landscape Ordinance (Municipal Code 12.44) the irrigation system shall be designed with a separate water service, subject to review and approval of the Engineering Division.

4. Approve the architectural control subject to the following ***project-specific*** conditions:

a. Prior to building permit issuance, the applicant shall submit documentation of compliance with all Mitigation Monitoring and Reporting Program (MMRP) requirements as specified in the MMRP (Attachment G), subject to review and approval of the Planning Division. Failure to meet these requirements may result in delays to the building permit issuance, stop work orders during construction, and/or fines.

b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit documentation of compliance with the following requirements for the frontage improvements:

i. The Menlo Park El Camino Real/Downtown Specific Plan identifies adequate facilities for pedestrian access along El Camino Real. The specific plan identifies a 15-foot wide sidewalk with a minimum 10-foot wide clear walking zone and a minimum 5-foot wide furnishing zone measured from the back of curb. The City has agreed with a 10 feet sidewalk on El Camino Real frontage in order to preserve all trees unaffected by the other work proposed and maintain a consistent cross-section along the entire property frontage. However, a 15 feet sidewalk will be required with the future redevelopment of the site consistent with the vision of the Downtown Specific Plan.

ii. Tree wells must be adjusted to four foot by six foot if feasible. Currently, the sidewalk is approximately eight foot wide measured from the back of curb to the property line. Therefore, a two foot PAE dedication to achieve the required ten foot wide interim sidewalk is required.

iii. Any other frontage improvements which are damaged as a result of construction will be required to be replaced.

iv. All street light and CCTV poles along the project frontage on El Camino Real must be painted Mesa Brown.

v. Upon completion of the sidewalk improvements, the City will reimburse the developer fifty percent (50%) of the actual costs, not to exceed $42,000.

vi. Prior to building permit issuance, Applicant shall submit plans for: 1) construction safety fences around the periphery of the construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, 5) tree protection fencing, and 6) construction vehicle parking. The plans shall be subject to review and approval by the Building, Engineering, and Planning Divisions. The fences and erosion and sedimentation control measures shall be installed according to the approved plan prior to commencing construction

H. Informational Items

H1. Future Planning Commission Meeting Schedule

- Regular Meeting: November 5, 2018

Acting Principal Planner Perata said the November 5 agenda would have a couple of single-family development projects, some commercial properties and a study session on 555 Willow Road for a new boardinghouse.

- Regular Meeting: December 3, 2018
- Regular Meeting: December 10, 2018

I. Adjournment

Chair Goodhue adjourned the meeting at 9:24 p.m.

Staff Liaison: Kyle Perata, Acting Principal Planner

Recording Secretary: Brenda Bennett

STAFF REPORT

Planning Commission
Meeting Date: **11/5/2018**
Staff Report Number: **18-091-PC**

Consent Calendar: **Architectural Control Revision/Chris Kummerer/1326 Hoover Street**

Recommendation

Staff recommends that the Planning Commission approve a request for revisions to an architectural control permit that was approved in April 2018 for modifications to the exterior materials and balcony railings on an existing 10-unit multi-family building located on a standard lot in the R-3 (Apartment) zoning district. 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 proposed revision to a previously approved architectural control permit.

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.

April 9, 2018 Planning Commission Meeting

The Planning Commission reviewed and approved the proposed project on a 6-1 vote at its meeting on April 9, 2018. The staff report and minutes from that item are accessible through the hyperlinks in Attachments F and G. The approved project included the replacement of a faux mansard roof from the façade at the second floor around the entire building with smooth stucco and provided new horizontal metal railings for balconies at the front of the building. During project review staff discussed the possibility of replacing the railings along the sides and rear of the building and replacing the T1-11 siding on the sides and rear façades with stucco to be consistent with the proposed improvements for the front façade with the applicant. The applicant elected to not incorporate the changes to the side and rear facades at

that time. The current proposal would remove the T1-11 siding and extend the stucco to the sides and rear facades of the building, consistent with the approved materials for the front façade.

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 building contains approximately 13,900 square feet of gross floor area, split evenly between two levels of units. There are a mix of two and three bedroom unit layouts. The units are accessed by exterior walkways and stairwells along both side elevations. The City issued building permits for associated interior work to all of the units in February 2018, since the interior construction did not require Planning Commission review. The applicant indicated the interior work is going to be phased to limit impact to the residents.

Building permits for the work approved by the Planning Commission in April 2018 were issued in July 2018. Revisions to the issued permit were received by the City in September 2018. The proposed revisions would extend the smooth stucco approved for the upper floor portion of the façade to replace the faux mansard roof to the lower floor portion of the façade for the sides and rear and replace the vertical iron railings that were approved to be painted and maintained with new horizontal steel railings to match the ones approved for the front balconies. The project plans are included as Attachment C, and the project description letter, including an addendum describing the proposed revisions, is included as Attachment D.

Design and materials

The proposed façade modifications would remove and replace the T1-11 siding on the lower level of the side and rear elevations with stucco. The proposed revisions would also remove and replace the balcony railings with new horizontal steel railings to match the recently approved railings on the front elevation. 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, consistent with the approved front façade. The applicant has indicated the proposed improvements are intended to accentuate the horizontal aspects of the building and minimize its bulk. The horizontal black steel railing system approved for the front elevation would be used to replace the railings for the walkways and balconies on the sides and rear. A revised color and material board has been included in the submittal, and will be available for Planning Commission review at the November 5 meeting.

Staff believes the proposed revisions would be compatible with the diverse architectural styles of the neighborhood, enhance the previously approved architectural control for a more comprehensive façade update, and improve the overall appearance of the building.

Trees and Landscaping

The applicant requested and received heritage tree removal permits for the removal of two heritage size Canary Island pine trees from the site following the Planning Commission approval of the project in April 2018. The proposed modifications to the approved permit will not affect the remaining heritage trees or the replacement trees on site.

Correspondence

Staff has not received any correspondence regarding the revised proposal.

Conclusion

Staff believes the proposed revisions would result in consistent materials for the building. The proposed revision to the exterior modifications would further maintain and enhance an outdated structure, and the contemporary design of the comprehensive project would be compatible with the diverse architectural styles of the neighborhood. Staff recommends that the Planning Commission approve the proposed revisions to the approved 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. Hyperlink: Planning Commission Staff Report with Attachments, Approved April 9, 2018 - https://www.menlopark.org/DocumentCenter/View/17111/F4---1326-Hoover-Street?bidId=
G. Hyperlink: Planning Commission Minutes, April 9, 2018 - https://www.menlopark.org/AgendaCenter/ViewFile/Minutes/_04092018-3072

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

Updated Color and Materials Board

Report prepared by:
Ori Paz, Assistant Planner

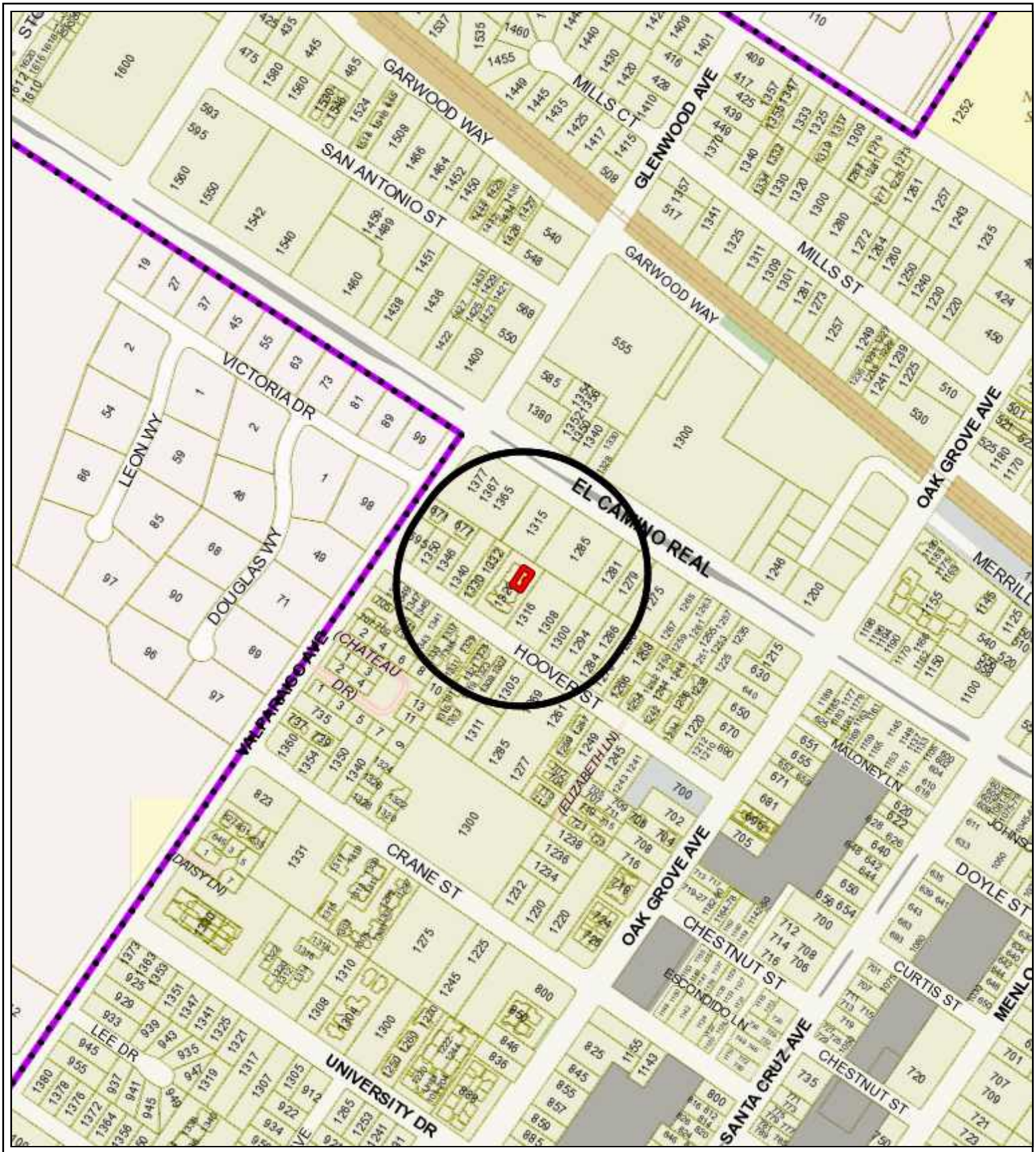
Report reviewed by:
Kyle Perata, Acting Principal Planner

1326 Hoover Street – Attachment A: Recommended Actions

LOCATION: 1326 Hoover Street	**PROJECT NUMBER:** PLN2018-00104	**APPLICANT:** Chris Kummerer	**OWNERS:** 1326 Hoover Street LLC
PROPOSAL: Request for revisions to an architectural control permit that was approved in April 2018 for modifications to the exterior materials and balcony railings on an existing 10-unit multi-family building located on a standard lot in the R-3 (Apartment) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** November 5, 2018	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kennedy, 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 October 19, 2018, and approved by the Planning Commission on November 5, 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

Scale: 1:4,000 | Drawn By: OP | Checked By: KTP | Date: 11/5/2018 | Sheet: 1

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 S0.0 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.

RECEIVED
OCTOBER 19, 2018
CITY OF MENLO PARK
PLANNING DIVISION

ABBREVIATIONS & SYMBOLS

&	AND	MTL./MET.	METAL
@	AT		
#	DIAMETER or ROUND	N.	NORTH
ACOUS.	ACOUSTSICAL	(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		
C.T.	COLLAR TIE	R.	RISER
C.W.	COLD WATER	RAD.	RADIUS
DBL.	DOUBLE	R.D.	ROOF DRAIN
DEPT.	DEPARTMENT	REF.	REFERENCE
DET.	DETAIL	REINF.	REINFORCE
D.F.	DOUGLAS FIR or DRINKING FOUNTAIN	REQ'D.	REQUIRED
		R.O.	ROUGH OPENING
DIA.	DIAMETER	RWD.	REDWOOD
DIM.	DIMENSION	R.W.L.	RAIN WATER LEADER
DN.	DOWN		
DS.	DOWNSPOUT	S.4.S.	SURFACED 4 SIDES
DW.	DISHWASHER	S.C.	SOLID CORE
DWG.	DRAWING	SCHED.	SCHEDULE
		S.D.	SMOKE DETECTOR
EA.	EACH	SEL.	SELECT
E.J.	EXPANSION JOINT	SHT.	SHEET
ELECT./ ELEC.	ELECTRICAL	SIM.	SIMILAR
		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
EXST 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 GROVE
HDWR./HDWE.	HARDWARE	T.	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
LAM.	LAMINATE	w/	WITH
LAV.	LAVATORY	w/o	WITHOUT
		W.C.	WATER CLOSET
MAX.	MAXIMUM	WD.	WOOD
MECH.	MECHANICAL	W.H.	WATER HEATER
MEZZ.	MEZZANINE	WP.	WATERPROOF
MFR.	MANUFACTURER	W.U.I.	WILDLAND URBAN INTERFACE
MIN.	MINIMUM	W.W.F.	WELDED WIRE FABRIC
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

IMPORTANT POST TENSIONED SLAB NOTE

NOTE - THE EXISTING BUILDING HAS BEEN CONSTRUCTED WITH A POST-TENSIONED CONCRETE SLAB PODIUM (CEILING OF PARKING LEVEL / FLOOR OF FIRST LIVING LEVEL) . THE TENSIONED STEEL RODS WITHIN THE CONCRETE ARE INTEGRAL TO THE SUPPORT OF THE BUILDING. HOLES WITHIN THE CONCRETE SLAB ARE NOT TO BE CUT WITHOUT ENGAGING WITH STRUCTURAL ENGINEER AND OR ENGINEER WITH IMAGINING EQUIPMENT TO LOCATE THE POST TENSIONED CABLES PRIOR TO CUTTING. CUTTING OF THE POST TENSIONED CABLING IS NOT PERMITTED.

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

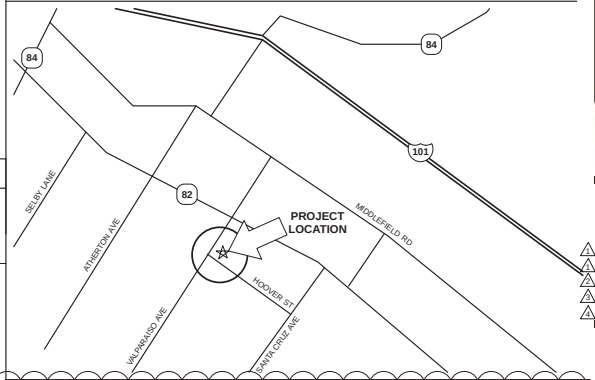
APPLICABLE CODES

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 RAILING AND SIDING REVISIONS TO A PROJECT THAT WAS PREVIOUSLY APPROVED THROUGH 'ARCHITECTURAL CONTROL' BY THE PLANNING COMMISSION ON 4/9/18.

VICINITY MAP



PERSPECTIVE VIEW OF PROPOSED

SCHEMATIC ONLY - SEE PLANS AND ELEVATIONS FOR DETAILED DRAWINGS

EXISTING FRONT VIEW

DRAWING ORDER

ARCHITECTURAL

A0.0	COVER SHEET
A0.1	ARBORIST REPORT/ CONDITIONS OF APPROVAL
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
A2.3	SCHEDULES
A3.0	(E) ELEVATIONS
A3.1	APPROVED - PROPOSED ELEVATIONS
A3.2	APPROVED - PROPOSED ELEVATIONS
A3.3	(N) ENLARGED ELEVATION/DETAILS
A7.1	DETAILS
A7.2	DETAILS
~~S0.1~~	~~STRUCTURAL NOTES~~
~~SD1~~	~~STRUCTURAL DETAILS~~

cka ARCHITECTS
CHRIS KUMMERER & ASSOCIATES
650.233.0342

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
FEB. 22, 2018 PLANNING REVISIONS
APRIL 30, 2018 BUILDING SUBMITTAL
1 JUNE 7, 2018 BUILDING RESPONSE
1 JUNE 26, 2018 PLANNING RESPONSE
2 JULY 10, 2018 CONSTRUCTION REVISIONS
3 SEP. 15, 2018 CONSTRUCTION RVSN.
4 OCT. 19, 2018 PLANNING RESPONSE

FACADE IMPROVEMENTS
1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

CONSULTANT:
IDS ENGINEERING INC.
STEVE FEDEWA
925 399 7000

STAMP:

PAGE NUMBER:
A0.0

COVER SHEET

LOCATION: 1326 Hoover Street	PROJECT NUMBER: PLN2017-00131	APPLICANT: Chris Kummerer	OWNERS: 1326 Hoover St, 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 and vigor and three

DECISION ENTITY: Planning Commission	DATE: April 9, 2018	ACTION: Approved

VOTE: 6-1 (Barnes, Combs, Goodhue, Riggs, Strehl, Onken in favor; Kahle opposed)

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 this project shall be substantially in conformance with the plans prepared by Okla Architects, consisting of 24 plan sheets, dated received April 6, 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 requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
   c. Prior to building permit issuance, the applicant shall 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, backflow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
   d. 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, dated received February

LOCATION: 1326 Hoover Street	PROJECT NUMBER: PLN2017-00131	APPLICANT: Chris Kummerer	OWNERS: 1326 Hoover St, 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 vigor and three

DECISION ENTITY: Planning Commission	DATE: April 9, 2018	ACTION: Approved

VOTE: 6-1 (Barnes, Combs, Goodhue, Riggs, Strehl, Onken in favor; Kahle opposed)

ACTION:

27, 2018

Menlo Park Fire Protection District
Fire Prevention Bureau
[illegible]
Menlo Park, CA 94025
Website: www.menlofire.org

Date: February 21, 2018

Applicant: CKA Architects
Phone: (650) 233-0142

Project: Façade Improvements
Address: 1326 Hoover St
City: Menlo Park

Accepted: ☒ Yes ☐ Conditions — Fire FC # app#18-000 — Scope: Building (T) Review

Reviewed by: Bob Blach, Inspector — (650) 688-8430

Proposal is conceptual in preparation. Conformance building the project is to comply with the 2016 CA Building Fire Codes and local amendments. The following plan review comments are applicable to this submittal:

1. Address(s) numbers or approved shall be maintained and placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. Individual unit numbers shall be provided on the exterior [illegible] doors or street system. Where access is by means of a private [illegible] shall include the installation of numerical address numbers, commencing at front entrance.
   a. Structures up to 30 feet (9,144 mm) in height shall have addresses with a min. 12in (305 mm) stroke width for new. If inches (305.2 mm) high.
2. A 2A10BC rated portable fire extinguisher shall be located at or near exit and shall be placed so that the travel distance to it does not exceed 75 feet. Verify with fire inspector at time of final inspection to assist with placement of extinguishers. #
3. Exit signs, emergency lighting, address posting, fire dept. marking, fire access doors and Knox Box installation to be verified by Fire Inspector.
4. A final inspection by the Fire Prevention Division is required.
5. Approved plans, approval letter and permit must be on site at the time of inspection.

Upon completion of work and prior to closing ceiling, **contact Fire Inspector Bob Blach of the Menlo Park Fire Protection District at 650-688-8430 to schedule a final inspection.** 48 HOURS NOTICE IS REQUIRED FOR ALL INSPECTIONS.

Nothing in this review is intended to authorize or approve any aspects of the design or installation which do not strictly comply with all applicable codes and standards. Menlo Park Fire Protection District is not responsible for [illegible] errors or omissions pertaining to this review and/or subsequent field inspections (i.e., additional comments may be added during subsequent drawing review or field inspection). Please call with any questions.

Page 1

Advanced Tree Care
P.O. Box 3326, Redwood City, CA 94063 — *650 839 8539*

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 usually 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 Weatherall
Certified Arborist WE #0364

Community Development

CITY OF MENLO PARK

April 9, 2018

John Suppes
1326 Hoover St
Menlo Park, CA 94025
jsfw@sbcglobal.net

Dear Mr. Suppes:

This letter serves to inform you of the decision of the Planning Commission on **April 9, 2018 to approve** your request for architectural control at **1326 Hoover Street.** This action becomes effective after 15 days (on April 25, 2018) unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

A former copy of the recorded action is enclosed. Please be aware that specific conditions attached to your approval must be met in order for your application to be in effect. The specific conditions are enclosed and are also on file at the Planning Division office. Please note that you are required to apply for a building permit within one year from the date of approval for the use permit to remain in effect.

Also, please note there will potentially be invoice(s) for staff time spent reviewing this project through the appeal date. Invoices are sent quarterly, and you may not receive your final invoice for several months depending on your approval date and the billing cycle.

If you have any questions regarding the action taken, please call the Planning Division at (650) 330-6702.

Sincerely,

Ori Paz
Assistant Planner
oripaz@menlopark.org

CC: Chris Kummerer, 2089 Any Ave, Menlo Park, CA 94025, chris@okla-architects.com

City of Menlo Park · 701 Laurel St., Menlo Park, CA 94025 · tel (650) 330-6600 · www.menlopark.org

Advanced Tree Care
P.O. Box 3326, Redwood City, CA 94063 — *650 839 8539*

John Suppes, Clement Homes
452 Olive Ave
Palo Alto, CA 94306

February 26, 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 plot.

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: 30 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 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

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.

Advanced Tree Care
P.O. Box 3326, Redwood City, CA 94063 — *650 839 8539*

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 lower 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 union.

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 closest 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 3326, Redwood City, CA 94063 — *650 839 8539*

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 disturbance to the trees surrounding the building however below are 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.[10]
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.[11]
5. Do Not: [12]
   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 cables, chains 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.[13]
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 3326, Redwood City, CA 94063 — *650 839 8539*

Location of Trees

APPROVED PLAN FOR REFERENCE ONLY

C2

cka ARCHITECTS

CHRIS KUMMERER & ASSOCIATES
t 650.233.0142
2089 ANY AVENUE, MENLO PARK, CA 94025
chris@okla-architects.com
www.okla-architects.com

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
FEB. 22, 2018 PLANNING REVISIONS
APRIL 30, 2018 BUILDING SUBMITTAL
1 JUNE 7, 2018 BUILDING RESPONSE
2 JUNE 26, 2018 PLANNING RESPONSE
3 JULY 10, 2018 CONSTRUCTION REVISIONS
4 SEP. 15, 2018 CONSTRUCTION RVSN.
5 OCT. 19, 2018 PLANNING RESPONSE

FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

CONSULTANT:

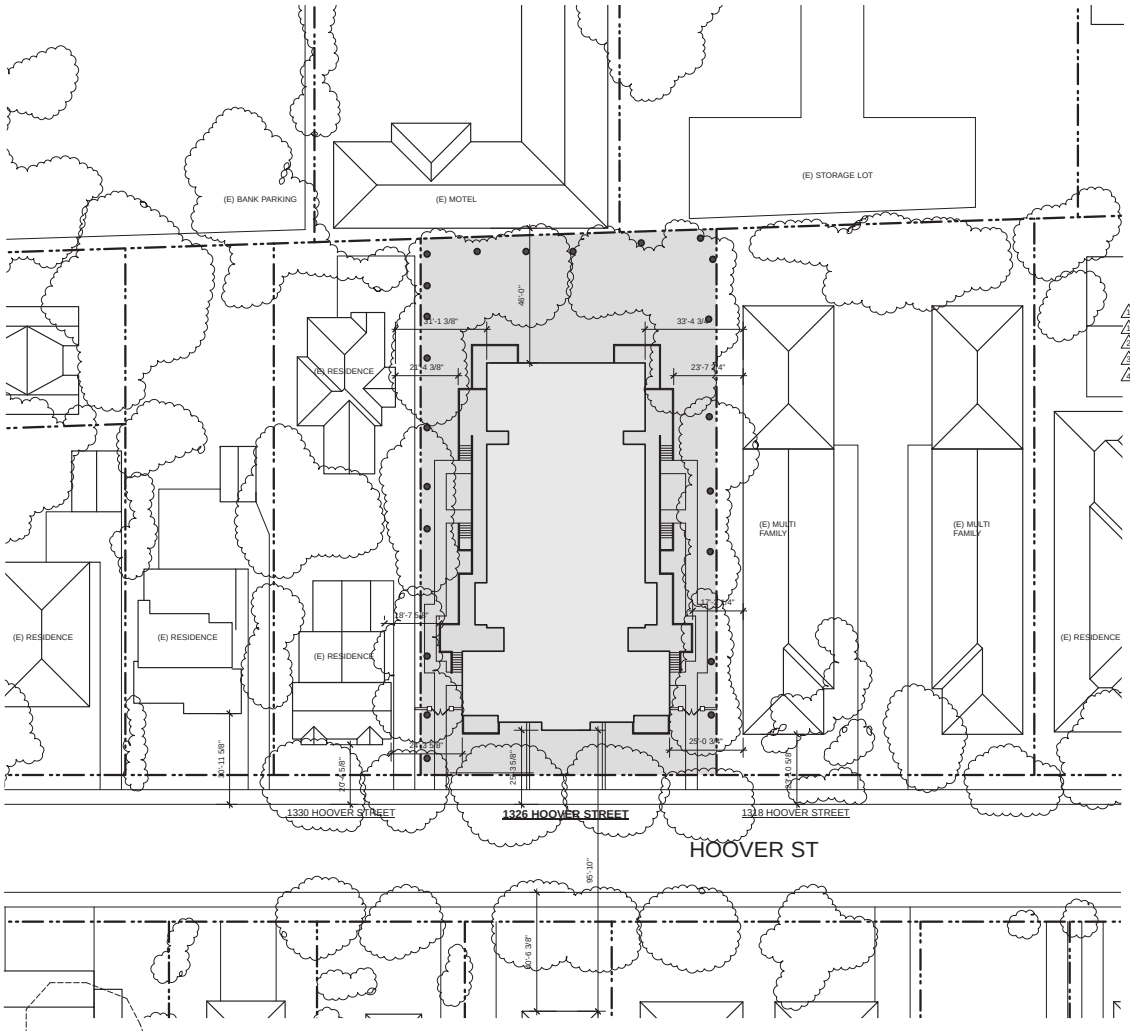
IDS ENGINEERING INC.
STEVE FEDEWA

925 399 7000

STAMP:

PAGE NUMBER:

A0.1
ARBORIST REPORT



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'

NOTE: SEE ELEVATIONS FOR DETAILED INFORMATION

APPROVED PLAN FOR REFERENCE ONLY

cka
ARCHITECTS
CHRIS KUMMEROW & ASSOCIATES
+ 650 233 0143

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
FEB. 22, 2018 PLANNING REVISIONS
APRIL 30, 2018 BUILDING SUBMITTAL
1 JUNE 7, 2018 BUILDING RESPONSE
1 JUNE 26, 2018 PLANNING RESPONSE
1 JULY 10, 2018 CONSTRUCTION REVISIONS
1 SEP. 15, 2018 CONSTRUCTION RVSN.
1 OCT. 19, 2018 PLANNING RESPONSE

FACADE IMPROVEMENTS

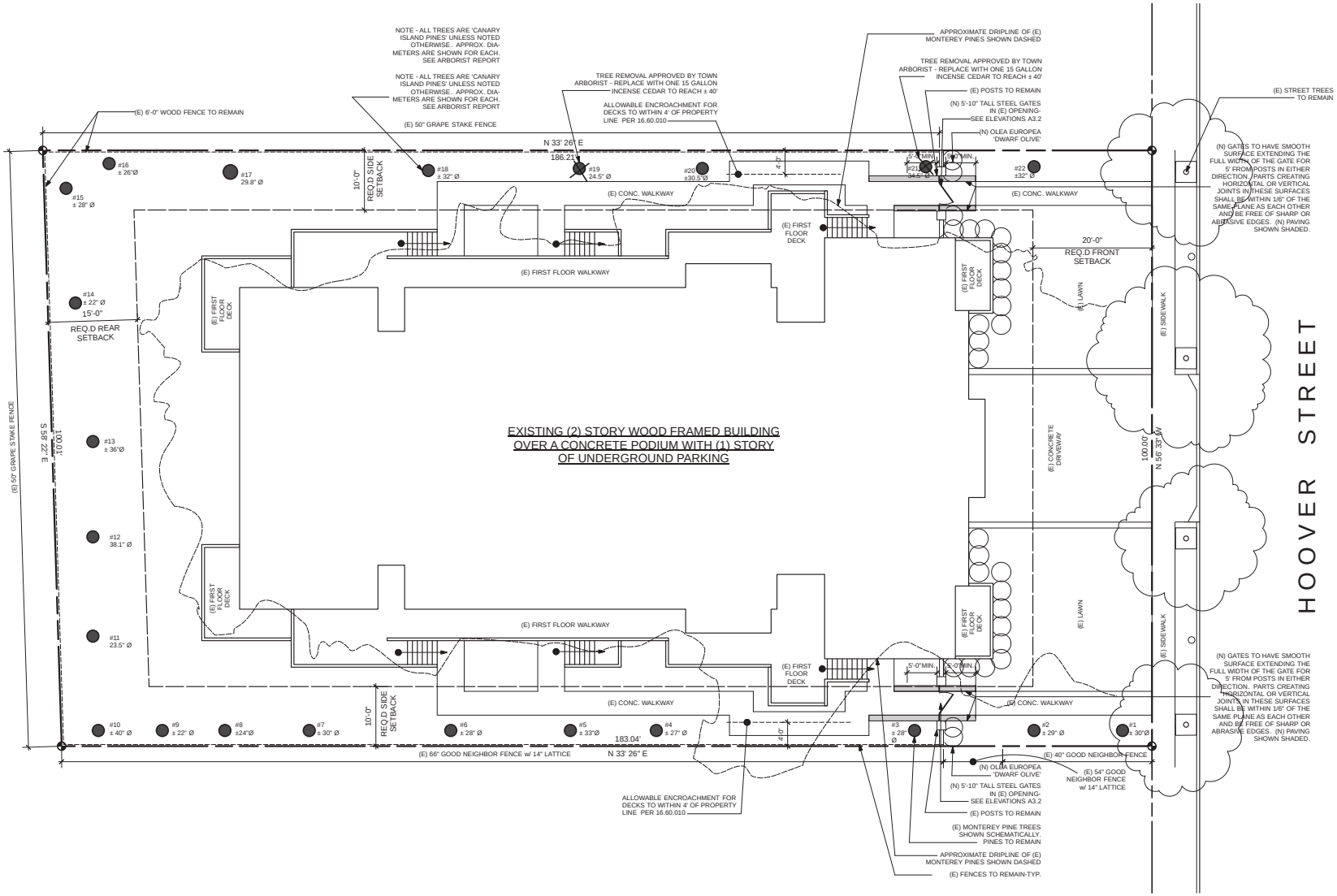
1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

CONSULTANT:
IDS ENGINEERING INC.
STEVE FEDEWA
925 399 7000

STAMP:

PAGE NUMBER:
A1.0
NEIGHBORHOOD CONTEXT

THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF CHRIS KUMMEROW ASSOCIATES AND WERE DESIGNED AND USED IN THE PERFORMANCE OF THE PROJECT SPECIFIED. NO REUSE SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF CHRIS KUMMEROW ASSOCIATES.



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

APPROVED PLAN FOR REFERENCE ONLY

C4

cka ARCHITECTS

CHRIS KUMMERER & ASSOCIATES
650.233.9143

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
FEB. 22, 2018 PLANNING REVISIONS
APRIL 30, 2018 BUILDING SUBMITTAL
1 JUNE 7, 2018 BUILDING RESPONSE
2 JUNE 26, 2018 PLANNING RESPONSE
3 JULY 10, 2018 CONSTRUCTION REVISIONS
4 SEP. 15, 2018 CONSTRUCTION RVSN.
5 OCT. 19, 2018 PLANNING RESPONSE

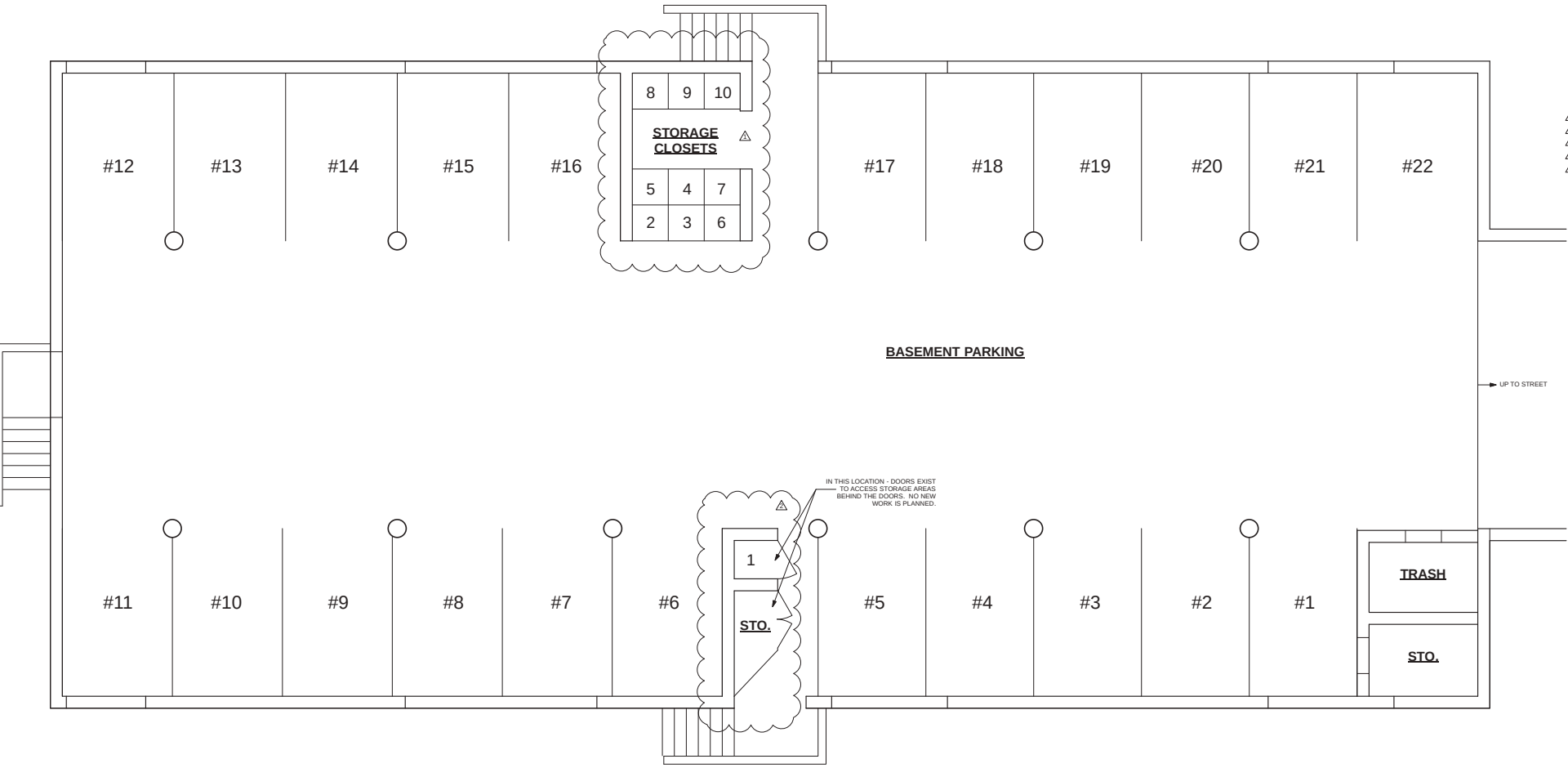
FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

CONSULTANT:
IDS ENGINEERING INC.
STEVE FEDEWA
925 399 7000

STAMP:

PAGE NUMBER:
A1.1
SITE PLAN



1 (E) BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"

0' 2' 4' 6' 8' 10'

APPROVED PLAN FOR REFERENCE ONLY

C5

cka
ARCHITECTS

[redacted]

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
FEB. 22, 2018 PLANNING REVISIONS
APRIL 30, 2018 BUILDING SUBMITTAL
1 JUNE 7, 2018 BUILDING RESPONSE
1 JUNE 26, 2018 PLANNING RESPONSE
1 JULY 10, 2018 CONSTRUCTION REVISIONS
1 SEP. 15, 2018 CONSTRUCTION RVSN.
1 OCT. 19, 2018 PLANNING RESPONSE

FACADE IMPROVEMENTS

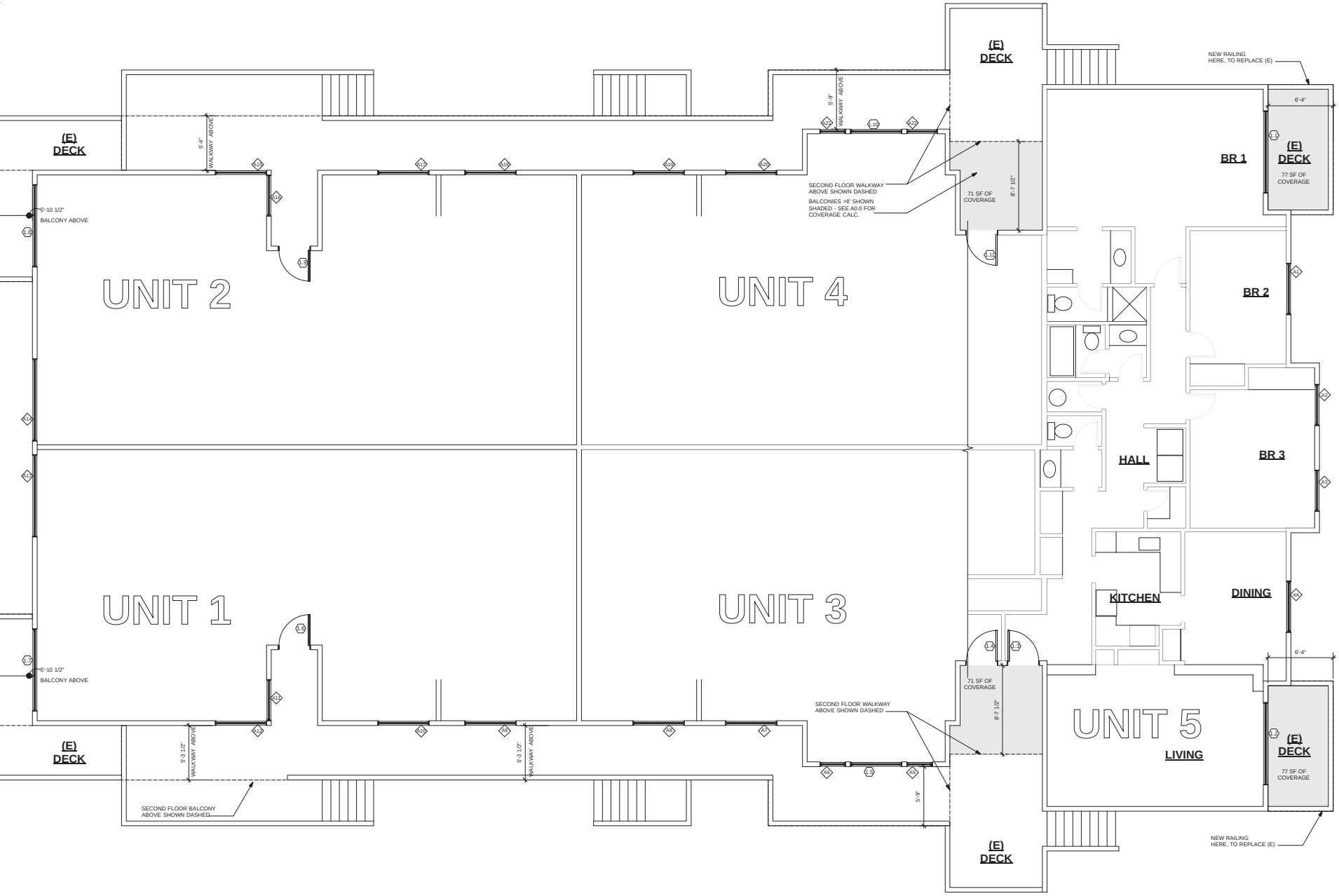
1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

CONSULTANT:
IDS ENGINEERING INC.
STEVE FEDEWA
925 399 7000

STAMP:

PAGE NUMBER:
A2.0
BASEMENT FLOOR PLAN

[redacted]



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

0' 2' 4' 6' 8' 10'

APPROVED PLAN FOR REFERENCE ONLY

C6

cka ARCHITECTS

CHRIS KUMMEROW & ASSOCIATES
[redacted]

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
FEB. 22, 2018 PLANNING REVISIONS
APRIL 30, 2018 BUILDING SUBMITTAL
1 JUNE 7, 2018 BUILDING RESPONSE
1 JUNE 26, 2018 PLANNING RESPONSE
1 JULY 10, 2018 CONSTRUCTION REVISIONS
1 SEP. 15, 2018 CONSTRUCTION RVSN.
1 OCT. 19, 2018 PLANNING RESPONSE

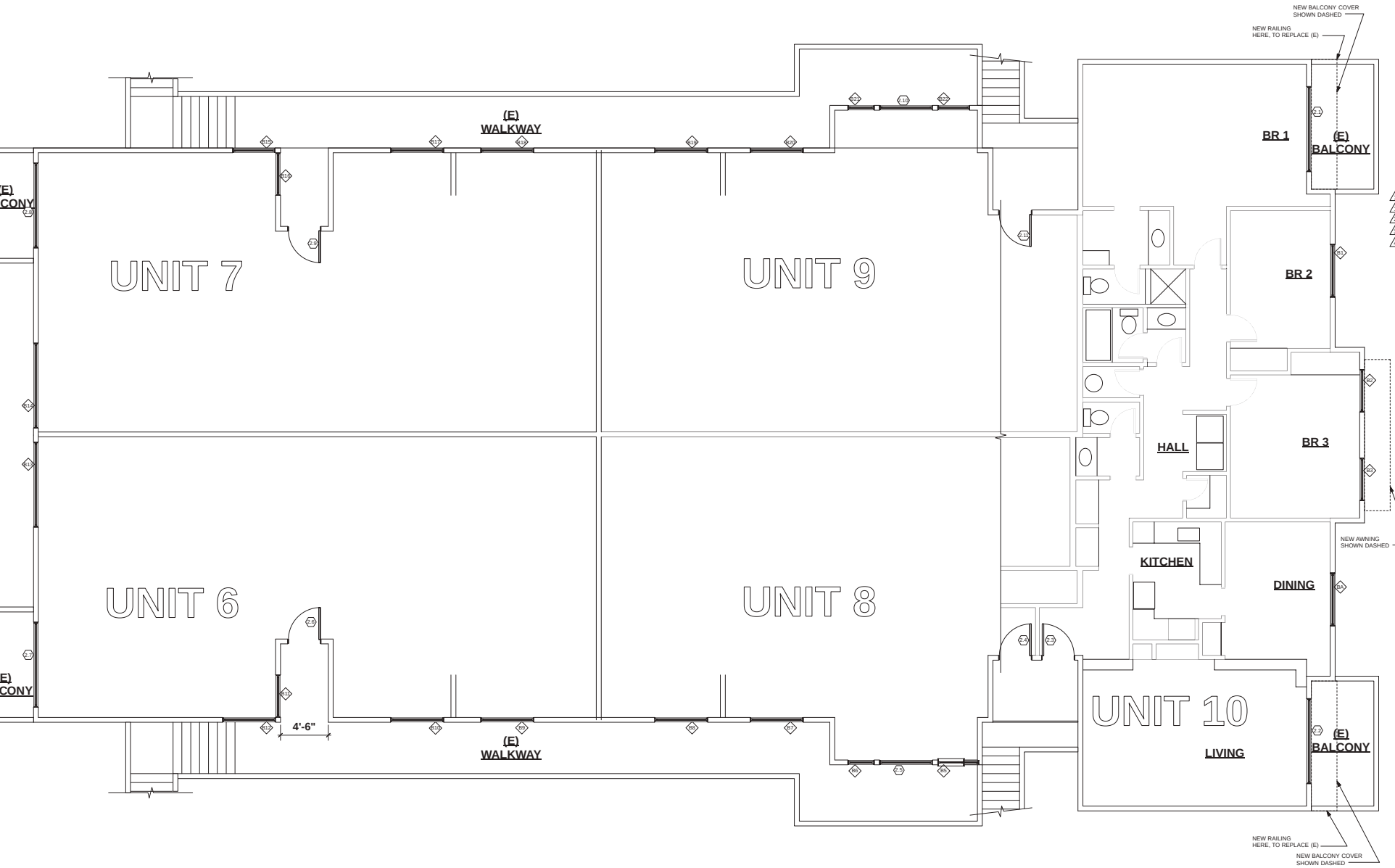
FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

CONSULTANT:
IDS ENGINEERING INC.
STEVE FEDEWA
925 399 7000

STAMP:

PAGE NUMBER:
A2.1
FIRST FLOOR PLAN



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

0' 2' 4' 6' 8' 10'

APPROVED PLAN FOR REFERENCE ONLY

cka ARCHITECTS

[redacted]

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
FEB. 22, 2018 PLANNING REVISIONS
APRIL 30, 2018 BUILDING SUBMITTAL
1 JUNE 7, 2018 BUILDING RESPONSE
2 JUNE 26, 2018 PLANNING RESPONSE
3 JULY 10, 2018 CONSTRUCTION REVISIONS
4 SEP. 15, 2018 CONSTRUCTION RVSN.
5 OCT. 19, 2018 PLANNING RESPONSE

FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

CONSULTANT:
IDS ENGINEERING INC.
STEVE FEDEWA
925 399 7000

STAMP:

PAGE NUMBER:
A2.2
SECOND FLOOR PLAN

[redacted]

LOCATIONS REQUIRING LABELED SAFETY GLAZING MATERIALS IN THE MODEL CODES ARE DEFINED TO INCLUDE:

1) GLAZING IN SWINGING DOORS.

2) GLAZING IN FIXED AND SLIDING PANELS OF SLIDING PATIO DOOR ASSEMBLIES AND PANELS IN OTHER DOORS, INCLUDING WALK-IN CLOSETS AND WARDROBES.

3) GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.

4) GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE ABOVE COMPARTMENTS WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.

5) GLAZING IN A INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE. (PANELS WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING ARE EXEMPT.)

6) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHERE THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET AND THE EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR., THE EXPOSED TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING. EXCEPTIONS INCLUDE A PANEL WITH A PROTECTIVE BAR (1-1/2 INCHES OR MORE IN HEIGHT AND CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING 34 INCHES TO 38 INCHES ABOVE THE FLOOR), AND AN OUTBOARD PANE IN INSULATING GLASS UNITS OR MULTIPLE GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE OF OTHER HORIZONTAL OR SLOPED SURFACE ADJACENT TO THE GLASS INTERIOR. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE.

7) GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN THE BOTTOM EDGE OF THE GLAZING ON THE POOL SIDE IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE ON THE POOL SIDE OF THE GLAZING AND THE GLAZING IS WITHIN 60 INCHES HORIZONTALLY OF A WATER'S EDGE.

8) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WHEN IT IS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE, WITHIN 60 INCHES HORIZONTALLY OF A BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION, AND THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (OR STAIRWAY, MEASURED FROM THE NOSE OF THE TREAD).

EXTERIOR DOOR SCHEDULE

DOOR #	WIDTH X HEIGHT	TYPE	LOCATION	GLAZING	HARDWARE	NOTES
FIRST FLOOR						
1.1	9'-0" x 6'-8"	SLIDING PATIO DOOR	UNIT 5	YES, TEMPERED	-	EGRESS FOR BEDROOM
1.2	9'-0" x 6'-8"	SLIDING PATIO DOOR	UNIT 5	YES, TEMPERED	-	
1.3	2'-6" x 6'-8"	INSWING, ENTRY	UNIT 5 - ENTRY	NO	-	-
1.4	2'-6" x 6'-8"	INSWING, ENTRY	UNIT 3 - ENTRY	NO	-	-
1.5	5'-0" x 6'-8"	INSWING FRENCH PAIR	UNIT 3	YES, TEMPERED	-	MATCH ADJACENT WINDOWS
1.6	2'-6" x 6'-8"	INSWING, ENTRY	UNIT 1 - ENTRY	NO	-	-
1.7	7'-0" x 6'-8"	SLIDING PATIO DOOR	UNIT 1	YES, TEMPERED	-	
1.8	7'-0" x 6'-8"	SLIDING PATIO DOOR	UNIT 2	YES, TEMPERED	-	
1.9	2'-6" x 6'-8"	INSWING, ENTRY	UNIT 2 - ENTRY	NO	-	-
1.10	5'-0" x 6'-8"	INSWING, ENTRY	UNIT 4 - ENTRY	YES, TEMPERED	-	MATCH ADJACENT WINDOWS
1.11	2'-6" x 6'-8"	INSWING, ENTRY	UNIT 4 - ENTRY	NO	-	-
SECOND FLOOR						
2.1	9'-0" x 6'-8"	SLIDING PATIO DOOR	UNIT 10	YES, TEMPERED	-	EGRESS FOR BEDROOM
2.2	9'-0" x 6'-8"	SLIDING PATIO DOOR	UNIT 10	YES, TEMPERED	-	
2.3	2'-6" x 6'-8"	INSWING, ENTRY	UNIT 10 - ENTRY	NO	-	-
2.4	2'-6" x 6'-8"	INSWING, ENTRY	UNIT 8 - ENTRY	NO	-	-
2.5	5'-0" x 6'-8"	INSWING FRENCH PAIR	UNIT 8	YES, TEMPERED	-	MATCH ADJACENT WINDOWS
2.6	2'-6" x 6'-8"	INSWING, ENTRY	UNIT 6 - ENTRY	NO	-	-
2.7	7'-0" x 6'-8"	SLIDING PATIO DOOR	UNIT 6	YES, TEMPERED	-	
2.8	7'-0" x 6'-8"	SLIDING PATIO DOOR	UNIT 7	YES, TEMPERED	-	
2.9	2'-6" x 6'-8"	INSWING, ENTRY	UNIT 7 - ENTRY	NO	-	-
2.10	5'-0" x 6'-8"	INSWING, ENTRY	UNIT 9 - ENTRY	YES, TEMPERED	-	MATCH ADJACENT WINDOWS
2.11	2'-6" x 6'-8"	INSWING, ENTRY	UNIT 9 - ENTRY	NO	-	-

DOOR NOTES:

1. ALL PRIVACY SETS TO HAVE EMERGENCY ACCESS KEY-HOLE ON EXTERIOR
2. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING
3. COORDINATE JAMB SIZES
4. FOR ALL DOOR SYSTEMS THAT INCLUDE SIDELITES AND MULTIPLE PANELS, ASSUME ALL GLAZING IN ALL DOOR PANELS AND ALL SIDELITES ARE TEMPERED.
5. ALL EXTERIOR DOORS KEYED ALIKE TO ENTRY.
6. MAX. U VALUE TO BE .32

WINDOW SCHEDULE

WINDOW #	WIDTH X HEIGHT	TYPE	LOCATION	TEMPERED GLAZING?	EGRESS?	NOTES
FIRST FLOOR						
A1	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 5	TEMPERED	YES	SILL OF OPERABLE WINDOW TO BE MIN. 35" ABOVE FINISH INTERIOR FLOOR - AND 44" MAX. FOR EGRESS WDW. - IF SILL < 36" PROVIDE WINDOW OPENING CONTROL DEVICE PER CBC 1015.8.1
A2	4'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 5	TEMPERED	YES	SILL OF OPERABLE WINDOW TO BE MIN. 35" ABOVE FINISH INTERIOR FLOOR - AND 44" MAX. FOR EGRESS WDW. - IF SILL < 36" PROVIDE WINDOW OPENING CONTROL DEVICE PER CBC 1015.8.1
A3	4'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 5	TEMPERED	----	SILL OF OPERABLE WINDOW TO BE MIN. 35" ABOVE FINISH INTERIOR FLOOR - AND 44" MAX. FOR EGRESS WDW. - IF SILL < 36" PROVIDE WINDOW OPENING CONTROL DEVICE PER CBC 1015.8.1
A4	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 5	TEMPERED	----	SILL OF OPERABLE WINDOW TO BE MIN. 35" ABOVE FINISH INTERIOR FLOOR - AND 44" MAX. FOR EGRESS WDW. - IF SILL < 36" PROVIDE WINDOW OPENING CONTROL DEVICE PER CBC 1015.8.1
A5	2'-6" x 6'-0"	FIXED	UNIT 3	TEMPERED	----	MATCH DOOR
A6	2'-6" x 6'-0"	FIXED	UNIT 3	TEMPERED	----	MATCH DOOR
A7	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 3	TEMPERED	----	
A8	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 3	TEMPERED	----	
A9	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 1	TEMPERED	----	
A10	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 1	TEMPERED	----	
A11	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 1	TEMPERED	----	
A12	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 1	TEMPERED	----	
A13	8'-0" x 6'-8"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 1	TEMPERED	----	SILL OF OPERABLE WINDOW TO BE MIN. 35" ABOVE FINISH INTERIOR FLOOR - AND 44" MAX. FOR EGRESS WDW. - IF SILL < 36" PROVIDE WINDOW OPENING CONTROL DEVICE PER CBC 1015.8.1
A14	8'-0" x 6'-8"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 2	TEMPERED	----	SILL OF OPERABLE WINDOW TO BE MIN. 35" ABOVE FINISH INTERIOR FLOOR - AND 44" MAX. FOR EGRESS WDW. - IF SILL < 36" PROVIDE WINDOW OPENING CONTROL DEVICE PER CBC 1015.8.1
A15	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 2	TEMPERED	----	
A16	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 2	TEMPERED	----	
A17	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 2	TEMPERED	----	
A18	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 2	TEMPERED	----	
A19	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 4	TEMPERED	----	
A20	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 4	TEMPERED	----	
A21	2'-6" x 6'-0"	FIXED	UNIT 4	TEMPERED	----	MATCH DOOR
A22	2'-6" x 6'-0"	FIXED	UNIT 4	TEMPERED	----	MATCH DOOR
SECOND FLOOR						
B1	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 5	TEMPERED	YES	SILL OF OPERABLE WINDOW TO BE MIN. 35" ABOVE FINISH INTERIOR FLOOR - AND 44" MAX. FOR EGRESS WDW. - IF SILL < 36" PROVIDE WINDOW OPENING CONTROL DEVICE PER CBC 1015.8.1
B2	4'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 5	TEMPERED	YES	SILL OF OPERABLE WINDOW TO BE MIN. 35" ABOVE FINISH INTERIOR FLOOR - AND 44" MAX. FOR EGRESS WDW. - IF SILL < 36" PROVIDE WINDOW OPENING CONTROL DEVICE PER CBC 1015.8.1
B3	4'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 5	TEMPERED	----	SILL OF OPERABLE WINDOW TO BE MIN. 35" ABOVE FINISH INTERIOR FLOOR - AND 44" MAX. FOR EGRESS WDW. - IF SILL < 36" PROVIDE WINDOW OPENING CONTROL DEVICE PER CBC 1015.8.1
B4	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 5	TEMPERED	----	SILL OF OPERABLE WINDOW TO BE MIN. 35" ABOVE FINISH INTERIOR FLOOR - AND 44" MAX. FOR EGRESS WDW. - IF SILL < 36" PROVIDE WINDOW OPENING CONTROL DEVICE PER CBC 1015.8.1
B5	2'-6" x 6'-0"	FIXED	UNIT 3	TEMPERED	----	MATCH DOOR
B6	2'-6" x 6'-0"	FIXED	UNIT 3	TEMPERED	----	MATCH DOOR
B7	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 3	TEMPERED	----	
B8	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 3	TEMPERED	----	
B9	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 1	TEMPERED	----	
B10	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 1	TEMPERED	----	
B11	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 1	TEMPERED	----	
B12	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 1	TEMPERED	----	
B13	8'-0" x 6'-8"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 1	TEMPERED	----	SILL OF OPERABLE WINDOW TO BE MIN. 35" ABOVE FINISH INTERIOR FLOOR - AND 44" MAX. FOR EGRESS WDW. - IF SILL < 36" PROVIDE WINDOW OPENING CONTROL DEVICE PER CBC 1015.8.1
B14	8'-0" x 6'-8"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 2	TEMPERED	----	SILL OF OPERABLE WINDOW TO BE MIN. 35" ABOVE FINISH INTERIOR FLOOR - AND 44" MAX. FOR EGRESS WDW. - IF SILL < 36" PROVIDE WINDOW OPENING CONTROL DEVICE PER CBC 1015.8.1
B15	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 2	TEMPERED	----	
B16	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 2	TEMPERED	----	
B17	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 2	TEMPERED	----	
B18	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 2	TEMPERED	----	
B19	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 4	TEMPERED	----	
B20	5'-0" x 6'-0"	FIXED / SLIDER SEE ELEVS FOR OPER.	UNIT 4	TEMPERED	----	
B21	2'-6" x 6'-0"	FIXED	UNIT 4	TEMPERED	----	MATCH DOOR
B22	2'-6" x 6'-0"	FIXED	UNIT 4	TEMPERED	----	MATCH DOOR

WINDOW NOTES:

1. VERIFY ALL FINAL WINDOW, DOOR AND SKYLIGHT SCHEDULES WITH ARCHITECT BEFORE ORDERING.
2. VERIFY ALL DIMENSIONS IN FIELD FOR WINDOWS UNDER STRUCTURAL BEAMS AND ROOF LINES - HEAD HEIGHTS VARY.
3. **WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MIN. NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1030.2.**
3. AN EGRESS WINDOW MUST SATISFY ALL FOUR INTERNATIOINAL RESIDENTIAL CODE (IRC) CRITERIA:
   - MINIMUM WIDTH OF OPENING: 20 IN.
   - MINIMUM HEIGHT OF OPENING: 24 IN.
   - MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR).
   - MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 IN.
4. MAX. U VALUE TO BE .32

1 DOOR / WINDOW SCHEDULE

SCALE 1/4" = 1'-0"

APPROVED PLAN FOR REFERENCE ONLY

cka ARCHITECTS
CHRIS KUMMEREH & ASSOCIATES
+ 650.233.0140
CHRIS@CKARCHITECTS.COM

REVISIONS:

DEC. 19, 2017 PLANNING SUBMITTAL
FEB. 22, 2018 PLANNING REVISIONS
APRIL 30, 2018 BUILDING SUBMITTAL
1 JUNE 7, 2018 BUILDING RESPONSE
2 JUNE 26, 2018 PLANNING RESPONSE
3 JULY 10, 2018 CONSTRUCTION REVISIONS
4 SEP. 15, 2018 CONSTRUCTION RVSN.
5 OCT. 19, 2018 PLANNING RESPONSE

FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

CONSULTANT:

IDS ENGINEERING INC.
STEVE FEDEWA

925 399 7000

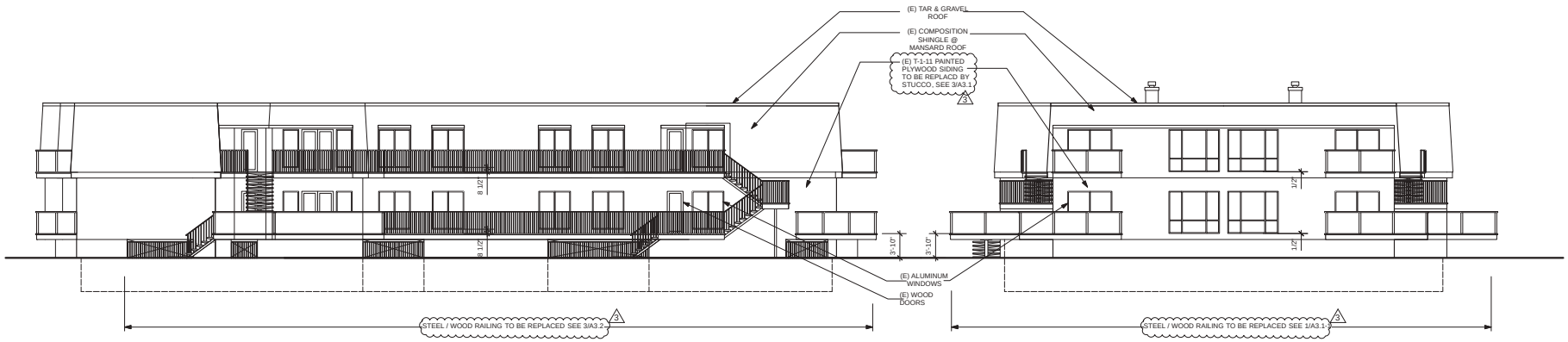
STAMP:

PAGE NUMBER:

A2.3

SCHEDULES

THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF CHRIS KUMMEREH ASSOCIATES AND WERE DESIGNED AND USED ON THE PROJECT INDICATED. NO REUSE, DISCLOSURE, REPRODUCTION OR ASSIGNMENT OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF CHRIS KUMMEREH ASSOCIATES IS PROHIBITED. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

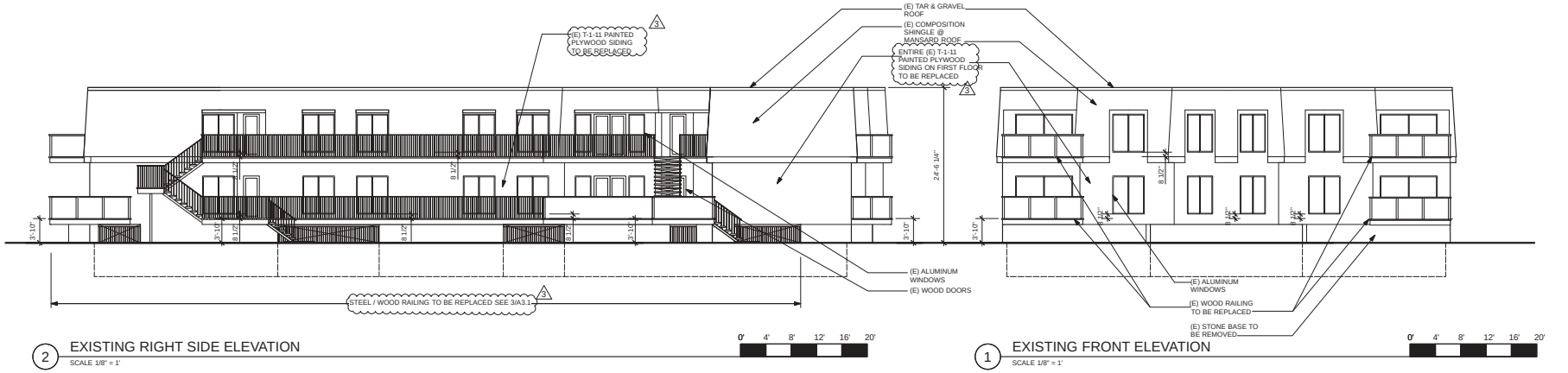


4 EXISTING LEFT SIDE ELEVATION
SCALE 1/8" = 1'

0' 4' 8' 12' 16' 20'

3 EXISTING REAR ELEVATION
SCALE 1/8" = 1'

0' 4' 8' 12' 16' 20'



2 EXISTING RIGHT SIDE ELEVATION
SCALE 1/8" = 1'

0' 4' 8' 12' 16' 20'

1 EXISTING FRONT ELEVATION
SCALE 1/8" = 1'

0' 4' 8' 12' 16' 20'

APPROVED PLAN FOR REFERENCE ONLY

C9

cka
ARCHITECTS
CHRIS KUMMEROW & ASSOCIATES
[redacted]

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
FEB. 22, 2018 PLANNING REVISIONS
APRIL 30, 2018 BUILDING SUBMITTAL
1 JUNE 7, 2018 BUILDING RESPONSE
1 JUNE 26, 2018 PLANNING RESPONSE
1 JULY 10, 2018 CONSTRUCTION REVISIONS
1 SEP. 15, 2018 CONSTRUCTION RVSN.
1 OCT. 19, 2018 PLANNING RESPONSE

FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

CONSULTANT:
IDS ENGINEERING INC.
STEVE FEDEWA
925 399 7000

STAMP:

PAGE NUMBER:

A3.0
(E) ELEVATIONS

[redacted]

ATTIC VENTILATION CALCS:

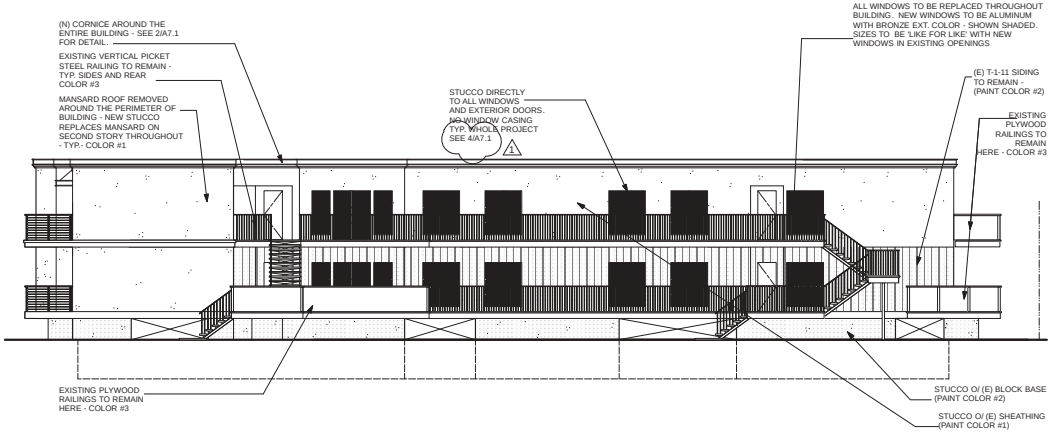
REQUIRED VENTILATION: 4,660 SF / 150 = 46.6 SF VENTILATION REQ.

12"Ø ROOF VENT FAN
6X 12"Ø VENT FAN 6X (3,043.1sf) 4.73 SF

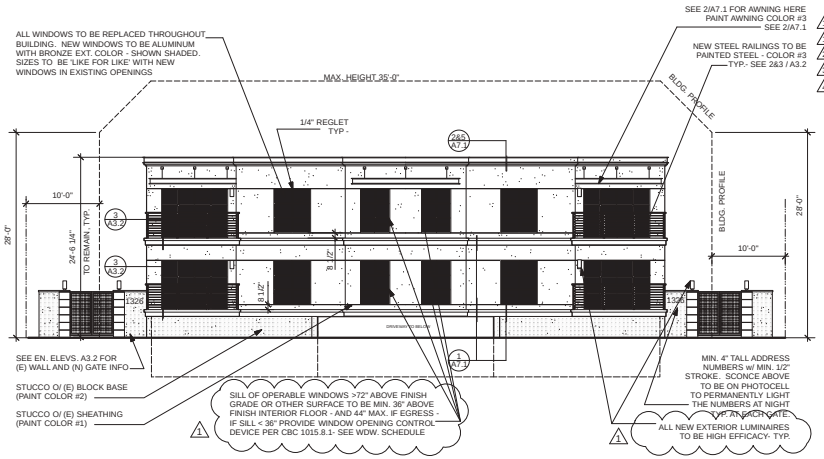
1" LOWER EAVES STRIP VENT
(782FT/2X1/2FT)= 41.66 41.66 SF

49.4 SF PROPOSED VENTILATION

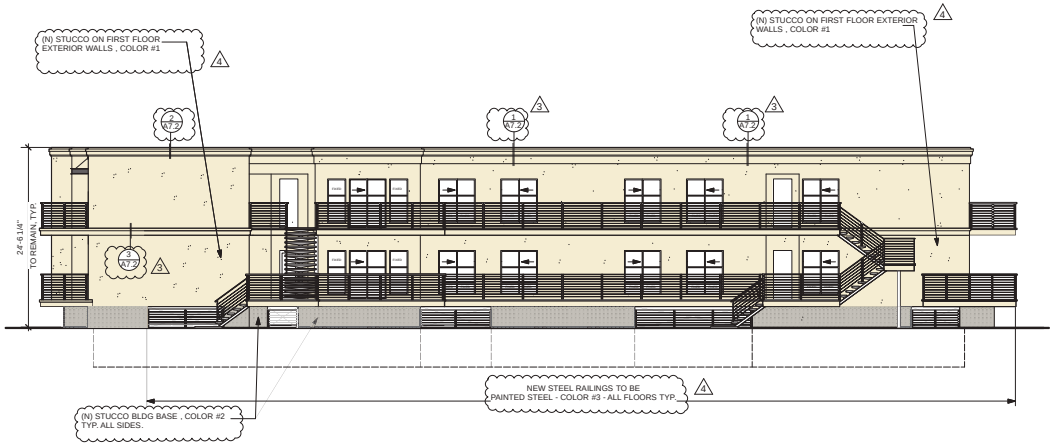
5 ATTIC VENTILATION CALCS.



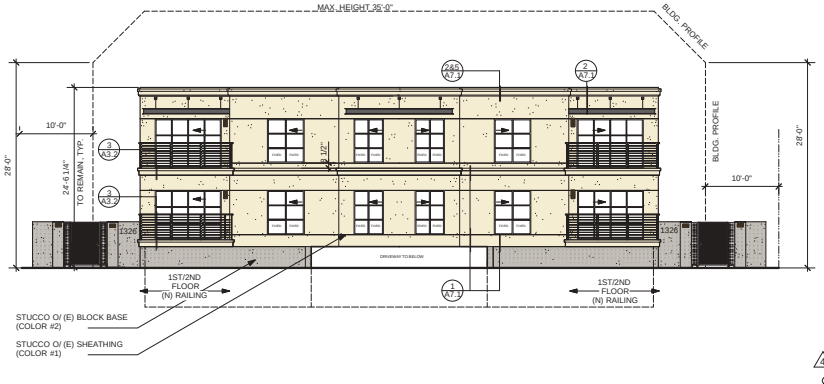
4 APRROVED RIGHT SIDE ELEVATION, FOR REFERENCE ONLY
SCALE 1/8" = 1'



2 APPROVED FRONT ELEVATION, FOR REFERENCE ONLY
SCALE 1/8" = 1'



3 PROPOSED RIGHT SIDE ELEVATION
SCALE 1/8" = 1'



1 PROPOSED FRONT ELEVATION
SCALE 1/8" = 1'

cka ARCHITECTS
CHRIS KUMMEROW & ASSOCIATES
650.233.0140

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
FEB. 22, 2018 PLANNING REVISIONS
APRIL 30, 2018 BUILDING SUBMITTAL
1 JUNE 7, 2018 BUILDING RESPONSE
1 JUNE 26, 2018 PLANNING RESPONSE
2 JULY 10, 2018 CONSTRUCTION REVISIONS
3 SEP. 15, 2018 CONSTRUCTION RVSN.
4 OCT. 19, 2018 PLANNING RESPONSE

FACADE IMPROVEMENTS

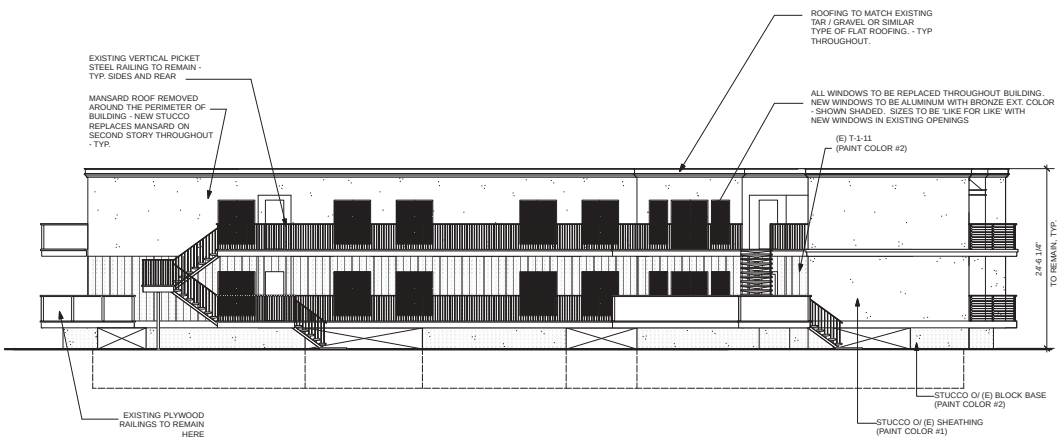
1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

CONSULTANT:
IDS ENGINEERING INC.
STEVE FEDEWA
925 399 7000

STAMP:

PAGE NUMBER:
A3.1
4 APPROVED / PROPOSED ELEVATIONS

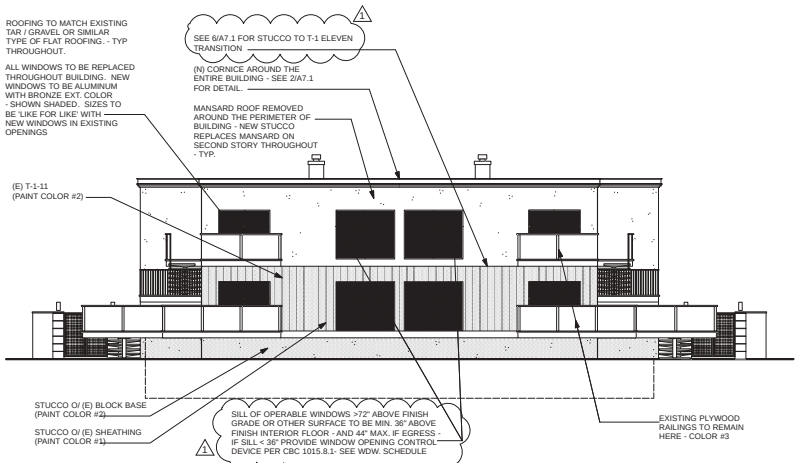
THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF CHRIS KUMMEROW ASSOCIATES AND WERE DESIGNED AND USE OF THIS PROJECT, EXCEPTING AGREEMENT BETWEEN CHRIS KUMMEROW ASSOCIATES AND THE OWNER. THESE DRAWINGS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND ADEQUATE COMPENSATION FOR CHRIS KUMMEROW ASSOCIATES.



4 APPROVED LEFT SIDE ELEVATION, FOR REFERENCE ONLY

SCALE 1/8" = 1'

0' 4' 8' 12' 16' 20'



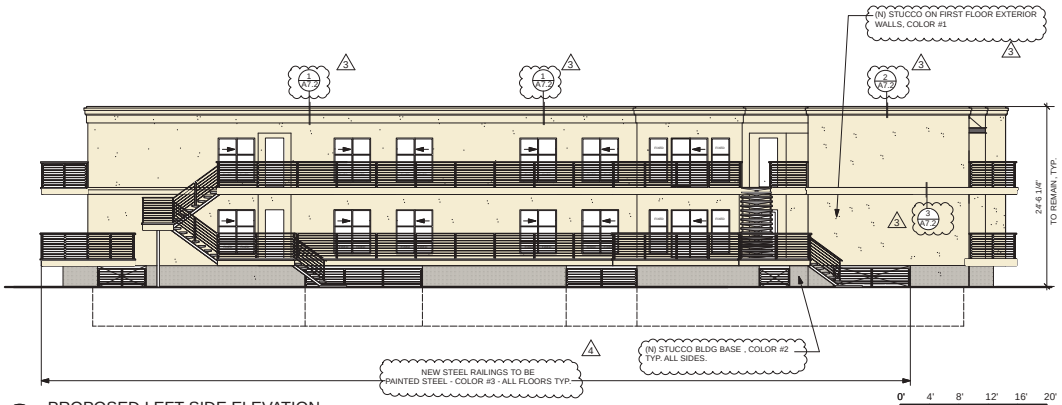
2 APPROVED REAR ELEVATION, FOR REFERENCE ONLY

SCALE 1/8" = 1'

0' 4' 8' 12' 16' 20'

NOTE:
NEW FOAM BELLY BAND THROUGH OUT THE ELEVATION TO BE 'ADHERED WITH' FOAMTEK #20 OMEGA PRODUCTS - EXPANSION JOINT TO BE LOCATED BELOW THE BELLY BAND

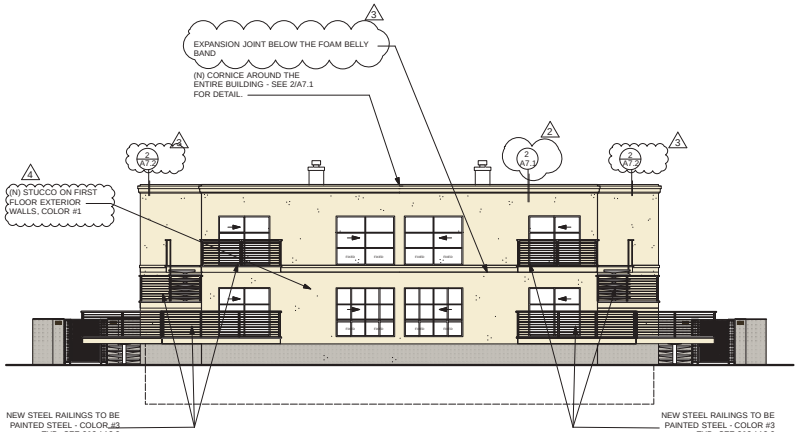
NEW STUCCO FINISH TO BE COLOR ACRYLIC OMEGA FLEX BY OMEGA PRODUCTS



3 PROPOSED LEFT SIDE ELEVATION

SCALE 1/8" = 1'

0' 4' 8' 12' 16' 20'



1 PROPOSED REAR ELEVATION

SCALE 1/8" = 1'

0' 4' 8' 12' 16' 20'

C11

cka
ARCHITECTS
CHRIS KUMMEROW & ASSOCIATES
+ 650 233 0140
CKA_ARCHITECTS@YAHOO.COM

REVISIONS:

DEC. 19, 2017 PLANNING SUBMITTAL

FEB. 22, 2018 PLANNING REVISIONS

APRIL 30, 2018 BUILDING SUBMITTAL

1 JUNE 7, 2018 BUILDING RESPONSE

1 JUNE 26, 2018 PLANNING RESPONSE

1 JULY 10, 2018 CONSTRUCTION REVISIONS

1 SEP. 15, 2018 CONSTRUCTION RVSN.

1 OCT. 19, 2018 PLANNING RESPONSE

FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025

A.P.N. 137-07-058

CONSULTANT:

IDS ENGINEERING INC.
STEVE FEDEWA

925 399 7000

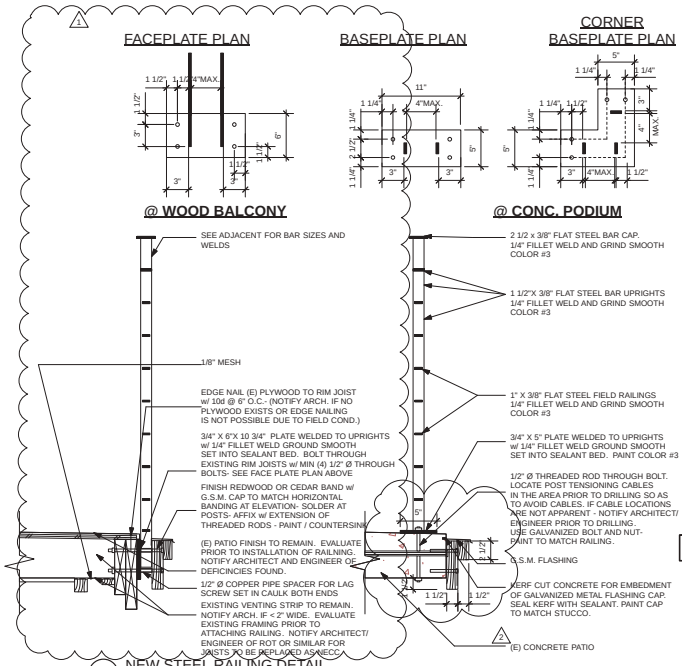
STAMP:

PAGE NUMBER:

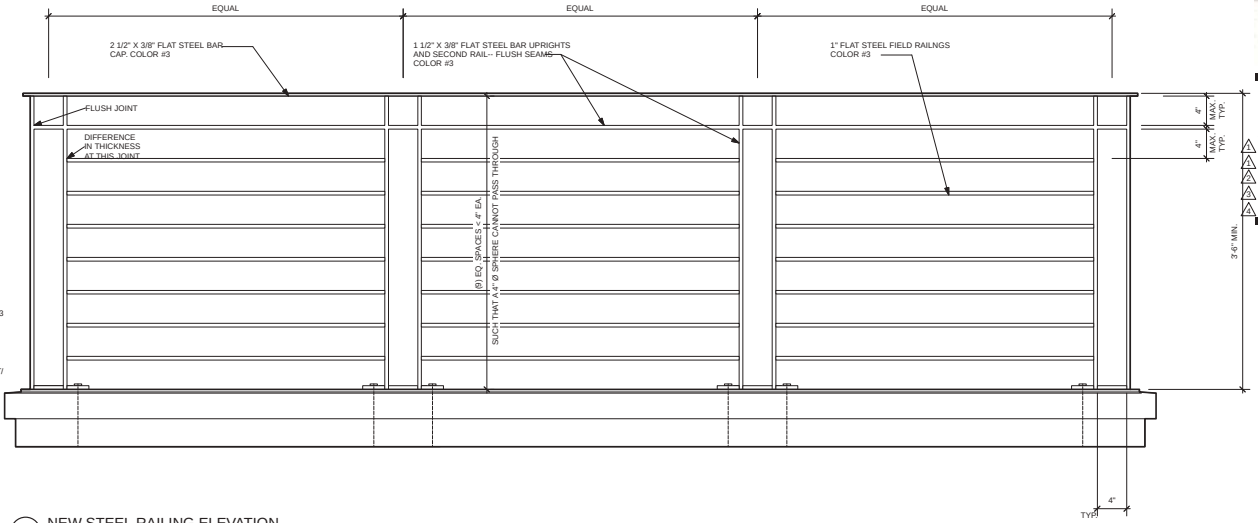
A3.2

4 APPROVED / PROPOSED ELEVATIONS

THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF CHRIS KUMMEROW ASSOCIATES AND SHALL NOT BE USED ON ANY OTHER PROJECT, EXCEPT BY AGREEMENT WITH CHRIS KUMMEROW ASSOCIATES. THE RIGHTS RESERVED AT COMMON LAW, STATUTORY AND OTHERWISE IN ANY PROJECT IMMEDIATELY UPON THE CREATION THEREOF.



3 NEW STEEL RAILING DETAIL
Scale: 1 1/2" = 1'-0"



2 NEW STEEL RAILING ELEVATION
Scale: 1 1/2" = 1'-0"

1 ENLARGED FRONT ELEVATION
SCALE 1/4" = 1'
0' 2' 4' 6' 8' 10'

cka ARCHITECTS

CHRIS KUMMEROW ASSOCIATES
[redacted]

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
FEB. 22, 2018 PLANNING REVISIONS
APRIL 30, 2018 BUILDING SUBMITTAL
1 JUNE 7, 2018 BUILDING RESPONSE
1 JUNE 26, 2018 PLANNING RESPONSE
1 JULY 10, 2018 CONSTRUCTION REVISIONS
1 SEP. 15, 2018 CONSTRUCTION RVSN.
1 OCT. 19, 2018 PLANNING RESPONSE

FACADE IMPROVEMENTS

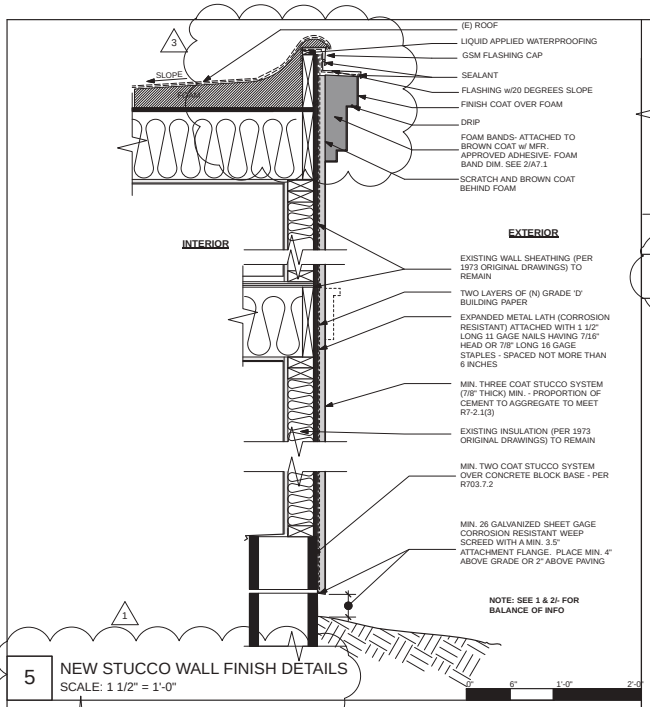
1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

CONSULTANT:
IDS ENGINEERING INC.
STEVE FEDEWA
925 399 7000

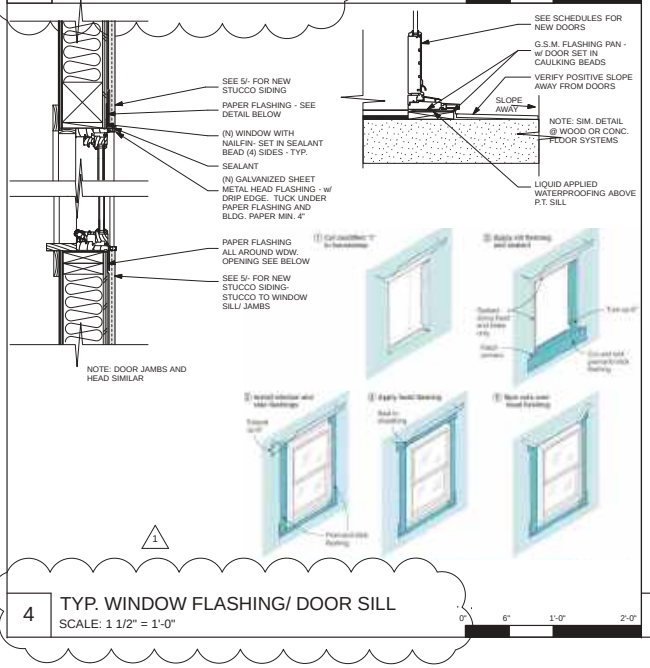
STAMP:

PAGE NUMBER:
A3.3
ENLARGED ELEVATION/ DETAILS

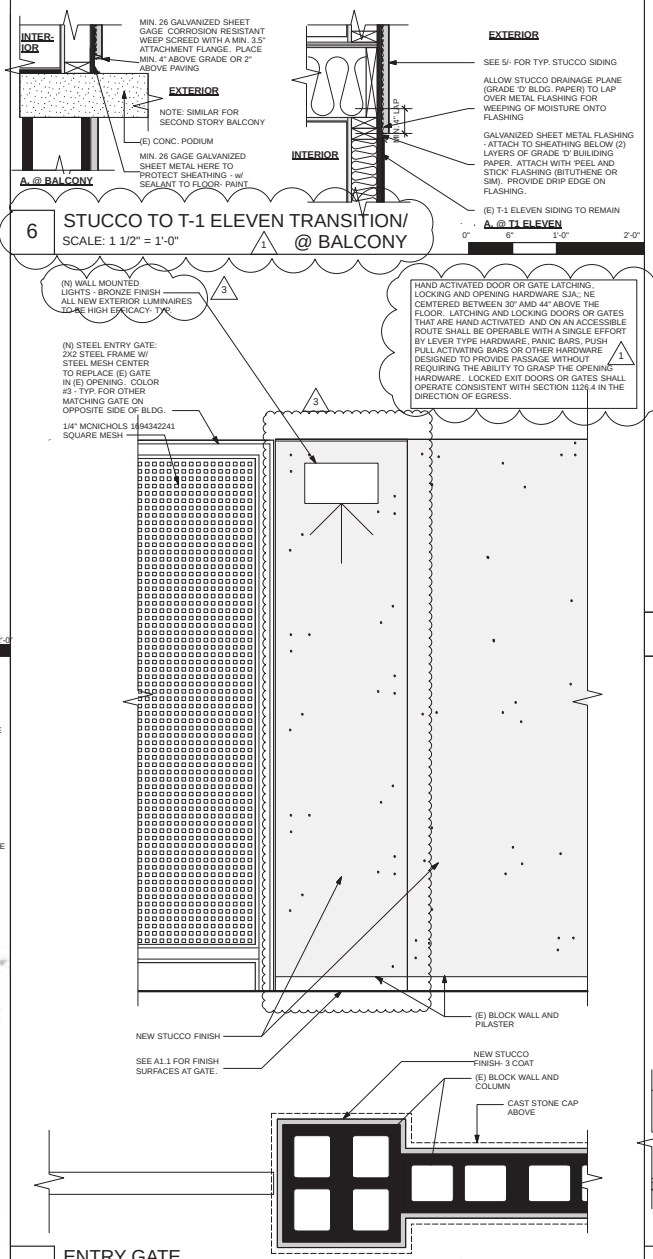
[redacted]



5 NEW STUCCO WALL FINISH DETAILS
SCALE: 1 1/2" = 1'-0"

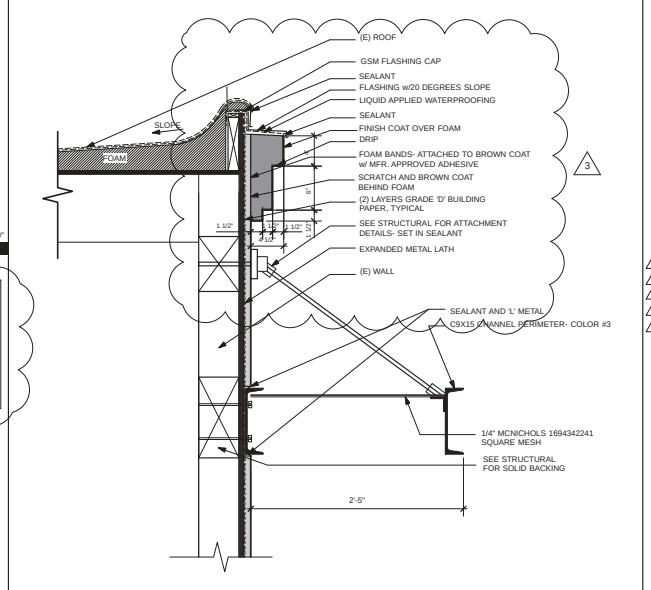


4 TYP. WINDOW FLASHING/ DOOR SILL
SCALE: 1 1/2" = 1'-0"

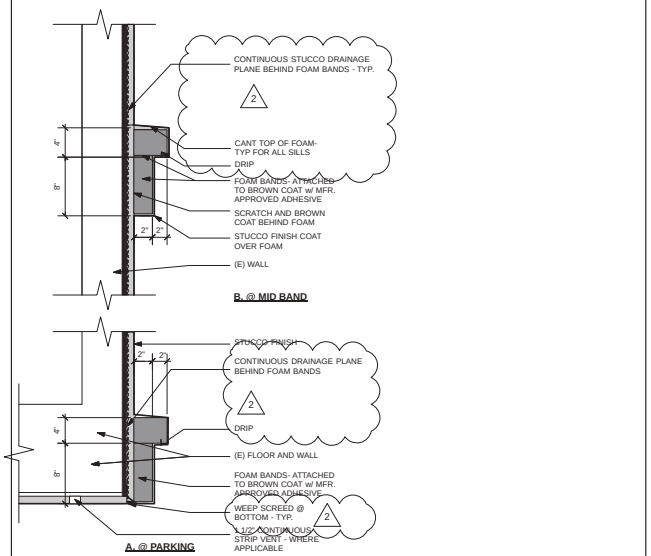


6 STUCCO TO T-1 ELEVEN TRANSITION/ @ BALCONY
SCALE: 1 1/2" = 1'-0"

3 ENTRY GATE
SCALE: 1 1/2" = 1'-0"



2 CORNICE AND METAL AWNING
SCALE: 1 1/2" = 1'-0"



1 FOAM AND STUCCO BELLY & BASE BANDS
SCALE: 1 1/2" = 1'-0"

APPROVED PLAN FOR REFERENCE ONLY

C13

cka ARCHITECTS

CHRIS KUMMEROW ASSOCIATES
650.233.0140

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
FEB. 22, 2018 PLANNING REVISIONS
APRIL 30, 2018 BUILDING SUBMITTAL
1 JUNE 7, 2018 BUILDING RESPONSE
1 JUNE 26, 2018 PLANNING RESPONSE
1 JULY 10, 2018 CONSTRUCTION REVISIONS
1 SEP. 15, 2018 CONSTRUCTION RVSN.
1 OCT. 19, 2018 PLANNING RESPONSE

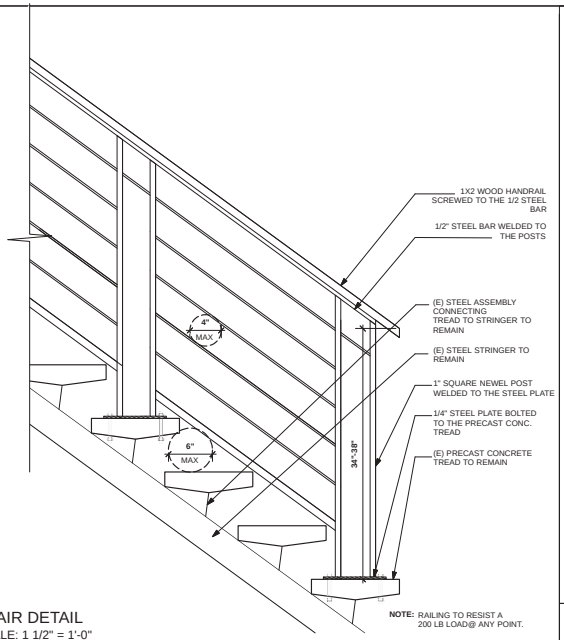
FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

CONSULTANT:
IDS ENGINEERING INC.
STEVE FEDEWA
925 399 7000

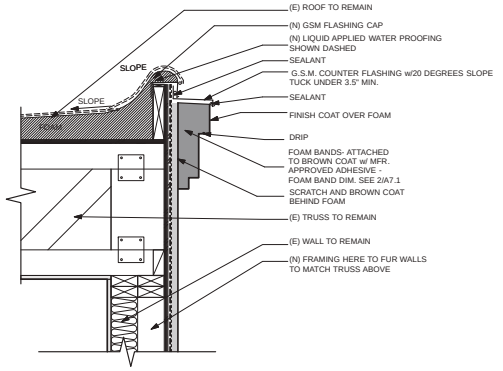
STAMP:

PAGE NUMBER:
A7.1
DETAILS



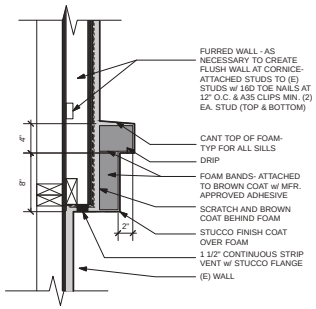
NOTE: RAILING TO RESIST A 200 LB LOAD@ ANY POINT.

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



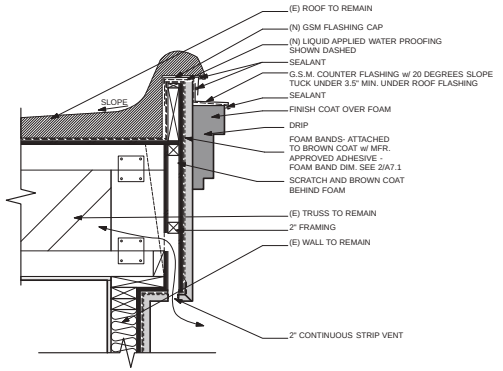
2 EAVE AT SIDE WALLS NEAR FRONT
SCALE: 1 1/2" = 1'-0"

0" 6" 1'-0" 2'-0"



3 BELLY BAND SIDE WALL NEAR FRONT
SCALE: 1 1/2" = 1'-0"

0" 6" 1'-0" 2'-0"



1 TYP. EAVE AT SIDE WALLS
SCALE: 1 1/2" = 1'-0"

0" 6" 1'-0" 2'-0"

APPROVED PLAN FOR REFERENCE ONLY

cka
ARCHITECTS
CHRIS KUMMEROW & ASSOCIATES
[redacted]

REVISIONS:
DEC. 19, 2017 PLANNING SUBMITTAL
FEB. 22, 2018 PLANNING REVISIONS
APRIL 30, 2018 BUILDING SUBMITTAL
1 JUNE 7, 2018 BUILDING RESPONSE
1 JUNE 26, 2018 PLANNING RESPONSE
1 JULY 10, 2018 CONSTRUCTION REVISIONS
1 SEP. 15, 2018 CONSTRUCTION RVSN.
1 OCT. 19, 2018 PLANNING RESPONSE

FACADE IMPROVEMENTS

1326 HOOVER ST. MENLO PARK, CA 94025
A.P.N. 137-07-058

CONSULTANT:
IDS ENGINEERING INC.
STEVE FEDEWA
925 399 7000

STAMP:

PAGE NUMBER:
3
A7.2
DETAILS

[redacted]

cka | ARCHITECTS

Architectural Control Addendum
October 18, 2018

Our initial 'Architectural Control' application for 1326 Hoover Street proposed maintaining the existing vertical T-1 eleven siding on the sides and rear of the first story of the building. The hope was that this existing siding could be painted and re-used. During demolition it came to light that the siding had significant defects that required repair. Instead of replacing the rotted/ defected siding with new T-1 eleven material, we would like to match the stucco siding that is proposed on the upper story and front of the building. Replacing the existing siding with stucco would align the project with the opinion of Staff and various Planning Commissioners (see comments from hearing) that the best approach would be to have a consistent look on all sides of the building.

The railings on the sides and rear of 1326 Hoover were originally approved via Use Permit to remain and be re-painted. The approach was taken to replace the railings on the buildings front façade only. During the course of construction the full extent of their faltering condition and lack of code compliance of the existing railings became clear. We would like to replace all of the remaining railings (side facing and rear facing) to match the proposed front facing railings and bring the full system to code compliance.

Replacing the balance of the railings and stucco would create a unified look on all four facades. It is our opinion that this approach should be supported by Staff and Commission alike in order to create a fully upgraded building that is visually consistent on four sides.

Sincerely,
Chris Kummerer

Principal, CKA Architects
Menlo Park, CA

List of revised items marked delta '4' in plan set:
• stucco on rear/ sides at lower floor
• railings on rear/ sides both floors
• entry gates revised to single door to meet ADA
• cornice color revised to color #1 all four sides
• color #1/ color #2 revised slightly after looking at field samples (see color board)
• column mounted lights at entry revised to simpler looking sconce

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

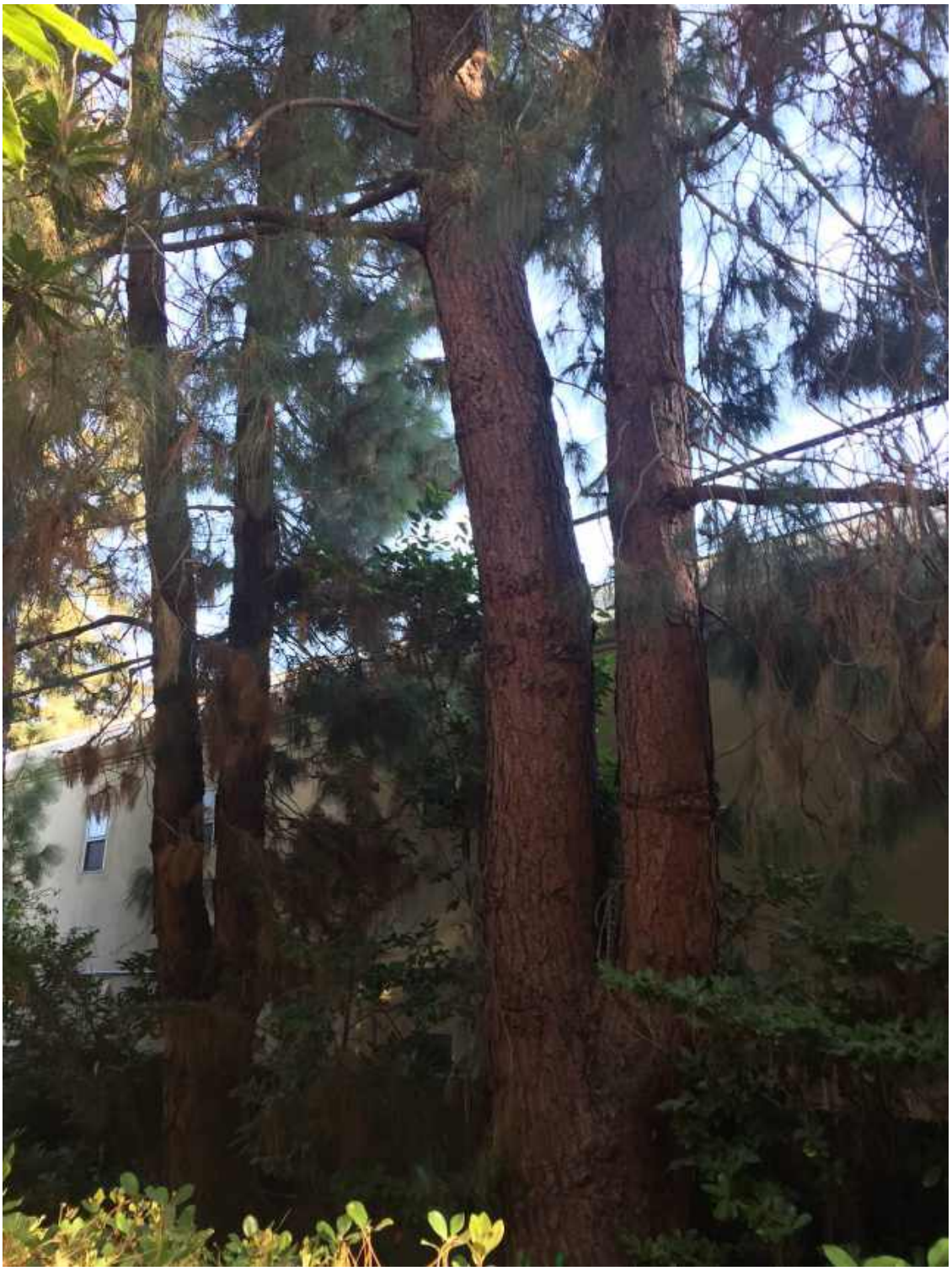
Advanced Tree Care

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

Advanced Tree Care

P.O. Box 5326, Redwood City, CA 94063 *650 839 9539*

Retaining wall behind Canary Island pines #11 and #12

Advanced Tree Care

P.O. Box 5326, Redwood City, CA 94063 *650 839 9539*

Canary Island pine #17

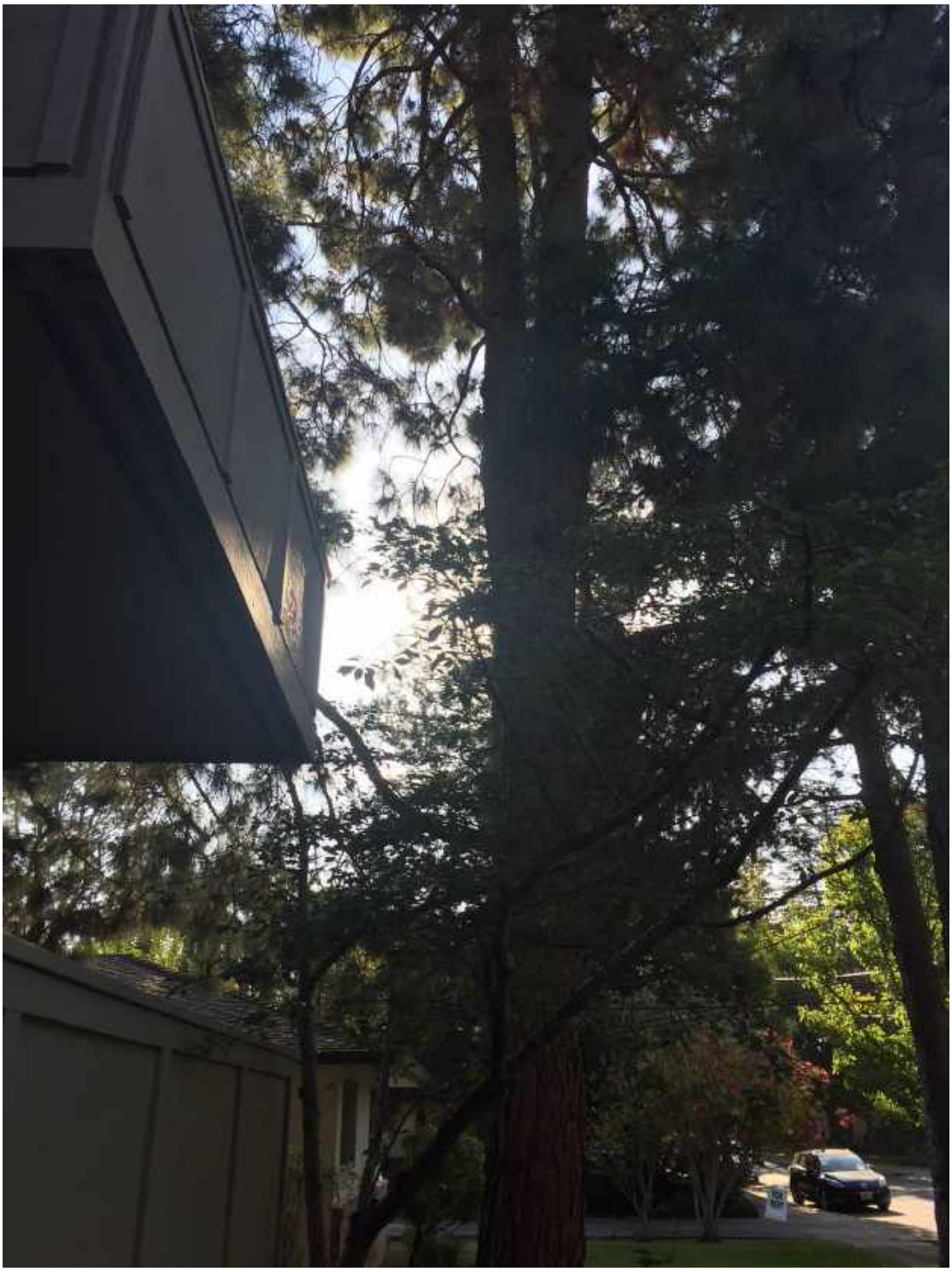
Advanced Tree Care

P.O. Box 5326, Redwood City, CA 94063 *650 839 9539*

Canary Island pine #19

Advanced Tree Care

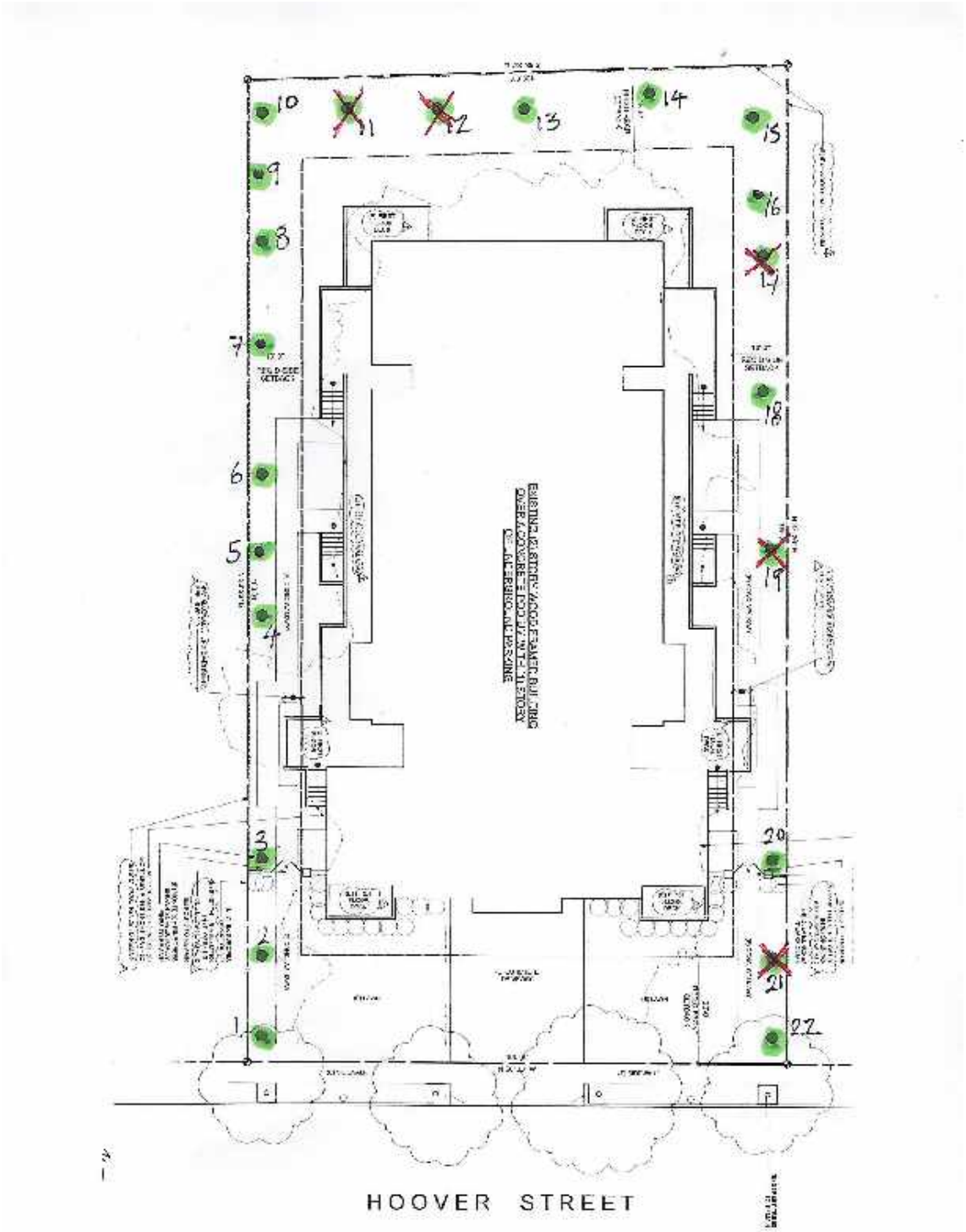
P.O. Box 5326, Redwood City, CA 94063 *650 839 9539*



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.

STAFF REPORT

Planning Commission
Meeting Date: **11/5/2018**
Staff Report Number: **18-092-PC**

Public Hearing: **Use Permit Revision/Jake and Katya Mizrahi/1834 Doris Drive**

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit revision to make changes to the approved roofing material, add a first floor window and a second floor skylight, and change the eave structure on the southwest side elevation for a new two-story residence on a substandard lot with regard to lot width in the R-1-S (Single-Family Suburban Residential) zoning district at 1834 Doris Drive. The previous use permit was approved by the Planning Commission in May 2017. In addition, a heritage size street tree is proposed for removal.

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 proposed revision to the approved use permit.

Background

Site location

The subject property is located on the north side of Doris Drive, between Stanford Avenue and Lemon Street in the West Menlo neighborhood. A location map is included as Attachment B. The surrounding area contains a mixture of older and newer residences, of both single-story and two-story designs. A wide variety of architectural styles are present in the neighborhood, including ranch and modern farmhouse styles. All parcels in the neighborhood are also in the same R-1-S zoning district.

Previous Planning Commission review

On May 22, 2017 the Planning Commission granted a use permit to demolish a single-story, single family residence and build a new two-story residence with a basement on a substandard lot with regard to lot width in the R-1-S (Single Family Suburban Residential) zoning district. Links to the staff report and minutes for the May 22, 2017 Planning Commission meeting are included as Attachment C and D, respectively.

On October 26, 2017, staff sent a substantial conformance memo to the Planning Commission for proposed changes to the approved plan set. Although the proposed modifications warranted notification of the Planning Commission, staff believed the modifications were in substantial conformance with the original approval. No Planning Commissioners requested to discuss the changes at the next Planning Commission meeting and the modifications were subsequently incorporated into the building permit for the

approved project. The conformance memo is included as Attachment E.

The modifications covered by the conformance memo included the addition of three skylights and a revision to the layout of the master bathroom. The revisions to the bathroom layout included a reduction in a second-floor bay window along the right elevation, resulting in the reduction of 8.6 square feet of floor area. Two of the new skylights exceeded five feet in attic height, and each contributed 4.3 square feet of floor area, and therefore, there was no net change in the overall floor area limit of the approved project. The revisions to the master bathroom included the following additional changes to the right side elevation:

- The second-story bay window was reduced in width from 12.3 feet to 9.9 feet.
- The bay window was moved approximately three feet towards the rear of the property.
- A small window in the master bedroom was relocated to the master bathroom.

Building and construction

On August 16, 2017, the City issued a building permit for the new residence, with revised plans approved after the substantial conformance memo process was completed. Construction is currently underway with the majority of the residence completed.

Analysis

Project description

At this time, the applicant is requesting a use permit revision to make changes to the approved roofing material, add a first floor window and a second floor skylight, and change the eave structure on the southwest side elevation for a new two-story residence on a substandard lot with regard to lot width. In addition, a heritage size street tree is proposed for removal due to utility conflicts. Staff evaluated the proposed modifications and determined that the comprehensive changes would not be in substantial conformance with the previous approved project (including the subsequent revisions cleared through the City's substantial conformance memo process) and consequently require a use permit revision be reviewed by the Planning Commission.

The property was developed with a one-story, ranch-style single-family residence with an attached two-car garage at the rear until it was demolished after approval of the 2017 use permit. The lot is substandard due to not meeting the minimum lot width of 80 feet in the R-1-S zoning district, with a width of 73 feet as measured at the rear setback. Construction of a new two-story, single-family residence with a basement and an attached two-car garage, approved by the 2017 use permit, is currently underway. The proposed revisions would not change the approved Floor Area Limit (FAL) or building coverage. A data table summarizing parcel and project attributes is included for reference (Attachment F). The project plans and the applicant's project description letter, describing the proposed revisions, are included as Attachments G and H, respectively.

The project would continue to adhere to all Zoning Ordinance regulations for setbacks, height, daylight plane, and parking. The front setback in particular exceeds the minimum requirement, helping the new home align with the adjacent residences. The approved project includes the removal of the existing single-car driveway and replacement with a two-car driveway that is tapered at the front in order to retain an

existing heritage size, magnolia street tree. The approved site layout includes paving at the right of the driveway to help cars back out of the garage and potentially complete a three-point turn instead of backing out into the street. As part of the proposed revision, the applicant is asking to remove the magnolia street tree to widen the curb cut to 24 feet, the maximum allowed by the City's Parking Stalls and Driveway Design Guidelines, and allow easier PG&E installation. The City Arborist has indicated he does not support the removal of this tree unless additional information is provided by the applicant showing the project cannot go forward without the removal. Unless the City Arborist approves the removal of this tree and approves a replacement tree at a different location, the proposed driveway would not be widened. In addition, an increased driveway would require an encroachment permit subject to review and approval of the Engineering Division. The Planning Commission may wish to discuss if the increased width of the driveway curb cut is appropriate if the heritage size street tree is permitted to be removed by the City Arborist. Options to reduce the amount of paving include reducing the width of the driveway at the curb cut to 20-feet, reducing the increased width of the driveway at the garage, which initially consisted of concrete pads in order to help cars back out of the garage and complete a three-point turn instead of backing out into the street, or replacing the extra driveway width at the garage with the originally proposed concrete pads.

Design and materials

The approved design is described by the applicant as a transitional style of architecture, with classic forms and modern details, and Georgian style influences. The design includes exterior materials consisting primarily of wood, with horizontal and vertical cedar wood siding, square wood columns, and a sectional wood garage door with vertical slats. The design also includes casement windows clad with wood trim and true simulated divided lights, and a front door clad in both wood and glass. The approved plans include an attached, front-loading garage, set back approximately seven and-a-half feet from the front wall of the home and approximately 41 feet from the front property line.

To minimize the overall massing of the two-story building, the upper floor was designed to be offset from the first floor walls all around and somewhat centered over the first floor. The massing was further broken down by using a lower level roof line at the front, with a shed roof over the garage to soften the front facing gable ends.

Twelve screening trees are proposed along the perimeter of the property to aid in promoting privacy between the property and the adjoining residences. Six trees are proposed along the right side property line adjoining a two-story residence. Two screening trees are proposed along the left side property line bordering a single-story residence at 1844 Doris Drive, and four would be placed along the rear of the property to provide screening for a two-story residence located behind the subject property.

The applicant is now requesting to revise the majority of the roofing material from standing seam metal to composition shingle roofing, with the lower pitched front porch roof the only portion of the roof structure that would remain standing seam metal. The applicant is also requesting to add a first floor window at the southwest elevation and a second floor skylight, and change the eave structure on the southwest side elevation to accommodate a reduced patio over the left-side light well.

Staff believes that the architectural style of the proposed revisions to the approved residence would

remain generally intact, continue to be attractive, and consistent with the surrounding neighborhood.

Trees and landscaping

The original arborist report described 18 trees located on or near the property, three of which are heritage trees. One non-heritage tree is proposed to be removed, and 13 new evergreen trees would be planted at the site. The sole heritage tree on the property is the magnolia tree near the existing and proposed driveway. The applicant submitted an arborist report with the original use permit application detailing the species, size, and conditions of the magnolia tree and the non-heritage trees on site. The report determined the present condition, discussed the impacts of the proposed improvements, and provided recommendations for tree preservation, including specific recommendations to preserve the magnolia tree and minimize impacts to it from the construction of the new driveway. The report was revised during the project review process, to provide additional detail and specificity. The original report indicated the demolition of the existing residence and the construction of the new home were anticipated to adversely affect the magnolia tree or the other nearby heritage trees.

A revised arborist report has now been submitted. This report indicates the height of the roots is problematic for the construction of the driveway. The applicant indicated that the driveway cannot be elevated slightly to accommodate the roots as this would direct water toward the house and garage, although this problem may be dealt with through the use of a trench drain by the garage door. The applicant has also indicated that PG&E had not been out to the site to inspect the location until recently, and when PG&E inspected the site they stated they have guidelines which won't allow the line to go through the tree's dense root structure. The applicant further indicates that their plumber is concerned that if the location of the gas meter is relocated to the left side of the residence, the loss of pressure created by the added length between the gas line and gas meter would reduce the pressure to below what is required for the house. Both the original and updated arborist reports are included as Attachment I.

Correspondence

Staff has not received any correspondence on the proposed use permit revision.

Conclusion

Staff does not believe the proposed changes materially change the neighborhood compatibility of the existing residence. No significant privacy concerns are anticipated as the new window would be located on the first floor. Staff recommends that the Planning Commission approve the proposed revisions to 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

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. Hyperlink: Planning Commission staff report, May 22, 2017 – http://menlopark.org/DocumentCenter/View/14495
D. Hyperlink: Planning Commission minutes, May 22, 2017 – http://www.menlopark.org/AgendaCenter/ViewFile/Minutes/_05222017-2927
E. Substantial Conformance Memo, October 26, 2017
F. Data Table
G. Project Plans
H. Project Description Letter
I. Original and Updated Arborist Reports

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:
Corinna Sandmeier, Senior Planner

Report reviewed by:
Kyle Perata, Acting Principal Planner

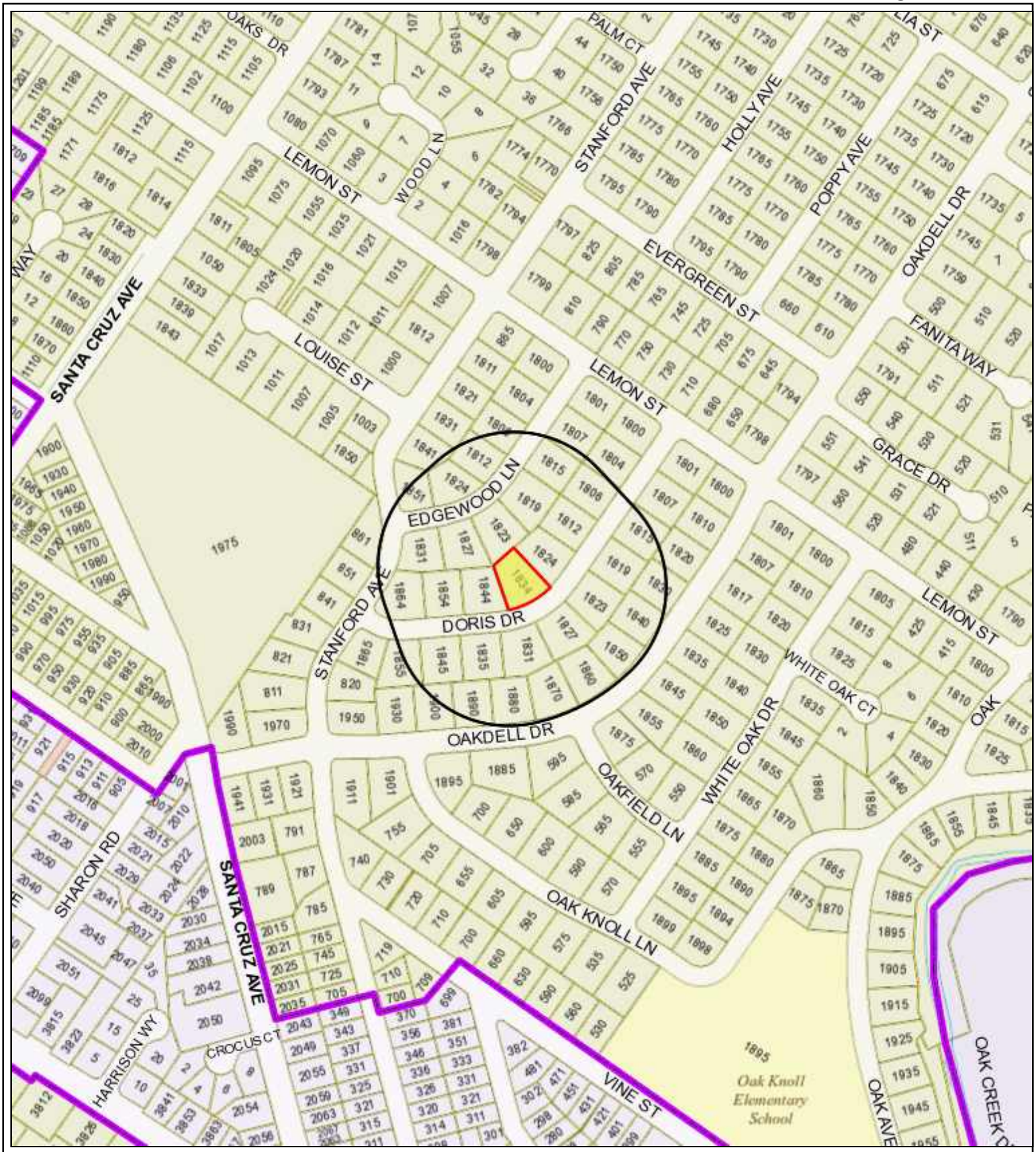
THIS PAGE INTENTIONALLY LEFT BLANK

1834 Doris Drive – Attachment A: Recommended Actions

LOCATION: 1834 Doris Drive	**PROJECT NUMBER:** PLN2018-00114	**APPLICANT:** Jake and Katya Mizrahi	**OWNERS:** Jake and Katya Mizrahi
REQUEST: Request for a use permit revision to make changes to the approved roofing material, add a first floor window and a second floor skylight, and change the eave structure on the southwest side elevation for a new two-story residence on a substandard lot with regard to lot width in the R-1-S (Single Family Suburban Residential) zoning district. In addition, a heritage size street tree is proposed for removal. The original use permit was approved in May 2017.			
DECISION ENTITY: Planning Commission	**DATE:** November 5, 2018	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kennedy, 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. 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 SDG Architecture, consisting of 22 plan sheets, stamped received on October 25, 2018, and approved by the Planning Commission on November 5, 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.



City of Menlo Park

Location Map
1834 Doris Drive

Scale: 1:4,000 | Drawn By: CDS | Checked By: CDS | Date: 11/05/2018 | Sheet: 1

CITY OF MENLO PARK

MEMORANDUM

Date: 10/26/2017
To: Planning Commission
From: Corinna Sandmeier, Associate Planner
Re: 1834 Doris Drive – Determination of Substantial Conformance

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. Staff has come across a case where the proposed modifications warrant notification of the Planning Commission, although staff believes they are in substantial conformance with the original approval. As is described in more detail later, any Planning Commissioner may request that the item be added to the agenda of the next pending Planning Commission meeting for further discussion.

Background

On May 22, 2017, the Planning Commission approved a use permit to demolish a single-story, single family residence and build a new two-story residence with a basement on a substandard lot with regard to lot width in the R-1-S (Single Family Suburban) zoning district. The Planning Commission staff report with approved plans and meeting minutes are available through the links provided below.

Staff report
http://menlopark.org/DocumentCenter/View/14495

Minutes
http://www.menlopark.org/AgendaCenter/ViewFile/Minutes/_05222017-2927

Proposed Revisions

The applicant is requesting the addition of three skylights and a revision to the layout of the master bathroom. The revisions to the bathroom layout would include a reduction in a second-floor bay window along the right elevation, resulting in the reduction of 8.6 square feet of floor area. Two of the skylights would exceed 5 feet in attic height, and each would contribute 4.3 square feet of floor area. However, there would be no net change in the overall floor area limit. The third skylight would not add floor area. The revisions to the master bathroom would include the following additional changes to the right side elevation:

- The second-story bay window would be reduced in width from 12.3 feet to 9.9 feet.
- The bay window would be moved approximately three feet towards the rear of the property.
- A small window in the master bedroom would be relocated to the master bathroom.

The applicant indicates the property owners requested the proposed changes to the layout of the master bathroom and the addition of three skylights during the preparation of the construction documents. The applicant has submitted a project description letter (Attachment A) further explaining the proposed revisions. The applicant also submitted sheets showing the proposed revisions (Attachment B). A building permit for the new residence was issued on August 16, 2017, and excavation for the basement was recently completed.

Staff review

Staff has determined that the changes to the project plans are in substantial conformance with the Planning Commission's previous use permit approval based on the following:

- The overall integrity of the architectural design is maintained with the proposed changes.
- Due to the small size of the window proposed to be relocated from the master bedroom to the master bathroom, no privacy concerns are anticipated.
- The project modification meets all development regulations in the R-1-S zoning district with respect to setbacks, height, daylight plane, floor area limit, and building coverage.

Planning Commission Review

If any member of the Commission would like to discuss the changes to the plans described above at the November 6, 2017 Planning Commission meeting, please notify staff no later than **5:00 p.m.** on **Monday, October 30, 2017**. 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 November 6, 2017 agenda as a regular business item to give the full Commission the opportunity to determine whether or not the changes meet 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 Corinna Sandmeier at cdsandmeier@menlopark.org.

Attachments

A. Project Description Letter
B. Approved and Revised Second Floor Plan, Approved and Revised Roof Plan, Approved and Revised Floor Area Calculations, Approved and Revised Right Elevation, Approved and Revised Sections

SDG
ARCHITECTURE

City of Menlo Park
Planning Department
Attn: Mr. Ori Paz
701 Laurel Street
Menlo Park, CA 94025

September 5, 2017

RE: 1834 Doris Drive

Dear Mr. Paz,

On May 22, 2017 The Planning Commission unanimously approved a Use Permit application for 1834 Doris Drive.

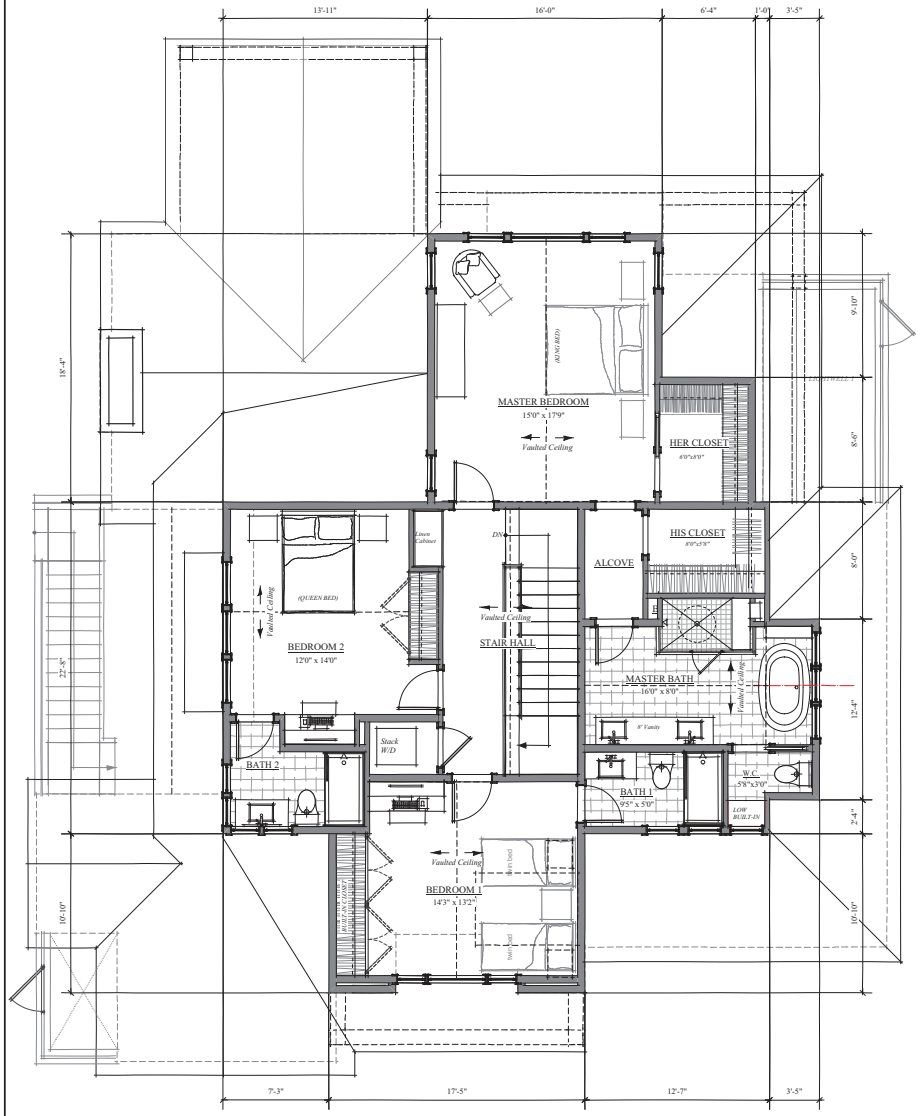
Subsequent to this and during preparation of the construction documents our client requested a small revision to the master bathroom layout. The change resulted in a bay window being reduced in size from approximately 12 feet wide to 10 feet wide and moved about 3 feet towards the rear of the property. This resulted in a floor area reduction of 8.6 square feet. Additionally, the client requested skylights in the stair hall that resulted in 8.6 square feet of attic space to be counted towards floor area. A third skylight is being added to the Master Bathroom shower which has less than 5' in height of attic space (no floor area being added). A small window in the Master Bedroom was removed and relocated to the Master Bathroom W.C. on the same side of the house.

The revisions described above result in no change to the approved square footage for the project, and no significant change to the exterior. The project as currently proposed remains in substantial conformance to the plans dated May 10, 2017 that were approved by the Commission on May 22, 2017.

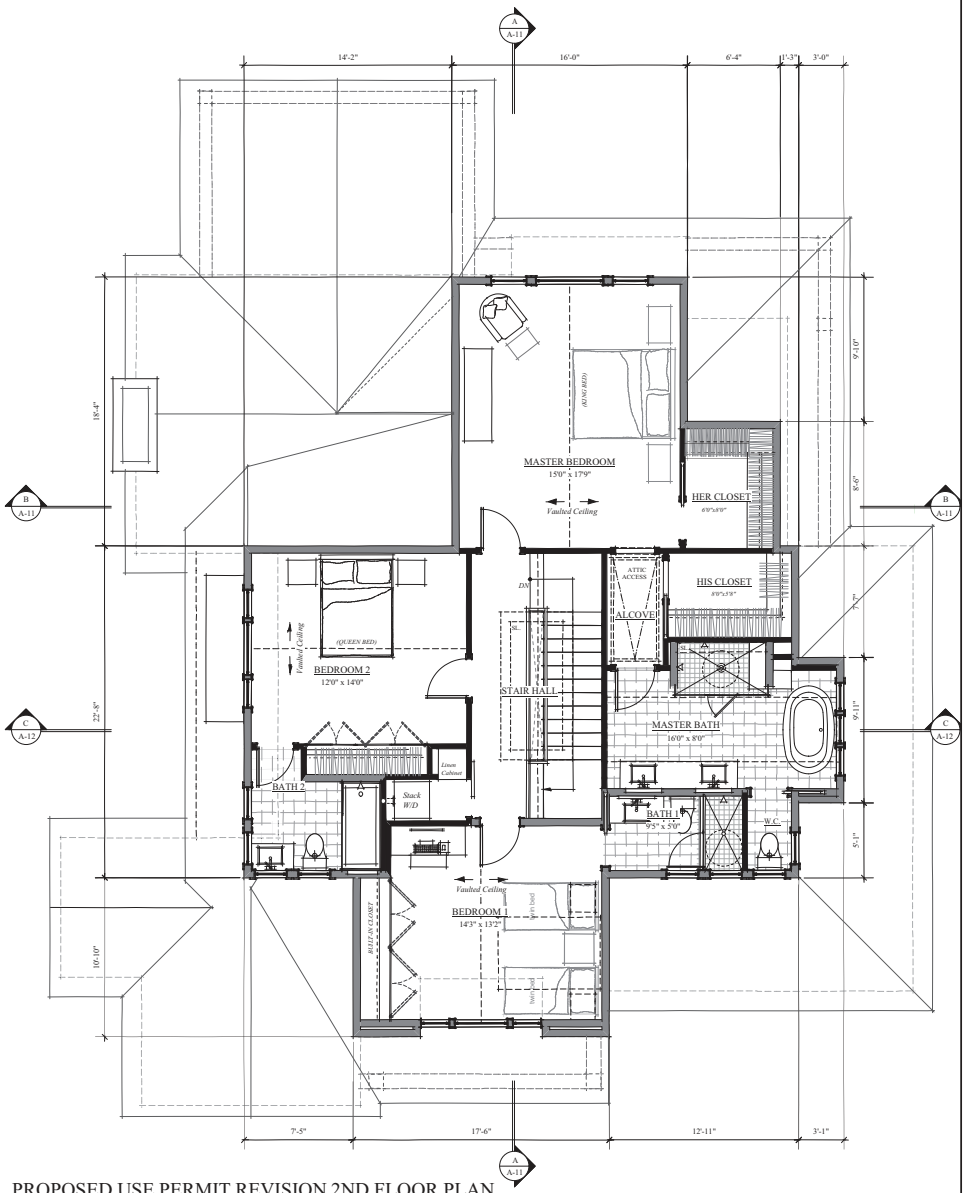
Thank you.

Steve Simpson
Principal Architect

SDG Architecture, Inc.



APPROVED USE PERMIT 2ND FLOOR PLAN



PROPOSED USE PERMIT REVISION 2ND FLOOR PLAN

0 5 10 15 20 FT

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

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2019
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF

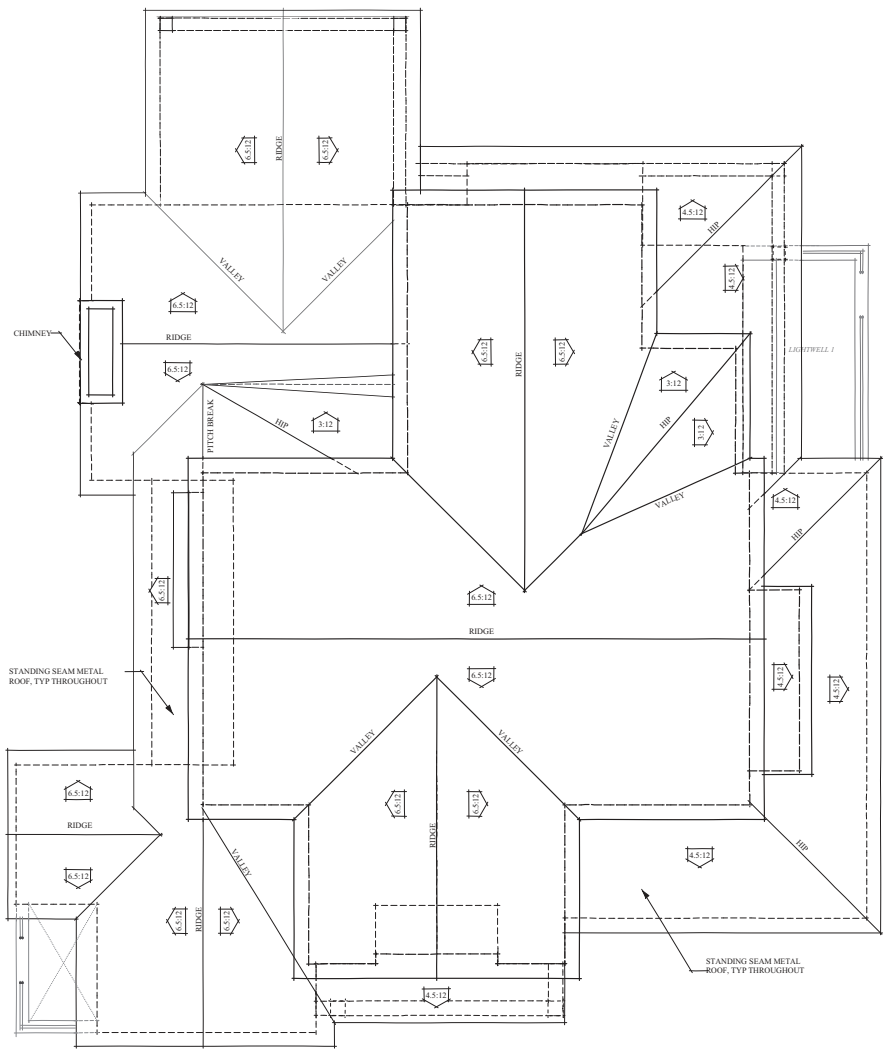
CONTENTS:
PROPOSED SECOND FLOOR PLAN

DATE:
01.13.17

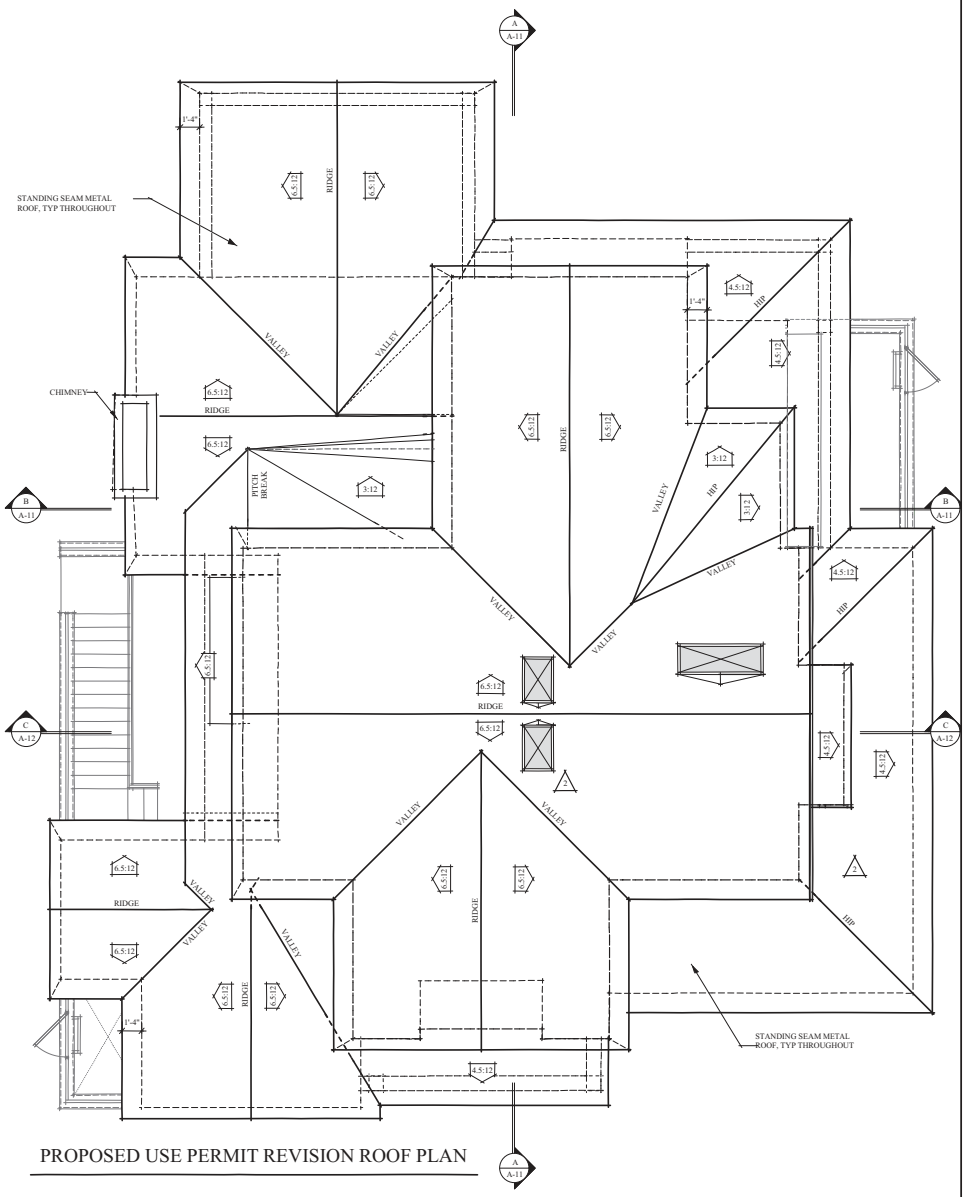
DRAWN:
A. FERREIRA

JOB:
16-110

SHEET:
A-5



APPROVED USE PERMIT ROOF PLAN



PROPOSED USE PERMIT REVISION ROOF PLAN

0 5 10 15 20 FT

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

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
BRIAN SIMPSON
C-26575
REN. 7-31-2019
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF

CONTENTS:
PROPOSED ROOF PLAN

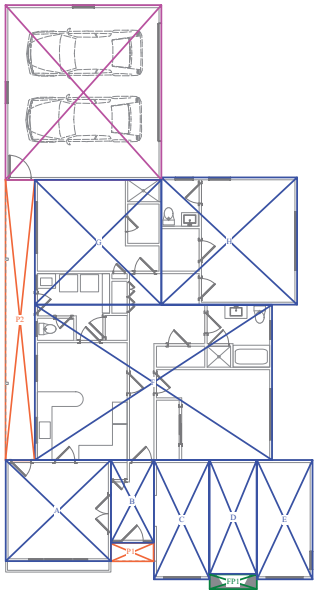
DATE:
01.13.17

DRAWN:
A. FERREIRA

JOB:
16-110

SHEET:
A-6

EXISTING SHED



EXISTING FIRST FLOOR PLAN

EXISTING FLOOR AREA SUMMARY:

FIRST FLOOR AREA	1,905.49 SQ. FT.
GARAGE	506.00 SQ. FT.
TOTAL FLOOR AREA =	2,411.49 SQ. FT.

EXISTING LOT COVERAGE SUMMARY:

FIRST FLOOR	1,905.49 SQ. FT.
GARAGE	506.00 SQ. FT.
FIRE PLACE/CHIMNEY	12.83 SQ. FT.
PORCHES	167.58 SQ. FT.
SHED	80.00 SQ. FT.
TOTAL AREA:	2,671.9 SQ. FT.

2,671.9 SQ. FT. < 3,780 SQ. FT.

(E) FIRST FLOOR :

AREA	DIMENSIONS	
A	14'-04" X 13'-09"	197.70 SQ. FT.
B	05'-10" X 11'-03"	66.31 SQ. FT.
C	07'-06" X 16'-03"	121.87 SQ. FT.
D	06'-05" X 15'-06"	99.45 SQ. FT.
E	07'-06" X 16'-03"	121.87 SQ. FT.
F	32'-04" X 21'-02"	684.38 SQ. FT.
G	17'-03" X 17'-00"	293.25 SQ. FT.
H	18'-06" X 17'-04"	320.66 SQ. FT.
TOTAL		1,905.49 SQ. FT.

(E) ATTACHED GARAGE:

AREA	DIMENSIONS	TOTALS
G1	21'-03" X 23'-10"	506.00 SQ. FT.
TOTAL		506.00 SQ. FT.

(E) COVERED PORCHES:

AREA	DIMENSIONS	TOTALS
P1	05'-10" X 02'-06"	14.58 SQ. FT.
P2	04'-00" X 38'-03"	153.00 SQ. FT.
TOTAL		167.58 SQ. FT.

FIREPLACES:

AREA	DIMENSIONS	TOTALS
FP-1	06'-05" X 02'-00"	12.83 SQ. FT.
TOTAL		12.83 SQ. FT.

DETACHED SHED:

AREA	DIMENSIONS	TOTALS
S-1	10'-00" X 08'-00"	80.00 SQ. FT.
TOTAL		80.00 SQ. FT.

FLOOR AREA VERIFICATION

BASEMENT (NOT INCLUDED IN CALCS):

AREA	*DIMENSIONS*	
B1	*14'-01" X 07'-10"*	*111.07 SQ. FT.*
B2	*16'-10" X 03'-03"*	*54.39 SQ. FT.*
B3	*56'-07" X 09'-06"*	*537.67 SQ. FT.*
B4	*42'-07" X 19'-11"*	*848.97 SQ. FT.*
B5	*08'-10" X 17'-11"*	*158.48 SQ. FT.*
B6	*16'-08" X 17'-03"*	*290.87 SQ. FT.*
B7	*10'-05" X 20'-03"*	*210.37 SQ. FT.*
B8	*09'-07" X 14'-07"*	*140.96 SQ. FT.*
TOTAL		*2352.78 SQ. FT.*

FIREPLACES:

AREA	DIMENSIONS	TOTALS
FP-1	02'-10" X 07'-00"	20.09 SQ. FT.
TOTAL		20.09 SQ. FT.

ATTACHED GARAGE:

AREA	DIMENSIONS	TOTALS
G1	20'-08" X 21'-05"	443.49 SQ. FT.
TOTAL		443.49 SQ. FT.

COVERED PORCHES:

AREA	DIMENSIONS	TOTALS
P1	04'-00" X 03'-06"	14.31 SQ. FT.
P2	04'-07" X 03'-06"	16.12 SQ. FT.
P3	08'-04" X 07'-06"	62.42 SQ. FT.
P4	04'-10" X 19'-05"	93.88 SQ. FT.
P5	09'-10" X 05'-07"	54.82 SQ. FT.
P6	18'-09" X 12'-09"	239.15 SQ. FT.
P7	03'-00" X 15'-06"	46.50 SQ. FT.
TOTAL		527.20 SQ. FT.

FIRST FLOOR :

AREA	DIMENSIONS	
A	05'-06" X 09'-06"	52.31 SQ. FT.
B	14'-11" X 18'-03"	272.46 SQ. FT.
C	04'-0" X 13'-07"	55.17 SQ. FT.
D	08'-04" X 09'-07"	79.77 SQ. FT.
E	04'-06" X 13'-06"	61.95 SQ. FT.
F	16'-03" X 19'-11"	323.42 SQ. FT.
G	06'-04" X 19'-11"	126.49 SQ. FT.
H	20'-08" X 08'-11"	184.82 SQ. FT.
I	09'-08" X 05'-03"	50.81 SQ. FT.
J	07'-07" X 07'-00"	53.04 SQ. FT.
K	09'-08" X 06'-06"	62.94 SQ. FT.
L	27'-11" X 18'-03"	509.62 SQ. FT.
M	12'-00" X 02'-10"	33.97 SQ. FT.
N	06'-10" X 15'-06"	105.91 SQ. FT.
TOTAL		1,972.68 SQ. FT.

SECOND FLOOR :

AREA	DIMENSIONS	
AA	04'-07" X 10'-10"	49.50 SQ. FT.
BB	08'-04" X 10'-02"	84.60 SQ. FT.
CC	04'-07" X 10'-10"	49.50 SQ. FT.
DD	19'-02" X 22'-07"	434.59 SQ. FT.
EE	18'-01" X 04'-00"	73.07 SQ. FT.
FF	03'-05" X 12'-07"	42.76 SQ. FT.
GG	01'-00" X 09'-01"	09.84 SQ. FT.
HH	13'-01" X 18'-07"	243.47 SQ. FT.
II	06'-04" X 08'-06"	53.58 SQ. FT.
JJ	16'-00" X 18'-03"	292.00 SQ. FT.
TOTAL		1,332.91 SQ. FT.

FLOOR AREA SUMMARY:

FIRST FLOOR AREA	1,972.68 SQ. FT.
SECOND FLOOR AREA	1,332.91 SQ. FT.
TOTAL LIVING AREA	3,290.00 SQ. FT.
GARAGE	443.49 SQ. FT.
TOTAL FLOOR AREA =	3,749.08 SQ. FT.

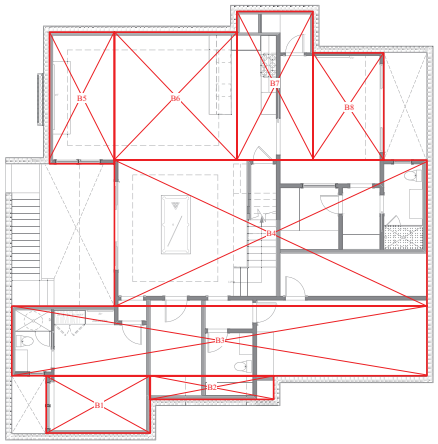
3,749.08 SQ. FT.< 3,767.25 SQ.FT.

BASEMENT	2352.78 SQ. FT.
TOTAL SQ. FT. =	6,101.86 SQ. FT.

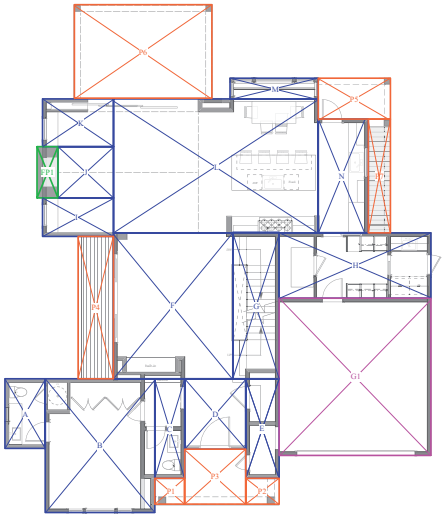
BUILDING (LOT) COVERAGE SUMMARY:

FIRST FLOOR	1,972.68 SQ. FT.
GARAGE	443.49 SQ. FT.
FIRE PLACE/CHIMNEY	20.09 SQ. FT.
PORCHES	527.20 SQ. FT.
TOTAL AREA:	2,963.46 SQ. FT.

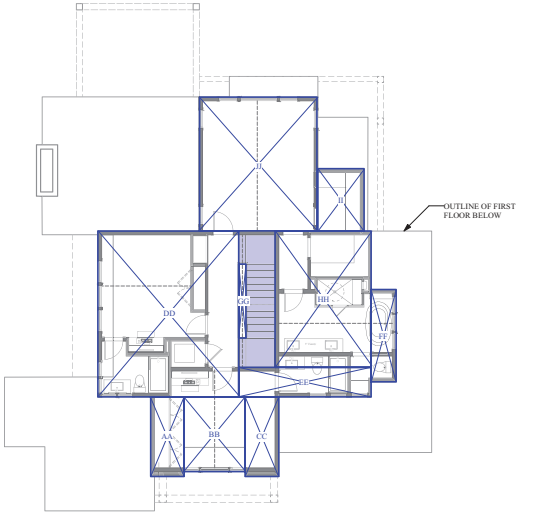
2,963.46 SQ. FT. < 3,804 SQ. FT.
27% BUILDING COVERAGE



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
SCOTT DINSDALE
C-26578
REN. 7-31-2017
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF

CONTENTS:
FLOOR AREA CALCULATIONS

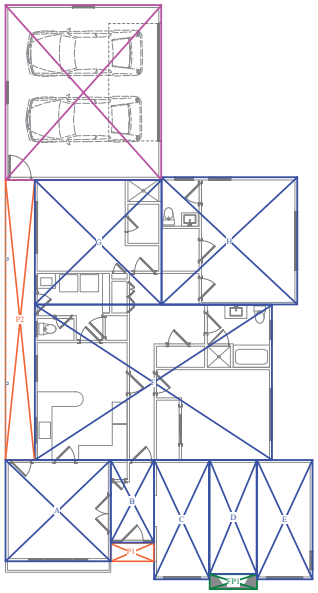
DATE:
01.13.17

DRAWN:
SDG

JOB:
16-110

SHEET:
A-7

EXISTING SHED



EXISTING FIRST FLOOR PLAN

EXISTING FLOOR AREA SUMMARY:

FIRST FLOOR AREA	1,905.49 SQ. FT.
GARAGE	506.00 SQ. FT.
TOTAL FLOOR AREA =	2,411.49 SQ. FT.

EXISTING LOT COVERAGE SUMMARY:

FIRST FLOOR	1,905.49 SQ. FT.
GARAGE	506.00 SQ. FT.
FIRE PLACE/CHIMNEY	12.83 SQ. FT.
PORCHES	167.58 SQ. FT.
SHED	80.00 SQ. FT.
TOTAL AREA:	2,671.9 SQ. FT.

2,671.9 SQ. FT. < 3,780 SQ. FT.

(E) FIRST FLOOR :

AREA	DIMENSIONS	
A	14'-04" X 13'-09"	197.70 SQ. FT.
B	05'-10" X 11'-03"	66.31 SQ. FT.
C	07'-06" X 16'-03"	121.87 SQ. FT.
D	06'-05" X 15'-06"	99.45 SQ. FT.
E	07'-06" X 16'-03"	121.87 SQ. FT.
F	32'-04" X 21'-02"	684.38 SQ. FT.
G	17'-03" X 17'-00"	293.25 SQ. FT.
H	18'-06" X 17'-04"	320.66 SQ. FT.
TOTAL		1,905.49 SQ. FT.

(E) ATTACHED GARAGE:

AREA	DIMENSIONS	TOTALS
G1	21'-03" X 23'-10"	506.00 SQ. FT.
TOTAL		506.00 SQ. FT.

(E) COVERED PORCHES:

AREA	DIMENSIONS	TOTALS
P1	05'-10" X 02'-06"	14.58 SQ. FT.
P2	04'-00" X 38'-03"	153.00 SQ. FT.
TOTAL		167.58 SQ. FT.

FIREPLACES:

AREA	DIMENSIONS	TOTALS
FP-1	06'-05" X 02'-00"	12.83 SQ. FT.
TOTAL		12.83 SQ. FT.

DETACHED SHED:

AREA	DIMENSIONS	TOTALS
S-1	10'-00" X 08'-00"	80.00 SQ. FT.
TOTAL		80.00 SQ. FT.

FLOOR AREA VERIFICATION

BASEMENT (NOT INCLUDED IN CALCS):

AREA	DIMENSIONS	
B1	14'-01" X 07'-10"	111.07 SQ. FT.
B2	16'-10" X 03'-03"	54.39 SQ. FT.
B3	56'-07" X 09'-06"	537.67 SQ. FT.
B4	42'-07" X 19'-11"	848.97 SQ. FT.
B5	08'-10" X 17'-11"	158.48 SQ. FT.
B6	16'-08" X 17'-03"	290.87 SQ. FT.
B7	10'-05" X 20'-03"	210.37 SQ. FT.
B8	09'-07" X 14'-07"	140.96 SQ. FT.
TOTAL		2352.78 SQ. FT.

FIREPLACES:

AREA	DIMENSIONS	TOTALS
FP-1	02'-10" X 07'-00"	20.09 SQ. FT.
TOTAL		20.09 SQ. FT.

ATTACHED GARAGE:

AREA	DIMENSIONS	TOTALS
G1	20'-08" X 21'-05"	443.49 SQ. FT.
TOTAL		443.49 SQ. FT.

COVERED PORCHES:

AREA	DIMENSIONS	TOTALS
P1	04'-00" X 03'-06"	14.31 SQ. FT.
P2	04'-07" X 03'-06"	16.12 SQ. FT.
P3	08'-04" X 07'-06"	62.42 SQ. FT.
P4	04'-10" X 19'-05"	93.88 SQ. FT.
P5	09'-10" X 05'-07"	54.82 SQ. FT.
P6	18'-09" X 12'-09"	239.15 SQ. FT.
P7	03'-00" X 15'-06"	46.50 SQ. FT.
TOTAL		527.20 SQ. FT.

FIRST FLOOR :

AREA	DIMENSIONS	
A	05'-06" X 09'-06"	52.31 SQ. FT.
B	14'-11" X 18'-03"	272.46 SQ. FT.
C	04'-0" X 13'-07"	55.17 SQ. FT.
D	08'-04" X 09'-07"	79.77 SQ. FT.
E	04'-06" X 13'-06"	61.95 SQ. FT.
F	16'-03" X 19'-11"	323.42 SQ. FT.
G	06'-04" X 19'-11"	126.49 SQ. FT.
H	20'-08" X 08'-11"	184.82 SQ. FT.
I	09'-08" X 05'-03"	50.81 SQ. FT.
J	07'-07" X 07'-00"	53.04 SQ. FT.
K	09'-08" X 06'-06"	62.94 SQ. FT.
L	27'-11" X 18'-03"	509.62 SQ. FT.
M	12'-00" X 02'-10"	33.97 SQ. FT.
N	06'-10" X 15'-06"	105.91 SQ. FT.
TOTAL		1,972.68 SQ. FT.

SECOND FLOOR :

AREA	DIMENSIONS	
AA	04'-07" X 10'-10"	49.50 SQ. FT.
BB	08'-04" X 10'-02"	84.60 SQ. FT.
CC	04'-07" X 10'-10"	49.50 SQ. FT.
DD	19'-04" X 22'-07"	438.23 SQ. FT.
EE	18'-01" X 04'-00"	72.52 SQ. FT.
FF	03'-00" X 9'-11"	30.52 SQ. FT.
GG	01'-00" X 10'-01"	10.24 SQ. FT.
HH	13'-01" X 18'-07"	243.47 SQ. FT.
II	06'-04" X 08'-06"	53.58 SQ. FT.
JJ	16'-00" X 18'-03"	292.00 SQ. FT.
ATTIC AREA OVER 5'		
LL	1'-6" X 2'-10"	4.30 SQ. FT.
MM	1'-6" X 2'-10"	4.30 SQ. FT.
TOTAL		1,332.91 SQ. FT.

FLOOR AREA SUMMARY:

FIRST FLOOR AREA	1,972.68 SQ. FT.
SECOND FLOOR AREA	1,332.91 SQ. FT.
TOTAL LIVING AREA	3,290.00 SQ. FT.
GARAGE	443.49 SQ. FT.
TOTAL FLOOR AREA =	3,749.08 SQ. FT.

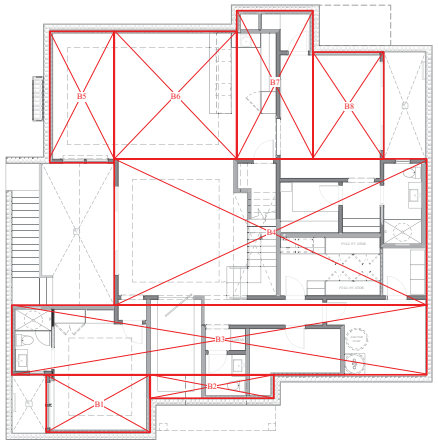
3,749.08 SQ. FT.< 3,767.25 SQ.FT.

BASEMENT	2352.78 SQ. FT.
TOTAL SQ. FT. =	6,101.86 SQ. FT.

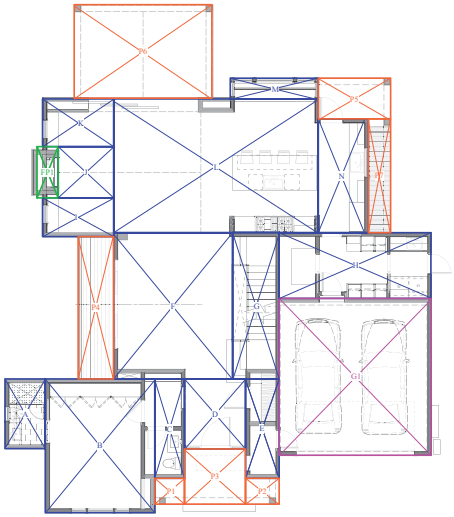
BUILDING (LOT) COVERAGE SUMMARY:

FIRST FLOOR	1,972.68 SQ. FT.
GARAGE	443.49 SQ. FT.
FIRE PLACE/CHIMNEY	20.09 SQ. FT.
PORCHES	527.20 SQ. FT.
TOTAL AREA:	2,963.46 SQ. FT.

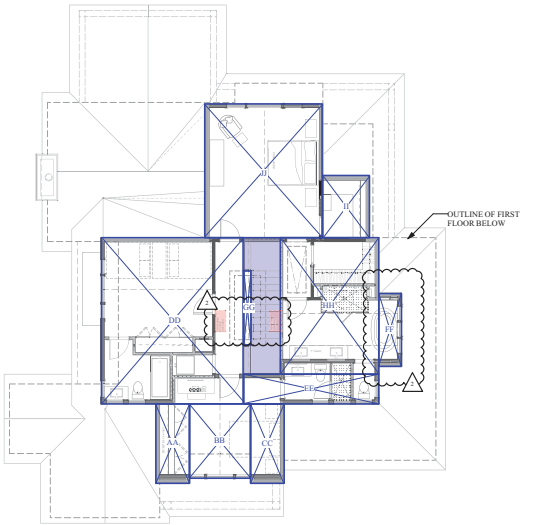
2,963.46 SQ. FT. < 3,804 SQ. FT.
27% BUILDING COVERAGE



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

0 10 20 30 40 FT

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

SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
SEAN DAVID GRAHAM
C-26578
REN. 7-31-2017
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF

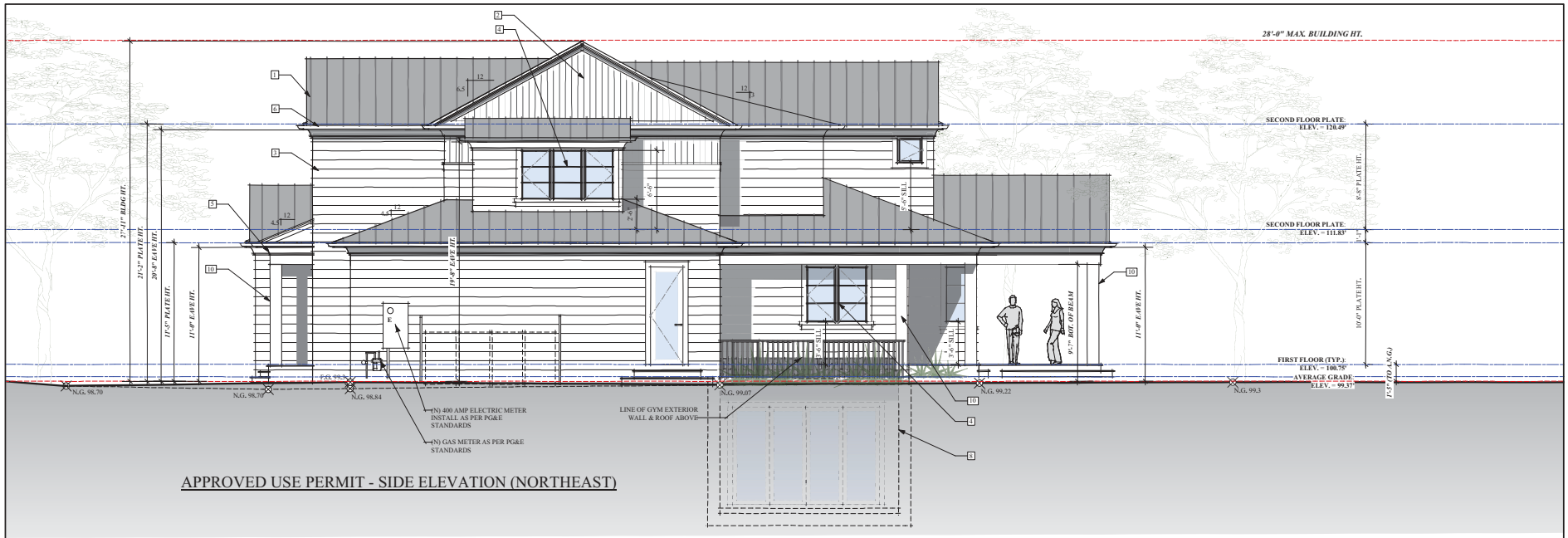
CONTENTS:
FLOOR AREA CALCULATIONS

DATE:
01.13.17

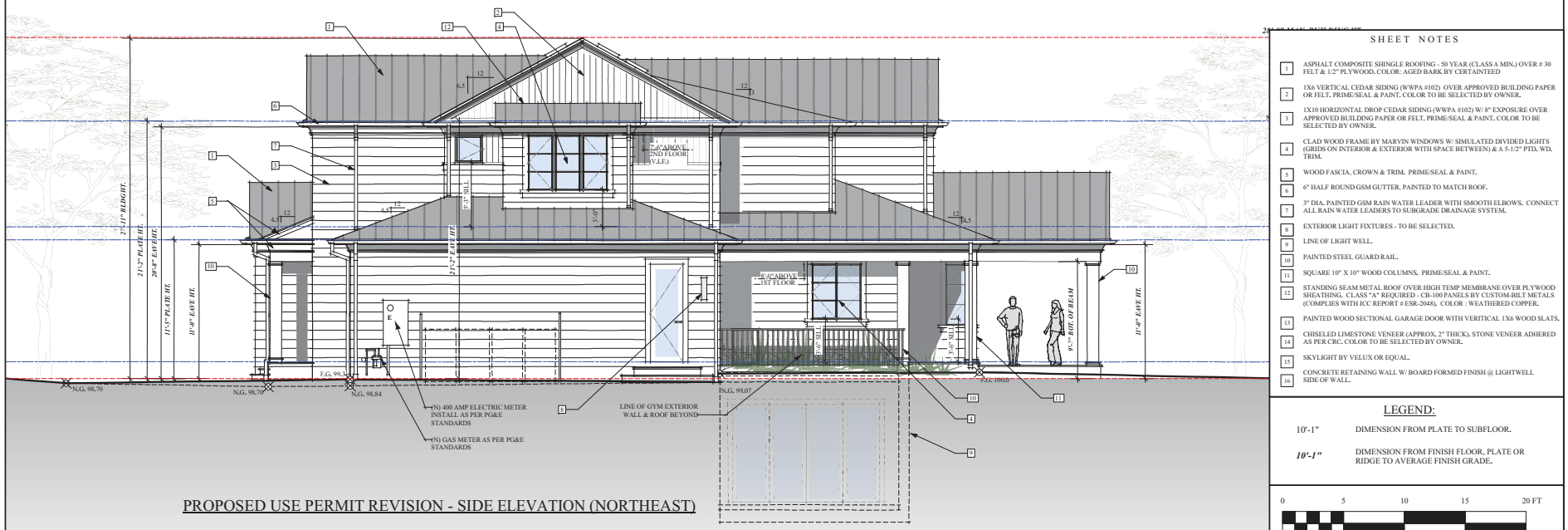
DRAWN:
SDG

JOB:
16-110

SHEET:
A-7.1



APPROVED USE PERMIT - SIDE ELEVATION (NORTHEAST)



PROPOSED USE PERMIT REVISION - SIDE ELEVATION (NORTHEAST)

SHEET NOTES

1. ASPHALT COMPOSITE SHINGLE ROOFING - 50 YEAR (CLASS A MIN.) OVER # 30 FELT & 1/2" PLYWOOD. COLOR: AGED BARK BY CERTAINTEED
2. 1X6 VERTICAL CEDAR SIDING (WWPA #102) OVER APPROVED BUILDING PAPER OR FELT. PRIME/SEAL & PAINT. COLOR TO BE SELECTED BY OWNER.
3. 1X10 HORIZONTAL DROP CEDAR SIDING (WWPA #102) W/ 8" EXPOSURE OVER APPROVED BUILDING PAPER OR FELT. PRIME/SEAL & PAINT. COLOR TO BE SELECTED BY OWNER.
4. CLAD WOOD FRAME BY MARVIN WINDOWS W/ SIMULATED DIVIDED LIGHTS (GRIDS ON INTERIOR & EXTERIOR WITH SPACE BETWEEN) & A 5-1/2" PTD. WD. TRIM.
5. WOOD FASCIA, CROWN & TRIM. PRIME/SEAL & PAINT.
6. 6" HALF ROUND GSM GUTTER, PAINTED TO MATCH ROOF.
7. 3" DIA. PAINTED GSM RAIN WATER LEADER WITH SMOOTH ELBOWS. CONNECT ALL RAIN WATER LEADERS TO SUBGRADE DRAINAGE SYSTEM.
8. EXTERIOR LIGHT FIXTURES - TO BE SELECTED.
9. LINE OF LIGHT WELL.
10. PAINTED STEEL GUARD RAIL.
11. SQUARE 10" X 10" WOOD COLUMNS. PRIME/SEAL & PAINT.
12. STANDING SEAM METAL ROOF OVER HIGH TEMP MEMBRANE OVER PLYWOOD SHEATHING. CLASS "A" REQUIRED - CB-100 PANELS BY CUSTOM-BILT METALS (COMPLIES WITH ICC REPORT # ESR-2048). COLOR : WEATHERED COPPER.
13. PAINTED WOOD SECTIONAL GARAGE DOOR WITH VERITICAL 1X6 WOOD SLATS.
14. CHISELED LIMESTONE VENEER (APPROX. 2" THICK). STONE VENEER ADHERED AS PER CRC. COLOR TO BE SELECTED BY OWNER.
15. SKYLIGHT BY VELUX OR EQUAL.
16. CONCRETE RETAINING WALL W/ BOARD FORMED FINISH @ LIGHTWELL SIDE OF WALL.

LEGEND:

10'-1"	DIMENSION FROM PLATE TO SUBFLOOR.
10'-1"	DIMENSION FROM FINISH FLOOR, PLATE OR RIDGE TO AVERAGE FINISH GRADE.

0 5 10 15 20 FT

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

SDG ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT STEVE SIMPSON C-26575 REN. 7-31-2019 STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF

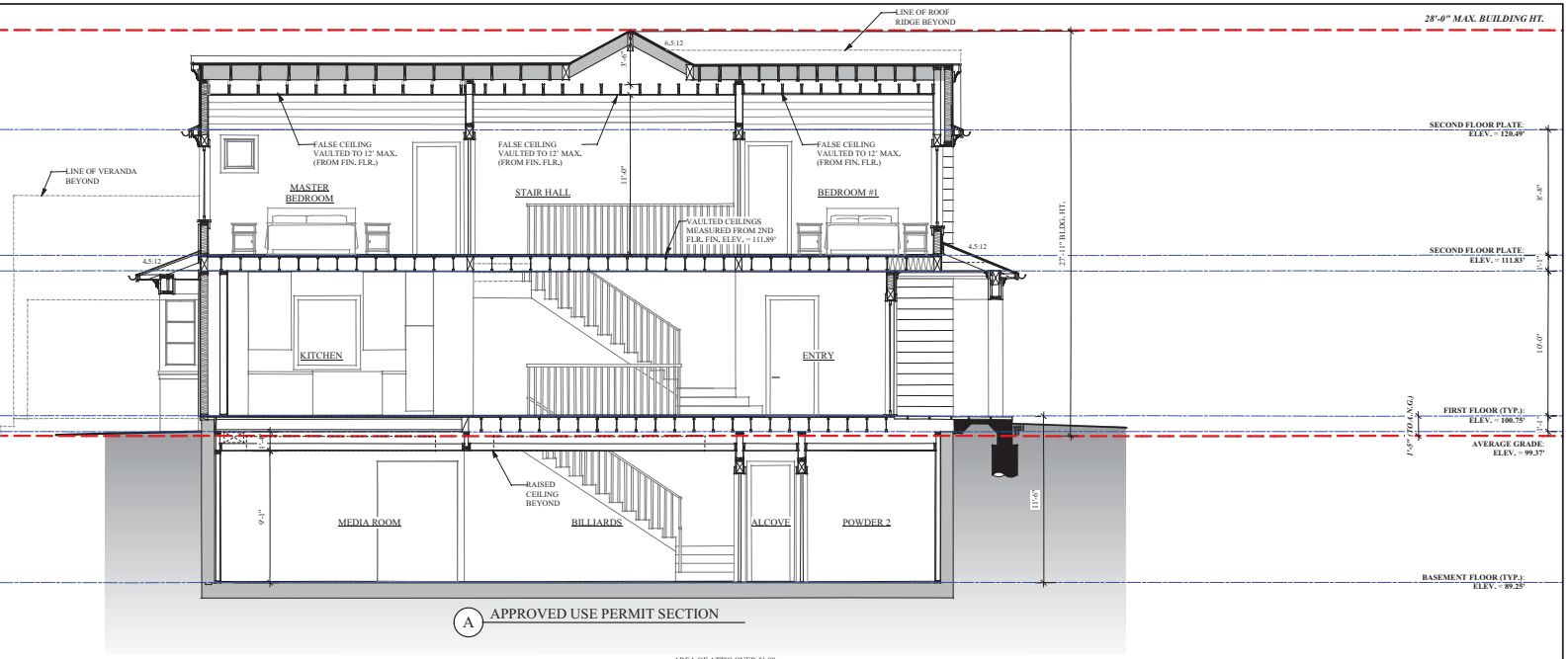
CONTENTS:
EXTERIOR ELEVATIONS

DATE:
06.09.17

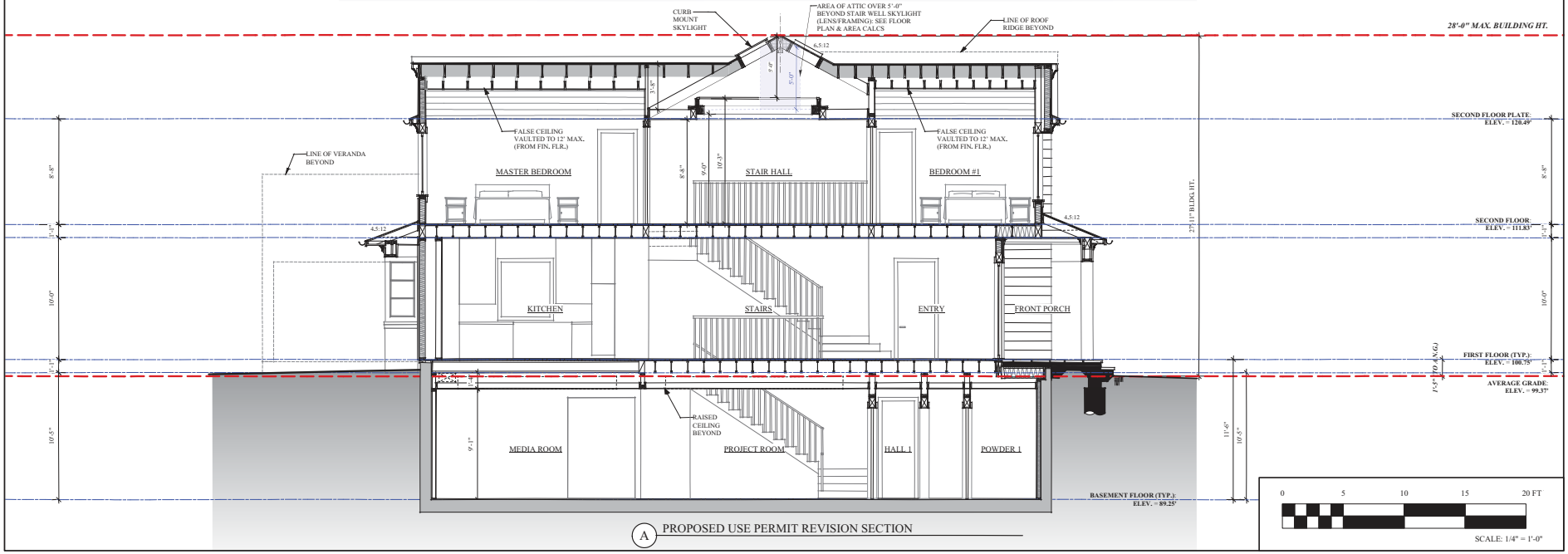
DRAWN:
SDG

JOB:
16-103

SHEET:
A-9.1



A APPROVED USE PERMIT SECTION



A PROPOSED USE PERMIT REVISION SECTION

0 5 10 15 20 FT

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

SDG ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT STEVE SIMPSON C-26575 REN. 7-31-2019 STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF

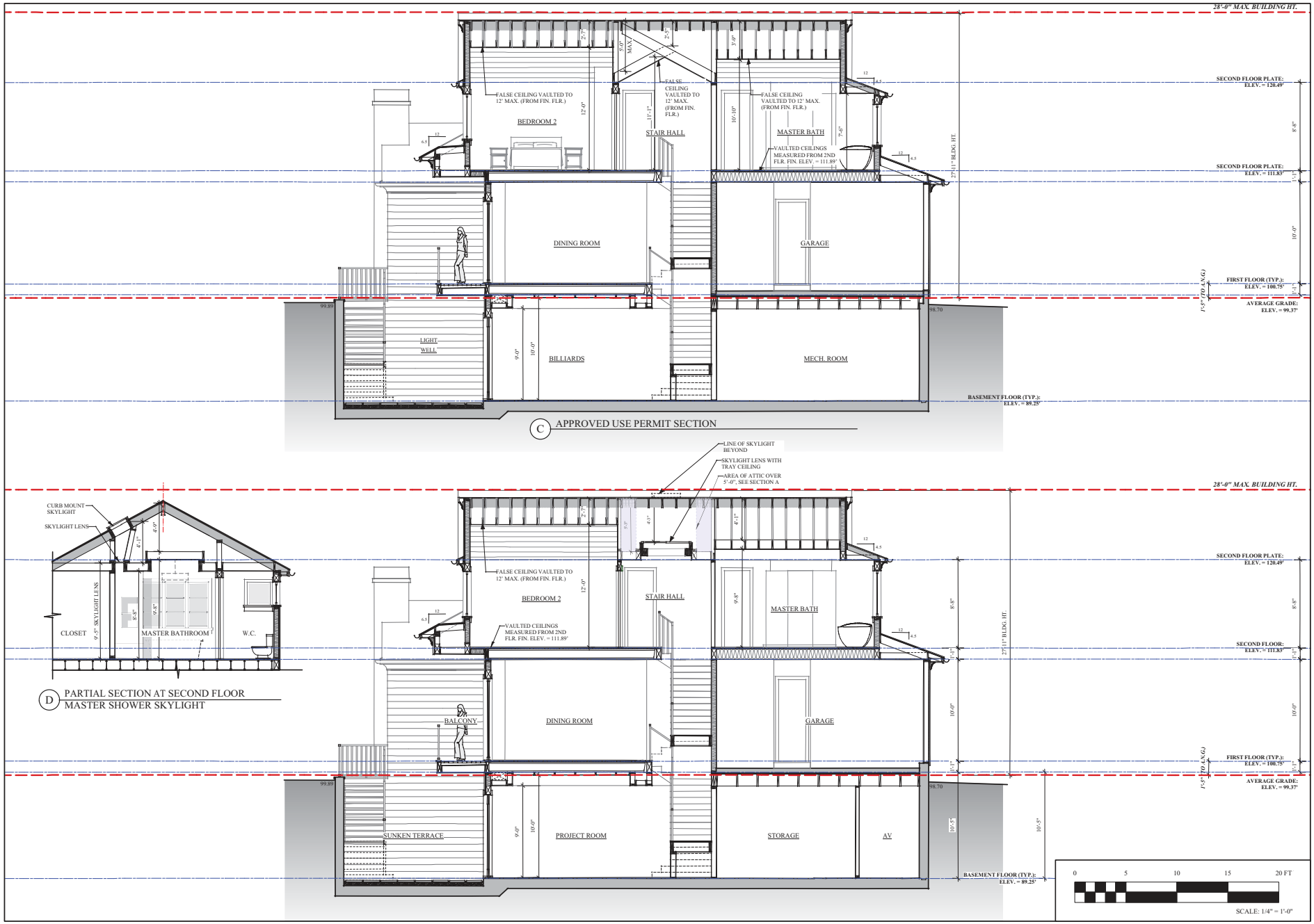
CONTENTS:
BUILDING SECTIONS

DATE:
01.13.17

DRAWN:
SDG

JOB:
16-103

SHEET:
A-11



SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT STEVE SIMPSON C-26575 REN. 7-31-2019 STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 10.25.17 AF

CONTENTS:
BUILDING SECTIONS

DATE:
01.13.17

DRAWN:
SDG

JOB:
16-103

SHEET:
A-12

1834 Doris Drive – Attachment F: Data Table

	PROPOSED PROJECT	EXISTING PROJECT (Demolished in 2017)	ZONING ORDINANCE
Lot area	10,869 sf	10,869 sf	10,000 sf min.
Lot width	73 ft.	73 ft.	80 ft. min.
Lot depth	133.8 ft.	133.8 ft.	100 ft. min.
Setbacks			
Front	27.5 ft.	40 ft.	20 ft. min.
Rear	36 ft.	19.5 ft.	20 ft. min.
Side (left)	12.2 ft.	11 ft.	10 ft. min.
Side (right)	11 ft.	21.8 ft.	10 ft. min.
Building coverage	2,963.5 sf 27.3 %	2,671.9 sf 24.6 %	3,804 sf max. 35 % max.
FAL (Floor Area Limit)	3,749 sf	2,411 sf	3,767 sf max.
Square footage by floor	1,972.7 sf/1st 1,332.9 sf/2nd 443.5 sf/garage 2,352.8 sf/basement 527.2 sf/porches 20.1 sf/fireplace	1,905.5 sf/1st 506 sf/garage 80 sf/shed 167.6 sf/porches 12.8 sf/fireplace	
Square footage of buildings	6,649.2 sf	2,671.9 sf	
Building height	27.9 ft.	15.8 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	15**	New Trees	13
	Heritage trees proposed for removal	1***	Non-Heritage trees proposed for removal	1	Total Number of Trees	30

* Includes two heritage trees on adjacent property

**Includes eleven non-heritage trees on adjacent property

***One heritage street tree is proposed for removal but the City Arborist does not currently support its removal.

NEW SINGLE FAMILY HOME:

MIZRAHI RESIDENCE

1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

PROJECT INFORMATION

SITE DATA:

ADDRESS:	1834 DORIS DRIVE
A.P.N.:	071-122-060
ZONING:	R1-S
OCCUPANCY GROUP:	R-3/U
TYPE CONSTRUCTION:	VB
PARKING:	2 SPACES - (1 COVERED MIN.)
FLOOD ZONE:	NO
FIRE HAZARD ZONE:	NO
FIRE SPRINKLERS:	YES
LOT AREA:	10,869 SQ. FT. .25 ACRES
REQUIRED SETBACKS:	FRONT - 20'-0" REAR - 20'-0" SIDES - 10'-0"
MAXIMUM HEIGHT:	28'-0"
MAXIMUM BUILDING COVERAGE:	TWO-STORY: 35% = 3,804.15 SQ. FT.
MAXIMUM F.A.L.:	2,800 + [(10,869-7000).25]SQ.FT. = 3,767.25 SQ. FT.
DAYLIGHT PLANE:	SIDE SETBACK - 19'-6" 45 DEG

DESIGN DATA:

FLOOR AREA SUMMARY (FAL):

FIRST FLOOR AREA	1,972.68 SQ. FT.
SECOND FLOOR AREA	1,332.91 SQ. FT.
TOTAL LIVING AREA	3,290.00 SQ. FT.
GARAGE	443.49 SQ. FT.
TOTAL FLOOR AREA =	3,749.08 SQ. FT.

3,749.08 SQ. FT.< 3,767.25 SQ.FT.

BASEMENT	2352.78 SQ. FT.
TOTAL SQ. FT. =	6,101.86 SQ. FT.

3,749.08 SQ. FT.< 3,767.25 SQ.FT.

BUILDING LOT COVERAGE SUMMARY:

FIRST FLOOR	1,972.68 SQ. FT.
GARAGE	443.49 SQ. FT.
FIRE PLACE/CHIMNEY	20.09 SQ. FT.
PORCHES	510.94 SQ. FT.
TOTAL AREA	2,947.20 SQ. FT.

2,947.20 SQ. FT. < 3,804.15 SQ. FT.
27% OF LOT AREA

PROPOSED SETBACKS:	FRONT - 27'-5" REAR - 46'-5" SIDES - 11'-0" RIGHT 12'-2" LEFT
HEIGHT:	27'-11"

3 CONCEPTUAL RENDERING

SITE MAP LOCATION

IMAGE COURTESY OF GOOGLE EARTH

OWNER

JAKE & KATYA MIZRAHI
2250 WASHINGTON STREET
SAN FRANCISCO, CA 94115

SHEET INDEX

SHEET	DESCRIPTION
AA-0	COVER SHEET
AA-1	AREA PLAN & STREETSCAPE ELEVATION
D-1	EXISTING/DEMOLITION SITE PLAN
A-1	APPROVED SITE PLAN
A-1.1	PROPOSED SITE PLAN
A-2	EXISTING 1ST FLOOR PLAN (TO BE DEMOLISHED)
A-3	APPROVED USE PERMIT BASEMENT FLOOR PLAN
A-4	APPROVED USE PERMIT 1ST FLOOR PLAN
A-4.1	PROPOSED USE PERMIT 1ST FLOOR PLAN
A-5	APPROVED & PROPOSED USE PERMIT 2ND FLOOR PLAN
A-6	APPROVED & PROPOSED USE PERMIT ROOF PLAN
A-7	APPROVED USE PERMIT FLOOR AREA CALCULATIONS
A-7.1	PROPOSED REVISION FLOOR AREA CALCULATIONS
A-8	EXISTING EXTERIOR ELEVATIONS
A-9	APPROVED & PROPOSED EXTERIOR ELEVATIONS
A-9.1	APPROVED & PROPOSED EXTERIOR ELEVATIONS
A-10	APPROVED & PROPOSED EXTERIOR ELEVATIONS
A-10.1	APPROVED & PROPOSED EXTERIOR ELEVATIONS
A-11	BUILDING SECTIONS
A-12	BUILDING SECTIONS
SU-1	SURVEY

SUPPLEMENTAL DOCUMENTS

ARBORIST REPORT
IMPERVIOUS AREA WORKSHEET
STORMWATER REQUIREMENT CHECKLIST
REQUEST FOR EVALUATION FOR POTENTIAL HISTORIC SIGNIFICANCE
DATA SHEET

CONSULTANTS

SURVEYOR
LEA & BRAZE ENGINEERING
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
510.887.4086

ARBORIST:
KIELTY ARBORIST SERVICES
P.O. BOX 6187
SAN MATEO, CA 94403
650.525.1464

CIVIL ENGINEER:
CLIFF BECHTEL & ASSOCIATES
901 WLATERMIRE STREET
BELMONT, CA 94002
650.333.0103

INTERIOR DESIGNER:
TAYLOR FORD DESIGN
3701 SACRAMENTO STREET, NO. 407
SAN FRANCISCO, CA 95118
415.750.1607

SDG ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT — C-26575 REN. 7-31-2019 — STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF
3 10.24.18 AF

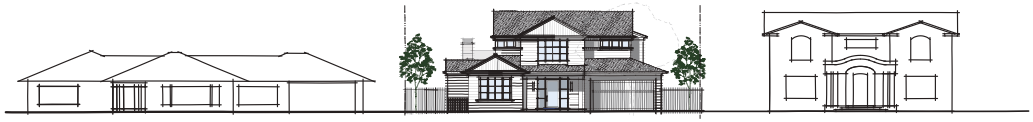
CONTENTS:
COVER SHEET

DATE:
01.13.17

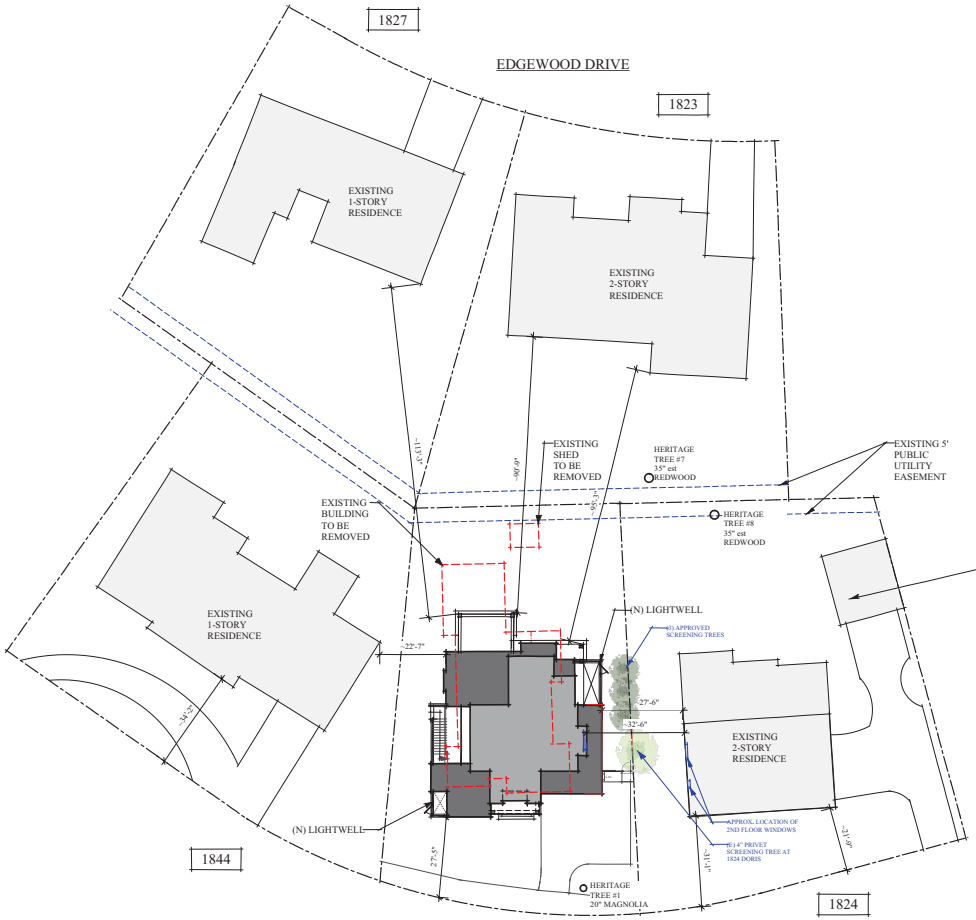
DRAWN:
SDG

JOB:
16-110

SHEET:
AA-0



STREET SCAPE 1/16"=1'-0"



AREA PLAN
FOR REFERENCE ONLY- NO CHANGE 1"= 20'

SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
C-26575
REN. 7-31-2019
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF

CONTENTS:
AREA PLAN & STREETSCAPE ELEVATION

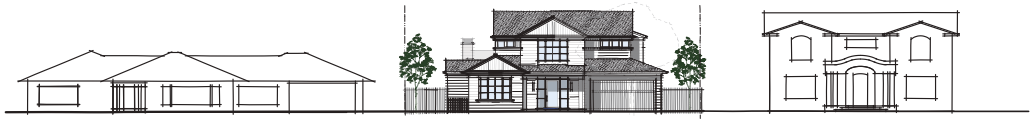
DATE:
01.13.17

DRAWN:
SDG

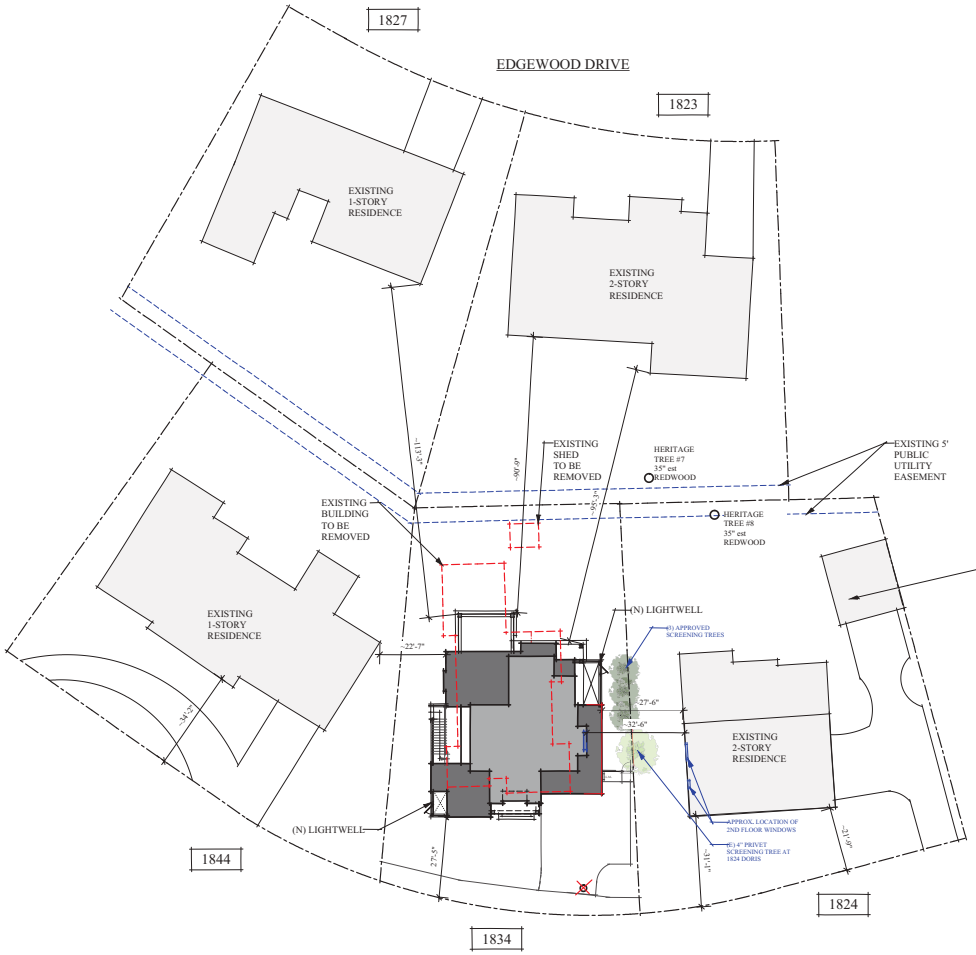
JOB:
16-110

SHEET:
AA-1

G2



STREET SCAPE 1/16"=1'-0"



REVISED AREA PLAN
FOR REFERENCE ONLY- NO CHANGE 1"= 20'

SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
SEAN D. GIBBONS
C-26575
REN. 7-31-2019
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF

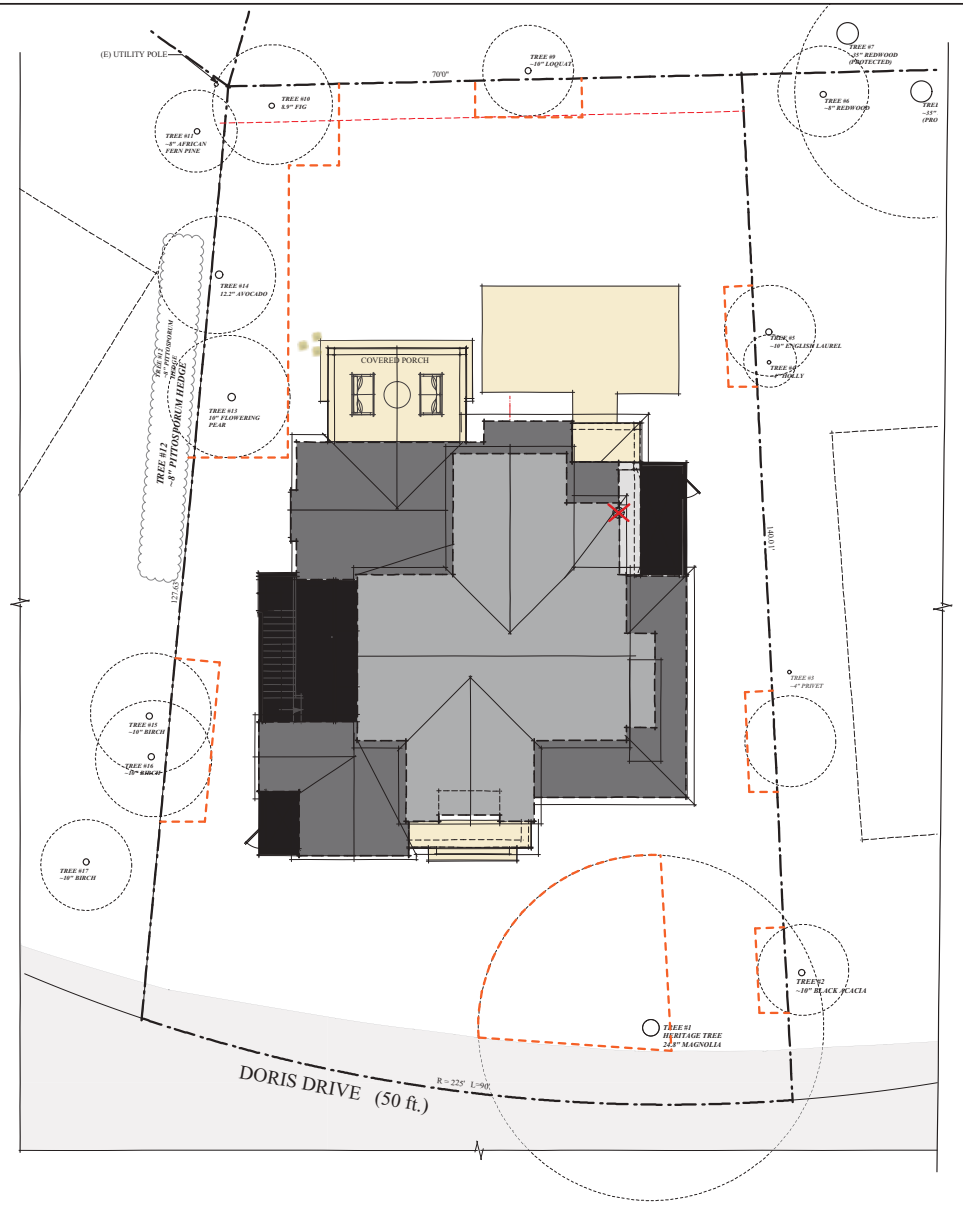
CONTENTS:
AREA PLAN & STREETSCAPE ELEVATION

DATE:
01.13.17

DRAWN:
SDG

JOB:
16-110

SHEET:
AA-1



EXISTING/DEMO SITE PLAN

FOR REFERENCE ONLY - NO CHANGE

SITE ANALYSIS

ZONE: R-1-S

LOT AREA:	10,869 SQ. FT.
ALLOWABLE FLOOR AREA: 2,800 + [(10,869-7000).25]SQ.FT. =	3,767.25 SQ. FT.
NO ATTIC SPACE OVER 5'-0"	
EXISTING FIRST FLOOR AREA:	1,905.49 SQ. FT.
EXISTING ATTACHED GARAGE AREA:	506.00 SQ. FT.
EXISTING SHED AREA:	80.00 SQ. FT.
TOTAL EXISTING FLOOR AREA:	2,671.90 SQ. FT.
PROPOSED FIRST FLOOR AREA:	1,927.78 SQ. FT.
PROPOSED SECOND FLOOR AREA:	1,332.91 SQ. FT.
PROPOSED ATTACHED GARAGE AREA:	443.49 SQ. FT.
TOTAL PROPOSED FLOOR AREA:	3,749.08 SQ. FT.

3,749.08 SQ. FT. < 3,767.25 SQ. FT. OK

EXISTING LAND COVERED BY STRUCTURES:	24.5%
EXISTING PAVED SURFACES:	36.6%
EXISTING LANDSCAPED AREA:	38.9 %
EXISTING PARKING SPACES:	(2) COVERED

TREE NOTE: EXISTING TREES REFERENCED TO ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES, DATED JANUARY 10, 2017 (REVISED MARCH 9, 2017)

LEGEND

EXISTING STRUCTURE TO BE REMOVED

EXISTING PAVING TO BE REMOVED

EXISTING FENCE TO BE REMOVED

TREE PROTECTION FENCING; 6' TALL MTL CHAIN LINK W/ 2" DIA. SUPPORT POLES (MOUNTED IN GROUND)

EXISTING TREE TO BE REMOVED.

EXISTING TREE TO REMAIN

NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES SHOWN ARE ONLY APPROXIMATE. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.

TREE PROTECTION NOTES :

TP-1. ALL TREE PROTECTION FENCING TO BE 6'-0" HIGH METAL CHAIN LINK FENCING.

TP-2. ALL FENCING SHALL BE PLACED AT THE DIRECTION OF THE PROJECT ARBORIST - KEVIN KIELTY AND APPROVED BY THE CITY PRIOR TO START OF ANY DEMOLITION OR CONSTRUCTION WORK.

TP-3. ALL FENCING SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT OR APPROVED FOR REMOVAL BY THE ARBORIST.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1/8" = 1'-0"

SDG ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT — STEVE SIMPSON — C-26575 REN. 7-31-2019 — STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF

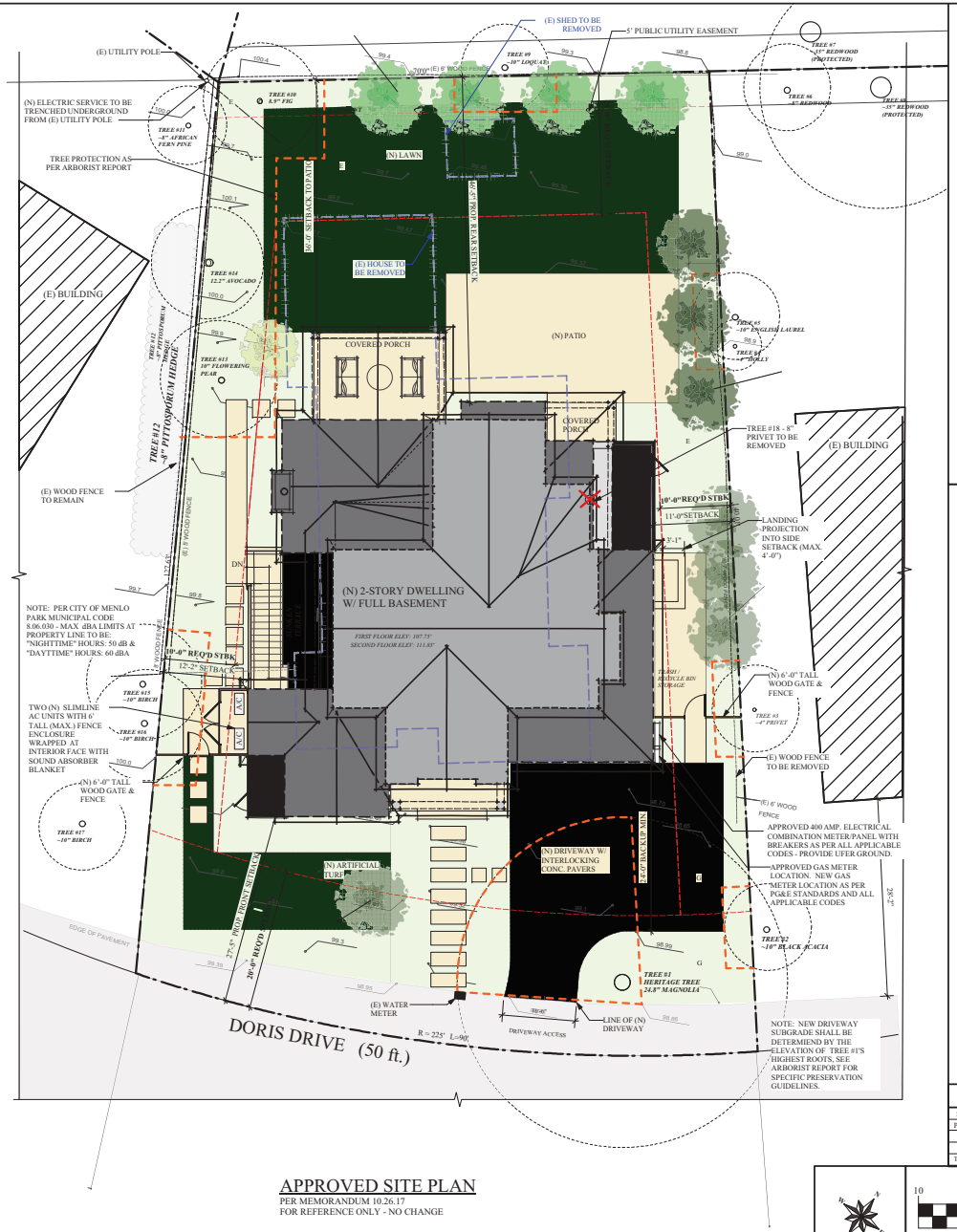
CONTENTS:
EXISTING / DEMO SITE PLAN

DATE:
01.13.17

DRAWN:
SDG

JOB:
16-110

SHEET:
D-1



APPROVED SITE PLAN

PER MEMORANDUM 10.26.17
FOR REFERENCE ONLY - NO CHANGE

SITE ANALYSIS

ZONE: R-1-S
LOT AREA: 10,869 SQ. FT.

ALLOWABLE FLOOR AREA:
2,800 + [(10,869-7000).25]SQ.FT. = 3,767.25 SQ. FT.

NO ATTIC SPACE OVER 5'-0"

EXISTING FIRST FLOOR AREA:	1,905.49 SQ. FT.
EXISTING ATTACHED GARAGE AREA:	506.00 SQ. FT.
EXISTING SHED AREA:	80.00 SQ. FT.
TOTAL EXISTING FLOOR AREA:	2,671.90 SQ. FT.
PROPOSED FIRST FLOOR AREA:	1,927.78 SQ. FT.
PROPOSED SECOND FLOOR AREA:	1,332.91 SQ. FT.
PROPOSED ATTACHED GARAGE AREA:	443.49 SQ. FT.
TOTAL PROPOSED FLOOR AREA:	3,749.08 SQ. FT.

3,749.08 SQ. FT. < 3,767.25 SQ. FT. OK

EXISTING LAND COVERED BY STRUCTURES:	24.5%
EXISTING PAVED SURFACES:	36.6%
EXISTING LANDSCAPED AREA:	38.9 %
EXISTING PARKING SPACES:	(2) COVERED
PROPOSED LAND COVERED BY STRUCTURES:	27%
PROPOSED PAVED SURFACES:	28.5%
PROPOSED LANDSCAPED AREA:	44.5%
PROPOSED PARKING SPACES:	(2) COVERED

NOTE: ALL GRADES TO REMAIN NATURAL

TREE NOTE: EXISTING TREES REFERENCED TO ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES, DATED JANUARY 10, 2017

LEGEND

- PROPOSED PAVER DRIVEWAY
- OUTLINE OF PROPOSED FIRST FLOOR
- OUTLINE OF PROPOSED SECOND FLOOR
- EXISTING STRUCTURE TO BE REMOVED
- STONE PATIO / HARDSCAPE
- OUTLINE OF LIGHTWELL AREA
- EXISTING TO BE REMOVED
- EXISTING FENCE TO REMAIN
- BUILDING SETBACK LINE
- TREE PROTECTION FENCING; 6' TALL MTL CHAIN LINK W/ 2" DIA. SUPPORT POLES (MOUNTED IN GROUND)
- +101.65 SPOT ELEVATION - NATURAL GRADE
- EXISTING TREE TO BE REMOVED.
- EXISTING TREE
  NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES SHOWN ARE ONLY APPROXIMATE. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.
- PROPOSED TREE - SEE SCHEDULE

TYPE OF TREE
NUMBER OF TREES

PERIMETER/ SCREENING PLANTING SCHEDULE

SYMBOL	GENUS SPECIES	COMMON NAME	QTY	SIZE
PROPOSED TREES:				
SH	OLEA EUROPAEA	SWAN HILL OLIVE	5	24" BOX
PE	PITTOSPORUM EUGEIOIDES	LEMONWOOD	8	24" BOX
TOTAL NUMBER OF NEW TREES:			13	

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1/8" = 1'-0"

SDG ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
ERIK SIMPSON
C-26575
REN 7-31-2019
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 07.26.17 AF
2 09.05.17 AF

CONTENTS:
SITE PLAN

DATE:
06.09.17

DRAWN:
A. FERREIRA

JOB:
16-110

SHEET:
A-1

PROPOSED SITE PLAN

SITE ANALYSIS

ZONE: R-1-S
LOT AREA: 10,869 SQ. FT.

ALLOWABLE FLOOR AREA:
2,800 + [(10,869-7000).25]SQ.FT. = 3,767.25 SQ. FT.

NO ATTIC SPACE OVER 5'-0"

EXISTING FIRST FLOOR AREA:	1,905.49 SQ. FT.
EXISTING ATTACHED GARAGE AREA:	506.00 SQ. FT.
EXISTING SHED AREA:	80.00 SQ. FT.
TOTAL EXISTING FLOOR AREA:	2,671.90 SQ. FT.
PROPOSED FIRST FLOOR AREA:	1,927.78 SQ. FT.
PROPOSED SECOND FLOOR AREA:	1,332.91 SQ. FT.
PROPOSED ATTACHED GARAGE AREA:	443.49 SQ. FT.
TOTAL PROPOSED FLOOR AREA:	3,749.08 SQ. FT.

3,749.08 SQ. FT. < 3,767.25 SQ. FT. OK

EXISTING LAND COVERED BY STRUCTURES:	24.5%
EXISTING PAVED SURFACES:	36.6%
EXISTING LANDSCAPED AREA:	38.9 %
EXISTING PARKING SPACES:	(2) COVERED
PROPOSED LAND COVERED BY STRUCTURES:	23% (3)
PROPOSED PAVED SURFACES:	30%
PROPOSED LANDSCAPED AREA:	47.5%
PROPOSED PARKING SPACES:	(2) COVERED

NOTE: ALL GRADES TO REMAIN NATURAL

TREE NOTE: EXISTING TREES REFERENCED TO ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES, DATED JANUARY 10, 2017

LEGEND

- PROPOSED PAVER DRIVEWAY
- OUTLINE OF PROPOSED FIRST FLOOR
- OUTLINE OF PROPOSED SECOND FLOOR
- EXISTING STRUCTURE TO BE REMOVED
- STONE PATIO / HARDSCAPE
- OUTLINE OF LIGHTWELL AREA
- EXISTING TO BE REMOVED
- EXISTING FENCE TO REMAIN
- BUILDING SETBACK LINE
- TREE PROTECTION FENCING; 6' TALL MTL CHAIN LINK W/ 2" DIA. SUPPORT POLES (MOUNTED IN GROUND)
- +101.65 SPOT ELEVATION - NATURAL GRADE
- EXISTING TREE TO BE REMOVED.
- EXISTING TREE
  NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES SHOWN ARE ONLY APPROXIMATE. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.
- PROPOSED TREE - SEE SCHEDULE
- LN 2 TYPE OF TREE / NUMBER OF TREES

PERIMETER/ SCREENING PLANTING SCHEDULE

SYMBOL	GENUS SPECIES	COMMON NAME	QTY	SIZE
PROPOSED TREES:				
SH	OLEA EUROPAEA	SWAN HILL OLIVE	4	24" BOX
SH-1	OLEA EUROPAEA	SWAN HILL OLIVE	1	48" BOX MIN.
LN	PITTOSPORUM TOBIRA	LA CONDESA	8	24" BOX
TOTAL NUMBER OF NEW TREES:			13	

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1/8" = 1'-0"

SDG ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT STEVE SHEPPARD C-26575 REN: 7-31-2019 STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 07.26.17 AF
2 09.05.17 AF
3 10.24.18 AF

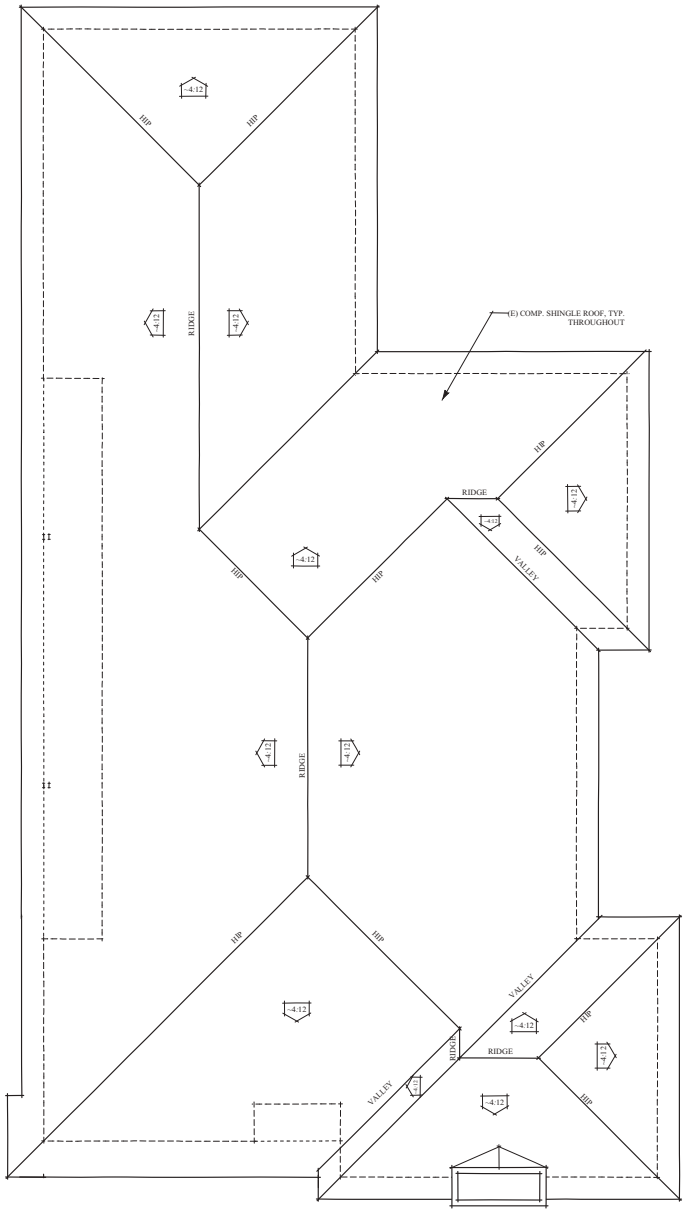
CONTENTS:
SITE PLAN

DATE:
06.09.17

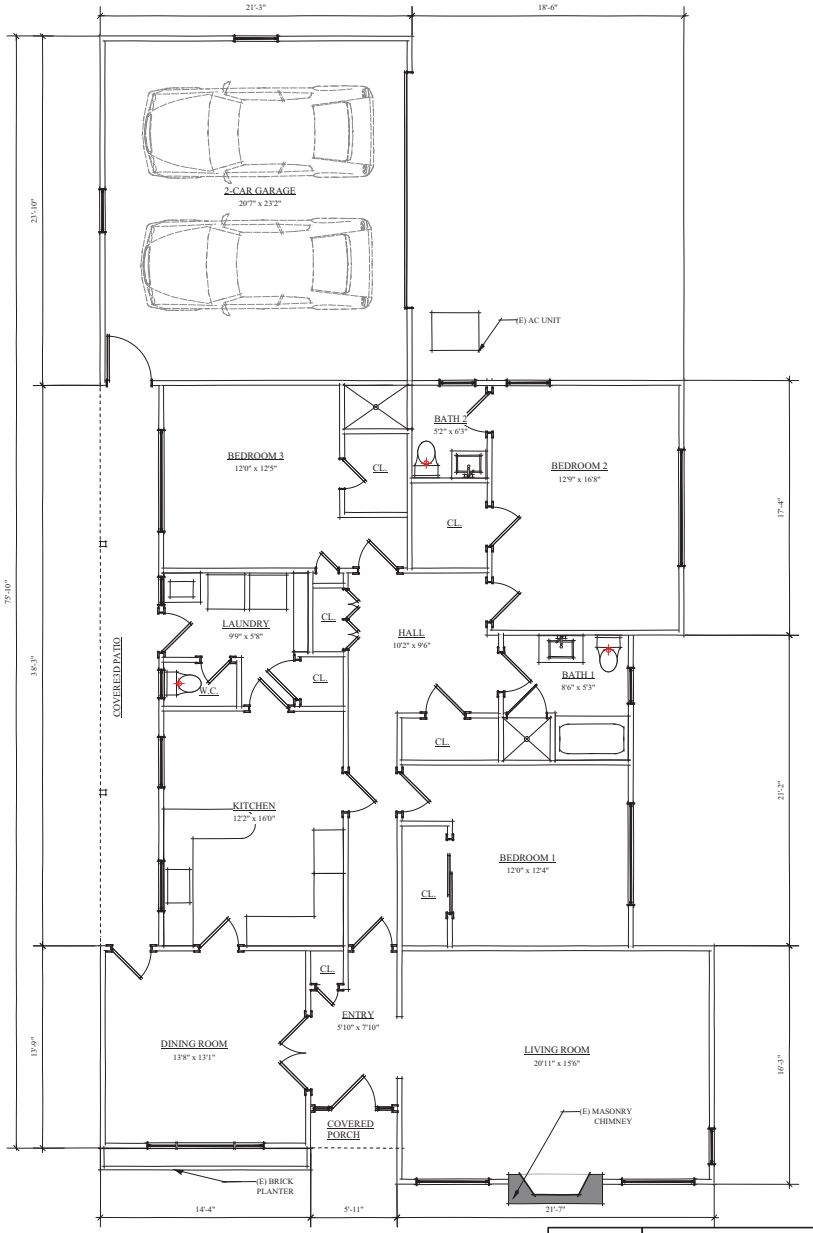
DRAWN:
A. FERREIRA

JOB:
16-110

SHEET:
A-1.1



EXISTING ROOF PLAN (TO BE DEMOLISHED)
FOR REFERENCE ONLY - NO CHANGE



EXISTING FIRST FLOOR (TO BE DEMOLISHED)
FOR REFERENCE ONLY - NO CHANGE

0 5 10 15 20 FT
SCALE: 1/4" = 1'-0"

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2019
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS

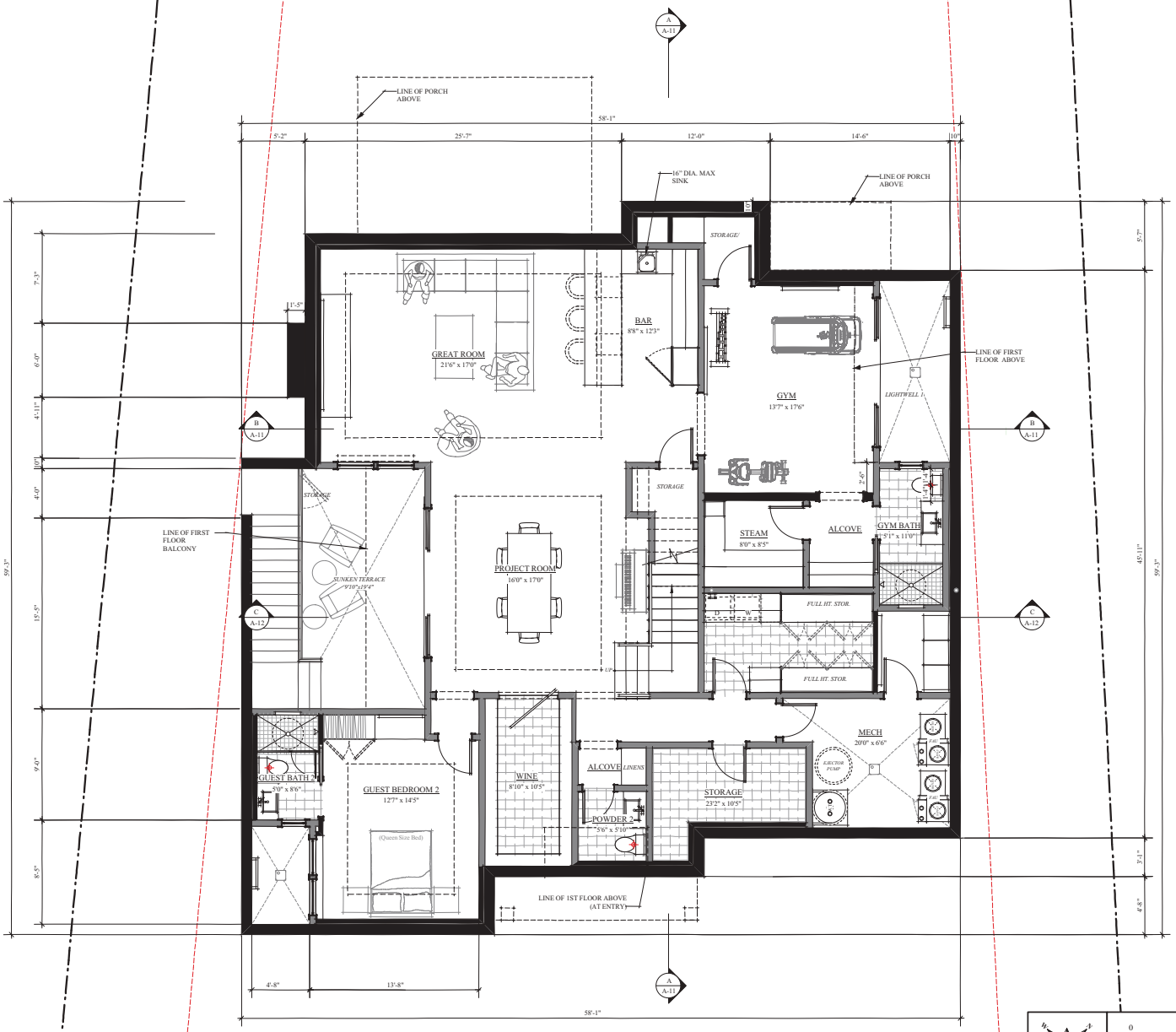
CONTENTS:
EXISTING FLOOR AND ROOF PLANS (TO BE DEMOLISHED)

DATE:
01.13.17

DRAWN:
SDG

JOB:
16-103

SHEET:
A-2



APPROVED USE PERMIT BASEMENT FLOOR PLAN

PER MEMORANDUM 10.26.17
FOR REFERENCE ONLY - NO CHANGE

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
RENEE SIMPSON
C-26575
REN. 7-31-2019
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF

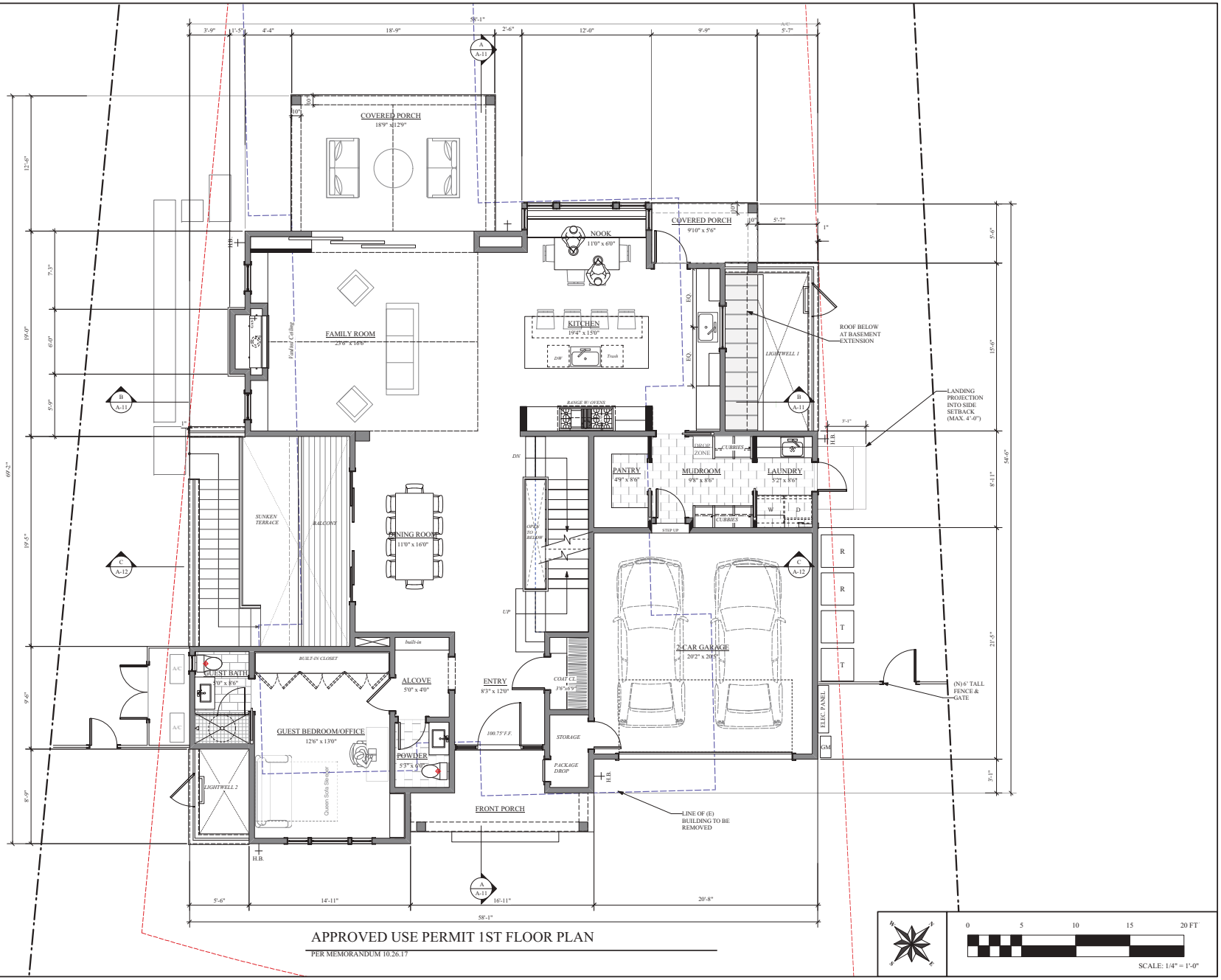
CONTENTS:
APPROVED USE PERMIT BASEMENT FLOOR PLAN

DATE:
01.13.17

DRAWN:
A. FERREIRA

JOB:
16-110

SHEET:
A-3



APPROVED USE PERMIT 1ST FLOOR PLAN

PER MEMORANDUM 10.26.17

0 5 10 15 20 FT

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

SDG ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
STEVE SINFORD
C-26575
REN. 7-31-2019
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF
3 10.08.18 FP

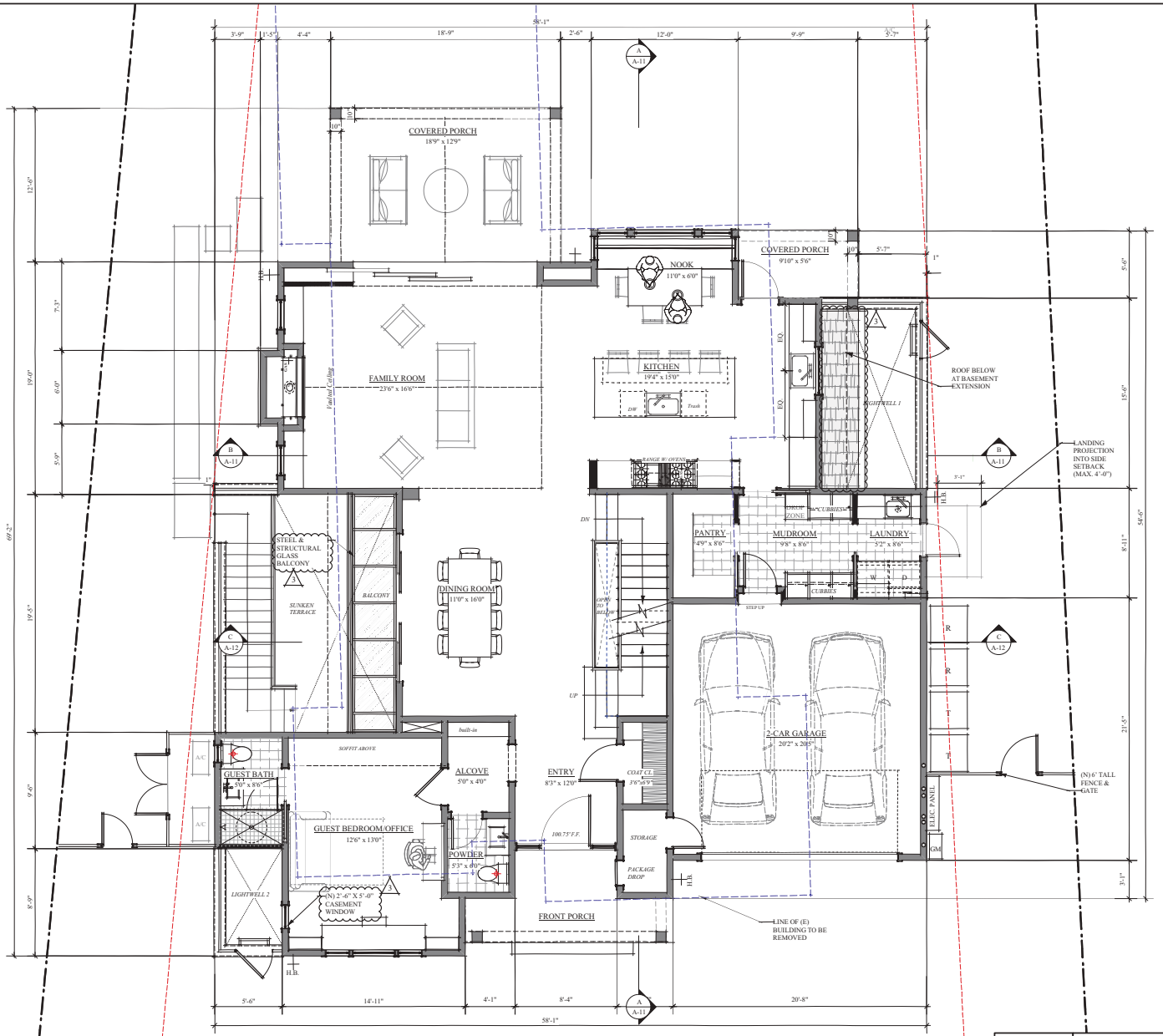
CONTENTS:
APPROVED USE PERMIT FIRST FLOOR PLAN

DATE:
01.13.17

DRAWN:
A. FERREIRA

JOB:
16-110

SHEET:
A-4



PROPOSED USE PERMIT REVISION 1ST FLOOR PLAN

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

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2019
CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF
3 10.08.18 FP

CONTENTS:
PROPOSED USE PERMIT 1ST FLOOR PLAN

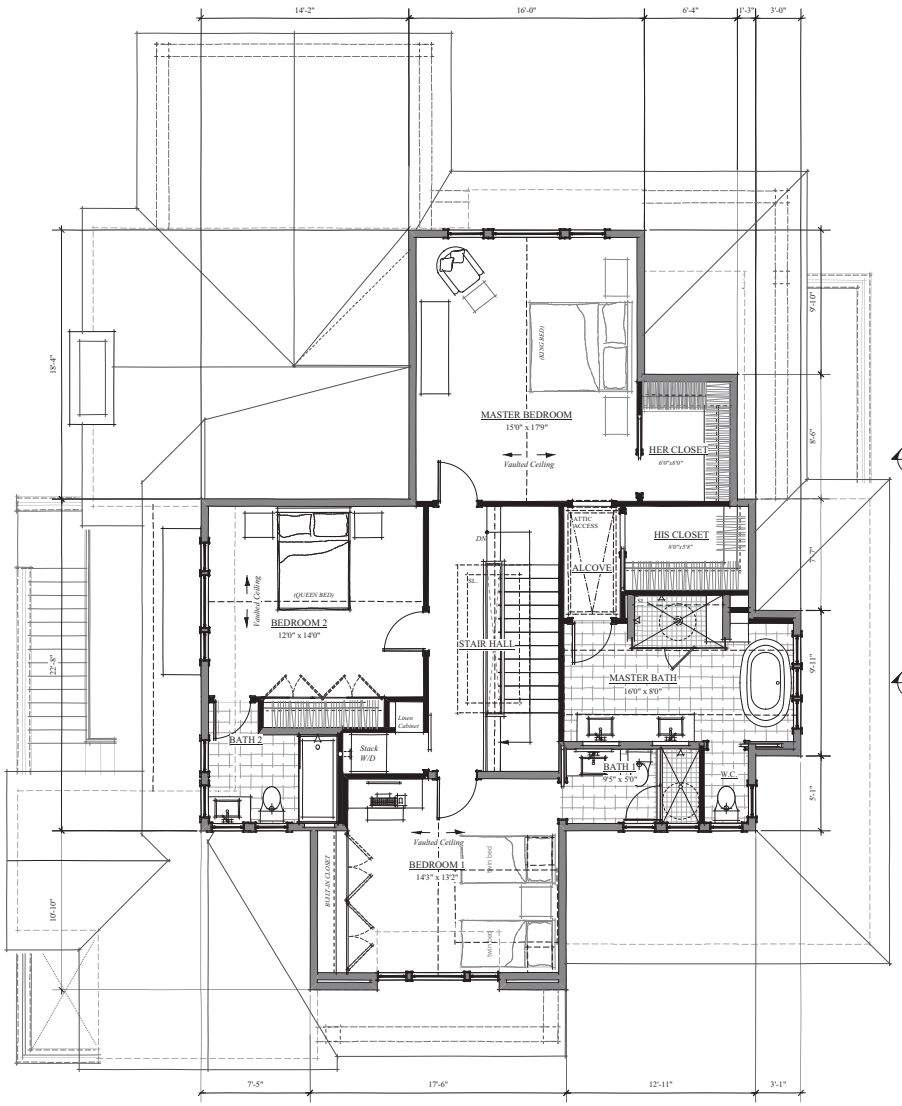
DATE:
01.13.17

DRAWN:
A. FERREIRA

JOB:
16-110

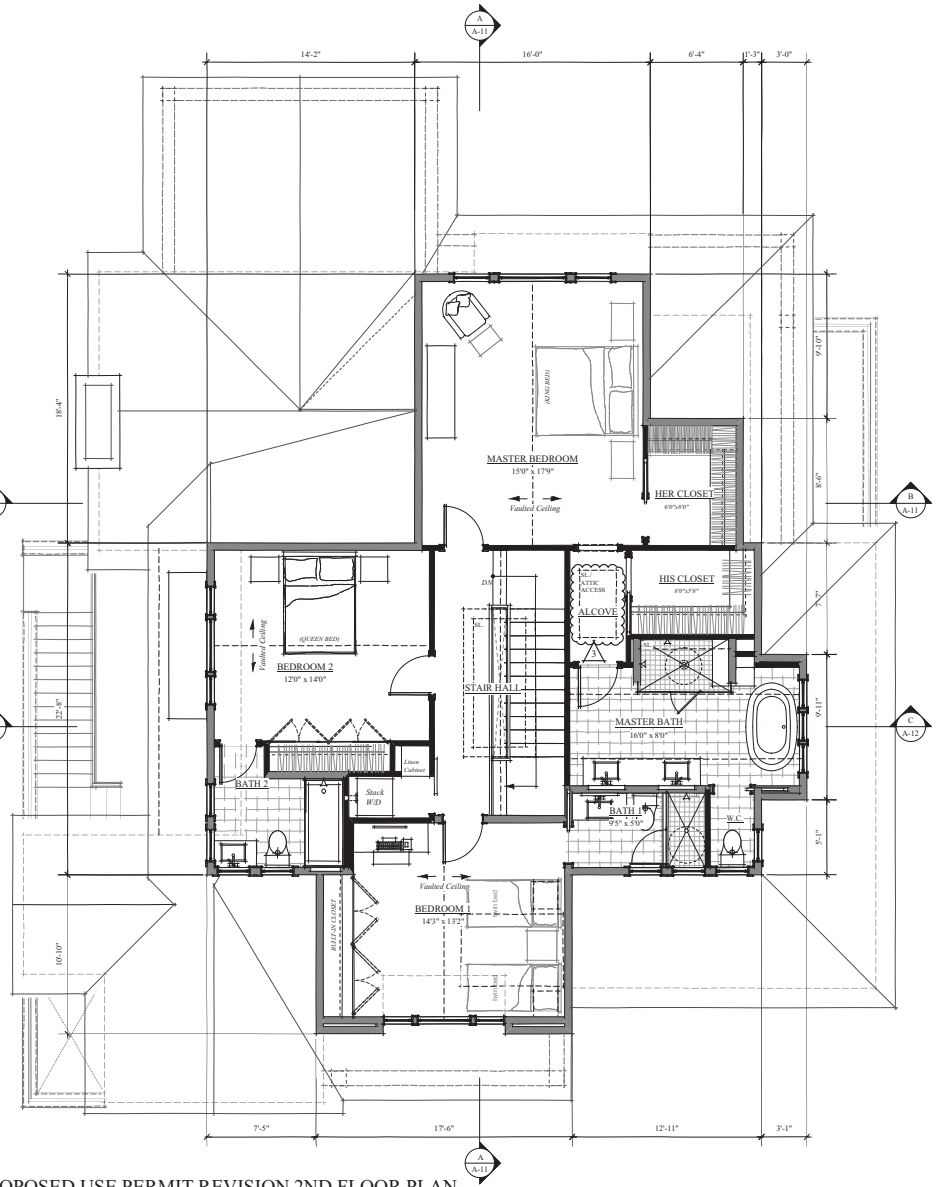
SHEET:
A-4.1

G10



APPROVED USE PERMIT 2ND FLOOR PLAN

PER MEMORANDUM 10.26.17



PROPOSED USE PERMIT REVISION 2ND FLOOR PLAN

0 5 10 15 20 FT

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

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2019
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF
3 10.08.18 FP

CONTENTS:
APPROVED & PROPOSED USE PERMIT 2ND FLOOR PLAN

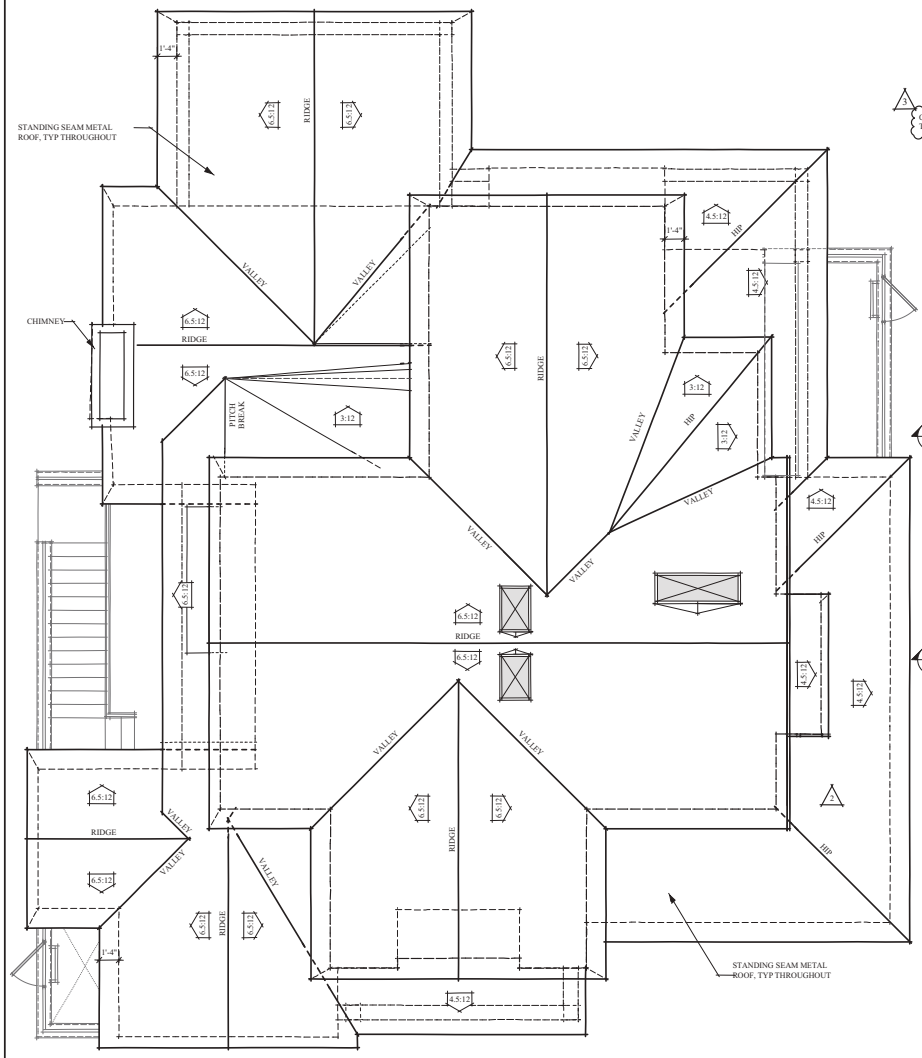
DATE:
01.13.17

DRAWN:
A. FERREIRA

JOB:
16-110

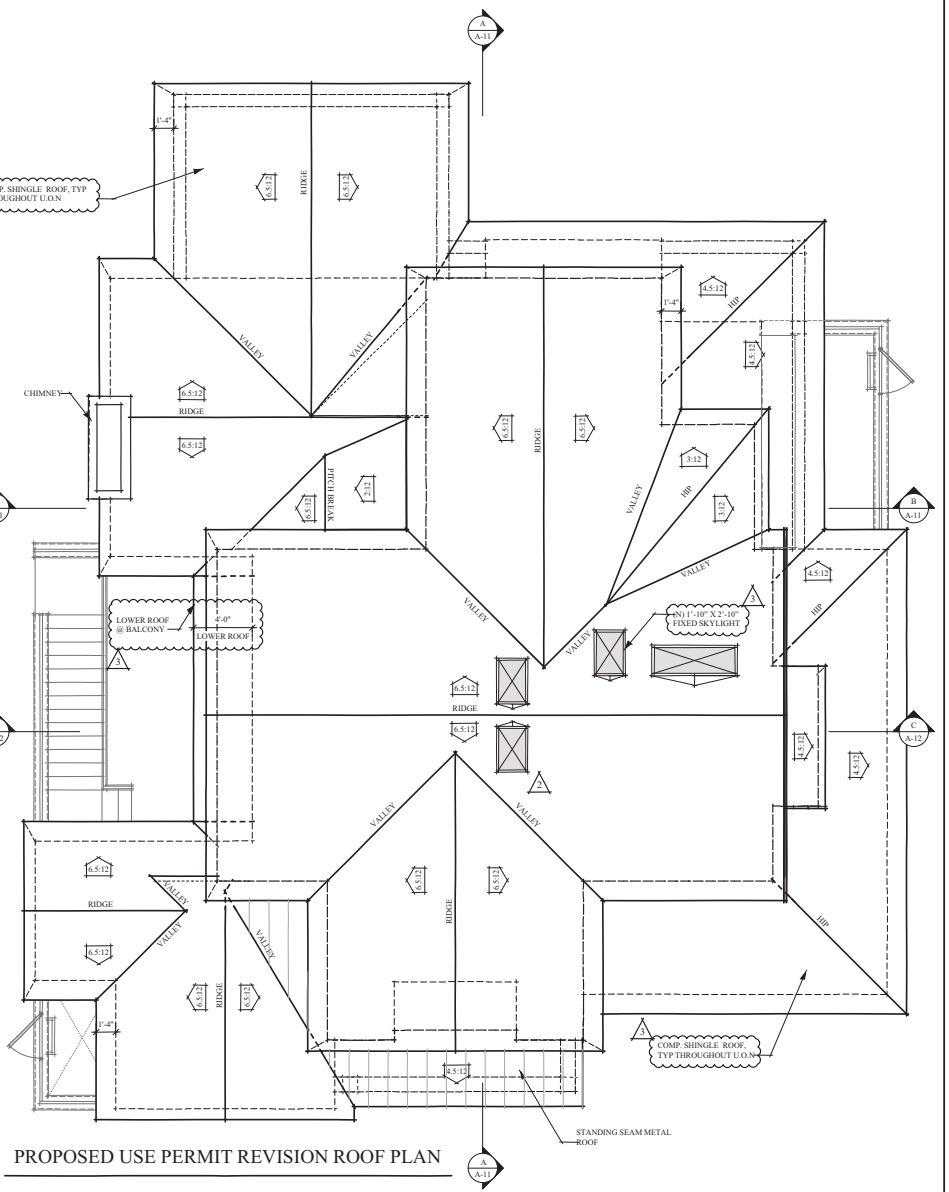
SHEET:
A-5

G11



APPROVED USE PERMIT ROOF PLAN

PER MEMORANDUM 10.26.17



PROPOSED USE PERMIT REVISION ROOF PLAN

0 5 10 15 20 FT

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

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
STEVEN D. GRIFFIN
C-26575
REN. 7-31-2019
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF
3 10.08.18 FP

CONTENTS:
APPROVED & PROPOSED USE PERMIT ROOF PLAN

DATE:
01.13.17

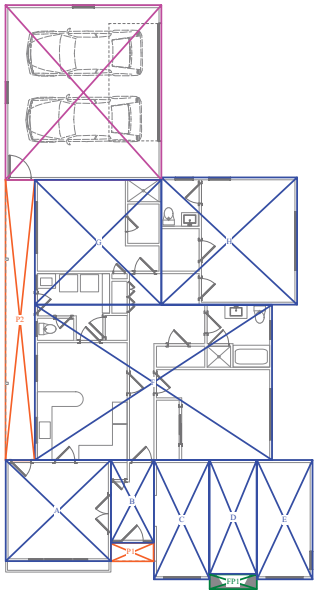
DRAWN:
A. FERREIRA

JOB:
16-110

SHEET:
A-6

G12

EXISTING SHED



EXISTING FIRST FLOOR PLAN

EXISTING FLOOR AREA SUMMARY:

FIRST FLOOR AREA	1,905.49 SQ. FT.
GARAGE	506.00 SQ. FT.
TOTAL FLOOR AREA =	2,411.49 SQ. FT.

EXISTING LOT COVERAGE SUMMARY:

FIRST FLOOR	1,905.49 SQ. FT.
GARAGE	506.00 SQ. FT.
FIRE PLACE/CHIMNEY	12.83 SQ. FT.
PORCHES	167.58 SQ. FT.
SHED	80.00 SQ. FT.
TOTAL AREA:	2,671.9 SQ. FT.

2,671.9 SQ. FT. < 3,780 SQ. FT.

(E) FIRST FLOOR :

AREA	DIMENSIONS	
A	14'-04" X 13'-09"	197.70 SQ. FT.
B	05'-10" X 11'-03"	66.31 SQ. FT.
C	07'-06" X 16'-03"	121.87 SQ. FT.
D	06'-05" X 15'-06"	99.45 SQ. FT.
E	07'-06" X 16'-03"	121.87 SQ. FT.
F	32'-04" X 21'-02"	684.38 SQ. FT.
G	17'-03" X 17'-00"	293.25 SQ. FT.
H	18'-06" X 17'-04"	320.66 SQ. FT.
TOTAL		1,905.49 SQ. FT.

(E) ATTACHED GARAGE:

AREA	DIMENSIONS	TOTALS
G1	21'-03" X 23'-10"	506.00 SQ. FT.
TOTAL		506.00 SQ. FT.

(E) COVERED PORCHES:

AREA	DIMENSIONS	TOTALS
P1	05'-10" X 02'-06"	14.58 SQ. FT.
P2	04'-00" X 38'-03"	153.00 SQ. FT.
TOTAL		167.58 SQ. FT.

FIREPLACES:

AREA	DIMENSIONS	TOTALS
FP-1	06'-05" X 02'-00"	12.83 SQ. FT.
TOTAL		12.83 SQ. FT.

DETACHED SHED:

AREA	DIMENSIONS	TOTALS
S-1	10'-00" X 08'-00"	80.00 SQ. FT.
TOTAL		80.00 SQ. FT.

FLOOR AREA VERIFICATION

BASEMENT (NOT INCLUDED IN CALCS):

AREA	DIMENSIONS	
B1	14'-01" X 07'-10"	111.07 SQ. FT.
B2	16'-10" X 03'-03"	54.39 SQ. FT.
B3	56'-07" X 09'-06"	537.67 SQ. FT.
B4	42'-07" X 19'-11"	848.97 SQ. FT.
B5	08'-10" X 17'-11"	158.48 SQ. FT.
B6	16'-08" X 17'-03"	290.87 SQ. FT.
B7	10'-05" X 20'-03"	210.37 SQ. FT.
B8	09'-07" X 14'-07"	140.96 SQ. FT.
TOTAL		2352.78 SQ. FT.

FIREPLACES:

AREA	DIMENSIONS	TOTALS
FP-1	02'-10" X 07'-00"	20.09 SQ. FT.
TOTAL		20.09 SQ. FT.

ATTACHED GARAGE:

AREA	DIMENSIONS	TOTALS
G1	20'-08" X 21'-05"	443.49 SQ. FT.
TOTAL		443.49 SQ. FT.

COVERED PORCHES:

AREA	DIMENSIONS	TOTALS
P1	04'-00" X 03'-06"	14.31 SQ. FT.
P2	04'-07" X 03'-06"	16.12 SQ. FT.
P3	08'-04" X 07'-06"	62.42 SQ. FT.
P4	04'-10" X 19'-05"	93.88 SQ. FT.
P5	09'-10" X 05'-07"	54.82 SQ. FT.
P6	18'-09" X 12'-09"	239.15 SQ. FT.
P7	03'-00" X 15'-06"	46.50 SQ. FT.
TOTAL		527.20 SQ. FT.

FIRST FLOOR :

AREA	DIMENSIONS	
A	05'-06" X 09'-06"	52.31 SQ. FT.
B	14'-11" X 18'-03"	272.46 SQ. FT.
C	04'-0" X 13'-07"	55.17 SQ. FT.
D	08'-04" X 09'-07"	79.77 SQ. FT.
E	04'-06" X 13'-06"	61.95 SQ. FT.
F	16'-03" X 19'-11"	323.42 SQ. FT.
G	06'-04" X 19'-11"	126.49 SQ. FT.
H	20'-08" X 08'-11"	184.82 SQ. FT.
I	09'-08" X 05'-03"	50.81 SQ. FT.
J	07'-07" X 07'-00"	53.04 SQ. FT.
K	09'-08" X 06'-06"	62.94 SQ. FT.
L	27'-11" X 18'-03"	509.62 SQ. FT.
M	12'-00" X 02'-10"	33.97 SQ. FT.
N	06'-10" X 15'-06"	105.91 SQ. FT.
TOTAL		1,972.68 SQ. FT.

SECOND FLOOR :

AREA	DIMENSIONS	
AA	04'-07" X 10'-10"	49.50 SQ. FT.
BB	08'-04" X 10'-02"	84.60 SQ. FT.
CC	04'-07" X 10'-10"	49.50 SQ. FT.
DD	19'-04" X 22'-07"	438.23 SQ. FT.
EE	18'-01" X 04'-00"	73.07 SQ. FT.
FF	03'-00" X 9'-11"	30.52 SQ. FT.
GG	01'-00" X 09'-01"	09.84 SQ. FT.
HH	13'-01" X 18'-07"	243.47 SQ. FT.
II	06'-04" X 08'-06"	53.58 SQ. FT.
JJ	16'-00" X 18'-03"	292.00 SQ. FT.

ATTIC AREA OVER 5'

LL	1'-6" X 2'-10"	4.30 SQ. FT.
MM	1'-6" X 2'-10"	4.30 SQ. FT.
TOTAL		1,332.91 SQ. FT.

FLOOR AREA SUMMARY:

FIRST FLOOR AREA	1,972.68 SQ. FT.
SECOND FLOOR AREA	1,332.91 SQ. FT.
TOTAL LIVING AREA	3,290.00 SQ. FT.
GARAGE	443.49 SQ. FT.
TOTAL FLOOR AREA =	3,749.08 SQ. FT.

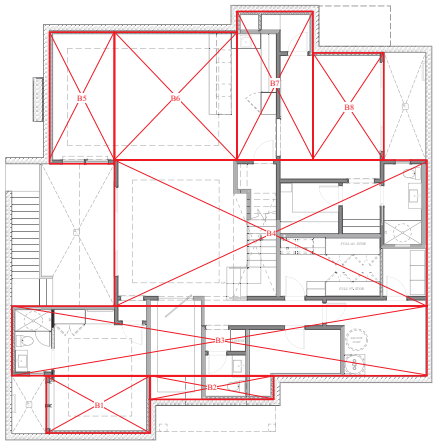
3,749.08 SQ. FT.< 3,767.25 SQ.FT.

BASEMENT	2352.78 SQ. FT.
TOTAL SQ. FT. =	6,101.86 SQ. FT.

BUILDING (LOT) COVERAGE SUMMARY:

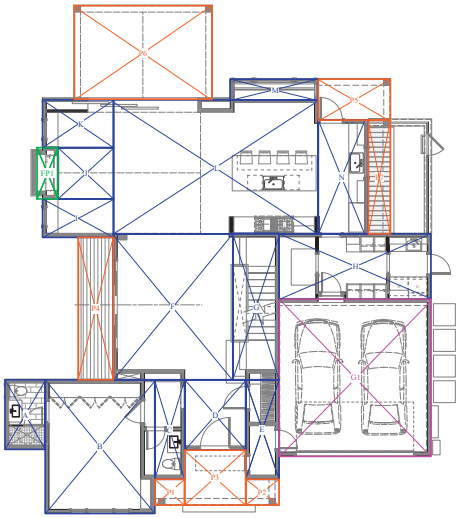
FIRST FLOOR	1,972.68 SQ. FT.
GARAGE	443.49 SQ. FT.
FIRE PLACE/CHIMNEY	20.09 SQ. FT.
PORCHES	527.20 SQ. FT.
TOTAL AREA:	2,963.46 SQ. FT.

2,963.46 SQ. FT. < 3,804 SQ. FT.
27% BUILDING COVERAGE



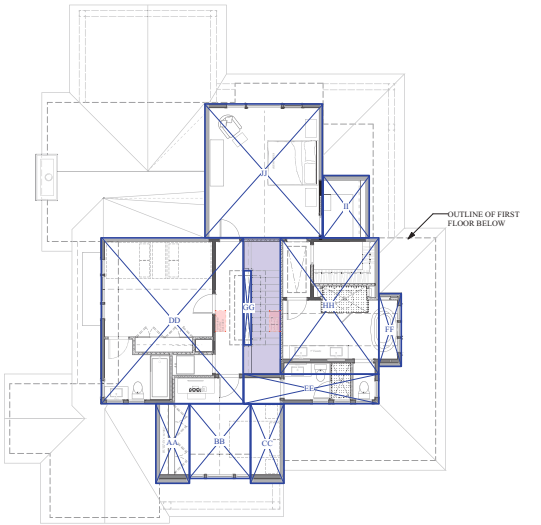
APPROVED BASMENT PLAN

PER MEMORANDUM 10.26.17
FOR REFERENCE ONLY - NO CHANGE



APPROVED FIRST FLOOR PLAN

PER MEMORANDUM 10.26.17



APPROVED SECOND FLOOR PLAN

PER MEMORANDUM 10.26.17
FOR REFERENCE ONLY - NO CHANGE

0 10 20 30 40 FT

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

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
SCOTT DINSMORE
C-26575
REN. 7-31-2019
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF
3 10.08.18 FP

CONTENTS:
APPROVED USE PERMIT FLOOR AREA CALCULATIONS

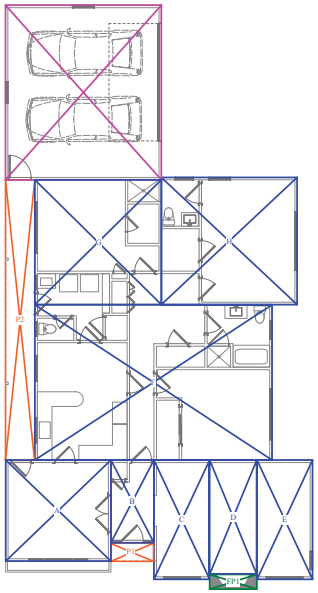
DATE:
01.13.17

DRAWN:
SDG

JOB:
16-110

SHEET:
A-7

EXISTING SHED



EXISTING FIRST FLOOR PLAN

EXISTING FLOOR AREA SUMMARY:

FIRST FLOOR AREA	1,905.49 SQ. FT.
GARAGE	506.00 SQ. FT.
TOTAL FLOOR AREA =	2,411.49 SQ. FT.

EXISTING LOT COVERAGE SUMMARY:

FIRST FLOOR	1,905.49 SQ. FT.
GARAGE	506.00 SQ. FT.
FIRE PLACE/CHIMNEY	12.83 SQ. FT.
PORCHES	167.58 SQ. FT.
SHED	80.00 SQ. FT.
TOTAL AREA:	2,671.9 SQ. FT.

2,671.9 SQ. FT. < 3,780 SQ. FT.

(E) FIRST FLOOR :

AREA	DIMENSIONS	
A	14'-04" X 13'-09"	197.70 SQ. FT.
B	05'-10" X 11'-03"	66.31 SQ. FT.
C	07'-06" X 16'-03"	121.87 SQ. FT.
D	06'-05" X 15'-06"	99.45 SQ. FT.
E	07'-06" X 16'-03"	121.87 SQ. FT.
F	32'-04" X 21'-02"	684.38 SQ. FT.
G	17'-03" X 17'-00"	293.25 SQ. FT.
H	18'-06" X 17'-04"	320.66 SQ. FT.
TOTAL		1,905.49 SQ. FT.

(E) ATTACHED GARAGE:

AREA	DIMENSIONS	TOTALS
GI	21'-03" X 23'-10"	506.00 SQ. FT.
TOTAL		506.00 SQ. FT.

(E) COVERED PORCHES:

AREA	DIMENSIONS	TOTALS
P1	05'-10" X 02'-06"	14.58 SQ. FT.
P2	04'-00" X 38'-03"	153.00 SQ. FT.
TOTAL		167.58 SQ. FT.

FIREPLACES:

AREA	DIMENSIONS	TOTALS
FP-1	06'-05" X 02'-00"	12.83 SQ. FT.
TOTAL		12.83 SQ. FT.

DETACHED SHED:

AREA	DIMENSIONS	TOTALS
S-1	10'-00" X 08'-00"	80.00 SQ. FT.
TOTAL		80.00 SQ. FT.

FLOOR AREA VERIFICATION

BASEMENT (NOT INCLUDED IN CALCS):

AREA	DIMENSIONS	
B1	14'-01" X 07'-10"	111.07 SQ. FT.
B2	16'-10" X 03'-03"	54.39 SQ. FT.
B3	56'-07" X 09'-06"	537.67 SQ. FT.
B4	42'-07" X 19'-11"	848.97 SQ. FT.
B5	08'-10" X 17'-11"	158.48 SQ. FT.
B6	16'-08" X 17'-03"	290.87 SQ. FT.
B7	10'-05" X 20'-03"	210.37 SQ. FT.
B8	09'-07" X 14'-07"	140.96 SQ. FT.
TOTAL		2352.78 SQ. FT.

FIREPLACES:

AREA	DIMENSIONS	TOTALS
FP-1	02'-10" X 07'-00"	20.09 SQ. FT.
TOTAL		20.09 SQ. FT.

ATTACHED GARAGE:

AREA	DIMENSIONS	TOTALS
G1	20'-08" X 21'-05"	443.49 SQ. FT.
TOTAL		443.49 SQ. FT.

COVERED PORCHES:

AREA	DIMENSIONS	TOTALS
P1	04'-00" X 03'-06"	14.31 SQ. FT.
P2	04'-07" X 03'-06"	16.12 SQ. FT.
P3	08'-04" X 07'-06"	62.42 SQ. FT.
P4	04'-0" X 19'-05"	77.63 SQ. FT.
P5	09'-10" X 05'-07"	52.55 SQ. FT.
P6	18'-09" X 12'-09"	239.15 SQ. FT.
P7	03'-00" X 15'-06"	46.50 SQ. FT.
TOTAL		510.94 SQ. FT.

FIRST FLOOR :

AREA	DIMENSIONS	
A	05'-06" X 09'-06"	52.31 SQ. FT.
B	14'-11" X 18'-03"	272.46 SQ. FT.
C	04'-0" X 13'-07"	55.17 SQ. FT.
D	08'-04" X 09'-07"	79.77 SQ. FT.
E	04'-06" X 13'-06"	61.95 SQ. FT.
F	16'-03" X 19'-11"	323.42 SQ. FT.
G	06'-04" X 19'-11"	126.49 SQ. FT.
H	20'-08" X 08'-11"	184.82 SQ. FT.
I	09'-08" X 05'-03"	50.81 SQ. FT.
J	07'-07" X 07'-00"	53.04 SQ. FT.
K	09'-08" X 06'-06"	62.94 SQ. FT.
L	27'-11" X 18'-03"	509.62 SQ. FT.
M	12'-00" X 02'-10"	33.97 SQ. FT.
N	06'-10" X 15'-06"	105.91 SQ. FT.
TOTAL		1,972.68 SQ. FT.

SECOND FLOOR :

AREA	DIMENSIONS	
AA	04'-07" X 10'-10"	49.50 SQ. FT.
BB	08'-04" X 10'-02"	84.60 SQ. FT.
CC	04'-07" X 10'-10"	49.50 SQ. FT.
DD	19'-04" X 22'-07"	438.23 SQ. FT.
EE	18'-01" X 04'-00"	73.07 SQ. FT.
FF	03'-00" X 9'-11"	30.52 SQ. FT.
GG	01'-00" X 09'-01"	09.84 SQ. FT.
HH	13'-01" X 18'-07"	243.47 SQ. FT.
II	06'-04" X 08'-06"	53.58 SQ. FT.
JJ	16'-00" X 18'-03"	292.00 SQ. FT.

ATTIC AREA OVER 5'

LL	1'-6" X 2'-10"	4.30 SQ. FT.
MM	1'-6" X 2'-10"	4.30 SQ. FT.
TOTAL		1,332.91 SQ. FT.

FLOOR AREA SUMMARY:

FIRST FLOOR AREA	1,972.68 SQ. FT.
SECOND FLOOR AREA	1,332.91 SQ. FT.
TOTAL LIVING AREA	3,290.00 SQ. FT.
GARAGE	443.49 SQ. FT.
TOTAL FLOOR AREA =	3,749.08 SQ. FT.

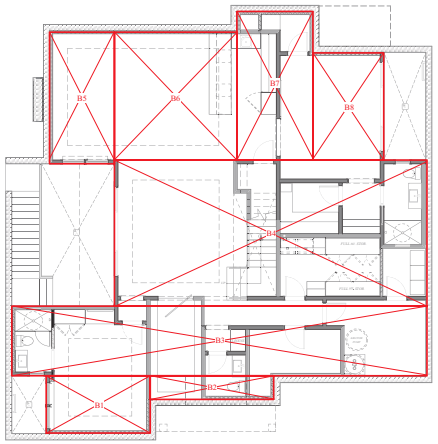
3,749.08 SQ. FT.< 3,767.25 SQ.FT.

BASEMENT	2352.78 SQ. FT.
TOTAL SQ. FT. =	6,101.86 SQ. FT.

BUILDING (LOT) COVERAGE SUMMARY:

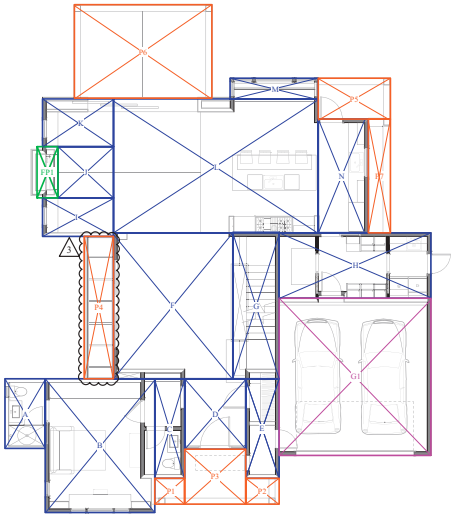
FIRST FLOOR	1,972.68 SQ. FT.
GARAGE	443.49 SQ. FT.
FIRE PLACE/CHIMNEY	20.09 SQ. FT.
PORCHES	510.94 SQ. FT.
TOTAL AREA:	2,947.20 SQ. FT.

2,947.20 SQ. FT. < 3,804 SQ. FT.
27% BUILDING COVERAGE

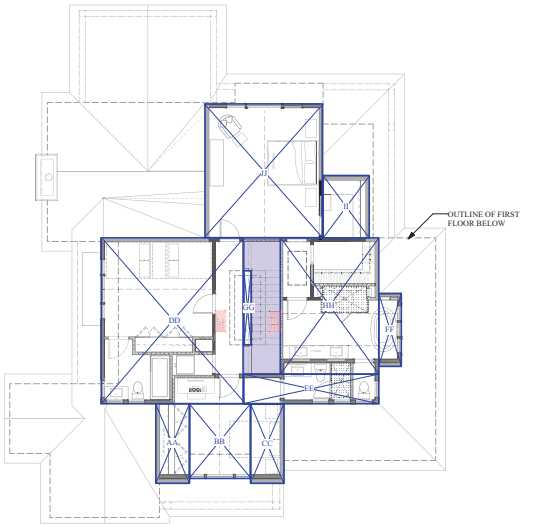


APPROVED BASMENT PLAN

PER MEMORANDUM 10.26.17
FOR REFERENCE ONLY - NO CHANGE



PROPOSED FIRST FLOOR PLAN



SECOND FLOOR PLAN

PER MEMORANDUM 10.26.17
FOR REFERENCE ONLY - NO CHANGE

0 10 20 30 40 FT

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

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
SCOTT DINSDALE
C-26576
REN. 7-31-2019
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF
3 10.08.18 FP

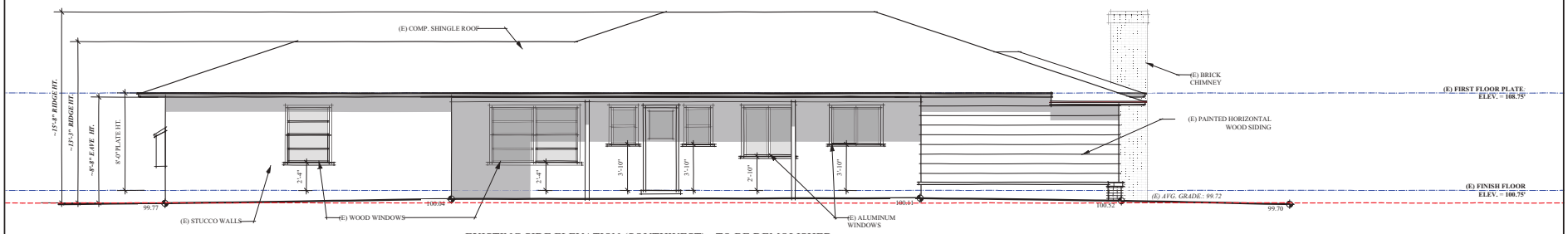
CONTENTS:
PROPOSED REVISION FLOOR AREA CALCULATIONS

DATE:
01.13.17

DRAWN:
SDG

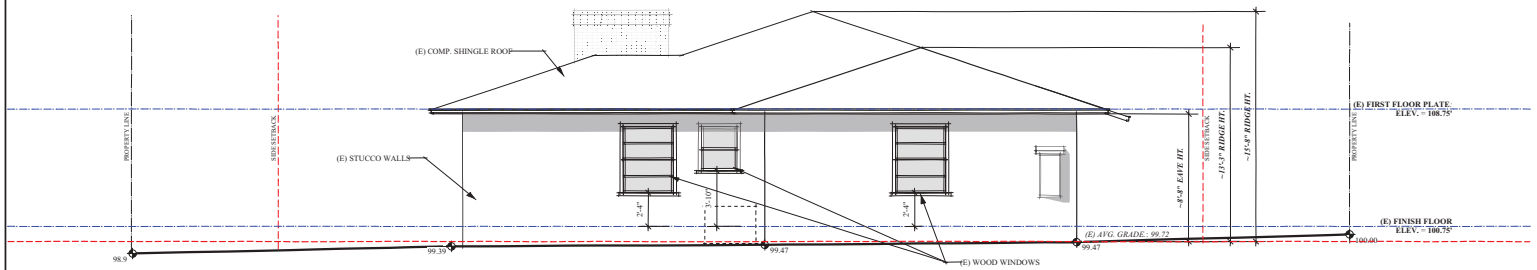
JOB:
16-110

SHEET:
A-7.1



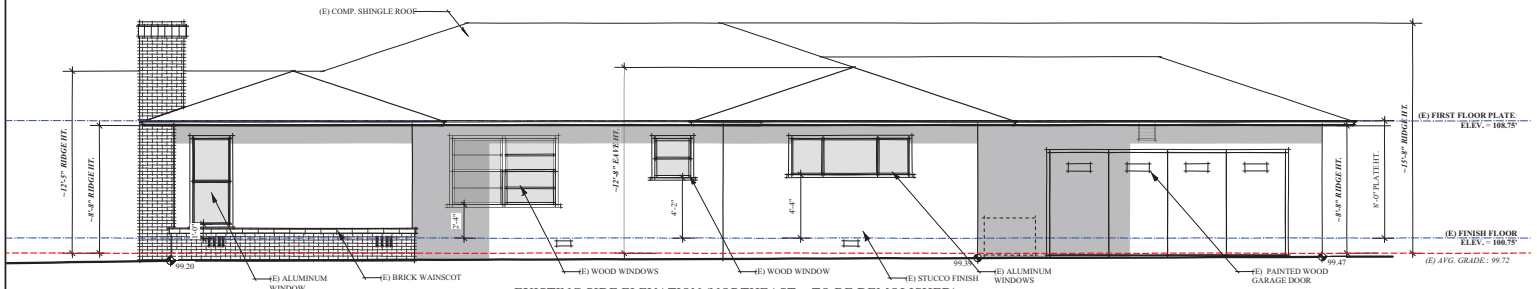
EXISTING SIDE ELEVATION (SOUTHWEST) - TO BE DEMOLISHED

FOR REFERENCE ONLY- NO CHANGE



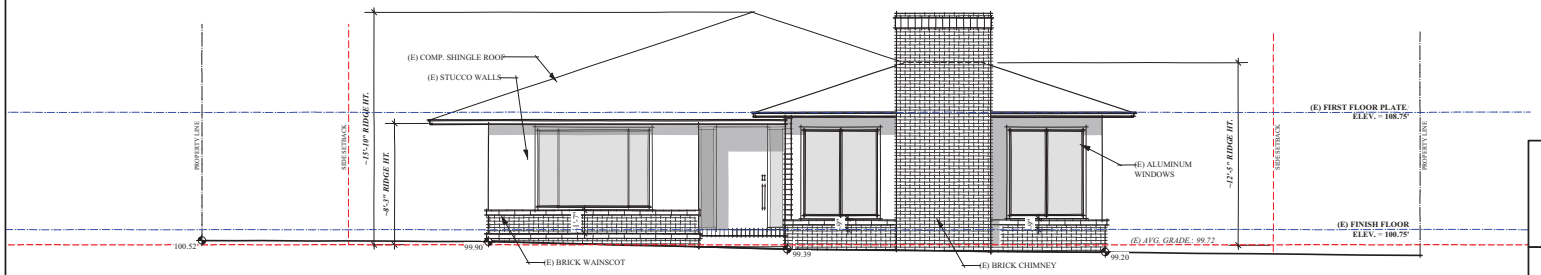
EXISTING REAR ELEVATION (NORTHWEST) - TO BE DEMOLISHED

FOR REFERENCE ONLY- NO CHANGE



EXISTING SIDE ELEVATION (NORTHEAST - TO BE DEMOLISHED)

FOR REFERENCE ONLY- NO CHANGE



EXISTING FRONT ELEVATION (SOUTHEAST) - TO BE DEMOLISHED

FOR REFERENCE ONLY- NO CHANGE

LEGEND:

10'-1" DIMENSION FROM PLATE TO SUBFLOOR.

10'-1" DIMENSION FROM FINISH FLOOR, PLATE OR RIDGE TO AVERAGE FINISH GRADE.

0 5 10 15 20 FT

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

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2019
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF

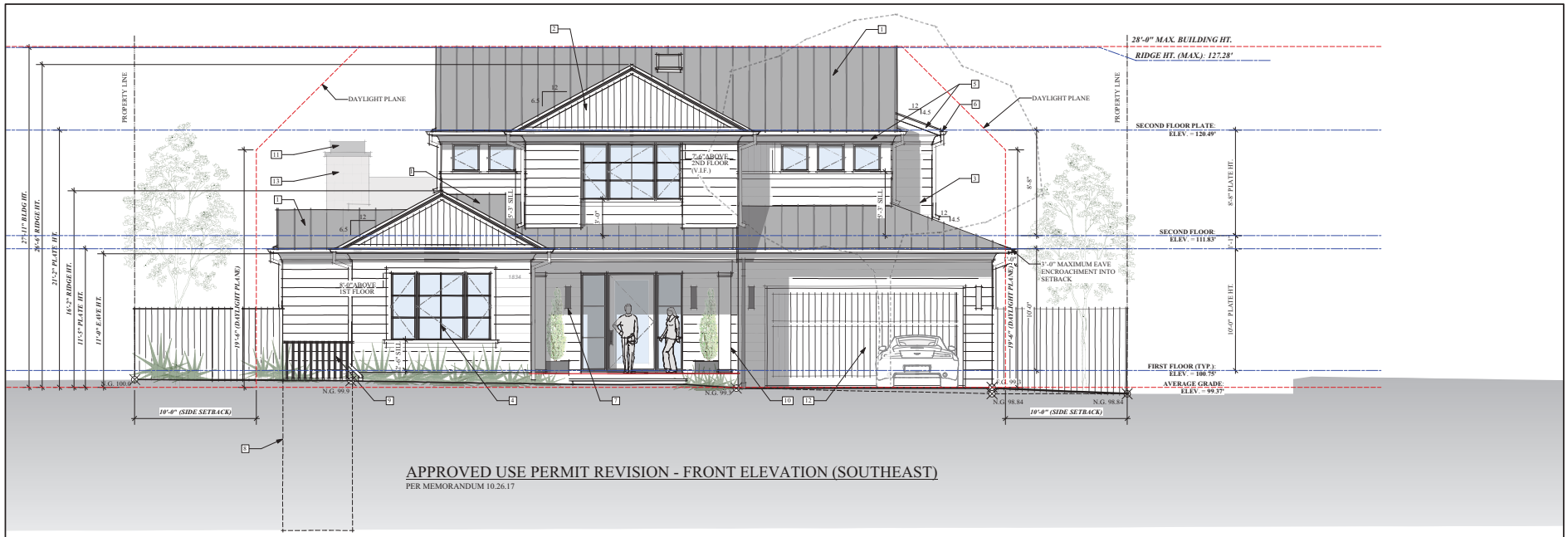
CONTENTS:
EXISTING EXTERIOR ELEVATIONS

DATE:
01.13.17

DRAWN:
SDG

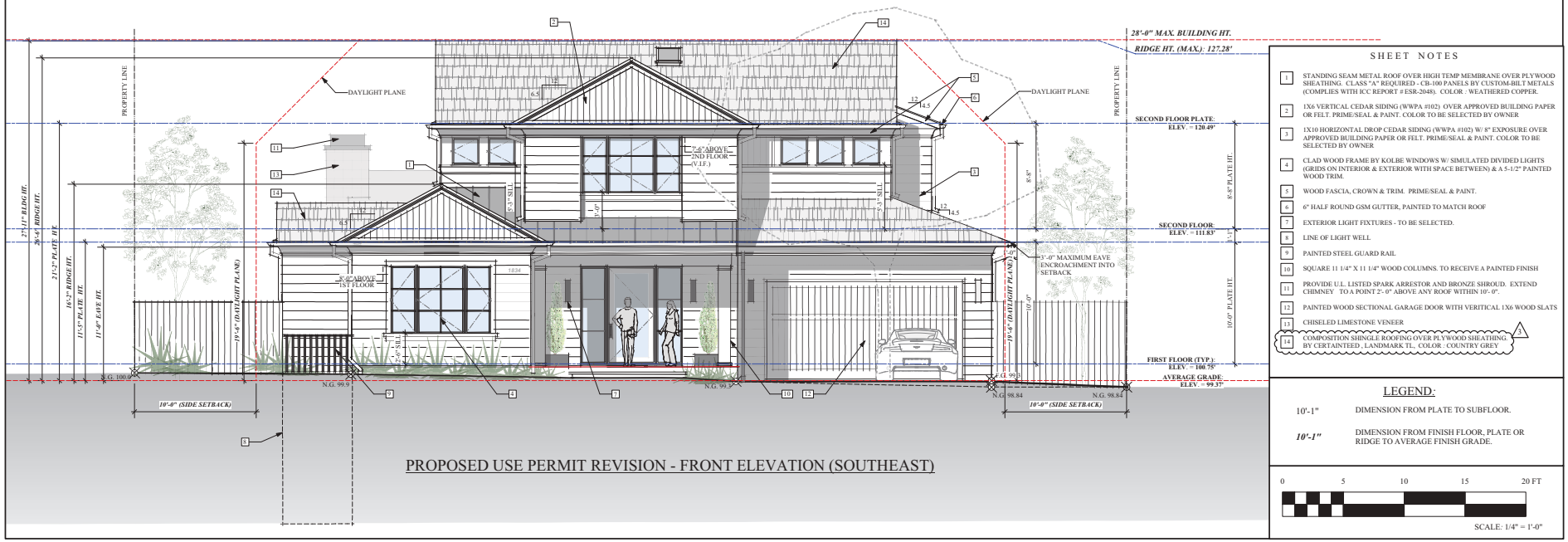
JOB:
16-103

SHEET:
A-8



APPROVED USE PERMIT REVISION - FRONT ELEVATION (SOUTHEAST)

PER MEMORANDUM 10.26.17



PROPOSED USE PERMIT REVISION - FRONT ELEVATION (SOUTHEAST)

SHEET NOTES

1. STANDING SEAM METAL ROOF OVER HIGH TEMP MEMBRANE OVER PLYWOOD SHEATHING. CLASS "A" REQUIRED - CB-100 PANELS BY CUSTOM-BILT METALS (COMPLIES WITH ICC REPORT # ESR-2048). COLOR : WEATHERED COPPER.
2. 1X6 VERTICAL CEDAR SIDING (WWPA #102) OVER APPROVED BUILDING PAPER OR FELT. PRIME/SEAL & PAINT. COLOR TO BE SELECTED BY OWNER
3. 1X10 HORIZONTAL DROP CEDAR SIDING (WWPA #102) W/ 8" EXPOSURE OVER APPROVED BUILDING PAPER OR FELT. PRIME/SEAL & PAINT. COLOR TO BE SELECTED BY OWNER
4. CLAD WOOD FRAME BY KOLBE WINDOWS W/ SIMULATED DIVIDED LIGHTS (GRIDS ON INTERIOR & EXTERIOR WITH SPACE BETWEEN) & A 5-1/2" PAINTED WOOD TRIM.
5. WOOD FASCIA, CROWN & TRIM. PRIME/SEAL & PAINT.
6. 6" HALF ROUND GSM GUTTER, PAINTED TO MATCH ROOF
7. EXTERIOR LIGHT FIXTURES - TO BE SELECTED.
8. LINE OF LIGHT WELL
9. PAINTED STEEL GUARD RAIL
10. SQUARE 11 1/4" X 11 1/4" WOOD COLUMNS. TO RECEIVE A PAINTED FINISH
11. PROVIDE U.L. LISTED SPARK ARRESTOR AND BRONZE SHROUD. EXTEND CHIMNEY TO A POINT 2'- 0" ABOVE ANY ROOF WITHIN 10'- 0".
12. PAINTED WOOD SECTIONAL GARAGE DOOR WITH VERITICAL 1X6 WOOD SLATS
13. CHISELED LIMESTONE VENEER
14. COMPOSITION SHINGLE ROOFING OVER PLYWOOD SHEATHING. BY CERTAINTEED , LANDMARK TL . COLOR : COUNTRY GREY

LEGEND:

10'-1" DIMENSION FROM PLATE TO SUBFLOOR.

10'-1" DIMENSION FROM FINISH FLOOR, PLATE OR RIDGE TO AVERAGE FINISH GRADE.

0 5 10 15 20 FT

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

SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2019
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF
3 10.08.18 FP

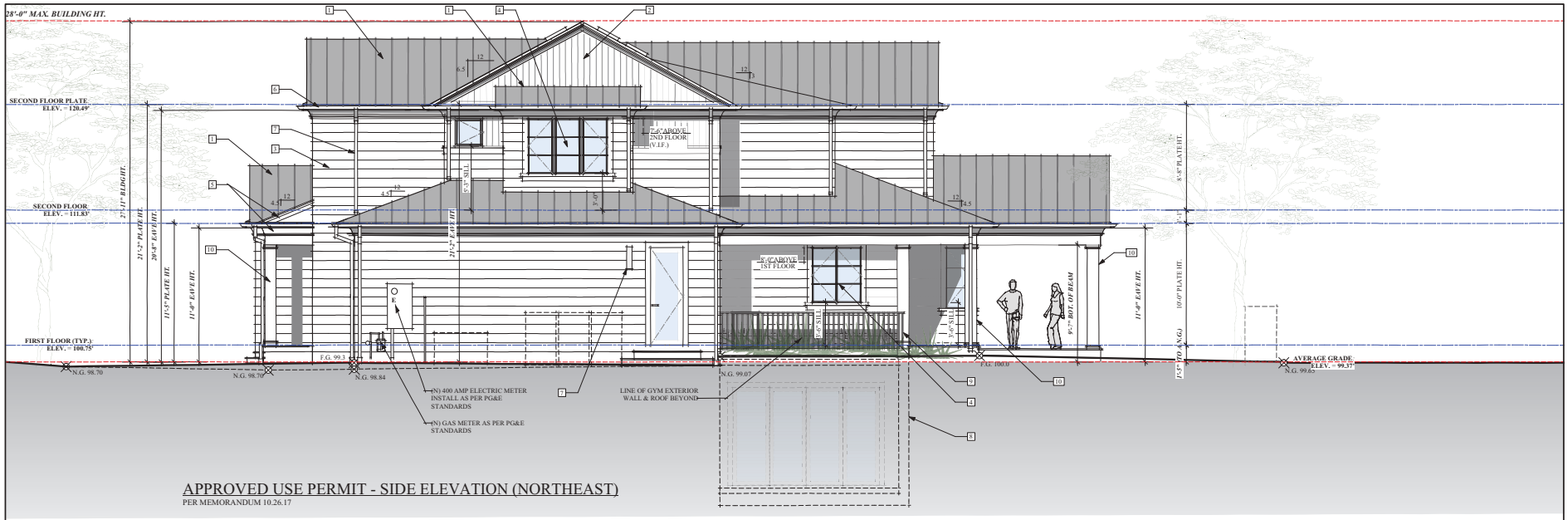
CONTENTS:
APPROVED & PROPOSED EXTERIOR ELEVATIONS

DATE:
06.09.17

DRAWN:
SDG

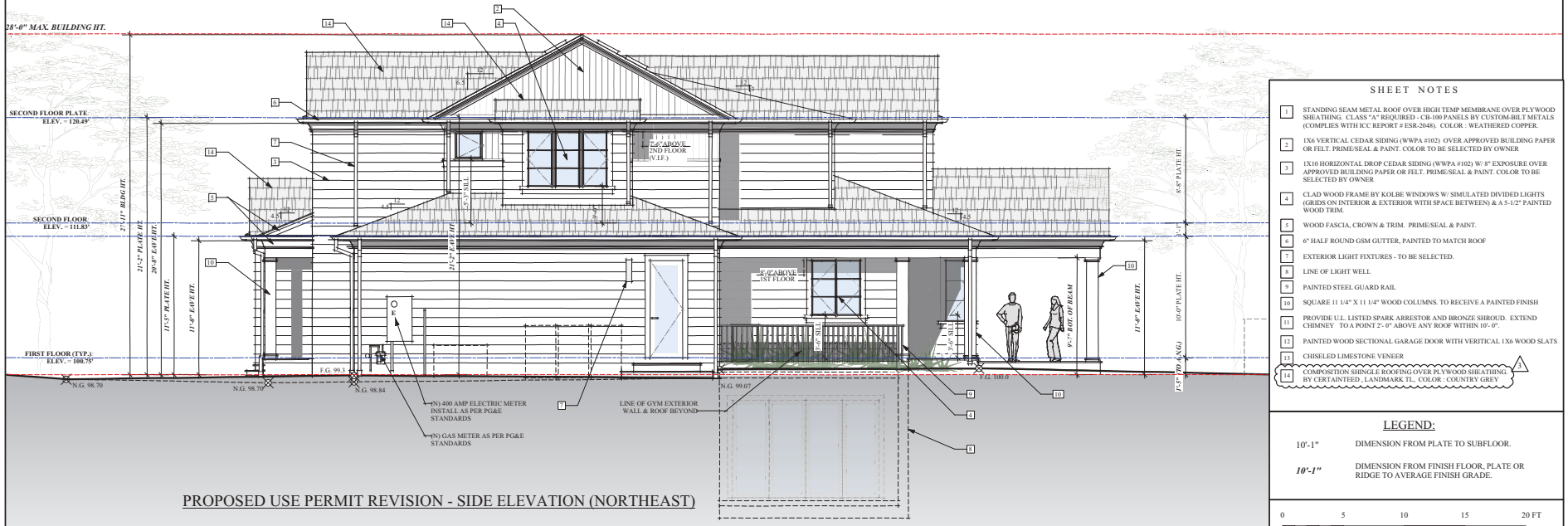
JOB:
16-103

SHEET:
A-9



APPROVED USE PERMIT - SIDE ELEVATION (NORTHEAST)

PER MEMORANDUM 10.26.17



PROPOSED USE PERMIT REVISION - SIDE ELEVATION (NORTHEAST)

SHEET NOTES

1. STANDING SEAM METAL ROOF OVER HIGH TEMP MEMBRANE OVER PLYWOOD SHEATHING. CLASS "A" REQUIRED - CB-100 PANELS BY CUSTOM-BILT METALS (COMPLIES WITH ICC REPORT # ESR-2048). COLOR : WEATHERED COPPER.
2. 1X6 VERTICAL CEDAR SIDING (WWPA #102) OVER APPROVED BUILDING PAPER OR FELT. PRIME/SEAL & PAINT. COLOR TO BE SELECTED BY OWNER
3. 1X10 HORIZONTAL DROP CEDAR SIDING (WWPA #102) W/ 8" EXPOSURE OVER APPROVED BUILDING PAPER OR FELT. PRIME/SEAL & PAINT. COLOR TO BE SELECTED BY OWNER
4. CLAD WOOD FRAME BY KOLBE WINDOWS W/ SIMULATED DIVIDED LIGHTS (GRIDS ON INTERIOR & EXTERIOR WITH SPACE BETWEEN) & A 5-1/2" PAINTED WOOD TRIM.
5. WOOD FASCIA, CROWN & TRIM. PRIME/SEAL & PAINT.
6. 6" HALF ROUND GSM GUTTER, PAINTED TO MATCH ROOF
7. EXTERIOR LIGHT FIXTURES - TO BE SELECTED.
8. LINE OF LIGHT WELL
9. PAINTED STEEL GUARD RAIL
10. SQUARE 11 1/4" X 11 1/4" WOOD COLUMNS. TO RECEIVE A PAINTED FINISH
11. PROVIDE U.L. LISTED SPARK ARRESTOR AND BRONZE SHROUD. EXTEND CHIMNEY TO A POINT 2'- 0" ABOVE ANY ROOF WITHIN 10'- 0".
12. PAINTED WOOD SECTIONAL GARAGE DOOR WITH VERITICAL 1X6 WOOD SLATS
13. CHISELED LIMESTONE VENEER
14. COMPOSITION SHINGLE ROOFING OVER PLYWOOD SHEATHING. BY CERTAINTEED , LANDMARK TL, COLOR : COUNTRY GREY

LEGEND:

10'-1" DIMENSION FROM PLATE TO SUBFLOOR.

10'-1" DIMENSION FROM FINISH FLOOR, PLATE OR RIDGE TO AVERAGE FINISH GRADE.

0 5 10 15 20 FT

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

SDG ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT STEVE SIMPSON C-26575 REN. 7-31-2019

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF
3 10.08.18 FP

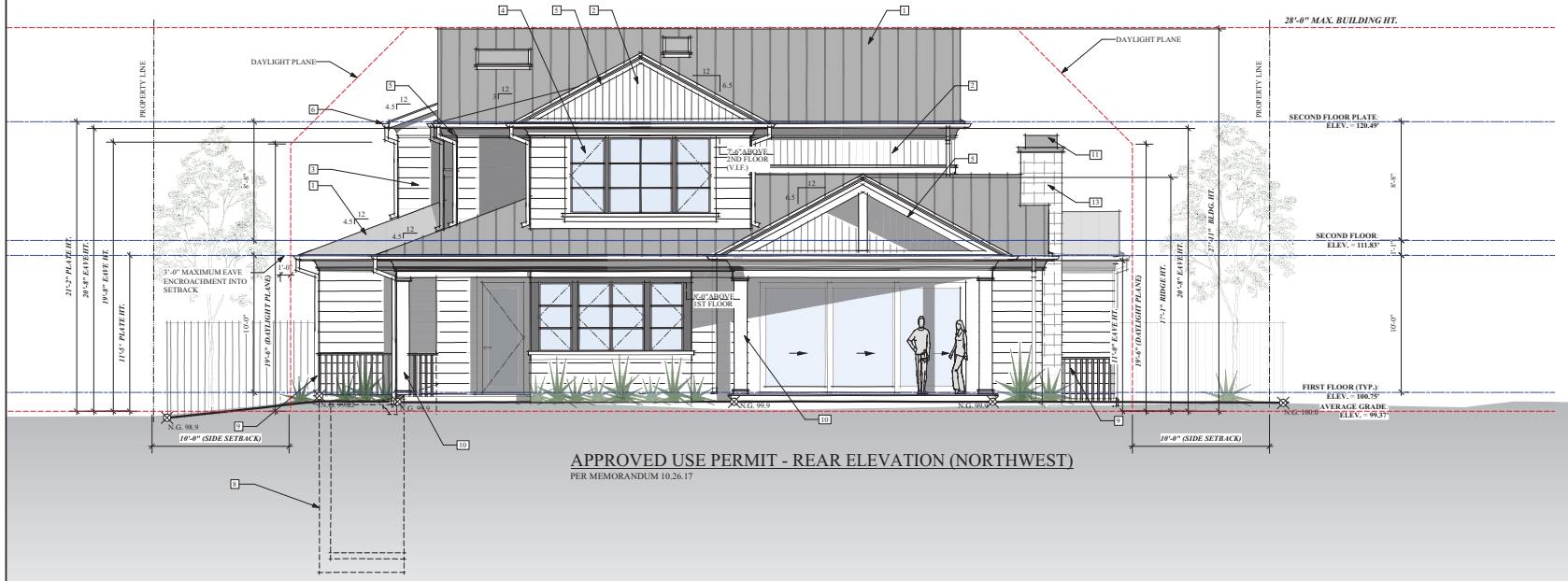
CONTENTS:
APPROVED & PROPOSED EXTERIOR ELEVATIONS

DATE:
06.09.17

DRAWN:
SDG

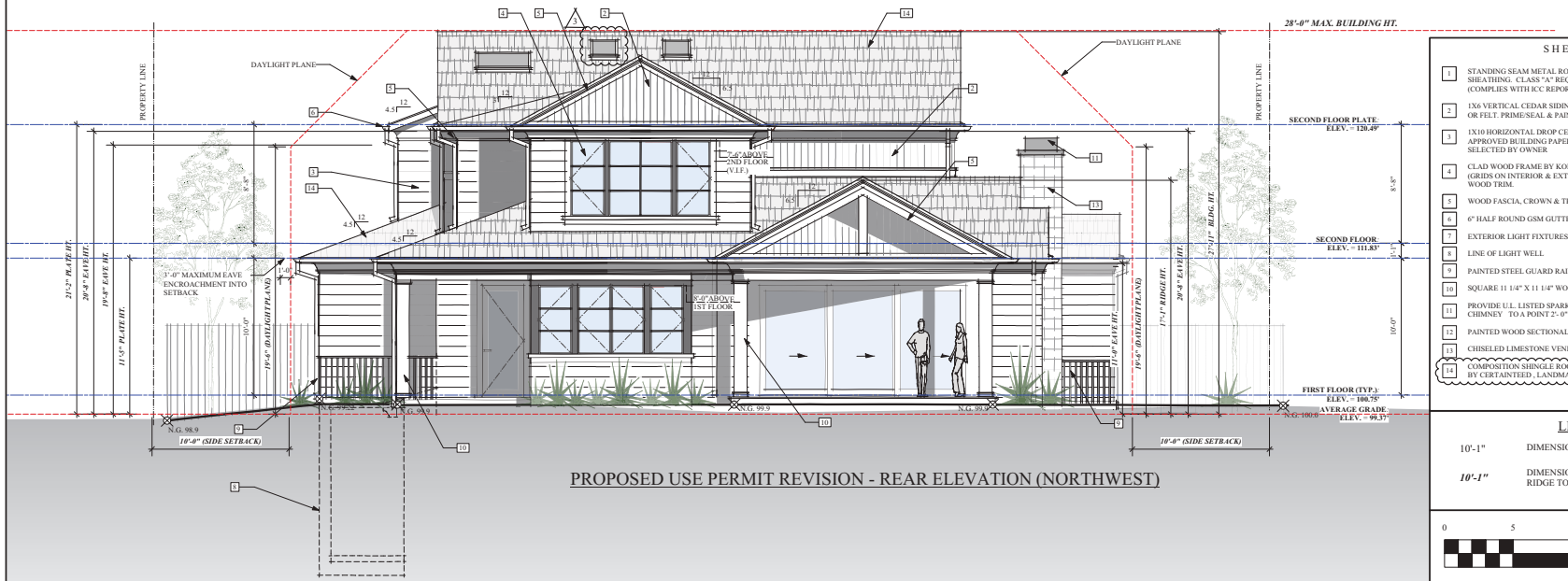
JOB:
16-103

SHEET:
A-9.1



APPROVED USE PERMIT - REAR ELEVATION (NORTHWEST)

PER MEMORANDUM 10.26.17



PROPOSED USE PERMIT REVISION - REAR ELEVATION (NORTHWEST)

SHEET NOTES

1. STANDING SEAM METAL ROOF OVER HIGH TEMP MEMBRANE OVER PLYWOOD SHEATHING. CLASS "A" REQUIRED - CB-100 PANELS BY CUSTOM-BILT METALS (COMPLIES WITH ICC REPORT # ESR-2048). COLOR : WEATHERED COPPER.
2. 1X6 VERTICAL CEDAR SIDING (WWPA #102) OVER APPROVED BUILDING PAPER OR FELT. PRIME/SEAL & PAINT. COLOR TO BE SELECTED BY OWNER
3. 1X10 HORIZONTAL DROP CEDAR SIDING (WWPA #102) W/ 8" EXPOSURE OVER APPROVED BUILDING PAPER OR FELT. PRIME/SEAL & PAINT. COLOR TO BE SELECTED BY OWNER
4. CLAD WOOD FRAME BY KOLBE WINDOWS W/ SIMULATED DIVIDED LIGHTS (GRIDS ON INTERIOR & EXTERIOR WITH SPACE BETWEEN) & A 5-1/2" PAINTED WOOD TRIM.
5. WOOD FASCIA, CROWN & TRIM. PRIME/SEAL & PAINT.
6. 6" HALF ROUND GSM GUTTER, PAINTED TO MATCH ROOF
7. EXTERIOR LIGHT FIXTURES - TO BE SELECTED.
8. LINE OF LIGHT WELL
9. PAINTED STEEL GUARD RAIL
10. SQUARE 11 1/4" X 11 1/4" WOOD COLUMNS. TO RECEIVE A PAINTED FINISH
11. PROVIDE U.L. LISTED SPARK ARRESTOR AND BRONZE SHROUD. EXTEND CHIMNEY TO A POINT 2'- 0" ABOVE ANY ROOF WITHIN 10'- 0".
12. PAINTED WOOD SECTIONAL GARAGE DOOR WITH VERITICAL 1X6 WOOD SLATS
13. CHISELED LIMESTONE VENEER
14. COMPOSITION SHINGLE ROOFING OVER PLYWOOD SHEATHING. BY CERTAINTEED , LANDMARK TL. COLOR : COUNTRY GREY

LEGEND:

10'-1"	DIMENSION FROM PLATE TO SUBFLOOR.
10'-1"	DIMENSION FROM FINISH FLOOR, PLATE OR RIDGE TO AVERAGE FINISH GRADE.

0 5 10 15 20 FT

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

SDG ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT STEVE SIMPSON C-26575 REN. 7-31-2019

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF
3 10.08.18 FP

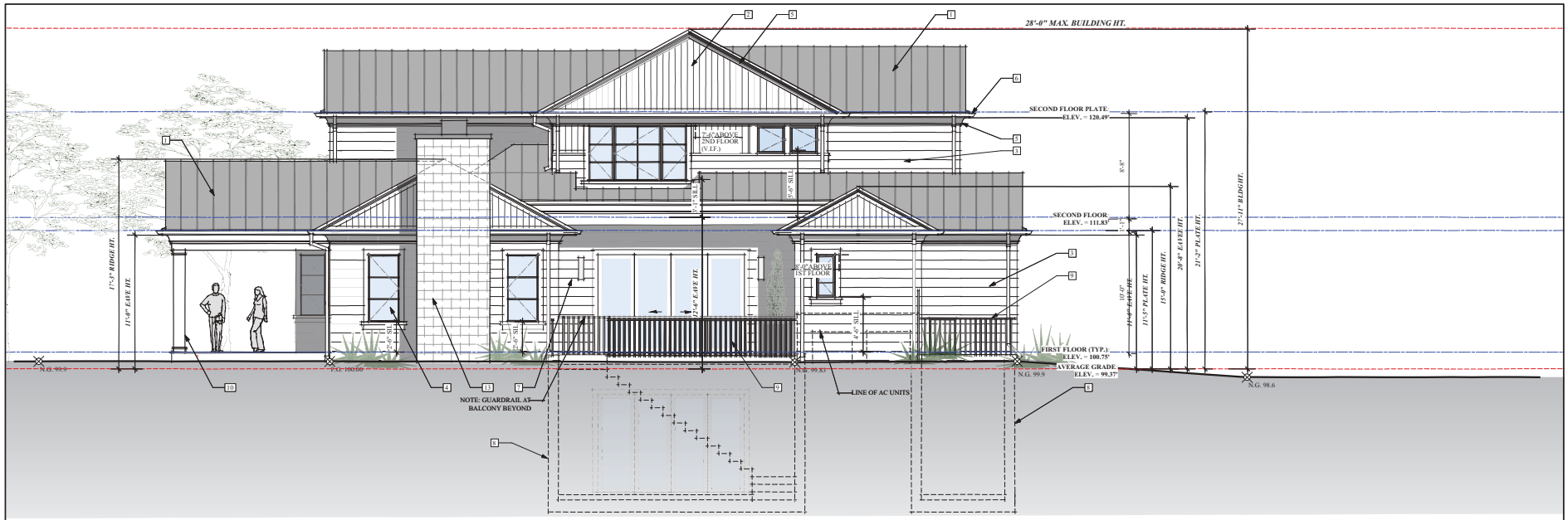
CONTENTS:
APPROVED & PROPOSED EXTERIOR ELEVATIONS

DATE: 06.09.17

DRAWN: SDG

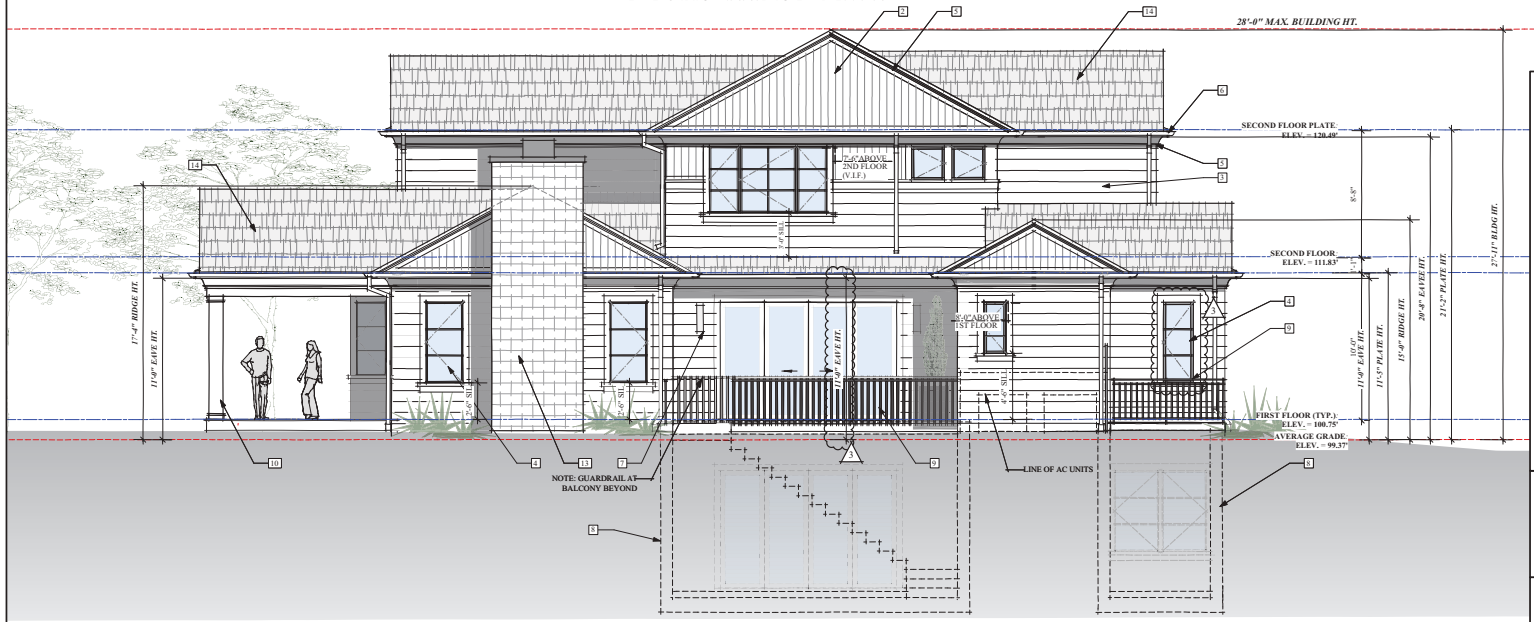
JOB: 16-103

SHEET: A-10



APPROVED USE PERMIT - SIDE ELEVATION (SOUTHWEST)

PER MEMORANDUM 10.26.17 / BLDG PERMIT REV 01.12.18



PROPOSED USE PERMIT REVISION - SIDE ELEVATION (SOUTHWEST)

SHEET NOTES

1. STANDING SEAM METAL ROOF OVER HIGH TEMP MEMBRANE OVER PLYWOOD SHEATHING. CLASS "A" REQUIRED - CB-100 PANELS BY CUSTOM-BILT METALS (COMPLIES WITH ICC REPORT # ESR-2048). COLOR : WEATHERED COPPER.
2. 1X6 VERTICAL CEDAR SIDING (WWPA #102) OVER APPROVED BUILDING PAPER OR FELT. PRIME/SEAL & PAINT. COLOR TO BE SELECTED BY OWNER
3. 1X10 HORIZONTAL DROP CEDAR SIDING (WWPA #102) W/ 8" EXPOSURE OVER APPROVED BUILDING PAPER OR FELT. PRIME/SEAL & PAINT. COLOR TO BE SELECTED BY OWNER
4. CLAD WOOD FRAME BY KOLBE WINDOWS W/ SIMULATED DIVIDED LIGHTS (GRIDS ON INTERIOR & EXTERIOR WITH SPACE BETWEEN) & A 5-1/2" PAINTED WOOD TRIM.
5. WOOD FASCIA, CROWN & TRIM. PRIME/SEAL & PAINT.
6. 6" HALF ROUND GSM GUTTER, PAINTED TO MATCH ROOF
7. EXTERIOR LIGHT FIXTURES - TO BE SELECTED.
8. LINE OF LIGHT WELL
9. PAINTED STEEL GUARD RAIL
10. SQUARE 11 1/4" X 11 1/4" WOOD COLUMNS. TO RECEIVE A PAINTED FINISH
11. PROVIDE U.L. LISTED SPARK ARRESTOR AND BRONZE SHROUD. EXTEND CHIMNEY TO A POINT 2'- 0" ABOVE ANY ROOF WITHIN 10'- 0".
12. PAINTED WOOD SECTIONAL GARAGE DOOR WITH VERITICAL 1X6 WOOD SLATS
13. CHISELED LIMESTONE VENEER
14. COMPOSITION SHINGLE ROOFING OVER PLYWOOD SHEATHING. BY CERTAINTEED , LANDMARK TL , COLOR : COUNTRY GREY

LEGEND:

10'-1" DIMENSION FROM PLATE TO SUBFLOOR.

10'-1" DIMENSION FROM FINISH FLOOR, PLATE OR RIDGE TO AVERAGE FINISH GRADE.

0 5 10 15 20 FT

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

SDG ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT STEVE SIMPSON C-26575 REN. 7-31-2019 STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 09.05.17 AF
3 10.08.18 FP

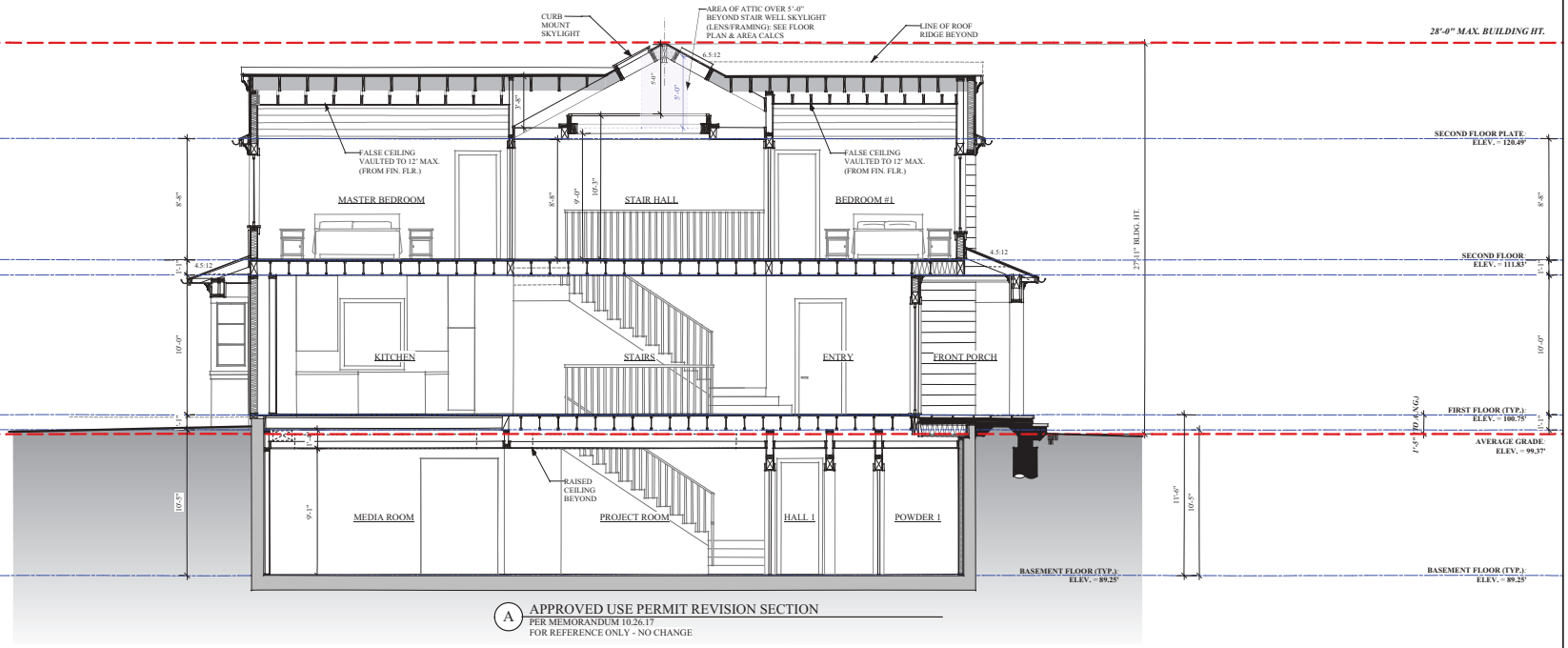
CONTENTS:
APPROVED & PROPOSED EXTERIOR ELEVATIONS

DATE:
06.09.17

DRAWN:
SDG

JOB:
16-103

SHEET:
A-10.1



A APPROVED USE PERMIT REVISION SECTION
PER MEMORANDUM 10.26.17
FOR REFERENCE ONLY - NO CHANGE

0 5 10 15 20 FT

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

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT STEVE SIMPSON C-26575 REN. 7-31-2019 CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 10.25.17 AF
3 10.08.18 AF

CONTENTS:
BUILDING SECTIONS

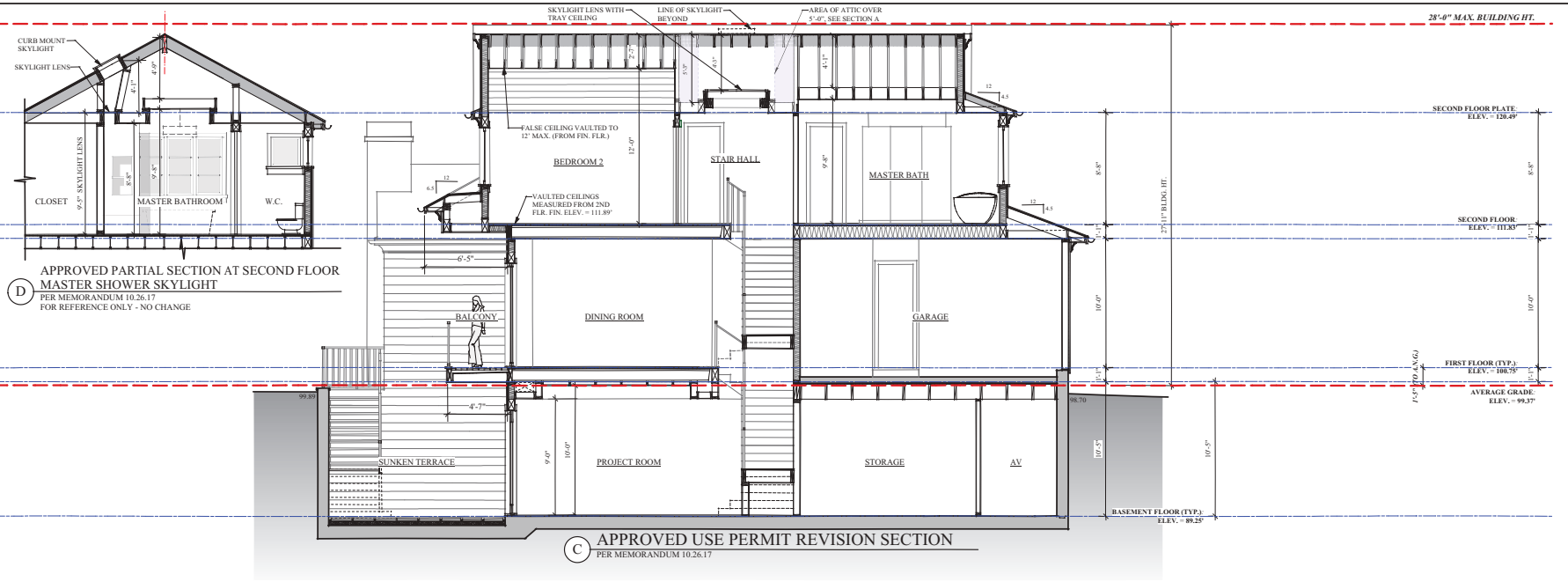
DATE:
01.13.17

DRAWN:
SDG

JOB:
16-103

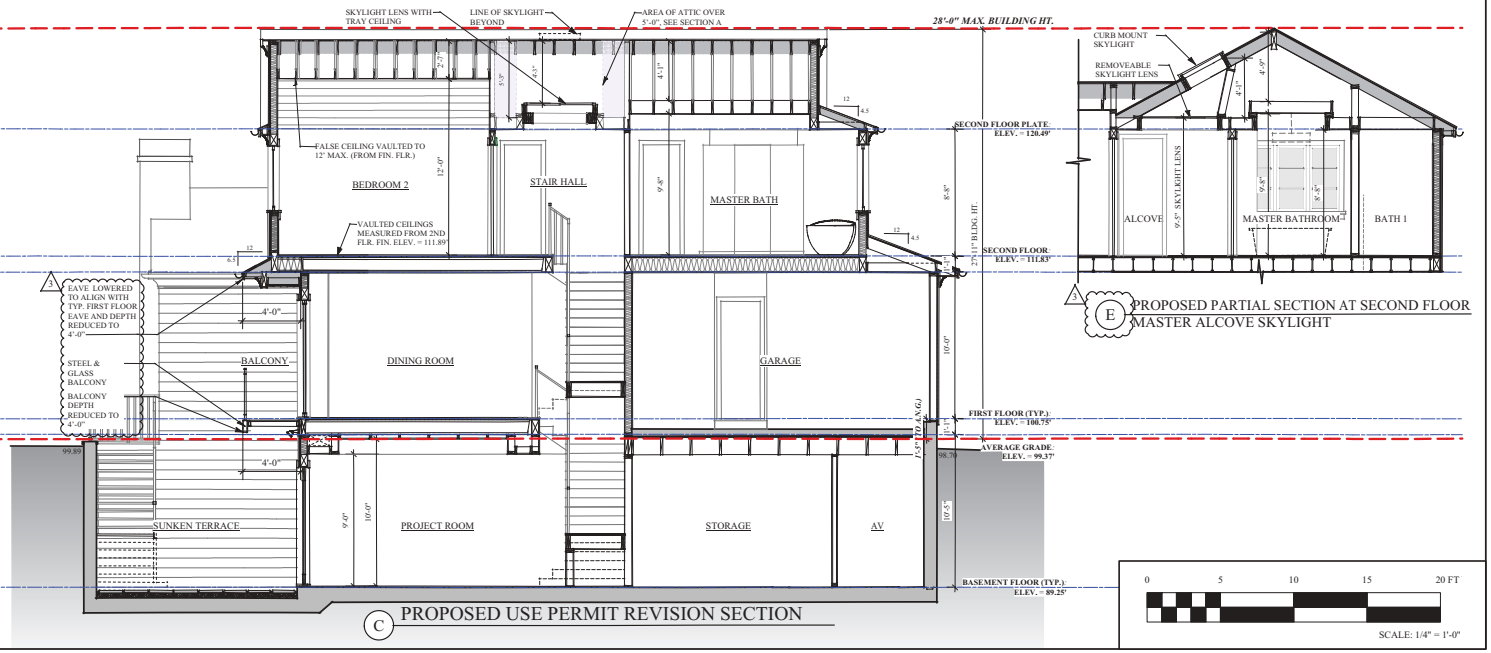
SHEET:
A-11

G20



D APPROVED PARTIAL SECTION AT SECOND FLOOR
MASTER SHOWER SKYLIGHT
PER MEMORANDUM 10.26.17
FOR REFERENCE ONLY - NO CHANGE

C APPROVED USE PERMIT REVISION SECTION
PER MEMORANDUM 10.26.17



C PROPOSED USE PERMIT REVISION SECTION

E PROPOSED PARTIAL SECTION AT SECOND FLOOR
MASTER ALCOVE SKYLIGHT

0 5 10 15 20 FT
SCALE: 1/4" = 1'-0"

SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT STEVE SIMPSON C-26575 REN. 7-31-2019 STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
MIZRAHI RESIDENCE
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS
1 03.17.17 AF
2 10.25.17 AF
3 10.08.18 AF

CONTENTS:
BUILDING SECTIONS

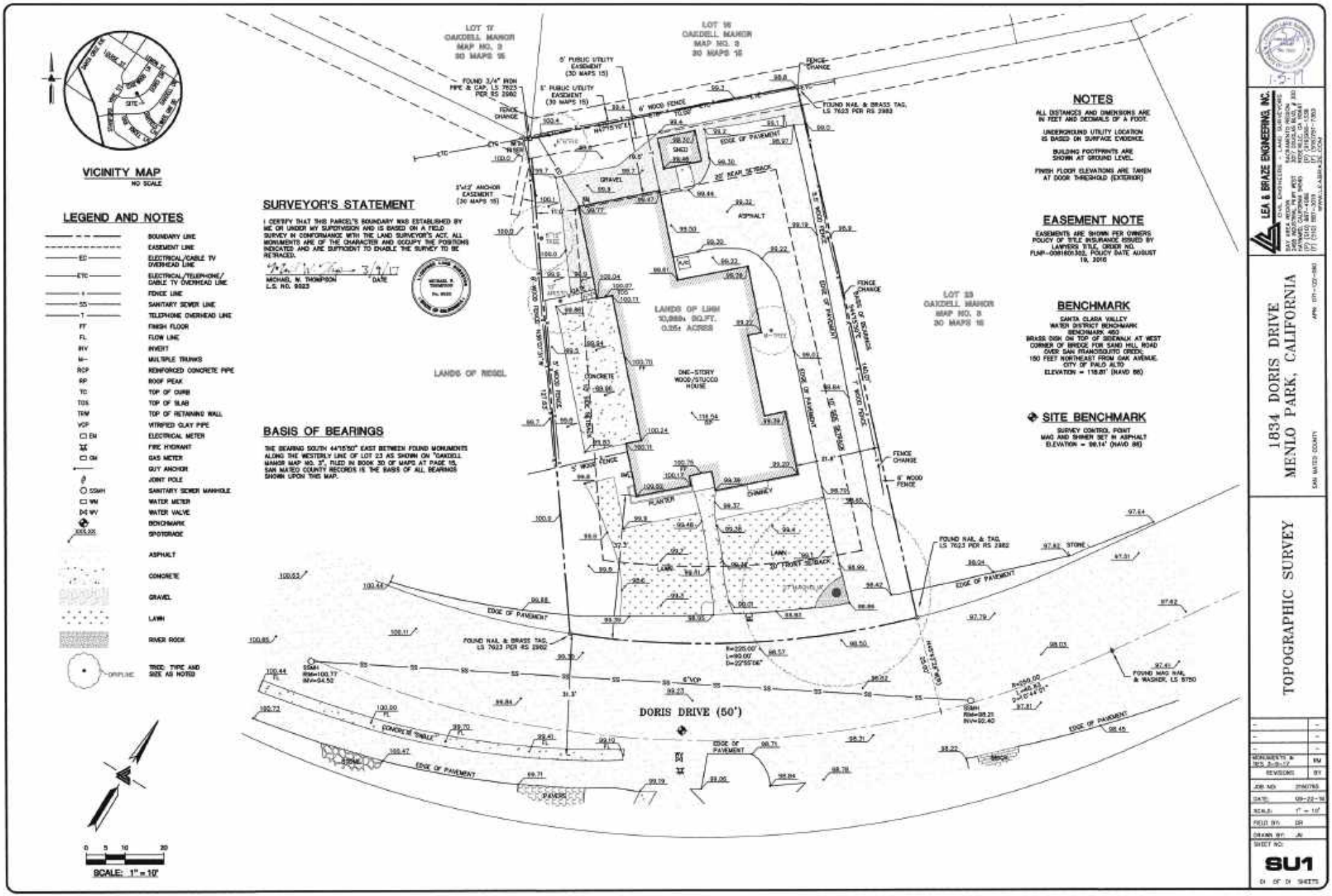
DATE:
01.13.17

DRAWN:
SDG

JOB:
16-103

SHEET:
A-12

G21


VICINITY MAP
NO SCALE
LEGEND AND NOTES
BOUNDARY LINE
EASEMENT LINE
ELECTRICAL/CABLE TV OVERHEAD LINE
ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
FENCE LINE
SANITARY SEWER LINE
TELEPHONE OVERHEAD LINE
FINISH FLOOR
FLOW LINE
INVERT
MULTIPLE TRUNKS
REINFORCED CONCRETE PIPE
ROOF PEAK
TOP OF CURB
TOP OF SLAB
TOP OF RETAINING WALL
VITRIFIED CLAY PIPE
ELECTRICAL METER
FIRE HYDRANT
GAS METER
GUY ANCHOR
JOINT POLE
SANITARY SEWER MANHOLE
WATER METER
WATER VALVE
BENCHMARK
SPOTGRADE
ASPHALT
CONCRETE
GRAVEL
LAWN
RIVER ROCK
TREE: TYPE AND SIZE AS NOTED
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.
MICHAEL W. THOMPSON
L.S. NO. 9023
DATE
BASIS OF BEARINGS
THE BEARING SOUTH 44°15'50" EAST BETWEEN FOUND MONUMENTS ALONG THE WESTERLY LINE OF LOT 23 AS SHOWN ON "OAKDELL MANOR MAP NO. 3", FILED IN BOOK 30 OF MAPS AT PAGE 15, SAN MATEO COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.
LOT 17 OAKDELL MANOR MAP NO. 3 30 MAPS 15
LOT 18 OAKDELL MANOR MAP NO. 3 30 MAPS 15
LOT 23 OAKDELL MANOR MAP NO. 3 30 MAPS 15
LANDS OF RIDGEL
LANDS OF LINH 10,889± SQ.FT. 0.25± ACRES
ONE-STORY WOOD/STUCCO HOUSE
DORIS DRIVE (50')
FOUND 3/4" IRON PIPE & CAP, LS 7623 PER RS 2982
FOUND NAIL & BRASS TAG, LS 7623 PER RS 2982
5' PUBLIC UTILITY EASEMENT (30 MAPS 15)
5'x12' ANCHOR EASEMENT (30 MAPS 15)
6' WOOD FENCE
FENCE CHANGE
EDGE OF PAVEMENT
20' REAR SETBACK
20' FRONT SETBACK
ASPHALT
CONCRETE
GRAVEL
LAWN
DRIVEWAY
PLANTER
CHIMNEY
STONE
CONCRETE SWALE
PAVERS
SSMH
6"VCP
NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)
EASEMENT NOTE
EASEMENTS ARE SHOWN PER OWNERS POLICY OF TITLE INSURANCE ISSUED BY LAWYERS TITLE, ORDER NO. FLMP--0081603302, POLICY DATE AUGUST 19, 2016
BENCHMARK
SANTA CLARA VALLEY WATER DISTRICT BENCHMARK BENCHMARK 460
BRASS DISK ON TOP OF SIDEWALK AT WEST CORNER OF BRIDGE FOR SAND HILL ROAD OVER SAN FRANCISQUITO CREEK, 150 FEET NORTHEAST FROM OAK AVENUE, CITY OF PALO ALTO
ELEVATION = 118.87' (NAVD 88)
SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 99.14' (NAVD 88)
0 5 10 20
SCALE: 1" = 10'
LEA & BRAZE ENGINEERING, INC.
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 071-122-060
TOPOGRAPHIC SURVEY
MONUMENTS & BMS 3-31-17
REVISIONS
JOB NO: 2160765
DATE: 09-22-16
SCALE: 1" = 10'
FIELD BY: DR
DRAWN BY: JK
SHEET NO:
SU1
01 OF 01 SHEETS

G22

SDG
ARCHITECTURE

City of Menlo Park
Planning Department
Attn: Mr. Christopher Turner
701 Laurel Street
Menlo Park, CA 94025

October 24, 2018

RE: 1834 Doris Drive

Dear Mr. Turner,

On May 22, 2017 The Planning Commission unanimously approved a Use Permit application for 1834 Doris Drive.

Subsequent to this and during the construction of the project our client requested minor revisions due to cost implications and the request for more natural light and air. The change resulted in the roofing material to be changed from standing seam metal to composition shingle roofing. In keeping with the transitional style of the home, the lower pitched front porch roof is to remain standing seam metal. The composition shingle roofing color selected (Certainteed Landmark TL, color: Country Grey) is very similar in color to the standing seam metal.

Additionally, the following items were requested by our client to increase natural light and air in the home:

- First Floor Office: Added Window (southwest elevation).
- First Floor balcony (over the lightwell): the eave was lowered to align with the adjacent first floor eaves at 11'-0 (was 12'-6") and overall depth of both eave and balcony were reduced to 4'-0". The balcony flooring was changed to steel and structural glass panels to allow additional light to filter down into the lightwell.
- Second Floor: Added skylight in the alcove of the Master Bedroom (between the master closet and bathroom). No added floor area (attic area less than 12').

The revisions described above result in no change to the approved floor area for the project and no significant change to the exterior. The project as currently proposed remains in substantial conformance to the plans approved by the Commission on May 22, 2017 and memorandum on October 26, 2017.

As a separate submittal, our client has requested to remove the existing street tree (24.8" Magnolia) at the front of the property due to utility complications and accessibility. Please see the following description of how we believe the approved utility plans approved are no longer feasible as well as an updated Arborist Report prepared by Kielty Arborist Services.

On September 17 2018, PG&E planner Daniel Dumdumaya met on-site with the project superintendent Patrick Collins of Mark Kelley Construction. The location of the gas meter was reviewed, and issues of concern were discussed primarily relating to the existing street tree (Magnolia tree). PG&E has developed new standards for the prevention of gas lines running through existing tree canopy and root systems as the roots over time can cause interruption of the gas line. This presents a problem because the entire house has been plumbed to the east side. The plumber is concerned that if the location of the gas meter is relocated, the loss of pressure created by the added length between the gas line and gas meter will reduce the pressure to below what is required for the house. The proposed gas line is required to have a direct

SDG
ARCHITECTURE

path to the interconnection of the main gas line which runs through the root zone. Additionally, a 3'-0" clearance must be maintained from the gas line to the water line that runs along the east property line which again causes the line to fall into the tree canopy and root system.

Additionally, the owner has concerns for daily access and driveway materials.

- The driveway entrance from the street is narrower than the client is comfortable navigating day to day and the tree prohibits widening the driveway.
- The tree roots are higher than the finish floor of the garage and they are also higher than the adjacent street paving. While permeable pavers have been called for, the subsurface preparation for permeable pavers requires at least a 12" depth for the pavers to perform. Given this, the tree roots will be severely impacted when installing the new driveway.
- Magnolia tree roots are very invasive so the tree, while trying to survive the new construction, will cause certain damage to the new driveway. Even if the tree survives for a while, the constant battle between driveway maintenance and the tree will take its toll.

We would like to request the removal of the tree for the above-reasons. The landscape designer has proposed a substantial tree replacement for the street tree. Please see the revised site plan for the proposed driveway for reference.

Thank you.

Steve Simpson
Principal Architect

SDG Architecture, Inc.

Kielty Arborist Services LLC

Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

January 10, 2017, Revised March 9, 2017

SDG ARCHITECTURE
Attn: Ami Ferreira
876 Kaynyne Avenue
Redwood City, CA 94063

Dear Mrs. Ferreira,

As requested on Wednesday, December 28, 2016 I visited the above site to inspect and comment on the trees. A new home with a basement is planned for this site and your concern for the future health and safety of the trees has prompted this visit.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

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

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

1834 Doris 3/9/17 (2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1**P**	Magnolia *(Magnolia grandiflora)*	24.8	70	30/20	Good vigor, fair form, close proximity to street and driveway, heavy surface roots damaging hardscapes.
2*	Black acacia *(Acacia melanoxylon)*	10est	45	30/15	Fair vigor, poor form, codominant at 5 feet, invasive, 2 feet from property line.
3*	Privet *(Ligustrum japonicum)*	4est	50	15/10	Fair vigor, fair form, 1 foot from property line.
4*	Holly *(Ilex aquifolium)*	4est	45	12/6	Fair to poor vigor, poor form, codominant at 7 feet.
5*	English laurel *(Prunus laurocerasus)*	10est	50	12/12	Fair vigor, fair form, 4 feet from property line.
6*	Redwood *(Sequoia sempervirens)*	8est	80	40/12	Good vigor, good form, 6 feet from property line.
7***P**	Redwood *(Sequoia sempervirens)*	35est	55	85/15	Fair to poor vigor, fair form, drought stressed, 12 feet from property line.
8***P**	Redwood *(Sequoia sempervirens)*	35est	55	85/15	Fair to poor vigor, fair form, drought stressed, 12 feet from property line.
9*	Loquat *(Eriobotrya japonica)*	10est	45	15/20	Fair vigor, poor form, hedged, topped.
10	Fig *(Ficus carica)*	8.9@base	40	8/15	Poor vigor, poor form, codominant at base, topped.
11*	African fern pine *(Afrocarpus gracilior)*	8est	50	25/10	Fair vigor, poor form, suppressed.
12*	Pittosporum hedge *(Pittosporum eugenioides)*	6est	60	12/30	Fair vigor, fair form, hedge pruned.
13	Flowering pear *(Pyrus kawakamii)*	10.0	55	15/10	Fair vigor, fair to poor form, decay at base, old tree.
14	Avocado *(Persea americana)*	12.2	40	12/8	Fair vigor, poor form, decay at base, topped, history of limb loss, in decline.

1834 Doris 3/9/17 (3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15*	Birch *(Betula pendula)*	10est	60	25/12	Fair vigor, fair form, 10 feet from property line est.
16*	Birch *(Betula pendula)*	10est	60	25/12	Fair vigor, fair form, 3 feet from property line est.
17*	Birch *(Betula pendula)*	10est	60	25/12	Fair vigor, fair form, 8 feet from property line est.
18	Privet *(Ligustrum japonicum)*	8@base	45	10/6	Fair vigor, poor form, codominant at base, hedge pruned, against home.

-Indicates neighbor trees*

P-*Indicates protected tree by city ordinance(over 15 inches in diameter)*

Summary:

The trees on site are a mix of imported trees. Both neighboring properties have trees close to the property line that serve as a good screens. Most of these trees are young, small hedge like trees. The neighbor to the east has 3 redwood trees located near the rear of the property. Two of these trees are protected trees by city ordinance. No construction is proposed in close proximity to these trees. The existing pavement near the property line is proposed to be removed. The area close to the trees will be a landscaped area instead of a compacted area covered with concrete. This will benefit the trees as the trees roots will have more room to stretch into the yard and the trees will receive more water through annual rainfall. All pavement to be removed when within 20 feet of these trees will need to be removed by hand. A jackhammer can be used to break the material into small hand manageable sized pieces. The soil underneath the pavement will likely need to be loosened. Because roots may have grown into this area, all soil should be loosened using an air spade so that no existing roots are damaged. This should take place when within 20 feet of the neighbor's redwood trees. The neighbors redwood trees will not be impacted from the proposed work if the above recommendations are put into place.

A new driveway is proposed on this site. The existing driveway is located to the east of magnolia street tree #1. The proposed plan shows a new driveway located on the opposite side of the existing driveway(to the west of the street tree). The existing driveway near magnolia street tree #1 is to remain in place as long as possible throughout the construction process. A portion of the driveway will need to be removed to facilitate the construction of the home. This portion is far from the street tree and is not expected to impact the tree. During the construction process, parking and staging of materials can take place on the existing driveway as the roots in this area are being protected by the existing driveway. During the construction of the home tree protection fencing shall be placed at the sidewalk edge and the existing driveway edge and be extended to outside the dripline of the magnolia street tree. To the left is a diagram showing tree protection fencing location for the construction of the home.

When removing the driveway at the end of the project, great care must take place to ensure future survival of the magnolia street tree. The driveway material must be removed by hand when working within 20 feet of the magnolia tree. A jackhammer can be used to break the material into small hand manageable sized pieces. Base rock should also be removed by hand. This will reduce impacts to the roots that may have grown into this material. Existing soil underneath the driveway may need to be loosened as it is likely highly compacted. This should be done with an air spade so that roots are not damaged. A high quality compost should also be amended into the compacted soil.

At the end of the project when it is time to start working on the new driveway, the site arborist shall be called out to the site to talk with the construction personnel that will be constructing the new driveway, so that everyone understands how this work should be completed. It is important to understand that magnolia trees as a species have a large amount of surface roots. All excavation for the new driveway when underneath the trees dripline will need to be done with the use of an air spade in combination with hand tools. When excavating by air, all roots shall remain exposed and damage free for the site arborist to view. The excavation depth needed for base rock shall be reduced as much as possible in order to reduce impacts to the tree. No roots shall be cut without the site arborist consent. Structural soil shall be used as a base rock material. Structural soil can be packed around the existing roots and compacted to engineering standards while still allowing for future root growth. This will eliminate the need to cut roots in the required base rock area. Leveling sand can then be placed on top of the structural soil. Pervious pavers are recommended as the driveway material, as pavers can be reduced in thickness in areas where surface roots are protruding out of the base rock area. Average paver thickness is usually between 3-6 inches. Roots that have grown into the grade at where the actual paver will sit are the only roots that may need to be cut. This is why it is important to reduce thickness of the paver when possible so roots can be preserved. The site arborist must be on site to witness all

driveway work. It is the contractors responsibility to contact the site arborist before the driveway work is to take place.

During the excavation of the driveway, if roots are to be exposed for longer than 4 hours all roots will need to be wrapped with burlap and kept moist so they do not dry out. An irrigation plan will need to be put into place as a part of the mitigation measures for this tree. 2 weeks before the driveway work is to take place the tree should be deep watered by a licensed tree care provider. 200 gallons of clean water should be injected into the trees root zone. Once the driveway work is completed irrigation shall be applied on top of the pavers through a soaker hose. The soaker hose should be turned on for 4 hours at a time every 2 weeks during the dry season for the following year.

A basement is planned for this site. The basement ramp to access the basement area during construction shall be as for from the magnolia street tree as possible(on the other side of the property). The basement area near the front of the home, when in close proximity to the magnolia street tree, will require vertical shoring, as the standard OSHA cut for basements would likely impact the root zone of the magnolia street tree. The following tree protection plan will help to insure the future health of the trees on site.

Tree Protection Plan:

Tree protection fencing

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for protection zones should be 6-foot-tall metal chain link supported by 2-inch diameter poles pounded into the ground. The location for protective fencing should be as close to the dripline as possible while still allowing room for construction to safely continue. No equipment or materials should be stored or cleaned inside protection zones. Tree protection for the neighbors redwood trees will not be needed as the area adjacent to the trees on the property is covered by pavement. Trees that are not protected but are planned to be retained should also be protected in the same manner.

Landscape Buffer

Where tree protection does not cover the entire root zone of the trees a landscape buffer consisting of wood chips spread to a depth of six inches will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Root Cutting

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation
Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation
Normal irrigation should be maintained throughout the entire length of the project. All of the imported trees will require normal irrigation. Irrigation should consist of surface flooding, with enough water to wet the entire root zone. If the root zone is traumatized this type of irrigation should be carried out two times per month during the warm dry season.

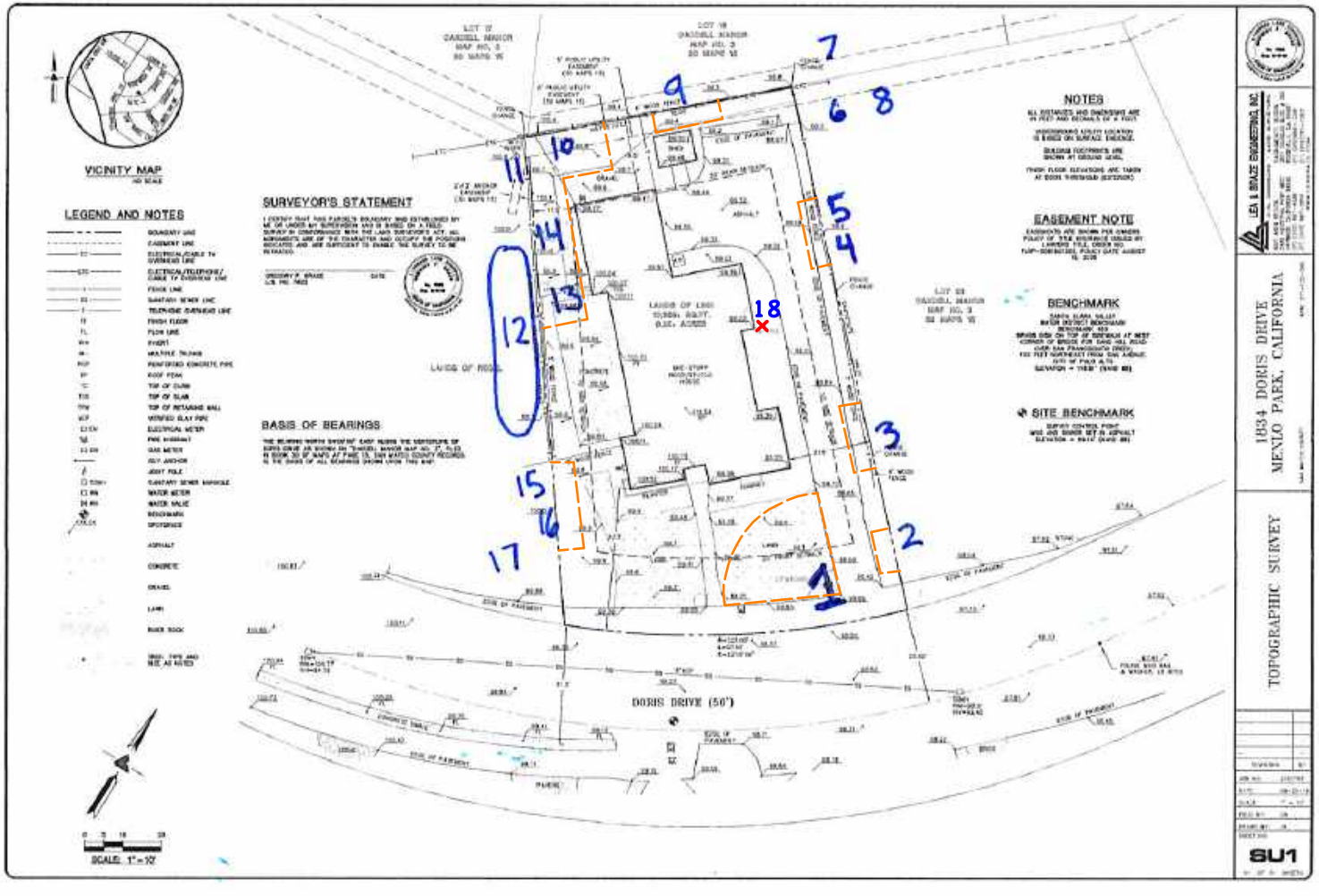
Inspections
This site shall be inspected by the site arborist before the start of demolition to make sure all tree protection measures are in place, and before construction is to take place. (Required by the city) This site should also be inspected during all proposed work within 20 feet of the magnolia street tree. Kielty Arborist Services can be reached at 650-515-9783 (Kevin), 650-532-4418 (David), or by email at kkarbor0476@yahoo.com. It is the contractors responsibility to contact the site arborist.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A


VICINITY MAP
LEGEND AND NOTES
SURVEYOR'S STATEMENT
BASIS OF BEARINGS
NOTES
EASEMENT NOTE
BENCHMARK
SITE BENCHMARK
DORIS DRIVE (50')
SCALE: 1"=10'
1834 DORIS DRIVE
MENLO PARK, CALIFORNIA
TOPOGRAPHIC SURVEY
LEA & BRAZE ENGINEERING, INC.
SU1

Kielty Arborist Services LLC

Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

October 16, 2018

C&C Studio
Attn: Christin Franklin
3488 Moraga Boulevard
Lafayette, CA 94549

Dear Ms. Franklin,

As requested on Monday, October 15, 2018 I visited the above site to inspect and comment on the proposed work near magnolia tree #1. The PG&E gas meter location has been changed from the original plan and your concern for the future health and safety of the tree has prompted this visit.

Method:
All inspections were made from the ground; the tree was not climbed for this inspection. The tree in question was located on a map provided by you. The tree was then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The tree was given a condition rating for form and vitality. The tree's condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

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

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

1834 Doris 10/16/18 (2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1**P**	Magnolia *(Magnolia grandiflora)*	24.8	70	30/20	Good vigor, fair form, close proximity to street and driveway, heavy surface roots damaging hardscapes.

Plan Change:

PG&E will not allow the gas line to go in as planned on the east side of the home. Because the entire house was plumbed to this side, the plumber is concerned about the loss of pressure created by adding additional length to the gas line leading to a gas meter on the west side of the house. The line must now go through the root zone of the tree within the tree protection zone.

Discussion

Magnolia trees have roots that are different from most species in terms of the amount of roots at the surface. The roots are rope like and create a web of roots that are in abundance. They are moderately tolerant of development impacts when far away from the trunk. The roots of magnolia trees have a high rating for root damage potential as seen in Cal Poly's Select Tree application. Magnolia roots tend to damage hardscapes of any kind including foundations when in close proximity to them.

Other Issues With The Tree:

The tree roots appear to be higher than the finish floor of the garage and they are also higher than the adjacent street paving. Given this, the tree roots would be greatly impacted when installing the new driveway. The permeable pavers call for a 12" depth for the pavers to perform well. In my previous report I stated the following about the proposed driveway work-

All excavation for the new driveway when underneath the trees dripline will need to be done with the use of an air spade in combination with hand tools. When excavating by air, all roots shall remain exposed and damage free for the site arborist to view. The excavation depth needed for base rock shall be reduced as much as possible in order to reduce impacts to the tree. No roots shall be cut without the site arborist consent. Structural soil shall be used as a base rock material. Structural soil can be packed around the existing roots and compacted to engineering standards while still allowing for future root growth. This will eliminate the need to cut roots in the required base rock area. Leveling sand can then be placed on top of the structural soil. Pervious pavers are recommended as the driveway material, as pavers can be reduced in thickness in areas where surface roots are protruding out of the base rock area. Average paver thickness is usually between 3-6 inches. Roots that have grown into the grade at where the actual paver will sit are the only roots that may need to be cut. This is why it is important to reduce thickness of the paver when possible so roots can be preserved. The site arborist must be on site to witness all driveway work. It is the contractors responsibility to contact the site arborist before the driveway work is to take place.

The concern now has to do with the actual paver location needing to be significantly lower than grade than initially thought. By cutting roots at the surface where most of the roots are located, impacts to the tree's health are expected to be high.

Recommendations
If the driveway plan cannot be changed to save the roots, it is recommended to remove and replace the tree. Because the tree now is interfering with the proposed utility line locations, impacts are expected to be greater than previously thought. The Menlo Park tree ordinance states the following considerations to use in determining whether there is good cause for removal of a heritage tree:
-The condition of the tree with respect to disease, danger of falling, proximity to existing or proposed structures and interference with utility services;
-The necessity to remove the tree in order to construct proposed improvements to the property.
This tree meets both of these considerations to remove a heritage tree. It is recommended to remove and replace the tree per the city of Menlo Park's ordinance.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

STAFF REPORT

Planning Commission
Meeting Date: **11/5/2018**
Staff Report Number: **18-093-PC**

Public Hearing: **Use Permit/Chris Dolan/119 Baywood Avenue**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing single-family residence and a detached garage and construct a new two-story single-family residence with an attached one-car garage on a substandard lot with respect to lot area and width in the R-1-U (Single-Family Urban Residential) zoning district. 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 119 Baywood Avenue in the Willows neighborhood, near the border with Palo Alto along San Francisquito Creek. Using Baywood Avenue in the north-south orientation, the subject property is located on the western side of Baywood Avenue, situated between Clover Lane to the north and Woodland Avenue to the south. A location map is included as Attachment B.

There are a mix of one- and two-story houses in this area. The adjacent residence to the right is two-stories with a detached garage. The residences are mainly ranch or traditional architectural styles, and the neighborhood features predominantly single-family residences in the R-1-U zoning district, apart from the Willows Market at 60 Middlefield Road and the vacant site at 40 Middlefield Road which are in the C-4 (General Commercial) zoning district. There are other commercial uses, closer to the intersection of Willow and Middlefield Roads nearby, which are occupied by office uses.

Analysis

Project description

The applicant is proposing to demolish the existing single-family residence and detached garage and construct a new two-story factory-built home with a single-car attached garage in a contemporary style. While the main residence would be factory built, the single-car garage would be constructed at the project site. The subject property is substandard with respect to width and area and is currently occupied by a dilapidated single-story residence with a detached garage. There is an active Code Enforcement violation

for the condition of the existing residence that would be resolved by the proposed project. 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 proposed project intends to use factory-built construction methods to centralize the construction process to reduce the overall environmental impacts from material waste. The use of this approach limits flexibility to modify the design, but according to the applicant, allows for strides in building efficiency long term and the applicant has indicated the building would meet the US Green Building Council's silver certification levels of LEED (Leadership in Energy Efficiency Design) for Homes. The applicant states that the proposed factory-built residence would incorporate familiar materials and forms from the multitude of styles, colors, and materials along Baywood Avenue and add to the character of the neighborhood and enhance the diversity of residences in the area. The contemporary style would feature flat roofs, a mix of light wood and dark metal siding, a front covered open porch, and deep sun shade overhangs on the front and left side. The applicant has indicated that the proposed project would be positioned on the site to maintain a rhythm consistent with the neighboring property to the right and maximize the useable space in the rear yard. Approaching from Woodland Avenue, a large heritage redwood tree on the neighboring lot to the left would screen the view of the garage, and a new tree and landscaping are proposed in the right side of the front yard to soften the potential visual impact of the garage on the left side.

The garage features a flat roof, glass and metal door, and light gray vertical wood siding. A covered porch connects the garage to the residence. The main entry to the residence would be set back more than forty feet from the front property line, and would be situated on the right side of the front façade. The main entry would be accessible from the front porch, which has stairs leading up from the paved area adjacent to the uncovered parking space. The proposed design does not include a direct pedestrian connection between the front entry and the street. Pedestrian access would be provided through the driveway to the uncovered parking space, which utilizes permeable pavers to differentiate that portion of the driveway from the access to the covered parking. The Planning Commission may wish to discuss whether a direct pedestrian connection should be provided between the main entry and the public right-of-way.

The second floor would be stacked completely above the first. The massing of the front façade would be broken up by the porch and an awning above the second floor windows. The majority of the windows on the sides at the second floor would have sill heights of 42 inches or greater from the finished floor, with the exception of a low fixed window beneath the operable slider at the front corner of the right side. This window aligns with the detached garage of the neighboring property to the right, which would reduce potential privacy impacts for the neighbor to the right. The rear façade also includes windows that extend to the finished floor at the second level but the rear façade of the residence would be set back approximately 49 feet from the rear property line, limiting potential visual impacts from the second level windows. The proposed residence would also include a number of floor to ceiling windows on the ground floor; however, an existing seven-foot high wood fence is proposed to remain, which would reduce the potential privacy impacts from the windows on the first floor. Along the left side a metal awning at the first floor would break up the massing of the façade, and while the garage would be located close to the required setback, the main residence would be set back approximately five feet further than required from the left side property line. Further, on the left side property line, three existing trees would provide

screening between the proposed and neighboring residences.

Parking and circulation

The proposed project would provide one covered parking space in a new single-car garage at the front of the lot, and an uncovered parking space adjacent to the garage. The Engineering Division has reviewed and approved the proposed permeable paving system for the uncovered space as an acceptable all-weather surface. The width of the curb cut is proposed at the maximum allowed by the driveway design guidelines, 24 feet, however the Planning Commission may wish to discuss whether the width of the driveway curb cut is appropriate. Specifically, the Planning Commission may wish to discuss if a 20-foot wide curb cut would be more appropriate for a single car garage and uncovered parking space. Alterations to the proposed curb cut would need to be reviewed and approved by the Transportation Division to confirm workable access to the uncovered space adjacent to the garage.

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 the City Arborist identified two of the heritage-size tree of heaven trees (tree #5 and #6) at the rear as an invasive species, and indicated they would be supportive of the removal of these trees due to the proximity of the site to the San Francisquito Creek. The applicant has submitted heritage tree removal permit applications to remove these trees and has proposed two suitable heritage tree replacements: a Chinese pistache at the front and a camphor at the rear of the site. The proposed replacements have been identified on the landscape plans. The new Chinese pistache proposed in the front yard is also intended to help soften the prominence of the one car garage and provide some screening for the uncovered space. Two new street trees meeting the specifications of the City Arborist for this portion of Baywood Avenue will be provided along the frontage for the site. The planting of appropriate street trees will be ensured through the inclusion of project specific condition of approval 4a. Preliminary landscape plans are included as sheet L-1 and L-2. 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 met with adjacent neighbors to discuss the proposed residence, and has indicated that the neighbors have expressed excitement over the redevelopment of the site. Staff has received two items of written correspondence on the project. One letter raised concern about rats at the project site, which the applicant has mentioned they have evaluated and would deal with prior to demolition of the existing structure. An additional email was received raising concerns on the design of the proposed contemporary style of the residence. Staff relayed these concerns to the applicant, however the applicant has indicated that the factory-built nature of the proposed residence limits the flexibility in making design changes. The written correspondence received is included as Attachment G.

Conclusion

Staff believes that the materials and style of the proposed residence would be an improvement to the

current site. Though the contemporary style would be dissimilar to many architectural styles within the neighborhood, the quality of the proposed project would add to the diverse character of the area. Staff believes that the factory-built construction process would provide valuable benefits in reducing the environment impacts from the material waste associated with typical construction methods. The proposed materials would be in keeping with the contemporary style and the proposed project would be holistically designed within the contemporary architectural style. Based on the presence of some onsite trees and the positioning of windows on the second floor, privacy impacts would be limited. The applicant has indicated that concerns raised over vermin at the project site would be addressed prior to demolition to reduce potential impacts to the neighboring properties. 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:
Ori Paz, Assistant Planner

Report reviewed by:
Kyle Perata, Acting Principal Planner

THIS PAGE INTENTIONALLY LEFT BLANK

119 Baywood Avenue – Attachment A: Recommended Actions

LOCATION: 119 Baywood Avenue	**PROJECT NUMBER:** PLN2018-00087	**APPLICANT:** Chris Dolan	**OWNER:** 119 Baywood LLC.
PROPOSAL: Request for a use permit to demolish an existing single-family residence and a detached garage and construct a new two-story single-family residence with an attached one-car garage on a substandard lot with respect to lot area and width in the R-1-U (Single-Family Urban Residential) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** November 5, 2018	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kennedy, Onken, Riggs, Strehl)			

ACTION:

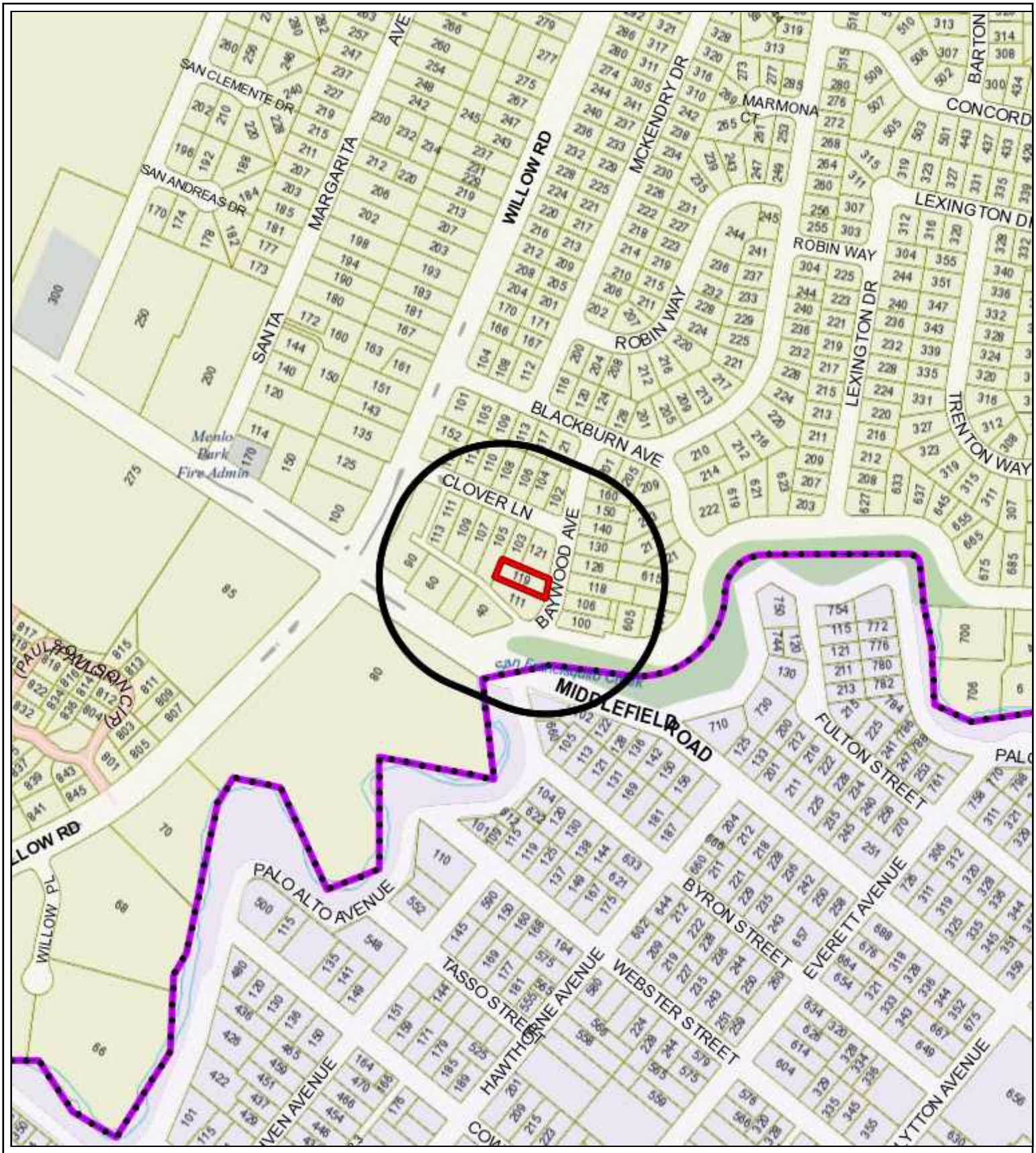
1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting 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 Connect-homes, consisting of 19 plan sheets, dated received October 30, 2018 and approved by the Planning Commission on November 5, 2018, subject to review and approval by the Planning Division.
    b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
    c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
    d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
    e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
    g. Heritage and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Kielty Arborist Services, LLC. on June 21, 2018.

LOCATION: 119 Baywood Avenue	**PROJECT NUMBER:** PLN2018-00087	**APPLICANT:** Chris Dolan	**OWNER:** 119 Baywood LLC.
PROPOSAL: Request for a use permit to demolish an existing single-family residence and a detached garage and construct a new two-story single-family residence with an attached one-car garage on a substandard lot with respect to lot area and width in the R-1-U (Single-Family Urban Residential) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** November 5, 2018	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kennedy, Onken, Riggs, Strehl)			

ACTION:

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

    a. Prior to building permit issuance, the applicants shall provide an updated site plan and landscape plan identifying the species of the two proposed street trees at the front, subject to review and approval of the City Arborist.



City of Menlo Park

Location Map

119 Baywood Avenue

Scale: 1:4,000 | Drawn By: OP | Checked By: KTP | Date: 11/5/2018 | Sheet: 1

119 Baywood Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	6,870 sf	6,870 sf	7,000.0 sf min.
Lot width	50.0 ft.	50.0 ft.	65.0 ft. min.
Lot depth	137.4 ft.	137.4 ft.	100.0 ft. min.
Setbacks			
Front	20.8 ft.	22.0 ft.	20.0 ft. min.
Rear	49.0 ft.	45.2 ft.	20.0 ft. min.
Side (left)	5.5 ft.	10.7 ft.	5.0 ft. min.
Side (right)	7.3 ft.	3.6 ft.	5.0 ft. min.
Building coverage	1,805.6 sf 26.3 %	1,235.0 sf 17.9 %	2,404.5 sf max. 35.0 % max.
FAL (Floor Area Limit)	2,799.1 sf	1,235.0 sf	2,800 sf max.
Square footage by floor	1,296.4 sf/1st floor 1,251.3 sf/2nd floor 251.4 sf/garage 257.8 sf/porch	1010.0 sf/1st floor 225.0 sf/garage	
Square footage of buildings	3,056.9 sf	1,235.0 sf	
Building height	24.4 ft.	18.1 ft.	28 ft. max.
Parking	1 covered/1 uncovered	1 covered	1 covered/1 uncovered
	Note: Areas shown highlighted indicate a nonconforming or substandard situation.		
Trees	Heritage trees: 4*	Non-Heritage trees: 4	New Trees: 4*
	Heritage trees proposed for removal: 2	Non-Heritage trees proposed for removal: 0	Total Number of Trees: 7
	*Includes nearby trees on neighboring lots and street trees		

DIMENSIONING NOTES

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.) UNLESS OTHERWISE NOTED. SHEATHING IS NOT INCLUDED AS STRUCTURE IN DIMENSIONING. DIMENSIONS ARE TO FRAMING.

2. DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY HOME EC PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL NON-DIMENSIONED EXTERIOR DOORS AND WINDOWS SHALL BE OFFSET FROM WALLS TO ALLOW FOR (3) 2X4 STUDS AT THE JAMBS UNLESS OTHERWISE NOTED.

5. ALL NON-DIMENSIONED INTERIOR DOORS SHALL BE OFFSET FROM THE HINGE-SIDE WALL TO ALLOW FOR (2) 2X4 STUDS AT THE JAMB. (U.O.N.)

6. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

MISCELLANEOUS NOTES

7. SOUND INSULATION REQUIRED IN ALL INTERIOR WALLS.

8. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

9. WATER HEATERS SHALL BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL.

10. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE REQUIRED QUALITY STANDARDS FOR INSULATION MATERIAL.

11. EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN ½" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING THE LANDING SHALL NOT BE MORE THAN 8" BELOW THE THRESHOLD.

12. AS REQUIRED BY AGENCY, AN APPROVED SEISMIC SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

13. FOR TYPICAL MOUNTING HEIGHTS OF DOOR HARDWARE, ELECTRICAL DEVICES AND MECHANICAL CONTROLS SEE DETAIL 6/M-7.5 REFER TO DETAIL WHEN DIMENSIONS OF STATED ITEMS ARE NOT SHOWN IN ELEVATION.

14. PROVIDE R-12 EXTERIOR BLANKET INSULATION FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS, AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

15. INSULATION VALUES SHALL BE AS FOLLOWS:
ALL EXTERIOR WALLS = R-21
ROOF INSULATION = MINIMUM R-38
HIGH DENSITY BATT INSULATION IN FLOORS = R-30
INTERIOR BATH AND BEDROOM WALLS BATT INSULATION = R-13

16. HANDRAILS AT STAIRS SHALL BE REQUIRED WHERE THERE ARE 4 OR MORE RISERS, AND NOT BE LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND NOSINGS OF TREADS.

17. GRIPS ON RAILS SHALL HAVE A 1 ½" MINIMUM AND 2" MAXIMUM DIAMETER OR OFFER EQUIVALENT GRIPPING SURFACE.

18. GUARDRAILS AND HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION.

19. A COMPREHENSIVE REVIEW OF THE ENERGY COMPLIANCE CALCULATION AND DETAILS BASED ON CLIMATE ZONE AND BUILDING ORIENTATION WILL BE CONDUCTED BY THE LOCAL ENFORCEMENT AGENCY.

NOTES
NO SCALE 10

ON-SITE WORK FOR LOCAL GC
THIS SCOPE OF WORK IS TO BE USED AS A GENERAL OUTLINE FOR THE WORK REQUIRED TO BE PERFORMED BY THE LOCAL GC FOR A CONNECT HOME. BOTH PRE-DELIVERY OF THE HOME AND POST-DELIVERY OF THE HOME. IT IS NOT INTENDED TO BE USED AS A COMPREHENSIVE LIST. IT IS THE RESPONSIBILITY OF THE LOCAL GC AND OWNER TO REVIEW THE LOCAL ARCHITECTURAL DRAWINGS AND THE LOCAL STRUCTURAL DRAWINGS AS WELL AS THE GEOTECHNICAL REPORT AND RECOMMENDATIONS (IF APPLICABLE).

PRE-DELIVERY SCOPE OF WORK:

1. DEMOLITION
A) DEMOLISH EXISTING HOUSE

2. GRADING
A) REVIEW SOILS REPORT AND GRADING RECOMMENDATIONS (IF APPLICABLE)
B) GRADING/ EXCAVATION FOR FOOTING, CRAWLSPACE, TRENCHING
C) COMPACT SOIL 5 FT AROUND PERIMETER OF FOUNDATION FOR TRUCK AND MODULE STAGING

3. FOUNDATIONS
A) CONCRETE FOUNDATION FOOTINGS, CONCRETE PADS FOR DECKS, SITE STAIRS AND CONDENSER LOCATION
B) CMU STEM WALLS AND PIERS (CONCRETE SUBSTITUTION FOR CMU IS ACCEPTABLE PER STRUCTURALS)
C) FOUNDATION VENT SCREENS AND CRAWLSPACE ACCESS DOOR
D) INSTALL RAT SLAB IN CRAWLSPACE IF REQUESTED BY OWNER

4. STEEL
A) SUPPLY AND INSTALL WELD PLATES AT TOP OF STEM WALLS AND PIERS

5. UTILITY INFRASTRUCTURE
A) RUN SANITARY SEWER SERVICE LINE FROM SEWER LATERAL TO STUB UP/POINT OF CONNECTION(S) IN CRAWLSPACE
(IF PROPERTY IS ON SEPTIC, INSTALL SEPTIC SYSTEM)
(COORDINATE WITH INSPECTOR IF NEW SEWER LATERAL WILL BE REQUIRED)
B) RUN WATER MAIN SERVICE LINE FROM WATER METER TO MANIFOLD/ SHUT OFF VALVE OUTSIDE CRAWLSPACE AND TO SUPPLY STUB UPS/ POINTS OF CONNECTION IN CRAWLSPACE FOR DOMESTIC SERVICES AND FIRE SPRINKLER SERVICE
(COORDINATE METER SIZE AND MAIN LINE SIZE REQUIREMENTS WITH LOCAL UTILITY COMPANY)
(IF PROPERTY IS ON WATER WELL, INSTALL WATER WELL)
C) INSTALL EXTERIOR HOSE BIBB
D) RUN GAS SERVICE LINE FROM METER TO SEISMIC SHUT OFF VALVE OUTSIDE CRAWLSPACE AND TO SUPPLY STUB UP/ POINT OF CONNECTION IN CRAWLSPACE
(COORDINATE METER LOCATION AND MAIN LINE SIZE WITH LOCAL UTILITY COMPANY)
(IF PROPERTY IS ON PROPANE, INSTALL PROPANE TANK)
E) INSTALL PIPE SLEEVE AND STUB UP/ POINT OF CONNECTION IN CRAWLSPACE TO PULL FUTURE ELECTRIC SERVICE INTO CRAWLSPACE. RUN UNDERGROUND CONDUIT FROM CRAWLSPACE TO CONDENSER LOCATION
(IF ADDITIONAL STRUCTURES ON SITE (GARAGE), RUN UNDERGROUND CONDUIT FROM CRAWLSPACE TO THOSE LOCATIONS)
F) INSTALL TEMPORARY POWER

7. SUBSURFACE DRAINAGE
A) INSTALL SUBSURFACE DRAINAGE AND/OR WATER CATCHMENT SYSTEMS PER PLANS AND/OR LOCAL REQUIREMENTS
B) INSTALL SITE SURFACE DRAINS (IF APPLICABLE)

RESUME OF WORK-ON SITE WORK PRE-DELIVERY
NO SCALE 9

POST-DELIVERY SCOPE OF WORK:

1. UTILITY INFRASTRUCTURE
A) INSTALL SANITARY DRAINAGE BRANCH IN CRAWLSPACE CONNECTING SANITARY DRAIN LINE STUB DOWNS UNDER HOUSE AND CONNECT TO SANITARY DRAINAGE STUB UP IN CRAWLSPACE

B) CONNECT WATER SERVICE LINE STUB DOWNS UNDER HOUSE TO STUB UP IN CRAWLSPACE AND CONNECT FIRE SPRINKLER RISER STUB DOWNS UNDER HOUSE TO STUB UP IN CRAWLSPACE

C) CONNECT GAS SERVICE LINE STUB DOWNS UNDER HOUSE TO STUB UP IN CRAWLSPACE

D) COORDINATE ELECTRIC METER LOCATION AND SIZE OF SERVICE WITH LOCAL UTILITY COMPANY. RUN OVERHEAD OR UNDERGROUND SERVICE TO METER. CONNECT ELECTRIC SERVICE FROM METER TO PIPE SLEEVE IN CRAWLSPACE AND RUN ELECTRIC SERVICE TO HOUSE SUB PANEL AND ENERGIZE HOUSE SUB-PANEL. RUN SERVICE TO CONDENSER
(IF ADDITIONAL STRUCTURES ON SITE (GARAGE), RUN ELECTRIC SERVICE TO THEM)

E) COORDINATE DIRECTLY WITH THE LOCAL TELEPHONE AND CABLE PROVIDERS SERVICING THE AREA TO PROVIDE SERVICE FOR THE HOME, INCLUDING THE INSTALLATION OF TELEPHONE AND CABLE PANELS AND THE PULLING OF LOW VOLTAGE WIRES CONNECTING THE DEVICES INSIDE THE HOUSE TO THE PANELS

2. GRADING
A) COMPLETE BACKFILL AND FINISH GRADING

3. SITE FEATURES (CHECK PLANS TO SEE IF APPLICABLE)
A) FINISH GARAGE/ CARPORT
B) INSTALL SITE DECKS AND STAIRS
C) INSTALL LID/ WATER CATCHMENT SYSTEMS
D) INSTALL HARDSCAPES
E) INSTALL GATES, FENCING

ADDITIONAL NOTES:
• LOCAL GC WILL MAINTAIN A TEMPORARY TOILET, TEMPORARY POWER, JOBSITE FENCING AND SECURITY AND WILL BE RESPONSIBLE FOR HAULING ANY TRASH AND CONSTRUCTION DEBRIS DURING THE COURSE OF ON-SITE WORK AS WELL AS DURING CONNECT HOMES' INSTALLATION SERVICES ON SITE.
• LOCAL GC WILL BE RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF ALL LOCAL JURISDICTION INSPECTIONS, DEPUTY INSPECTIONS AND STRUCTURAL OBSERVATIONS AT THE SITE THAT ARE REQUIRED BY THE LOCAL JURISDICTION BUILDING INSPECTOR, AS WELL AS GETTING THE CERTIFICATE OF OCCUPANCY FOR THE HOME AND OWNER WILL BE RESPONSIBLE FOR ANY ASSOCIATED COSTS WITH SUCH INSPECTIONS AND CERTIFICATES.

RESUME OF WORK-ON SITE WORK POST-DELIVERY
NO SCALE 9

RESUME OF WORK
FACTORY SCOPE OF WORK
1. Structural Steel Frames
a) Weld steel frame -HSS tube steel columns, C10 floor and roof beams, corner & midspan plates
b) Storyline mate line connection plates (for 2 story only)
c) Prep, prime and paint
d) Install blocking and blocking fastener at steel beams
e) Notes: Supply mating plates, bolts, and accessories to be installed in field

2. Floor Assembly
a) Install floor joists
b) Install insulation
c) Install plywood subfloor
d) Install wood flooring
e) Install tile flooring at bathroom locations
f) Install stair and landing framing (for 2 story only)
g) Notes: Supply wood flooring boards to be installed in field

3. Ceiling Assembly
a) Install gypsum board ceiling, finish and paint
b) Install ceiling joists at dropped ceiling locations
d) Install exterior wood siding soffit at covered deck locations
4. Roofing Assembly
a) Install roof rafter and cripple wall framing
b) Install roof insulation
c) Install plywood sheathing
d) Install roofing membrane

5. Wall Assembly
a) Install wall framing
b) Install insulation
c) Install interior gypsum board, finish and paint
d) Install interior baseboard
e) Install interior tile at bathroom locations
f) Install interior doors
g) Install exterior plywood sheathing
h) Install exterior building wrap, flexible flashing and metal flashing
i) Install exterior wood siding, back prime and stain
j) Install exterior corrugated metal siding
k) Install exterior window and door assemblies
l) Install exterior sill pans
m) Notes: Supply corrugated metal siding for mating seams to be installed in field

6. Electrical
a) Install rough electrical
b) Install electrical fixtures
c) Install electrical main panel and sub panel (for 2 story only)
d) Install low voltage devices and rough ins ,wires will be pulled in field
e) Notes: Exterior lights to be wired in factory and installed in field. Low voltage devices and rough-ins to be included in manufacture scope.

7. Plumbing
a) Install rough plumbing -water, sanitary drain, gas
b) Install water heater and outtake and intake vent caps
c) Install plumbing fixtures
d) Install rough plumbing stub downs at floor and vent stub ups at roof

8. Mechanical
a) Install fan unit (If applicable)
b) Supply mechanical condenser -to be installed on site
c) Install supply and return air registers
d) Install metal grilles
e) Install thermostats
f) Install ducting for bathroom fans and hood vent
g) Notes: Ducts that run in crawlspace to be installed in the field

9. Fire Sprinklers
a) Install fire sprinkler manifold
b) Install fire sprinkler heads, supply lines and stub downs
c) Install fire sprinkler alarm bell
d) Notes: Supply lines that run in crawlspace to be installed in the field

10. Appliances
a) Install appliances
b) Install hood vent stub out at exterior wall

11. Casework
a) Install casework
b) Install countertops

12. Delivery Prep
a) Install close-up plastic at all exterior walls for shipping
b) Secure ship loose items
c) Crib modules for truck pick up
d) Provide forklifts as needed for loading modules onto trucks

RESUME OF WORK-IN FACTORY
NO SCALE 8

FINISH INSTALLATION -IN FIELD SCOPE OF WORK
1. Structural Steel Frames
a) Weld bottom steel corner plates and steel shim plates located at floor beams to steel weld plates on concrete stem wall and piers
b) Weld mating side plates at modules' connection
c) Install mate line bolts through roof beams at roof
d) Install mate line connection plates through roof beams at roof
e) Install bolts at storyline connections. (for 2 story only)

2. Floor Assembly
a) Install plywood subfloor along floor mating seams
b) Install insulation at floor mating seams
c) Install plywood sheathing at underside of blocking along floor mating seams
d) Install wood flooring boards at floor
e) Complete stair landing assembly (for 2 story only)
f) Sand, stain and seal wood flooring (if applicable)
g) Install tile for bathroom and shower floors

3. Ceiling Assembly
a) Install gypsum board ceiling, finish and paint at access blockouts (where applicable)
b) Install mateline ceiling board between beams

4. Roofing Assembly
a) Install mateline blocking as needed
b) Install plywood sheathing along mating seams
c) Complete roofing membrane mateline overlaps
d) Install metal gutter and fascia trim metals
e) Install metal downspouts
f) Install metal trim piece at underside of blocking along roof beam mating seams
g) Install roof ventilation

5. Wall Assembly
a) Install gypsum board along wall mating seams and remaining areas, finish and paint
b) Prime and paint along wall mating seams
c) Install wall base along wall mating seams
d) Install insulation along wall mating seams
e) Install exterior plywood sheathing, flexible flashing lap and exterior furring strips along wall mating seams
f) Install exterior siding along wall mating seams and remaining areas
g) Install exterior metal corner caps/ exterior siding at corners (if applicable)
h) Install exterior metal base fascia

6. Electrical
a) Complete electric circuit and switch connections crossovers between modules
b) Connect second floor subpanel to first floor main panel (2 story only)
c) Install remaining electrical fixtures
d) Install exterior lights
e) Test electrical systems in house

7. Plumbing
a) Install roof vent sleeves and protection collars at vent stub ups
b) Install remaining plumbing fixtures
c) Test plumbing systems in house

8. Mechanical
a) Install fan unit
b) Install supply and return air registers
c) Complete thermostat wiring
d) Install condenser
e) Install ducts in crawlspace and connect to supply air registers in floor
f) Connect supply duct from fan unit to second story (2 story only)
g) Connect remaining ducting, including range hood
h) Test mechanical system

9. Appliances
a) Test appliances

10. Casework
a) Install pre-assembled casework as needed at mating seams and in remaining areas

RESUME OF WORK-FINAL INSTALLATION
NO SCALE 6

ARCHITECTURAL SHEETS

Sheet Number	Sheet Name
D-0.1	TITLE SHEET
D-0.2	AREA PLAN + SQ FOOTAGE CALCS + STREETSCAPE
D-0.3	NEIGHBORHOOD CONTEXT
D-0.4	SITE PLAN
D-1.0	EXISTING BUILDING PLANS + ELEVATIONS
D-2.0	PROPOSED FLOOR PLANS
D-2.1	PROPOSED ROOF PLAN
D-2.2	PROPOSED ELEVATIONS
D-2.3	PROPOSED ELEVATIONS
D-2.4	SECTIONS
D-2.5	MASSING DIAGRAMS

SURVEY SHEET

Sheet Number	Sheet Name
1	TOPOGRAPHIC SURVEY

CIVIL SHEETS

Sheet Number	Sheet Name
C1	TITLE SHEET
C2	GRADING & DRAINAGE PLAN
C3	EROSION CONTROL PLAN
C4	IMPERVIOUS AREA PLAN
C5	CONSTRUCTION BMPs

LANDSCAPE SHEETS

Sheet Number	Sheet Name
L-1	IRRIGATION PLAN
L-2	LANDSCAPE PLAN

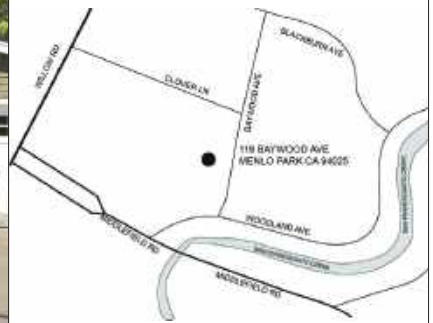
ATTACHED DOCUMENTS:
- DEVELOPMENT PERMIT APPLICATION & AGREEMENT
- DATA SHEET
- PROJECT DESCRIPTION
- HISTORICAL EVALUATION FORM
- ARBORIST REPORT
- C-3 AND C-6 DEVELOPMENT REVIEW CHECKLIST (CIVIL)
- ELEVATION CERTIFICATE (CIVIL)
- SOILS REPORT

USE PERMIT INDEX
NO SCALE 3

SCHEMATIC PERSPECTIVE
NO SCALE 7

REGULATING CODES: 2016 CBSC
- 2016 CA BUILDING CODE
- 2016 CA RESIDENTIAL CODE
- 2016 CA ELECTRICAL CODE
- 2016 CA MECHANICAL CODE
- 2016 CA PLUMBING CODE
- 2016 CA ENERGY CODE
- 2016 CALGREEN CODE

APPLICABLE CODES
NO SCALE 5



VINCITY MAP
NO SCALE 4

ARCHITECT:
Jared Levy (Home Ec, Inc.)
706 S. Hill St. #1060
Los Angeles, CA 90014
323 697 2386 TEL
info@connect-homes.com

MODULAR BUILDER:
Connect Homes Factory
1811 Riverview Dr.
San Bernardino, CA 92408

STRUCTURAL ENGINEER:
8th St. Construction&Consulting
619 906 0202 TEL
reza@8thstreets.com

GENERAL CONTRACTOR:
TBD

OWNER:
119 Baywood LLC
111 Potrero Avenue,
San Francisco, CA 94103

PROJECT DIRECTORY
NO SCALE 2

GENERAL:

PARCEL INFORMATION:

119 BAYWOOD AVE, MENLO PARK, CA 94025

APN:	062 - 301 - 090
ZONING:	R1-U
LOT SIZE:	6870 SF (0.1577135 acres)
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY:	GROUP R3, 2 STORY SINGLE FAMILY RESIDENCE (4 BED, 3 BATH)
WUI/SRA ZONE:	NO
CLIMATE ZONE:	CZ-3

EXISTING:

EXISTING SINGLE FAMILY RESIDENCE TO BE DEMOLISHED: 1010 SF
EXISTING 1-CAR GARAGE TO BE DEMOLISHED: 225 SF

PROPOSED:

PROPOSED NEW FACTORY BUILT SINGLE FAMILY RESIDENCE: 2,547.7 SF
PROPOSED NEW SITE BUILT 1-CAR GARAGE: 251.4 SF
PROPOSED HEIGHT: (FROM LOWEST ADJACENT GRADE TO TOP OF ROOF) 24.4 FT

FRONT SETBACK: 20.77 FT (MIN. 20 FT)
REAR SETBACK: 49.03 FT (MIN 20 FT)
LEFT SETBACK: 8.25 FT (MIN 5 FT)
RIGHT SETBACK: 7.34 FT (MIN 5 FT)

FLOOD NOTES:

FLOOD ZONE DESIGNATION: **AE**

BASE FLOOD ELEVATION: **57.7'**

DESING FLOOD ELEVATION: **58.8'**

- THE PROJECT WILL BE DESIGNED TO COMPLY WITH THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE, CHAPTER 12, SECTION 42.

- I CERTIFY THAT I AM THE ARCHITECT OF RECORD AND THE PLANS DATED 10.23.18, SUBMITTED ON 10.24.18 COMPLY WITH CITY'S FLOOD DAMAGE PREVENTION ORDINANCE (CHAPTER 12, SECTION 42).

PROJECT INFORMATION
NO SCALE 1

706 S HILL ST. STE. 1060
LOS ANGELES, CA 90014
t: 310.623.9271
e: info@connect-homes.com
connect-homes

CONNECT 8: BAYWOOD RESIDENCE
119 Baywood Avenue, Menlo Park, CA 94025

DATE ISSUED
08.01.18
rev.1 : 10.02.18
rev.2 : 10.23.18

08/31/2019

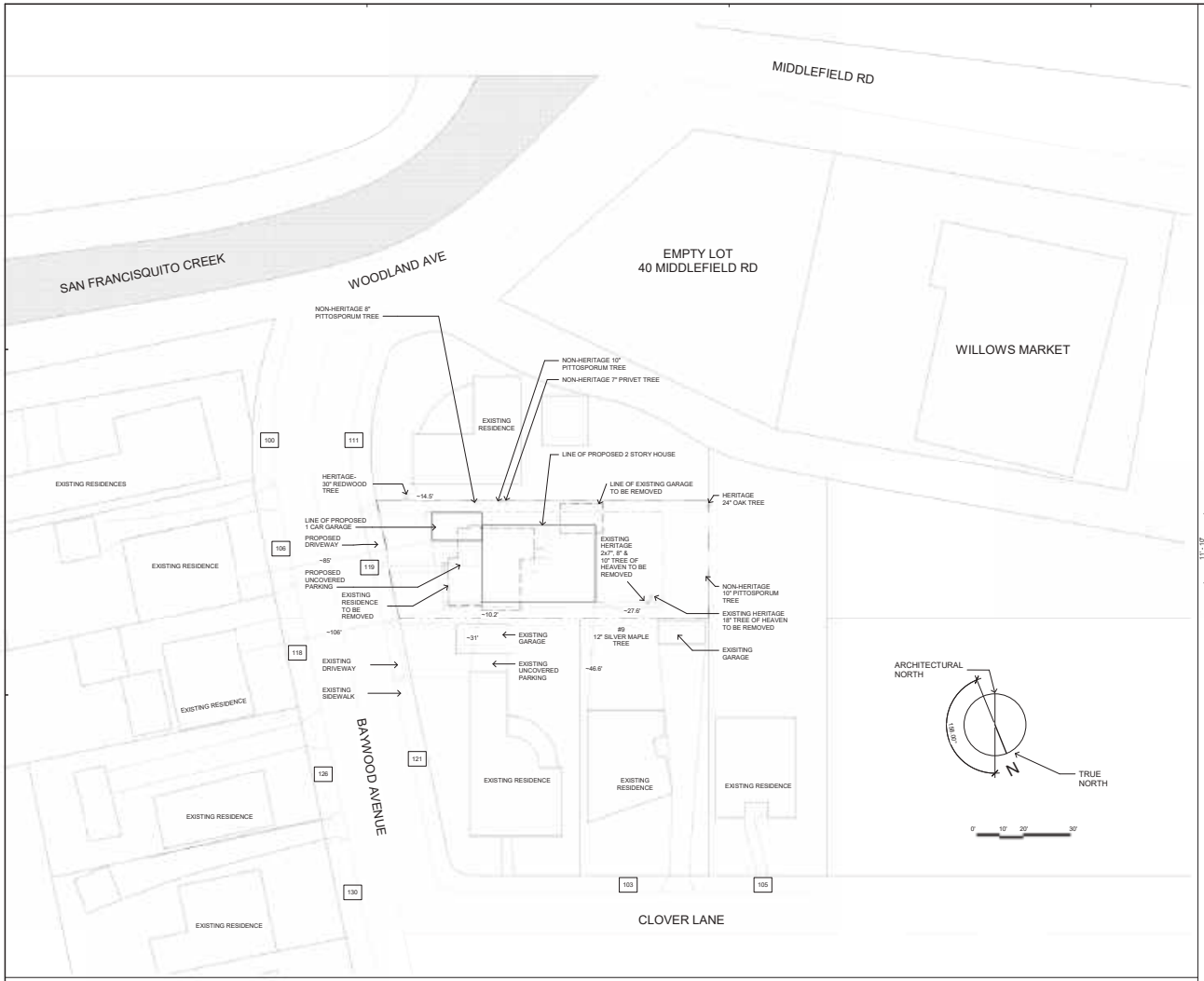
Legal Disclaimer:
The house design, drawings and specifications as instruments of service provided hereunto are the exclusive property of Home EC, Inc., Copyright 2016. The use of these drawings and specifications shall be restricted to the creation of a new H.E. Home and shall not be used in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CONNECT 8

SHEET SET
USE PERMIT

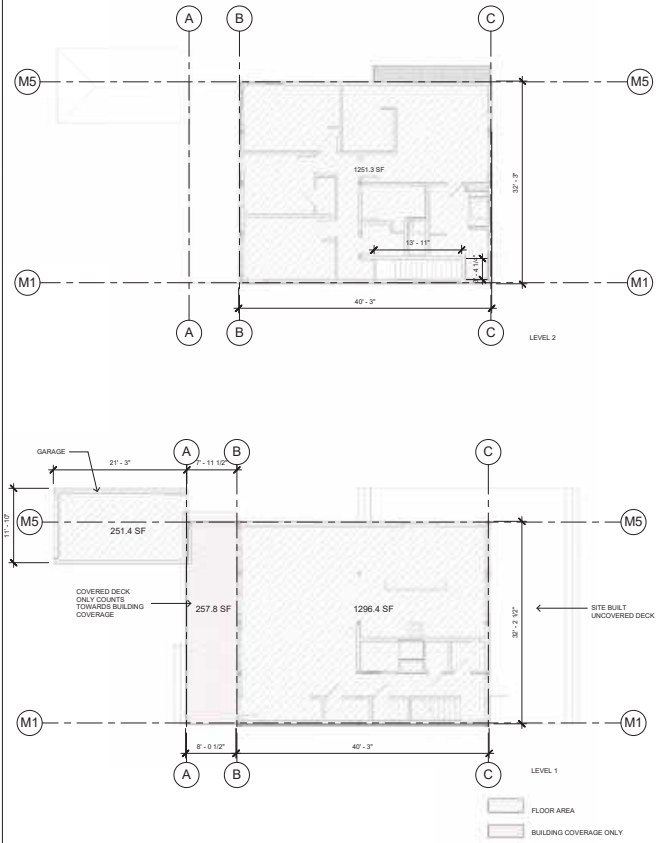
SHEET TITLE
TITLE SHEET

SHEET SET | SHEET NUMBER | MODEL HOME
D-0.1



AREA PLAN
1" = 20'-0" 3

PROPOSED - STREETSCAPE
1/8" = 1'-0" 2



SQUARE FOOTAGE CALCULATIONS
NO SCALE 1

FLOOR AREA LIMIT

	SQUARE FOOTAGE	*DIMENSIONS*
FIRST FLOOR	1296.4 SF	32' 2-1/2" x 40' 3"
GARAGE	251.4 SF	20' 11" x 12'
SECOND FLOOR (- STAIRWELL)	1251.3 SF	1296.39 - (STAIRWELL: 3' 4.25" x 13' 11")
TOTAL	**2799.1 SF**	

BUILDING COVERAGE

FIRST FLOOR	1296.4 SF
COVERED DECK	257.8 SF
GARAGE	251.4 SF
TOTAL	**1805.6 SF**

NOTE:

CALCULATIONS PER ZONING ORDINANCE SECTION 16.04.313

A) FOR ALL SINGLE-FAMILY RESIDENTIAL AND R-2 ZONING DISTRICTS, "FLOOR AREA" MEANS THE TOTAL SQUARE FOOTAGE OF ALL STORIES OF ALL STRUCTURES WITH A SOLID ROOF THAT EXCEEDS 6 FEET IN HEIGHT ABOVE GRADE, AS MEASURED FROM THE FACE OF THE FOUNDATION. FLOOR AREA INCLUDING GARAGES AND CARPORTS, AND BELOW GRADE PARKING

B) FLOOR AREA SHALL EXCLUDE: 3) COVERED PORCHES AND PATIOS STRUCTURALLY ATTACHED TO THE EXTERIOR OF THE MAIN RESIDENCES OR DETACHED ACCESSORY BUILDINGS, PROVIDED THAT ONE END IS OPEN AND FACES OUT FROM THE STRUCTURE

connect-homes
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 8: BAYWOOD RESIDENCE

119 Baywood Avenue, Menlo Park, CA 94025

DATE ISSUED
08.01.18
rev.1 : 10.02.18
rev.2 : 10.23.18

08/31/2019

Legal Disclaimer:
The house design, drawings and specifications as instruments of service provided herewith are the exclusive property of Home &C. Inc., Copyright 2016. The use of these drawings and specifications shall be restricted to the creation of a Home &C. Inc. project and shall not be used in whole or in part for any purpose for which they were not intended without the express written consent of Home &C. Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home &C. Inc. without prejudice. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CONNECT 8

SHEET SET
USE PERMIT

SHEET TITLE
AREA PLAN + SQ FOOTAGE CALCS + STREETSCAPE

SHEET SET	SHEET NUMBER	MODEL HOME
	D-0.2	

D2

40 MIDDLEFIELD RD

121 BAYWOOD

126 BAYWOOD

111 BAYWOOD

118 BAYWOOD

WOODLAND/MIDDLEFIELD LOOKING ONTO SAN FRANCISQUITO CREEK

100 BAYWOOD

106 BAYWOOD

connect-homes
706 S HILL ST. STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 8: BAYWOOD RESIDENCE

119 Baywood Avenue, Menlo Park, CA 94025

DATE ISSUED
08.01.18
rev.1 : 10.02.18
rev.2 : 10.23.18

08/31/2019

Legal Disclaimer
The house design, drawings and specifications as instruments of service provided herewith are the exclusive property of Home &C. Inc., Copyright 2015. The use of these drawings and specifications shall be restricted to the creation of a Home &C. Inc. project and any other use, reproduction or in part for any purpose for which they were not intended without the express written consent of Home &C. Inc. Unauthorized use and publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home &C. Inc. without prejudice. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CONNECT 8

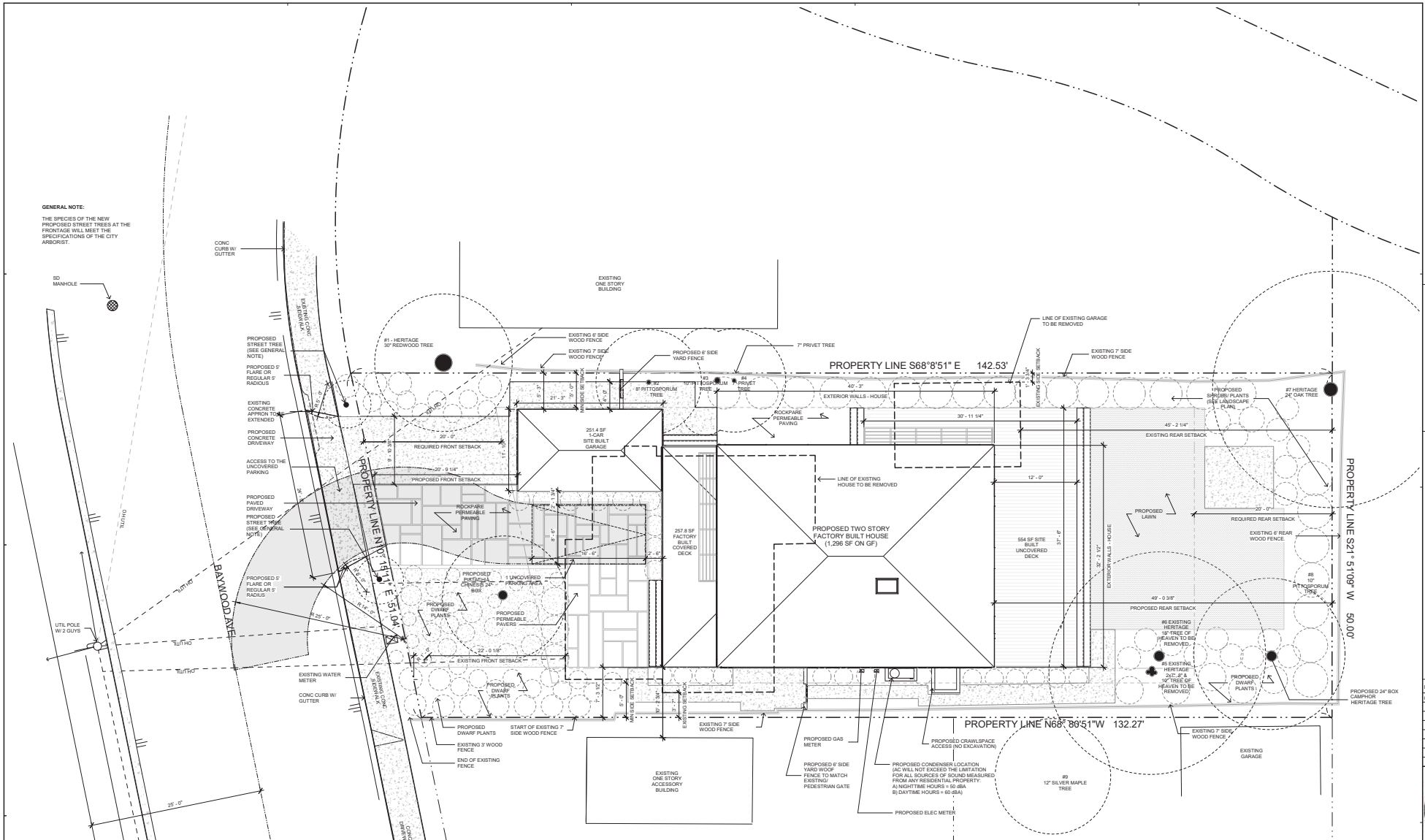
SHEET SET
USE PERMIT

SHEET TITLE
NEIGHBORHOOD CONTEXT

SHEET SET	SHEET NUMBER	MODEL HOME
	D-0.3	

NEIGHBORHOOD CONTEXT MAP
NO SCALE

D3



SITE ANALYSIS

R-I-U ZONING

LOT AREA : 6870 SF (0.1577135 acres)

ALLOWABLE BUILDING COVERAGE:
(LOT AREA x 35%) = (6870 x 35%) = 2404.5 SF

EXISTING BUILDING COVERAGE: 1235 SF

FLOOR AREA LIMIT: 2800 SF

EXISTING HOUSE FLOOR AREA: 1010 SF
EXISTING GARAGE AREA: 225 SF

EXISTING PARKING: 1 COVERED

PROPOSED BUILDING COVERAGE: 1805.6 SF (26%)

PROPOSED FLOOR AREA LIMIT: 2799.1 SF

PROPOSED FIRST FLOOR AREA: 1296.4 SF
PROPOSED SECOND FLOOR AREA: 1251.3 SF
PROPOSED GARAGE AREA: 251.4 SF

PROPOSED PARKING: 1 COVERED/ 1 UNCOVERED

SITE PLAN
3/16" = 1'-0"

1

connect-homes
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 8: BAYWOOD RESIDENCE

119 Baywood Avenue, Menlo Park, CA 94025

DATE ISSUED
08.01.18
rev.1 : 10.02.18
rev.2 : 10.23.18

08/31/2019

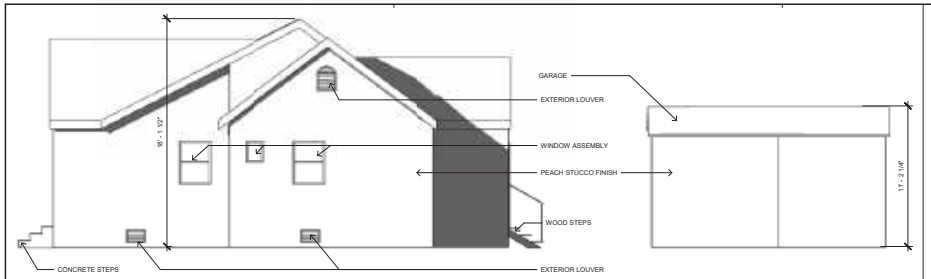
Legal Disclaimer
The house design, drawings and specifications as instruments of service provided herewith are the exclusive property of Home &C, Inc., Copyright 2016. The use of these drawings and specifications shall be restricted to the creation of a Home &C, Inc. project and shall not be used in whole or in part for any purpose for which they were not intended without the express written consent of Home &C, Inc. Unauthorized use or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home &C, Inc. without prejudice. Visual contact with these plans or specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CONNECT 8

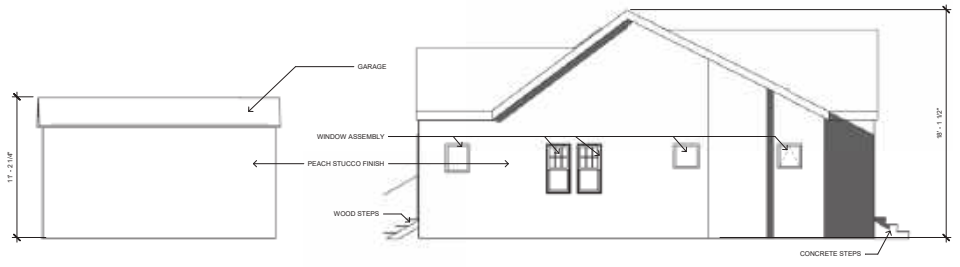
SHEET SET
USE PERMIT

SHEET TITLE
SITE PLAN

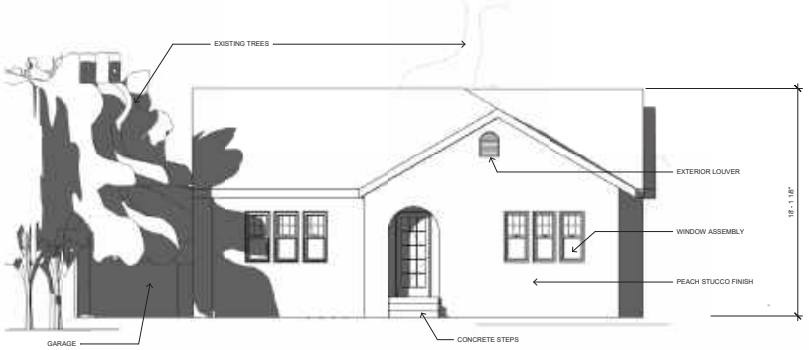
SHEET SET	SHEET NUMBER	MODEL HOME
	D-0.4	



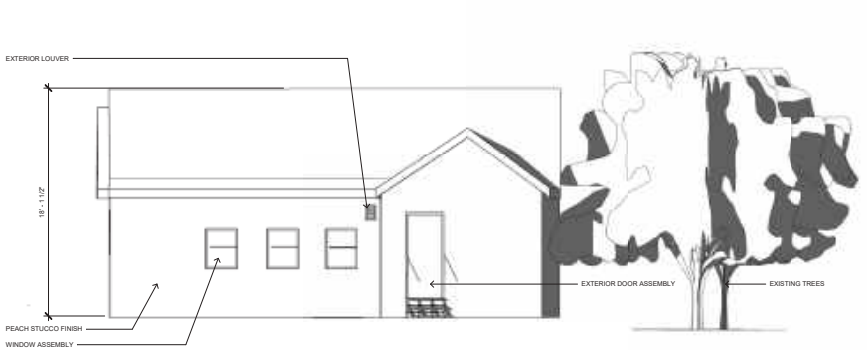
EXISTING - SOUTH ELEVATION - RIGHT 6
1/4" = 1'-0"



EXISTING - NORTH ELEVATION - LEFT 3
1/4" = 1'-0"



EXISTING - WEST ELEVATION - FRONT 5
1/4" = 1'-0"



EXISTING - EAST ELEVATION - REAR 2
1/4" = 1'-0"

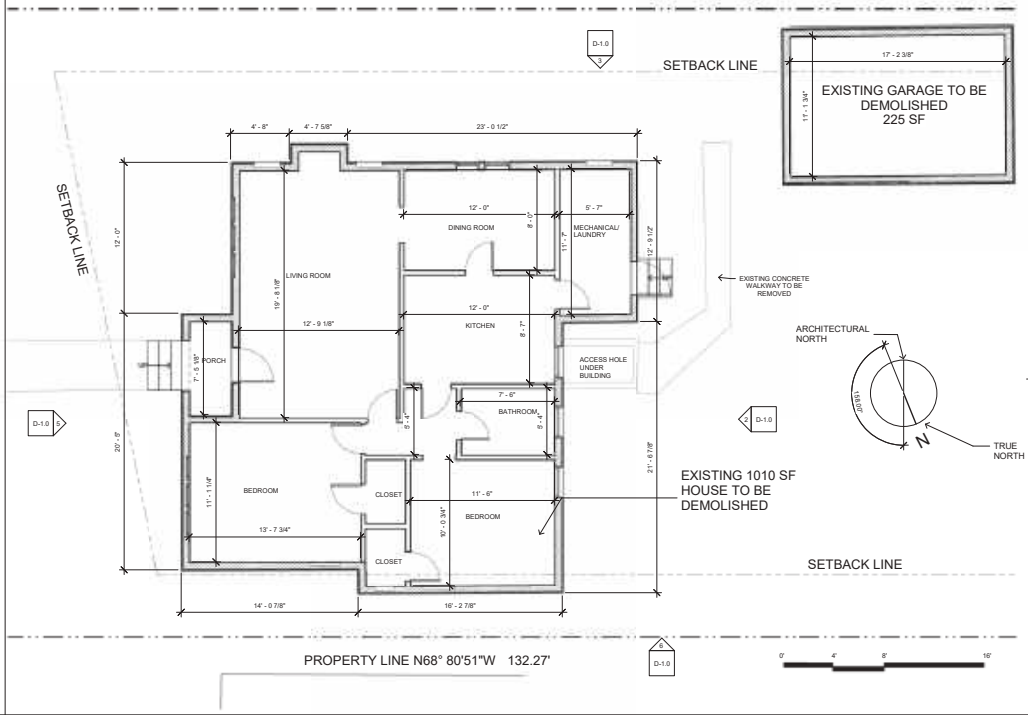
RIGHT

FRONT

LEFT

REAR

EXISTING HOUSE PHOTOS
NO SCALE 4



EXISTING HOUSE - LEVEL 1 - FINISH FLOOR PLAN 1
1/4" = 1'-0"

connect-homes
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 8: BAYWOOD RESIDENCE
119 Baywood Avenue, Menlo Park, CA 94025

DATE ISSUED
08.01.18
rev.1 : 10.02.18
rev.2 : 10.23.18

08/31/2019

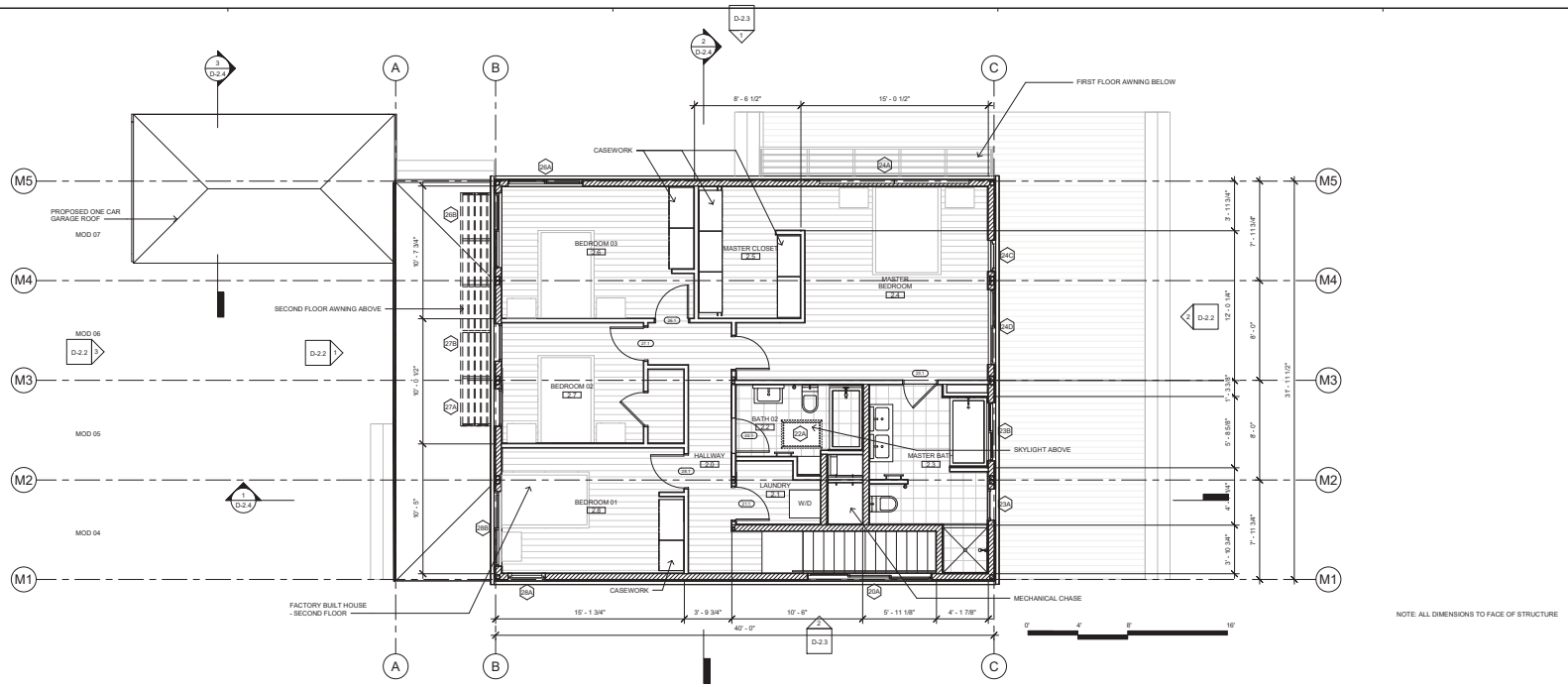
Legal Disclaimer:
The house design, drawings and specifications as instruments of service provided herewith are the exclusive property of Home SC, Inc., Copyright 2010. The use of these drawings and specifications shall be restricted to the creation of a Home SC, Inc. residence and shall not be used in whole or in part for any purpose for which they were not intended without the express written consent of Home SC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home SC, Inc. without prejudice. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CONNECT 8

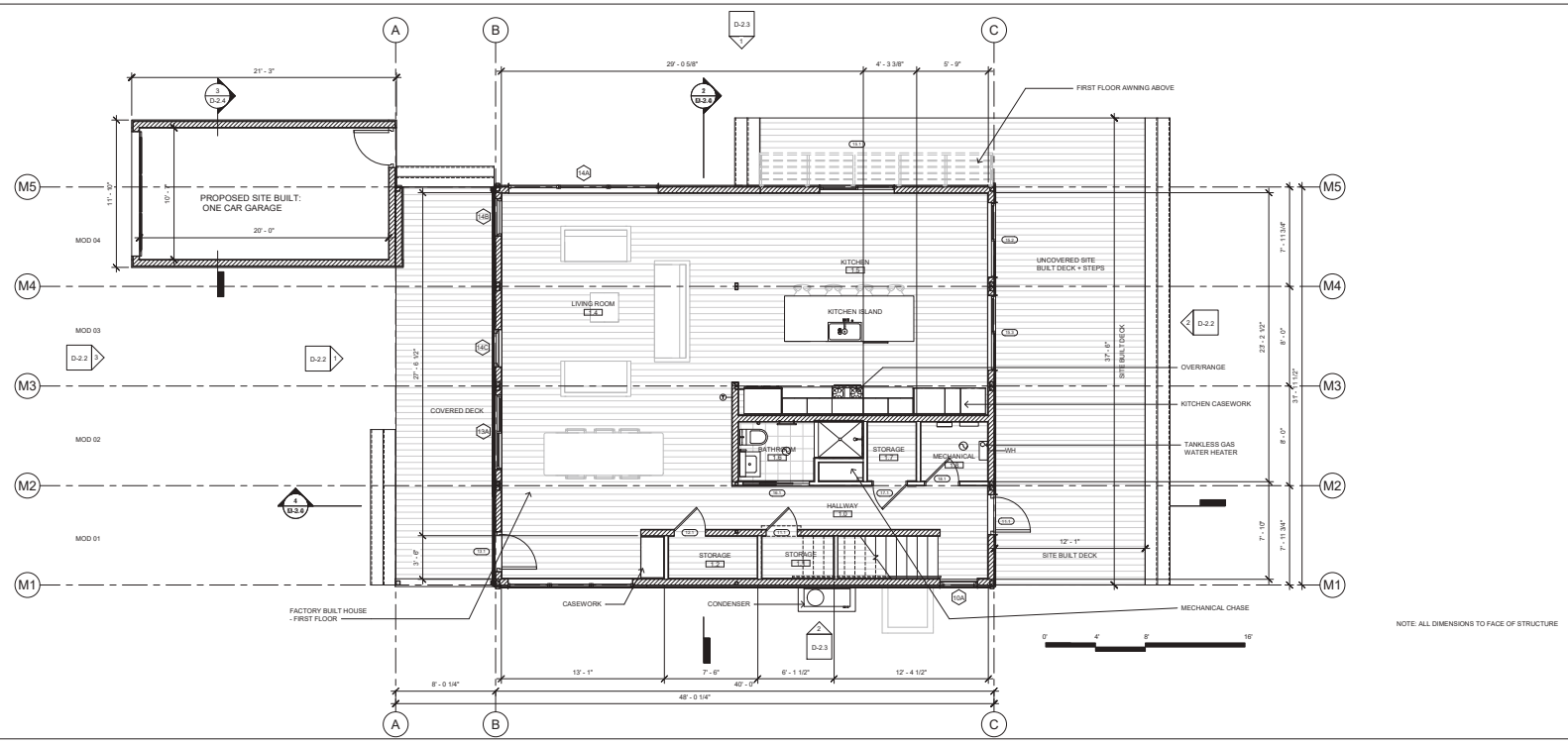
SHEET SET
USE PERMIT

SHEET TITLE
EXISTING BUILDING PLANS + ELEVATIONS

SHEET SET | SHEET NUMBER | MODEL HOME
D-1.0



LEVEL 2 - FINISH FLOOR PLAN
1/4" = 1'-0" 2



LEVEL 1 - FINISH FLOOR PLAN
1/4" = 1'-0" 1

706 S HILL ST. STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com
connect-homes

CONNECT 8: BAYWOOD RESIDENCE

1119 Baywood Avenue, Menlo Park, CA 94025

DATE ISSUED
08.01.18
rev.1 : 10.02.18
rev.2 : 10.23.18

08/31/2019

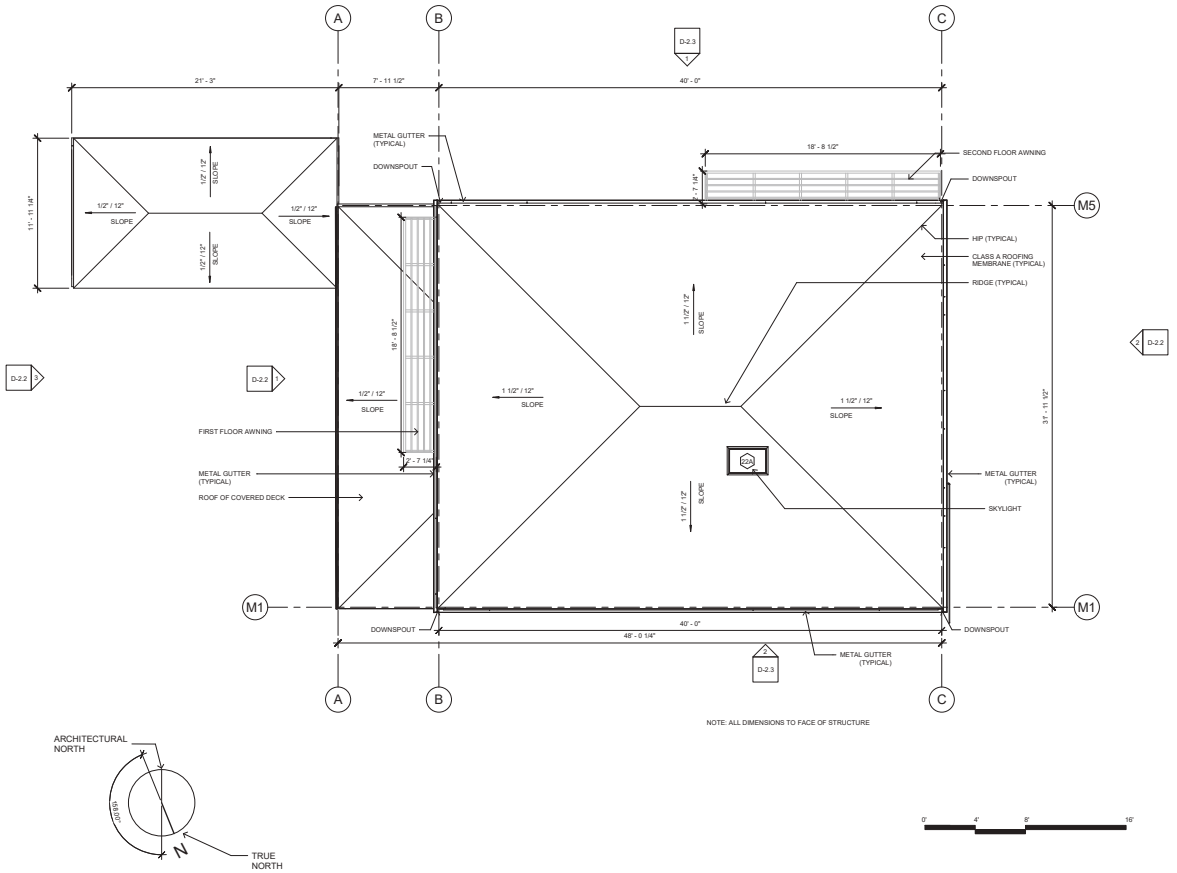
Legal Disclaimer:
The house design, drawings and specifications as instruments of service provided hereunto are the exclusive property of Home &C., Inc., Copyright 2016. The use of these drawings and specifications shall be restricted to the creation of a Home &C. project and shall not be used in whole or in part for any purpose for which they were not intended without the express written consent of Home &C., Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home &C., Inc. without prejudice. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CONNECT 8

SHEET SET
USE PERMIT

SHEET TITLE
PROPOSED FLOOR PLANS

SHEET SET	SHEET NUMBER	/ MODEL HOME
	D-2.0	



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

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com
connect-homes

CONNECT 8: BAYWOOD RESIDENCE

1191 Baywood Avenue, Menlo Park, CA 94025

DATE ISSUED
08.01.18
rev.1 : 10.02.18
rev.2 : 10.23.18

08/31/2019

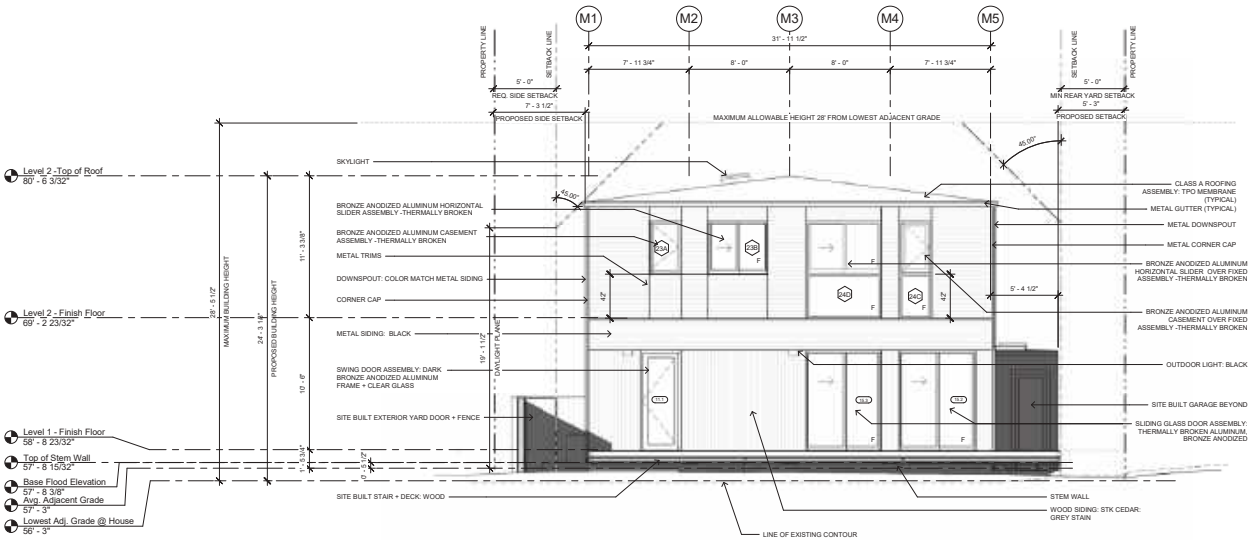
Legal Disclaimer:
The house design, drawings and specifications as instruments of service provided herewith are the exclusive property of Home SC, Inc., Copyright 2016. The use of these drawings and specifications shall be restricted to the creation of a Home SC, Inc. residence and shall not be loaned, copied or in part for any purpose for which they were not intended without the express written consent of Home SC, Inc. Unauthorized use or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home SC, Inc. without prejudice. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CONNECT 8

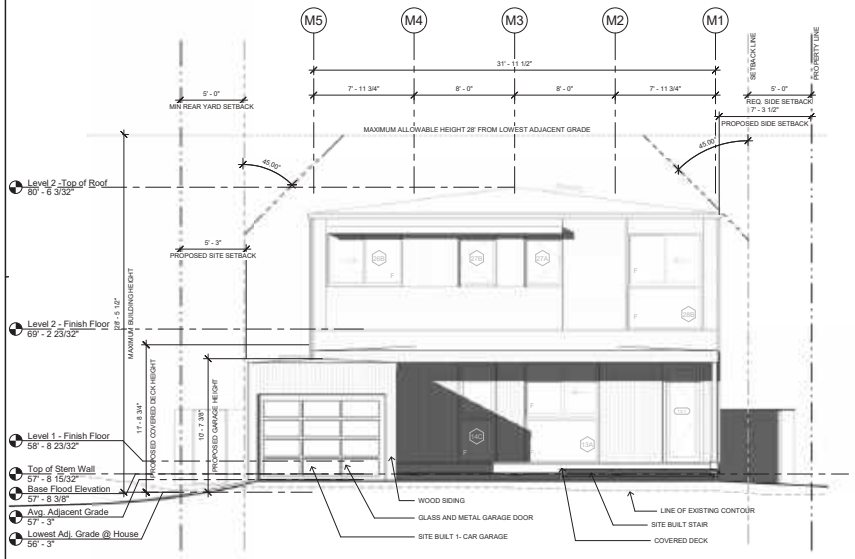
SHEET SET
USE PERMIT

SHEET TITLE
PROPOSED ROOF PLAN

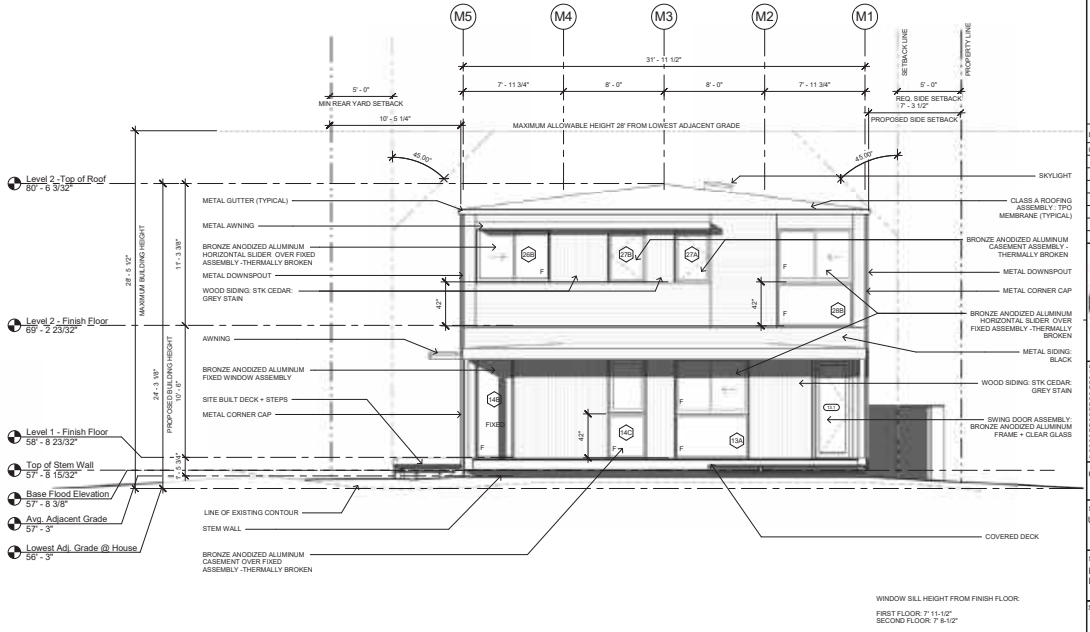
SHEET SET	SHEET NUMBER / MODEL - HOME -
	D-2.1



PROPOSED - EAST ELEVATION - REAR
1/4" = 1'-0" 2



PROPOSED - WEST ELEVATION - FRONT
1/4" = 1'-0" 3



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

D8

connect-homes
706 S HILL ST. STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 8: BAYWOOD RESIDENCE

119 Baywood Avenue, Menlo Park, CA 94025

DATE ISSUED
08.01.18
rev.1 : 10.02.18
rev.2 : 10.23.18

JAMES GREY C-33617 LICENSED 08/31/2019 CONTRACTOR STATE OF CALIFORNIA

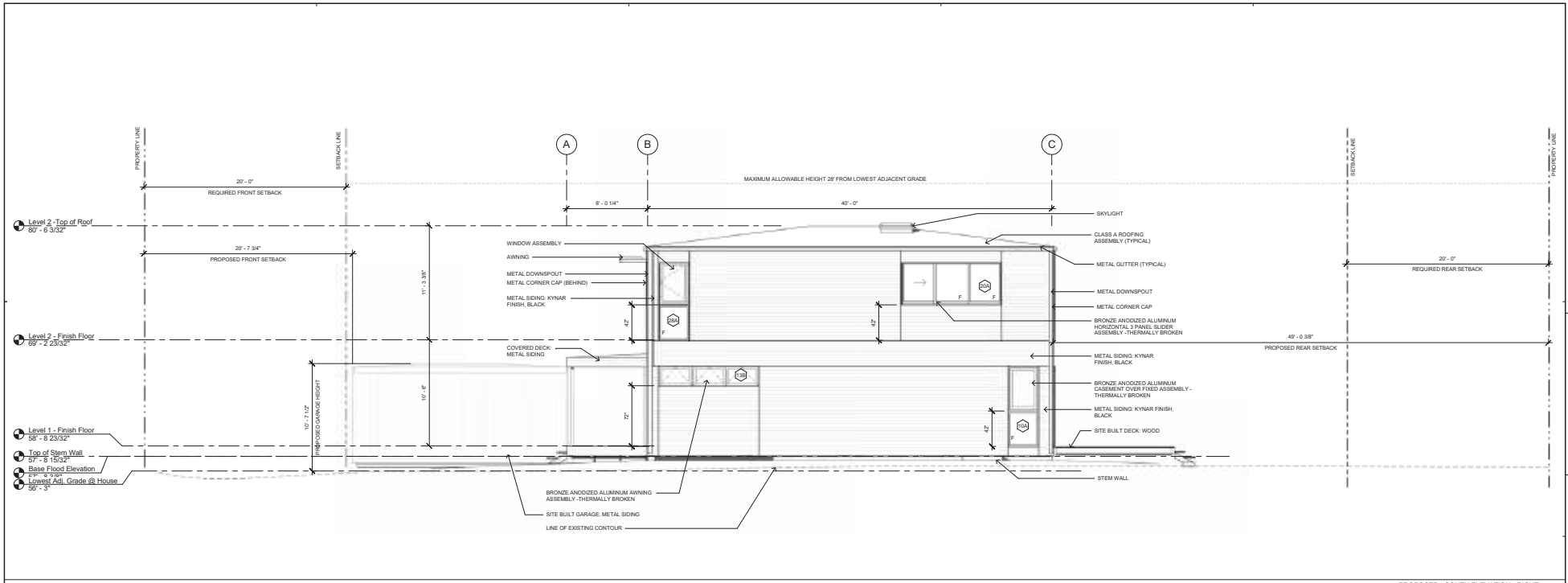
Legal Disclaimer:
The house design, drawings and specifications as instruments of service provided herewith are the exclusive property of Home &C, Inc., Copyright 2010. The use of these drawings and specifications shall be restricted to the creation of a Home &C, Inc. project and shall not be used in whole or part for any purpose for which they were not intended without the express written consent of Home &C, Inc. Unauthorized use or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home &C, Inc., without prejudice. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CONNECT 8

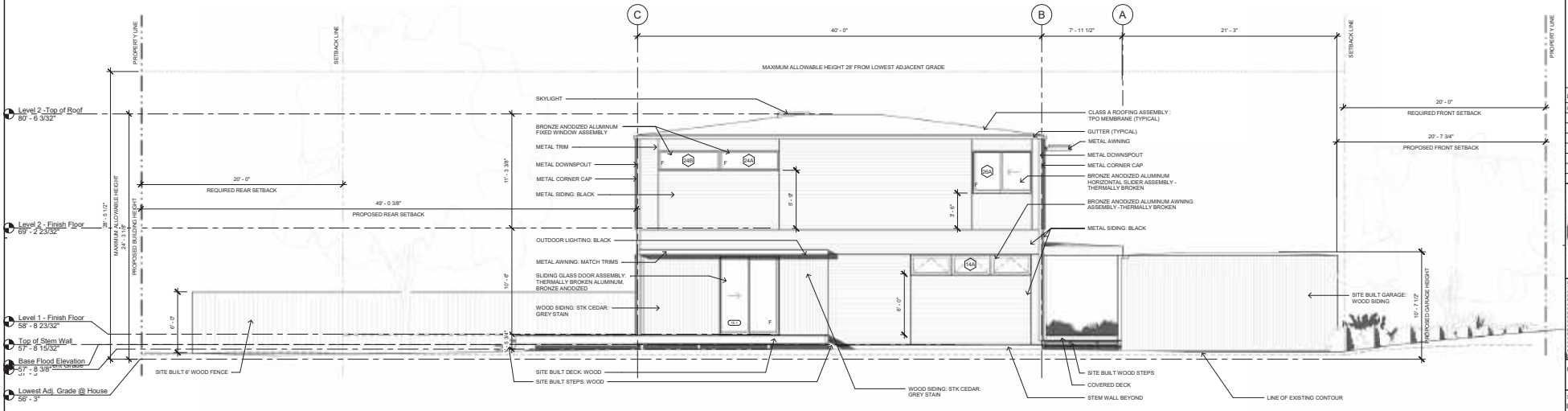
SHEET SET
USE PERMIT

SHEET TITLE
PROPOSED ELEVATIONS

SHEET SET	SHEET NUMBER	MODEL - HOME
	D-2.2	



PROPOSED - SOUTH ELEVATION - RIGHT
1/4" = 1'-0" 2



PROPOSED - NORTH ELEVATION - LEFT
1/4" = 1'-0" 1

connect-homes
706 S HILL ST. STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 8: BAYWOOD RESIDENCE
1191 Baywood Avenue, Menlo Park, CA 94025

DATE ISSUED
08.01.18
rev.1 : 10.02.18
rev.2 : 10.23.18

JAMES GREY C-36777 REGISTERED LICENSED ARCHITECT 08/31/2019 RENEWAL DATE CALIFORNIA

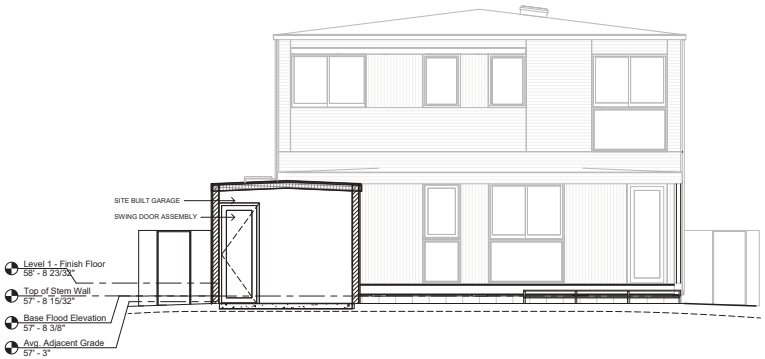
Legal Disclaimer
The house design, drawings and specifications as instruments of service provided herewith are the exclusive property of Home &C, Inc., Copyright 2010. The use of these drawings and specifications shall be restricted to the creation of a Home &C, Inc. project and shall not be used in whole or in part for any purpose for which they were not intended without the express written consent of Home &C, Inc. Unauthorized use or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home &C, Inc. without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions.

CONNECT 8

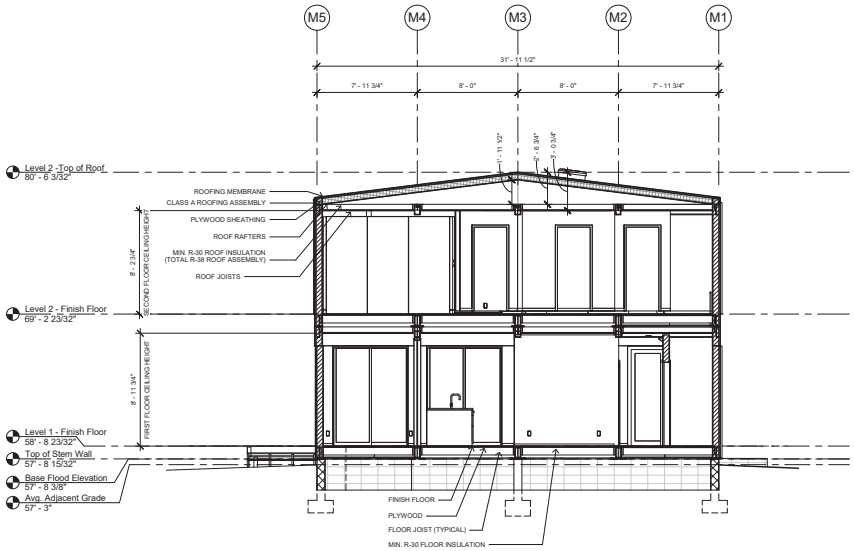
SHEET SET
USE PERMIT

SHEET TITLE
PROPOSED ELEVATIONS

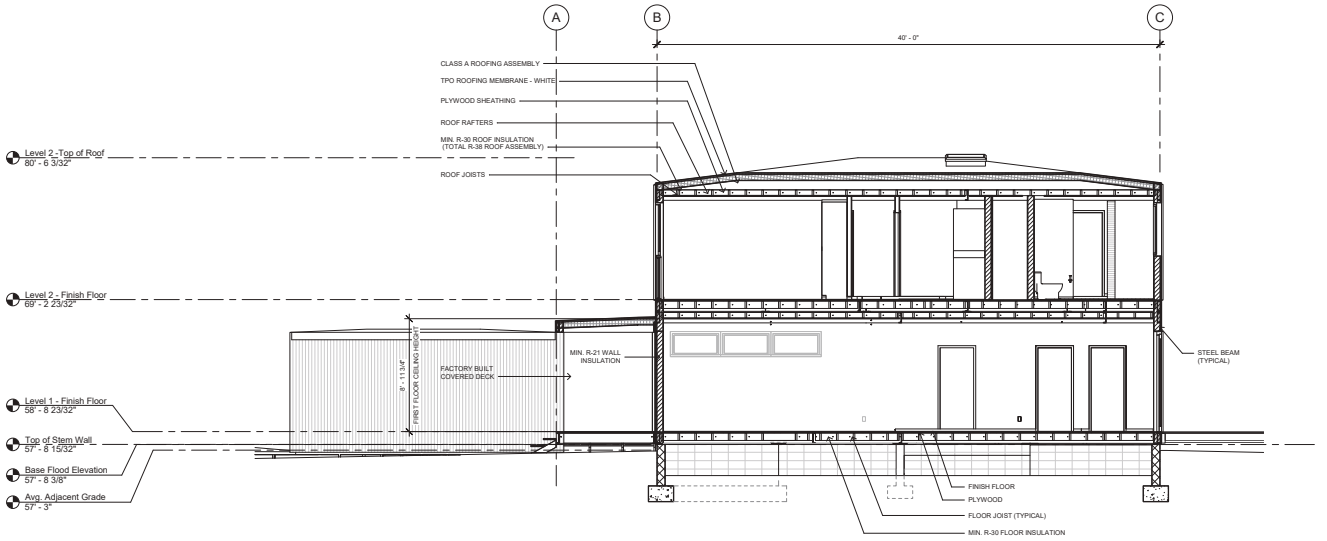
SHEET SET	SHEET NUMBER	MODEL HOME
	D-2.3	



TRANSVERSE SECTION - GARAGE
1/4" = 1'-0" 3



TRANSVERSE SECTION
1/4" = 1'-0" 2



LONGITUDINAL SECTION
1/4" = 1'-0" 1

connect-homes
706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

CONNECT 8: BAYWOOD RESIDENCE
1191 Baywood Avenue, Menlo Park, CA 94025

DATE ISSUED
08.01.18
rev.1 : 10.02.18
rev.2 : 10.23.18

08/31/2019

Legal Disclaimer
The house design, drawings and specifications as instruments of service provided herewith are the exclusive property of Home SC, Inc., Copyright 2016. The use of these drawings and specifications shall be restricted to the creation of a Home SC, Inc. residence and any use of the whole or in part for any purpose for which they were not intended without the express written consent of Home SC, Inc. is prohibited. Any publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home SC, Inc. without prejudice. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

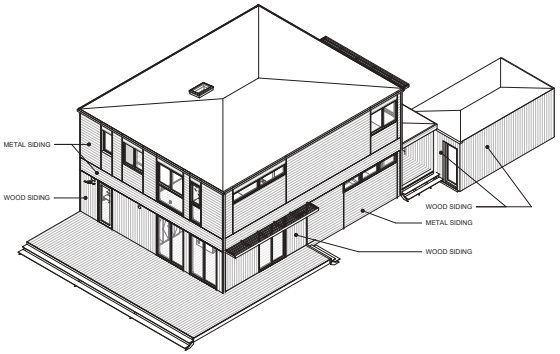
CONNECT 8

SHEET SET
USE PERMIT

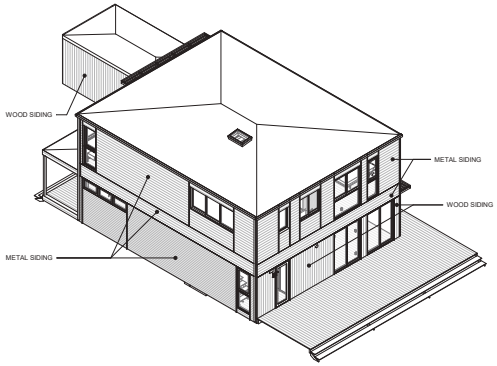
SHEET TITLE
SECTIONS

SHEET SET | SHEET NUMBER | MODEL - HOME

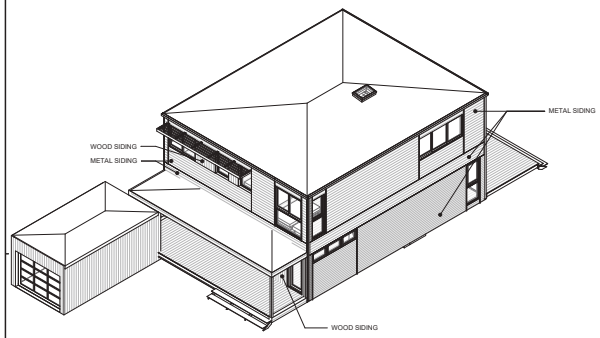
D-2.4



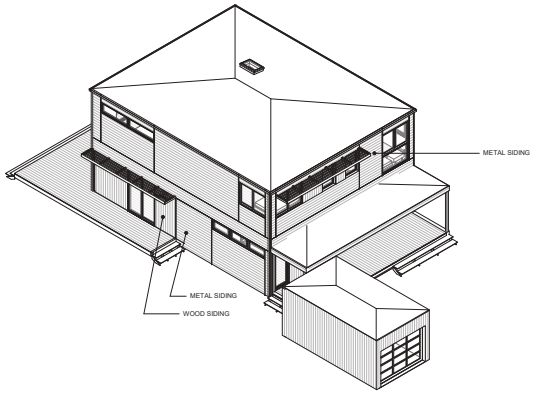
NORTHEAST CORNER 5



SOUTHEAST CORNER 3



SOUTHWEST CORNER 4



NORTHWEST CORNER 2

WOOD SIDING: STK CEDAR: GREY STAINED

WINDOWS: BRONZE ANODIZED ALUMINUM,
THERMALLY BROKEN,
SUNCOAT MAX GLASS

METAL SIDING: BLACK

MATERIAL KEY
NO SCALE 1

706 S HILL ST, STE. 1060
LOS ANGELES, CA 90014
t: 310.622.9271
e: info@connect-homes.com

connect-homes

CONNECT 8: BAYWOOD RESIDENCE

1191 Baywood Avenue, Menlo Park, CA 94025

DATE ISSUED
08.01.18
rev.1 : 10.02.18
rev.2 : 10.23.18

08/31/2019

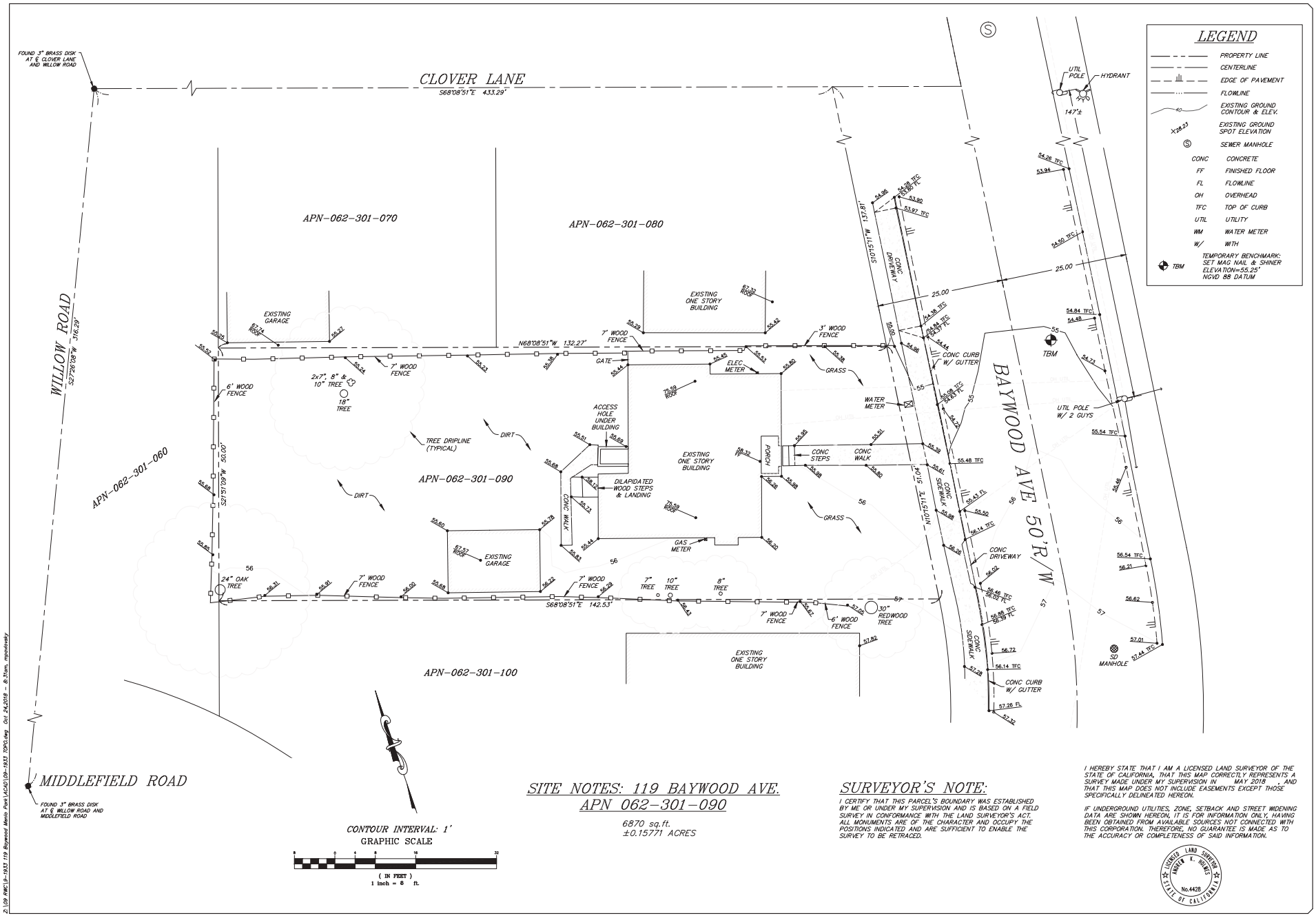
Legal Disclaimer
The house design, drawings and specifications as instruments of service provided herewith are the exclusive property of Home &C., Inc., Copyright 2016. The use of these drawings and specifications shall be restricted to the creation of a Home &C. project and shall not be used in whole or in part for any purpose for which they were not intended without the express written consent of Home &C., Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home &C., Inc. without prejudice. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

CONNECT 8

SHEET SET
USE PERMIT

SHEET TITLE
MASSING DIAGRAMS

SHEET SET	SHEET NUMBER	MODEL - HOME -
D11	D-2.5	



LEGEND

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- FLOWLINE
- 40 EXISTING GROUND CONTOUR & ELEV.
- ×28.23 EXISTING GROUND SPOT ELEVATION
- Ⓢ SEWER MANHOLE
- CONC CONCRETE
- FF FINISHED FLOOR
- FL FLOWLINE
- OH OVERHEAD
- TFC TOP OF CURB
- UTIL UTILITY
- WM WATER METER
- W/ WITH
- TBM TEMPORARY BENCHMARK: SET MAG NAIL & SHINER ELEVATION=55.25' NGVD 88 DATUM

SITE NOTES: 119 BAYWOOD AVE. APN 062-301-090

6870 sq.ft.
±0.15771 ACRES

SURVEYOR'S NOTE:

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.

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN MAY 2018 , AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

IF 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.

LICENSED LAND SURVEYOR AMBER K. HOLMES No.4428 STATE OF CALIFORNIA

triad/holmes assoc
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY
SAN LUIS OBISPO

Copyright (C) 2018 by Triad/Holmes Associates
All Rights Reserved. This Document May Not Be Used For Use on the Project Specified in the Title Block. Any Other Use, Disclosure or Portions of this Document, Without the Expressed Written Consent of Triad/Holmes, is Prohibited.

REVISIONS:	BY:

PREPARED FOR:
119 BAYWOOD LLC
111 POTRERO AVE.
SAN FRANCISCO, CA
94103

119 BAYWOOD AVENUE
TOPOGRAPHIC SURVEY
MENLO PARK, CALIFORNIA

DATE 10/23/2018
SCALE 1"=8'
DRAWN SC
JOB NO. 9-1933
DWG 1
SHEET 1 OF 1

Z:\09 RMC\9-1933 119 Baywood Menlo Park\ACAD\09-1933 TOPO.dwg Oct 24,2018 - 8:31am, mpavlovsky

CIVIL IMPROVEMENT PLANS

119 BAYWOOD AVENUE
MENLO PARK, CA

LEGEND

- EXISTING ELEVATION
- EXISTING CONTOUR LINE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING BENCHMARK
- EXISTING SEWER MANHOLE
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE AS NOTED
- OH — EXISTING OVERHEAD UTILITY
- 100.0 FG — PROPOSED ELEVATION
- 100 — PROPOSED CONTOUR LINE
- DIRECTION OF SURFACE DRAINAGE FLOW
- EXISTING TREE

AC	ASPHALT
AD	AREA DRAIN
CB	CATCH BASIN
CO	CLEANOUT
CONC	CONCRETE
DI	DROP INLET
DIAM	DIAMETER
(E)	EXISTING
EMB	ELECTRIC METER BOX
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GM	GAS METER
INV	INVERT
(N)	NEW
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRATE
WMB	WATER METER BOX

MENLO PARK ENGINEERING DIVISION GENERAL NOTES

1. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITY CROSSINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES. CONTACT USA AT (800) 642-2444 AT LEAST TWO WORKING DAYS PRIOR TO EXACTION.
2. ALL APPLICABLE WORK AND MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MENLO PARK STANDARD DETAILS, SPECIFICATIONS AND ORDINANCES.
3. THE CONTRACTOR SHALL RESTORE ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED WALLS, FENCES, SERVICES, UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, DUE TO CONTRACTOR'S WORK.
4. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH ALL UTILITY COMPANIES, PG&E, AT&T, WEST BAY SANITARY, CAL WATER OR MENLO PARK WATER. VALVE BOXES AND MANHOLES, AND STRUCTURES TO BE SET TO GRADE IN CONCRETE AFTER PAVING.
5. ALL STREET MONUMENTS AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED BEFORE ACCEPTANCE OF THE IMPROVEMENTS BY THE PUBLIC WORKS DIRECTOR.
6. THE CONTRACTOR SHALL GIVE THE CITY INSPECTOR TWO WORKING DAYS ADVANCE NOTICE FOR INSPECTION.
7. REMOVAL OF HERITAGE TREES REQUIRES HERITAGE TREE REMOVAL PERMIT.
8. FOR LANE CLOSURES, THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN AND OBTAIN APPROVAL OF THE CITY ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE FLAGMEN, CONES OR BARRICADES, AS NECESSARY TO CONTROL TRAFFIC AND PREVENT HAZARDOUS CONDITIONS PER THE CALIFORNIA STANDARD PLANS, SPECIFICATIONS, AND MANUAL ON TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. PEDESTRIAN, PUBLIC ACCESSES, WHEELCHAIR ACCESSES SHALL BE MAINTAINED DURING THE CONSTRUCTION TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
10. NO TRENCHES OR HOLES SHALL BE LEFT OPEN OVERNIGHT; USE STEEL PLATING OR HOTMIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES OVERNIGHT.
11. THE CONTRACTOR SHALL CONTROL DUST AT ALL TIMES AND SWEEP STREETS AS OFTEN AS NECESSARY DURING CONSTRUCTION AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.
12. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SIGNED BY CITY ENGINEER PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.
13. ALL CONSTRUCTION STAKING FOR CURB, GUTTER, SIDEWALK, SANITARY SEWERS, STORM DRAINS, WATER LINES, FIRE HYDRANTS, ELECTROLIERS, ETC., SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
14. ALL EXISTING FRONTAGE IMPROVEMENTS THAT ARE DAMAGED, CRACKED, UPLIFTED OR DEPRESSED DURING THE COURSE OF CONSTRUCTION, OR THAT WERE DAMAGED PRIOR TO CONSTRUCTION, SHALL BE REMOVED, REPLACED AND/OR REPAIRED. REPLACED AND REPAIRED SECTIONS SHALL MEET CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE. CITY WILL NOT BEAR THE COSTS OF RECONSTRUCTION.
15. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARDS DETAILS.
16. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. THE APPLICANT/CONTRACTOR SHALL OBTAIN THE PERMIT FROM THE CITY ENGINEERING DIVISION PRIOR TO START OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OR PUBLIC EASEMENT AREAS. THE APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING FOR CITY ENCROACHMENT PERMIT. TO VIEW ENCROACHMENT PERMIT REQUIREMENTS PLEASE VISIT THE CITY'S WEBSITE AT: HTTP://WWW.MENLOPARK.ORG/202/ENCROACHMENT-PERMITS

FRONTAGE IMPROVEMENT NOTES

1. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
2. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.

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

FLOOD NOTES:

FLOOD ZONE DESIGNATION: AE

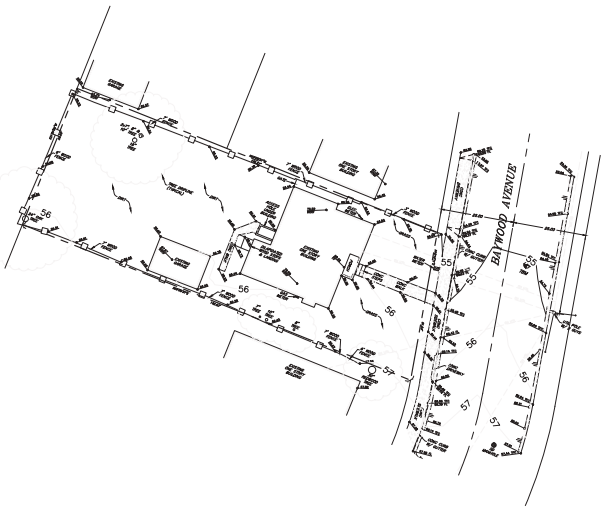
BASE FLOOD ELEVATION: 57.7'

DESIGN FLOOD ELEVATION: 58.8'

"I CERTIFY THAT I AM THE ENGINEER OF RECORD AND THE PLANS DATED_____, SUBMITTED ON _____ COMPLY WITH THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE (CHAPTER 12, SECTION 42)."

INDEX TO SHEETS

SHEET C1 – TITLE SHEET
SHEET C2 – GRADING & DRAINAGE PLAN
SHEET C3 – EROSION CONTROL PLAN
SHEET C4 – IMPERVIOUS AREA PLAN
SHEET C5 – SAN MATEO COUNTY CONSTRUCTION BMPs



EXISTING PROJECT SITE

PROJECT SITE

VICINITY MAP
N.T.S.

PROPERTY LOCATION
119 BAYWOOD AVENUE
MENLO PARK, CA 94025

LEGAL DESCRIPTION
A.P.N. 062-301-090
LOT 9 MIDDLEFIELD PARK
RSM 14/54
SAN MATEO COUNTY

RECORD OWNER
119 BAYWOOD LLC
111 POTRERO AVENUE
SAN FRANCISCO, CA 94103

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

DESIGNER
CONNECT-HOMES
706 S. HILL STREET, SUITE 1060
LOS ANGELES, CA 90014
310-622-9271

SITE BENCHMARK
TEMPORARY BENCHMARK:
MAG NAIL & SHINER IN BAYWOOD AVE. PAVEMENT
ELEVATION=55.25'
NGVD 88 DATUM

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

REGISTERED PROFESSIONAL ENGINEER
THOMAS A PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:
10/23/2018
THOMAS A. PLATZ DATE
P.E. C 41039

TITLE SHEET
119 BAYWOOD AVENUE
PREPARED FOR: JAMIE McGRATH

triad/holmes assoc.
civil engineering
land surveying

post office box 1570
526 old mammoth rd, ste 203
MAMMOTH LAKES, ca 93546
phone (760) 934-7588
fax (760) 934-5919
e-mail triad@qnet.com

873 north main st, suite 100
BISHOP, ca 93514
phone (760) 872-8213
fax (760) 873-8024
e-mail bishop@tha.com

777 woodside rd, suite 2a
REDWOOD CITY, ca 94061
phone (650) 556-9214
fax (650) 362-0368
e-mail ed@tha-inc.com

Copyright (C) 2018 by Triad/Holmes Associates

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

REVISIONS	BY

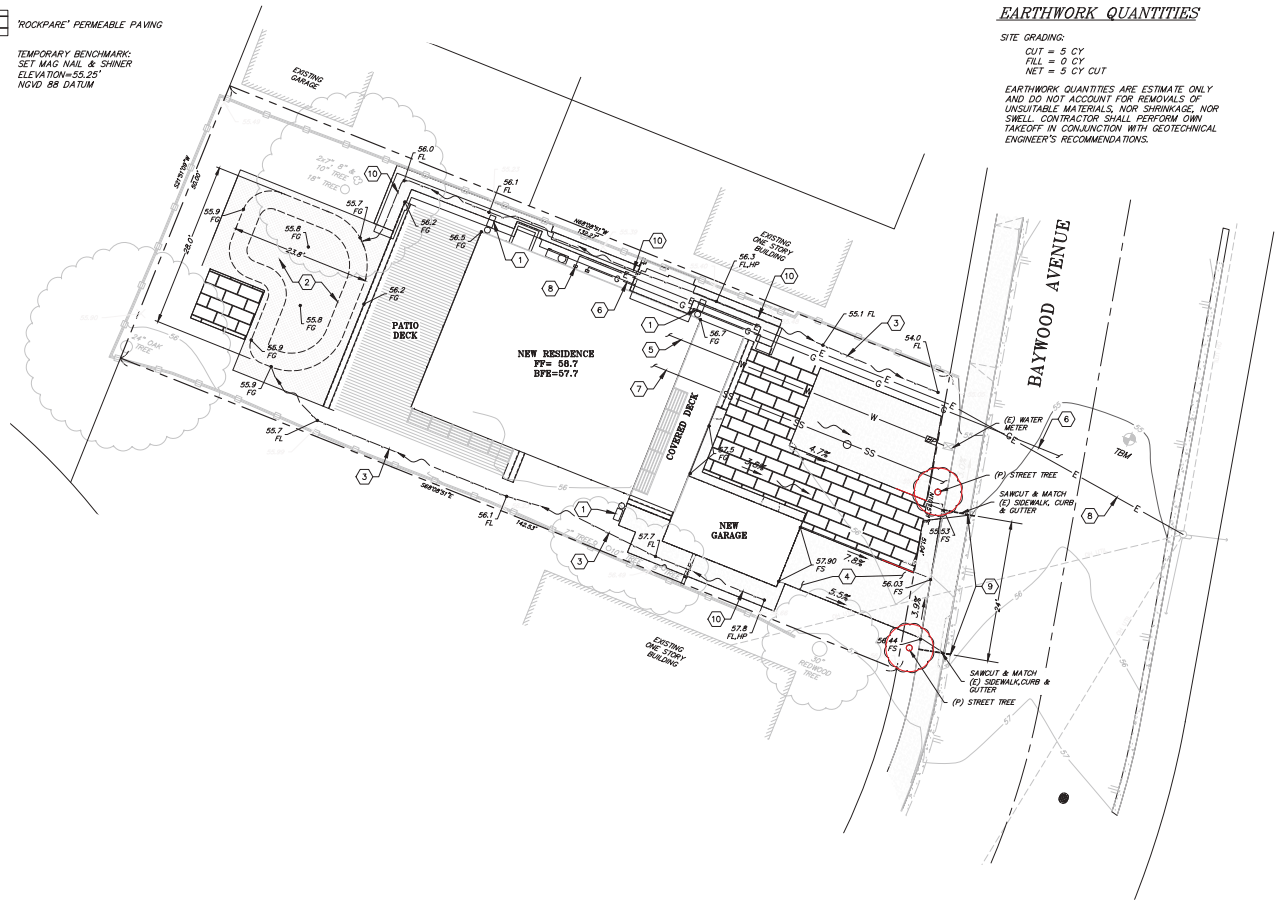
DATE 10/23/2018
SCALE AS SHOWN
DRAWN TT/MF
JOB NO. 9.193.3
DWG 9.193.3grad.dwg
SHEET C1
OF 5 SHEETS

user:mpankowski <<CID_Impersion>> J:\09 PWC\9-193.1 119 Baywood Menlo Park\ACAD\9.193grad.dwg Oct 24, 2018, 8:30am

LEGEND

'ROCKPARE' PERMEABLE PAVING

TBM — TEMPORARY BENCHMARK: SET MAG NAIL & SHINER ELEVATION=55.25' NGVD 88 DATUM



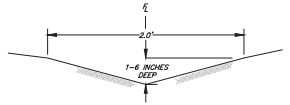
EARTHWORK QUANTITIES

SITE GRADING:
CUT = 5 CY
FILL = 0 CY
NET = 5 CY CUT

EARTHWORK QUANTITIES ARE ESTIMATE ONLY AND DO NOT ACCOUNT FOR REMOVALS OF UNSUITABLE MATERIALS, NOR SHRINKAGE, NOR SWELL. CONTRACTOR SHALL PERFORM OWN TAKEOFF IN CONJUNCTION WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

CONSTRUCTION NOTES

1. CONSTRUCT 2' LONG X 1' WIDE CONCRETE SPLASH BLOCK AT ROOF DOWNSPOUT. DIRECT AWAY FROM HOUSE.
2. CONSTRUCT 0.1' DEEP GRASSY OR VEGETATED BASIN PER CITY OF MENLO PARK DETAIL DR-18.
3. CONSTRUCT GRADED EARTH SWALE PER DETAIL HEREON.
4. CONSTRUCT NEW CONCRETE DRIVEWAY PER ARCHITECT'S PLANS.
5. INSTALL NEW DOMESTIC WATER SERVICE CONNECTION WITH BACKFLOW DEVICE 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, CONTRACTOR TO LOCATE.
8. INSTALL NEW POWER AND TELEPHONE UTILITIES. COORDINATE CONNECTION POINTS WITH UTILITY COMPANIES AND ARCHITECT.
9. CONSTRUCT NEW CONCRETE DRIVEWAY APPROACH PER CITY STANDARD DETAIL T-3.
10. CONSTRUCT 1" DEPRESSION IN WALKWAY TO COVEY FLOW.



7 GRADED EARTH SWALE DETAIL
N.T.S.

RETENTION CALCULATIONS

C=0.90
I=1.7 IN/HR
A(net increase)= 1079 SF
Q(increase) = CIA
= 0.90 x 1.7 x 1079/43560
= 0.038 cfs

DURATION = 15 MINUTES

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

VOLUME PROVIDED = SHALLOW BASIN, 0.1 FEET DEEP
= 380 SF X 0.1' = 38 CF

BFE: 57.7'

NOTES:

1. SAWCUT EXISTING CURB AND GUTTER AND SIDEWALK AT THE PROPERTY LINES AND REMOVE AND REPLACE THE EXISTING CURB AND GUTTER, SIDEWALK, AND DRIVEWAY ALONG THE PROJECT FRONTAGE.
2. ALL NEW ELECTRIC AND TELEPHONE LINES SHALL BE UNDERGROUND.
3. STREET TREES SHALL BE PLANTED AT A MINIMUM 25' ON CENTER ALONG THE PROPERTY FRONTAGE PER THE CITY ARBORIST APPROVAL.

FRONTAGE IMPROVEMENT NOTES

1. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
2. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.

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

REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41039 CIVIL STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:
10/23/2018
THOMAS A. PLATZ DATE
P.E. C 41039

GRADING & DRAINAGE PLAN
119 BAYWOOD AVENUE
PREPARED FOR: JAMIE McGRATH

tHa
tRIad/holmes assoc.
civil engineering
land surveying
post office box 1570
526 as sixmith rd, ste 203
MAMMOTH LAKES, ca 93546
phone (760) 934-7588
fax (760) 934-5919
e-mail thaa@thaa.com

873 north main st, suite 102
BISHOP, ca 93514
phone (760) 872-8213
fax (760) 873-8324
e-mail bishop@thaa.com

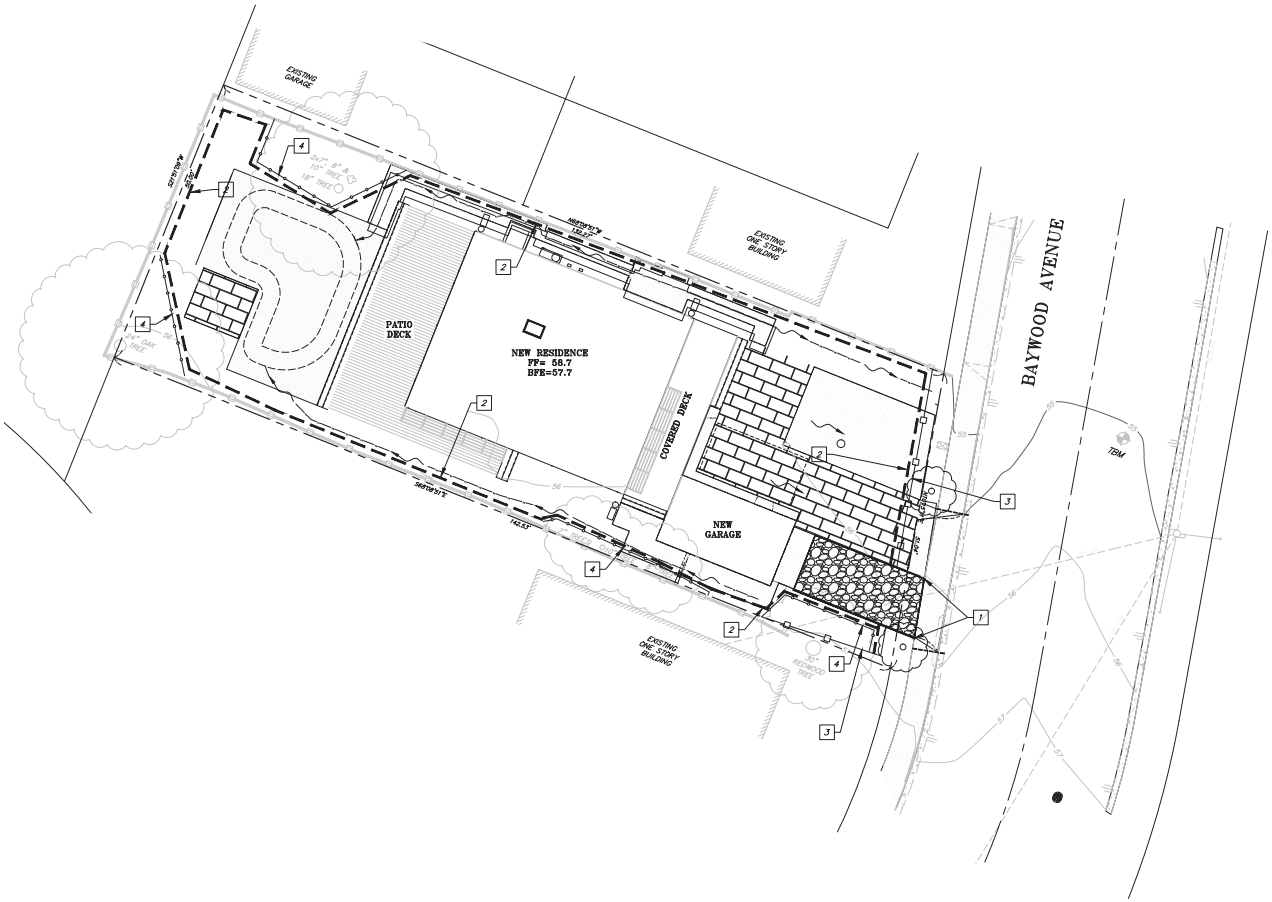
777 woodside rd, suite 2
REDWOOD CITY, ca 94061
phone (650) 556-8214
fax (650) 362-8398
e-mail ctb@thaa.com

Copyright (C) 2018 by tRIad/Holmes Associates
All Rights Reserved. This Drawing is Intended Only for Use on the Project Specified in the Title Block. Any Reproduction, Use or Disclosure of Portions of this Document, Without the Expressed Written Consent of tRIad/Holmes, is Prohibited.

REVISIONS	BY

DATE 10/23/2018
SCALE 1"=10'
DRAWN TT/MF
JOB NO. 9.193.3
DWG 9.193.3grad.dwg
SHEET C2
OF 5 SHEETS

User:mpoindexter - c:\CAD_Projects\2_1-09 PIMC\9-1933 119 Baywood Menlo Park\ACAD\9.193grad.dwg Oct 24, 2018, 8:33am



CONSTRUCTION NOTES

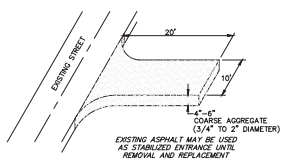
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL HEREON.
2. INSTALL FIBER ROLL PER DETAIL HEREON.
3. INSTALL 6' HIGH CHAIN LINK CONSTRUCTION SAFETY FENCE.
4. INSTALL TREE PROTECTION PER DETAIL HEREON.

EROSION CONTROL NOTES

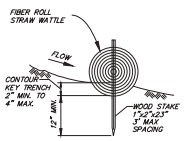
1. TEMPORARY EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS.
2. DURING CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT FENCES, FIBER ROLLS, EROSION CONTROL BLANKETS, OR OTHER METHODS SHALL BE INSTALLED AS NECESSARY TO PREVENT DISCHARGE 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.

DUST CONTROL NOTES

1. HOSE BIBS ARE REQUIRED ON SITE TO MANAGE DUST CONTROL.
2. ALL EXPOSED SURFACES (E.G., PARKING AREAS, STAGING AREAS, SOIL PILES, GRADED AREAS, AND UNPAVED ACCESS ROADS) SHALL BE WATERED TWO TIMES PER DAY.
3. ALL HAUL TRUCKS TRANSPORTING SOIL, SAND, OR OTHER LOOSE MATERIAL OFF-SITE SHALL BE COVERED.
4. ALL VISIBLE MUD OR DIRT TRACK-OUT ONTO ADJACENT PUBLIC ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS AT LEAST ONCE PER DAY. THE USE OF DRY POWER SWEEPING IS PROHIBITED.
5. ALL ROADWAYS, DRIVEWAYS, AND SIDEWALKS TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE. BUILDING PADS SHALL BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.
6. IDLING TIMES SHALL BE MINIMIZED EITHER BY SHUTTING EQUIPMENT OFF WHEN NOT IN USE OR REDUCING THE MAXIMUM IDLING TIME TO 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXICS CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS [CCR]). CLEAR SIGNAGE SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AT ALL ACCESS POINTS.
7. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
8. POST A PUBLICLY VISIBLE SIGN WITH THE TELEPHONE NUMBER AND PERSON TO CONTACT AT THE LEAD AGENCY REGARDING DUST COMPLAINTS. THIS PERSON SHALL RESPOND AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE BAAQMD'S PHONE NUMBER SHALL ALSO BE VISIBLE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS.
9. CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS OF EIGHT (8) A.M. AND SIX (6) P.M. MONDAY THROUGH FRIDAY.

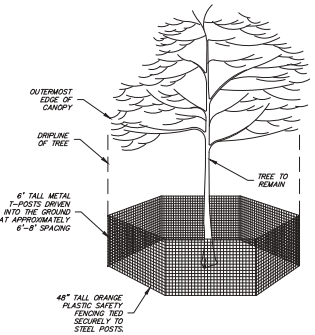


1 STABILIZED CONSTRUCTION ENTRANCE
NTS



2 FIBER ROLL DETAIL
N.T.S.

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



ALL EXISTING TREES OR GROUPINGS OF TREES TO REMAIN, THAT HAVE A DRIPLINE WITHIN 5 FEET OF PROPOSED GRADING, SHALL BE FENCED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

4 TREE PROTECTION DETAIL
N.T.S.

REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41039 CIVIL STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:
THOMAS A. PLATZ 10/23/2018
P.E. C 41039 DATE

EROSION CONTROL PLAN
119 BAYWOOD AVENUE
PREPARED FOR: JAMIE McGRATH

tHa tHoA/holmes assoc.
civil engineering
land surveying
post office box 1570
568 old mammoth rd, ste 202
MAMMOTH LAKES, ca 93546
phone (760) 934-7588
fax (760) 934-5919
e-mail thaeng@mlw.com

873 north main st, suite 102
BISHOP, ca 93514
phone (760) 872-8213
fax (760) 873-8324
e-mail bishop@tha.com

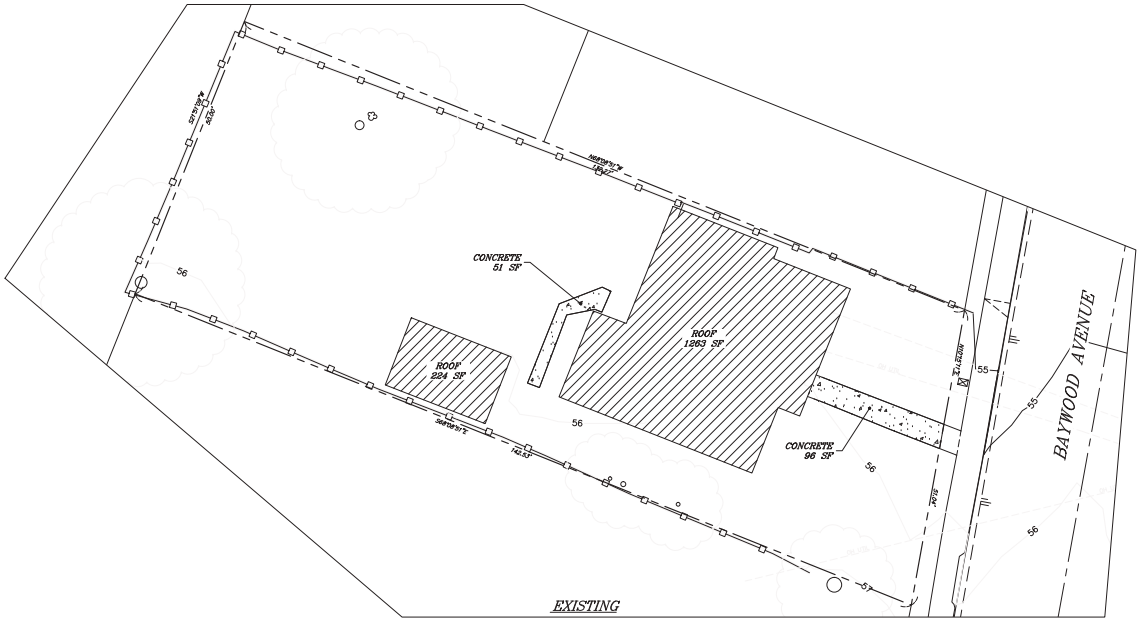
777 woodside rd, suite 3
REDWOOD CITY, ca 94061
phone (650) 556-8214
fax (650) 362-8398
e-mail ctb@tha.com

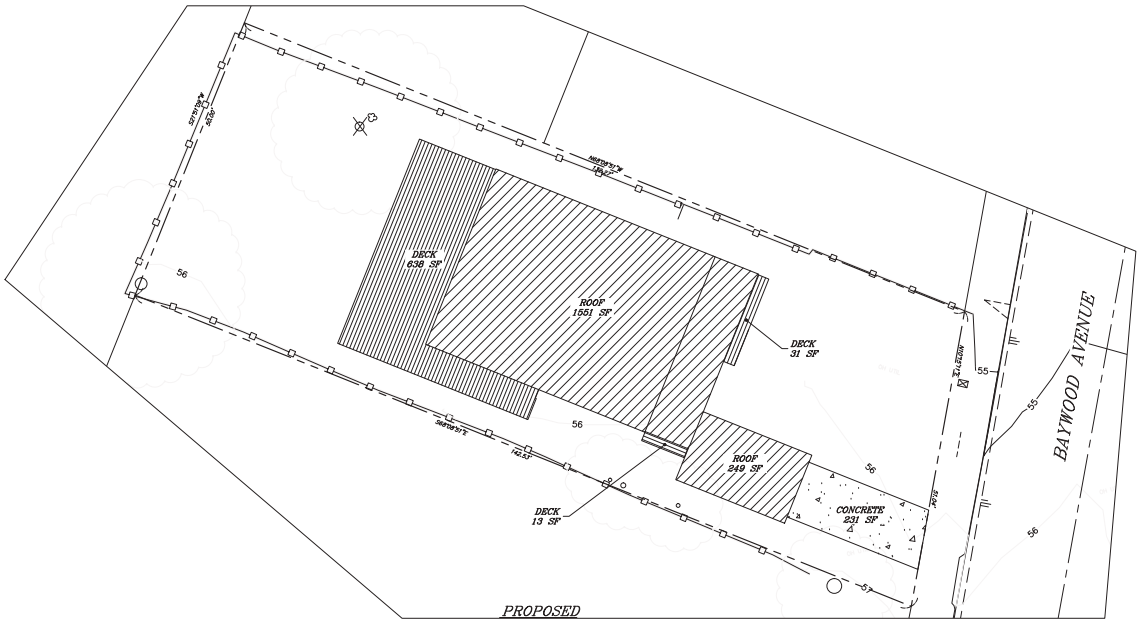
Copyright (C) 2018 by Tribal/Holmes Associates
All Rights Reserved. This Document is intended only for the use of the Project Specified in the Title Block. Any Reproduction of this Document, or Portions of this Document, Without the Expressed Written Consent of Tribal/Holmes, is Prohibited.

REVISIONS	BY

DATE 10/23/2018
SCALE 1"=10'
DRAWN TT/MF
JOB NO. 9.193.3
DWG 9.193.3grad.dwg
SHEET C3
OF 5 SHEETS

user:mpavlovsky - c:\CAD_Imperial\x - J:\09 PROJ\9-1933 119 Baywood Mono Pool\ACAD\9.193grad.dwg Oct 24, 2018, 8:30am





EXISTING IMPERVIOUS SURFACES

ROOF	1487 SQ. FT.
CONCRETE	147 SQ. FT.
TOTAL IMPERVIOUS AREA	1634 SQ. FT.

PROPOSED IMPERVIOUS SURFACES

ROOF	1800 SQ. FT.
CONCRETE	231 SQ. FT.
DECK	682 SQ. FT.
TOTAL IMPERVIOUS AREA	2713 SQ. FT.

NET IMPERVIOUS AREA

PROPOSED IMPERVIOUS AREA	2713 SQ. FT.
EXISTING IMERPVIOUS AREA	1634 SQ. FT.
NET IMPERVIOUS AREA	1079 SQ. FT.

LEGEND

ROOF

DECK

CONCRETE

REMOVE EXISTING TREE (PER THE CITY ARBORIST)

GRAPHIC SCALE

10 0 5 10

(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41039 CIVIL STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:

THOMAS A. PLATZ DATE 10/23/2018
P.E. C 41039

IMPERVIOUS AREA PLAN
119 BAYWOOD AVENUE
PREPARED FOR: JAMIE McGRATH

tHa tHad/Holmes Assoc.
civil engineering
land surveying

post office box 1570
568 as sixmith rd, ste 202
MAMMOTH LAKES, ca 93546
phone (760) 934-7588
fax (760) 934-5919
e-mail thad@thainc.com

873 north main st, suite 102
BISHOP, ca 93514
phone (760) 872-8213
fax (760) 873-8024
e-mail bishop@thainc.com

777 woodside rd, suite 3
REDWOOD CITY, ca 94061
phone (650) 368-8218
fax (650) 368-8388
e-mail eb@thainc.com

Copyright (C) 2018 by Thad/Holmes Associates

All Rights Reserved. This Plan, or parts thereof, is not to be used for any Project Specified in the Title Block, or for Reproduction, or Use Beyond the Scope of This Document, Without the Expressed Written Consent of Thad/Holmes, is Prohibited.

REVISIONS	BY

DATE 10/23/2018
SCALE 1"=10'
DRAWN TT/MF
JOB NO. 9.193.3
DWG 9.193.3grad.dwg
SHEET C4
OF 5 SHEETS

user:mpavlovsky <<CD_Importdir>> J:\09 PROJ\9-1933 119 Baywood Manor Park\ACAD\9.193grad.dwg Oct 24, 2018, 8:30am

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

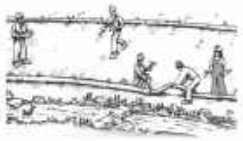
Maintenance and Parking

- ❑ 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 sawcut 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 tributyltin 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!

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
No. C 41039
CIVIL
STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:

10/23/2018
THOMAS A. PLATZ DATE
P.E. C 41039

CONSTRUCTION BMPs
119 BAYWOOD AVENUE
PREPARED FOR: JAMIE McGRATH

tfhd/holmes assoc.
civil engineering
land surveying
post office box 1570
826 as mount, ca. no. 333
MAMMOTH LAKES, ca 93546
phone (760) 934-7588
fax (760) 934-5919
e-mail tfhe@mammoth.com

873 north main st. suite 102
BISHOP, ca 93514
phone (760) 872-8233
fax (760) 873-8004
e-mail tfhe@ebtech.com

727 woodside rd. suite 3
REDWOOD CITY, ca 94061
phone (650) 366-8214
fax (650) 366-8368
e-mail eb@tfhe.com

Copyright (C) 2018 by Tfhd/Holmes Associates
All Rights Reserved. This Document is intended Only for Use on the Project Specified in the Title Block. Any Reproduction of Any Portion of this Document, Without the Expressed Written Consent of Tfhd/Holmes, is Prohibited.

REVISIONS	BY

DATE 10/23/2018
SCALE NTS
DRAWN TT/MF
JOB NO. 9.193.3
DWG 9.193.3grad.dwg
SHEET C5
OF 5 SHEETS

user:tmontmeny c:\CSD_Inputs\2.1 09 PWP\9-193.119 Baywood Ave\ Port\ACAD\9.193grad.dwg Oct 24, 2018, 8:30am

D17

MAWA EPPT and ETWU Calculations

Project Name	Baywood Ave.
Project Location	119 Baywood Ave. Menlo Park
Total Landscape Area	3,908.9 sq. ft.
Date	9/17/18

MAWA CALCULATION

MAWA = ((Eto)(0.62)(0.55)(LA) + ((1-ETAF) x SLA))

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = ETAdjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

Eto =	43.1
Conversion	0.62
ETAF	0.55
LA =	2,660
SLA =	0
MAWA =	30,713.5 gallons per year 4,814.8 cubic feet per year

MAWA w/o EPPT

MAWA = ((Eto-Rain)(0.62)(0.55)(LA)) + ((1-ETAF) x SLA))

Eto =	43.1
Copier	4.75
ETAF =	0.55
LA =	2,660
SLA =	0
MAWA w/ EPPT =	30,713.5 gallons per year 4,814.8 cubic feet

ETWU CALCULATION

ETWU = ((Eto)(0.62)(PF)(LA))

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL 0 - 0.1, All Turf is 0.8)
LA = Landscape Area (High, Medium, and low water use areas) (square feet)
SLA = Special Landscape Area
62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75)
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	43.1	Palo Alto, CA

REGULAR LANDSCAPE AREAS

Hydrozone # / Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	ETWU
1 Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	999.8	369.9	7,985.9
2 High Water Use/ Lawn	Spray	0.8	0.75	1.06666666666667	1,508.8	1,611.1	34,792.9
3 Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	999.8	369.9	7,985.4
4 Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	948.8	351.0	7,575.9
					Total of 5	Totals	Totals
					3,956.8	1,261.0	54,539.0

SPECIAL LANDSCAPE AREAS

Hydrozone # / Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	ETWU
				1	0	0	0.0
					Totals	Totals	Totals
					0	0	0.0
						ETWU TOTAL	54,539.0
						MAWA	30,713.5

ETAF CALCULATIONS

Regular Landscape Areas

Total ETAF x Area	1,261.0
Total Area	3,956.8
Average ETAF	0.32

Special Landscape Areas

Total ETAF x Area	1,261.0
Total Area	3,956.8
Average ETAF	0.3

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

Rainbird PEB VALVE

Netafim Dripline

Netafim Flush Valve

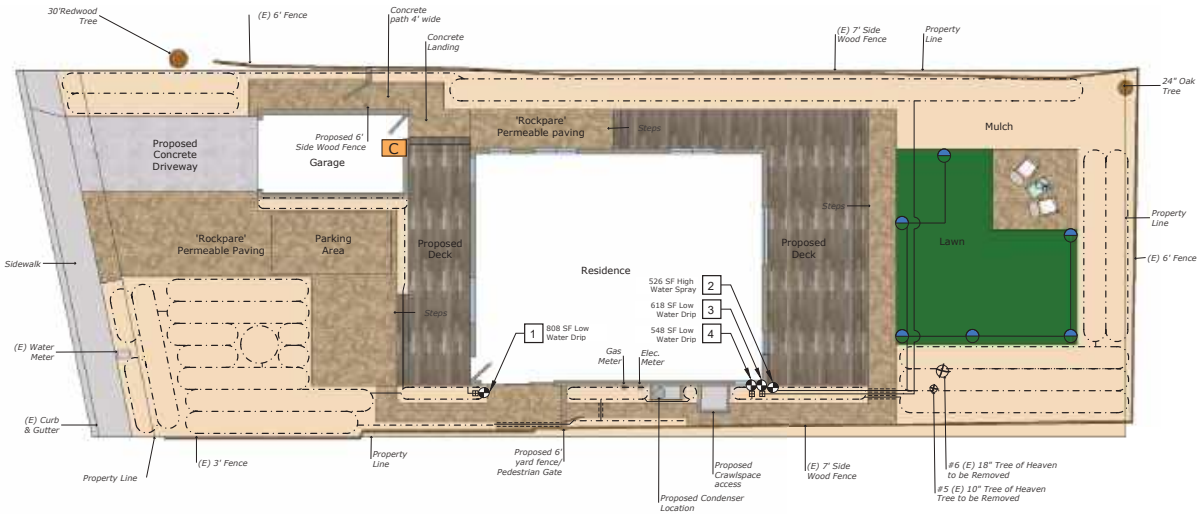
Rainbird Controller 22 station ESP-Me

Rainbird Drip Valve XCS-100-PRF

Rainbird Rotors

IRRIGATION KEY

Main Line	SCH 40 2"
Sleeves	SCH 40 4" or contractor to locate and use existing if possible
Lateral Line	SCh 40 1"
Drip Line: Netafim Techline CV LITE with 18" Emitter spacing and 24" lateral spacing. Provide flush valves at the end of each circuit and air relief valve at the high point of each circuit.	
	Rainbird Drip Valve XCS-100-PRF
	Rainbird 1800 series 6" Heads
	Rainbird Valves PEB or PEBS
C	Rainbird Controller 22 station ESP-Me



"I have complied with the criteria of the water efficiency landscape ordinance and applied them accordingly for the efficient use of water in the landscape and irrigation design plan."

N

SCALE 1/8" = 1'-0"
0 8 16

*** NOTES (E) = Existing**

REVISIONS	BY

Karen Aitken & Associates
AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
aitkenassociates@gmail.com

BAYWOOD RESIDENCE
119 Baywood Ave. Menlo Park, CA

IRRIGATION PLAN

DATE	10-26-18
SCALE	1/8"=1'-0"
DRAWN	IN
JOB	BAYWOOD

L-1

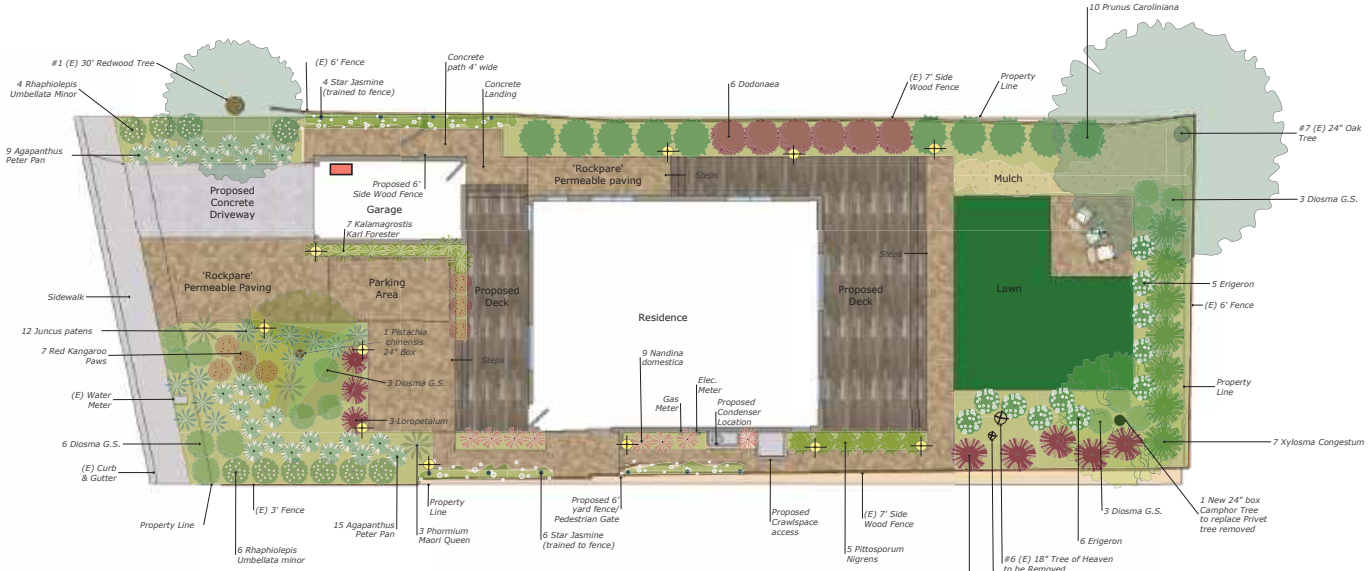
D18

Low Voltage Lights- by FX Luminaire

FIXTURE FINISHES: Prefer Copper . . . or . . .
Antique Bronze as alternative

Path Lights - FX -CB -3LED 4.2 WATT

Lighting Transformer & Digital Controller FX - LX



PLANT LEGEND

Qty	Size	Botanical Name	Common Name	WUCOLS
		SHRUBS, VINES & HERBACEOUS		
24	1 gal.	Agapanthus orientalis 'Peter Pan'	Lily-of-the-Nile (dwarf blue or white)	Moderate
14	5 gal.	Anigozanthos	Kangaroo Paws	Low
15	5 gal.	Diosma 'Golden Sunset'	Dwarf Breath of Heaven	Moderate
6	5 gal	Dodonaea viscosa 'Purpurea'	Purple Hop Bush	Low
8	5 gal.	Loropetalum chinensis 'Rubra'	Loropetalum 'Rubra'	Low
9	5 gal.	Nandina domestica	Heavenly Bamboo	Low
5	5 gal.	Pittosporum tenuifolium Nigricans	Pittosporum tenuifolium	Moderate
10	5 gal.	Prunus caroliniana 'compacta'	Dwarf Carolina Laurel Cherry	Low
10	5 gal.	Rhaphiolepis umbellata minor	Rhaphiolepis umbellata minor	Low
10	1 gal.	Trachelospermum jasminoides	Star Jasmine	Moderate
7	5 gal.	Xylosma congestum	Shiney Xylosma	Low
		TREES		
1	24"Box	Cinnamomum camphora	Camphor Tree (standard/multi)	Moderate
1	24"Box	Pistacia chinensis	Chinese Pistache	Very Low
		PERENNIALS		
11	1 gal.	Erigeron karvinskianus	Santa Barbara Daisy	Low
		GRASSES		
12	1 gal	Juncus patens	California Gray Rush	
3	5 gal.	Phormium tenax 'Maori Queen'	Dwarf New Zealand Flax (mixed col	Low

From the arborist:
"I have changed the recommendation to remove tree #5 & #6 and changed the total number of trees to be removed to 4."

A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas.

N

SCALE 1/8" = 1'-0"
0 8 16

*** NOTES (E) = Existing**

REVISIONS	BY

Karen Aitken Associates

AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
aitkenassociates@gmail.com

BAYWOOD RESIDENCE
119 Baywood Ave. Menlo Park, CA

LANDSCAPE PLAN

DATE	10-26-18
SCALE	1/8"=1'-0"
DRAWN	IN
JOB	BAYWOOD

L-2

D19

PROJECT DESCRIPTION
July 18, 2018
Second Submission October 10, 2018

Purpose of the proposal

The proposed project consists of the replacement of an existing single-family home that has been vacant since 1990 with the construction of a new 2-story single family home and garage.

Scope of Work

Existing 1010SF 1-story single family house and 225SF 1-car garage to be demolished. New construction of 2-story innovative factory-built home, which includes 2,547.7 sf of living area in a 4 bedroom and 3 full bathroom program. The garage, located at the front of the property, roofs 251 sf of new 1-car covered parking area and 1-car uncovered parking at the front of the house.

Architectural style, materials, colors

This beautiful new home will be a welcome improvement from the current dilapidated abandoned home and integrate into 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. Baywood 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, front covered open porch and deep sun shade overhangs, with main living spaces on the first floor. The proposed project uses a combination of semi-transparent stained light gray cedar siding and black bronze metal siding with aluminum windows and doors. These natural and organic colors were chosen as they are prevalent on the street. The landscaping of the site will be natural and native. The new home is in scale and character with the diversity of homes in this area. The overall character and scale of the proposed design adds to the array of forms and materials present in the homes of Baywood Avenue.

Factory-built home

The proposed home designed by Connect-Homes is factory-built and centralizes the construction process with the goal of eliminating waste entirely. In contrast to the 8,000 pounds of waste generated at a traditional home building on site, building in a factory cuts waste by over 75%. The design intents to offer energy efficiency, using less resources and providing significant yearly savings. For example, the home comes with LED lighting systems, exceeds minimum insulation requirements, uses Low-E thermally-broken doors and windows and is designed to attain the points necessary for LEED for Homes Silver certification before factoring in site variables. Steel frames function as the main structural component allowing for more precision and

sturdier construction. Currently there have been 5 Connect Homes built and/ or approved in San Mateo County, 2 of which are located in Menlo Oaks.

Site layout

The new home will be placed within the required setbacks of the property. The garage and house were positioned on the site in a way to create a rhythm and vernacular consistent of the current street elevation with adjacent properties. The placement of the garage at the front of the home is consistent with the adjacent neighbor's garage of similar size and scale and consistent with other Menlo Park properties (see attached street study). The proposed garage is also set behind the South property line 30" diameter tree further breaking down the garage massing as well as shrubs and new trees at the front of the property further reducing the massing.

The entry of the house is welcoming and well-defined with a factory- built covered front porch and pathways from both the driveway and street. The project also introduces new landscaping to the site consistent in neighborhood including newly planted trees, helping screen the views of the house to and from the street. There will be some site-built decking on the side and rear yards, which creates multiple access to the outdoors and strengthened the proposed overall design. There will be some very minor grading associated with the project, but the siting of the house and garage fits perfectly onto the flat site. All existing trees on the site will be preserved and protected. 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 north is sited perpendicular to the site and its detached garage adjacent to the side of the property has no windows. The single-story property to the south is well screened by existing vegetation and fencing. Additionally, an existing fence, existing established trees and new landscape screening are proposed along both side and rear property lines to help screen views to and from the new home.

Neighboring properties

Direct conversations have been conducted with the neighbors located at 106 Baywood & 111 Baywood. The neighbors are excited about the project, expressing support of the project since the property has attracted transients and all the side effects of not being cared for in over 25 years.

Conclusion

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.

STREET STUDY

1220 BAY LAUREL AVENUE, MENLO PARK, CA 94025

99 SAN MATEO AVENUE, MENLO PARK, CA 94025

210 BLACKBURN AVENUE, MENLO PARK, CA 94025

128 BLACKBURN AVENUE, MENLO PARK CA 94025

256 MARMONA DRIVE, MENLO PARK, CA 94025

239 ROBIN WAY, MENLO PARK, CA 94025

213 BLACKBURN AVENUE, MENLO PARK, CA 94025

217 MARMONA DRIVE, MENLO PARK, CA 94025

Kielty Arborist Services LLC

Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

June 21, 2018

Jamie McGrath
Conventus LLC
111 Potrero Avenue
San Francisco, CA 94103

Site: 119 Baywood Avenue, Menlo Park, CA

Dear Jamie McGrath,

As requested on Thursday, June 14, 2018 I visited the above site to inspect and comment on the trees. A new 2 story home is proposed for this site and your concern for the future health and safety of the trees has prompted this visit.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale
.

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

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

119 Baywood Ave 6/20/18 (2)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1***P**	Incense cedar *(Calocedrus decurrens)*	28.2	45	45/25	Fair vigor, poor form, topped at 30', codominant at 30 feet, decay likely. **10 times diameter=23.5'**
2	Pittosporum *(Pittosporum eugenioides)*	7.5	50	25/15	Fair vigor, fair form, old hedge material, easily replaced.
3	Pittosporum *(Pittosporum eugenioides)*	9.6	50	35/15	Fair vigor, fair form, old hedge material, easily replaced.
4	Privet *(Ligustrum japonicum)*	6.6	50	25/15	Fair vigor, fair form, old hedge material, easily replaced.
5**P**	Tree of heaven *(Ailanthus altissima)*	20.1	45	40/30	Fair vigor, poor form, multi leader at grade, suppressed by #6, leans, heavily invasive. **10 times diameter=16.7'**
6**P**	Tree of heaven *(Ailanthus altissima)*	18.5	50	50/35	Fair vigor, fair form, invasive. **10 times diameter=15.4'**
7**P**	Coast live oak *(Quercus agrifolia)*	24.9	90	45/40	Good vigor, good form, good location, recommended to cable codominant leader. **10 times diameter=20.7'**
8	Pittosporum *(Pittosporum eugenioides)*	9.7	40	20/20	Fair vigor, poor form, heavy decay on trunk.
9*	Silver maple *(Acer saccharinum)*	12est	80	40/30	Fair vigor, fair form, young tree, 3 feet from property line.

*****-*Indicates neighbors tree* **P-***Indicates protected tree by city ordinance*
R- *Indicates proposed removal*

Summary:

The trees surveyed on site are mix of native and imported trees. Trees #1, and #5-7 are heritage trees as they have diameter measuring over 15 inches. The city of Menlo Park's definition of a heritage tree is as followed:

1. Any tree having a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more measured at 54 inches above natural grade.
2. Any oak tree native to California, with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade.
3. Any tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit.
4. Any tree with more than one trunk measured at the point where the trunks divide, with a circumference of 47.1 inches (diameter of 15 inches) or more, with the exception of trees that are under 12 feet in height, which are exempt from the ordinance.
5. Any tree located within the public right of way (Street trees)

Proposed work on site:

A new 2 story home is proposed on site. The existing site plan shows no tree to be removed on this site. The proposed driveway is located on the south side of the property at an estimated distance of 6 feet from the neighbor's incense cedar tree #1. Roots from the cedar tree are likely in the proposed driveway area as this area in the sites current state is a landscaped area. The following options for driveway construction near this tree should take place:

Option #1- Change the site plan to have the driveway on the opposite side of the property, so that the tree will not be impacted.

Option #2- Apply for a tree removal permit as the tree is in poor condition due to poor form. Because the tree is on the neighbor's property, the neighbor must agree with the tree removal.

Option #3- Design a new driveway as close to on top of grade as possible. The driveway will need to be a pervious paver driveway in order to allow for annual rainfall to penetrate into the tree's root zone. A Hollywood strip driveway is also a good option. All excavation would need to be done manually by hand under the project arborist supervision at a distance of 23.5' (10 times diameter) from the tree. All encountered roots would need to stay intact and damage free. Encountered roots would need to be wrapped in burlap and kept moist by spraying down the burlap multiple times a day. Base rock material must consist of structural soil (CU Mix). Structural soil can be purchased at TMT Enterprises out of San Jose. The structural soil can be packed around all tree roots until all roots have been covered. The pavers can then be installed on top of this material. Structural soil was designed by Cornell University for situations such as this. Structural soil will allow for future root growth under the required compaction of the material. Expected impacts would be minor. Mitigations consisting of an irrigation program would be needed.

The remaining trees are not expected to experience any impacts with tree protection fencing installed and maintained throughout the project. The city arborist will likely need us to review the utilities plan and grading plan as often times utility lines and grading can impact existing tree health.

Summary:
The trees on site are a mix of native and imported trees. Incense cedar tree #1 is in poor condition. The tree has fair vigor, but poor form. The tree has either been topped in the past at 30 feet or has experienced at top failure at 30 feet. New growth following the loss of the trees top now consist of two leaders competing for apical dominance. The area where the top has failed or been removed is now prone to decay as the tree is not able to develop enough reaction wood to close the wound. Because decay is likely in this area, the two codominant tops are prone to failure as they continue to grow larger. If this tree is to be retained the two tops are recommended to be cabled together to offer extra support to the trees poor form. This tree will be required to be protected by tree protection fencing throughout the entire length of construction as this is a protected tree.

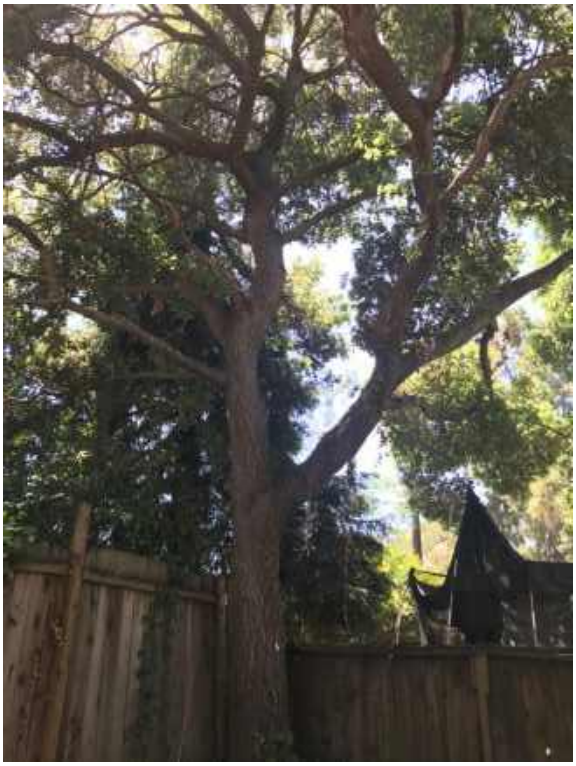
Showing two tops at 30 feet

Trees #2-4 consist of two pittosporum trees and one privet tree. These trees are not of a protected size in the city of Menlo Park. These trees were once planted likely for screening purposes but have not been well maintained. If these trees are to be removed the screening should be replaced by new plantings.

Showing trees #2-4

Trees #5 and #6 are trees of heaven (*Ailanthus altissima).* This species is very invasive and most cities encourage the removal of this species. The species has a weak branch strength. Both trees are recommended for removal due to their invasiveness. At a minimum tree #5 should be removed as it leans heavily away from upright tree #6. Both trees are considered to be protected because of their size. The proposed deck near these trees is recommended to be supported by individual piers to reduce excavation within the tree root zones. Tree protection fencing will need to be placed at the dripline of these trees.

Showing trees #5 and #6



Coast live oak tree #7 is in excellent condition. The location of this tree is good as it is located in the corner of the property far from any proposed work. No impacts are expected for this tree. It is recommended to have the codominant lateral leader cabled for support. Tree protection fencing must be installed at a distance of 20 feet (10 times diameter) from the tree. Any future landscaping within 20 feet from this tree must be native plantings with the same water requirements as the oak tree. Summer irrigation near oak trees significantly raises the risk of developing oak root fungus diseases.

Showing oak tree #7

Pittosporum tree #8 is located at the back fence property line. This tree is in poor condition due to a heavy amount of decay located on the tree's trunk. This tree should be moved as the decay makes the tree hazardous. This tree is not of a protected size. Because screening will be lost by the removal of this tree, it is recommended to replace with new screening material.

Neighbor's silver maple tree #9 is in good condition. This tree is a good distance away from the proposed work. This tree is not expected to be impacted by the proposed construction. The following tree protection plan will help to reduce potential impacts during construction to the trees on site.

Tree Protection Plan:

Tree Protection Zones

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing for the protected trees on site should be placed at 10 times the tree diameter where possible. Where not possible because of proposed work the tree protection fencing shall be placed at the edge of the proposed work or hardscapes. No equipment or materials shall be stored or cleaned inside the protection zones. If at any time tree protection fencing needs to be reduced for access, the non-protected area should be mulched with 6" of coarse wood chips with ½ inch plywood placed on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any of the proposed construction activity on site. The Project Arborist must verify the new fencing locations anytime the fencing is to be moved. The non-protected trees are recommended to be protected by fencing placed at the dripline.

Landscape Buffer

Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Root Cutting

Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation

Normal irrigation shall be maintained on this site at all times. The imported trees will require normal irrigation. On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation. The native oak trees shall not be irrigated unless their root zones are traumatized.

Inspections

It is the contractor's responsibility to contact the site arborist when work is to take place within 10 times the diameter of a protected tree on site. Kielty Arborist Services can be reached by email at kkarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin) or (650) 532-4418 (David). Menlo Park often requires a letter that states we have inspected the tree protection fencing.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A

-----Original Message-----
From: Teddy Spiller Wilson [mailto:teddyswilson@earthlink.net]
Sent: Thursday, August 16, 2018 3:13 PM
To: Paz, Ori <OriPaz@menlopark.org>; _Planning Commission <planning.commission@menlopark.org>
Cc: Lauri Hart <lauriahart@gmail.com>; Jessica Olson <jessaolson@yahoo.com>; K Amar Murugan <amarmurugan@hotmail.com>; James Younkin <jcyounkin@sbcglobal.net>
Subject: Proposed Residence at 119 Baywood Ave.

Hello,

As the long-time owners of 118 Baywood, whose direct view is of the house at 119, we would like to point out how totally out of character with the rest of the neighborhood, and particularly with all the other houses on our street, this proposed residence is. We very much hope that there will be an opportunity for those of us impacted by this proposal to be able to bring up our concerns before it is finalized.

Teddy and Robert Wilson
118 Baywood
650-323-6531
https://www.menlopark.org/Archive/ViewFile/Item/1528

From: Heather Goudey [mailto:hgoudey@yahoo.com]
Sent: Friday, August 17, 2018 3:24 PM
To: PlanningDept <PlanningDept@menlopark.org>
Subject: [Sent to Planning]119 Baywood Ave

Hello,

I live at 105 Clover Lane on a property adjacent to 119 Baywood. Since the time that the backyard of 119 Baywood was cleared of brush, I have noticed many rats climbing 119 Baywood's back fence into and out of my backyard. Given what's been seen inside the house during its sale period and since, it's safe to say that the home and its crawlspace are infested with rats. I fear what will happen during its demolition as it chases all the rats out and into the neighborhood. Would it be possible to require the builder to remove all the rats (dead or alive) prior to the demolition so they don't escape into the neighborhood? What's needed to make that happen?

Thanks much.

Kind regards,
Heather Goudey

STAFF REPORT

Planning Commission
Meeting Date: **11/5/2018**
Staff Report Number: **18-094-PC**

Regular Business: **Architectural Control/ Tom Barnds /2180 Sand Hill Road**

Recommendation

Staff recommends that the Planning Commission approve a request for an Architectural Control revision to allow exterior building modifications to an existing four-story office building including, new exterior building materials, the creation of a new outdoor patio, modifications to landscaping, and reconfiguration of the parking lot. The subject property is in the C-1(X) (Administrative and Professional District, Restrictive Conditional Development) zoning district. The proposal includes a request to locate three additional parking spaces in landscape reserve and maintain 30 existing spaces in landscape reserve for a total of 33 spaces. 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 2180 Sand Hill Road in the C-1(X) (Administrative and Professional, Restrictive, Conditional Development) zoning district. The project site is developed with a four-story office building and previously included a bank use on the ground level of the building. A conditional development permit (CDP) was granted in 1967 to construct an office building on the subject property. The property contains a large private parking lot with access provided from an ingress egress easement on the property at 2200 Sand Hill Road. The property also includes a driveway on Sharon Park Drive that provides access for the neighboring property at 2200 Sand Hill Road and fire access for the subject site.

The parcel to the west of the project site is also located in the C-1(X) zoning district, and is occupied by a two-story, office building. While the previous tenant in the ground floor was a bank use, the proposed use of the entire building would be offices, consistent with the approved land uses of the CDP. The property to the east of the subject property is located within the C-1(X) zoning district and contains a shopping center. The parcels across Sharon Park Drive, to the north of the site, are located in the R-3-A(X) (Garden Apartment Residential, Restrictive Conditional Development) zoning district and are occupied by multi-family dwelling units. To the south and across Sand Hill Road from the site is Stanford Hills Park and single-family dwelling units located in the Stanford Hills neighborhood. The SLAC National Accelerator Laboratory is also located nearby, in Unincorporated San Mateo County. A location map is included as

Attachment B.

Analysis

Project description

The applicant is requesting to make exterior modifications to the office building, in addition to interior renovations and the addition of an outdoor patio, at an existing four-story office building. To accommodate the outdoor patio, the parking lot is also proposed to be reconfigured. On the building elevations, the front entry would be updated and reconfigured, new siding would be installed, and the existing windows and doors would be removed and replaced with new windows and doors. The proposed site improvements include new lighting, landscaping, walkways, seating, and bocce ball court. As part of the proposal, the applicant is also upgrading the parking to meet the City's EV charging requirements on the site, which would mean ten percent of total parking would be EV charging compatible.

The maximum permitted floor area ratio (FAR) per the conditional development permit and approved building permit plans is approximately 44,000 square feet of gross floor area. In 2009 the City Council adopted an ordinance that revised the definition of gross floor area (GFA). This change effected the development potential of buildings constructed prior to 2009 and an exemption process was established to certify the GFA of existing buildings built prior to 2009. In 2011 the subject property received certification of the existing GFA through the City's certification process. The proposed plans include FAR calculations based on both the certified calculation and current calculation of GFA. The proposed interior improvements would not increase the total FAR, but square footage would be shifted throughout the building, which is allowed for projects with a conditional development permit. The proposed interior improvements include expanding the entry and rear lobbies, reconfiguring interior rooms, creating double height areas, replacing a balcony with a circular staircase. Since the partial demolition, relocation, and expansion would not result in the complete demolition or removal of more than fifty percent (50%) of the existing gross floor area of the applicable building, the GFA certification for the building would continue to be valid. The project plans and the project description letter are included in Attachments C and D respectively.

Design and materials

The existing site contains an office building with beige and gray exterior elevations and a large surface parking lot. The applicant is requesting the exterior modifications in order to update the overall design and materials of the existing building and site features with a more contemporary design. The proposed exterior modifications include the following:

- Update the exterior building façades with new materials that would define a base, middle, and top of the building. The columns would feature a stone clad base. The rest of the building would be clad in composite metal panels.
- Replace the windows with new high performance vision glass with aluminum mullions.
- Update the main entry with structural glass that would extend the full height of the building terminating in a new parapet wall at the roof line.
- Provide a cantilevered glass canopy over the main entry with decorative patterned glass.
- Install decorative patterned glass sunshades on the south elevation.

- Modify the fourth floor windows to be recessed with vertical fins to differentiate the top of the building.
- Install a metal cornice along the top of the building.
- Replace a portion of the existing surface parking lot with new approximately 6,300 square foot outdoor amenity area including outdoor seating area, decorative screens, and a bocce ball court.
- Enhance the front entry plaza with decorative paving and wood capped seat walls.
- Upgrade the planting along Sand Hill Road and add an accessible path connecting the building to the City sidewalk.

The proposed modifications and use of materials would provide more variation in the building, helping to add depth to the building facades and reduce the perception of building massing. Overall, the proposed exterior changes would result in a consistent architectural design throughout the site. Staff believes that the proposed design, materials, and colors are compatible with those of the surrounding neighborhood.

Parking and Circulation

The existing site contains a large surface parking lot. As noted earlier, the site is accessible from Sand Hill Road by an ingress and egress easement that provides two-way access to and from the site. As part of the site improvements, the parking would be reconfigured and additional spaces placed in landscaped reserve, but the overall parking court would remain the same.

The conditional development permit requires 219 parking spaces, but allows a portion of the parking to be located in landscape reserve. The site currently contains 186 paved spaces. In 2011 the Planning Commission approved an architectural control revision with 189 paved spaces and 30 spaces in landscape reserve. As part of the 2011 Planning Commission approval the existing sheds along the west property line that were displacing three parking spaces were required to be removed. Since these structures were never removed, there is a discrepancy in the total number of parking spaces approved in 2011 and what currently exists onsite. As part of the proposed project these structures would be removed and the three additional spaces are now requested to be placed in landscape reserve. The 33 landscape reserve spaces would be located along the west building elevation, in the outdoor patio area, and along Sharon Park Road. The C-1 zoning district development regulations do not allow required parking spaces to be located in the required yard abutting a street; however, the conditional development permit does not identify setback requirements for the parking and requires that parking be provided in an approved parking plan. The existing onsite parking was approved through the parking plan associated with the project and therefore can be located in the required setbacks. The location of the proposed parking would be consistent with the conditional development permit and the applicant has indicated that if the landscape reserve spaces are required to be paved additional landscaping would be provided to screen the parking along Sharon Park Road.

Staff believes the proposed parking is appropriate for the project given the use of the building as non-medical office, that the total usable parking onsite would not change, and that there are no known concerns with the amount of parking onsite. During the staff review process, the parking was also reviewed by the Transportation Division.

Trees and landscaping

At present, there are 65 trees on or in close proximity to the subject site. Thirty of these trees are heritage trees, none of which are proposed for removal. Eighteen non-heritage trees are proposed for removal as part of the proposed site improvements. The applicant has submitted an arborist report (Attachment E) detailing the species, size, and conditions of the heritage and non-heritage trees on site. The report discusses the impacts of the proposed improvements, including temporary construction impacts, 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. All recommendations identified in the arborist report shall be implemented and ensured as part of condition 3g.

As part of the project, the site landscaping would be comprehensively updated and approximately 50 new trees would be planted throughout the site. The proposed plantings would feature low water use plants and the new landscaping would comply with the Water Efficient Landscape Ordinance (WELO).

Correspondence

Staff has not received any items of correspondence on the proposed project.

Conclusion

Staff believes that the materials and proposed design would be compatible with the existing office development and surrounding buildings. The proposed design elements would update the building's façades and overall design. Staff believes that the proposal would produce a visually refined piece of contemporary architecture that relates in design and materials to the surrounding buildings. Materials, finishes and colors would add additional architectural interest to the building. The proposed parking would accommodate the parking needs of the building and its tenants based on the use of the building as non-medical office and current parking demand. 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

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 material board

Report prepared by:
Kaitie Meador, Associate Planner

Report reviewed by:
Kyle Perata, Acting Principal Planner

THIS PAGE INTENTIONALLY LEFT BLANK

LOCATION: 2180 Sand Hill Road	**PROJECT NUMBER:** PLN2018-00064	**APPLICANT:** Tom Barnds	**OWNER:** Alameda Realty Partners LP
REQUEST: Architectural Control revision to allow exterior building modifications to an existing four-story office building including, new exterior building materials, the creation of a new outdoor patio, modifications to landscaping, and reconfiguration of the parking lot. The subject property is in the C-1-X (Administrative and Professional District, Restrictive Conditional Development) zoning district. The proposal includes a request to locate 3 parking spaces in landscape reserve and maintain 30 spaces in landscape reserve for a total of 33 spaces.			
DECISION ENTITY: Planning Commission	**DATE:** November 5, 2018	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kennedy, 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 prepared by DES Architects + Engineers, consisting of 44 plan sheets, dated received October 29, 2018, and approved by the Planning Commission on November 5, 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

LOCATION: 2180 Sand Hill Road	**PROJECT NUMBER:** PLN2018-00064	**APPLICANT:** Tom Barnds	**OWNER:** Alameda Realty Partners LP
REQUEST: Architectural Control revision to allow exterior building modifications to an existing four-story office building including, new exterior building materials, the creation of a new outdoor patio, modifications to landscaping, and reconfiguration of the parking lot. The subject property is in the C-1-X (Administrative and Professional District, Restrictive Conditional Development) zoning district. The proposal includes a request to locate 3 parking spaces in landscape reserve and maintain 30 spaces in landscape reserve for a total of 33 spaces.			
DECISION ENTITY: Planning Commission	**DATE:** November 5, 2018	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kennedy, Onken, Riggs, Strehl)			

ACTION:

locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

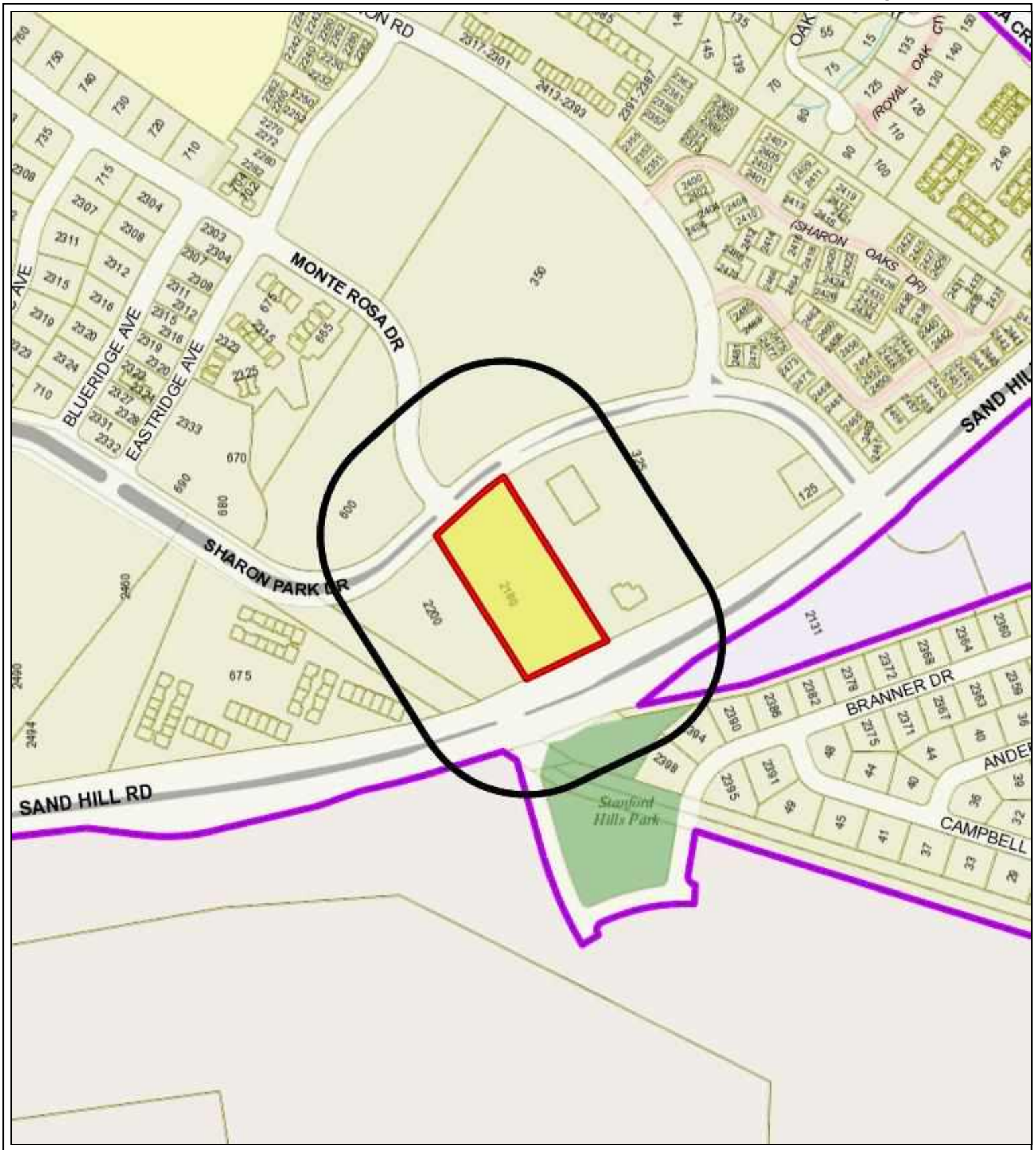
e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering 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 David L. Babby and dated April 26, 2018.

4. Approve the architectural control subject to the following ***project-specific*** condition:

a. The applicant shall maintain a minimum of 219 off-street parking spaces, of which 33 parking spaces are in landscape reserve. Should landscape reserve parking stalls be needed in the future, either the applicant or the City may make a request, subject to review and approval of the Planning Division and Transportation Division.



City of Menlo Park

Location Map
2180 Sand Hill Road

Scale: 1:4,000 | Drawn By: KMM | Checked By: KTP | Date: 11/5/2018 | Sheet: 1

2180 SAND HILL

SITE AND BUILDING SKIN UPGRADE
2180 SAND HILL ROAD, MENLO PARK, CALIFORNIA

ARCHITECTURAL CONTROL RESUBMITTAL

October 24, 2018

AKKR

ACCELERATE

© 2018

DES

VICINITY MAP

CONTACTS

CLIENT/OWNER
ACCEL-KKR
2500 SAND HILL ROAD, SUITE 300
MENLO PARK, CA 94025
PHONE: (650) 289-2460
FAX: (650) 289-2461
WEBSITE: WWW.ACCEL-KKR.COM
CONTACT: TOM BARNDS

CIVIL ENGINEER
DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CALIFORNIA 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
WEBSITE: WWW.DES-AE.COM
CONTACT: CHRIS BOYLE

ARCHITECT
DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CALIFORNIA 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
WEBSITE: WWW.DES-AE.COM
CONTACT: DAWN JEDKINS

LANDSCAPE ARCHITECT
DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CALIFORNIA 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
WEBSITE: WWW.DES-AE.COM
CONTACT: JEANETTE HILL

PROJECT DATA

A.	ZONING DESTINATION	C-1-X
B.	SITE AREA	109,000 SF (2.50 ACRES)
C.	BUILDING COVERAGE	12,829 SF (11.8%)
D.	LANDSCAPED AREA	31,023 SF (28.5%)
E.	PAVED AREA	65,148 SF (59.7%)
F.	BUILDING USE	OFFICE
G.	GROSS FLOOR AREA	43,959 SF (HISTORIC MEASUREMENT METHOD- CDP) 48,231 SF (CURRENT MEASUREMENT METHOD)
H.	FAR	0.40 (HISTORIC MEASUREMENT METHOD- CDP) 0.44 (CURRENT MEASUREMENT METHOD)
I.	BUILDING HEIGHT	58 FEET
J.	PARKING	
	TOTAL REQUIRED PARKING	219 STALLS (PER CONDITIONAL DEVELOPMENT PERMIT)
	TOTAL PROVIDED PARKING	186 STALLS (AND 33 RESERVED PARKING STALLS)
	STANDARD PARKING	177 STALLS
	HANDICAP PARKING	7 STALLS (SIX PLUS ONE ADDITIONAL STALL IF THE PARKING RESERVE WERE IMPLEMENTED) 2 STALLS (EV & HANDICAP)
K.	EV CHARGING SPACES	
	REQUIRED EV CHARGING	19 STALLS (10% OF TOTAL PARKING)
	PROVIDED EV CHARGING	19 STALLS (15 PRE-WIRE, 4 EVSE INSTALLED)
L.	TOTAL BIKE PARKING PROVIDED	9 BIKES
	LONG TERM (CLASS I)	7 BIKES
	SHORT TERM (CLASS II)	2 BIKES

SHEET INDEX

	COVER SHEET
1	VICINITY MAP, CONTACTS, PROJECT DATA AND SHEET INDEX
2	AREA PLAN
3	SITE PHOTOS- EXISTING CONDITIONS
4	EXISTING SITE PLAN
5	PRELIMINARY SITE PLAN
6	PARKING RESERVE PLAN
7.1	SITE AREA AND COVERAGE
7.2	SITE AREA AND COVERAGE CALCULATION DIAGRAM
8.1	FIRST FLOOR PLANS
8.2	SECOND FLOOR PLANS
8.3	THIRD FLOOR PLANS
8.4	FOURTH FLOOR PLANS
8.5	ROOF PLANS
9.1	EXISTING FLOOR AREA CALCULATION DIAGRAM
9.2	PROPOSED FLOOR AREA CALCULATION DIAGRAM
10.1	SOUTH ELEVATIONS
10.2	WEST ELEVATIONS
10.3	NORTH ELEVATIONS
10.4	EAST ELEVATIONS
11	PERSPECTIVES
12	BUILDING SECTION
13	WALL SECTION
14	STREETSCAPE
C-1	RECOLOGY TRUCK TURNING EXHIBIT
C-2	FIRE TRUCK TURNING AND FIRE HYDRANT COVERAGE
C-3	PRELIMINARY GRADING AND DRAINAGE PLANN
C-4	PRELIMINARY UTILITY PLAN
C-5	PRELIMINARY STORMWATER MANAGEMENT TREATMENT PLANT
C-6	TOPOGRAPHIC SURVEY
L1	TREE PROTECTION PLAN
L2	TREE PROTECTION NOTES AND DETAILS
L3	TREE INVENTORY AND REMOVAL TABLE
L4	CONCEPTUAL LANDSCAPE PLAN
L5	LANDSCAPE DETAILS AND NOTES
L6.1	ILLUSTRATIVE SITE PLAN
L6.2	WESTERN PATIO ENLARGEMENT
L6.3	ENTRY PATIO ENLARGEMENT
L6.4	VIGNETTE 1
L6.5	VIGNETTE 2
L6.6	VIGNETTE 3
L6.7	VIGNETTE 4
L6.8	CONCEPTUAL PLANT PALETTE
L6.9	FRONTAGE CONCEPTUAL PLANT PALETTE

AKKR
ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

VICINITY MAP, CONTACTS, PROJECT DATA AND SHEET INDEX

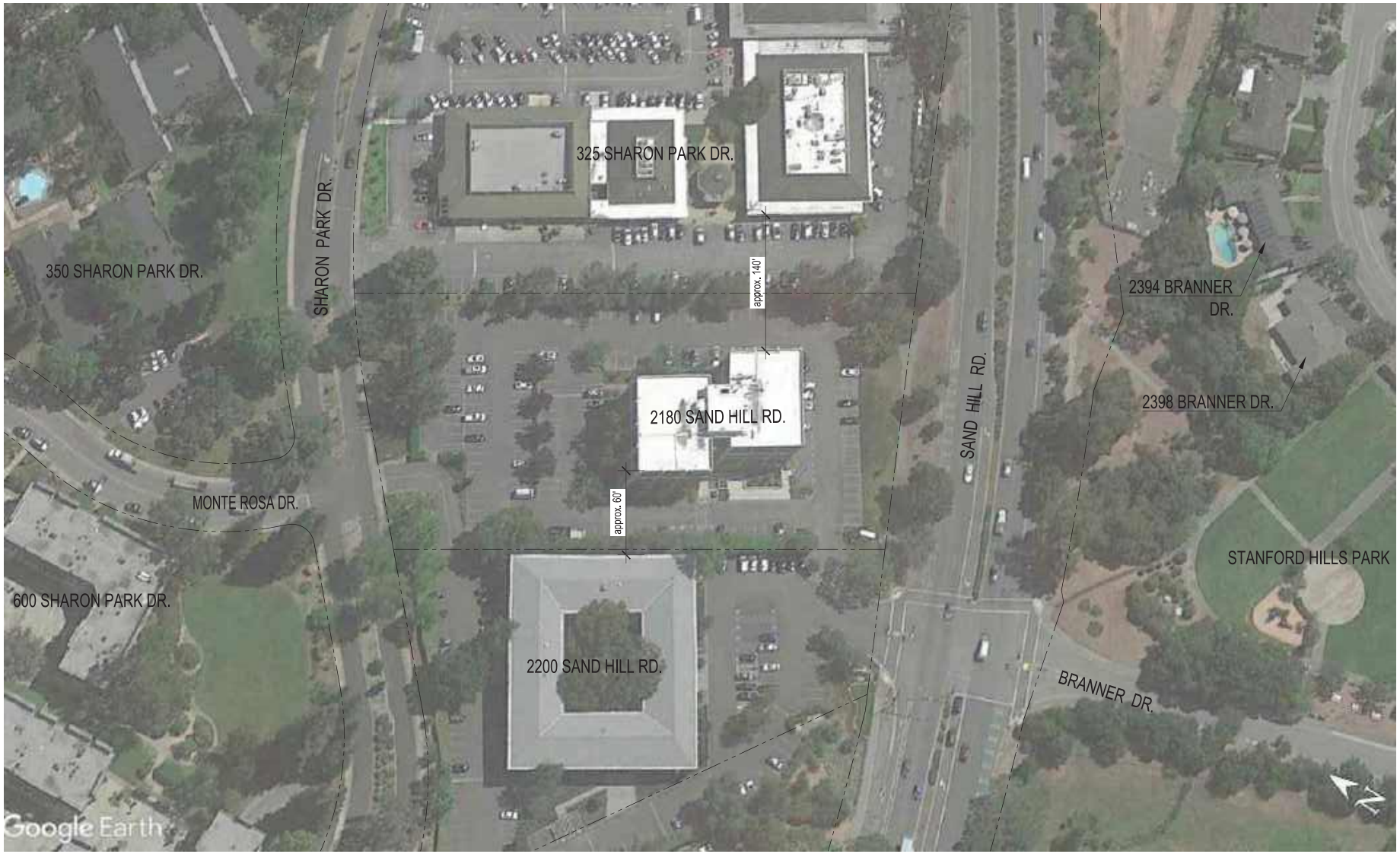
06/19/2018 10/24/2018
08/28/2018
10/10/2018

1

© 2018

DES

Oct 24, 2018 - 11:44am LDa P:\Accel-KKR\2180 Sand Hill\10-Design\Revit\2180 sand hill_central_SET1_rvt.dwg



0' 20' 40' 80'
SCALE: 1" = 40'-0"

AKKR
ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

AREA PLAN
06/19/2018
08/22/2018

2

© 2018

DES

1. VIEW FROM SAND HILL ROAD

2. VIEW FROM SOUTH CORNER

3. SOUTH WEST FACADE

4. VIEW OF BUILDING ENTRY

5. VIEW FROM SHARON PARK DRIVE

6. VIEW OF REAR FACADE

AKKR
ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

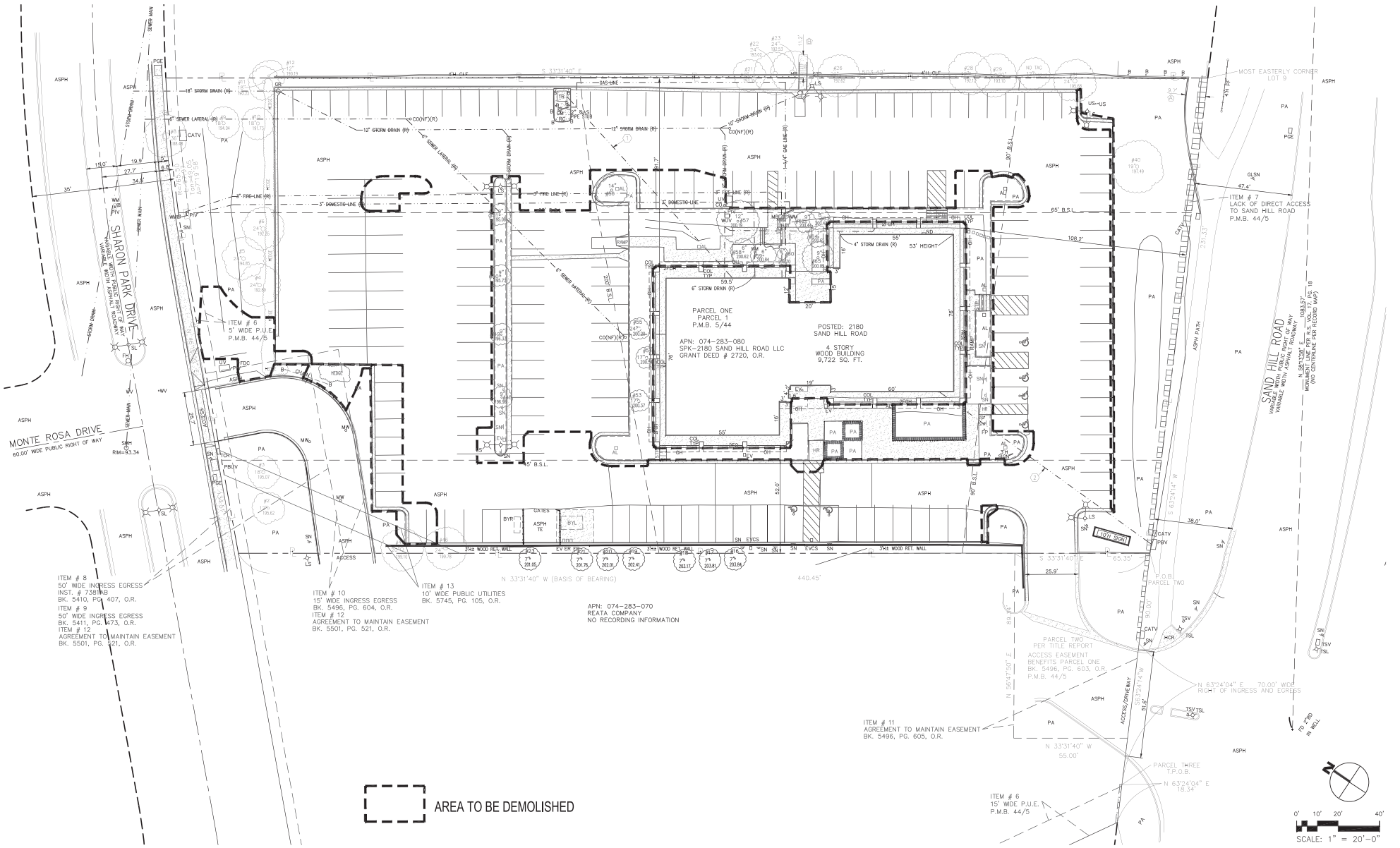
SITE PHOTOS- EXISTING CONDITIONS

06/19/2018

3

© 2018

DES



AKKR
ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

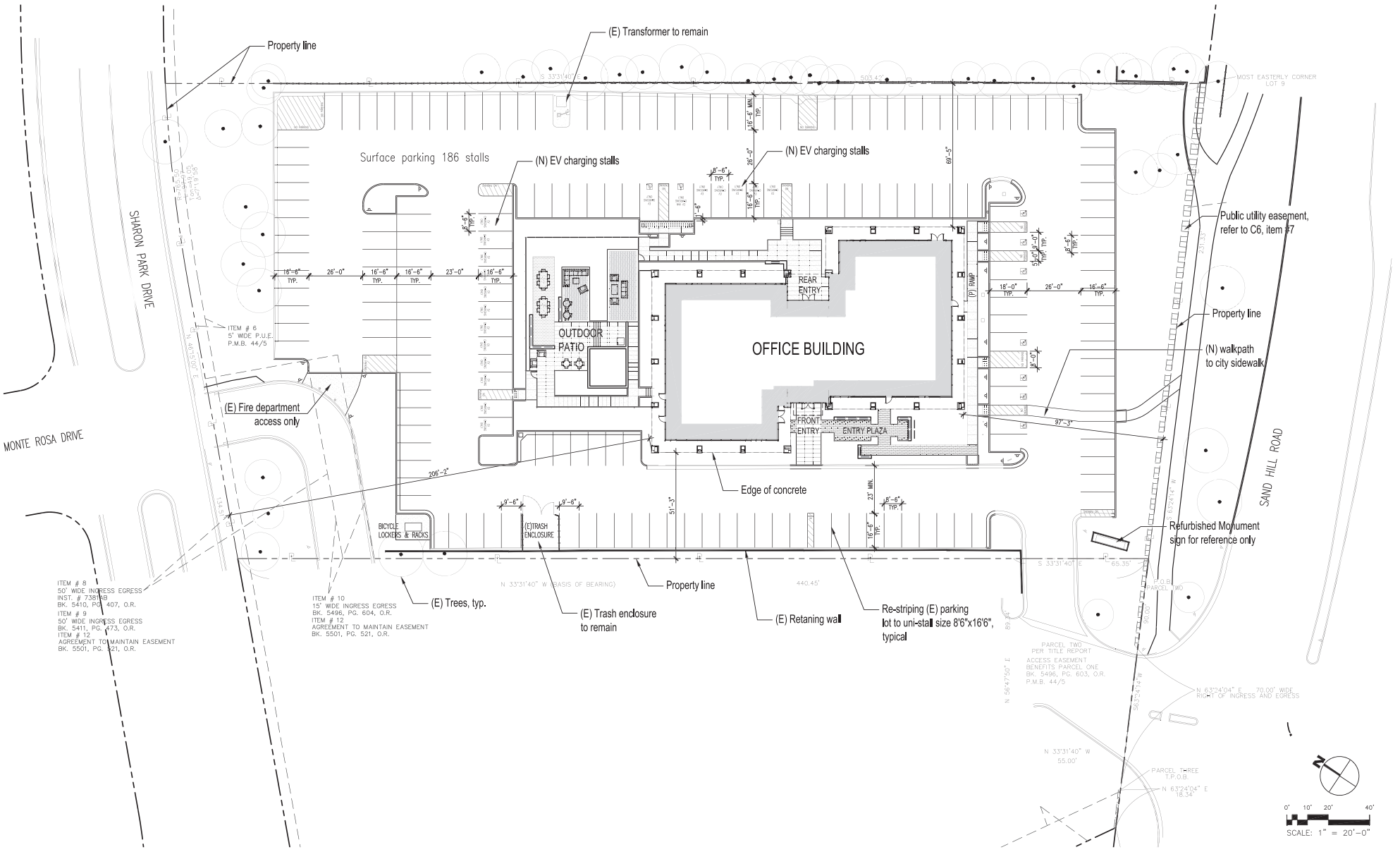
EXISTING SITE PLAN

06/19/2018
08/28/2018

4

DES

© 2018



AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

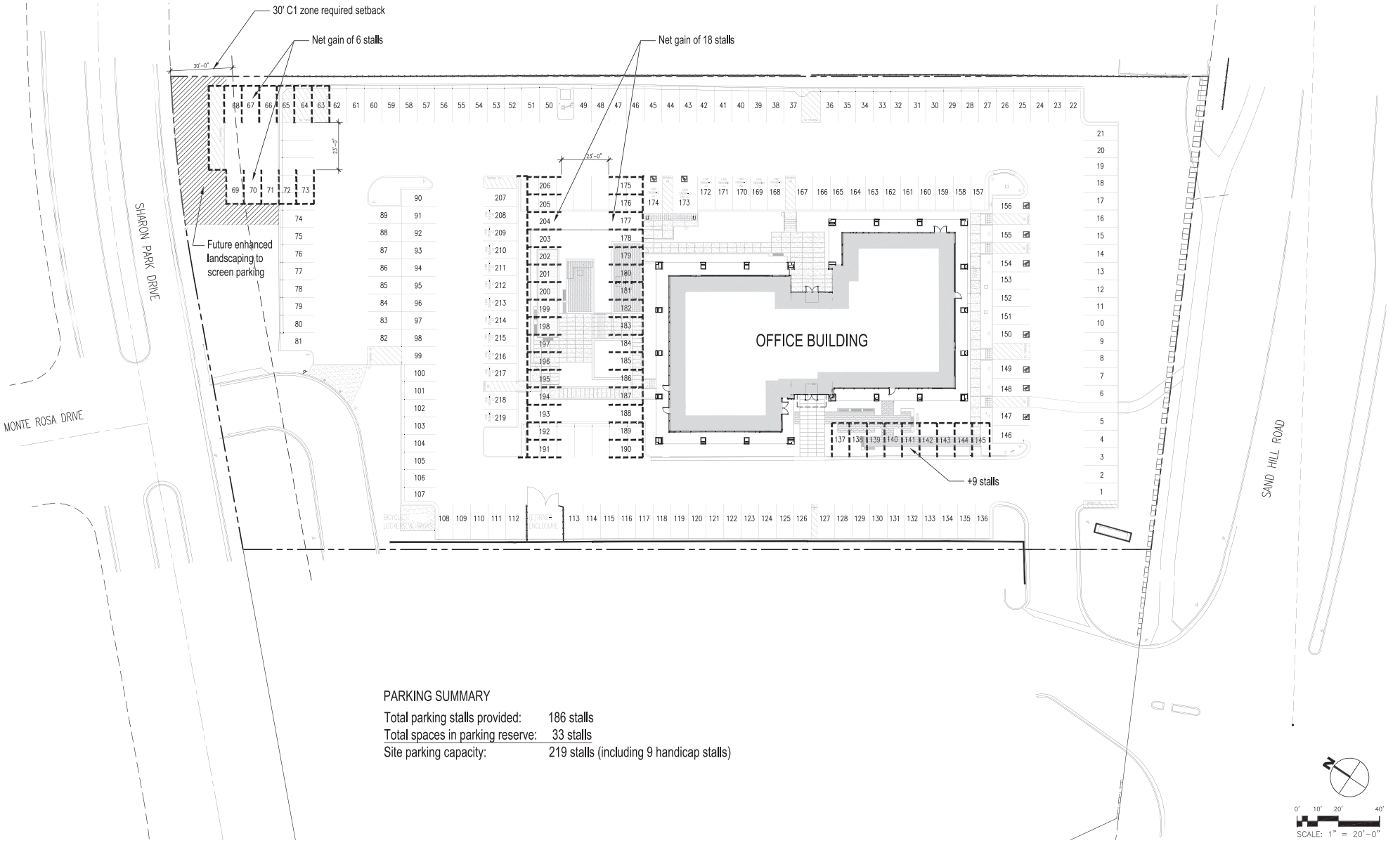
PRELIMILARY SITE PLAN

06/19/2018
08/22/2018
10/10/2018

5

© 2018

DES



PARKING SUMMARY

Total parking stalls provided:	186 stalls
Total spaces in parking reserve:	33 stalls
Site parking capacity:	219 stalls (including 9 handicap stalls)

SCALE: 1" = 20'–0"

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

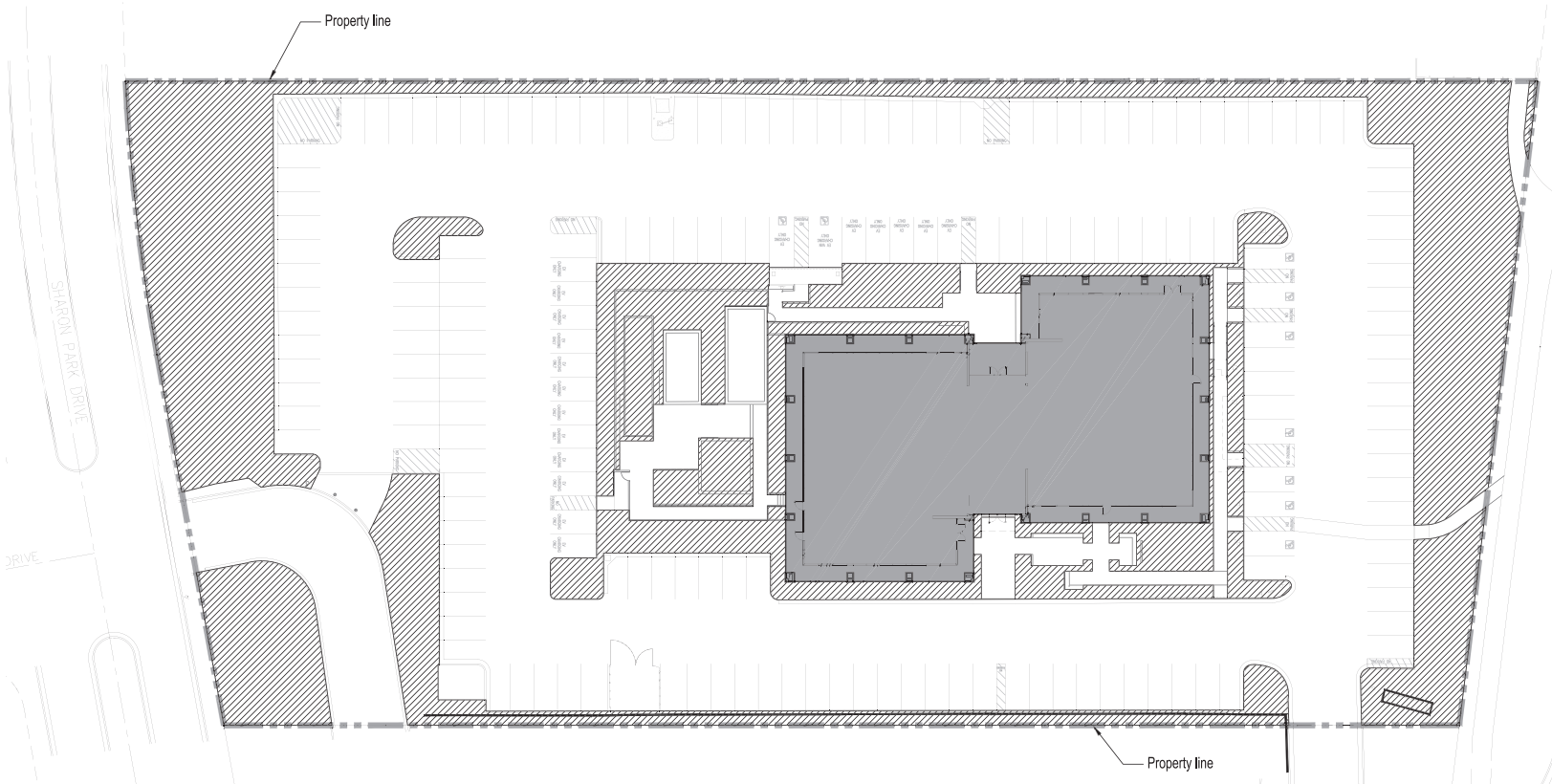
PARKING RESERVE PLAN

06/19/2018
08/28/2018

6

© 2018

DES



LEGEND

- BUILDING
- LANDSCAPED AREA
- PAVED AREA

TOTAL SITE AREA	109,000 sf
BUILDING COVERAGE	12,829 sf (11.8%)
LANDSCAPED AREA*	31,023 sf (28.5%)
PAVED AREA**	65,148 sf (59.7%)

* Landscaped area includes landscaping and decomposed granite area

** Paved area includes driveways, parking and walkways

N

0' 10' 20' 40'

SCALE: 1" = 20'-0"

AKKR

ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

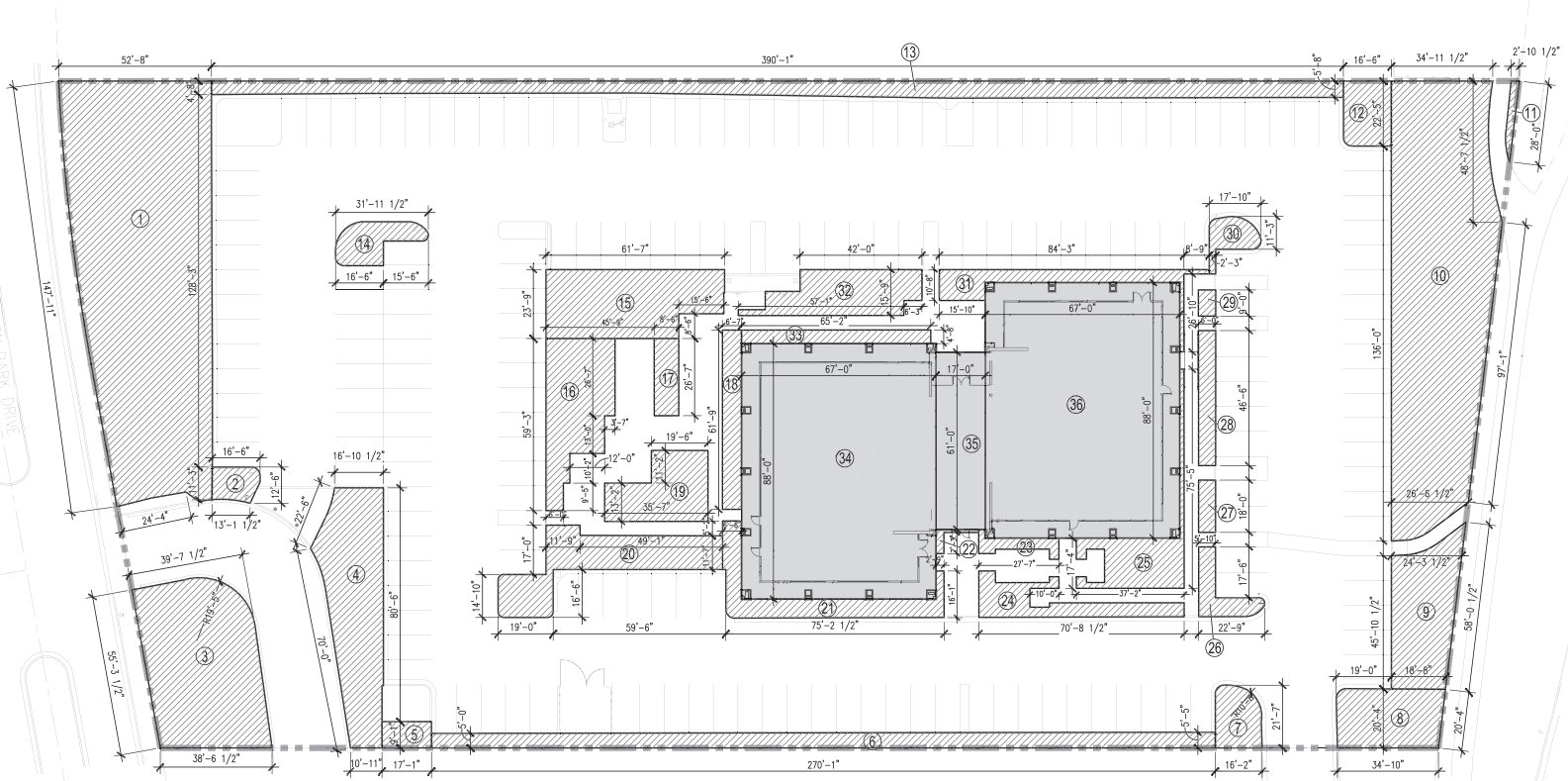
SITE AREA AND BUILDING COVERAGE CALCULATION

06/19/2018
08/22/2018

7.1

DES

© 2018



LANDSCAPED AREA

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
AREA (sf)	6,444	179	2,223	1,580	154	1,410	319	734	1,076	5,042	65	368	1,958	321	1,325	1,037	225

	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	TOTAL
AREA (sf)	405	688	1,037	675	36	132	509	636	242	105	274	54	193	522	750	305	31,023

BUILDING COVERAGE

	34	35	36	TOTAL
AREA (sf)	5,896	1,037	5,896	12,829

PAVED AREA
= 109,000- 31,023- 12,829= 65,148 sf

0' 10' 20' 40'
SCALE: 1" = 20'-0"

AKKR
ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

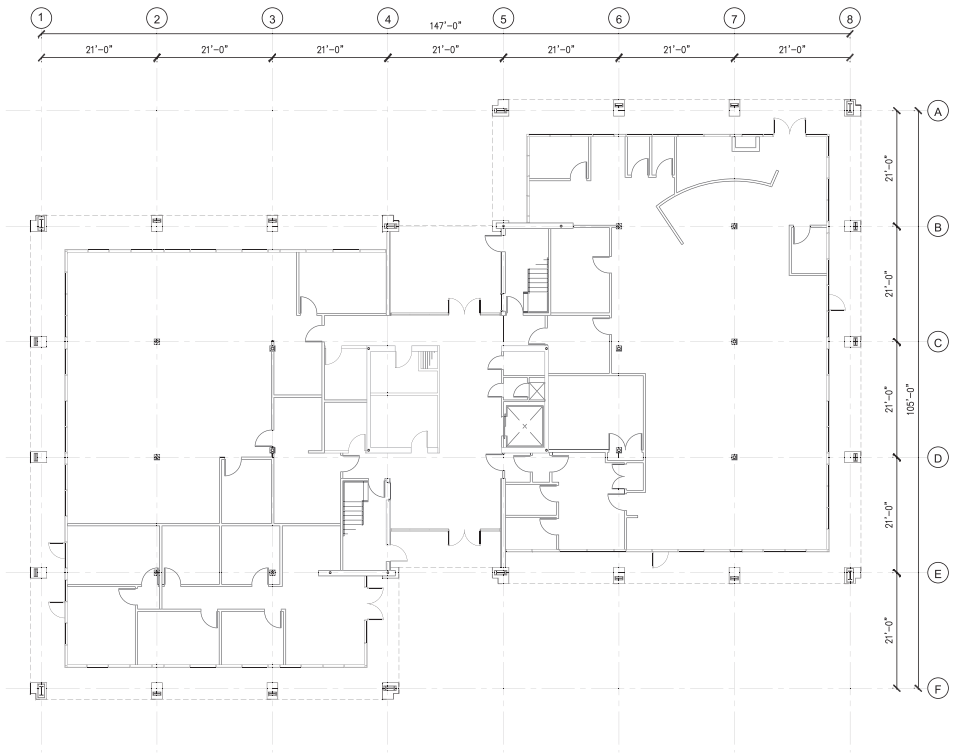
SITE AREA AND BUILDING COVERAGE CALCULATION DIAGRAM

08/22/2018

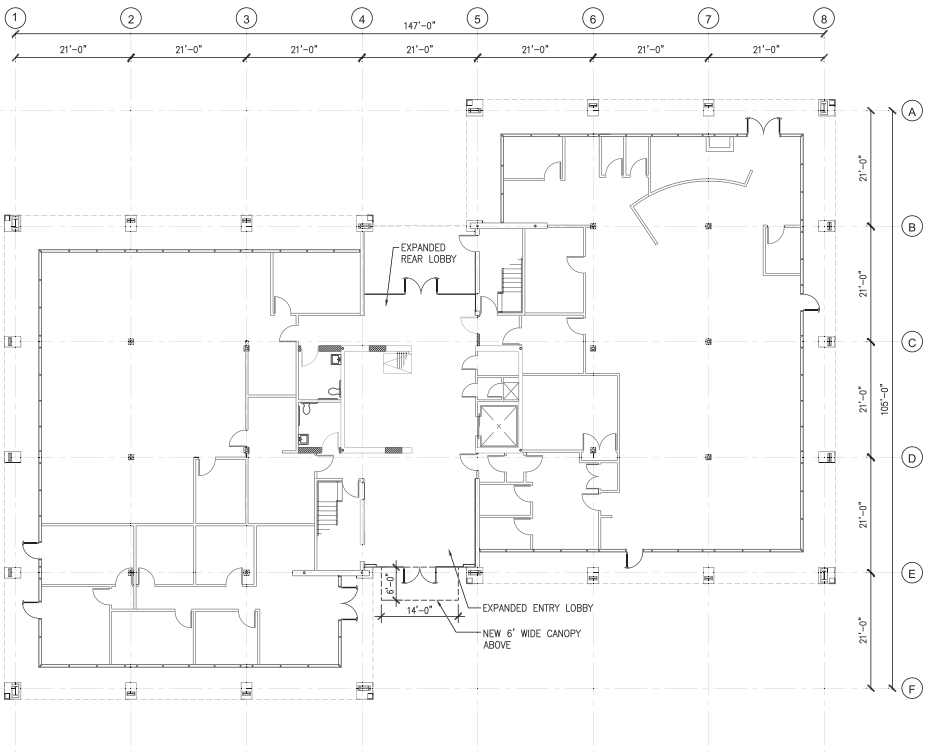
7.2

DES

© 2018



1 EXISTING FIRST FLOOR PLAN
3/32" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
3/32" = 1'-0"

0' 16/3' 32/3' 80/3'
SCALE: 3/32"=1'-0"

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

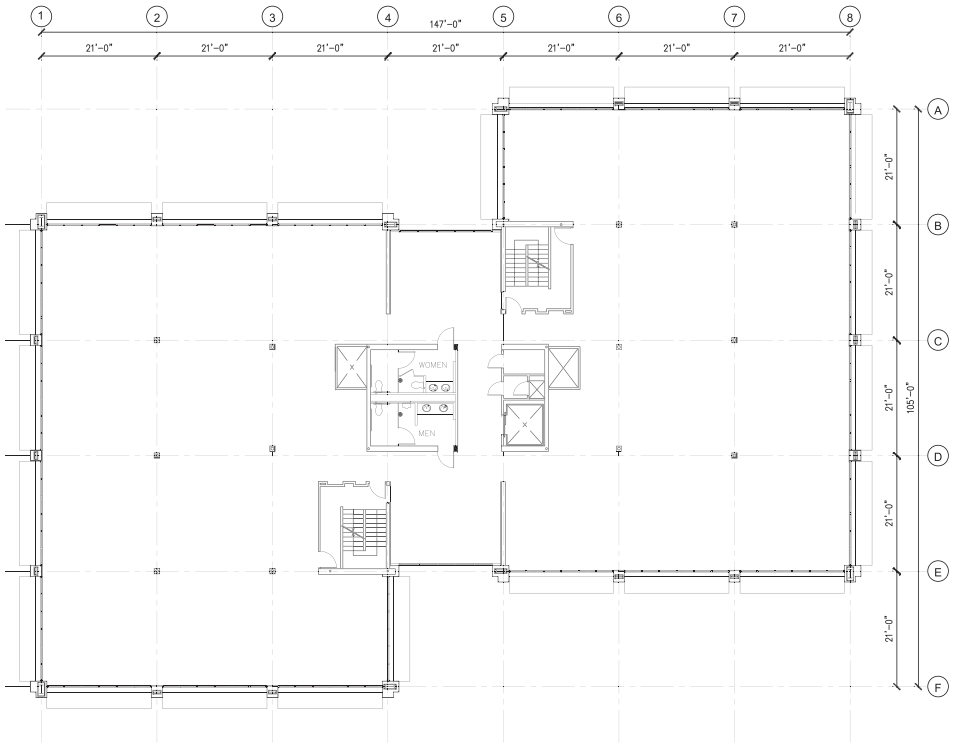
FIRST FLOOR PLANS
08/28/2018

8.1

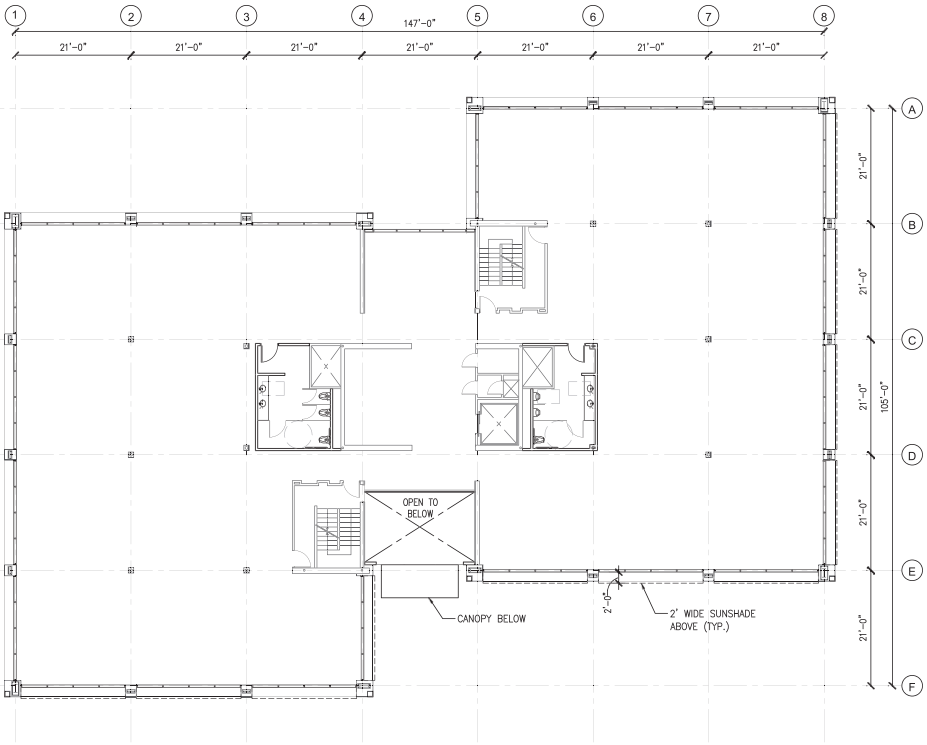
DES

© 2018

Aug 24, 2018 - 3:34pm LDa P:\Akkr\AKKR\21885\model\101520\01\Dwg\Arch\01-PLANNING SET\8.1-8.5-Floor_Plans.dwg



1 EXISTING SECOND FLOOR PLAN
3/32" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
3/32" = 1'-0"

0' 16/3' 32/3' 80/3'
SCALE: 3/32"=1'-0"

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

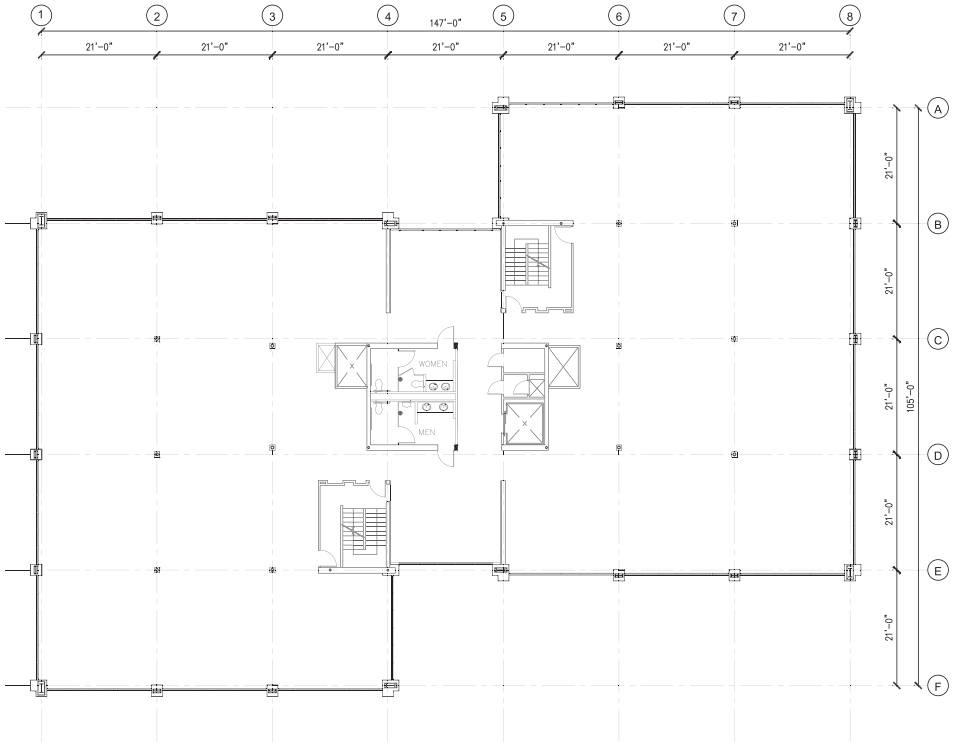
SECOND FLOOR PLANS
08/28/2018

8.2

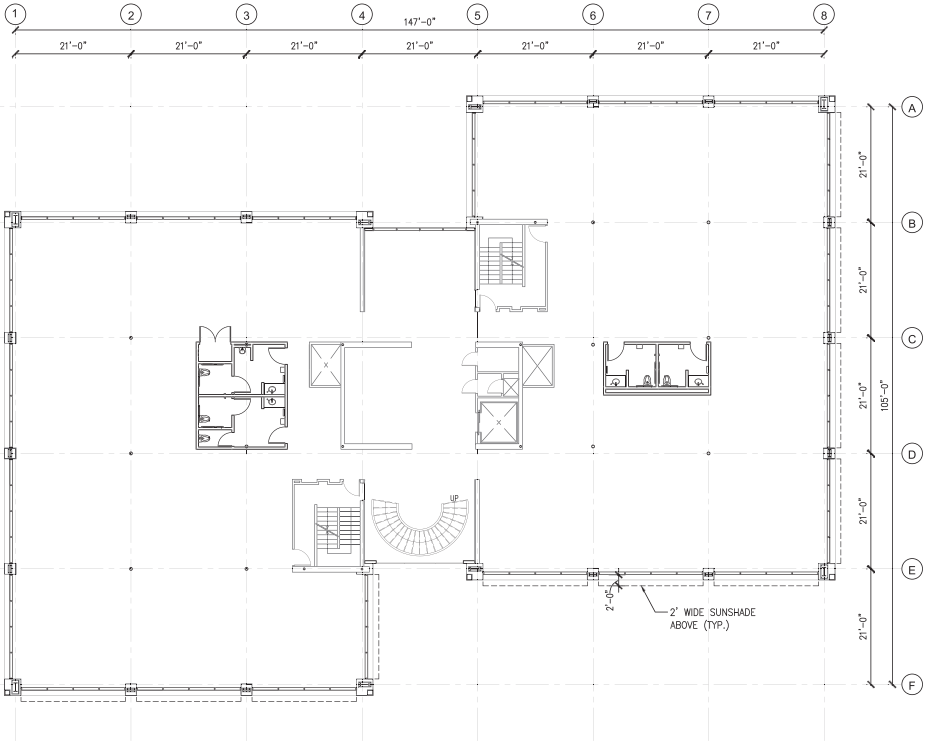
DES

© 2018

Aug 23, 2018 - 1:58pm LDa P:\Akkr\AKKR 21 8805\Arch\10152018 Dwg\Arch\21 PLANNING SET\8.1-8.5-Floor_Plans.dwg



1 EXISTING THIRD FLOOR PLAN
3/32" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
3/32" = 1'-0"

0' 16/3' 32/3' 80/3'
SCALE: 3/32"=1'-0"

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

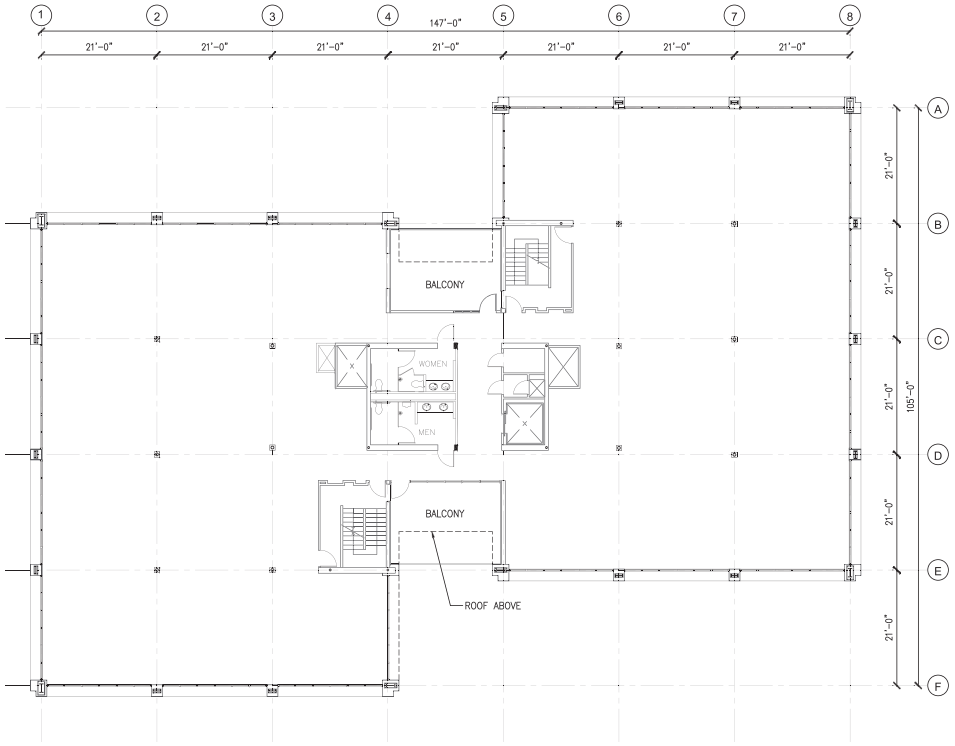
THIRD FLOOR PLANS
08/28/2018

8.3

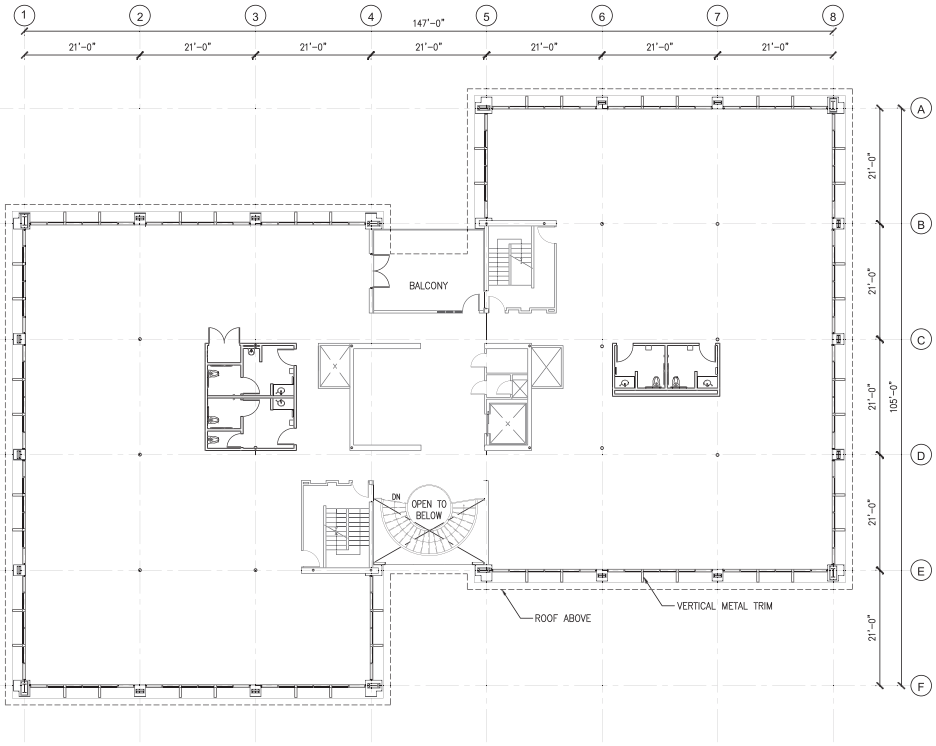
DES

© 2018

Aug 23, 2018 - 2:23pm LDa P:\Akkr\AKKR 21 8853\Sand Hill\10152018\Dwg\Arch\12 PLANNING SET\8.3 - 8.5 - Floor_Plans.dwg



1 EXISTING FOURTH FLOOR PLAN
3/32" = 1'-0"



2 PROPOSED FOURTH FLOOR PLAN
3/32" = 1'-0"

0' 16/3' 32/3' 80/3'
SCALE: 3/32"=1'-0"

AKKR

2180 SAND HILL Site and Building Skin Upgrade

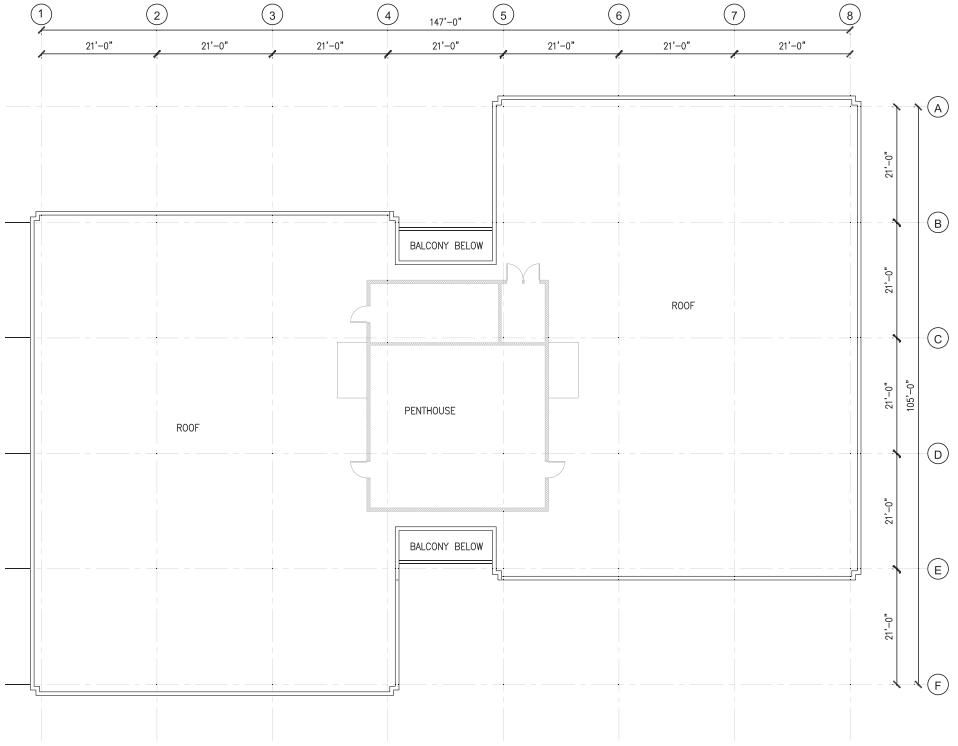
2180 Sand Hill Road, Menlo Park, CA 94025

FOURTH FLOOR PLANS
08/28/2018

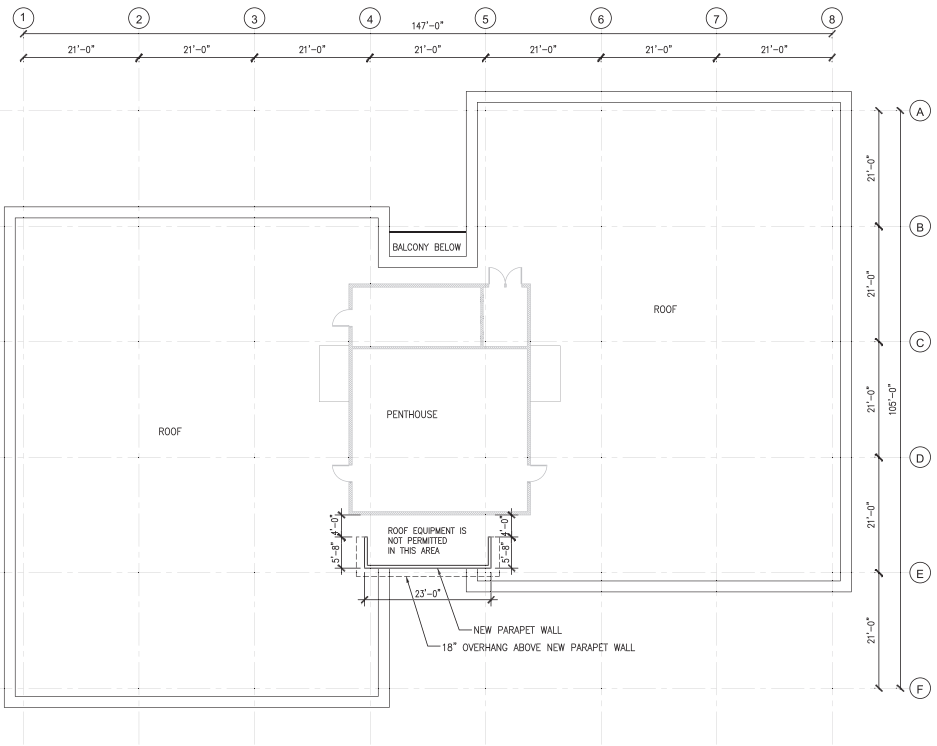
8.4

DES

© 2018



1 EXISTING ROOF PLAN
3/32" = 1'-0"



2 PROPOSED ROOF PLAN
3/32" = 1'-0"

0' 16/3' 32/3' 80/3'
SCALE: 3/32"=1'-0"

AKKR
AKKOM KKRN

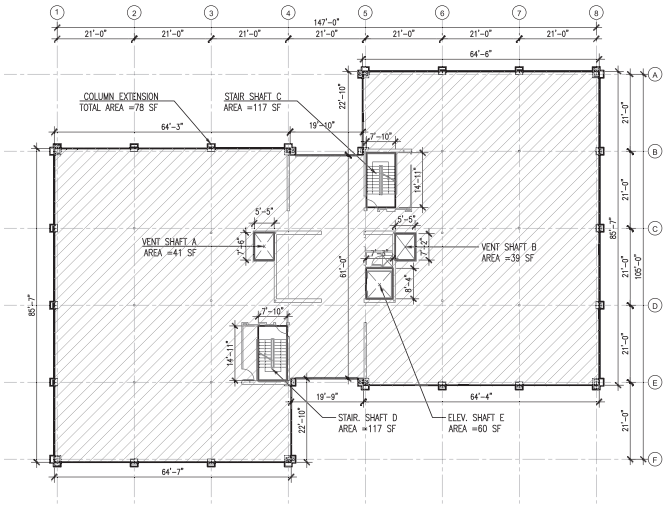
2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

ROOF PLANS
08/28/2018
10/10/2018

8.5 DES

© 2018



3 EXISTING THIRD FLOOR PLAN
1/16" = 1'-0"

THIRD FLOOR
BASE AREA =12,237 SF

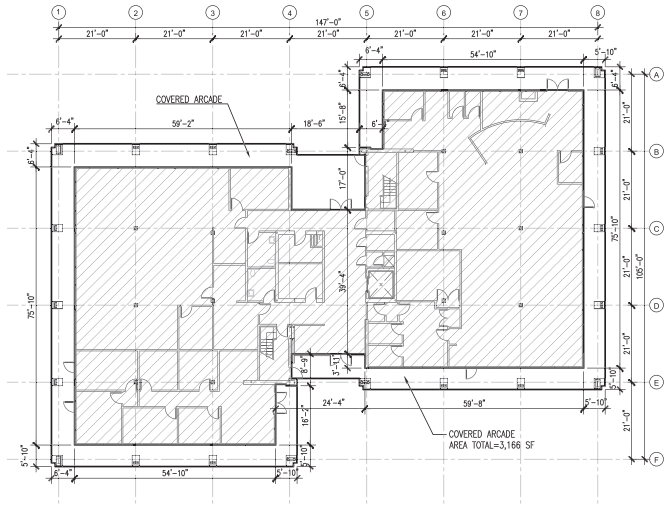
SHAFT DEDUCTIONS

SHAFT	AREA
VENT SHAFT A	41 SF
VENT SHAFT B	39 SF
STAIR SHAFT C	117 SF
STAIR SHAFT D	117 SF
ELEV. SHAFT E	60 SF
SUBTOTAL SHAFT AREAS DEDUCTED	374 SF

GROSS AREA =11,863 SF

*SHAFT DIMENSIONS ARE TAKEN TO THE INSIDE DIMENSIONS OF SHAFT

*COLUMN EXTENSIONS=78 SF



1 EXISTING FIRST FLOOR PLAN
1/16" = 1'-0"

FIRST FLOOR
BASE AREA =12,821 SF

ARCADE DEDUCTION=3,166 SF

*SHAFTS NOT DEDUCTED ON THIS FLOOR

GROSS AREA = 9,655 SF

EXISTING FLOOR AREA CALCULATIONS:

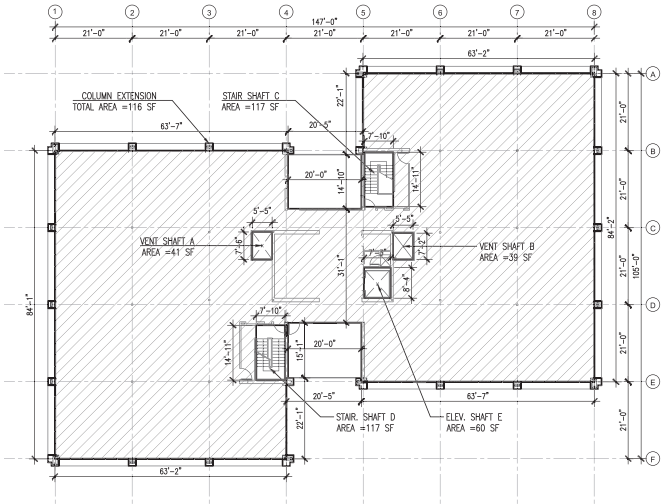
1. **AREA CALCULATED WITH HISTORIC MEASUREMENT METHOD – CDP**

1ST FLOOR:	9,655 SF
2ND FLOOR:	11,519 SF
3RD FLOOR:	11,863 SF
4TH FLOOR:	10,922 SF
TOTAL:	43,959 SF

2. **ADJUSTMENT OF BUILDING AREA WITH CURRENT MEASUREMENT METHOD**

COVERED ARCADE:	=3,166 SF
STAIRWAY SHAFT (FLOOR 2–4): 234 x 3	=702 SF
ELEVATOR SHAFT (FLOOR 2–4): 60 x 3	=180 SF
ADDITION OF COLUMN EXTENSIONS(FLOOR 2–4)	=310 SF
SUBTOTAL	=4,358 SF

3. SUBTOTAL FOR EXISTING AREA 43,959 SF
ADJUSTMENT 4,358 SF
REVISED TOTAL 48,317 SF



4 EXISTING FOURTH FLOOR PLAN
1/16" = 1'-0"

FOURTH FLOOR
BASE AREA =11,296 SF

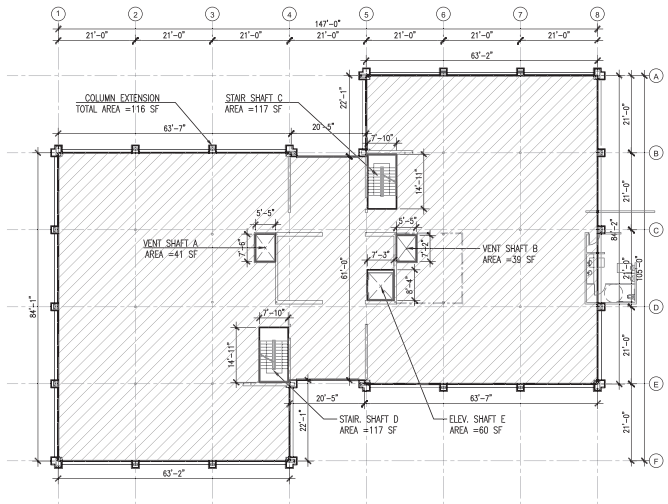
SHAFT DEDUCTIONS

SHAFT	AREA
VENT SHAFT A	41 SF
VENT SHAFT B	39 SF
STAIR SHAFT C	117 SF
STAIR SHAFT D	117 SF
ELEV. SHAFT E	60 SF
SUBTOTAL SHAFT AREAS DEDUCTED	374 SF

GROSS AREA =10,922 SF

*SHAFT DIMENSIONS ARE TAKEN TO THE INSIDE DIMENSIONS OF SHAFT

*COLUMN EXTENSIONS=116 SF



2 EXISTING SECOND FLOOR PLAN
1/16" = 1'-0"

SECOND FLOOR
BASE AREA =11,893 SF

SHAFT DEDUCTIONS

SHAFT	AREA
VENT SHAFT A	41 SF
VENT SHAFT B	39 SF
STAIR SHAFT C	117 SF
STAIR SHAFT D	117 SF
ELEV. SHAFT E	60 SF
SUBTOTAL SHAFT AREAS DEDUCTED	374 SF

GROSS AREA =11,519 SF

*SHAFT DIMENSIONS ARE TAKEN TO THE INSIDE DIMENSIONS OF SHAFT

*COLUMN EXTENSIONS=116 SF

0' 8' 16' 32'
SCALE: 1/16"=1'-0"

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

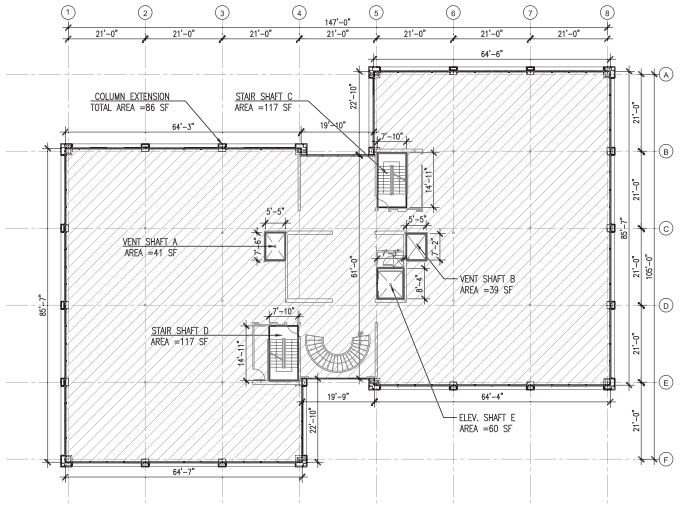
EXISTING FLOOR AREA CALCULATION DIAGRAMS

08/22/2018
10/10/2018

9.1

© 2018

DES



3 PROPOSED THIRD FLOOR PLAN
1/16" = 1'-0"

THIRD FLOOR
BASE AREA =12,237 SF

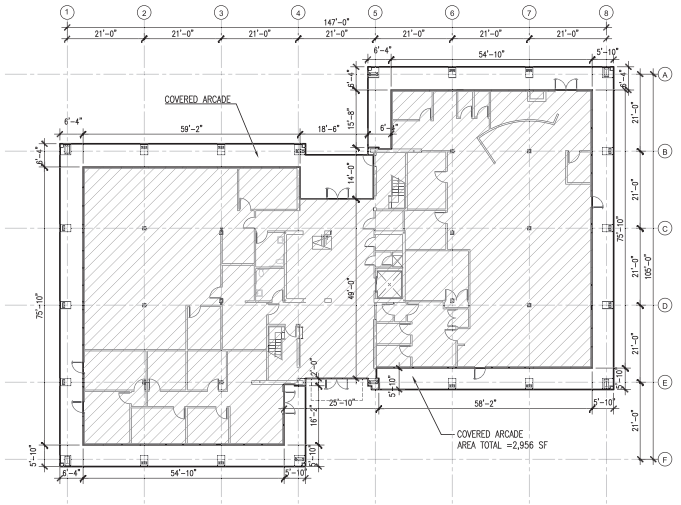
SHAFT DEDUCTIONS

SHAFT	AREA
VENT SHAFT A	41 SF
VENT SHAFT B	39 SF
STAIR SHAFT C	117 SF
STAIR SHAFT D	117 SF
ELEV. SHAFT E	60 SF
SUBTOTAL SHAFT AREAS DEDUCTED	374 SF

GROSS AREA =11,863 SF

*SHAFT DIMENSIONS ARE TAKEN TO THE INSIDE DIMENSIONS OF SHAFT

*COLUMN EXTENSIONS=86 SF



1 PROPOSED FIRST FLOOR PLAN
1/16" = 1'-0"

FIRST FLOOR
BASE AREA =12,828 SF

ARCADE DEDUCTION=2,969 SF

*SHAFTS NOT DEDUCTED ON THIS FLOOR

GROSS AREA = 9,859 SF

PROPOSED FLOOR AREA CALCULATIONS:

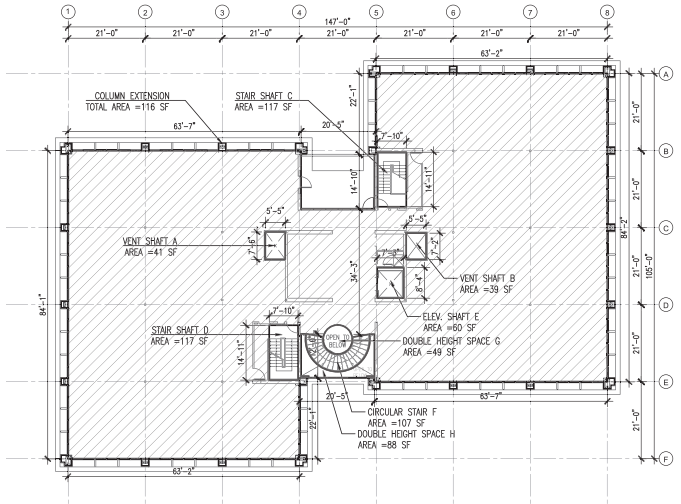
1. AREA CALCULATED WITH HISTORIC MEASUREMENT METHOD – CDP

1ST FLOOR:	9,859 SF
2ND FLOOR:	11,258 SF
3RD FLOOR:	11,863 SF
4TH FLOOR:	10,979 SF
TOTAL:	43,959 SF

2. ADJUSTMENT OF BUILDING AREA WITH CURRENT MEASUREMENT METHOD

COVERED ARCADE:	=2,956 SF
STAIRWAY SHAFT (FLOOR 2–4): 234 x 3	=702 SF
ELEVATOR SHAFT (FLOOR 2–4): 60 x 3	=180 SF
CIRCULAR STAIR (FLOOR 4):	=107 SF
ADDITION OF COLUMN EXTENSIONS(FLOOR 2–4)	=327 SF
SUBTOTAL	=4,272 SF

3. SUBTOTAL FOR PROPOSED AREA 43,959 SF
ADJUSTMENT 4,272 SF
REVISED TOTAL 48,231 SF



4 PROPOSED FOURTH FLOOR PLAN
1/16" = 1'-0"

FOURTH FLOOR
BASE AREA =11,597 SF

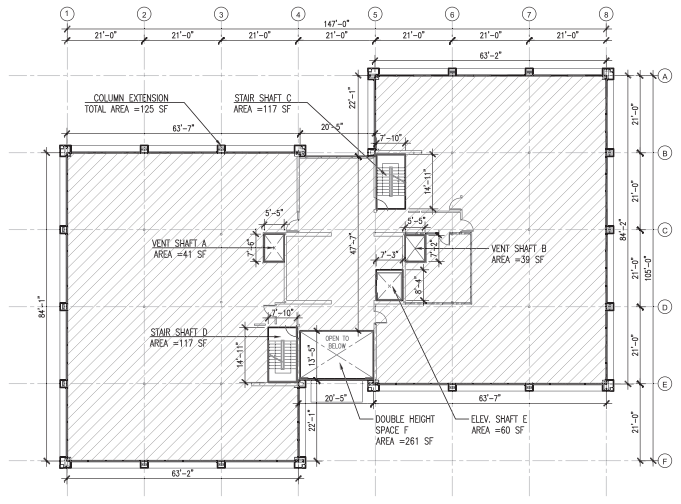
AREA DEDUCTIONS

	AREA
VENT SHAFT A	41 SF
VENT SHAFT B	39 SF
STAIR SHAFT C	117 SF
STAIR SHAFT D	117 SF
ELEV. SHAFT E	60 SF
CIRCULAR STAIR F	107 SF
DOUBLE HEIGHT SPACE G	49 SF
DOUBLE HEIGHT SPACE H	88 SF
SUBTOTAL AREAS DEDUCTED	618 SF

GROSS AREA =10,979 SF

*SHAFT DIMENSIONS ARE TAKEN TO THE INSIDE DIMENSIONS OF SHAFT

*COLUMN EXTENSIONS=116 SF



2 PROPOSED SECOND FLOOR PLAN
1/16" = 1'-0"

SECOND FLOOR
BASE AREA =11,893 SF

AREA DEDUCTIONS

	AREA
VENT SHAFT A	41 SF
VENT SHAFT B	39 SF
STAIR SHAFT C	117 SF
STAIR SHAFT D	117 SF
ELEV. SHAFT E	60 SF
DOUBLE HEIGHT SPACE F	261 SF
SUBTOTAL AREAS DEDUCTED	635 SF

GROSS AREA =11,258 SF

*SHAFT DIMENSIONS ARE TAKEN TO THE INSIDE DIMENSIONS OF SHAFT

*COLUMN EXTENSIONS=125 SF

0' 8' 16' 32'
SCALE: 1/16"=1'-0"

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

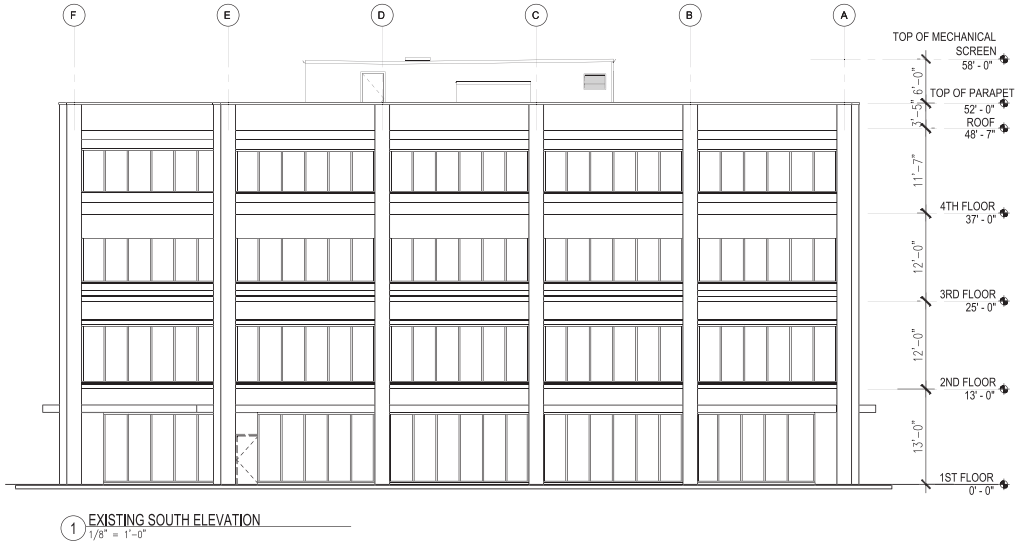
PROPOSED FLOOR AREA CALCULATION DIAGRAMS

08/22/2018
10/10/2018
10/24/2018

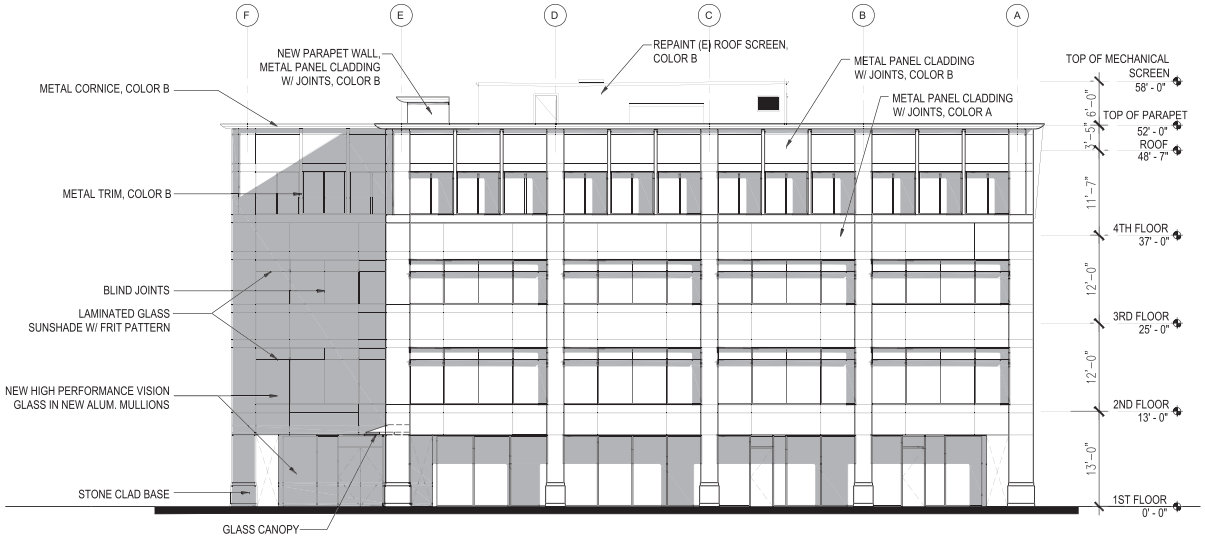
9.2

© 2018

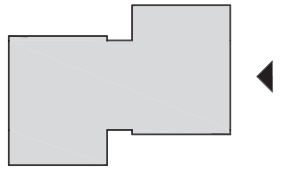
DES



1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



KEY PLAN

- ALL EXISTING BUILDING CLADDING WILL BE REPLACED WITH NEW COMPOSITE METAL PANEL U.N.O.

- ALL EXISTING BUILDING GLAZING WILL BE REPLACED WITH NEW HIGH PERFORMANCE VISION GLASS U.N.O.

- ALL METAL PANEL CLAD, TRIMS AND MULLIONS SHALL BE CUSTOM COLOR CLASS I KYNAR PAINT FINISH

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

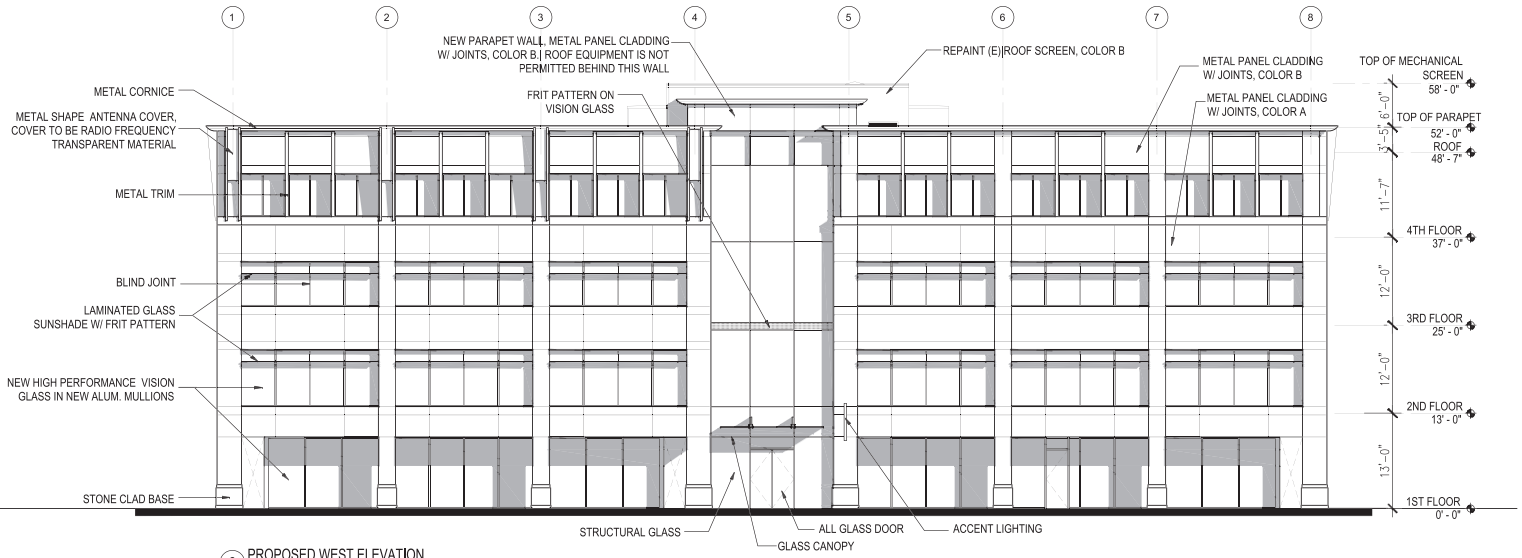
SOUTH ELEVATIONS
08/28/2018

10.1

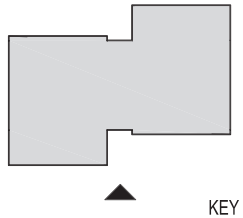
© 2018

DES

1 EXISTING WEST ELEVATION
1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
1/8" = 1'-0"



KEY PLAN

- ALL EXISTING BUILDING CLADDING WILL BE REPLACED WITH NEW COMPOSITE METAL PANEL U.N.O.

- ALL EXISTING BUILDING GLAZING WILL BE REPLACED WITH NEW HIGH PERFORMANCE VISION GLASS U.N.O.

- ALL METAL PANEL CLAD, TRIMS AND MULLIONS SHALL BE CUSTOM COLOR CLASS I KYNAR PAINT FINISH

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

AKKR

2180 SAND HILL Site and Building Skin Upgrade

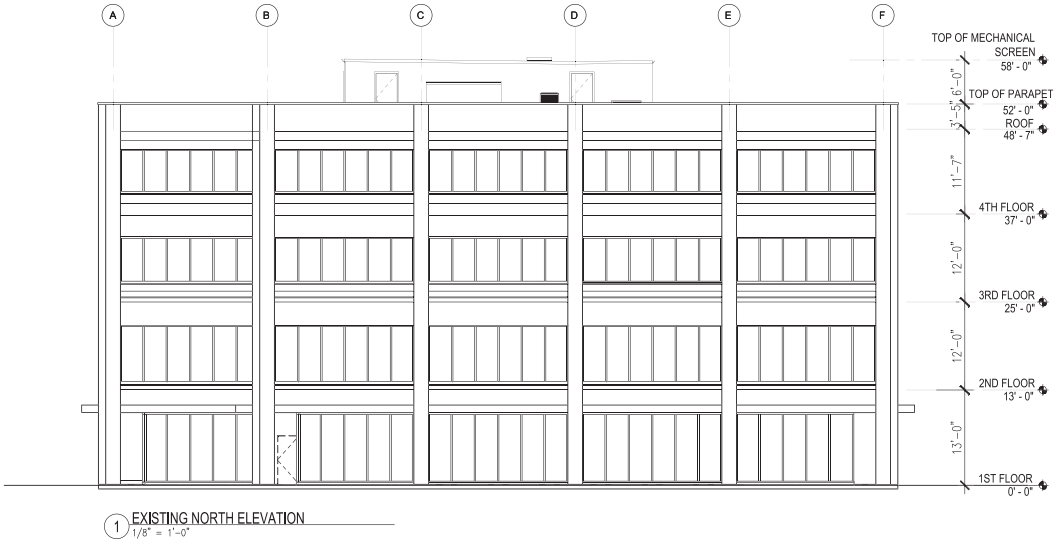
2180 Sand Hill Road, Menlo Park, CA 94025

WEST ELEVATIONS
08/28/2018

10.2

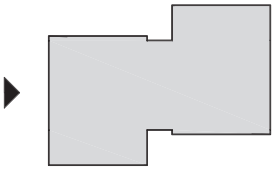
© 2018

DES



1 EXISTING NORTH ELEVATION
1/8" = 1'-0"

2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



KEY PLAN

- ALL EXISTING BUILDING CLADDING WILL BE REPLACED WITH NEW COMPOSITE METAL PANEL U.N.O.

- ALL EXISTING BUILDING GLAZING WILL BE REPLACED WITH NEW HIGH PERFORMANCE VISION GLASS U.N.O.

- ALL METAL PANEL CLAD, TRIMS AND MULLIONS SHALL BE CUSTOM COLOR CLASS I KYNAR PAINT FINISH

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

NORTH ELEVATIONS
08/28/2018

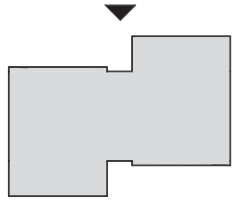
10.3

© 2018

DES

1 EXISTING EAST ELEVATION
1/8" = 1'-0"

2 PROPOSED EAST ELEVATION
1/8" = 1'-0"



KEY PLAN

- ALL EXISTING BUILDING CLADDING WILL BE REPLACED WITH NEW COMPOSITE METAL PANEL U.N.O.

- ALL EXISTING BUILDING GLAZING WILL BE REPLACED WITH NEW HIGH PERFORMANCE VISION GLASS U.N.O.

- ALL METAL PANEL CLAD, TRIMS AND MULLIONS SHALL BE CUSTOM COLOR CLASS I KYNAR PAINT FINISH

0' 4' 8' 16'
SCALE: 1/8"=1'-0"

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

EAST ELEVATIONS
08/28/2018

10.4

© 2018

DES

1 SOUTH WEST PERSPECTIVE

2 NORTH WEST PERSPECTIVE

3 SOUTH EAST PERSPECTIVE

4 NORTH EAST PERSPECTIVE

AKKR

2180 SAND HILL Site and Building Skin Upgrade

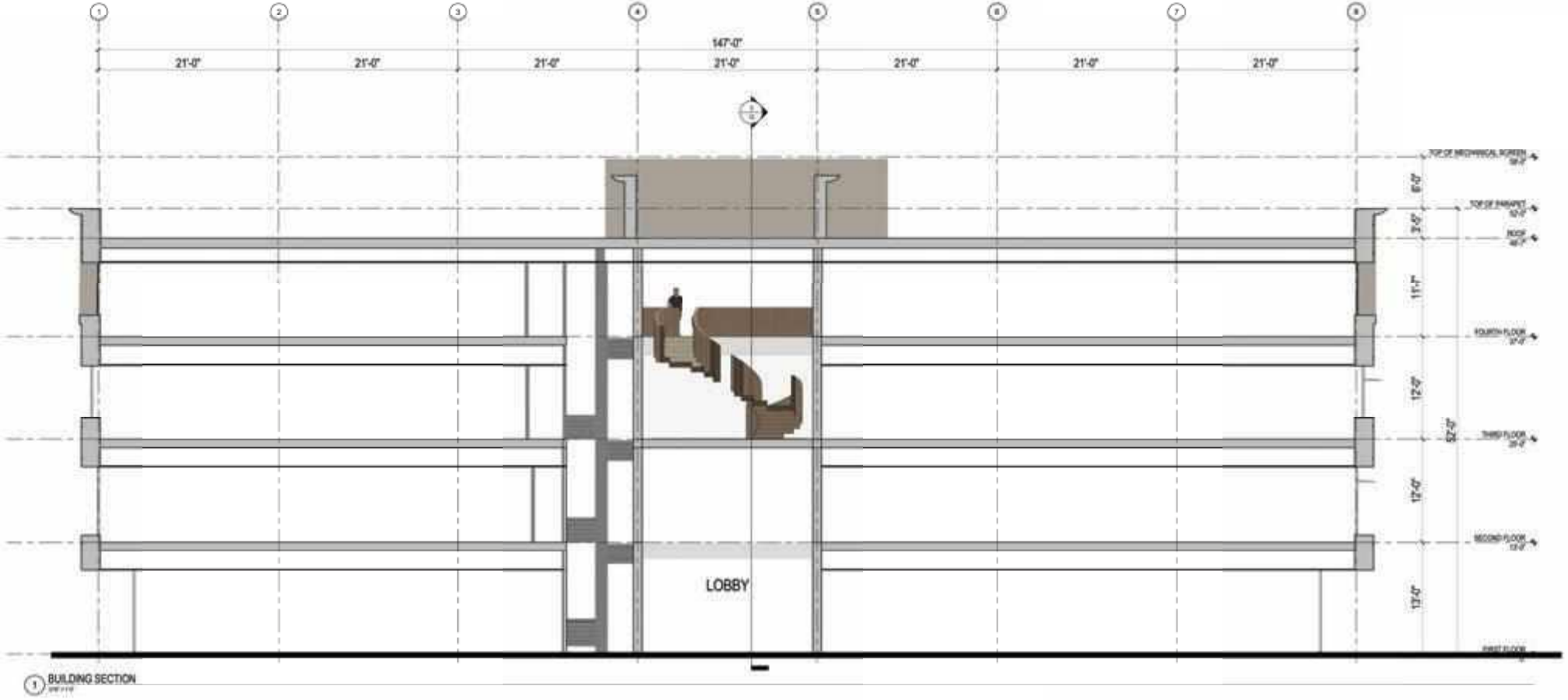
2180 Sand Hill Road, Menlo Park, CA 94025

PERSPECTIVES

11

DES ARCHITECTS ENGINEERS

KEY PLAN



1 BUILDING SECTION

AKKR

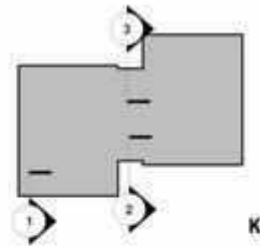
2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

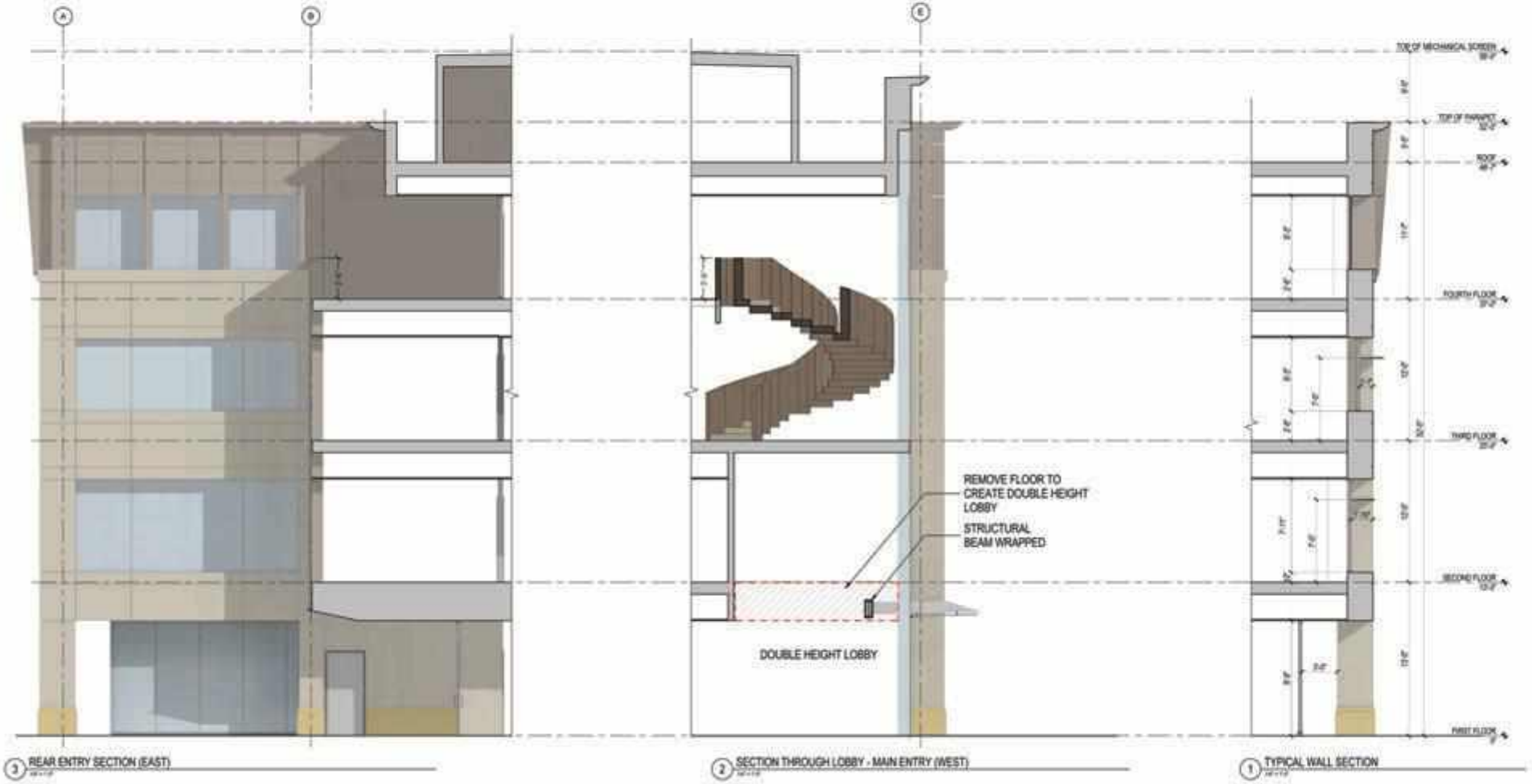
BUILDING SECTION

12

DES ARCHITECTS + ENGINEERS



KEY PLAN



3 REAR ENTRY SECTION (EAST)

2 SECTION THROUGH LOBBY - MAIN ENTRY (WEST)

1 TYPICAL WALL SECTION

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

WALL SECTION

08/15/2018
09/28/2018

13

DES ARCHITECTS ENGINEERS

1 STREETSCAPE PLAN- ALONG SAND HILL ROAD
1"=40'-0"

2200 SAND HILL ROAD | 2180 SAND HILL ROAD | 325 SHARON PARK DRIVE

2 STREETSCAPE ELEVATION- ALONG SAND HILL ROAD
1"=20'-0"

3 STREETSCAPE PLAN- ALONG SHARON PARK DRIVE
1"=40'-0"

325 SHARON PARK DRIVE | 2180 SAND HILL ROAD | 2200 SAND HILL ROAD

4 STREETSCAPE ELEVATION- ALONG SHARON PARK DRIVE
1"=20'-0"

0' 20' 40' 80'
SCALE: 1" = 40'-0"

AKKR
ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

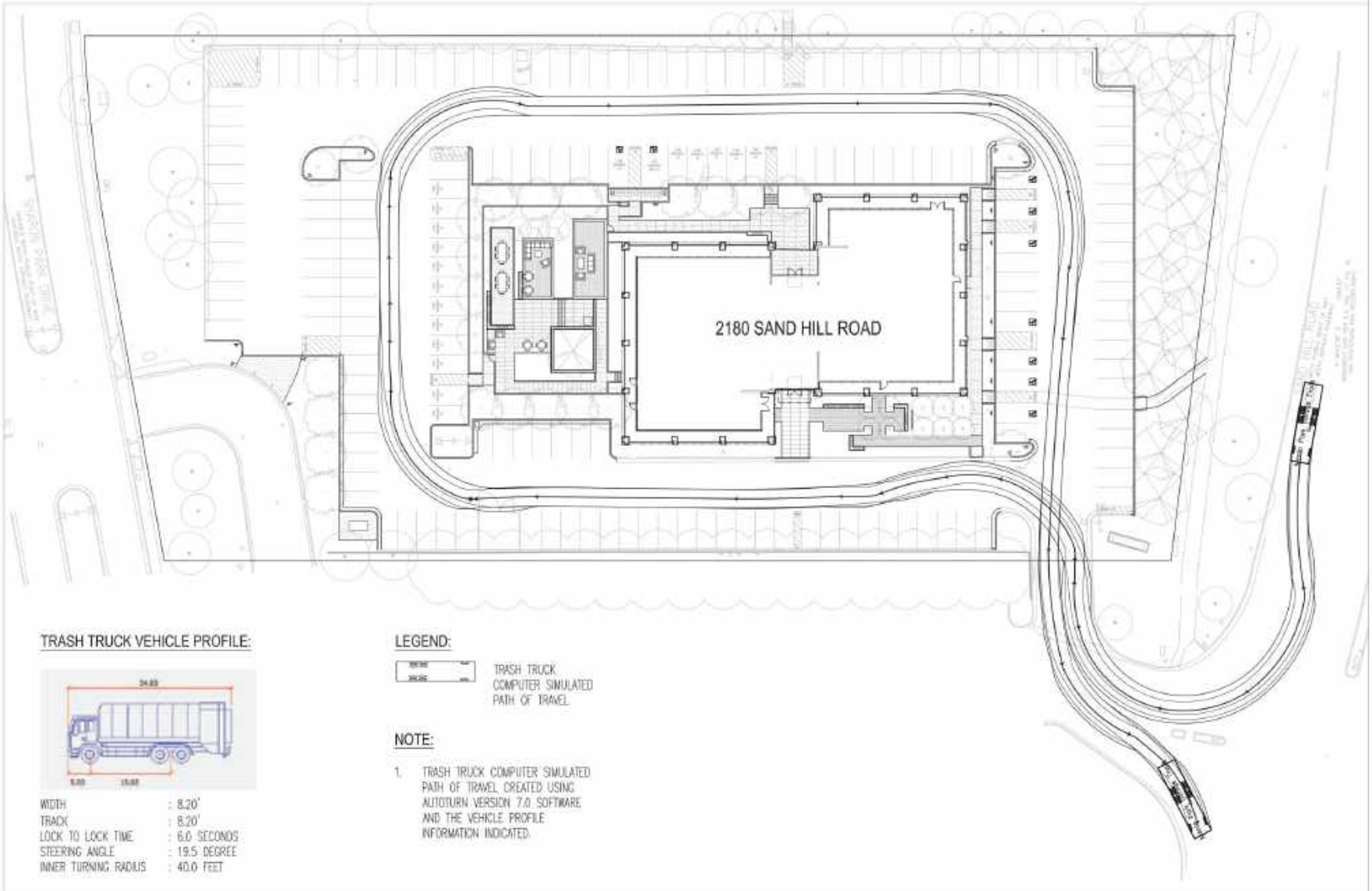
2180 Sand Hill Road, Menlo Park, CA 94025

STREETSCAPE
06/19/2018
08/28/2018

14

© 2018

DES



TRASH TRUCK VEHICLE PROFILE:

WIDTH	: 8.20'
TRACK	: 8.20'
LOCK TO LOCK TIME	: 6.0 SECONDS
STEERING ANGLE	: 19.5 DEGREE
INNER TURNING RADIUS	: 40.0 FEET

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.

N

0' 10' 20' 40'

SCALE: 1" = 20'-0"

AKKR

ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

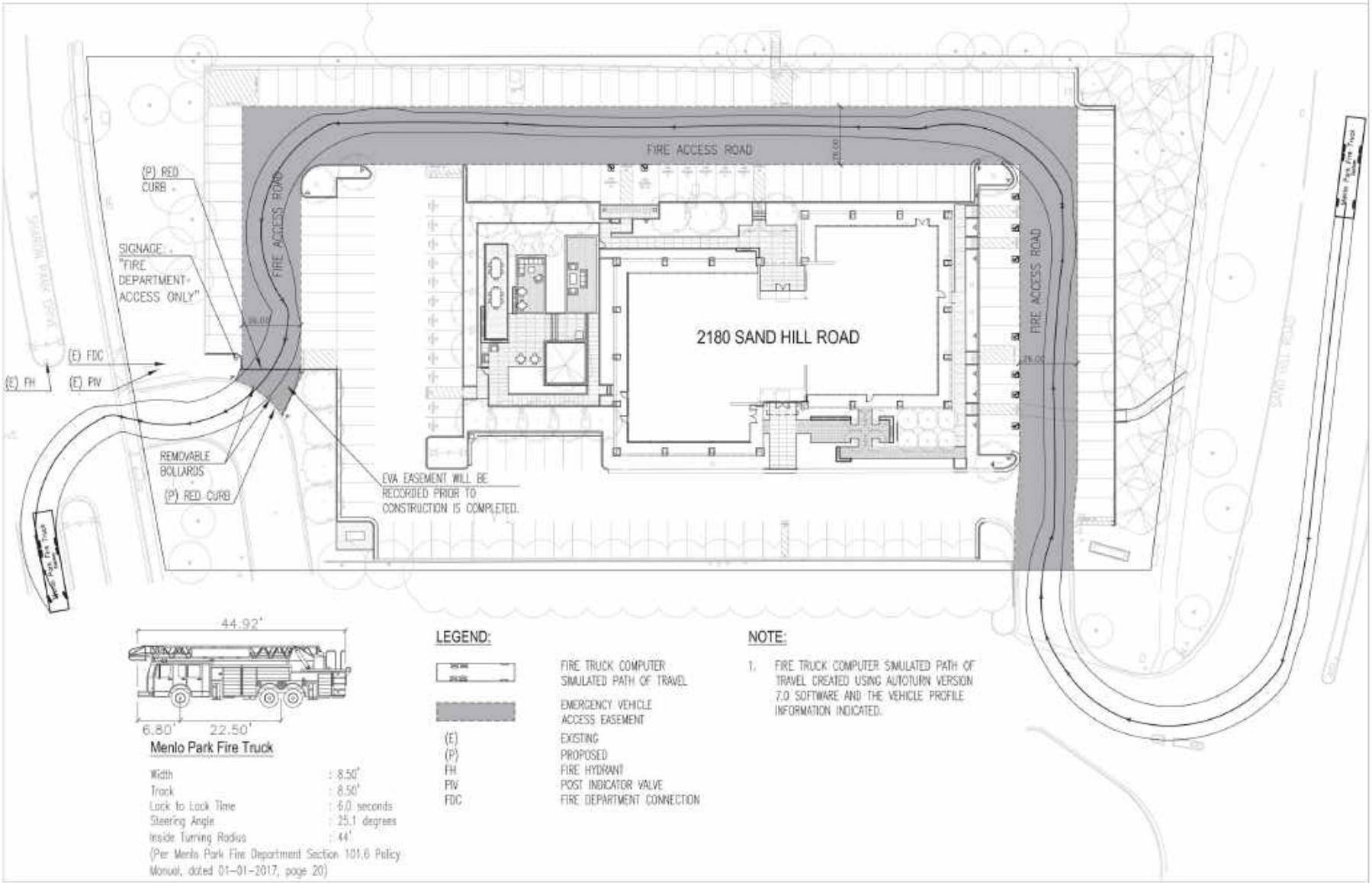
RECOLOGY TRUCK TURNING EXHIBIT

06.10.18
08.28.18
10.10.18

C1

© 2018

DES ARCHITECTS ENGINEERS



Menlo Park Fire Truck

Width	: 8.50'
Track	: 8.50'
Lock to Lock Time	: 6.0 seconds
Steering Angle	: 25.1 degrees
Inside Turning Radius	: 44'

(Per Menlo Park Fire Department Section 101.6 Policy Manual, dated 01-01-2017, page 20)

LEGEND:

	FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL
	EMERGENCY VEHICLE ACCESS EASEMENT
(E)	EXISTING
(P)	PROPOSED
FH	FIRE HYDRANT
PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION

NOTE:

1. FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL CREATED USING AUTOTURN VERSION 7.0 SOFTWARE AND THE VEHICLE PROFILE INFORMATION INDICATED.

N

0' 10' 20' 40'

SCALE: 1" = 20'-0"

AKKR ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

FIRE TRUCK TURNING AND FIRE HYDRANT COVERAGE

06.10.18
08.28.18
10.10.18

C2

© 2018

DES ARCHITECTS ENGINEERS

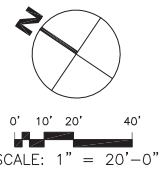
ABBREVIATIONS:

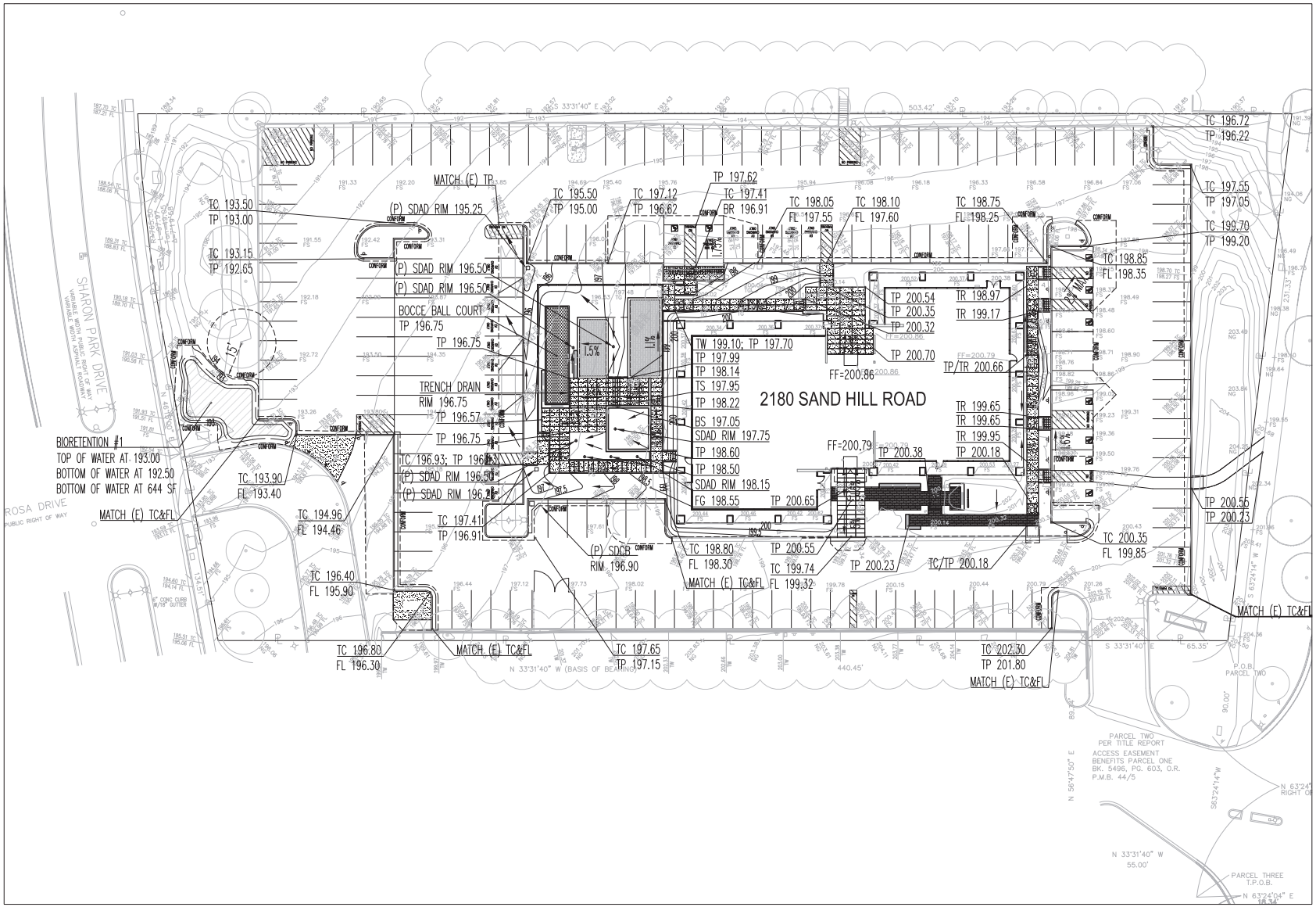
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
TW	TOP OF WALL
FF	FINISH FLOOR ELEVATION
FL	FLOWLINE
FG	FINISH GRADE
RIM	RIM OF SD CATCH BASIN
SDCB	STORM DRAIN CATCH BASIN
SDAD	AREA DRAIN
HP	HIGH POINT
(E)	EXISTING
(P)	PROPOSED
→	DIRECTION OF SURFACE DRAINAGE
——·——	PROPERTY LINE
□	CATCH BASIN
⌀	AREA DRAIN
▨	BIORETENTION AREA (FOR STORMWATER TREATMENT)

BENCHMARK:
(From Topographic Survey by SiteTech Inc., Dated May 18, 2018)

CITY OF MENLO BENCHMARK NO. 5:
BRASS DIC SET5 IN THE TOP OF CURB, STAMPED "CITY BENCHMARK 5" AT THE INTERSECTION OF SHARON PARK DRIVE AND MONTE ROSA DRIVE AT THE BACK OF RAMP AT THE SOUTHWESTERLY CURB RETURN.

ELEVATION = 232.56 (NAVD 88)





AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

PRELIMINARY GRADING AND DRAINAGE PLAN

06.19.18
08.28.18
10.10.18

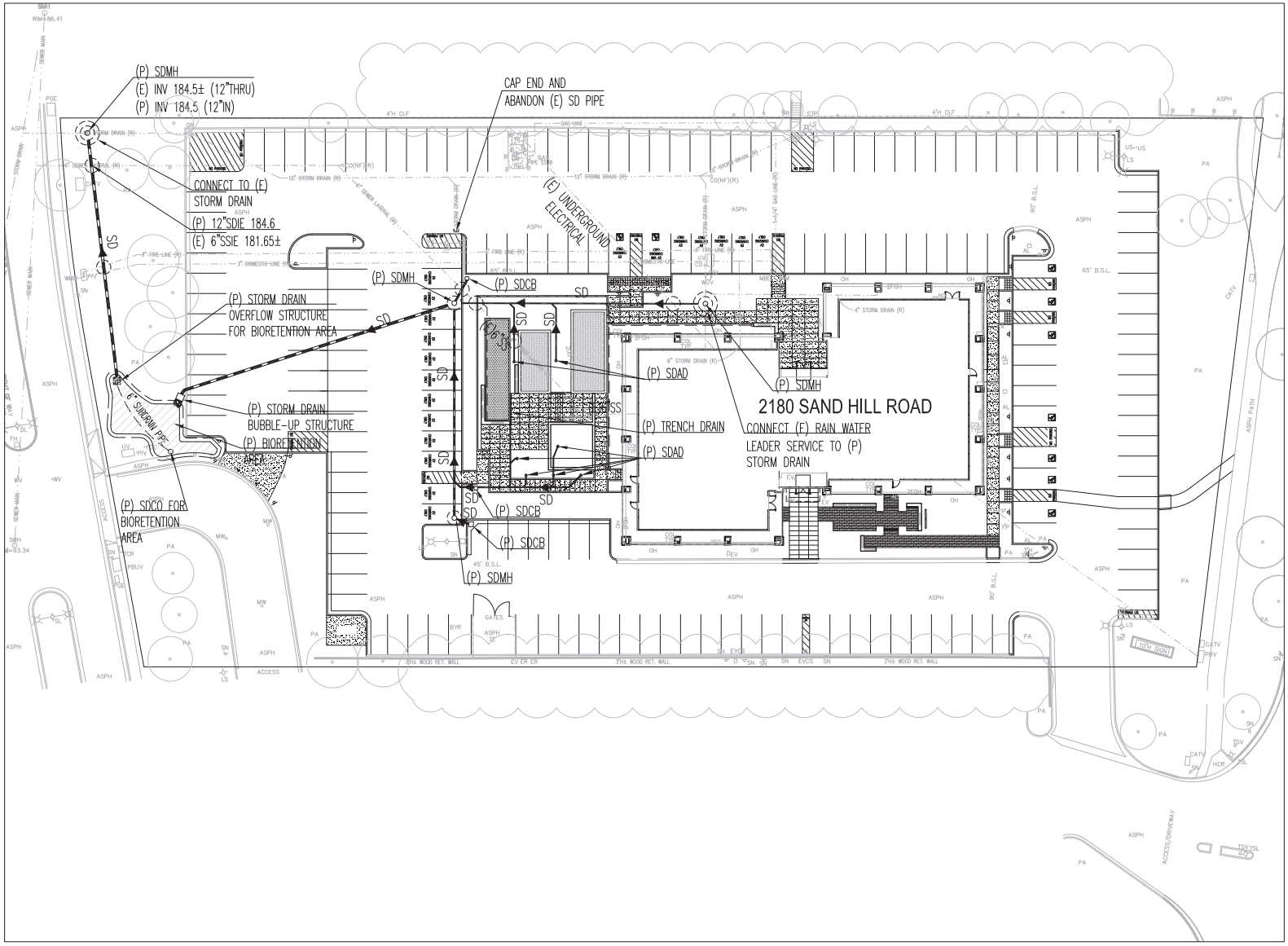
C3

© 2018

DES

ABBREVIATIONS & LEGEND:

SD	STORM DRAIN
(P)	PROPOSED
SDCB	STORM DRAIN CATCH BASIN
AD	AREA DRAIN
(E)	EXISTING
RIM	GRATE OF CATCH BASIN, MANHOLE OR AREA DRAIN RIM ELEVATION
	BIORETENTION AREA
	CATCH BASIN
	STORM DRAIN MANHOLE
SD	PROPOSED STORM DRAIN WITH DIRECTION OF FLOW
	UTILITY CROSSING OR P.O.C.
	BUBBLE-UP STRUCTURE
	OVERFLOW STRUCTURE



0' 10' 20' 40'

SCALE: 1" = 20'-0"

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

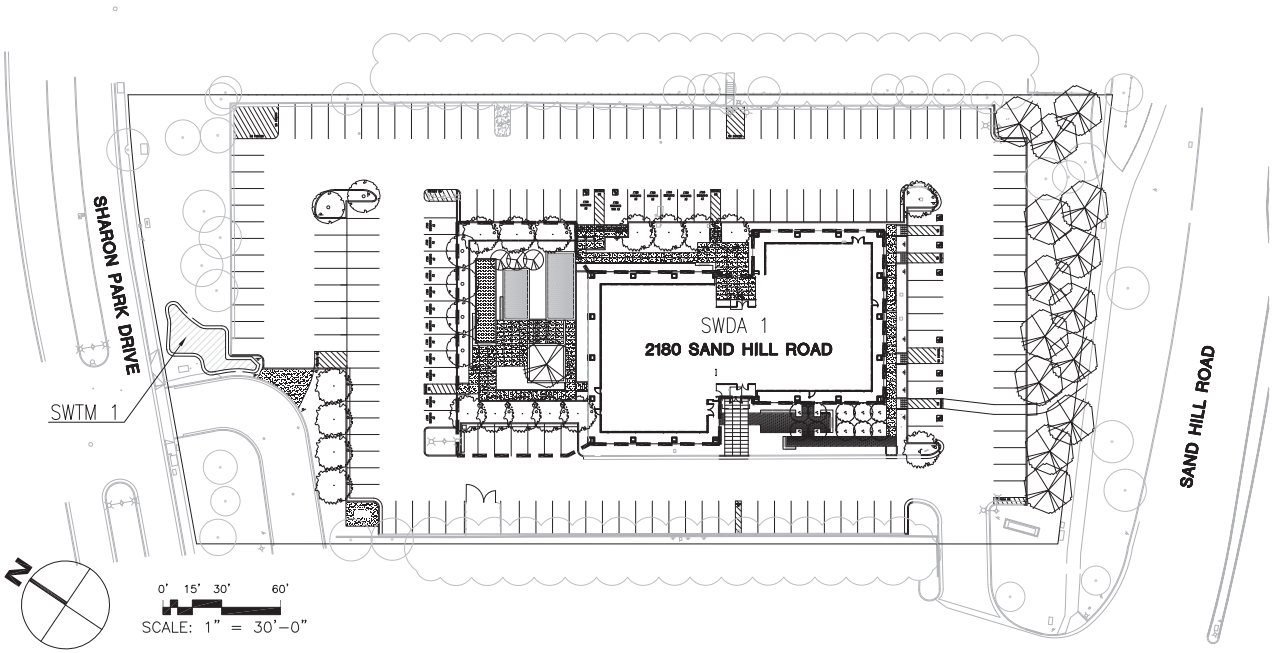
PRELIMINARY UTILITY PLAN

06.19.18
08.28.18
10.10.18

C4

© 2018

DES



PROJECT DATA:

1. TOTAL SITE AREA (ACRES): 2.50 AC
2. TOTAL AREA OF LAND DISTURBED DURING CONSTRUCTION (ACRES): 0.56 AC
3. NAME OF RECEIVING WATER OR DRAINAGE BASIN: SAN FRANCISCO BAY
4. TYPE OF LAND USE FOR PROJECT: COMMERCIAL
5. FLOOD ZONE: NOT IN ANY SPECIAL FLOOD ZONE
6. FLOOD ELEVATION: N/A
7. SOILS TYPE: TBD
8. GROUNDWATER DEPTH (FT): TBD

SOURCE CONTROL MEASURES:

1. MARK ON-SITE INLETS WITH THE WORDS "NO DUMPING! DRAINS TO BAY" OR EQUIVALENT.
2. RETAIN EXISTING VEGETATION AS POSSIBLE AND PROPOSED LANDSCAPING WILL INCLUDE PEST AND/OR DISEASE RESISTANT, DROUGHT-TOLERANT, AND ATTRACT BENEFICIAL INSECTS.
3. USE WATER EFFICIENT IRRIGATION SYSTEM.

SITE DESIGN MEASURES:

1. MINIMIZE IMPERVIOUS SURFACES.

LEGEND:

PROPOSED STORMWATER DRAINAGE AREA BOUNDARY

BIORETENTION AREA

APPREVIATIONS:

SWDA	STORMWATER DRAINAGE AREA
SWTM	STORMWATER TREATMENT MEASURE

STORMWATER TREATMENT NOTES:

1. FOR EACH DRAINAGE AREA, STORMWATER RUNOFF WILL BE COLLECTED AND DIVERTED TO A FLOW-THROUGH PLANTER BY GRAVITY FLOW. THE WATER IS TEMPORARILY STORED AND PERCOLATES IN THE BIO-TREATMENT SOIL. ONCE TREATED THE STORM WATER DRAINS INTO A SUBDRAIN THAT IS CONNECTED TO AN ONSITE STORM DRAIN THAT IS CONNECTIED 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 FLOW THROUGH PLANTER FOOTPRINT AND ELEVATIONS.

IMPERVIOUS AND PERVIOUS SURFACES EXISTING/PROPOSED COMPARISON TABLE:

TYPES OF IMPERVIOUS SURFACES	PRE-PROJECT IMPERVIOUS SURFACE (SQ. FT.)	EXISTING IMPERVIOUS SURFACE RETAINED (SQ. FT.)	EXISTING IMPERVIOUS SURFACE REPLACED (SQ. FT.)	PROPOSED IMPERVIOUS SURFACE CREATED (SQ. FT.)	POST-PROJECT IMPERVIOUS SURFACE (SQ. FT.)
ROOF AREA	13,715	13,715	0	0	13,715
SIDEWALKS, PATIOS, PATHS, DRIVEWAYS	6,392	2,316	1,806	5,652	9,774
UNCOVERED PARKING	61,595	49,645	4,315	2,562	56,522
TOTALS:	81,702	65,676	6,121	8,214	80,011
	TOTAL IMPERVIOUS SURFACE REPLACED OR CREATED (SQ. FT.):		14,335		
TYPES OF PERVIOUS SURFACES	PRE-PROJECT PERVIOUS SURFACE (SQ.FT.)	EXISTING PERVIOUS SURFACE RETAINED (SQ. FT.)	EXISTING PERVIOUS SURFACE REPLACED (SQ. FT.)	PROPOSED PERVIOUS SURFACE CREATED (SQ. FT.)	POST-PROJECT PERVIOUS (SQ. FT.)
LANDSCAPING	27,196	18,980	4,559	5,272	28,887
TOTALS:	27,196	18,980	4,288	5,619	28,887
		TOTAL SITE AREA SQ. FT. (TOTAL POST IMPERVIOUS + POST PERVIOUS)			108,898

STORMWATER MANAGEMENT TREATMENT MEASURE SUMMARY:

DRAINAGE AREA #	STORMWATER TREATMENT MEASURE	TREATMENT MEASURE DESIGNATION #	TOTAL AREA** (SQ. FT.)	IMPERVIOUS AREA** (SQ. FT.)	TREATMENT AREA REQUIRED* (SQ.FT.)	TREATMENT AREA PROVIDED (SQ.FT.)
SWDA 1	BIORETENTION AREA	SWTM 1	14,335	14,335	574	644

*PRELIMINARY SIZING IS BASED ON THE SIMPLIFIED 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 SAN MATEO COUNTY C3 HANDBOOK CHAPTER 5.

**THE PROPOSED IMPROVEMENTS WILL CREATE A NUMBER OF NEW OR REPLACED IMPERVIOUS SURFACES AMONG EXISTING IMPERVIOUS SURFACES. A PORTION OF THEM WOULD BE INFEASIBLE TO TRY AND COLLECT AND TREAT THE RUNOFF WITH VARIOUS TREATMENT MEASURES.
THEREFORE, THIS PROJECT WILL TREAT A COMPARABLE SURFACE AREA OF THE EXISTING BUILDING'S ROOF TOP AND A PORTION OF THE PROPOSED IMPERVIOUS IMPROVEMENTS THAT WILL BE SIMPLER AND MORE EFFICIENT TO COLLECT AND TREAT WITH A SINGLE TREATMENT STRUCTURE. IN THIS CASE, A PROPOSED BIORETENTION AREA INDICATED ON THE PLANS.

C.3. REGULATION CHECKLIST:

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?	NO	"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.)	YES	"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.

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

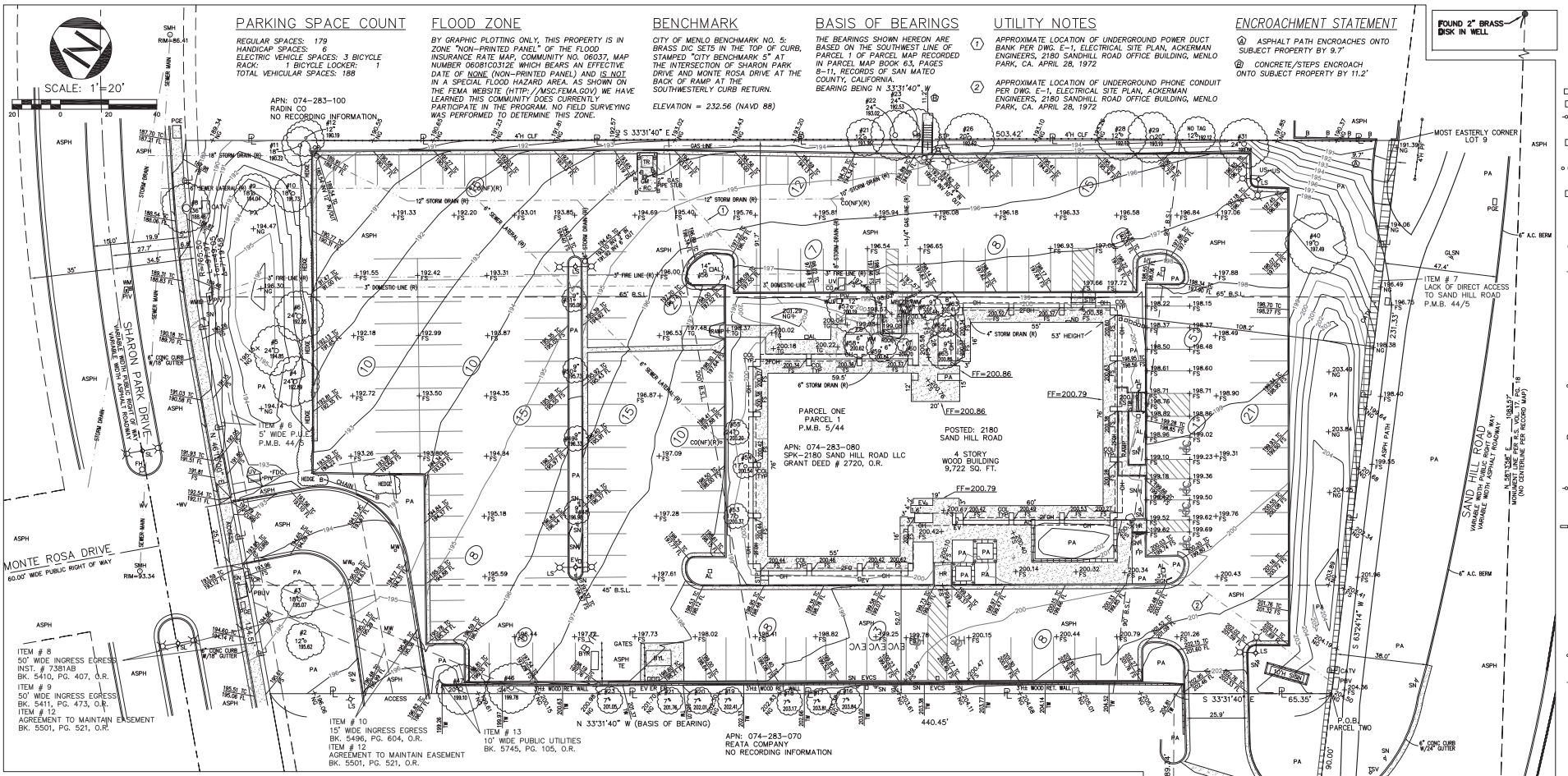
PRELIMINARY STORMWATER MANAGEMENT TREATMENT PLAN

06.19.18
08.28.18
10.10.18

C5

© 2018

DES



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENLO PARK, IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL 1, AS SHOWN ON THE MAP ENTITLED, "PARCEL MAP SUBDIVISION OF LOT 9, SHARON HEIGHTS, UNIT NO. 10, (BOOK 63, PAGES 8, 9, 10, 11) & A PORTION OF SHARON PARK DRIVE ABANDONED (BOOK 49, PAGE 44) MENLO PARK, SAN MATEO SAN CITY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, ON JULY 9, 1968, IN BOOK 5 OF PARCEL MAPS, AT PAGE 44.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS WITHIN A PORTION OF LOT 9, AS SAID LOT IS SHOWN ON THE MAP ENTITLED, "SHARON HEIGHTS, UNIT NO. 10, MENLO PARK, SAN MATEO COUNTY, CALIFORNIA", FILED IN BOOK 63 OF MAPS, PAGE 8, 9, 10 & 11, SAN MATEO COUNTY RECORDS, DESIGNATED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY BOUNDARY OF THE AFOREMENTIONED LOT 9, SAID POINT SOUTH 63° 24' 14" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 239.33 FEET FROM THE MOST EASTERLY CORNER IN THE BOUNDARY OF SAID LOT 9; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTHEASTERLY BOUNDARY OF LOT 9, SOUTH 63° 24' 14" WEST, 90.00 FEET; THENCE LEAVING SAID SOUTHEASTERLY BOUNDARY, NORTH 33° 31' 40" WEST 55 FEET; THENCE NORTH 56° 47' 50" EAST 89.34 FEET; THENCE SOUTH 33° 31' 40" EAST 65.35 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

THE RIGHT OF INGRESS TO AND EGRESS FROM LOT 9, OVER AND ACROSS THE FOLLOWING DESCRIBED PORTION OF THE LINE OF SAID LOT ABUTTING SAND HILL ROAD, AS SAID RIGHT WAS DEDICATED AND RELINQUISHED TO THE CITY OF MENLO PARK IN THE OWNER'S CERTIFICATE AND ACCEPTED BY THE CITY OF MENLO PARK THE CITY CLERKS CERTIFICATE, ALL AS SHOWN ON THE MAP ENTITLED, "SHARON HEIGHTS, UNIT NO. 10, MENLO PARK, SAN MATEO COUNTY, CALIFORNIA", WHICH WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON SEPTEMBER 3, 1965, IN BOOK 63 OF MAPS, PAGES 8, 9, 10 AND 11; SAID PORTION OF THE LINE OF LOT 9, ABUTTING SAND HILL ROAD, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF SAID SHARON PARK DRIVE, WITH NORTHWESTERLY LINE OF SAND HILL ROAD, AS ESTABLISHED BY PARCEL 2 (C) OF THAT CERTAIN FINAL ORDER OF CONDEMNATION RENDERED IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SAN MATEO, CASE NO. 80033, ENTITLED, "COUNTY OF SAN MATEO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, PLAINTIFF, VS. THE BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY, A BODY HAVING CORPORATE POWERS, ET AL, DEFENDANTS", A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 3, 1959, IN BOOK 3556, OFFICIAL RECORDS OF SAN MATEO COUNTY, PAGE 73 (2507–R), SAID POINT OF INTERSECTION BEING THE MOST SOUTHERLY CORNER OF SAID LOT 9; THENCE FROM SAID POINT OF BEGINNING ALONG THE COMMON LINE BETWEEN SAID LOT 9 AND SAND HILL, NORTH 63° 24' 14" EAST, 18.34 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED HEREIN; THENCE FROM SAID TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED HEREIN; THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID COMMON LINE, NORTH 63° 24' 14" EAST, 70.00 FEET.

APN: 074–283–080

THE ABOVE DESCRIBED PARCELS OF LAND ARE THE SAME LANDS AS THE PERTINANT PROPERTY DESCRIBED IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 991–30002011–B–1MP HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2017 AT 7:30 a.m., AMENDED NOVEMBER 16, 2017, AMENDMENT NO. B.

NOTES CORRESPONDING TO SCHEDULE B

ITEM # 5 ITEM #'S 1 THROUGH 4 ARE NON–SURVEY RELATED – DO AFFECT – NOT PLOTTED.

ITEM # 6 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS – DOES AFFECT – NOT PLOTTED – IT IS BLANKET IN NATURE.

ITEM # 7 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DELINEATED OR AS OFFERED FOR DEDICATION ON MAP FILED JULY 09, 1968 IN BOOK 5, PAGE 44 OF PARCEL MAPS – DOES AFFECT – PLOTTED HEREON.

ITEM # 8 LACK OF DIRECT ACCESS AS SHOWN ON THE FILED MAP TO SAND HILL ROAD AS SHOWN ON MAP FILED JULY 09, 1968 IN BOOK 5, PAGE 44 OF PARCEL MAPS – DOES AFFECT – PLOTTED HEREON.

ITEM # 9 EASEMENT TO RONALD D. MacDONALD FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED DECEMBER 26, 1967 AS INSTRUMENT NO. 7381AB IN BOOK 5410, PAGE 407 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

ITEM # 10 EASEMENT TO REATA COMPANY, A LIMITED PARTNERSHIP FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED DECEMBER 28, 1967 IN BOOK 5411, PAGE 473 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

ITEM # 11 EASEMENT TO REATA COMPANY, A LIMITED PARTNERSHIP FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED JULY 02, 1968 IN BOOK 5496, PAGE 604 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

ITEM # 12 MATTERS CONTAINED IN DOCUMENT ENTITLED "AGREEMENT TO MAINTAIN EASEMENT" RECORDED JULY 02, 1968 IN BOOK 5496, PAGE 605 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

ITEM # 13 MATTERS CONTAINED IN DOCUMENT ENTITLED "AGREEMENT TO MAINTAIN EASEMENT" RECORDED JULY 15, 1968 IN BOOK 5501, PAGE 521 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

ITEM # 14 EASEMENT TO PACIFIC GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 12, 1970 IN BOOK 5745, PAGE 105 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

MATTERS CONTAINED IN DOCUMENT ENTITLED "RESOLUTION NO. 987 – ANNEXATION OF STANFORD HOTEL/OFFICE COMPLEX TO THE WEST BAY SANITARY DISTRICT" RECORDED NOVEMBER 10, 2006 AS INSTRUMENT NO. 2006–170443 OF OFFICIAL RECORDS – DOES AFFECT – NOT PLOTTED – IT IS BLANKET IN NATURE.

ITEM #'S 15 THROUGH 25 ARE NON–SURVEY RELATED – DO AFFECT – NOT PLOTTED.

THE SCHEDULE B–II NOTES LISTED ABOVE ARE THE SAME AS DESCRIBED IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 991–30002011–B–1MP HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2017 AT 7:30 a.m., AMENDED NOVEMBER 16, 2017, AMENDMENT NO, B

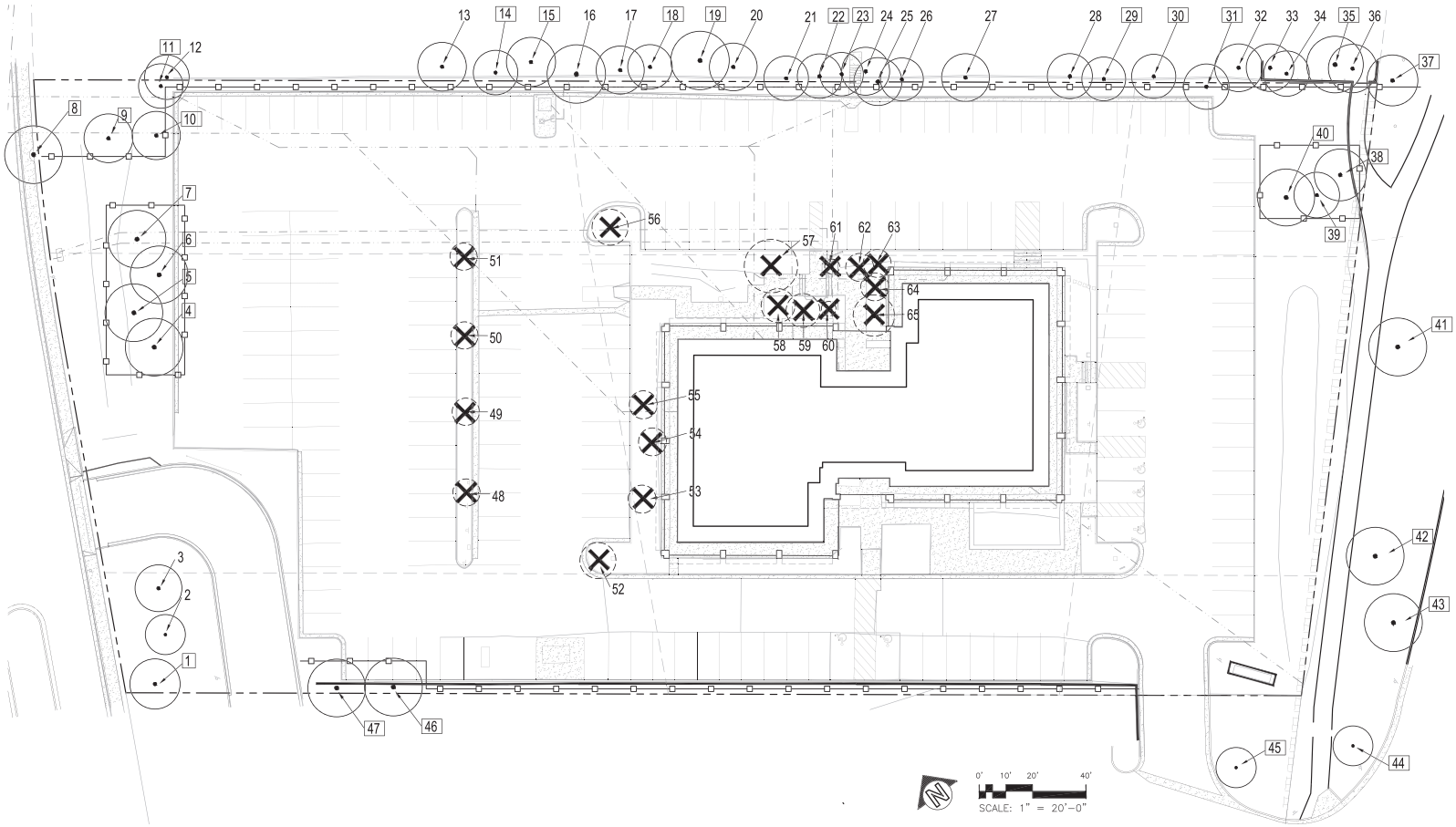
LICENSED LAND SURVEYOR BERNARD W. MAYER NO. 7319 Exp. 6–30–19 STATE OF CALIFORNIA

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.

BERNARD W. MAYER L.S. 7319 07/30/18

SITETECH INC.
8061 CHURCH ST. HIGHLAND CA 92346 PO BOX 592
PH: (909) 864–3180 FAX: (909) 864–0850

C6 BOUNDARY & TOPOGRAPHIC SURVEY



TREE LIST (PER ARBORIST REPORT):

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	3	0	0	1	3
American Sweetgum	3	0	0	1	3
Blue Oak	1	0	0	1	1
Canary Island Pine	3	0	0	2	3
Coast Live Oak	18	0	0	8	18
Coast Redwood	2	0	0	2	2
European White Birch	9	0	9	0	0

TREE LIST (CONTINUED):

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
Evergreen Pear	3	0	3	0	0
Japanese Maple	2	0	2	0	0
Monterey Pine	11	0	5	6	6
Purple Leaf Cherry Plum	4	0	4	0	0
Red-Ironbark Eucalyptus	1	0	0	1	1
Shamel Ash	1	0	0	0	1
Valley Oak	4	0	0	3	4

Total trees to be removed = 18
(Heritage trees = 0)
(Non-heritage trees = 18)

Total trees to remain = 47
(Heritage trees = 30)
(Non-heritage trees = 17)

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

TREE PROTECTION PLAN

10/10/2018

L1

© 2018

DES

David C. Babby, Registered Consulting Arborist® April 19, 2018

4.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as protection measures to help mitigate or avoid impacts to trees being retained. They should be carefully followed and incorporated into project plans, and are subject to revision upon my review. I (hereinafter, "project arborist") should be consulted in the event any cannot be feasibly implemented.

4.1 Design Guidelines

1. A Tree Protection Zone (TPZ) is necessary to restrict or confine the following activities for achieving a reasonable assurance of a tree's vigor, longevity and anchoring capacity: trenching, soil scraping, compaction, mass and finish grading, overexcavation, subexcavation, tilling, ripping, swales, bioswales, storm drains, dissipators, equipment cleaning, stockpiling and dumping of materials, and equipment and vehicle operation.

   For this site, a particular TPZ should be the lineal distance from a trunk of 7 to 10 times its diameter (ratios for 10 times or more wherever possible, particularly within existing planters); for trees formed by multiple trunks, consider the largest one for the setback. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate the impacts to less-than-significant levels.

2. All site-related plans should contain notes referring to this report for tree protection measures.

3. Show trunk locations, assigned numbers and diameters (shown as a circle to scale) of existing trees on all site-related plans.

4. On the demolition plan, specify to abandon all existing, unused lines or pipes within a TPZ, and any above-ground section shall be cut off at existing soil grade (rather than being dug up and causing subsequent root damage).

5. Basements or tiers/planters, whether comprised of concrete and/or contained within walls, should be at least 20 inches from a TPZ to accommodate overexcavation and ground disturbance to build the feature.

6. A new walkway or other hardscape feature within or immediately adjacent to a TPZ will likely require alternative measures to help minimize root damage; specific measures can be provided once potential impacts of these features become known.

7. Design and route utilities, irrigation, storm drains, dissipators and swales beyond TPZs. On both the utility and landscape irrigation plans, specify that all excavation routes should be reviewed with the project arborist beforehand, and any authorized digging within a TPZ shall only be performed under arborist supervision.

8. On the erosion control design, either by note and/or callout(s), specify any straw wattle or rolls shall require a minimum vertical soil cut of 2 inches for their embedment, and set established as close to canopy edges as possible (and not against a trunk).

9. The permanent and temporary drainage design, including downspouts, should not require water being discharged towards the trunk of an oak.

10. Avoid specifying the use of herbicides near within a TPZ, where used on site, they should be labelled for safe use near trees. Also, timing shall not occur within 50 feet from a tree's canopy.

11. Show the future staging area and route(s) of access on the final site plan, striving to avoid unpaved areas beneath or near canopies.

12. Adhere to the following additional landscape guidelines:
   a. Establish irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) to avoid any trenching within a TPZ. In the event this is not feasible, route them in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (±times crossing past it). The routes and overall layout should be reviewed with the project arborist prior to any trenching or excavation occurring.
   b. Irrigation should not be introduced within TPZs of oaks, and if so, should be highly limited and temporary (e.g. no more than 2 to 3 years). In no instance should irrigation strike within several feet from an oak's trunk.
   c. Design any new site fencing or fence posts to be at least 3 to 5 feet from a tree's trunk (depends on the trunk size, growth pattern and prior impacts).
   d. Avoid tilling, ripping and compaction within TPZs.
   e. Establish any border board or other edging material within TPZs to be on top of existing soil grade (such as by using vertical stakes).
   f. Utilize a 3- to 4-inch layer of coarse wood chips or other high-quality mulch for new ground cover beneath canopies (gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover should be avoided).

4.2 Before Demolition, Grading and Construction

13. Continue or begin supplying water to the root zones of all pines and other ornamental trees being retained. The methodology, frequency and amounts can be reviewed with the project arborist, and will likely require greater frequency and/or volume provided to help offset root loss to occur during grading and construction (possible methodologies includes flooding the ground inside an 8-inch tall berm, soaker hoses, or deep-root injection). Note in the event dewatering is required for this site, the watering program should be more intensive than otherwise needed.

14. Where near a TPZ, stake the limits of grading and utility installation for review by the project arborist prior to digging occurring.

15. Conduct a site meeting between the general contractor and project arborist several weeks prior to demolition for the purpose of reviewing staked locations, tree fencing, routes of access, staging and other protection measures presented in this report.

16. Prior to demolition, install tree protection fencing to enclose entire perimeter of TPZs occupying unpaved areas. This shall consist of 5- to 6-foot tall chain link mounted on 2-inch diameter steel posts driven into the ground, and be kept in place throughout construction, only removed or modified under direct consent of the project arborist. Reconfiguration may also be needed for grading, utility installation, and/or construction. Note that prior to the City issuing a permit, they require I provide a letter confirming fencing, including any trunk wrap protection specified below, has been installed per this report.

17. Wrap protection is needed in the event fencing is not achievable to effectively protect a trunk exposed during demolition, grading, utility, construction, etc. This involves perimeter of where soil excavation will occur closest to the a tree's trunk, beginning ten feet from the TPZ, and down to the required subgrade depth (whichever is less). Roots encountered with diameters of ≥2 inches shall be cleanly severed by hand (at 90° to the direction of root growth) against the tree side of the trench. All soil beyond the trench (i.e. away from the tree) can then be mechanically excavated using heavy equipment, and remaining outside the fenced area(s). Alternatively, the use of a stump grinder could be utilized precisely where a curb/gutter and any exterior CIP mass will be established.

18. Avoid damaging or cutting roots with diameters of ≥2 inches without prior assessment by the project arborist. Should roots of this size be encountered, within one hour of exposure, they should either be severed by hand or remain continually moist until the root is severed by soil. If they are approved for cutting, cleanly severe at 90° to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, the cut end either buried with soil or covered by a plastic sandwich bag (soil secured using a rubber band, and removed just before backfilling). Roots encountered with diameters <2 inches and requiring removal can be cleanly severed at right angles to the direction of root growth.

19. Spoils created during digging shall not be piled or spread on unpaved ground within a TPZ. If essential, spoils can be temporarily piled on plywood or a tarp.

20. Digging holes for fence posts within a TPZ should be manually performed using a post-hole digger or shovel, and in the event a root ≥2 inches in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.

21. Excessive levels of dust accumulating on trunks and canopies during dry weather periods should be washed away if directed by the project arborist.

22. Avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. Herbicides should not be used within a TPZ, where used on site, they should be labelled for safe use near trees. Also, timing should not occur within 50 feet of a tree's canopy.

wrapping straw wattle horizontally around the trunk six trunks/limbs, one section at the base, and another at 10 feet high, placing boards (2"x4") vertically around the outside, from ground to 10 or 12 feet high; then wrapping orange plastic fencing around the boards two to three times and tying together. It shall remain in place until otherwise instructed by the project arborist. Any low limbs requiring protection would also be wrapped with roughly 5 to 10 layers of the orange plastic fencing.

24. Fencing may not be needed, dtd by the project arborist, where any sections of existing pavement are retained through construction, only immediately after the pavement becomes removed; in effect, the pavement replaces access footwith canopies while serving as a root zone buffer.

25. Spread, and replenish as needed throughout the entire construction process, a 4- to 5-inch layer of coarse wood chips (¼- to ¾-inch in size) from a tree-service company.

26. Any future pruning should be highly subjective and performed under direction of the project arborist. All work shall be conducted in accordance with the most recent ANSI A300 standards, and by a California licensed tree-service contractor (D-49) that has an ISA certified arborist in a supervisory role, carries General Liability and Worker's Compensation insurances, and abides by ANSI Safety Operations.

27. As a preventative measure, have a professional tree service to apply insecticide, such as Astro or equivalent, along the lower trunks (±10 to 12 feet) of the Monterey pine and Canary Island pines to help prevent or reduced attacks by red turpentine beetles. The work must be performed under the recommendations and supervision of a Qualified Applicator's License (QAL) issued by the State of California, and in accordance with the chemical label.

28. Where applicable, clear soil to expose any buried root collars.[3] This work must be manually and carefully performed to avoid damaging the trunk and roots during the process, and preferably by a tree-service company using an Air-Spade® to avoid unnecessary root and/or trunk damage.

29. Fertilization may benefit a tree's health, vigor and appearance. If applied, however, soil samples should first be obtained to identify the pH levels and nutrient levels on a proper fertilization program can be established. I further recommend any fertilization is performed under the direction and supervision of a certified arborist, and in accordance with the most recent ANSI A300 Fertilization standards.

4.3 During Demolition, Grading and Construction

30. Any authorized access, digging or trenching within designated fenced areas shall be by foot-traffic only, manually performed under supervision by the project arborist, and without the use of heavy equipment or tractors.

31. Take great care during demolition of existing hardscape (e.g. curb, gutter, walkway, walls, etc.) and other equipment/features to avoid damaging a tree's trunk, canopy, soil and roots within a TPZ, including ground underlying existing features. The removal of existing base material and roots ≥2 inches in diameter within a TPZ should only be performed under supervision of the project arborist. Additionally, where within a TPZ, base material being removed should be performed only under direction of the project arborist, in some instances, it may need to remain in place and utilized as the future base course to avoid significant root loss.

32. Great care must also be taken by equipment operators, including shoring operations, to position their equipment to avoid trunks and branches, including the wrenching of foliage. Any tree damage or injury should be reported to the project arborist for review of treatment.

33. Avoid using tree trunks as winch supports for moving or lifting heavy loads, as well as for tying rope, cables, chains or other items around.

34. Construction scaffolding shall not extend into canopies, and where needed, reduced in width (e.g. 4 feet wide), or avoided altogether and a manlift used.

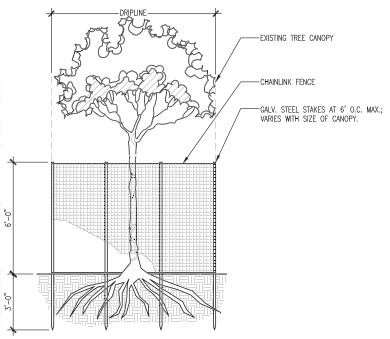
35. Excavation for built features within 10 feet of a TPZ should not involve the use of a backhoe (to avoid roots breaking and being damaged closer to the trunk than otherwise needed). Rather, a 1-foot wide trench should be manually dug along the

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 L1 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



01 EXISTING TREE PROTECTION FENCE
3/8"=1'-0" (32) FILE NAME: FN-TREE DRAWN BY: LNDSCPE

AKKR ARCHITECTURE

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

LICENSED LANDSCAPE ARCHITECT NUMBER 5, KIT LOCKWOOD STATE OF CALIFORNIA

TREE PROTECTION NOTES AND DETAILS

10/10/2018

L2

DES ARCHITECTS + ENGINEERS

© 2018

Oct 08, 2018 - 1:38pm AKerrick P:\Acad\AKR\2180SandHill\01\2001\Dwg\Land Planning Set\L2 Tree Protection Plan.dwg

TREE REMOVAL TABLE

TREE #	NAME	DIA (IN.)	REASON(S) FOR REMOVAL	HERITAGE TREE
48	Purple-leaf cherry plum	10	Landscape improvement	
49	Purple-leaf cherry plum	9	Landscape improvement	
50	Purple-leaf cherry plum	9	Landscape improvement	
51	Purple-leaf cherry plum	9	Landscape improvement	
52	Evergreen pear	12	Landscape improvement,arborist recommendation	
53	European white birch	10	Landscape improvement,arborist recommendation	
54	European white birch	14	Landscape improvement,arborist recommendation	
55	European white birch	12	Landscape improvement	
56	Evergreen pear	14	Landscape improvement	
57	Evergreen pear	13	Landscape improvement	
58	European white birch	6	Landscape improvement	
59	European white birch	6	Landscape improvement	
60	European white birch	6	Landscape improvement,arborist recommendation	
61	European white birch	5	Landscape improvement,arborist recommendation	
62	European white birch	6	Landscape improvement,arborist recommendation	
63	European white birch	7	Landscape improvement,arborist recommendation	
64	Japanese maple	5,4	Landscape improvement	
65	Japanese maple	6,5	Landscape improvement	

TREE INVENTORY 04/26/2018

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION					
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Heritage Tree	Effects
1	American sweetgum (Liquidambar styraciflua)	18	50%	40%	Fair	Moderate	X	
2	American sweetgum (Liquidambar styraciflua)	10	40%	20%	Poor	Low		
3	American sweetgum (Liquidambar styraciflua)	15	20%	30%	Poor	Low		
4	Monterey pine (Pinus radiata)	20	60%	60%	Fair	Moderate	X	
5	Monterey pine (Pinus radiata)	21	60%	50%	Fair	Moderate	X	
6	Monterey pine (Pinus radiata)	25	40%	30%	Poor	Low	X	
7	Monterey pine (Pinus radiata)	23	50%	30%	Poor	Low	X	
8	Blue oak (Quercus douglasii)	28	60%	60%	Fair	High	X	
9	Monterey pine (Pinus radiata)	20	60%	60%	Fair	High	X	
10	Monterey pine (Pinus radiata)	19	40%	50%	Poor	Moderate	X	
11	Monterey pine (Pinus radiata)	17	50%	50%	Fair	Moderate	X	
12	Valley oak (Quercus lobata)	12	70%	50%	Fair	Moderate		
13	Coast live oak (Quercus agrifolia)	14	80%	60%	Fair	Moderate		
14	Monterey pine (Pinus radiata)	22	40%	40%	Poor	Low	X	X
15	Monterey pine (Pinus radiata)	23	30%	40%	Poor	Low	X	X
16	Coast live oak (Quercus agrifolia)	10	60%	40%	Fair	Moderate		
17	Coast live oak (Quercus agrifolia)	8	60%	80%	Fair	Moderate		
18	Monterey pine (Pinus radiata)	28	70%	50%	Poor	Low	X	X
19	Monterey pine (Pinus radiata)	22	30%	30%	Poor	Low	X	X
20	Coast live oak (Quercus agrifolia)	9, 8	40%	60%	Poor	Moderate		
21	Coast live oak (Quercus agrifolia)	9	70%	60%	Fair	Moderate		
22	Coast redwood (Sequoia sempervirens)	20	10%	10%	Poor	Low	X	X
23	Coast redwood (Sequoia sempervirens)	22	20%	20%	Poor	Low	X	X
24	Coast live oak (Quercus agrifolia)	8	70%	60%	Fair	Low		
25	Coast live oak (Quercus agrifolia)	7	60%	40%	Fair	Moderate		
26	Aleppo pine (Pinus halepensis)	<15	60%	60%	Fair	Moderate		
27	Aleppo pine (Pinus halepensis)	13, 11	50%	50%	Fair	Moderate		
28	Shamel ash (Fraxinus uhdei)	12	20%	10%	Poor	Low		X
29	Red-ironbark eucalyptus (Eucalyptus sideroxylon)	28	70%	60%	Fair	Moderate	X	X
30	Canary Island pine (Pinus canariensis)	16	40%	60%	Poor	Moderate	X	X
31	Canary Island pine (Pinus canariensis)	18	30%	40%	Poor	Low	X	
32	Coast live oak (Quercus agrifolia)	<15	40%	40%	Poor	Low		

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION					
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Heritage Tree	Effects
33	Coast live oak (Quercus agrifolia)	8, 7, 5	70%	40%	Fair	Moderate		
34	Canary Island pine (Pinus canariensis)	7	60%	60%	Fair	Moderate		
35	Coast live oak (Quercus agrifolia)	16	70%	40%	Fair	Moderate	X	
36	Coast live oak (Quercus agrifolia)	12	60%	50%	Poor	Moderate		
37	Coast live oak (Quercus agrifolia)	18	80%	40%	Fair	High	X	X
38	Aleppo pine (Pinus halepensis)	19	60%	60%	Fair	Moderate	X	
39	Coast live oak (Quercus agrifolia)	16	70%	60%	Fair	Low	X	
40	Valley oak (Quercus lobata)	24	60%	60%	Fair	High	X	
41	Coast live oak (Quercus agrifolia)	18	60%	40%	Fair	Moderate	X	
42	Coast live oak (Quercus agrifolia)	19	70%	40%	Fair	Moderate	X	
43	Coast live oak (Quercus agrifolia)	26	70%	60%	Fair	High	X	
44	Coast live oak (Quercus agrifolia)	29	50%	50%	Poor	Moderate	X	X
45	Valley oak (Quercus lobata)	23	40%	40%	Poor	Moderate	X	X
46	Valley oak (Quercus lobata)	23	60%	50%	Fair	Moderate	X	X
47	Coast live oak (Quercus agrifolia)	25	60%	60%	Fair	Moderate	X	X
48	Purple-leaf cherry plum (Prunus c. 'Atropurpurea')	10	60%	40%	Fair	Moderate		
49	Purple-leaf cherry plum (Prunus c. 'Atropurpurea')	9	60%	50%	Poor	Moderate		
50	Purple-leaf cherry plum (Prunus c. 'Atropurpurea')	9	70%	60%	Fair	Moderate		
51	Purple-leaf cherry plum (Prunus c. 'Atropurpurea')	9	70%	50%	Fair	Moderate		
52	Evergreen pear (Pyrus kawakamii)	12	60%	30%	Poor	Low		
53	European white birch (Betulus pendula)	10	50%	50%	Poor	Low		
54	European white birch (Betulus pendula)	14	30%	40%	Poor	Low		
55	European white birch (Betulus pendula)	12	50%	40%	Poor	Moderate		
56	Evergreen pear (Pyrus kawakamii)	14	50%	40%	Poor	Moderate		
57	Evergreen pear (Pyrus kawakamii)	13	60%	40%	Fair	Moderate		
58	European white birch (Betulus pendula)	6	40%	50%	Poor	Moderate		
59	European white birch (Betulus pendula)	6	50%	50%	Fair	Moderate		
60	European white birch (Betulus pendula)	6	30%	40%	Poor	Low		
61	European white birch (Betulus pendula)	5	10%	20%	Poor	Low		
62	European white birch (Betulus pendula)	6	40%	40%	Poor	Low		
63	European white birch (Betulus pendula)	7	30%	30%	Poor	Low		
64	Japanese maple (Acer palmatum)	5, 4	70%	40%	Fair	Moderate		
65	Japanese maple (Acer palmatum)	6, 5	60%	40%	Fair	Moderate		

AKKR

ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

LICENSED LANDSCAPE ARCHITECT — ROBERT T. RUTTER — STATE OF CALIFORNIA

TREE INVENTORY AND REMOVAL TABLE

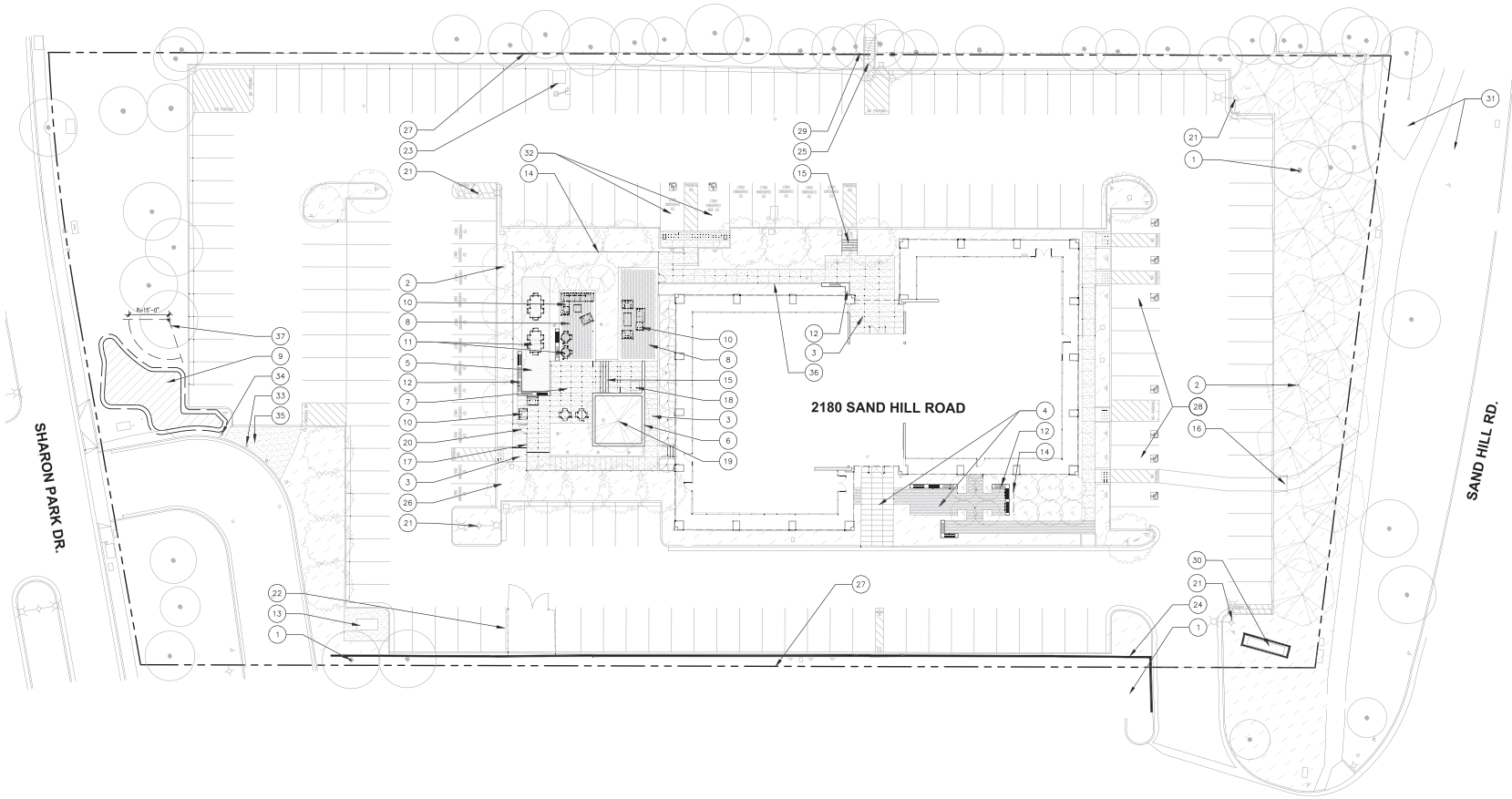
10/10/2018

L3

© 2018

DES ARCHITECTS + ENGINEERS

Oct 08, 2018 - 1:22pm dlenick P:\Accel-KKR\2180SandHill\01 SD\01 Dwg\Land Planning Set\L3 Tree Protection Plan.dwg



KEY NOTES:

1. EXISTING TREES TO REMAIN, REFER TO SHEET L1–L3
2. PROPOSED TREE, TYPICAL
3. CONCRETE WALKWAY
4. ENTRY PLAZA WITH DECORATIVE PAVING
5. DECOMPOSED GRANITE PAVING WITH 6" VERTICAL CURB LINED WITH 2x6 REDWOOD HEADER BOARD
6. RAISED CONCRETE PLANTER
7. CONCRETE PAVING PATIO
8. SPECIAL PAVING
9. BIO-RETENTION/INFILTRATION PLANTER. REFER TO CIVIL DWGS.
10. SEATING AREA
11. OUTDOOR DINING AREA – FURNITURE
12. CONCRETE SEATWALL WITH 18"x5' PREFABRICATED WOODEN INLAYS
13. BIKE PARKING ON CONCRETE PAD: 2 SHORT TERM AND 7 LONG TERM
14. 4'–6" TALL PERFORATED METAL SCREEN PANEL, TYPICAL
15. STAIRS WITH HANDRAILS
16. ACCESSIBLE PATH OF TRAVEL TO THE RIGHT OF WAY
17. 4'–6" TALL POWDER COATED METAL PICKET SCREEN FENCE
18. SCULPTURAL ELEMENT
19. 60" BOX SPECIMEN OAK TREE
20. SCULPTURAL METAL GATE
21. EXISTING PARKING LOT LIGHT TO REMAIN, TYPICAL
22. EXISTING TRASH ENCLOSURE TO REMAIN
23. ELECTRICAL TRANSFORMER
24. EXISTING RETAINING WALL TO REMAIN
25. EXISTING STAIRCASE TO REMAIN
26. E.V. CHARGING STATION, TYPICAL
27. PROPERTY LINE
28. ACCESSIBLE PARKING
29. EXISTING CHAIN LINK FENCE TO BE REPLACED
30. SITE MONUMENT SIGNAGE, FOR REFERENCE ONLY
31. NO OFFSITE WORK TO BE PERFORMED
32. ACCESSIBLE E.V. PARKING
33. REMOVABLE VEHICULAR BOLLARDS FOR EMERGENCY USE
34. EMERGENCY ACCESS SIGNAGE, TYPICAL
35. CONCRETE EMERGENCY ACCESS ISLE
36. 6" VERTICAL CURB
37. 15' MINIMUM TREE PROTECTION ZONE. NO GRADING WITHIN THIS AREA, TYP.

TREE/LARGE SHRUB TABLE:

Scientific Name	Common Name	Comments	CA Native
Cercis occidentalis	Western Redbud	Flowering accent	X
Olea europaea 'Swan Hill'	Swan Hill Olive	Accent, Screening	
Pittosporum 'Marjorie Channon'	Variegated Kohuhu	Screen shrub	
Quercus agrifolia	Coast Live Oak	Accent	X
Rhus lancea	African Sumac	Canopy, Screening	
Ulmus parvifolia 'True Green'	Chinese Evergreen Elm	Canopy	
Existing On Site Tree to Remain Species varies, refer to L1–L3	Varies	Screening, Specimen	

Note: I have complied with the criteria of the model water landscape ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.

Planting and Irrigation Area
– Drought Tolerant Planting
– Water Efficient Drip Irrigation
– Proposed Planting Area: 19,340± FT

Bioretention Planting and Irrigation Area
– Drought Tolerant Planting (bioretention approved)
– Water Efficient Spray Irrigation
– Proposed Planting Area: 645± FT

REFER TO SHEET L5 FOR FULL PLANT PALETTE, TYPICAL TREE PLANTING, AND GENERAL NOTES

0' 10' 20' 40'
SCALE: 1" = 20'–0"

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

10/10/2018

L4

© 2018

DES ARCHITECTS + ENGINEERS

Oct 10, 2018 – 5:49pm JMenick P:\Akkr\AKKR\218\Docs\CAD\Dwg\Land\Planning Set\L4 Conceptual Landscape Plan.dwg

PLANTING TABLE:

SHRUBS AND GROUNDCOVERS

Scientific Name	Common Name	Planting Size	WUCOLS*	BR**	CA Native
Adenanthos 'Silver Haze'	Silver Haze Woollybush	5 gal	Low		
Anigozanthus flavidus	Kangaroo Paw	1 gal	Low		
Arctostaphylos spp.	Manzanita	1 gal	Low	X	X
Artemisia californica	California Sagebrush	1 gal	Low		X
Azara microphylla	Box-Leaf Azara	15 gal	Low		
Leucadendron 'Ebony'	Ebony Conebush	5 gal	Low		
Leucadendron 'Jester'	Sunshine Conebush	15 gal	Low		
Leucadendron 'Jubilee Crown'	Jubilee Crown Conebush	15 gal	Low		
Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal	Low		
Nepeta faassenii	Catmint	1 gal	Mod		
Olea europaea 'Little Ollie'	Dwarf Ollie	5 gal	Low		
Pittosporum 'Marjorie Channon'	Variegated Kohuhu	15 gal	Mod		
Phormium 'Amazing Red'	New Zealand Flax	5 gal	Low		
Phormium 'Variegata'	Variegated Flax	5 gal	Low		
Phormium 'Yellow Wave'	Yellow Wave Flax	5 gal	Low		
Polystichum munitum	Western Sword Fern	1 gal	Mod		X
Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	1 gal	Low		
Salvia clevelandii	California Blue Sage	5 gal	Low	X	X

GRASSES AND GRASS-LIKE SHRUBS

Scientific Name	Common Name	Planting Size	WUCOLS*	BR**	CA Native
Chondropetalum tectorum	Small Cape Rush	5 gal	Low	X	
Chondropetalum 'Elephantum'	Cape Rush	5 gal	Low		
Calamagrostis x a. 'Karl Foerster'	Feather Reed Grass	5 gal	Moderate		
Carex tumulicola	Berkeley Sedge	1 gal	Low	X	X
Deschampsia 'Northern Lights'	Northern Lights Tufted Hair Grass	5 gal	Low		
Juncus patens 'Elk Blue'	California Gray rush	1 gal	Low	X	X
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 gal	Low		X
Lomandra 'Breeze'	Dwarf Mat Rush	1 gal	Low		
Lomandra 'Tropic Belle'	Tropic Belle Mat Rush	1 gal	Low		
Miscanthus s. 'Variegatus'	Variegated Japanese Silver Grass	5 gal	Moderate		
Muhlenbergia capillaris	Pink Muhly	5 gal	Low		
Muhlenbergia rigens	Deer Grass	5 gal	Low	X	X
Sesleria autumnalis	Autumn Moor Grass	1 gal	Moderate		

HERBACEOUS PERENNIALS & SUCCULENTS

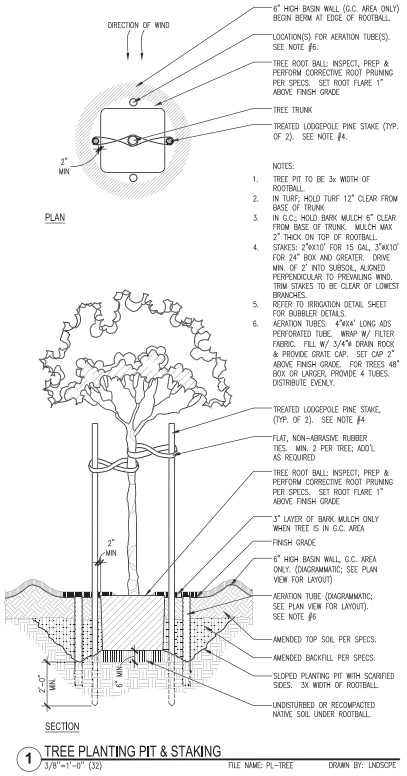
Scientific Name	Common Name	Planting Size	WUCOLS*	BR**	CA Native
Agave attenuata	Foxtail Agave	5 gal	Low		
Agave 'Blue Glow'	Blue Glow Agave	5 gal	Low		
Agave 'Blue Flame'	Blue Flame Agave	5 gal	Low		
Agave pedunculifera	Durango Soft Agave	5 gal	Low		
Asparagus densiflorus 'Myers'	Foxtail Fern	5 gal	Low		
Calendrinia spectabilis 'Shining Pink'	Pink Rock Purslane	1 gal	Low		
Senecio mandraliscae	Kleinia	1 gal	Low		

* WUCOLS = Water Use Classifications of Landscape Species

** COMPATIBLE PLANTINGS FOR FLOW-THROUGH AND/OR BIORETENTION, PER SMCWPPP

GENERAL NOTES:

1. LANDSCAPE MAINTENANCE AND ESTABLISHMENT PROGRAMS TO BE PROVIDED AT COMPLETION OF PROJECT.
2. FOR PURPOSES OF PRICING BID THE FOLLOWING AMENDMENTS:
3. NITROGEN FORTIFIED ORGANIC AMENDMENT (FIR BARK) 5 CU YDS PER 1,000 SQ FT
   COMMERCIAL PELLETIZED FERTILIZER (16-20-20) 15 LBS PER 1,000 SQ FT
   SOIL SULFUR 30 LBS PER 1,000 SQ FT
   IRON SULPHATE 2 LBS PER 1,000 SQ FT
4. AMENDMENTS AND RATES IN ITEM #2 TO BE ADJUSTED PENDING HORTICULTURAL SOIL TEST. ACTUAL AMMENDMENTS TO BE IN ACCORDANCE WITH SOIL TEST RESULTS.
5. A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED IN PROPOSED LANDSCAPE AREAS IN ACCORDANCE WITH THE REDWOOD CITY AND MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
6. WATER CALCULATIONS TO BE PROVIDED WITH SUBMITTAL FOR BUILDING PERMIT.
7. FOR TREE TABLE, REFER TO SHEETS L3 AND L6.



1 TREE PLANTING PIT & STAKING
3/8"=1'-0" (32) FILE NAME: PL-TREE DRAWN BY: LNDSCPE

Oct 09, 2018 - 1:24pm JMenick P:\Acad\AKR\2180Sand Hill\2180Sand Hill\Dwg\Land\Planning Set\L5 Landscape Details and Notes.dwg

AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

LICENSED LANDSCAPE ARCHITECT NUMBER 5, KIM LOCKWOOD STATE OF CALIFORNIA

LANDSCAPE DETAILS AND NOTES

10/10/2018

L5

© 2018

DES ARCHITECTS + ENGINEERS

OUTDOOR MEETING SPACES FOR SMALL OR LARGE GROUPS

METAL SCREEN PANELS

FLEXIBLE DECOMPOSED GRANITE BOCCE OR SEATING AREA

SCREENED EXTERIOR AMENITY SPACE

REAR BUILDING ENTRY IMPROVEMENTS

DROUGHT TOLERANT PLANTING & WATER EFFICIENT DRIP IRRIGATION, TYPICAL

NATIVE OAK TREE GROVE TO SCREEN SAND HILL ROAD

UPDATED ENTRY AND WAY FINDING SIGNAGE

PAVERS AND SEAT WALLS

ENHANCED ENTRY PAVING

RELOCATED BICYCLE PARKING

SPECIMEN TREE PLANTING

AKKR

ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

Conceptual Landscape Plan

1/16″ = 1′-0″

SHEET L6.1

© 2018

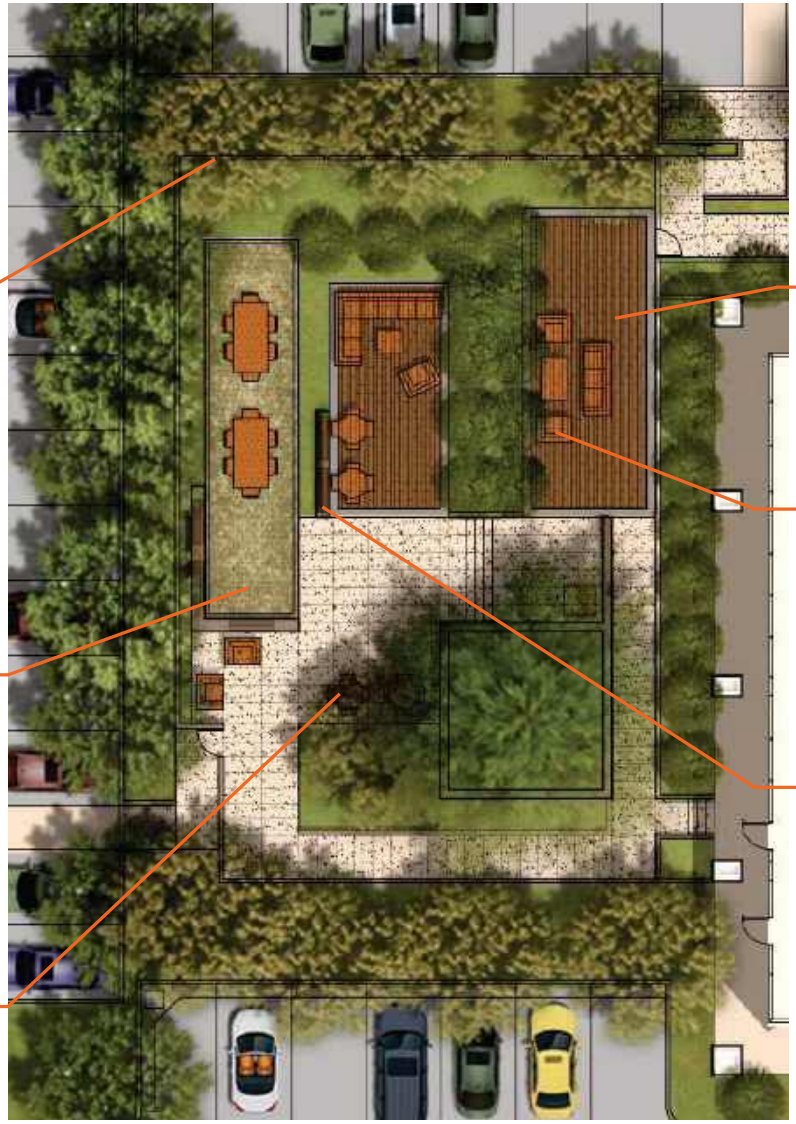
DES ARCHITECTS + ENGINEERS

May 23, 2018 - 3:54pm JMonick P:\Accel-KKR\2180Sand Hill\01052001\Dwg\ +Common\SHEET-A3.dwg

Corten Panel for visual screening

Sports Court

Dining Table



Porcelain wood-look tile deck

Lounge seating with metal frame

Wood on concrete seatwall

Lighting

AKKR

ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

Western Patio Enlargement

1/8″ = 1′-0″

SHEET L6.2

© 2018

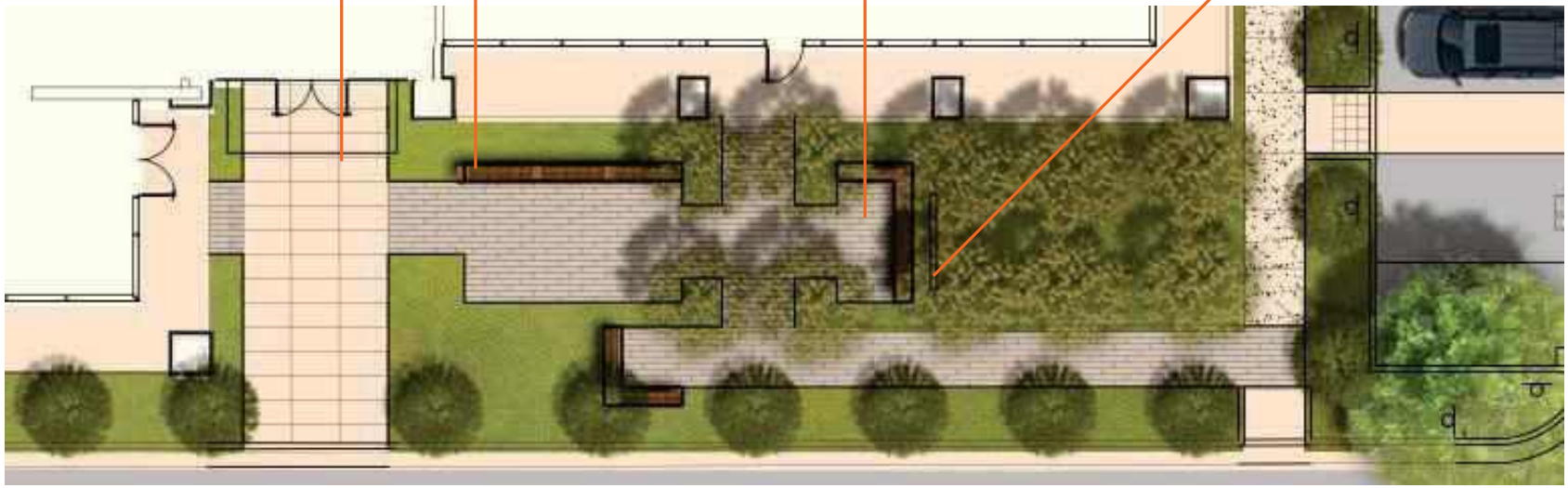
DES ARCHITECTS + ENGINEERS

Interior/exterior flows together

Wood on concrete walls

Intimate spaces

Corten screen walls



Planting Palette

Olive trees

AKKR

ACCEL-AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

Entry Patio Enlargement

1/8″ = 1′-0″

SHEET

L6.3

© 2018

DES ARCHITECTS + ENGINEERS

AKKR
ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

Vignette 1

SHEET
L6.4

© 2018

DES
ARCHITECTS + ENGINEERS

AKKR
ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

Vignette 2

SHEET
L6.5

© 2018

DES
ARCHITECTS + ENGINEERS

May 23, 2018 - 3:54pm JMenick P:\Accel-KKR\2180Sand Hill\01\03\01\Dwfs\Common\SHEETS\L6.dwg

AKKR
ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

Vignette 3

SHEET
L6.6

© 2018

DES ARCHITECTS + ENGINEERS

AKKR
ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

Vignette 4

SHEET
L6.7

© 2018

DES
ARCHITECTS + ENGINEERS

May 23, 2018 - 3:54pm JMerrick P:\Accel-KKR\2180Sand Hill\01 SD\01 SDArt\ Common\SHEETS\L6.7.dwg

QUERCUS AGRIFOLIA
COAST LIVE OAK

NEPETA FAASSENII
CATMINT

PITTOSPORUM 'MARJORIE CHANNON'
KOHUHU

LOMANDRA 'TROPIC BELLE'
TROPIC BELLE MAT RUSH

LOMANDRA 'BREEZE'
DWARF MAT RUSH

PHORMIUM 'AMAZING RED'
NEW ZEALAND FLAX

LEUCADENDRON 'JESTER'
SUNSHINE CONEBUSH

ARBUTUS MARINA - MULTI
STRAWBERRY TREE

ROSMARINUS OFFICINALIS PROSTRATUS
TRAILING ROSEMARY

ARCTOSTAPHYLOS SPP.
MANZANITA

OLEA EUROPAEA
OLIVE

DESCHAMPSIA 'NORTH LIGHTS'
NORTHERN LIGHTS TUFTED HAIR GRASS

AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE

SESLERIA AUTUMNALIS WITH SALVIA

MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS

SENECIO MANDRALISCAE
KLENINIA

PHORMIUM 'VARIEGATA'
VARIEGATED FLAX

AKKR
ACCEL-AKKR

2180 SAND HILL Site and Building Skin Upgrade

2180 Sand Hill Road, Menlo Park, CA 94025

Conceptual Plant Palette

SHEET
L6.8

© 2018

DES
ARCHITECTS + ENGINEERS

Mixed blend of drought tolerant native plants (ie. Deer Grass)

Conceptual Site Plan

Native Evergreen Coast Live Oak Trees

LOMANDRA 'BREEZE'
DWARF MAT RUSH

PHORMIUM 'VARIEGATA'
VARIEGATED FLAX

CAREX TUMULICOLA
BERKELEY SEDGE

AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE

NEPETA FAASSENII
CATMINT

MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS

AKKR
ACCEL-KKR

2180 SAND HILL Site and Building Skin Upgrade
2180 Sand Hill Road, Menlo Park, CA 94025

Frontage Conceptual Plant Palette

SHEET
L6.9

© 2018

DES
ARCHITECTS + ENGINEERS

Project Description- 2180 Sand Hill Road

08/27/2018

The project site is located at 2180 Sand Hill Road in Menlo Park. The site is 2.50 acres with one existing 4-story building and surface parking for 186 cars. The existing project site is zoned C-1(x) and was approved with a Conditional Development Permit dated March 31, 1971.

The proposed project includes facade upgrades for the existing building with enhanced materials to better reflect the desired quality for the type of tenants occupying space in Sand Hill Road Area.

The project also proposes to add approximately 6,300 SF of usable open space directly adjacent to the building for tenant use. To maintain the existing parking counts the parking lot will be restriped to current City of Menlo Park stall size standards to free up the necessary space for the outdoor amenity area. In addition the drawing package also includes a parking reserve plan to show how the total number of parking spaces prescribed in the CDP can be met if the need arises.

The proposal also includes an enhanced main entry plaza, secondary entry plaza and landscaping around the building. We also propose to supplement the landscaping along Sand Hill Road on the project side of the pedestrian path.

The architectural control ordinance being used is the conditional development permit dated March 31, 1971. The scope of the project proposal is further outlined below:

Site

- New outdoor amenity area for tenant use – approximately 6,300 SF
- Re-striped parking lot to current City Standard to provide 186 parking stalls.
- New EV stalls will be provided.
- Parking reserve plan showing how 33 additional stalls could be added for a total parking capacity of 219 stalls.
- If the parking reserve were required to be implemented in the future, the landscape improvement will have to be removed. It would decrease the total landscape area to 23.6%, so additional landscaping will need to be provided for the site at that time.

Architecture

- No change to total building areas, setbacks and building height.
- Building square footage will be removed on the second floor to create a balcony
- The second floor balcony square footage will be transferred to the ground floor lobby to allow the lobby facade to move out and align with the floors above.
- Building facade improvements will focus on high quality materials with a traditional definition of building base, body and top.

- The column bases will be clad in stone with the balance of the building clad in composite metal panels. All windows will be replaced with 1” insulated clear glass with high performance coatings.
- At the main entry we are introducing structural glass. The structural glass will extend the full height of the building terminating with a pop up at the roof line to further define the entry. We also propose a cantilevered glass entry canopy with fritted clear glass.
- Sunshades will be added to the south façade
- Fourth floor window are more deeply recessed with vertical fins that split the windows creating a smaller scale with more texture at the top floor.
- A metal cornice is also added as a crown to cap the building.

Landscape

- Enhanced front entry plaza with decorative paving and wood capped seat walls
- A new amenity area on the northwest side of the building provides outdoor seating and working space. A multi-use space is also included for Bocce Ball or additional seating space.
- Decorative metal screens and planting create privacy and a sense of separation from the surrounding parking lot.
- Enhanced planting along Sand Hill Road
- The addition of an accessible path connecting the building to the City sidewalk on Sand Hill

ARBOR RESOURCES
professional consulting arborists and tree care

TREE SURVEY REPORT

2180 SAND HILL ROAD
MENLO PARK, CA

Submitted to:

DES Architects + Engineers, Inc.
399 Bradford Street
Redwood City, CA 94063

Prepared by:

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B

April 26, 2018

p.o. box 25295, san mateo, california 94402 ▪ email: arborresources@comcast.net
office: 650.654.3351 ▪ cell: 650.274.3656 ▪ licensed contractor #796763

TABLE OF CONTENTS

SECTION	TITLE	PAGE
1.0	**INTRODUCTION**	**1**
2.0	**TREE COUNT AND COMPOSITION**	**2**
3.0	**SUITABILITY FOR PRESERVATION**	**4**
4.0	**TREE PROTECTION MEASURES**	**5**
4.1	Design Guidelines	5
4.2	Before Demolition, Grading and Construction	7
4.3	During Demolition, Grading and Construction	9
5.0	**ASSUMPTIONS AND LIMITING CONDITIONS**	**11**

EXHIBITS

EXHIBIT	TITLE
A	TREE INVENTORY TABLE (10 sheets)
B	AERIAL MAP (1 sheet)
C	PHOTOGRAPHS (10 sheets)

1.0 INTRODUCTION

DES Architects + Engineers, Inc. has retained me to prepare this *Tree Survey Report* in connection with future building and site improvements at 2180 Sand Hill Road, Menlo Park. Specific tasks assigned to execute are as follows:

- Visit the site, performed on 3/26/18 and 4/23/18, to document information regarding 65 trees; these account for all trees originating on-site and having a trunk diameters ≥6 inches at 54 inches above grade, "heritage trees"[1] overhanging the project site from neighboring properties, and a few additional trees which are both onsite and offsite and smaller than those threshold diameters.
- Determine each tree's trunk diameter in accordance with Section 13.24.020 of the Menlo Park Municipal Code; all diameters are rounded to the nearest inch, and trees listed with more than one diameter are formed by multiple trunks.
- Identify which are defined and regulated as a "heritage tree" pursuant to Menlo Park Municipal Code.
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Determine each tree's suitability for preservation (e.g. high, moderate or low).
- Document pertinent and observed health, structural and adjacent hardscape issues.
- Obtain photographs; see Exhibit C.
- Assign numbers in a sequential pattern from 1 thru 65, and affix round, blue-anodized metal tags with engraved corresponding numbers to each tree (not to be confused with silver tags affixed by others and found on numerous trees).
- Show the trees' roughly approximate locations on the aerial map in Exhibit B (derived from a *Google Earth* aerial photo).
- Provide protection measures to help mitigate or avoid impacts to trees being retained (subject to revision as the design progresses and/or is reviewed by me).
- Prepare a written report that presents the aforementioned information, and submit via email as a PDF document.

[1] Section 13.24.020 of the City Code defines a "heritage tree" as follows: [1] any oak native to California, being ≥12' tall, and having a trunk with a diameter ≥10" at 54" inches above grade; [2] any tree not native to California, being ≥12' tall, and having a trunk with a diameter ≥15" at 54" above grade; [3] any multi-trunk tree ≥12' tall and having a trunk diameter of ≥15" at the point where trunks divide; and [4] any tree or group of trees specifically designated by the City Council for protection because of historical significance, special character, or community benefit.

2.0 TREE COUNT AND COMPOSITION

Sixty-five (65) trees of 14 various species were inventoried for this report. They are sequentially numbered as 1 thru 65, and the table below identifies their names, assigned numbers, counts and overall percentages.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
Aleppo pine	26, 27, 38	3	5%
American sweetgum	1-3	3	5%
Blue oak	8	1	2%
Canary Island pine	30, 31, 34	3	5%
Coast live oak	13, 16, 17, 20, 21, 24, 25, 32, 33, 35-37, 39, 41-44, 47	18	28%
Coast redwood	22, 23	2	3%
European white birch	53-55, 58-63	9	14%
Evergreen pear	52, 56, 57	3	5%
Japanese maple	64, 65	2	3%
Monterey pine	4-7, 9-11, 14, 15, 18, 19	11	17%
Purple-leaf cherry plum	48-51	4	6%
Red-ironbark eucalyptus	29	1	2%
Shamel ash	28	1	2%
Valley oak	12, 40, 45, 46	4	6%
	Total	**65**	**100%**

As illustrated in the table, inventoried tree types most frequently encountered include native oaks (coast live and valley) and pines (Monterey, Canary Island and Aleppo), followed by white birch.

Specific information regarding each tree is presented within the table in **Exhibit A**. The trees' numbers and locations can be viewed on the aerial map in **Exhibit B**, and photographs are presented in **Exhibit C**.

The following 30 are defined by City Code as **heritage trees**: #1, 4-11, 14, 15, 18, 19, 22, 23, 29-31, 35 and 37-47.

The vast majority of inventoried trees, particularly all large ones, align the north, northwest, east and south boundaries of the site, and are located either onsite, along street frontages, or overhang the site from neighboring properties. Within the north section of parking lot, as well as along the north and east sides of the building, are small ornamentals.

Of those inventoried, 14 overhang the site from the neighboring properties; they include #14, 15, 18, 19, 22, 23, 28-30, 37 and 44-47. All but #28 are defined by City Code as heritage trees; #13 is a Shamel ash with a 13-inch trunk diameter.

3.0 SUITABILITY FOR TREE PRESERVATION

Each tree has been assigned either a "high," "moderate" or "low" suitability for preservation rating as a means to cumulatively measure its existing health (e.g. live crown ratio, vigor, shoot growth, foliage density and color, etc.); structural integrity (e.g. limb and trunk strength, taper, defects, root crown, etc.); anticipated life span; remaining life expectancy; prognosis; location; size; particular species; tolerance to construction impacts; growing space; and safety to property and persons within striking distance. Descriptions these ratings are presented below; the high category comprises 5 trees (or 8%), the moderate category 38 trees (or 58%), and the low category 22 trees (or 34%).

High: Applies to #8, 9, 37, 40 and 43.
These trees appear relatively healthy and structurally stable; have no apparent, significant health issues or structural defects; present a good potential for contributing long-term to the site; and seemingly require only periodic or regular care and monitoring to maintain their longevity and structural integrity. They are typically the most suitable for retention and incorporating into the future landscape.

Moderate: Applies to #1, 4, 5, 10-13, 16, 17, 20, 21, 25-27, 29, 30, 33-36, 38, 41, 42, 44-51, 55-59, 64 and 65.
These trees contribute to the site, but at levels less than those assigned a high suitability; might have health and/or structural issues which may or may not be reasonably addressed and properly mitigated; and frequent care is typically required for their remaining lifespan. They may be worth retaining, if provided proper care, but not seemingly at significant expense or major design revisions.

Low: Applies to #2, 3, 6, 7, 14, 15, 18, 19, 22-24, 28, 31, 32, 39, 52-54 and 60-63.
These trees have significant health and/or structural issues expected to worsen regardless of tree care measures employed (i.e. beyond likely recovery). Any which are retained require extensive monitoring, care and/or pruning through their remaining life span. As a general guideline, these trees are not suitable for incorporating into the future landscape, and removal at this time is the appropriate action regardless of any future development.

4.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as protection measures to help mitigate or avoid impacts to trees being retained. They should be carefully followed and incorporated into project plans, and are subject to revision upon my review; I (hereinafter, "project arborist") should be consulted in the event any cannot be feasibly implemented.

4.1 Design Guidelines

1. A Tree Protection Zone (TPZ) is necessary to restrict or confine the following activities for achieving a reasonable assurance of a tree's vigor, longevity and anchoring capacity: trenching, soil scraping, compaction, mass and finish-grading, overexcavation, subexcavation, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, stockpiling and dumping of materials, and equipment and vehicle operation.

   For this site, a particular TPZ should be the linear distance from a trunk of 7 to 10 times its diameter (strive for 10 times or more wherever possible, particularly within existing planters); for trees formed by multiple trunks, consider the largest one for the setback. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate the impacts to less-than-significant levels.

2. All site-related plans should contain notes referring to this report for tree protection measures.

3. Show trunk locations, assigned numbers and diameters (shown as a circle to-scale) of existing trees on all site-related plans.

4. On the demolition plan, specify to abandon all existing, unused lines or pipes within a TPZ, and any above-ground section shall be cut off at existing soil grade (rather than being dug up and causing subsequent root damage).

5. Bioswales or thru-planters, whether comprised of concrete and/or contained within walls, should be at least 36 inches from a TPZ to accommodate overexcavation and ground disturbance to build the feature.

6. A new walkway or other hardscape feature within or immediately adjacent to a TPZ will likely require alternative measures to help minimize root damage; specific measures can be provided once potential impacts of those features become known.

7. Design and route utilities, irrigation, storm drains, dissipaters and swales beyond TPZs. On both the utility and landscape irrigation plans, specify that all tentative routes should be reviewed with the project arborist beforehand, and any authorized digging within a TPZ shall only be performed under arborist supervision.

8. On the erosion control design, either by note and/or callout(s), specify any straw wattle or rolls shall require a maximum vertical soil cut of 2 inches for their embedment, and are established as close to canopy edges as possible (and not against a trunk).

9. The permanent and temporary drainage design, including downspouts, should not require water being discharged towards the trunk of an oak.

10. Avoid specifying the use of herbicides use within a TPZ; where used on site, they should be labeled for safe use near trees. Also, liming shall not occur within 50 feet from a tree's canopy.

11. Show the future staging area and route(s) of access on the final site plan, striving to avoid unpaved areas beneath or near canopies.

12. Adhere to the following additional landscape guidelines:
    a. Establish irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) to avoid any trenching within a TPZ. In the event this is not feasible, route them in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). The routes and overall layout should be reviewed with the project arborist prior to any trenching or excavation occurring.
    b. Irrigation should not be introduced within TPZs of oaks, and if so, should be highly limited and temporary (e.g. no more than 2 to 3 years). In no instance should irrigation strike within several feet from an oak's trunk.
    c. Design any new site fencing or fence posts to be at least 2 to 5 feet from a tree's trunk (depends on the trunk size, growth pattern and prior impacts).

d. Avoid tilling, ripping and compaction within TPZs.
e. Establish any bender board or other edging material within TPZs to be on top of existing soil grade (such as by using vertical stakes).
f. Utilize a 3- to 4-inch layer of coarse wood chips or other high-quality mulch for new ground cover beneath canopies (gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover should be avoided).

4.2 Before Demolition, Grading and Construction

13. Continue or begin supplying water to the root zones of all pines and other ornamental trees being retained. The methodology, frequency and amounts can be reviewed with the project arborist, and will likely require greater frequency and/or volume provided to help offset root loss to occur during grading and construction (possible methodologies includes flooding the ground inside an 8-inch tall berm, soaker hoses, or deep-root injection). Note in the event dewatering is required for this site, the watering program should be more intensive than otherwise needed.

14. Where near a TPZ, stake the limits of grading and utility installation for review by the project arborist prior to digging occurring.

15. Conduct a site meeting between the general contractor and project arborist several weeks prior to demolition for the purpose of reviewing staked locations, tree fencing, routes of access, staging and other protection measures presented in this report.

16. Prior to demolition, install tree protection fencing to enclose entire sections of TPZs occupying unpaved areas. This shall consist of 5- to 6-foot tall chain link mounted on 2-inch diameter steel posts driven into the ground, and be kept in place throughout construction, only removed or modified under direct consent of the project arborist. Reconfiguration may also be needed for grading, utility installation, and/or construction. Note that prior to the City issuing a permit, they require I provide a letter confirming fencing, including any trunk wrap protection specified below, has been installed per this report.

17. Wrap protection is needed in the event fencing is not achievable to effectively protect a trunk exposed during demolition, grading, utility, construction, etc. This involves

wrapping straw wattle horizontally around the trunk (or trunks/limbs), one section at the base, and another at 10 feet high; placing boards (2"x4") vertically around the outside, from ground to 10 or 12 feet high; then wrapping orange-plastic fencing around the boards two to three times and tying together. It shall remain in place until otherwise instructed by the project arborist. Any low limbs requiring protection would also be wrapped with roughly 5 to 10 layers of the orange-plastic fencing.

18. Fencing may not be needed, tbd by the project arborist, where any sections of existing pavement are retained through construction, only immediately after the pavement becomes removed; in effect, the pavement optimizes access beneath canopies while serving as a root zone buffer.

19. Spread, and replenish as needed throughout the entire construction process, a 4- to 5-inch layer of coarse wood chips (¼- to ¾-inch in size) from a tree-service company.

20. Any future pruning should be highly selective and performed under direction of the project arborist. All work shall be conducted in accordance with the most recent ANSI A300 standards, and by a California licensed tree-service contractor (D-49) that has an ISA certified arborist in a supervisory role, carries General Liability and Worker's Compensation insurance, and abides by ANSI Safety Operations.

21. As a preventative measure, hire a professional tree service to apply insecticide, such as Astro or equivalent, along the lower trunks (10 to 12 feet) of the Monterey and Canary Island pines to help prevent or reduced attacks by red turpentine beetles. The work must be performed under the recommendation and supervision of a Qualified Applicator's License (QAL) issued by the State of California, and in accordance with the chemical label.

22. Where applicable, clear soil to expose any buried root collars.[2] This work must be manually and carefully performed to avoid damaging the trunk and roots during the process, and preferably by a tree-service company using an Air-Spade® to avoid unnecessary root and/or trunk damage.

[2] A "root collar" is the distinct swollen area near the ground where buttress roots and the main trunk merge.

23. Fertilization may benefit a tree's health, vigor and appearance. If applied, however, soil samples should first be obtained to identify the pH levels and nutrient levels so a proper fertilization program can be established. I further recommend any fertilization is performed under the direction and supervision of a certified arborist, and in accordance with the most recent ANSI A300 Fertilization standards.

4.3 During Demolition, Grading and Construction

24. Any authorized access, digging or trenching within designated-fenced areas shall be by foot-traffic only, manually performed under supervision by the project arborist, and without the use of heavy equipment or tractors.

25. Take great care during demolition of existing hardscape (e.g. curb, gutter, walkway, walls, etc.) and other equipment/features to avoid damaging a tree's trunk, canopy, soil and roots within a TPZ, including ground underlying existing features. The removal of existing base material and roots ≥2 inches in diameter within a TPZ should only be performed under supervision of the project arborist. Additionally, where within a TPZ, base material being removed should be performed only under direction of the project arborist; in some instances, it may need to remain in place and utilized as the future base course to avoid significant root loss.

26. Great care must also be taken by equipment operators, including shoring operations, to position their equipment to avoid trunks and branches, including the scorching of foliage. Any tree damage or injury should be reported to the project arborist for review of treatment.

27. Avoid using tree trunks as winch supports for moving or lifting heavy loads, as well as for tying rope, cables, chains or other items around.

28. Construction scaffolding shall not extend into canopies, and where needed, reduced in width (e.g. 4 feet wide), or avoided altogether and a manlift used.

29. Excavation for built features within 10 feet of a TPZ should not involve the use of a backhoe (to avoid roots breaking and being damaged closer to the trunk than otherwise needed). Rather, a 1-foot wide trench should be manually dug along the

perimeter of where soil excavation will occur closest to the a tree's trunk, beginning ten feet from the TPZ, and down to the required subgrade depth (whichever is less). Roots encountered with diameters of ≥2 inches shall be cleanly severed by hand (at 90° to the direction of root growth) against the tree side of the trench. All soil beyond the trench (i.e. away from the tree) can then be mechanically excavated using heavy equipment, and remaining outside the fenced area(s). Alternatively, the use of a stump grinder could be utilized precisely where a curb/gutter and any overcut (12" max) will be established.

30. Avoid damaging or cutting roots with diameters of ≥2 inches without prior assessment by the project arborist. Should roots of this size be encountered, within one hour of exposure, they should either be covered by burlap that remains continually moist until the root is covered by soil. If they are approved for cutting, cleanly severe at 90° to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, the cut end either buried with soil or covered by a plastic sandwich bag (and secured using a rubber band, and removed just before backfilling). Roots encountered with diameters <2 inches and requiring removal can be cleanly severed at right angles to the direction of root growth.

31. Spoils created during digging shall not be piled or spread on unpaved ground within a TPZ. If essential, spoils can be temporarily piled on plywood or a tarp.

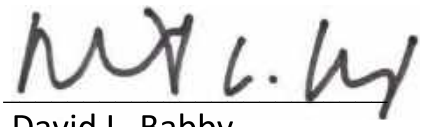
32. Digging holes for fence posts within a TPZ should be manually performed using a post-hole digger or shovel, and in the event a root ≥2 inches in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.

33. Excessive levels of dust accumulating on trunks and canopies during dry weather periods should be washed away if directed by the project arborist.

34. Avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. Herbicides should not be used within a TPZ; where used on site, they should be labeled for safe use near trees. Also, liming should not occur within 50 feet of a tree's canopy.

5.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein reflects my observations and/or measurements obtained from the ground and project site on 3/26/18 and 4/23/18.
- Condition and suitability ratings of dormant trees are subject to change once they can be observed following regrowth of new leaves.
- My observations were performed visually without probing, coring, dissecting or excavating.
- The assignment pertains solely to trees listed in Exhibit A, and I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed, that the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing recommendations provided in this report.
- Information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- Numbers shown on the aerial map in Exhibit B are intended to only roughly approximate the trees' locations and shall not be considered as surveyed points.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By:  Date: April 26, 2018

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B

EXHIBIT A:

TREE INVENTORY TABLE

(10 sheets)

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Heritage Tree	Offsite
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
1	American sweetgum (*Liquidambar styraciflua*)	18	60%	40%	Fair	Moderate	X	
Comments: Thin canopy with deadwood. Codominant leaders originate at 10' high and form a weak attachment.								
2	American sweetgum (*Liquidambar styraciflua*)	10	40%	20%	Poor	Low		
Comments: Old, extensively decayed wound where codominant leaders originate at 4.5' high. Declining with deadwood. Tussock moth infestation. Has a few partial girdling roots.								
3	American sweetgum (*Liquidambar styraciflua*)	13	20%	30%	Poor	Low		
Comments: Trunk bifurcates at 5.5' high, and the vast majority of the NE leader is dead. Old large cuts immediately below union of remaining leaders.								
4	Monterey pine (*Pinus radiata*)	26	60%	60%	Fair	Moderate	X	
Comments: Massive surface root extends ±15' west. Asymmetrical canopy grows away from #5's.								
5	Monterey pine (*Pinus radiata*)	21	60%	50%	Fair	Moderate	X	
Comments: Highly sinuous trunk with pronounced curvature/sweep.								
6	Monterey pine (*Pinus radiata*)	25	40%	30%	Poor	Low	X	
Comments: Trunk bifurcates into codominant leaders at 3.5' high, having a wide attachment. Narrow crown due to being pinched between #5 and 7. Declining with deadwood.								
7	Monterey pine (*Pinus radiata*)	23	50%	30%	Poor	Low	X	
Comments: Thin canopy and a leggy crown. Entire tree leans into site.								

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Heritage Tree	Offsite
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
8	Blue oak (*Quercus douglasii*)	28	60%	40%	Fair	High	X	
	Comments: Adjacent sidewalk bulbs out and is raised and cracked. Trunk bifurcates at 3.5' high, and the eastern leader is low growing and horizontal, with one of its limbs nearing 3.5' high. Extensive pruning, highly elevated over street with a thin interior.							
9	Monterey pine (*Pinus radiata*)	20	60%	80%	Fair	High	X	
	Comments: Extensive surface roots throughout planter.							
10	Monterey pine (*Pinus radiata*)	18	40%	50%	Poor	Moderate	X	
	Comments: Sparse, mostly one-sided canopy growing away from #11. Has a slight lean into site.							
11	Monterey pine (*Pinus radiata*)	17	50%	50%	Fair	Moderate	X	
	Comments: Thin canopy with deadwood.							
12	Valley oak (*Quercus lobata*)	12	70%	30%	Fair	Moderate		
	Comments: Asymmetrical canopy growing out from beneath #11 with pronounced sweep and a low canopy. Girdling root at base. Tussock moths.							
13	Coast live oak (*Quercus agrifolia*)	14	90%	40%	Fair	Moderate		
	Comments: Base spans fence line. Trunk bifurcates at 3' high and forms a weak attachment. Healthy tree with a full crown. Poor form.							
14	Monterey pine (*Pinus radiata*)	22	40%	40%	Poor	Low	X	X
	Comments: Offsite. Base is partly covered by juniper shrubs. Buried root collar (from soil). Sinuous leaders above where trunk bifurcates at 5.5' high. Excessive limb weight and deadwood.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Heritage Tree	Offsite
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
15	Monterey pine (*Pinus radiata*)	23	30%	40%	Poor	Low	X	X
	Comments: Offsite. Base is partly covered by juniper shrubs. Trunk bifurcates at 5.5' high. Buried root collar (from soil). Excessive limb weight and deadwood.							
16	Coast live oak (*Quercus agrifolia*)	10	80%	40%	Fair	Moderate		
	Comments: Crowded conditions beneath #15.							
17	Coast live oak (*Quercus agrifolia*)	8	40%	80%	Fair	Moderate		
	Comments: Sparse canopy. Buried root collar.							
18	Monterey pine (*Pinus radiata*)	28	20%	30%	Poor	Low	X	X
	Comments: Offsite. Excessive limb weight and a very sparse canopy with deadwood, including along top. Infested by red turpentine bark beetles.							
19	Monterey pine (*Pinus radiata*)	22	30%	30%	Poor	Low	X	X
	Comments: Offsite. Poor form with an asymmetrical, one-sided canopy growing away from #18. Leans south. Excessive limb weight. Infested by red turpentine bark beetles.							
20	Coast live oak (*Quercus agrifolia*)	9, 8	40%	60%	Poor	Moderate		
	Comments: At top of steep slope. The 8" trunk grows into property fence at a lean.							
21	Coast live oak (*Quercus agrifolia*)	8	70%	60%	Fair	Moderate		
	Comments: Trunk sweeps NE.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Heritage Tree	Offsite
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
22	Coast redwood (*Sequoia sempervirens*)	20	10%	10%	Poor	Low	X	X
	Comments: Offsite. Mostly dead, and for all practical purposes, can be considered dead. Base abuts fence at top of steep slope. Should be removed asap.							
23	Coast redwood (*Sequoia sempervirens*)	22	20%	20%	Poor	Low	X	X
	Comments: Offsite. Advanced decline and dying. Base abuts fence at top of steep slope.							
24	Coast live oak (*Quercus agrifolia*)	8	70%	40%	Fair	Low		
	Comments: Crowded conditions. Grows against fence and into site. Low branches begin at 4.5' high. Moderate to low suitability. Buried root collar.							
25	Coast live oak (*Quercus agrifolia*)	7	60%	40%	Fair	Moderate		
	Comments: Crowded conditions form a one-sided canopy growing away from #26. Sparse canopy. Moderate to low suitability.							
26	Aleppo pine (*Pinus halapensis*)	<15	60%	40%	Fair	Moderate		
	Comments: 14.9" trunk diameter. Trunk bifurcates at 14' high and forms a weak attachment between codominant leaders. Buried root collar.							
27	Aleppo pine (*Pinus halapensis*)	13, 11	50%	50%	Fair	Moderate		
	Comments: Formed by two trunks originating at grade. Thin canopy.							
28	Shamel ash (*Fraxinus uhdei)*	13	20%	30%	Poor	Low		X
	Comments: Offsite. Dying with large deadwood. Base abuts fence at top of slope.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Heritage Tree	Offsite
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
29	Red-ironbark eucalyptus (*Eucalyptus sideroxylon*)	28	70%	40%	Fair	Moderate	X	X
	Comments: Offsite. Codominant leaders at 7' high and forms a narrow angle of attachment. Excessive limb/branch weight over neighbor's side.							
30	Canary Island pine (*Pinus canariensis*)	16	40%	60%	Poor	Moderate	X	X
	Comments: Offsite. Dead top for several feet, caused this year. Thin canopy.							
31	Canary Island pine (*Pinus canariensis*)	18	30%	40%	Poor	Low	X	
	Comments: Dead top for ±6', and has numerous dead branches below. Buried root collar. Declining.							
32	Coast live oak (*Quercus agrifolia*)	<15	40%	40%	Poor	Low		
	Comments: 14.5" trunk diameter. Asymmetrical, has a nearly one-sided and sparse canopy. Leans uphill. Limb originates at 2.5' high and forms a weak attachment. Trunk near bottom of slope. Buried root collar. Elevated canopy.							
33	Coast live oak (*Quercus agrifolia*)	8, 7, 5	70%	40%	Fair	Moderate		
	Comments: Formed by three trunks originating at grade. Buried root collar. Near top of slope. Elevated canopy.							
34	Canary Island pine (*Pinus canariensis*)	7	60%	40%	Fair	Moderate		
	Comments: At bottom of slope. Crowded conditions and poor trunk taper.							
35	Coast live oak (*Quercus agrifolia*)	16	70%	40%	Fair	Moderate	X	
	Comments: Buried root collar. Multi-trunk structure begins near grade. Tussock moth.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Heritage Tree	Offsite
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
36	Coast live oak (*Quercus agrifolia*)	12	60%	30%	Poor	Moderate		
Comments: Arches over walk due to suppressed growth beneath #35 and 37. Has a low crown, leaders originating at 6' high with a wide attachment. Asymmetrical canopy.								
37	Coast live oak (*Quercus agrifolia*)	18	80%	40%	Fair	High	X	X
Comments: Offsite. Narrow, asymmetrical and dense canopy. Codominant leaders at ' high. Buried root collar.								
38	Aleppo pine (*Pinus halapensis*)	19	60%	40%	Fair	Moderate	X	
Comments: Large deadwood and excessive limb weight. Curved trunk. Originates at base of #39.								
39	Coast live oak (*Quercus agrifolia*)	16	70%	40%	Fair	Low	X	
Comments: Crowded conditions growing between #28 and 40. Tussock moths. Buried root collar.								
40	Valley oak (*Quercus lobata*)	24	60%	60%	Fair	High	X	
Comments: Asymmetrical and thin canopy growing away from #38 and 39. Thin interior with large deadwood and a low crown. Buried root collar.								
41	Coast live oak (*Quercus agrifolia*)	18	60%	40%	Fair	Moderate	X	
Comments: Basal wound along the west side, and a 14" tall wound along the north side. Slight lean east. Asymmetrical canopy growing towards SW and E. Significant tussock moth population. Buried root collar. On slope.								
42	Coast live oak (*Quercus agrifolia*)	19	70%	40%	Fair	Moderate	X	
Comments: Vertical narrow form. On slope. Codominant leaders originate at 6' high and forms a weak attachment. Significant tussock moth population.								

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Heritage Tree	Offsite
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
43	Coast live oak (*Quercus agrifolia*)	26	70%	60%	Fair	High	X	
	Comments: Low scaffold limb grows to west at 4' high. Asymmetrical canopy growing away from #42. Multi-leader structure. Deadwood. Significant tussock moth infestation.							
44	Coast live oak (*Quercus agrifolia*)	20	50%	30%	Poor	Moderate	X	X
	Comments: Offsite. Thin and sparse canopy. Multi-leader low crown with irregular form. Trunk leans east and has a leggy crown. Tussock moths.							
45	Valley oak (*Quercus lobata*)	21	40%	40%	Poor	Moderate	X	X
	Comments: Offsite. Thin canopy, watersprouts comprising the vast majority of foliage within the crown's interior. Tussock moths. Deadwood.							
46	Valley oak (*Quercus lobata*)	25	60%	50%	Fair	Moderate	X	X
	Comments: Offsite. Base is within 10" from wood wall. Asymmetrical canopy growing away from #47. Low canopy with deadwood. Buried root collar along eastside. Limited lateral root growing environment.							
47	Coast live oak (*Quercus agrifolia*)	25	60%	40%	Fair	Moderate	X	X
	Comments: Offsite. Base is 2.5' from wall. Structure formed by three codominant leaders at 3.5' high, a steel cable is between the two largest. Grows partly beneath #46, and has a low canopy with deadwood. Buried root collar. Tussock moths. Leans SE.							
48	Purple-leaf cherry plum (*Prunus c*. 'Atropurpurea')	10	60%	40%	Fair	Moderate		
	Comments: Tussock moths. Watersprouts comprise foliage within crown's interior. Limbs originate 4'.							
49	Purple-leaf cherry plum (*Prunus c*. 'Atropurpurea')	9	60%	30%	Poor	Moderate		
	Comments: Tussock moths. Watersprouts comprise foliage within crown's interior. Limbs originate 2.5'.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Heritage Tree	Offsite
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
50	Purple-leaf cherry plum (*Prunus c* . 'Atropurpurea')	9	70%	40%	Fair	Moderate		
	Comments: Tussock moths. Watersprouts comprise foliage within crown's interior. Limbs originate 2'.							
51	Purple-leaf cherry plum (*Prunus c* . 'Atropurpurea')	9	70%	30%	Fair	Moderate		
	Comments: Tussock moths. Watersprouts comprise foliage within crown's interior. Limbs originate <2'.							
52	Evergreen pear (*Pyrus kawakamii*)	12	60%	30%	Poor	Low		
	Comments: Highly elevated canopy with deadwood at top. Leans west. Tussock moths. Base is covered by jasmine groundcover.							
53	European white birch (*Betulus pendula*)	10	50%	30%	Poor	Low		
	Comments: Leans N away from adjacent building and towards parking lot. Along gentle slope. Girdling root at base. Deadwood, including a broken branch hinged over lot. Watersprouts along trunk. Codominants at 13' high form a narrow angle of attachment.							
54	European white birch (*Betulus pendula*)	14	30%	40%	Poor	Low		
	Comments: Leans N away from adjacent building and towards lot. Notable decline and deadwood. Weak attachments throughout tree.							
55	European white birch (*Betulus pendula*)	12	50%	40%	Poor	Moderate		
	Comments: Leans N away from adjacent building and towards lot. Along gentle slope. Deadwood at top and has a very thin canopy. Moderate to low suitability.							
56	Evergreen pear (*Pyrus kawakamii*)	14	50%	40%	Poor	Moderate		
	Comments: Thin canopy with deadwood.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Heritage Tree	Offsite
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
57	Evergreen pear (*Pyrus kawakamii*)	13	60%	40%	Fair	Moderate		
	Comments: Trunk leans east towards lot and away from adjacent birch. Deadwood.							
58	European white birch (*Betulus pendula*)	6	40%	50%	Poor	Moderate		
	Comments: Old decay wounds along trunk. Trunk bifurcates at 9' high. Crown leans away from adjacent building.							
59	European white birch (*Betulus pendula*)	6	50%	50%	Fair	Moderate		
	Comments: Leans away from adjacent building.							
60	European white birch (*Betulus pendula*)	6	30%	40%	Poor	Low		
	Comments: Has a slight lean away from adjacent building. Significant decline with deadwood.							
61	European white birch (*Betulus pendula*)	5	10%	20%	Poor	Low		
	Comments: Old wound 4' high, seemingly from enveloping a rubber strap for previous support stakes. Within several feet from edge of raised planter, and a few feet from water meter. Advanced decline with large deadwood. Nearly dead.							
62	European white birch (*Betulus pendula*)	6	40%	40%	Poor	Low		
	Comments: Sparse canopy with deadwood.							
63	European white birch (*Betulus pendula*)	7	30%	30%	Poor	Low		
	Comments: Significant decline, including a dead top. Leans away from adjacent building and #62.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Heritage Tree	Offsite
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)			
64	Japanese maple (*Acer palmatum*)	5, 4	70%	40%	Fair	Moderate		

Comments: Two trunks originate near grade. Very high canopy. Crowded conditions and grows away from #65 and adjacent building.

65	Japanese maple (*Acer palmatum*)	6, 5	60%	40%	Fair	Moderate		

Comments: Two trunks originate at 11" high. Crowded conditions and grows away from adjacent building.

EXHIBIT B:

AERIAL MAP

(1 sheet)

2180 SAND HILL ROAD

Menlo Park, California

EXHIBIT C:

PHOTOGRAPHS

(10 sheets)

Photo Index

Page C-1: Trees #1 thru 7

Page C-2: Tree #8

Page C-3: Trees #9 thru 14

Page C-4: Trees #15 thru 26

Page C-5: Trees #27 thru 38

Page C-6: Trees #38 thru 44

Page C-7: Trees #45 thru 47

Page C-8: Trees #48 thru 55

Page C-9: Trees #56 thru 60

Page C-10: Trees #58 thru 65

#1

#1
#2
#3

#1
#2
#3

#4

#4
#5

#6
#5
#7

#6
#7

#8

#8

#8

#8

#8

#9
#10

#10
#9

#10
#11
#9

#10
#11
#12

#10
#11
#9
#12

#13

#14

#15
#16

#17

#18

#18
#19

#20
#21

#22
#23

#26
#24
#25

#27

#29
#28

#30
#31

#33
#32
#34

#35

#36

#37
#36

#38

#38
#39

#38
#39
#40

#41

#42
#43

#44

#45

#46
#47

#47

#46

#47

#48

#49

#50
#51

#52

#53
#54

#55
#54

#56

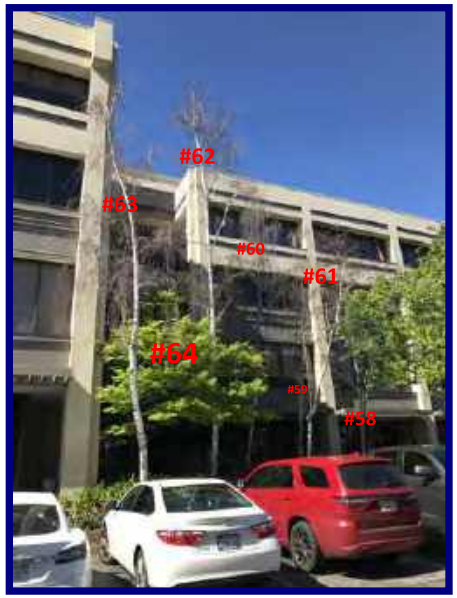
#57

#59
#58

#58
#59

#60

#60
#59


#62
#63
#60
#61
#64
#59
#58

#64
#65

#65
#64

STAFF REPORT

Planning Commission
Meeting Date: **11/5/2018**
Staff Report Number: **18-095-PC**

Regular Business: **Review of Draft 2019 Planning Commission Meeting Dates**

Recommendation

Staff recommends that the Planning Commission provide feedback on the proposed 2019 Planning Commission calendar, included as Attachment A.

Policy Issues

Review of the draft Planning Commission calendar does not raise any particular policy issues.

Background

Each year, the Planning Commission reviews the Planning Commission calendar for the upcoming year.

Analysis

Attachment A identifies the proposed 2019 Planning Commission meeting dates. The proposed meeting dates were selected with consideration of the following factors:

- Typical schedule of two meetings per month;
- City holidays and other noted celebrations and religious holidays;
- Avoidance of back-to-back meetings; and
- Preferred Planning Commission packet release during a week when City Hall is open on Friday to allow more time for staff to respond to questions before the meeting.

At times, the Planning Commission may also need to schedule a study session or special meetings. These meetings can be scheduled on as needed basis, and therefore, have not been identified on the calendar.

The 2018 Planning Commission calendar inadvertently included a meeting on Columbus Day. In addition to the above listed factors, the draft 2019 Planning Commission calendar takes into account the Columbus Day holiday, which while not a City holiday, is observed by the local school districts and some government and private sector organizations. At the November 5 meeting, the Commissioners should be prepared to discuss their schedules to determine if any modifications are needed to the draft schedule. Staff recognizes that schedule conflicts may arise in the future, but if the Commission can determine if any meeting dates would result in a lack of a quorum, these dates should be avoided now. For example, if a Planning Commissioner is aware of a particularly problematic conflict with a local school break, that can be discussed at this meeting.

The Planning Commission may make a formal motion/second and vote to approve the draft calendar (with

or without revisions), or Commissioners may provide individual input for staff to review and finalize administratively. Once the Commission has approved the 2019 meeting dates, staff will provide the City Clerk with the information and update the City's webpage.

Impact on City Resources

Review of the draft Planning Commission calendar does not affect City resources.

Environmental Review

Review of the draft Planning Commission calendar is not a "project" under the California Environmental Quality Act (CEQA), and thus no environmental review is required.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

A. Draft 2019 Planning Commission Calendar

Report prepared by:
Kyle Perata, Acting Principal Planner

PLANNING COMMISSION

DRAFT MEETING DATES FOR 2019

January

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

February

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

March

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20*
21*	22	23	24	25	26*	27*
28	29	30				

May

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9*	10*	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August

S	M	T	W	T	F	S
				1	2	3
4	5	6	8	7	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30*					

October

S	M	T	W	T	F	S
		1*	2	3	4	5
6	7	8	9*	10	11	12
13	14*	15*	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

PC MEETINGS CITY HALL CLOSED CITY HOLIDAYS

SPECIAL MEETINGS WILL BE SCHEDULED AS NEEDED

Legend

PC Meetings

City Hall Closed

City Holidays

Jewish Holidays

Date	Jewish Holidays
Apr. 20-27	Passover *(no work permitted on 4/20; 4/21; 4/26 & 4/27)*
Jun 9-10	Shavuot
Sept. 30 - Oct. 1	Rosh Hashanah
Oct. 9	Yom Kippur
Oct. 14-20	Sukkot *(no work permitted on 10/14 & 10/15)*
Dec. 23-30	Chanukah/Hanukkah

Note:
**No work is permitted*

October 14 - Columbus Day

Date	School Breaks
Dec. 24 - Jan 8	Winter Break
Feb. 18 - 22	Mid-Winter Break
Apr. 1-5	Spring Break

Date	City Hall Holidays
Jan. 1	New Year's Day
Jan. 21	Martin Luther King Day
Feb. 18	President's Day
May 27	Memorial Day
July 4	Independence Day's observed
Sept. 2	Labor Day
Nov 11	Veterans Day
Nov 28-29	Thanksgiving
Dec. 24	Christmas Eve
Dec. 25	Christmas Day