



REGULAR MEETING AGENDA

Date: 6/3/2019
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 May 20, 2019, Planning Commission meeting. ([Attachment](#))

F. Public Hearing

- F1. Use Permit/Chris Dolan/119 Baywood Avenue: 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 front-loading one-car garage and adjacent uncovered space on a substandard lot with respect to lot area and width in the R-1-U (Single-Family Urban Residential) zoning district. Two heritage-size tree of heaven trees are proposed for removal. ***Continued by the Planning Commission at the May 6, 2019 meeting.*** ([Staff Report #19-042-PC](#))
- F2. Use Permit/Flury Bryant Design Group/958 Hobart Street: Request for a use permit for excavation within the required right side setback for a basement light well and rear setback for a mechanical automobile turntable, in association with a new one-story residence with a basement in the R-1-S (Single Family Suburban Residential) district. ([Staff Report #19-043-PC](#))

- F3. Use Permit/Sally and Barry Karlin/308 Arbor Road:
Request for a use permit to demolish an existing one-story residence and detached garage, and construct a new two-story residence with an attached garage and a basement on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district. One heritage sized Siberian elm tree is proposed to be removed as part of the project.
([Staff Report #19-044-PC](#))

F4 and G1 are associated items with a single staff report

- F4. Environmental Impact Report (EIR) Scoping Session/Rich Truempler/162-164 Jefferson Drive:
Request for a conditional development permit amendment, architectural control, below market rate housing agreement, and environmental review to construct a new four-story office building, approximately 249,500 square feet in size, and a new four-story parking structure. The new office building and parking structure would be constructed on a parcel with two existing four-story office buildings, each of which is approximately 130,000 square feet in size. The property is located in the O-B (Office, Bonus) zoning district. The total existing and proposed office development on the parcel would be approximately 510,000 square feet of gross floor area with a total proposed floor area ratio (FAR) of 88 percent for the project site. The proposal includes a request for an increase in height and FAR under the bonus level development provisions in exchange for community amenities. ([Staff Report #19-045-PC](#))

G. Study Session

- G1. Study Session/Rich Truempler/162-164 Jefferson Drive:
Request for a conditional development permit amendment, architectural control, below market rate housing agreement, and environmental review to construct a new four-story office building, approximately 249,500 square feet in size, and a new four-story parking structure. The new office building and parking structure would be constructed on a parcel with two existing four-story office buildings, each of which is approximately 130,000 square feet in size. The property is located in the O-B (Office, Bonus) zoning district. The total existing and proposed office development on the parcel would be approximately 510,000 square feet of gross floor area with a total proposed floor area ratio (FAR) of 88 percent for the project site. The proposal includes a request for an increase in height and FAR under the bonus level development provisions in exchange for community amenities. ([Staff Report #19-045-PC](#))

H. Informational Items

- H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.
- Regular Meeting: June 24, 2019
 - Regular Meeting: July 15, 2019
 - Regular Meeting: July 29, 2019

I. Adjournment

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.

For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

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.

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REGULAR MEETING MINUTES – DRAFT

Date: 5/20/2019

Time: 7:00 p.m.

City Council Chambers

701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Andrew Barnes called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Barnes (Chair), Chris DeCardy, Michael Doran, Camille Kennedy, Henry Riggs (Vice Chair), Michele Tate

Absent: Katherine Strehl

Staff: Deanna Chow, Assistant Community Development Director; Chris Lamm, Assistant Public Works Director; Kaitie Meador, Senior Planner; Matt Pruter, Associate Planner; Kyle Perata, Principal Planner; Cara Silver, Assistant City Attorney

C. Reports and Announcements

Principal Planner Kyle Perata said the City Council at its May 21, 2019 meeting would review the Sharon Hills Conditional Development Permit Amendment that the Planning Commission previously reviewed and recommended approval to the City Council. He said also at that meeting the Council would consider the Willow Village Environmental Impact Report (EIR) contract and authorizing a consultant to start the environmental review process.

Chair Barnes asked what the Planning Commission's role and City Council's role would be for the Willow Village project. Principal Planner Perata said the project included a number of entitlement requests that would require City Council action and the Planning Commission would be the recommending body. He said the Planning Commission would be involved throughout the EIR process and as its final action would make an overall recommendation on the project and the EIR to the City Council.

D. Public Comment

Chair Barnes opened for public comment after conclusion of item F1. He closed public item as there were no speakers

E. Consent Calendar

Commissioner Henry Riggs said he had minor edits to the meeting minutes of May 6, 2019 that he emailed to staff. He moved to approve the consent calendar with his suggested modifications to

the May 6, 2019 meeting minutes. Commissioner Camille Kennedy seconded the motion.

- E1. Approval of minutes from the April 29, 2019, Planning Commission meeting. ([Attachment](#))

ACTION: Motion and second (Riggs/Kennedy) to approve the minutes from the April 29, 2019 Planning Commission meeting as submitted; passes 6-0-1 with Commissioner Katherine Strehl absent.

- E2. Approval of minutes from the May 6, 2019, Planning Commission meeting. ([Attachment](#))

ACTION: Motion and second (Riggs/Kennedy) to approve the minutes from the May 6, 2019 Planning Commission meeting with the following modifications; passes 6-0-1 with Commissioner Strehl absent.

- On page 1 under Roll call and on page 2 in ACTION, correct Commissioner Strehl's first name to read "Katherine."
- On page 8, following the 3rd paragraph, insert "Responding to Vice Chair Barnes, Commissioner Riggs clarified that his suggestion of a low wall was meant as an example of a way to integrate the garage facade, not as a preferred design."

F. Public Hearing

- F1. Use Permit Revision/Hai Do/445 Oak Court:

Request for a revision to a previously approved use permit to demolish a single-story residence and detached garage and construct a new two-story residence including a basement, detached garage, and secondary dwelling unit on a substandard lot with regard to lot width, located in the R-1-U (Single-Family Urban Residential) zoning district. The proposed revision includes modifications to the front entryway to include a new awning and front door. ([Staff Report #19-037-PC](#))

Staff Comment: Senior Planner Kaitie Meador said she had no changes to the staff report noting that the applicant was present and wanted to make a short presentation.

Applicant Presentation: Brian Nguyen said during the recent rains it became clear that their front entryway was not designed well for pedestrian access and protected from sun exposure. He said to resolve those issues they were proposing to revise the use permit to add a shallow awning, three feet in depth, which would not add to the building coverage or floor area limit. He said implementing a flat, horizontal awning would not work well with the original arched front door, so they were proposing a rectangular door. He said he took the proposed revisions to his neighbors and received favorable responses.

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

Commission Comment: Commissioner Riggs said he was disappointed in the proposed revision as the arched door was an integral part of the originally approved design. He said arched entries were typically recessed deeper to provide shelter and noted that the project entry was shallow. He said an improvement might be made moving the door one foot into the entry hall. Mr. Nguyen said they considered that but that did not solve that their front façade was flush with nowhere to put a gutter. Replying to Commissioner Riggs, Mr. Nguyen said the roof did not protrude over the front entry. Commissioner Riggs said his concern was aesthetics. He said the windows in the proposed door

and sidelights definitely departed from the Spanish design theme and that the Commission's support of the original use permit was due to the consistency of the design. He said also it seemed the applicant had another solution. He said the applicant mentioned sun protection for the front door, but it faced nearly direct north so sun would not be an issue.

Commissioner Michael Doran said he agreed with Commissioner Riggs in that he preferred the original design. He said although the revised design was less good, it was not objectionable.

Chair Barnes said the proposed revision was perfectly fine. He moved to approve the revised use permit as recommended in the staff report. Commissioner Kennedy seconded the motion.

ACTION: Motion and second (Barnes/Kennedy) to approve the item as recommended in the staff report; passes 6-0-1 with Commissioner Strehl 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. 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 Metro Design Group, consisting of 21 plan sheets, stamped received on April 19, 2019, and approved by the Planning Commission on May 20, 2019, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

- f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
- g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and project arborist reports.

Principal Planner Perata asked Chair Barnes about general public comment for items not on the agenda. Chair Barnes noted his omission of the item and opened for public comment under agenda item D.

F2. Use Permit/Anuj Suri/631 College Avenue:

Request for a use permit to demolish an existing one-story single family residence with a detached garage and construct a new two-story single family residence with a basement and attached garage on a substandard lot with regard to lot width in the R-1-U (Single Family Urban Residential) zoning district. As part of the project, the applicant proposes to remove one heritage sized flowering magnolia tree. ([Staff Report #19-038-PC](#))

Staff Comment: Associate Planner Matt Pruter referred to page 2 of the staff report noting that the zoning district was incorrectly labeled as R-1-S and was R-1-U. He said that global change should be applied. He said the applicant and architect would be available via telephone in addition to a project representative present in the Chambers.

Applicant Presentation: Planner Pruter confirmed that Bob Boles, Beausoleil Architects, was on the telephone.

Anuj Suri said he was the property owner and he intended this project to be traditional with the architecture on the project street and neighborhood. He said in addition to the architect Bob Boles attending via telephone that Barbara, a designer, was present.

Barbara Hoskinson said that she had worked as a designer with the Boles for some time. She said she had not prepared the plans but had reviewed them regarding the possible concern with the proposed stairwell window. She presented some photos related to the stairwell that she said showed the elevation of the impacted property at 641 College Avenue. She said the stairwell window would align with a window that was obscured on the neighboring property. She said the bottom of the stairwell was not at the second-floor finished floor height but was at the first-floor ceiling height. She said they were willing if the Commission desired to bring the bottom of the stairwell window up above the second-floor finished floor height.

Bob Boles said a person standing at the upper stair landing would be about 10 feet away from the stairwell window so their slice of view was rather narrow and would include a view of roof and a tiny slice of a small window on the opposite house. He said they were willing to make the window shorter and raise the sill height if necessary.

Chair Barnes opened the public hearing.

Public Comment:

- Margery Abrams, 611 College Avenue, said she and other neighbors had not realized until recently that the magnolia tree was proposed for removal. She said they hoped the applicant would find a way to save the magnolia tree. She said they thought the driveway could be constructed such that the tree would not need to be removed.

Chair Barnes closed the public hearing.

Commission Comment: Commissioner Chris DeCardy asked if the architect could address the magnolia tree. Mr. Boles said the existing walkway was narrow and the proposed driveway would have to be wide enough for two cars, which would cover a lot more of the dripline area for the magnolia tree. He said the existing walkway was three to four inches of concrete sitting at grade and had been there a long time, so the tree had grown up around it. He said for the driveway installation they would need to remove the walkway paving and about six to eight inches of soil, and then compact base rock. He said the magnolia tree's roots would be considerably impacted by that. He said they were trying to protect the camphor tree, a much larger tree, on the left side of the property. He said if they also had to protect the magnolia tree on the right side of the property there was no reasonable way to get onto the property for construction.

Mr. Suri said the magnolia tree had shallow roots and the driveway required compacted base rock. He said the completed driveway would be very close to the magnolia tree and its branches expanded on the front of the house, which would make it harder for cars to get into the driveway.

Commissioner Riggs said the magnolia tree was very lovely. He said that a 10-foot curb cut could possibly provide access to the two-car driveway. He said one-third of a tree's surface roots could be removed per season. He said though it appeared that a car would have to maneuver to get past the tree trunk. He said looking at section sheet A4.1 and measuring the setback of the adjacent property he found that the stairwell window would have full view of all the neighbor's small windows. He said it appeared the sill of the clear glass in the stairwell needed to be somewhere from 24 inches to 30 inches above the floor line. He said a different kind of glass could be used below that line.

Chair Barnes said he thought the project was approvable and was contextually in line with the neighborhood. He moved to approve the project.

Commissioner Riggs said he would like to make the second if Chair Barnes was willing to support a modification for the stairwell window. He said they had not discussed a location for the replacement tree for the magnolia tree. Chair Barnes said the replacement tree was identified in the staff report as a 24-inch box in the back of the property. Commissioner Riggs said his intent was for the replacement tree to be planted in the front but further away than the existing tree from the driveway.

Chair Barnes said Commissioner Riggs' desired modifications included addressing the stairwell window. He accepted that modification and said staff could work that out with the applicant. Planner Pruter asked if the desired modification might be restated. Commissioner Riggs said the window in the stairwell, which was seven feet tall, provided a complete view of the neighbor's 30-inch square window. He said it appeared if the window sill were brought up somewhere in the range of 24 inches to 30 inches above floor line that would avoid the privacy conflict or the window

if separated into vision and obscure glass at that point might solve the privacy issue. Planner Pruter confirmed with Commissioner Riggs that the line would be drawn at the finished second floor. Chair Barnes said he accepted that modification. He said the second part of Commissioner Riggs' related to the magnolia tree. Commissioner Riggs said if there was no Commission interest in removing some of the roots of the magnolia tree and trying to preserve it then he suggested conditioning a replacement tree roughly in the location of the magnolia tree. He said he wanted to see it in the front, close to the property line, but would leave it to the property owner where it would be most suitable and attractive.

Commissioner Michele Tate said she supported Commissioner Riggs to preserve the magnolia tree.

Chair Barnes said he accepted the proposed modified conditions related to the stairwell and the specified tree replacement for the magnolia tree to be planted in the front yard of the house.

Commissioner DeCardy said he supported discussion to save the magnolia tree. He said however if both the camphor and magnolia were to be preserved that it would be hard to move construction materials, which as an argument for the magnolia tree's removal was more compelling to him. He said that planting a more mature tree such as a 30-, 36-, 48-inch box tree, in conjunction with the driveway installation, was desirable so neighbors would not have to wait to get the benefits of the tree replacements. He said he would prefer that the 24-inch Coast live oak be planted in the rear and an additional mature tree be planted in the front.

Replying to Chair Barnes, Principal Planner Perata said that the box size requirement for replacement trees was 15 gallon container size for single-family residential development and the applicant had offered to do a larger box tree for the replacement. He said he had not seen many 36-inch box trees for similar development and none larger than that except for the one the Planning Commission conditioned recently on another project.

Chair Barnes said he was disinclined to require anything larger than the 24-inch box size proposed. He said the motion was to address the stairwell window as earlier stated and plant one replacement tree in the front and one in the back of the property at the proposed 24-inch box size tree.

ACTION: Motion and second (Barnes/Riggs) to approve the item with the following modifications; passes 6-0-1 with Commissioner Strehl 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 Beausoleil Architects, consisting of 21 plan sheets, dated received May 8, 2019, and approved by the Planning Commission on May 20, 2019, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
 - f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
 - g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by John J. Leone, dated received April 30, 2019
- 4. Approve the project subject to the following project-specific conditions:**
- a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans demonstrating the right-side stairwell window leading to the second floor to be no less than 24 inches above the second finished floor level, and either remove or obscure the glass for any portion of the window below that point, subject to review and approval of the Planning Division.**
 - b. Simultaneous with the submittal of a complete building permit application, the applicant shall plant one 24-inch box replacement tree in the rear yard and one additional replacement tree in the front yard to compensate for the removal of the heritage flowering magnolia tree, with the desired placement of the front yard replacement tree to be along the right side and near the location of the heritage flowering magnolia tree. This condition is subject to the review and approval of the Planning Division.**

- F3. Use Permit and Minor Subdivision/Jeff Huber/10 Maywood Lane and 8 Maywood Lane: Request for a use permit to construct a basement and a new addition, including an attached three-car garage, to an existing three-story, single-family residence that is nonconforming with respect to height in the R-1-S (Single Family Suburban Residential) district. The value of the proposed work would exceed 50 percent of the replacement value of the structure within a 12-month period and therefore requires Planning Commission approval of a use permit. The proposal involves additional requests for the property addressed 10 Maywood Lane, including a use permit request for excavation into the required left-side setback for a proposed light well and a use permit request to modify the secondary dwelling unit front setback, reducing the setback to 11 feet, 8 inches, where a minimum of 20 feet is required. The project includes a minor subdivision to reconfigure property lines and create three parcels from two existing parcels. *Withdrawn by applicant*

Item was withdrawn by applicant.

G. Regular Business

- G1. 2019-20 Capital Improvement Plan/General Plan Consistency: Consideration of consistency of the 2019-20 projects of the Five-Year Capital Improvement Plan with the General Plan. ([Staff Report #19-039-PC](#))

Staff Comment: Assistant Public Works Director Chris Lamm said the Commission was requested to adopt a resolution determining that the Capital Improvement Plan (CIP) projects for the upcoming fiscal year were consistent with the General Plan. He said the CIP was the community's vision for both short- and long-range development, maintenance and improvement of the City's infrastructure. He said the attachment to the resolution listed 33 projects set to receive funding in the upcoming fiscal year. He said projects that had received prior funding or were scheduled to receive funding in future years were not listed in the attachment but considered part of the Five-Year CIP. He said the 2019-20 projects represented about \$24 million investment into the community in categories such as facilities, environment, parks, storm water, streets and sidewalks, transportation and water.

Questions of Staff: Commissioner DeCardy confirmed with Mr. Lamm that the Commission's mandate was to look at the list of projects attached to the resolution and make a determination on its consistency with the General Plan.

Commissioner Riggs said the list showed a Traffic Signal Modifications Project and a Transportation Projects – Minor that included a certain level of traffic signal modifications. He said a number of intersections had dedicated left turn lights but not all had sufficient sensors to regulate the protected left turn. He noted an extended left turn from Marsh Road westbound onto Bay Road as an example. He asked if that would fall under the minor transportation projects. Mr. Lamm said that type of project would probably fall under either category. He said both were set up as annual projects with funding annually. He said the intersection signal improvements were meant to build funds for a number of years and do bigger projects. He said a lower cost project would fall under Transportation – Minor. Commissioner Riggs said his question centered on how responsive the City could be to intersection signal lights that were not synchronized well and if that was supported with the Transportation Projects – Minor. Mr. Lamm said to some extent. He said the City had on call signal maintenance contracts primarily to do system maintenance. He said if new infrastructure

or loops were required to be installed then it would fall under the category of Transportation Projects – Minor.

Chair Barnes opened for public comment.

Public Comment:

- Fran Dehn, Chamber of Commerce, said Downtown Parking Plazas 7 and 8 Renovations were projects sorely needed. She said she would like both to be accelerated but it was indicated that the work was to be coordinated with the Downtown Parking Utility Underground Project. She said she could not find anything on the Downtown Parking Utility Underground Project and was concerned if the Parking Plazas 7 and 8 Renovations were dependent upon the other project's completion as it was not funded this year. She said she hoped the parking plaza renovations were done this fiscal year.

Chair Barnes closed public comment.

Commission Comment: Replying to Chair Barnes, Mr. Lamm said that of the 33 projects listed about one-third of those were annual projects receiving funding every year. He said about another third were projects already existing in the CIP and were entering a new phase and the rest were new projects receiving funding for the first time. He said many of those projects came out of the City Council's priorities and goal setting sessions.

Chair Barnes referred to the Transportation Master Plan. Mr. Lamm said the Transportation Master Plan was one of the guiding master plan documents that had a number of projects as a result. He said once the Transportation Master Plan was finalized and adopted that the City would pursue a number of projects from it as various funding sources to accomplish them.

Chair Barnes said he would like to see a heat map of where projects and funding were allocated across the City. He said some of that was citywide and others very neighborhood specific. He asked about the Downtown Parking Utility Underground Project. Mr. Lamm said the undergrounding project was a proposed use of PG&E Rule 28 funding. He said the Public Utilities Commission required PG&E to set aside funds for overhead lines to be undergrounded. He said each city received an annual allocation. He said the City had saved up a number of years' worth of those allocations. He said previously the City Council had identified the downtown parking plazas as a potential location but had not created the utility undergrounding district. He said that was a project that would coincide with the downtown parking improvements when they occurred.

Commissioner Tate said regarding the undergrounding of utilities that the City needed to be more concerned with doing that in the neighborhoods rather than in the parking plazas. She asked about efforts to fund and underground utility lines in the Belle Haven neighborhood. Mr. Lamm said the Council would receive an informational item in a few months that would provide more information on the overall use of the PG&E funding, which information he did not have at this time.

Commissioner Riggs said he had also been questioning why funding for undergrounding was going to parking lots and not neighborhoods. He said Lorelei Manor was a similar aged neighborhood as Belle Haven, and its mature trees were badly pruned by PG&E He crews. He asked how they could influence how the funds for undergrounding utilities were used. Mr. Lamm said he would need to defer to the future Council report he had mentioned.

Commissioner Kennedy noted Chair Barnes' comment to get a heat map and posed some questions as to how investment in the City was perceived and how funding was allocated and to be shown in more detail. Mr. Lamm said the idea to show where the projects were by value and by number was a worthwhile effort to look into. He said the details of it would need to be well thought out in terms of how and what information was presented.

ACTION: Motion and second (Barnes/Kennedy) to adopt Resolution 2019-02 Determining that the Five-Year Capital Improvement Plan's projects for Fiscal Year 2019-20 are consistent with the General Plan; passes 6-0-1 with Commissioner Strehl absent.

H. Study Session

H1. Use Permit and Architectural Control/David Claydon/555 Willow Road:

Request for a study session for a 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. ([Staff Report #19-040-PC](#))

Staff Comment: Senior Planner Meador said five additional comment emails from the public had been received earlier in the day and were distributed at the dais.

Questions of Staff: Commissioner Riggs asked about the status of the Willow Road plan line and if it related to this project. Planner Meador said there were no plans to implement the Willow Road plan line at this time and it would not be dedicated as part of the subject property at this time.

Chair Barnes asked for clarity on the process for this project. Planner Meador said in 2014 the City received an initial project application that included renovations to the existing office building to create two apartment units. She said that proposal was brought to the Planning Commission as a study session item where feedback was provided. She said some time elapsed before a resubmittal was made in 2016 based on the 2014 feedback. She said since then staff had been working with the applicant reviewing and commenting on several subsequent submittals. She said the applicant wanted a study session with the Planning Commission before moving ahead with additional review by City staff.

Chair Barnes confirmed with Planner Meador that the project description letter included in the packet from 2016 was the most recent one. He asked whether in the last 10 years the City had approved any boardinghouse projects. Planner Meador said it had not to staff's knowledge. Chair Barnes asked when the office building was last occupied. Planner Meador said staff did not have that information, but the property owner would be able to respond. Replying to Chair Barnes, Planner Meador said she had searched the property for Code Enforcement cases and there had been approximately 21 cases since 2003, primarily related to overgrown weeds, trash and graffiti on the office building. She said the Code Enforcement Officer said typically the property owner would comply with such complaints within a week and resolve them. She said one ongoing Code Enforcement case was the dilapidation of the office building and the need for it to be removed, which was pending the development proposal. Chair Barnes asked irrespective of the project

proposal if there was a time by which the office building needed to be demolished. Planner Meador said that was not defined and would require City Attorney counsel.

Commissioner Doran questioned consideration of the concept of a boardinghouse as one residential unit. Planner Meador said a residential unit was based on the number of kitchens and this proposal had one kitchen, which was why it was considered one residential unit. Replying further to Commissioner Doran, Planner Meador said the zoning ordinance had a specific definition for boardinghouse so it would not be considered a single-family residence in implementing the development regulations.

Applicant Presentation: David Claydon, project applicant, said the need for this type of accommodation was great. He said the tenants living there would have a year's lease and furnish their rooms. He said they were trying to create an atmosphere where they hoped to get visiting academics, students or possibly businesspeople as well as older, single people who needed a place to live. He said they were focusing on the community spirit of the building by providing a large communal space for cooking and eating with a lounge area. He said they would also provide an area for a garden.

Mr. Claydon said the lot was oddly shaped and a panhandle out onto Coleman Avenue. He said the existing restaurant was to continue and remain in use. He said he believed the proposal was massed and laid out to complement the area that was primarily high-density apartment buildings. He provided a site plan visual showing a six-foot wall along Willow Road behind which was a garden area and terrace. He said a manager would live onsite, the site would be accessible, and entry would be controlled by electronic entry system. He said the building would be concrete. He said they thought parking was adequate with the expectation that car ownership would decrease in the future. He said solar panels would be on the main roof and the goal was to make the building very energy efficient. He said the air conditioning units in each room would be solar powered.

Commissioner DeCardy asked if a tenant would be allowed to sublease or in some way not occupy themselves for the course of the lease year. Someone spoke off microphone and said that sublease was not allowed.

Commissioner Kennedy asked if the applicant had a sense of the lease amount. Antonio Castillo said he managed two properties like this proposal in Berkeley except there were 50 bedrooms, one common kitchen and one common living room, located at walking distance to the UC Berkeley campus. He said both properties had live-in managers. He said the properties were very successful in terms of quality of life for the students and the community that was built. He said the rent in Berkeley was based on the market value of Berkeley student housing and they would need to do market analysis in this proposal area. Commissioner Kennedy said they must have some approximate idea of the lease amount. Chair Barnes suggested they get back to that question after public comment.

Chair Barnes asked how long the building had been vacant. Mr. Claydon conferred with someone in the audience but what was said was not picked up by the microphone.

Commissioner Tate said if her recollection was accurate that the building had been last occupied in the early 1980s.

Chair Barnes opened public comment.

Public Comment:

- Peter Edmunds, Santa Margarita Avenue, said his home was about three blocks from the project, and outside the noticing area. He said listening to the property owner and taking the proposal at face value, he thought it was a good idea. He said the proposed use aligned with the use of many of the apartment blocks on Coleman Avenue. He said he also thought it a good idea if the accommodation and the rent amount were such that homeless individuals might live there.
- Cynthia Neuwalder said she lived at 501 Willow Road next to the site's restaurant and had been renting there for about 18 years. She said she was concerned even more about the proposal after hearing that the applicant had no estimate of the lease amount but wanted certain types of residents such as professors and students, which she thought was highly unlikely. She said the subject property had not been maintained and issues with it included rodents and soot from the restaurant as well as garbage overflow. She said regarding the parking that there should be parking space for each residential tenant. She said the plan seemed vague and she was concerned with traffic, the type of clientele, cost of the units, and whether they would actually benefit the neighborhood and the City.
- Curt Conroy said he was recently appointed to the City's Housing Commission but was speaking as a private citizen. He said the property owner had owned this property for a long time and had made various proposals. He said this proposal that might well resolve into a homeless shelter seemed inconsistent with the nice townhomes that had been developed in the area. He said a 16-room boardinghouse was inconsistent with the area and the property would be better developed into two townhomes with the same amount of parking as was currently designated.
- Carol Collins, Atherton, said she managed residential properties adjoining the project site and owned residential properties very near this site. She said she thought a comprehensive redesign of the entire property was needed as the restaurant was nonconforming on an R-3 lot. She said the kitchen spilled out to the rear of the building with refrigerators, temporary food storage and additional waste storage. She said it was shielded by temporary corrugated metal and extra fencing. She said regarding the proposed residential building that parking limits for occupancy was unenforceable and led to discrimination against couples and small families of a parent and child.

Chair Barnes closed public comment.

Commission Comment: Replying to Commissioner DeCardy, Planner Meador said the Commission could ask how the applicant planned to manage this property and how they managed similar properties in other areas. Commissioner DeCardy said as this project would be considered as a single unit that below market rate (BMR) housing provision would not be required. He asked whether the Commission could condition that one or more of the units be at some percentage below whatever was determined as the market or prevailing rate. Planner Meador said as it was one unit it would not be subject to the BMR ordinance and the Commission would not be able to condition that.

Replying to Commissioner DeCardy, Planner Meador said that if the project was implemented as proposed, the nonconforming restaurant could continue to operate as is and if that restaurant tenant left, the property owner could replace with another restaurant. She said if the restaurant site were to be redeveloped it would have to be consistent with the R-3 zoning requirements, which were for residential and not commercial use. Commissioner DeCardy asked about the potential for the restaurant upgrading its structure. Planner Meador said that improvements could be made such as tenant improvements in the interior and maintenance and repair could be done to the exterior, but operations of the restaurant could not be expanded. Commissioner DeCardy said the entrance to the site parking was from Willow Road and the exit was onto Coleman Avenue. He said currently it appeared no left-hand turn was allowed from eastbound Willow Road into the site parking. He asked if that was correct and would that remain so if the project was built. Planner Meador said the access was not proposed to change as currently proposed and she did not have information that access currently was limited to right-hand turn from westbound Willow Road.

Commissioner Doran said the idea of discrimination against couples and families was raised in public comment. He said he understood under state law that you could not discriminate based on family status and landlords in his experience had very little ability to restrict the occupancy of their units. He asked whether one person per bedroom was enforceable. Planner Perata said the reference to the occupancy was tied to the zoning ordinance in terms of the parking requirements for this type of use. He said the questions raised would be reviewed with the City Attorney's Office in terms of the City's off-street parking requirements and zoning ordinance and what that would mean in terms of occupancy limits as the project moved forward. Commissioner Doran said he would like to follow up on that topic whenever the proposed project came back to the Commission. He said that the property owner was applying for a use permit to change the use of part of the property. He asked if it was appropriate for the Commission to look at the use of all the property as part of that application. Planner Meador said one of staff's questions for the Commission was based on how much improvements they were doing with the boardinghouse whether the applicant should look at more overall site improvements and include the restaurant.

Commissioner Doran said he was very skeptical of the proposed use as he thought it would be difficult and even perhaps legally impossible to enforce the occupancy limits. He said he thought he would be much more supportive of developing the property as apartments especially if some were BMR units. He said if this project or another proposal came forward that he was disinclined to allow any deviation from parking or other requirements. He said if the project came back in essentially the present form, he would oppose it and this use of the property. He said when the project was next proposed that if there were any nonconforming components that he would be opposed to approval.

Commissioner Tate said she was concerned about the overall factor of potential discrimination in screening out potential residents. She said she was very curious about the selection process and the applicant having similar properties around UC Berkeley. She said she could not see the property tenants being professors and students only as that was definitely discriminating. She said she would support a boardinghouse as she did not think it was a use that should be taboo for the City. She said it took all kinds of housing in the housing market to make things work. She asked about properties the applicants had that were not attached to universities and were not the tenant base.

Mr. Castillo said the properties he currently managed were all located pretty close to the UC Berkeley campus. He said even those that were not close were easily bikeable. He said for this

proposed project they would be looking for young professionals, students, professors and people who would create a community and environment that was stable, clean, safe and quiet. He said anyone could apply but they had a right to choose who they wanted for tenants.

Commissioner Riggs said if the property could be operated as a boardinghouse it would serve people needing a place for some temporary length of time or who could afford only something minimal. He said regarding parking that some tenants would have a car and not use it and require a parking space. He said that would not work for the overlap of daytime parking for the restaurant and evening parking for the residents. He said the restaurant trash area had to be corrected for this project to move forward. He said he would not support a boardinghouse project without a commitment to a local management company to manage it.

Commissioner Riggs said architecturally the building height was tall and questioned a 10-foot ceiling height on the third floor. He said if the project moved forward the parapet could be moved back away from the perimeter of the building and still serve the safety and shielding purposes of a parapet. He said the window design needed attention.

Chair Barnes asked if the applicant was advised to do neighborhood outreach on the proposed project. Planner Meador said the applicant was advised during the review process. Chair Barnes said the 2017 project description letter indicated neighbor outreach would consist of the 2017 Planning Commission meeting and asked if the applicant had done additional outreach. Planner Meador said she was not aware that the applicant had done additional outreach. Chair Barnes asked if there was shared parking for the residential and commercial uses. Planner Meador said the commercial parking spaces and the boardinghouse parking spaces had to be calculated separately. Chair Barnes confirmed with staff that with 16 parking spaces eight spaces would be for the residential and eight spaces for the restaurant.

Chair Barnes asked the applicant for the record how long they thought the property had been vacant and repeated what was said off microphone as 30 years. He said since 2003 the property had had multiple Code Enforcement complaints and the current opinion was the property was a public nuisance and needed to be demolished or redeveloped. He asked why the property had been left so derelict and received 21 Code Enforcement complaints.

Mr. Castillo said he began working with Mr. Valiye the property owner, about 10 years ago. He said the bulk of the property owner's properties were in Berkeley and he did not to have the resources to travel to this site more frequently.

Chair Barnes said for the record that the applicant wanted a conditional use permit on this property and shared from the zoning ordinance what a conditional use permit entailed. He said he had no issue with the potential use of a boardinghouse in concept. He said the architecture of the site was secondary to the architecture of the building improvements and the siting was secondary to him. He said he wanted to see a proven track record of operation and maintenance of such a facility and whether this project proposal was viable. He said he would like to hear about like and similar maintenance and operations of like and similar facilities in other locales.

Mr. Castillo said 10 years ago when he began working with the property owner, he was a student at UC Berkeley. He said he lived in one of the boardinghouses. Chair Barnes asked what their company was, how did it work, who ran their maintenance operations, where did they operate, and what was their track record for operating like and similar facilities noting he wanted information not

anecdotal experience. Mr. Castillo said they had live-in managers at each property that had trade skills and live-in cleaners to keep the common areas clean. He said when he took on the first boardinghouse property it was at 40% occupancy with problems, which he turned around in one year. He said he had skilled people working with him and choosing the tenants was very important.

Chair Barnes asked why they had not done neighbor outreach. Mr. Claydon said when the project was first publicly noticed, they received 35 letters from local residents. He said it appeared to him that it would be very difficult to organize an outreach meeting before getting feedback from the Planning Commission as they wanted to get in essence, in principle, if this was something they would go forward with, and then if moving forward to have community involvement during the development stage.

Chair Barnes said if they were to proceed with the boardinghouse concept, he would need a statement of qualifications from the property manager. He said with a reduced parking count he wanted to know the experience in managing transportation demand and making sure there was no overflow traffic. He said he would need definitive proof that they could do this proposal, which required for him something very persuasive in the areas of management, operations, construction, and managing parking and transportation. He asked what the plans for the restaurant were.

Mr. Valiye said if the City allowed him, he would make it one of the best restaurants in Menlo Park. Replying to Chair Barnes, Mr. Valiye said this permit had taken him years. He said when he bought the property it was entirely commercially zoned, and then it was rezoned residential. He said he could have rented the office if that had not happened. He said he did not want to keep the lot vacant for 20 years. Chair Barnes asked why he could not develop the parcel under the R-3 zoning that would allow up to six residential units on the property. Mr. Castillo said the property owner wanted to do the boardinghouse concept here because of the two successful ones in Berkeley that he owned, and as it was a unique concept that he thought would be positive for Menlo Park. Chair Barnes said for the record that the property was zoned R-3 and would allow for development of five residential units on it. He suggested they consider that as it was a permitted use.

Commissioner Doran said the restaurant was an existing nonconforming use that continued to operate as such for 20 years. He said the office building must have also been an existing nonconforming use and asked what had prevented the owner from renting it as office. Principal Planner Perata said the City had a Nonconforming Uses and Structures section of the zoning ordinance. He said if a use was discontinued for more than 90 days that use could not be reactivated. He said he did not know all the specifics of this site but if the use of the office building had been discontinued for more than 90 days it could not be re-leased as that was not consistent with the zoning. He said the restaurant to his knowledge had been in operation without any gap.

Commissioner DeCardy said he would echo Commissioner Tate's comments that he would support a proposal like this in concept. He said it would address the inequity in housing. He said he would be very interested who the project would actually serve. He said he supported Chair Barnes' request for information on how the applicant had successfully managed other properties. He said as part of that he would like to understand the rents and who was paying. He said regarding the question by staff on a boardinghouse in Menlo Park that community outreach would be very important. He said also any information on boardinghouses in nearby communities and how those were implemented and managed would be helpful for Menlo Park residents in understanding the potential of this type of use in Menlo Park.

Chair Barnes referred to page 5 of the staff report and staff's request for clear direction on boardinghouse use and whether the proposed boardinghouse was consistent with the Commission's previous feedback on the project. He said from the previous notes and records of other meetings, he thought the Commission's position was mixed on whether it was an appropriate use. He said regarding the question of whether additional refinement was needed with regards to the boardinghouse operations including, but not limited to, the proposed number of rooms, occupants, and length of lease agreements that he did not have a fundamental problem with the proposed use but he would not allow a disaster of a project in the City so the burden was on the applicant to demonstrate the ability to make it work well. He said regarding the question if multi-family dwelling units (up to a maximum of 5 units) would be more appropriate at this location that was a permitted use that he would say yes. He said regarding the question whether the proposed partial redevelopment of the site was generally acceptable, or should the applicant comprehensively revise the proposal to comply with the current R-3 regulations, he thought redevelopment across the site was preferable to the City. He said he had interest in a redesigned and built boardinghouse but would not want the restaurant to be abandoned in the future. He said regarding the question whether the overall aesthetic approach for the project was consistent with the Planning Commission's expectations for residential development in the R-3 zoning district along the Willow Road corridor he said it was not as there were no other boardinghouse permitted uses. He said looking at just the architecture alone it skewed modern and that was not seen along Willow Road. He said regarding the questions whether the modifications to the proposed residential building design addressed the previous concerns related to the site layout and did the overall design of the residential building feature good proportion, balance, and materials, or did certain elements need more attention he did not think they were at the building design consideration yet. He said one thing noticeable to him were the large roof decks as he did not want those decks used for storage of personal goods. He said good management was needed to prevent that and noise problems. He said regarding landscaping and paving that the project would increase the landscaping at the site and reduce the paving associated with parking and driveways, but each standard might still be nonconforming that he wanted everything to be conforming.

Commissioner Doran said he agreed with Chair Barnes' observations. He said he had one additional observation on the architecture. He said the elevations showed carports with a soft story. He said there were seismic concerns with that, and he would not like to see new soft story built on Willow Road.

Chair Barnes noted there were no other Commissioners wishing to comment, and asked staff if they had received enough feedback or needed more definitiveness on anything. Planner Meador said she believed they had answered all of staff's questions.

Replying to Chair Barnes, Mr. Claydon said his take on the discussion was that a boardinghouse was acceptable in general opinion and that they would want to proceed with that concept taking onboard comments on design, car parking, and the overriding issue of management that seemed one of the primary concerns. He said when they came back with their project and had definitiveness on the areas of concern, he thought it would be beneficial to have another study session.

- H2. Zoning Ordinance Amendments/City of Menlo Park:
Review and provide recommendations on an ordinance amending Chapter 16.93 [Antennae] and adding Chapter 16.94 [Wireless Communications Facilities] to Title 16 [Zoning] of the Menlo Park

Municipal Code. This ordinance creates a new process for permitting wireless communications facilities on private property and implements recent federal laws. ([Staff Report #19-041-PC](#))

Staff Comment: Assistant City Attorney Cara Silver said she and Assistant Community Development Director Deanna Chow wanted to start the discussion on small cell sites in Menlo Park by first reviewing the current regulatory environment with the view that this was a very heavily regulated area at both the federal and state level. She said they would focus on the new FCC rulings and talk about the impacts of those new rulings on Menlo Park, and lastly discussing updating the affected Menlo Park ordinance with respect to cell site facilities.

Ms. Silver said most of the regulations appeared in federal law, which had a great deal of preemption in this area. She said most importantly cities could not prohibit the provision of wireless services, they could not unreasonably discriminate among various wireless carriers in adopting the regulations and could not regulate radio frequency emissions provided that facilities comply with existing FCC regulations.

Ms. Silver said there were also some restrictions on the City under state law. She said state law was primarily concerned with facilities located in the public right of way. She said under state law any wireless carrier that had what was called a CPCN permit was permitted to locate in the public right of way and cities could not charge rent for the real estate that was used. She said traditionally cities had been able to charge for leasing poles that they owned in the public right of way. She said cities were allowed to impose reasonable time, place and manner regulations, which primarily involved aesthetic regulations.

Ms. Silver said Congress a few years prior enacted what was called The Spectrum Act that introduced the concept of existing wireless facilities and encouraged co-locations and gave incentives for carriers to locate on sites with previous wireless facilities in place. She said to the extent that the new installation did not substantially change the existing facility cities were required to approve the new addition. She said a new concept under federal law was that wireless facilities applications needed to be processed under a very short timelines known in this arena as “shock clocks.”

Ms. Silver said most recently, late last year, FCC issued another ruling designed to roll out 5G services. She said most carriers were using 4G technology but the term 5G technology was a reference to small cellphone sites that occupied much smaller footprints than previously for 2G, 3G and even some 4G services.

Ms. Silver said the ruling applied to small wireless facilities and the ruling defined wireless facilities to be less than 50 feet in height with antenna less than three cubic feet and equipment less than 28 cubic feet. She said the ruling went into effect in January 2019 and the FCC allowed cities additional time to implement regulations for compliance with this ruling. She said the ruling changed the legal standard used by the City to evaluate these facility requests. She said before the standard was whether the wireless facility was prohibited as a result of city regulations. She said the FCC changed that legal standard to ask whether the regulation materially limited or inhibited the ability of wireless carriers. She said that particular change to the legal standard was subject to litigation but was unresolved.

Ms. Silver said the 2018 FCC ruling established fees that applied nationwide. She said in terms of the processing fess that did not impact California very much, but the City would be impacted on the

ability to charge for the leasing of the poles that the City owned in the public right of way. She said the fee that was established under the FCC ruling was \$270 per pole per year. She said this pole rental had been a significant revenue generator for cities.

Ms. Silver said the ruling required that any regulations dealing with aesthetics adopted by a city had to be reasonable with objective standards. She said typically cities would apply the conditional use permit types of findings when granting applications for these facilities. She said the conditional use permit findings were considered to be more subjective. She said the ruling also required that batch applications be accepted so the City could see applications for 30 new facilities coming in under one application. She said the ruling also established new shock clocks which were 60 days for processing applications that were located on an existing pole and 90 days for installing a facility on a new pole.

Ms. Silver said many cities were examining their entitlement processes and switching from a more subjective type of criteria process to a more objective process. She said some were also examining the time for processing these applications and shifting to more staff level, ministerial permit types to allow for the shortened shock clocks. She said cities were also looking at adopting aesthetic regulations via either resolutions or administrative regulations.

Ms. Silver said staff was recommending in terms of the ruling's impacts on Menlo Park to revise the application process to comply with the shock clocks. She said the traditional conditional use permit process with an appeal to the City Council might not work for all the types of applications anticipated. She said they were also suggesting that Menlo Park adopt objective aesthetic criteria either through a resolution or an administrative regulation. She said they were also recommending that the City formalize its pole attachment process for right of way applications.

Ms. Silver said staff thought it would be helpful for the Commission and public to weigh in on the type of appropriate permit. She said staff thought it was appropriate to divide types of applications into minor ones that would not involve significant impacts versus more significant applications such as the construction of a massive cell tower in the middle of a residential neighborhood. She said staff would like input on appeal rights and the appropriate appeal body for those types of applications. She said staff thought it would be appropriate to look at location restrictions. She said currently the code did not contain any location restrictions, but they were starting to see a proliferation of these types of facilities and the City might want to see some location restrictions. She said they might want to consider setbacks from certain types of land uses such as schools, parks or even residentially developed properties. She said currently their code did not have anything about RF emission compliance, which was a very sensitive topic. She said they were getting feedback from residents and this would become more of a concern as these types of facilities started to proliferate so the Commission might want to hardwire a requirement of an annual report or something like that into the ordinance. She said they would like Commission input on co-location preferences. She said they would also like the Commission's input on the aesthetics standards or any other operational requirements they thought were important to these facilities.

Ms. Silver said as mentioned earlier the FCC ruling was designed to encourage the broad rollout of 5G services. She said what they were seeing now and what the industry anticipated was a combination of different types of facilities. She said there would still be the need for broad coverage with the large towers and they would continue to expect to see cell sites on rooftops of tall commercial buildings, but they were starting to see distributed antenna systems that had smaller antennas that served smaller areas, particularly in residential areas that were opposed to

the aesthetic impacts of a large tower. She said also expected were more small cell sites located in all areas to increase capacity and also to get into the hard to serve areas. She said indoor distributed antenna services were being seen to allow for better coverage indoors.

Ms. Silver said in terms of the new designs seen much more attention was being paid to camouflaging. She showed a slide of an antenna inside a church steeple. She showed an example of an old school distributed antenna system that was installed in Palo Alto a couple of years prior noting that type of system had further evolved so they were smaller and tighter flush to the pole. She pointed out the camouflage used on that system. She showed other examples using types of camouflaging.

Ms. Silver said staff's recommendation was that the Commission begin the discussion of adopting an ordinance and what that should look like and to get public input as well.

Questions of Staff: Commissioner DeCardy referred to page 3 of the staff report under *Quid Pro Quo "in kind service": The FCC discouraged situations where the City makes clear it will approve a deployment only on condition that the provider supply an "in kind" service or public benefit, such as installing a communications network dedicated to City's exclusive use.* He noted in kind was not prohibited and wondered if any in kind was possible. Ms. Silver said she believed the FCC order referenced the installation of an additional fiber ring for other carriers that would come onboard later and discouraged that kind of extraction. She said if the in kind service was something different it would have to be analyzed. She said the standard would be whether that type of condition would result in prohibiting the provision of services. She said if was a very minor thing it probably would not rise to the level of prohibiting services.

Chair Barnes opened public comment.

Public Comment:

- Justin Evans, 725 Olive Street, said he was the City's representative on the County's Mosquito and Vector Control District. He said what the Commission was being asked to opine on was very broad and very detailed. He provided a handout of his assembled bullet points. He said Menlo Park was behind the curve on this and cited actions taken by other municipalities. He said that the safety of 5G was unknown and safety of RF emissions were not reasons to prohibit the installation of 5G per the FCC. He said the City could limit installations based on aesthetics. He suggested using the setbacks staff described and he would like a large "minimum" distance set. He said some citizens would want 5G installation as they did not have good cell coverage currently. He said there were ways around that, which were relatively inexpensive such as a wireless router and WiFi calling. He said given the breadth and depth of what was being requested of the Commission he thought it, or a subcommittee should provide very discreet recommendation to staff on all the points Counsel had outlined. He said as the City began to see these applications noting the shot clocks, he thought it was important to have public review of those applications in a timely fashion, so the community knew what and where these were going to be installed.
- Jim Sidorick, AT&T Mobility, Danville, said other members of his team were present as resources if the Commission had particular questions. He said he had written comments that he would provide the City Attorney.

Chair Barnes closed public comment.

Commission Comment: Chair Barnes said he would like to hear more about the shock clock and proliferation of 5G creating a material administrative burden on the City. Ms. Silver said under the new shock clock that applied to small cell sites for existing facilities that the City needed to process an application within 60 days, which meant the final approval and final appeal has to be heard and decided within 60 days of receiving the application. She said if it involved a new pole then the City would have 90 days for the process. She said running a conditional use permit process meant staff needed to review the application, prepare a staff report, do public noticing and set a hearing before the Planning Commission. She said if there was an appeal either by a resident or the carrier then staff had to take the same steps to get onto the City Council's agenda, all within 60 days or 90 days. She said that was impossible to do.

Chair Barnes said it sounded as if there would be more applications and how that impact workload. Ms. Silver said she thought he was referring to the requirement to accept batch applications. She said with the distributed antenna system referenced those generally involved something like 20 to 30 nodes so typically a staff person was just looking at one cell site but now that the City had to accept batched applications for 30 locations as one application that was a resource issue.

Assistant Community Development Director Deanna Chow said staff were looking at two things. She said as mentioned by Counsel there were cell sites that could be in the public right of way and cell sites on private property. She said right of way cell sites would most likely be processed through an encroachment permit or something similar and would be a cell site permit that would be issued by the Public Works Department. She said permits for cell sites on private property would be looked at by the Planning Division through potentially a new permitting process. She said the 60-day shock clock would raise issues from a processing standpoint if the current use permit process continued. She said the current process would need to be reevaluated to streamline the process to achieve within 60 days.

Chair Barnes asked for a sense of the proportion of right of way applications and private five years from now. Ms. Silver said they currently did not have any sense, but they suspected on private property that carriers would look to locate on existing leases. She said however they would probably prefer to locate on the public right of way with a very nominal rent rather than leasing a new private property site. She said there were also coverage issues and that type of thing that she could not speak to.

Chair Barnes noted the table in the staff report with recommendations for consideration. He asked what best practices went into the recommendations noting the Commission had been given a lot of information to consider and would be remiss in not understanding the genesis of the recommendations in the staff report. He said for aesthetic standards there seemed to be questions in the narrative about height integration to existing development screens, setbacks, co-locations. He asked if those questions were all integrated into the table or whether the Commission should look at those individually. Ms. Chow said those were topics for consideration for aesthetic standards and were not necessarily embedded in the referenced table. She said as design standards were crafted, they would take feedback for a set of regulations that would be used for applications. She said that they heard earlier from a speaker that setbacks were an important criterion. Chair Barnes asked if the Commission was also being asked to opine on development standards or if they should be standardized. Ms. Chow said the question was both as to what the development standards were and whether they should be standardized.

Commissioner Riggs referred to the table with staff's recommendations and said those all seemed required or logical. He said he had some suggested baselines. He said the first would be to encourage the camouflaging that took the form of typology such as chimney forms, bell tower, or cupola. He said co-location would be different in different types of areas. He said in neighborhoods it was probably most important to minimize individual sites whereas collecting them on more commercial environments seemed to make sense. He said he understood there was a start on aesthetic standards and that was key to what the City wanted to do. He said the concept of setbacks or clearance from residences was something that might be worked into the aesthetics standards. He said as discussed earlier in the agenda some hoped that utilities would be undergrounded in neighborhoods. He said the cell sites seemed to rely heavily on power poles. He questioned how those two things would be coordinated but it was worth looking at. He said there was the question of whether those power poles were wanted in the middle or long term.

Commissioner DeCardy said currently the public would have two to three opportunities to speak on applications. Ms. Chow said typically an antenna would require a use permit. She said when the application was received staff would send out a notification to property owners and occupants within the 300-foot radius of the proposed application advising of the opportunity to provide public comment. She said a second notice would be sent when the item was scheduled for a public hearing before the Planning Commission. She said the Planning Commission was the final decision-making body and it was appealable to the City Council. She said if there was an appeal there would be a subsequent public hearing and notice.

Commissioner DeCardy said with a minor permit it appeared there was never an option for a public hearing. Ms. Chow said if certain criteria were met the minor permit was set up to be nondiscretionary and a by right permit. Commissioner DeCardy said one of the major changes seemed to be the frequency of placement of these sites. He said the schematic showing small ones on poles at frequent intervals would come under a minor permit category. Ms. Silver said that was what they would envision. Commissioner DeCardy said his concern was for the difference in the future compared to the current situation. He said the minor permit installations might feel very different for residents than the major permits did, and might raise concerns, but the option for appeal was not there. He said he would be interested to know if there was some way to deal with the shock clock that would give at least one opportunity for a public hearing or for a member of the public to not only express their concerns but to hear those of their neighbors or organize with their neighbors in a way to raise concerns. Ms. Chow said they would take a further look to see how that might be done.

Chair Barnes asked about the perceived issues staff had heard as it related to the proliferation of the small wireless sites and whether it was health, aesthetics, or something else. Ms. Silver said it was a combination of both of those factors. She said the health effects were concerning for people and cities and city councils that were enacting legislation had difficulties in this area as they were preempted but their residents were concerned about the RF emissions, but nothing really could be done about that. She said regarding aesthetics and seeing these facilities that had been rolled out that one of the concerns was not so much the antennas but the equipment and the placement of that. She said the equipment could either be mounted on a pole if in a right of way, it could be undergrounded but which had issues and cost associated with it, or placed on the sidewalk, which was a problem in terms of proliferation.

Chair Barnes asked if it was one to one equipment to antenna ratio. Ms. Silver said she thought that was a fair correlation and suggested the carrier representatives might answer that. Recognized by the Chair, Cliff Fedor, AT&T consultant, Walnut Creek, said he had a photograph of small cell site locations on Sand Hill Road that AT&T was pursuing. He said they had one and a half cubic feet of equipment that was small and slim and were attached to the side of the pole. He said the conduit and fiber optic cables were run up the interior of the pole so those would not be seen as much as previous pole layouts. Chair Barnes asked if every antenna would need corresponding equipment on the ground. Mr. Fedor said there was no need to have anything on the ground for a small cell wireless facility. He said they were able to attach the radios to the side of a pole with a PG&E disconnect switch right below the radios on the pole. He said he had been working with 22 cities around the Bay area. He said some of the cities had published aesthetic design guidelines and they worked with Public Works and Planning Departments on that from which they got really good feedback. He said ground furniture was not needed in the public right of way. He said the only time ground furniture was needed was when they had to run a new PG&E circuit to a pole. He said they had been working with cities on using the cities' conduit and electric circuit and PG&E had a design on a meshed smart meter that went up inside the antenna avoiding the need for adding ground furniture in the public right of way. He said AT&T's first plan for Menlo Park was to put 4GLTE small cell on some City light poles, which was something they would work with Public Works on after a licensing agreement was obtained.

Chair Barnes asked about the reach for a wireless antenna. Mr. Fedor said there were two different configurations of those. He said a PICO was the smallest serving radius and that could be in the 300 to 500 feet and was 4G small cell. He said a MICRO configuration was slightly higher power level that could extend up to 1500 feet. He said the City would see applications for both 4G small cells and in the future 5G small cells. He said right now AT&T would like to start on applications for 4G small cells in the public right of way. He said the 5G ones would have an even tighter serving radius potentially as they were in a much higher frequency band.

Chair Barnes asked if someone was 600 feet off a right of way whether there needed to be an accompanying antenna on private land somewhere to accommodate that user. Mr. Fedor said there were different layers of the network. He said there was already an umbrella layer of macro cellular coverage in Menlo Park. He said the small cell sites were used to densify the network and increase the speeds. He said contiguous blanketed areas were not necessary. He said initially wireless carriers were targeting the heaviest usage areas to offload their macro networks. Chair Barnes asked how many new locations carriers might be looking at. Mr. Fedor said private property would be the minority application. He said the majority would be public right of way installations because of the rent and more importantly that the city streetlights and traffic poles were the ideal structures because of their height. He said eventually applications would be made for the sides of buildings. He said they were open to collaborating more with the City on what they were seeing with other cities in terms of design standards.

Chair Barnes said the staff's matrix of recommendations all worked for him. He said regarding development and aesthetic standards that he suggested seeing what other cities such as Palo Alto and Redwood City were doing in terms of best practices. He said regarding permitting that he was fine with the major and minor designations noting that the City did not necessarily have a choice and needed to process these applications in a way that made sense.

Commissioner DeCardy said he would agree with Chair Barnes except for his own previous comment to explore a way that would not run afoul of the shock clock, was overly burdensome for

staff but that for installations that would be on private property now considered minor to have at least one place within all that process for public participation. He said for instance it could be on appeal. He said he would like to hear back on that idea when the Commission heard more on the development and aesthetics standards.

I. Informational Items

I1. Future Planning Commission Meeting Schedule

- Regular Meeting: June 3, 2019

Ms. Chow said at the June 3 meeting the Commission would conduct a joint study session with an EIR scoping session for the third building at the Commonwealth Corporate Center at 162 and 164 Jefferson Drive. She said the Notice of Preparation would be released May 24 and would run through June 28.

- Regular Meeting: June 24, 2019
- Regular Meeting: July 15, 2019

J. Adjournment

Chair Barnes adjourned the meeting at 10:49 p.m.

Staff Liaison: Kyle Perata, Principal Planner

Recording Secretary: Brenda Bennett



STAFF REPORT

Planning Commission

Meeting Date:

6/3/2019

Staff Report Number:

19-042-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 front-loading one-car garage and adjacent uncovered space on a substandard lot with respect to lot area and width in the R-1-U (Single-Family Urban Residential) zoning district. Two heritage-size tree of heaven trees are proposed for removal. The proposal was continued by the Planning Commission at the May 6, 2019 meeting. 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 recently approved office building 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 also occupied by office uses.

Previous Planning Commission review

November 5, 2018 Planning Commission meeting

The Planning Commission voted 4-3 to continue the item at the meeting on November 5, 2018. At that meeting the Commission did not give formal direction to make specific changes, however individual Planning Commissioners commented that the prominence of the garage and the massing of the building were of the greatest concern. Additional outreach to the neighborhood and a reduced curb cut for the

driveway were also discussed as desired changes. The staff report and minutes from the meeting are available at the following links:

1. Staff Report:
<https://www.menlopark.org/DocumentCenter/View/18906> (Attachment C)
2. 11/5/2018 Meeting Minutes:
An excerpt from the November 5, 2018 meeting minutes is included as Attachment D

May 6, 2019 Planning Commission meeting

In response to the Planning Commission's feedback at the November 2018 meeting the applicant incorporated the following changes in their proposal for the May 6, 2019 meeting:

- Conducted additional outreach in the form of two neighborhood meetings and subsequent distribution of plans with each of the adjacent neighbors, as described in the outreach timeline included in their project description letter (Attachment E);
- Created a parapet wall at the front face of the porch to reduce the perceived massing of the second floor;
- Explored a detached garage option and prepared plan set components illustrating that this option was not viable with the selected home model; and
- Reduced the width of the curb cut from 24 feet to 20 feet.

The Planning Commission voted 4-2-1 to continue the item at the meeting on May 6, 2019. At that meeting individual Planning Commissioners commented that strides had been made to reduce the massing, however the prominence of the garage was still a concern. Individual commissioners commented that the applicant should consider alternatives to better integrate the garage into the footprint of the main residence and also consider an alternative garage door material. The staff report and minutes from the meeting are available at the following links:

1. Staff Report:
<https://www.menlopark.org/DocumentCenter/View/21417> (Attachment F)
2. 5/6/2019 Meeting Minutes:
An excerpt from the May 6, 2019 meeting minutes is included as Attachment G

The applicant has prepared a revised proposal addressing the feedback received. Staff has listed the concerns raised at the May 6, 2019 Planning Commission meeting and the changes proposed to address them in the table below:

Table1	
5/6/2019 Planning Commission Feedback	Revised Proposal
<p>Explore options for reducing the prominence of the garage by:</p> <ol style="list-style-type: none"> 1. Selecting an alternate model that would allow for a detached garage option; 2. Relocating the garage to be better integrated into the footprint of the main residence; and 3. Providing a low wall or other element in line with the garage or further forward near the front property line. 	<p>Proposal revisions include:</p> <ol style="list-style-type: none"> 1. Garage location shifted eight feet back to be attached to the front façade of the main residence; and 2. Four-foot tall wood wall added at the front to the right of the uncovered space with additional plantings to create a courtyard element.
<p>Consider revising the proposed garage door material.</p>	<p>Garage door material changed from metal and glass to horizontal dark wood siding.</p>

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 in a contemporary style with an attached front-loading single-car garage and adjacent uncovered parking space at the front. The main residence would be factory built, however the single-car garage would be constructed at the project site. The subject property is substandard with respect to width and area, is within the FEMA Flood Zone (AE), and is currently occupied by a dilapidated single-story residence with a detached garage on the left side. There is an active Code Enforcement case 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 H. The project plans and the applicant's project description letter are included as Attachments I and E, respectively.

Design and materials

The 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 contemporary style would feature flat roofs, a mix of light wood and dark metal siding, a front covered porch, and deep sun shade overhangs on the front and right side. The garage would feature a flat roof, glass and metal door, and light gray vertical wood siding. The project proposes to raise the finished grade at the site by approximately two feet to bring the first floor finished floor level up to the required 12 inches above Based Flood Elevation (BFE), as mandated by the Engineering Division for livable space within the flood zone. The daylight plane and the maximum allowable height of the building are based on the average natural, or existing, grade.

The applicant has indicated that the proposed project, similar to previous iterations, 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. They have provided a number of examples of other projects with a garage at the front as part of their “street study” in the project description letter (Attachment E). At the November 5, 2018 meeting some of the Planning Commissioners commented that a number of these examples were dissimilar to this proposal due to the fact that the garages are integrated into the footprint of the residence. The disconnection of the garage, or lack of integration with the footprint of the main residence was raised again in the feedback provided by the Commission on May 6, 2019.

In response to the concerns raised by the Planning Commission about the prominence and disconnection of the garage the applicant has shifted the proposed position of the garage back eight feet to meet the front façade of the main residence. The proposed parapet wall, which was added at the front of the covered porch to balance the front façade and give the perception of greater weight at the first level, would now extend over the top of the garage in its new location. The applicant's shifted garage location and integration of the parapet aims to better resemble the neighborhood examples that they provided in their street study in their project description letter. The applicant has also selected a new garage door material, and added proposed landscaping around the garage including a vertical trellis on the right side of the garage to facilitate a living wall and, in response to Commission feedback, a four foot wood wall to the right of the uncovered space next to the garage, running parallel to the front façade, to create a courtyard element and soften the garage at the front. Staff believes the proposed shift in the location and associated integration of the parapet element above the garage adequately reflects the Planning Commission's desired change with respect to the prominence of the garage, and that the inclusion of the landscape wall addresses the desire to balance the interaction with the structure by providing an element on the right between the street and porch.

Approaching from Woodland Avenue, a large heritage redwood tree on the neighboring lot to the left would screen the view of the garage in this configuration, 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. Two new street trees are also proposed. 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. A door is proposed on the right side of the garage which would open near stairs to the porch to allow access to the home from the garage.

The new garage location would still be located close to the required left setback, but nearer to the main residence. As it relates to privacy, the main residence would still be set back approximately five feet further than required from the left side property line and benefit from screening from three existing trees and an existing 7-foot tall fence between the proposed and neighboring residences. 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 from the rear property line approximately 49 feet, 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, the existing seven-foot high wood fence is proposed to remain, which would reduce the potential privacy impacts from the windows on the first floor.

In light of the efforts made to demonstrate alternatives with previous iterations of the proposal, the shifted garage location to better resemble examples of similar development patterns elsewhere in the City, and modest improvements from the additional landscaping staff feels the proposed design is supportable.

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. In response to concerns raised by the Commission and neighbors regarding the width of the curb cut, the applicant reduced the proposed curb cut from 24 feet to 20 feet prior to the May 6, 2019 Planning Commission meeting.

Trees and landscaping

The applicant has submitted an arborist report (Attachment J) 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 site plan. 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. Additional plantings have been added within the courtyard element at the front to further soften the massing of the building. 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 for either option. The planting of appropriate street trees will be ensured through the inclusion of project specific condition of approval 4a. All recommendations identified in the arborist report shall be implemented and ensured as part of condition 3g.

Correspondence

A timeline of the neighborhood outreach is included in the project description letter, Attachment E. The applicant has stated that they provided updated plans to the neighbors on May 29, 2019. Staff has not received any written correspondence since the second Planning Commission meeting. Earlier correspondence can be viewed as an attachment to the 5/6/2019 staff report at the link above (Attachment C).

Conclusion

Staff feels the materials and style of the proposed residence would be an improvement to the current site and 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. As it relates to the Planning Commission's feedback from the May 6 meeting, the applicant has selected a new garage door material, provided a low wall element with landscaping at the front, and shifted the location of the proposed garage to be adjacent to the main residence, and better integrated into the footprint of the main residence. In recognition of the merits of the proposal as well as the modifications to address the concerns of the Commission, 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. 11/05/18 Staff Report
<https://www.menlopark.org/DocumentCenter/View/18906>
- D. Excerpt from 11/05/18 Meeting Minutes
- E. Project Description Letter

- F. 5/06/19 Staff Report
<https://www.menlopark.org/DocumentCenter/View/21417>
- G. Excerpt from 5/06/19 Meeting Minutes
- H. Data Table
- I. Project Plans
- J. Arborist Report

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:
Ori Paz, Assistant Planner

Report reviewed by:
Kyle Perata, Principal Planner

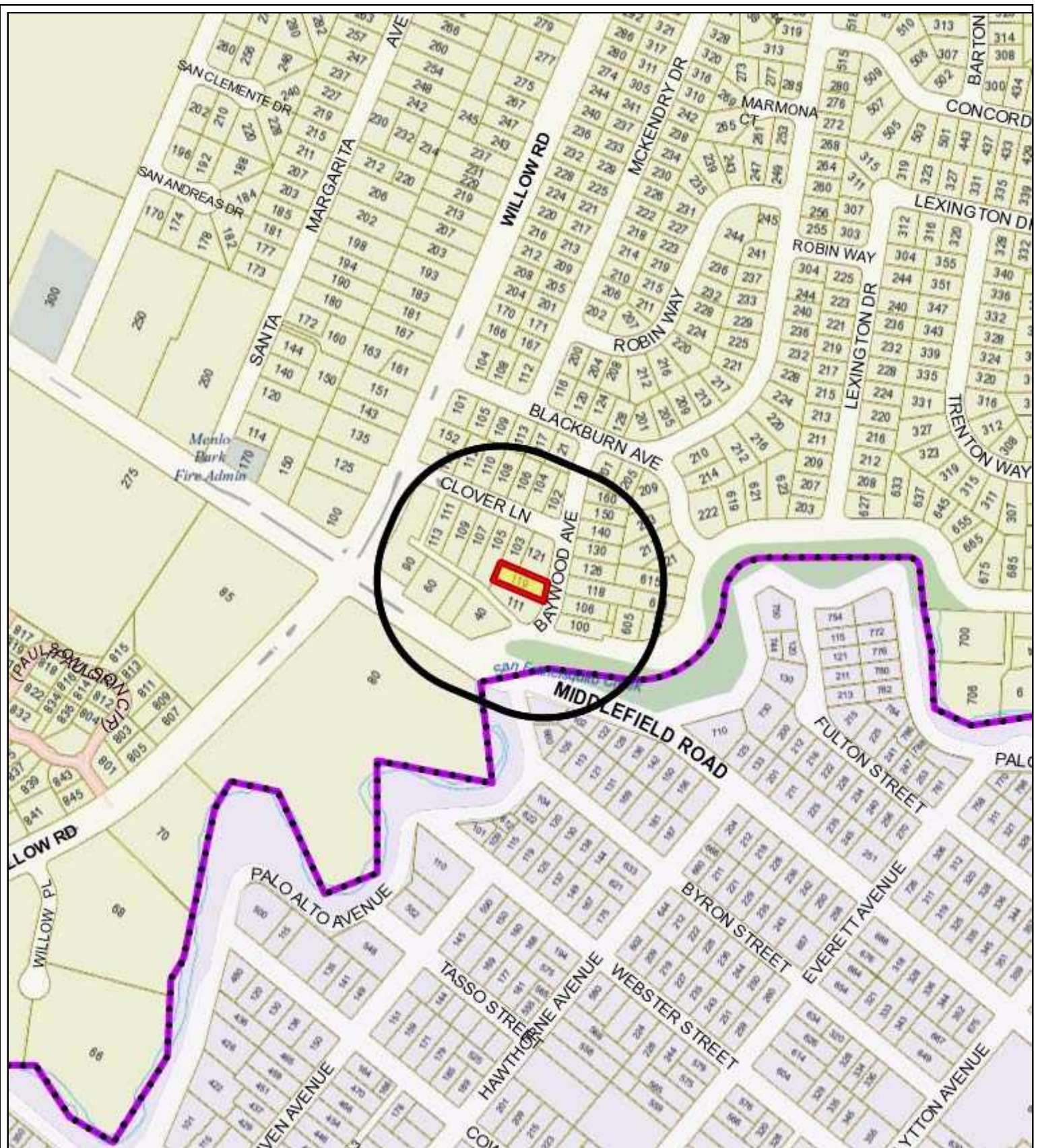
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119 Baywood Avenue – Attachment A: Recommended Actions

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 front-loading one-car garage and adjacent uncovered space on a substandard lot with respect to lot area and width in the R-1-U (Single-Family Urban Residential) zoning district. Two heritage-size tree of heaven trees are proposed for removal.			
DECISION ENTITY: Planning Commission	DATE: June 3, 2019	ACTION: TBD	
VOTE: TBD (Barnes, Kennedy, Doran, Riggs, Strehl, Tate, and DeCardy)			
ACTION: <ol style="list-style-type: none">1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, “New Construction or Conversion of Small Structures”) of the current California Environmental Quality Act (CEQA) Guidelines.2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.3. Approve the use permit subject to the following standard conditions:<ol style="list-style-type: none">a. Development of the project shall be substantially in conformance with the plans prepared by Connect-homes, consisting of 14 plan sheets, dated received May 29, 2019 and approved by the Planning Commission on June 3, 2019, 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.			

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 front-loading one-car garage and adjacent uncovered space on a substandard lot with respect to lot area and width in the R-1-U (Single-Family Urban Residential) zoning district. Two heritage-size tree of heaven trees are proposed for removal.			
DECISION ENTITY: Planning Commission	DATE: June 3, 2019	ACTION: TBD	
VOTE: TBD (Barnes, Kennedy, Doran, Riggs, Strehl, Tate, and DeCardy)			
ACTION: <div><div>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. Revised April 24, 2019.</div><div>4. Approve the use permit subject to the following project specific conditions:<div><div>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.</div></div></div></div>			



City of Menlo Park
Location Map
119 Baywood Avenue



Scale: 1:4,000

Drawn By: OP

Checked By: KTP

Date: 6/3/2019

Sheet: 1

Planning Commission



REGULAR MEETING MINUTES - EXCERPTS

Date: 11/5/2018

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 7:01 p.m.

B. Roll Call

Present: Andrew Barnes (Vice Chair), Drew Combs (arrived at 7:08 p.m.), Susan Goodhue (Chair), John Onken, Henry Riggs, Katherine Strehl, and Camille Kennedy

Staff: Kaitie Meador, Associate Planner; Ori Paz, Assistant Planner; Kyle Perata, Acting Principal Planner; Corinna Sandmeier, Senior Planner

F. Public Hearing**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](#))

Staff Comment: Assistant Planner Paz said staff had no additions to the written report.

Applicant Presentation: Chris Dolan, project sponsor, said the existing home had been abandoned for over 25 years and was in extremely poor condition. He said they had met with adjacent neighbors and those across the street, who welcomed the replacement of the existing structures. He noted a street study they did along Baywood Avenue using photos. He said the subject lot had a cant in terms of the shape, so they pulled the garage to the left side to maximize the front and back yards. He said they were choosing an alternate means and method for construction. He said they would do a factory-built home that would reduce construction impact to the neighborhood. He said it also created a 70% reduction in waste.

Commissioner Onken asked how much the pre-built structure dictated the height. Mr. Dolan said each module was approximately eight to nine feet tall. He said in stacking those they sat on a stem wall foundation to get the height off the finished grade. He said the modules were eight feet in diameter. He said they had to make sure they stayed within the setbacks. He said they added a porch and awnings to break up the façade and the garage would be constructed onsite.

Commissioner Barnes referred to Attachment E, the paragraph under the heading *Neighboring Properties* that indicated they had contact with neighbors at 106 and 111 Baywood Avenue. He asked if that was the extent of neighbor outreach. Mr. Dolan said they met with the neighbor to the

rear after rats were seen when they cleared the subject property backyard of overgrowth. He said they worked with the neighbor to the left on cleaning and debris removal. Commissioner Barnes asked if they had shown the plans to neighbors. Mr. Dolan said when they purchased the property and began debris removal neighbors came over to see what was happening. He said they introduced themselves to the left adjacent neighbor, the neighbor facing the property, and another neighbor across the street and told them of their plans to demolish the existing structures and install a modular designed home. He said at that time they had not completed any of the renderings. He said through the City's neighbor notification process they received a neighbor comment that they did not like the modern style home proposed as it related to the neighborhood.

Commissioner Riggs confirmed with the applicant that they would do extermination prior to demolition.

Chair Goodhue opened the public hearing.

Public Comment:

- Joel Zott, 111 Baywood Avenue, said he was the adjacent neighbor. He said he supported the project. He said he thought they all were looking forward to a new neighbor and a great property in Menlo Park.

Chair Goodhue closed the public hearing.

Commission Comment: Commissioner Riggs referred to a rendering of the driveway and asked its width as it seemed to dominate the façade. Mr. Dolan said that it was 24-feet wide. Commissioner Riggs said he was not quite comfortable with a dominance of paving in small lots. He questioned the selection of a pistache tree for the front yard as in 20 years it would only have a five-inch diameter trunk. Mr. Dolan said it was used to break of the massing of the façade and garage. He said two street trees were also proposed to be planted. He said all were at the recommendation of the City Arborist. He said they were using two different materials to breakup the massing of the driveway. He said they needed the width to meet the guidelines for the turn radius into the driveway from the street, keep the house in close proximity to the front and have the uncovered parking space adjacent to the garage.

Commissioner Riggs said he recently had been researching factory-built housing. He said his concern was this was a relatively simple and traditional neighborhood and this proposed box structure was not as harmonious as what he would like to see.

Commissioner Onken said the roof plan showed the 1.5 by 12 for the main building and the garage like a flat roof at half-inch. He said he did not see what would happen with rainwater on the garage. Mr. Dolan said it would slope to the downslope side to a scupper and downspout. Commissioner Onken said it was sloping in each direction and asked where it would scupper out. Mr. Dolan said they would do the most appropriate configuration. Commissioner Onken referred to the main rendering. He said the scale of it seemed to show the new residence smaller and further back than the reality as compared to the site plan. Mr. Dolan said the site plan D04 showed the actual massing of the house was set back three-quarters away from the neighbor's adjacent garage. He said what was seen was the massing of the front porch, which was about halfway next to the garage. Commissioner Onken said the neighbor's garage was a mass very similar to the project

garage. He said yet the project garage was closer to the front and appeared to only be large enough to accommodate a mini vehicle whereas the neighbor's garage was a two-car garage.

Commissioner Onken said he supported using modular housing, but he thought the proposal had issues with its fit on the site and within the neighborhood. He suggested they might extend the front porch height past where the first floor and second floor split as that might increase the dominance of the ground floor and reduce the top heaviness of the second floor. He said he thought the garage would need to have some kind of parapet or something when the roofs were resolved. He said as proposed the garage was more massive and dominant than was expected. Mr. Dolan said the neighbor's garage was on a corner lot and its house was extremely long, that it was much more massive in appearance than what their house would be.

Commissioner Barnes said the applicant referred to the vernacular of the garage. He said such a prominent freestanding garage was not represented in the neighborhood. He said he was concerned with the proposed garage's prominence, location and incorporation into the site. He said he also had a concern with the neighbor outreach. Mr. Dolan said the plans were provided through notice of the City and their neighbor at 111 Doris Avenue shared them on NextDoor. Commissioner Barnes said he would have liked to have seen a more robust outreach with all neighbors with adjoining property lines.

Referring to the garage comments, Mr. Dolan said the front setback line ran at an angle. He said for the garage and the parking to work with that can't they put the garage on the left side to pull it as close to the street as possible. He said the garage engaged with the residence for egress, use and practicality of exiting the garage onto the front porch. He said they looked at bringing the house forward more and reducing the width of the front porch but pulling the façade too close to the front street would have been too much massing. He said they felt that engaging the garage with the front porch and stepping the front façade back further reduced the vertical massing from the street.

Commissioner Riggs asked staff whether a garage had to be attached to be in the front of a lot as this proposed garaged seemed to only be tangentially connected. Assistant Planner Paz said the definition of "structurally attached" was "sharing common loadbearing members." He said early on they took this question to the City's Building Official Ron LaFrance, who confirmed that the proposed construction would be considered structurally attached. He said that the garage would be integrated into the factory-built porch unit informed the Building Official's finding that the garage was structurally attached.

Commissioner Combs said he was concerned with the proposed contemporary design as it was not present in the surrounding area. He said he also had a concern about neighborhood outreach. He said though that the neighbors in this area turn out when they have an issue with a project. He said he had to assume that there was neighbor support noting the one public commenter tonight or there was indifference to it and an unwillingness to come out on it.

Commissioner Strehl said the neighborhood was a very active one noting Commissioner Combs' observation about the neighbor turnout in opposition of 50 Middlefield Road. She said in this instance that there was no objection seemed to indicate that their silence was acquiescence or approval. She said she would have a hard time voting against the project.

Commissioner Onken said he thought the project just needed a bit more attention to address the boxiness of it.

Commissioner Barnes said the staff report on page 2 under Design and Materials said the Commission might wish to discuss whether a direct pedestrian connection should be provided between the main entry and the public right of way. He asked what staff's viewpoint was. Assistant Planner Paz said providing a direct pedestrian access would connect the project to the street. He said it was not required as there was nothing in the zoning ordinance requiring it. He said it was the fit and integration within the neighborhood that they were asking the Commission to weigh in on. He said it was the pattern in the neighborhood and it would soften the façade of the garage.

Commissioner Barnes said he would support continuing the project and would ask the applicant to visit with the neighbors and show the plans and provide a record of that.

Commissioner Strehl said her home was accessed up the driveway to the front door and did not have a direct path to the front door from the street. She said there were a number of homes like that in the area.

Commissioner Riggs said staff had also prompted that the Commission might want to discuss if the 24-foot curb cut was an appropriate width. He said in effect the 24-foot width was two driveway spaces and a walkway. He said he did not want to say how the home should be entered but with this width driveway it was encouraging three cars parked and a rec room in the garage. He said regarding the architecture as contemporary and its dissimilarity in the area that he could not support it. He said if they continued the project, they had to be forthright about what should be changed to be supported. He referred to D0.2, the streetscape. He said that gave a sense of how the proposed home dominated the street, not because of overall square footage, but because of its façade. He said stacking modules of nine-feet would create sidewalls that were more imposing than a house with a roof peak six-feet taller. He said Commissioner Onken's description of the homes in the area as cute and small was very apt particularly in this end of the Willows.

Commissioner Combs asked if there was a motion on the table. Chair Goodhue said Commissioner Onken was going to make a motion, but it had not been made. Commissioner Onken moved to continue the project.

Chair Goodhue said she agreed with some of the comments. She said she preferred a direct pedestrian access from the street. She said regarding the neighborhood character that she thought the Willows was a neighborhood in great transition. She said she lived in the Willows and the homes going up across the street from her were neither cute or small. She noted the streetscape provided by the applicant that showed the neighboring homes. She said she thought 121 Baywood Avenue when it was built some years ago was out of scale to the street. She heard the boxy arguments, but she thought the boxy modular was something that was happening in the neighborhood. She said she loved the proposed garage. She said the neighboring house was oriented to Woodland Avenue and the other was fronting on Clover Avenue. She said she would prefer a smaller width curb cut if it worked. She said the architecture could be finessed more but she was concerned that the City has no design guidelines. She said she did not support a continuance.

Commissioner Combs asked what direction would be given to the applicant.

Commissioner Onken said that discussion on architectural style was a red herring. He said the scale of a project was something the Commission was mindful of. He said the applicant's photo page demonstrated that there was any variety of architectural styles in the area. He said the other homes though tended to a smaller scale. He said he would like the architect to play with the scale of the main mass of the building moving the modules back in front, raising the porch height, and perhaps the porch didn't have to go the full width of the façade. He said he would like the project to address the slightly smaller scale of the neighborhood. He said he favored walking up the driveway as more planting was preferable in the front yard.

Commissioner Riggs said he would second the motion to continue. He said at least two or three of the Commissioners believed modern architecture had to be done sensitively. He said a product described as having limitations in shape indicated potential failure in the use of forms. He said the Commission had seen and been impressed with modern architectural projects.

Commissioner Combs suggested that they should provide general direction to the applicant.

Commissioner Strehl called for the vote and if it passed to then provide direction.

Chair Goodhue asked the applicant if he wanted more direction for a continuance. Mr. Dolan said that if the direction was to add certain elements to the front façade to break up the elevation that was one thing. He said if the direction was to step back the upper modules that was not doable. He said he would prefer they go to the vote.

ACTION: Motion and second (Onken/Riggs) to continue the project with the following general guidance; passes 4-3 with Commissioners Barnes, Combs, Onken and Riggs in favor and Commissioners Goodhue, Kennedy and Strehl in opposition.

1. General guidance and comments for applicant consideration:

- a. Explore options for reducing the perceived massing of the building by:
 - i. Increasing the perceived "weight" of the lower floor by moving up the height of the porch
 - ii. Add awnings/different material elements to soften the front façade
 - iii. Consider reducing the extent of the porch
- b. Conduct additional outreach:
 - i. Contact the nearby neighbors and get sign off from them that they have seen the plans
- c. Revise the garage:
 - i. Correct the roof pitch for proper drainage
 - ii. Prominence is problematic from a design perspective
- d. Reduce curb cut width:
 - i. Consider reducing the width from 24 feet to 20 feet

J. Adjournment

Chair Goodhue adjourned the meeting at 9:38 p.m.

Staff Liaison: Kyle Perata, Acting Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on December 3, 2018



PROJECT DESCRIPTION

119 Baywood Avenue

First Submission July 18, 2018

Second Submission October 10, 2018

Planning Commission Presentation on November 5, 2018

Third Submission March 13, 2019

Fourth Submission April 29, 2019

Planning Commission Presentation on May 6, 2019

Fifth Submission May 28, 2019

May 6, 2019 Planning Commission Direction

On May 6, 2019 the Planning Commission made the decision to continue the request for use permit at 119 Baywood Avenue. While there was no formal direction to make specific changes, the Planning Commissioners made the below comments. The project sponsor has addressed the comments.

Below is an outline of the Planning Commission comments and the project sponsor brief responses:

1. **PC Comment:** Explore options for reducing the prominence garage.

Sponsor Response for original proposed design:

- *Integrated the garage to the main residence by the following design modifications*
 - *Relocated garage footprint by recessing the garage 8 feet back into the front porch footprint*
 - *Reduced garage projection from the front porch façade (21'-3" reduced to 13'-3")*
- *Added 4-foot screen wall to the front yard creating a courtyard and added elevation layering to balance the perceived massing of the front elevation*
- *Increased height of the first-floor porch parapet extending across the top of the garage reducing the garage prominence*
- *Created full height architectural wing wall to the north side of the porch*
- *Added awning above the first-floor side patio doors*
- *Inserted wood siding material at second floor*
- *Modified landscape plan to include the addition of street trees*

The combination of the above design modifications contribute in the reduction of the perceived building massing and prominent garage.

2. **PC Comment:** Consider revising the proposed garage door material

Sponsor Response:

- *Changed from metal frame door with opaque glass to solid horizontal wood to match the dark grey existing siding color*

3. **Previous Modifications:**

Design Enhancements:

- *Garage roof pitch was modified for proper drainage*
- *Green wall added to north garage elevation*
- *Addition of (2) street trees*
- *Addition of parapet to the front porch reduces the prominent massing of the garage*

The proposed garage now includes a vertical green wall on the north side of the garage. The front yard landscaping plan was modified to include (2) street trees as well as the large tree in the front yard. This modified landscaping plan further breaks down the garage massing and creates screening. The curb cut has been reduced to 20ft and the front yard permeable pavers were redesigned to create a softer appearance. The addition of the increased height parapet along the front porch façade creates an elevation layer between the garage and the exterior wall of the house. The combined modifications have reduced both the massing of the garage and the home.

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

The design includes an existing 1,010 SF 1-story single family house and 225 SF 1-car garage to be demolished. New construction of a 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. The building elevation includes the vertical cladded porch with contrasting vertical wood and an architectural wing wall to the north side of the porch to create a reduced massing of the 2nd floor. These natural and organic colors were chosen as they are prevalent on the street. The landscaping of the site will be natural and native and create a light screening of the building. 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 intends to offer energy efficiency, using less resources and providing significant yearly savings. For example, the home will come 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 build and/ or approved in San Mateo County, 2 of which are in Menlo Oaks.

Site layout

The new home will be placed outside of 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 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 extra build up in the finish grading in order to meet the FEMA flood plain requirements for this site while also matching the adjacent lot existing natural grades. The landscape plantings and exterior decking have been designed to soften the built-up grade

surround the buildings. The siting of the house and garage were considered while working with the existing grading constraints. There are two invasive trees proposed for removal based on direction from the city arborist and will be replaced accordingly. 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

When the property was purchased direct conversations were conducted with the neighbors located at 106 Baywood (Jack Younkin), 111 Baywood (Lauri Hart) and 118 Baywood (Teddy & Robert Wilson). The neighbors were 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.

At the request of the planning department, the project sponsors provided additional outreach to the following addresses 105 & 103 Clover Lane, 100, 106, 111, 118, 121, 126 & 130 Baywood Avenue.

- On November 5, 2019 the project sponsors presented the original design to the planning commission and at the hearing during public comment Joel Zott (111 Baywood) spoke in favor of the project and original design
- On March 1, 2019 the project sponsors reached out directly to the 9 immediate neighbors with hand delivered letters offering a meeting or phone call to review the updated plans.
- On March 1, 2019 project sponsor, when attempting to contact the owner of 121 Baywood, spoke with the tenant who provided our written request to the property owner.
- On March 11, 2019 the project sponsors conducted a meeting held at the neighbors who reside at 118 Baywood. The neighbors included Teddy Wilson (118 Baywood), Jessica Olsen (126 Baywood), Lauri Hart (111 Baywood), Robert Wilson (118 Baywood), and Mrs. Greaves (Woodland Ave.). There was also a meeting with Heather Goudey (105 Clover LN) separately at her home on the same day. The project sponsors presented the updated full submittal package illustrating the changes to the design and landscaping while articulating the planning commission's requests from the previous hearing. The neighbor focus was on the landscaping, exterior elevations, and

the garage. The project sponsors went through the enhancements made to each of these items specifically. 1) Landscaping - there were modifications in the front yard to soften up the front elevation including street trees, reduced curb cut, and redesigned concrete paver area, 2) Exterior Elevation - this was re-designed to reduce the perceived massing of the building by adding a parapet above the porch, adding a wing wall to the side of the porch, and increasing the wood siding material, and 3) Garage – further landscaping was applied to the wall surface and additional street trees making the garage less prominent but still consistent with other front facing garages in the neighborhood. These changes and responses to comments were well received by neighbors at the meeting. The project sponsors fielded and answered questions in an interactive session. Teddy Wilson from 118 Baywood was the only neighbor vocal about the garage design. The updated next phase of the development process and intentions to submit the package were discussed. There were several requests from the neighbors to contain a rodent issue prior to demolition. The project sponsors agreed to provide ample notice prior to demolition. The neighbors were pleased with the factory-built means and methods of construction reducing the construction schedule and minimizing neighborhood impact.

- On March 12, 2019 the project sponsors had a call with Amar Marugan at 130 Baywood since he was unable to attend the neighbor meeting at 118 Baywood. Amar wanted to offer his support for the project and indicated he would be contacting the planning department directly to express his support.
- On April 24, 2019 the project sponsor emailed the updated plans including the rear garage design option to the neighbors at 118 Baywood, 111 Baywood, 105 Clover LN, 126 Baywood, and 130 Baywood.
- On April 24, 2019 the project sponsor spoke directly to Terrence, the owner of 103 Clover. Terrence indicated that he had seen the project plans and such on the web and his only concern was the dust from the demo, otherwise he is in support of the design and project.
- On April 24, 2019 the project sponsor received an email message from 105 Clover LN questioning the proposed new rear garage option.
- On April 25, 2019 the project sponsor hand delivered the updated plans including the rear garage design option to the neighbors 100 Baywood, 106 Baywood, 121 Baywood, and 103 Clover LN.
- On April 25, 2019 the project sponsor received an email message from our direct neighbor at 111 Baywood strongly objecting the alternate rear garage design option. She also states that she had no objection to the original design and her husband Joe Zott was the only public comment and spoke in favor at the commission hearing on November 5, 2018.
- On May 6, 2019 the project sponsor presented the revised plans to the planning commission and no neighbor objection was made to the project during public comment.

- On May 29, 2019 the project sponsor hand delivered the most recent updated plans including the added design features to the neighbors

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.

Based on in person and in writing feedback received to date from the surrounding neighbors we recommend proceeding with this design submission.

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

Planning Commission



REGULAR MEETING MINUTES - EXCERPTS

Date: 5/6/2019
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Vice Chair Barnes called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Barnes (Vice Chair), Chris DeCardy, Michael Doran, Camille Kennedy, Henry Riggs, Michele Tate

Absent: Catherine Strehl

Staff: Cecelia Conley, Contract Assistant Planner; Ori Paz, Assistant Planner; Kyle Perata, Principal Planner; Corinna Sandmeier, Senior Planner; Chris Turner, Planning Technician

F. Public Hearing**F2. Use Permit/Chris Dolan/119 Baywood Avenue:**

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 either an attached front-loading one-car garage and adjacent uncovered space at the front or a detached side-loading one-car garage and adjacent uncovered space at the rear on a substandard lot with respect to lot area and width in the R-1-U (Single-Family Urban Residential) zoning district. Two heritage-size tree of heaven trees are proposed for removal. ***Continued by the Planning Commission at the November 5, 2018 meeting (Staff Report #19-034-PC)***

Staff Comment: Assistant Planner Ori Paz said he had no updates to the written report.

Questions of Staff: Commissioner Chris DeCardy said on page 5 of the staff report it stated: *Staff is aware that alternate home models by the manufacturer could be pursued by the applicant that may comply with the daylight plane and meet all other Zoning Ordinance requirements and City standards.* He asked for clarification if that implied anything regarding the two options proposed or if it had been discussed and was feasible.

Assistant Planner Paz said he might defer to the applicant as well to answer the question. He said these were modular homes for which there were multiple different models. He said the applicant's choice was Model 8. He said the two options assessed were based on selecting Model 8 as the home. He said staff's statement was that there were other models that potentially could have been proposed that would meet City requirements. He said for the model selected that the second option would not meet the City requirements given the site constraints and daylight plane.

Commissioner Doran said on page 2 of the staff report it stated: *...however the detached garage option does not appear to be able to comply with the daylight plane requirement due to the confluence of the minimum driveway width, daylight plane, design limitations from the specific model of the proposed modular home, and City Engineering Division finished floor requirements relating to FEMA compliance.* He asked if the modular home was a problem for the attached garage whether it was possible to use a stick-built garage. Planner Paz said the garage was proposed to be stick-built. He said the home and porch were modular and the garage would be built onsite. Commissioner Doran said the paragraph he read indicated that a detached garage would not work, which he found confusing. Planner Paz said the issue with the modular home was that it was a certain width and the minimum driveway width was also a certain width. He said in the detached garage option the applicants in using their chosen home model did not have enough space for the home width, the driveway width and meet the daylight plane.

Applicant Presentation: Chris Dolan said he was the project sponsor. He said after the November 5, 2018 meeting, they looked at the four major comments made by the Commission. He said the first was to explore options to reduce the perceived massing of the building. He said in comparing the elevations from the previous elevations and the renderings, they reduced the massing by increasing the height of the porch parapet wall and extending the wing wall past the linear footage across the front façade and wrapping that wing wall down along the right side of the front of the home. He said they added an awning to the right side and changed some of the materials between the windows on the second floor to reduce the perceived massing. He said they were installing a green wall trellis on the right side of the garage.

Mr. Dolan said regarding the second item on neighborhood outreach that they held a neighborhood meeting at the neighbor's house across the street from the subject property. He said they held another meeting at another residence, and lastly a phone call meeting where they reviewed the revised and modified plan since the November meeting. He said the third item was the roof pitch, which had been revised. He said the fourth item was to reduce the curb cut, which in the revised plan was now 20 feet not 24 feet.

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

Commission Comment: Vice Chair Barnes read the March 20 email from the neighbor across the street to staff that expressed continuing neighbor concern with the prominence of the garage. Vice Chair Barnes said he too found that element not in character with the homes in the neighborhood. He said the project was not materially different than what the Commission saw in November. He said they needed a design that would be more congruent with the homes in the neighborhood. He said offsite construction was an innovative technology with benefits. He said in this instance a choice between offsite and onsite construction was not being directed rather for the applicant to choose a design that met design standards and worked on the site and for the neighborhood. He said the garage had to be integrated into the main footprint of the house or behind or along side it.

Commissioner Riggs said he thought the building design had come along well, and if proposed in an Eichler neighborhood would fit well. He said the neighborhood character was strongly classic, so it was a challenge to bring a modern home into such a cohesive style neighborhood. He said if the City had design guidelines that would help to support that and better inform property owners and applicants. He referred to Vice Chair Barnes' comments and suggested the proposed revision addressed those but not the challenge of style. He said perhaps if the face of the garage had a

corresponding low wall like the front side of the property that would make the front of the garage appear to be part of the house.

Commissioner Doran said he did not object to modern architecture and he thought modular home construction had many benefits. He referred to the staff report and comments that the confluence of the City's requirements and the specific model of home the applicants wanted to order made the requirements of the daylight plane infeasible. He said he found that objectionable. He said the applicant needed to choose modular designs to be constructed offsite that would comply with City requirements.

Vice Chair Barnes said for the record that he had no problem with modern architectural aesthetic and was supportive of innovative building technology. He said it was the externalization of the garage in this design that did not work.

Commissioner DeCardy confirmed with staff that Option 2 with a garage on the rear of the property would not meet City standards such as daylight plane requirements. He noted that some neighbors had concerns with the garage being in the rear of the property. He said it was not clear if there was neighbor consensus supporting a garage in the back or in the front of the property.

Commissioner Doran moved to continue the project.

Vice Chair Barnes asked the applicant if he would prefer a vote to approve or deny, or a continuance. Mr. Dolan said a continuance was preferable.

Vice Chair Barnes said that the garage needed to be integrated into the footprint of the house and the detached garage in the front did not work. Mr. Dolan asked if the project would get approved if the design with the front porch across the entire façade was recessed eight feet with the garage attached. Vice Chair Barnes said that was not answerable. He said the applicant should take the Commission concerns and work with staff on a design that resolved concerns.

Commissioner Camille Kennedy noted the suggestion made by Commissioner Riggs to make the garage more like the style of the home to soften its effect. She said she loved the house, but the garage was predominant and suggested it match the style of the home.

Commissioner Riggs said his suggestion was for a low wall in line with the face of the garage brought across the front yard and at least 10 feet away from the garage to allow for the second required parking space. He said that would bring the face of the house out to the face of the garage. He said the garage was finished in vertical wood siding, which was also the finish of the porch façade. Mr. Dolan asked if he was suggesting a low wall in parallel with the front plane of the garage and across the front façade of the house. Commissioner Riggs said structurally a low wall would be a fence with similar wood siding. Responding to Vice Chair Barnes, commissioner Riggs clarified that his suggestion of a low wall is meant as an example of a way to integrate the garage facade, not as a preferred design.

Vice Chair Barnes confirmed with staff that the Commission direction to the applicant for continuance was clear.

Commissioner Kennedy seconded the motion to continue.

ACTION: Motion and second (Doran/Kennedy) to continue the project for redesign with the

following Commission direction; passes 4-2-1 with Commissioners DeCardy and Michele Tate opposed and Commissioner Strehl absent.

Individual Planning Commissioners commented on the following topics for consideration with a revised project:

1. The prominence of the garage:
 - a. Please explore options for reducing the prominence of the garage. Avenues to accomplish this could include:
 - i. Relocating the garage to be better integrated into the footprint of the main residence; and/or
 - ii. Providing architectural or landscape features nearer to the front property line to balance the massing of the projection.
2. Materials:
 - a. Consider revising the proposed garage door material.

I. Adjournment

Chair Barnes adjourned the meeting at 9:21 p.m.

Staff Liaison: Kyle Perata, Principal Planner

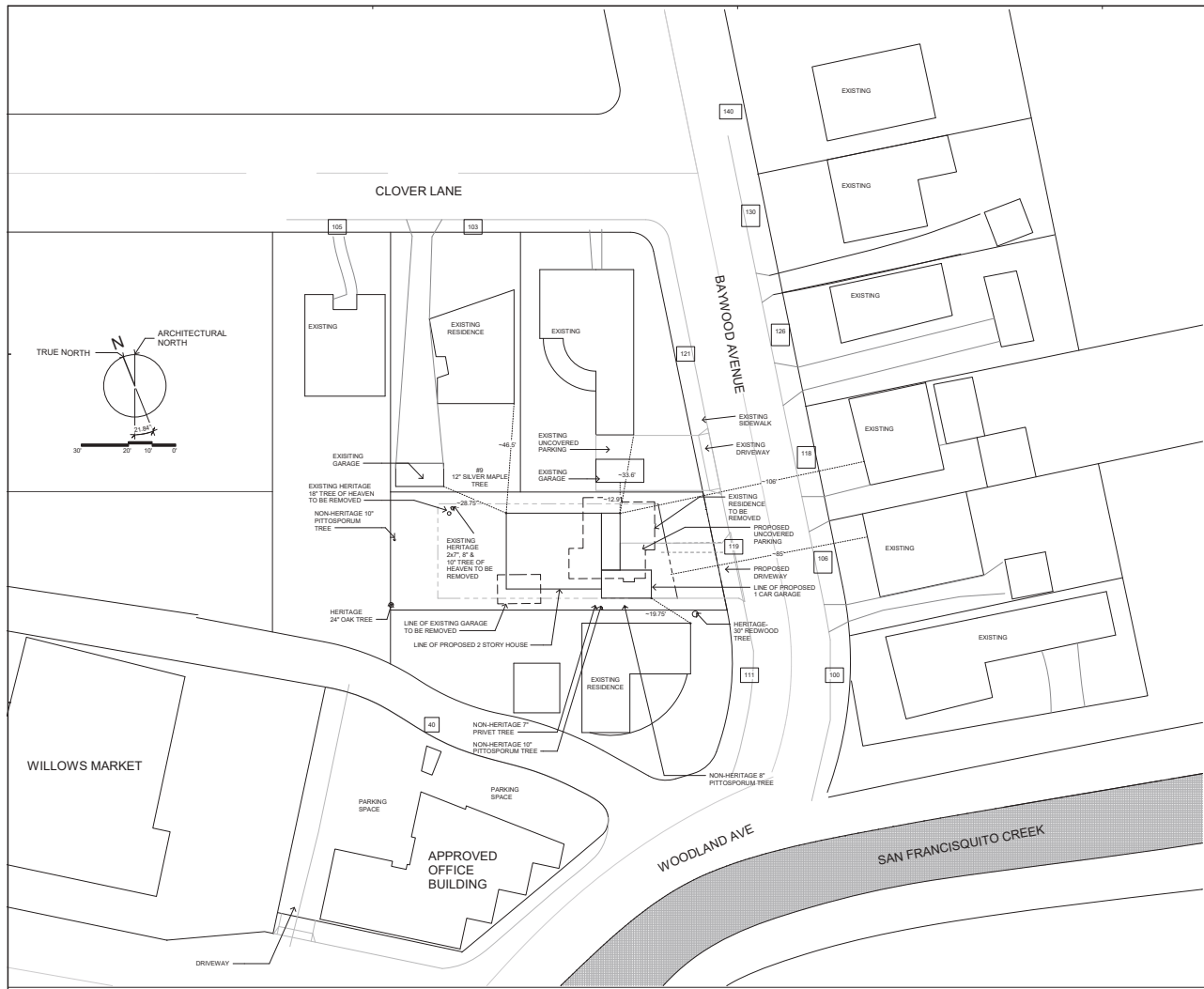
Recording Secretary: Brenda Bennett

Approved by the Planning Commission on May 20, 2019

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	28.6 ft.	22.0 ft.	20.0 ft. min.
Rear	49.0 ft.	45.2 ft.	20.0 ft. min.
Side (left)	5.1 ft.	10.7 ft.	5.0 ft. min.
Side (right)	5.2 ft.	3.6 ft.	5.0 ft. min.
Building coverage	1,742.5 sf 25.4 %	1,235.0 sf 17.9 %	2,404.5 sf max. 35.0 % max.
FAL (Floor Area Limit)	2,797.5 sf	1,235.0 sf	2,800 sf max.
Square footage by floor	1,296.4 sf/1 st floor 1,249.7 sf/2 nd floor 251.4 sf/garage 194.7 sf/porch	1010.0 sf/1 st floor 225.0 sf/garage	
Square footage of buildings	2,992.2 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			

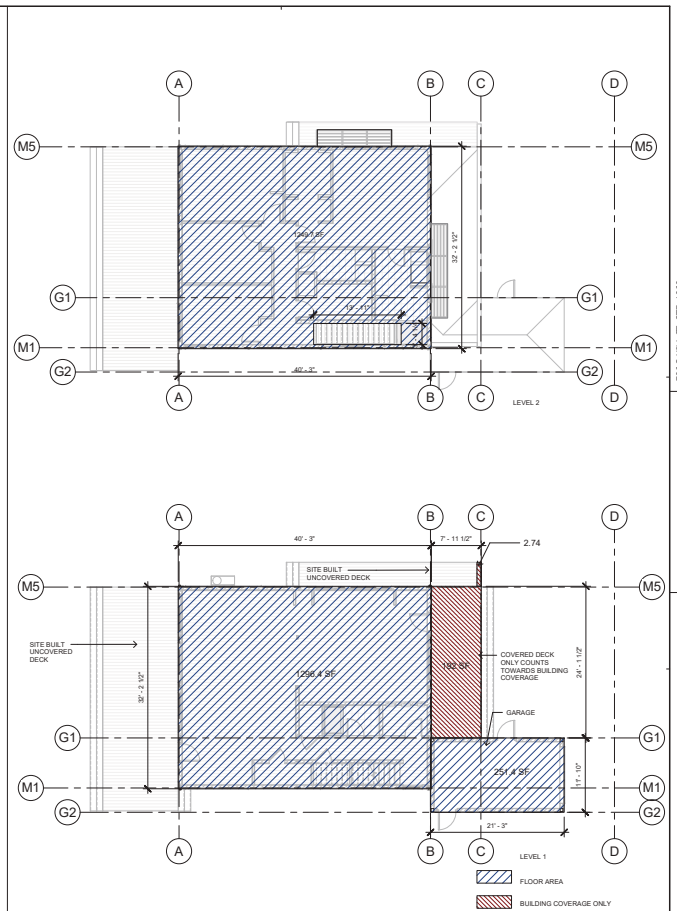
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AREA PLAN
1" = 20'-0"



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



FLOOR AREA LIMIT

FIRST FLOOR	SQUARE FOOTAGE	DIMENSIONS
GARAGE	1296.4 SF	32' 2" x 40' 3"
SECOND FLOOR (-, STAIRWELL)	251.4 SF	21' 3" x 11' 10"
TOTAL	1547.8 SF	1296.39 - (STAIRWELL: 3' 4.25" x 13' 11")

BUILDING COVERAGE

FIRST FLOOR	SQUARE FOOTAGE
COVERED DECK	192 + 2.74 + 194.74 SF
GARAGE	251.4 SF
TOTAL	1742.54 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 8 FEET IN HEIGHT ABOVE GRADE, AS MEASURED FROM THE FACE OF THE FOUNDATION. FLOOR AREA INCLUDING GARAGES AND GARPORTS, 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.

DATE ISSUED
08/31/19
REV 1: 10/02/19
REV 2: 10/23/19
REV 3: 01/24/19
REV 4: 04/23/19
REV 5: 04/29/19
REV 6: 05/15/19
REV 7: 05/28/19



1119 BAYWOOD AVENUE, MENLO PARK CA 94025
 SHEET SET
 USE PERMIT

SHEET TITLE
 AREA PLAN + SQ FOOTAGE CALCS + STREETSCAPE

SHEET, SHEET / MODEL, SET / NUMBER / HOME /

D-0.2

SQUARE FOOTAGE CALCULATIONS
NO SCALE



40 MIDDLEFIELD RD



121 BAYWOOD



126 BAYWOOD



111 BAYWOOD



118 BAYWOOD



WOODLAND/MIDDLEFIELD LOOKING ONTO SAN FRANCISCO CREEK



100 BAYWOOD



106 BAYWOOD



119 BAYWOOD AVENUE, MENLO PARK CA 94025
SHEET SET
USE PERMIT

SITE ANALYSIS

R-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: 1742.54 SF (25%)

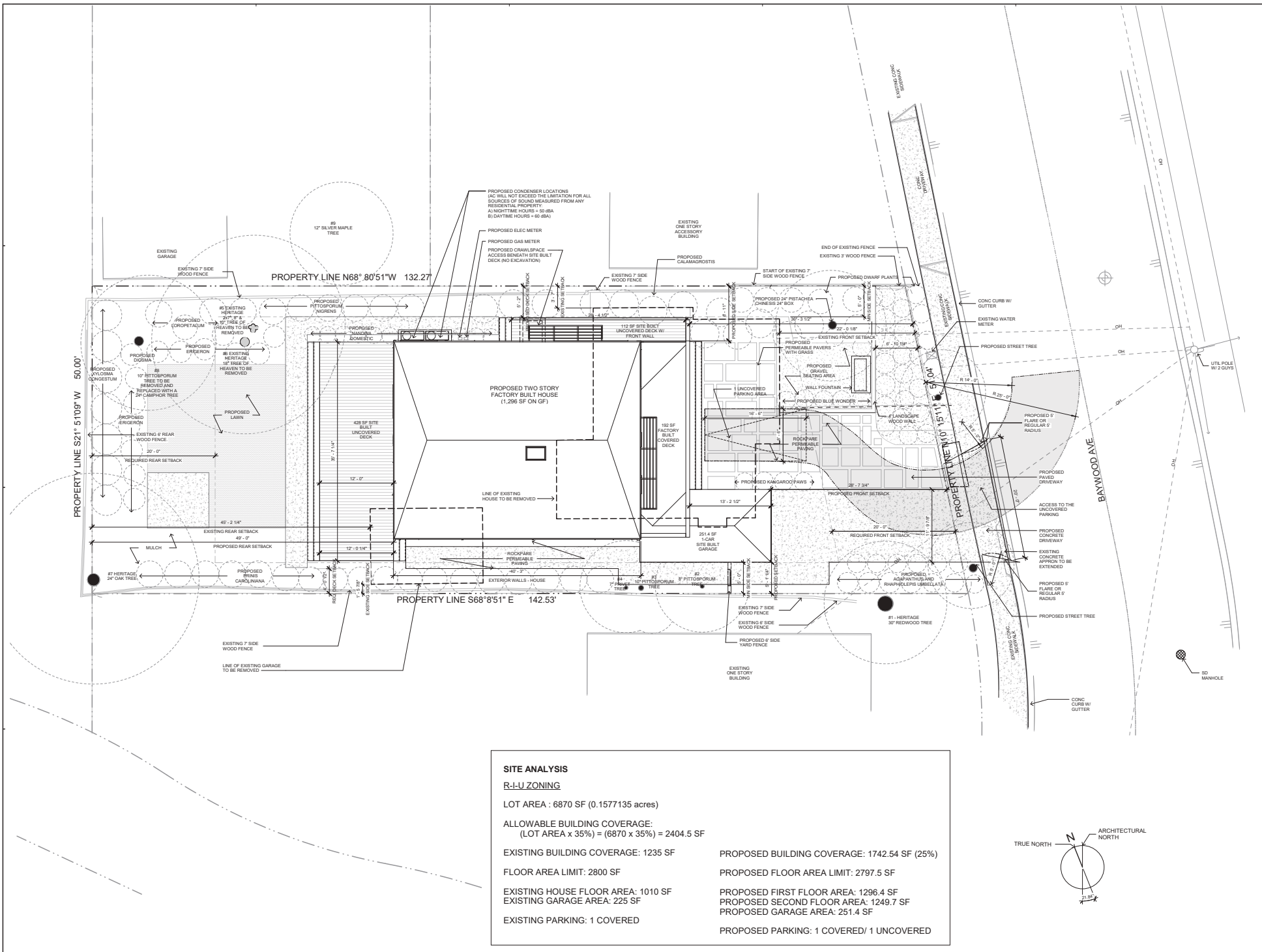
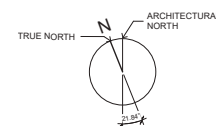
PROPOSED FLOOR AREA LIMIT: 2797.5 SF

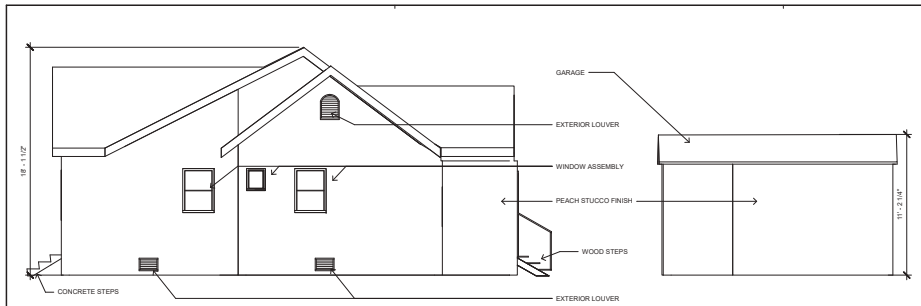
PROPOSED FIRST FLOOR AREA: 1296.4 SF

PROPOSED SECOND FLOOR AREA: 1249.7 SF

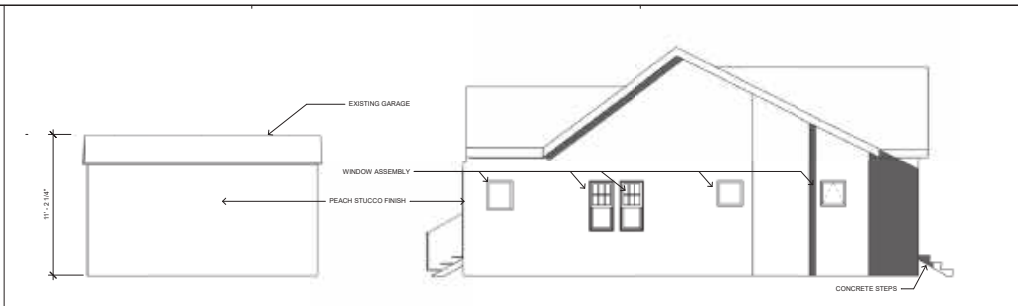
PROPOSED GARAGE AREA: 251.4 SF

PROPOSED PARKING: 1 COVERED/ 1 UNCOVERED





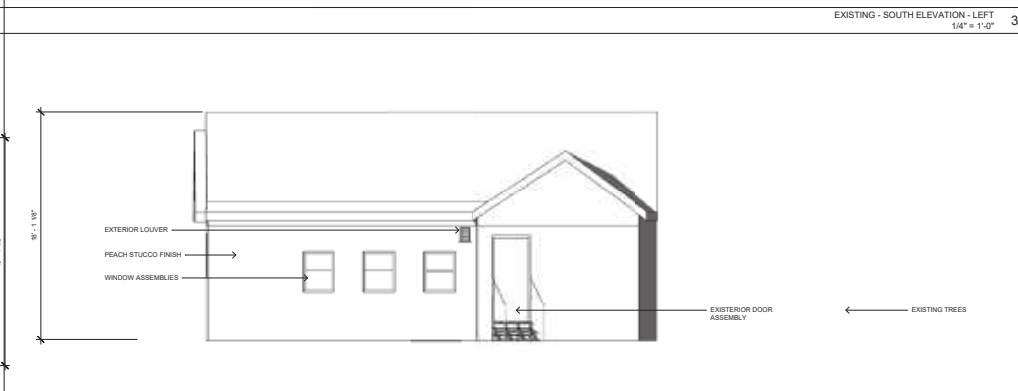
EXISTING - NORTH ELEVATION - RIGHT
1/4" = 1'-0"



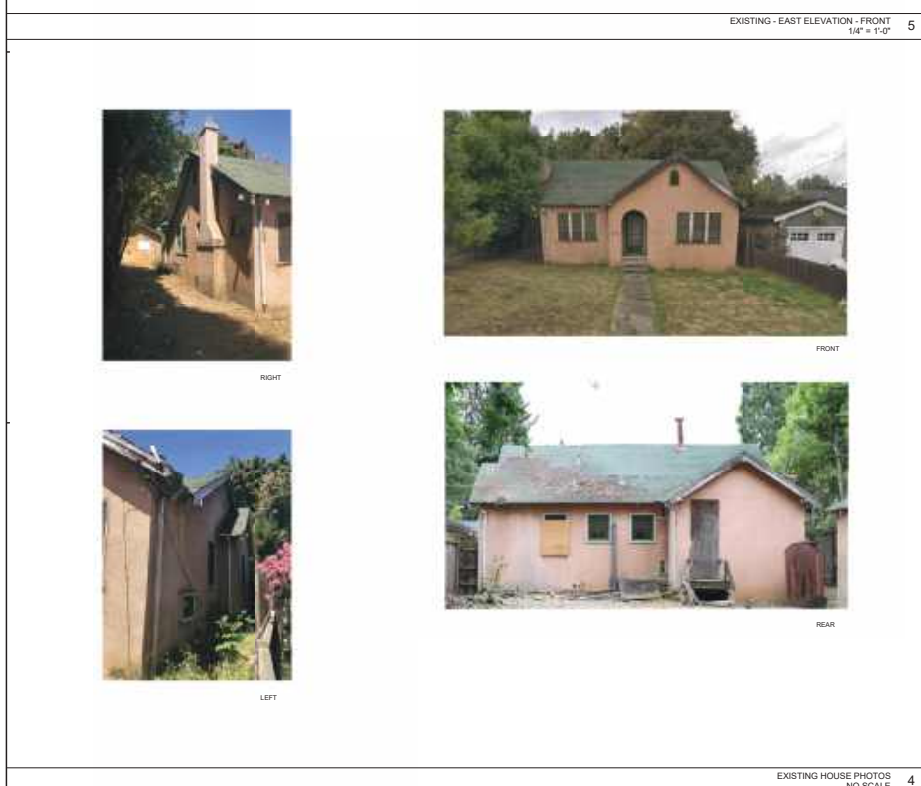
EXISTING - SOUTH ELEVATION - LEFT
1/4" = 1'-0"



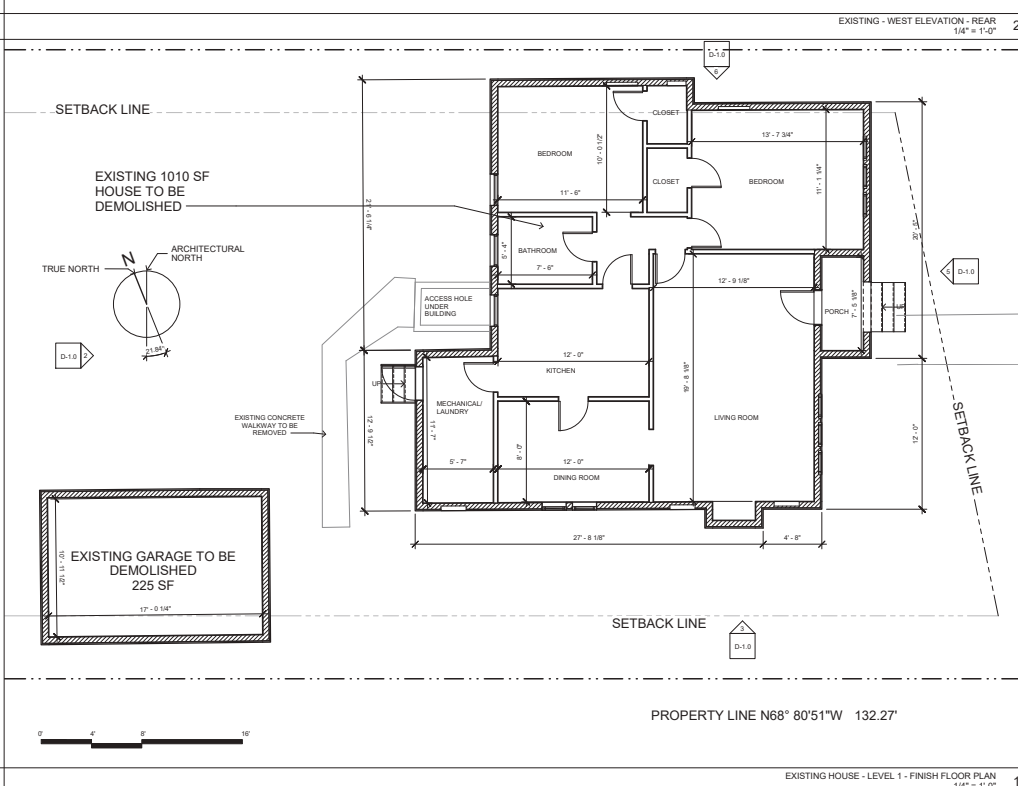
EXISTING - EAST ELEVATION - FRONT
1/4" = 1'-0"



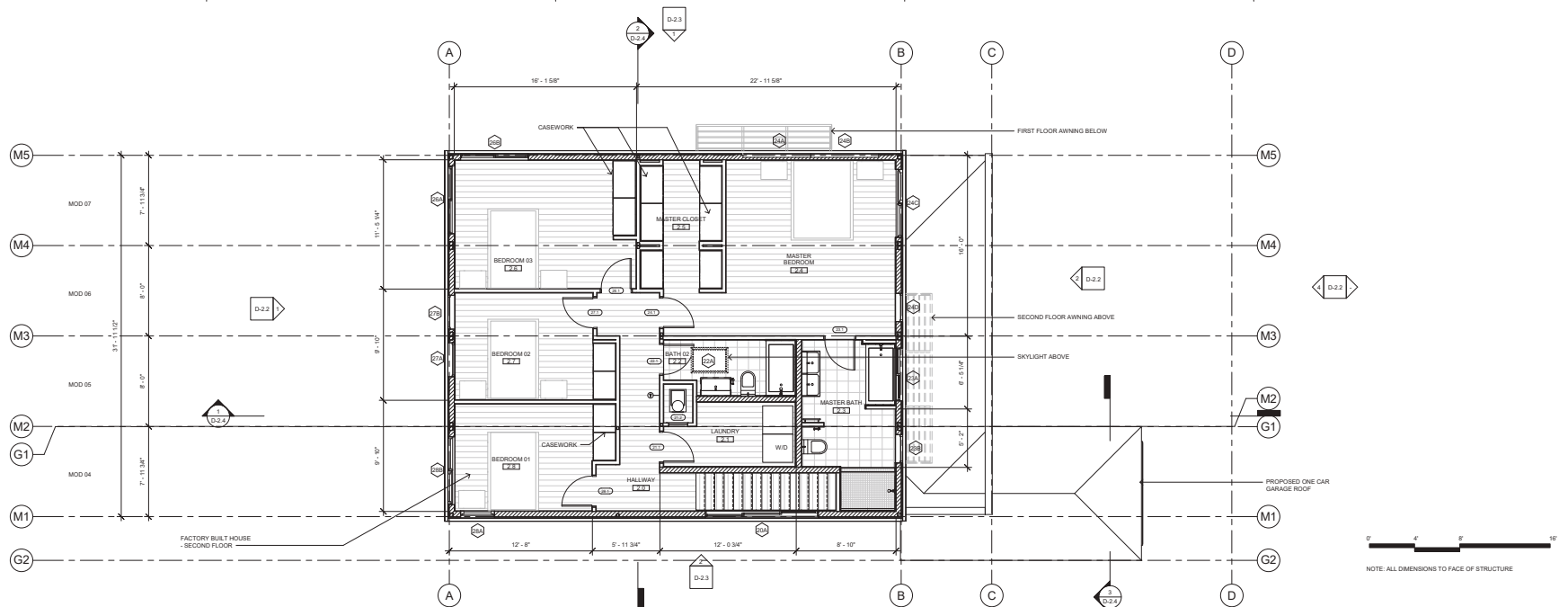
EXISTING - WEST ELEVATION - REAR
1/4" = 1'-0"



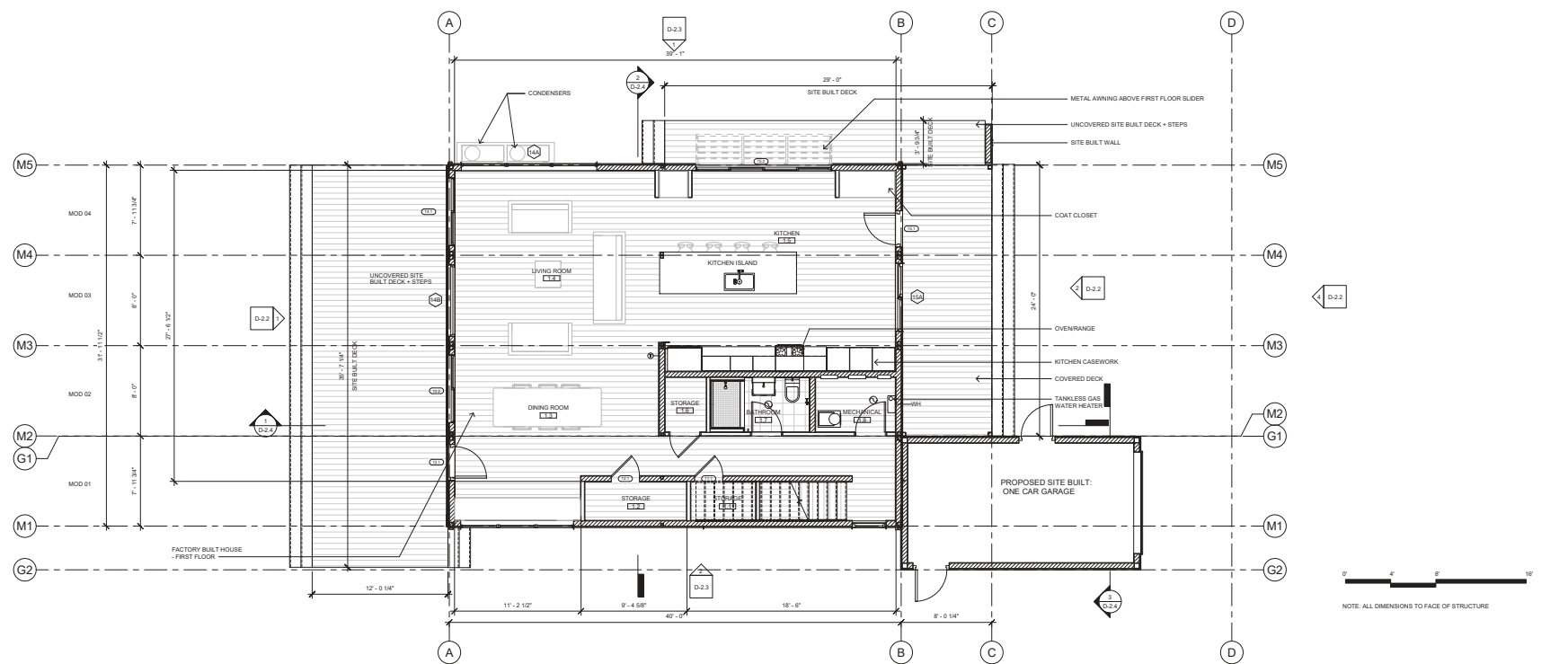
EXISTING HOUSE PHOTOS
NO SCALE



EXISTING HOUSE - LEVEL 1 - FINISH FLOOR PLAN
1/4" = 1'-0"



LEVEL 2 - FINISH FLOOR PLAN
1/4" = 1'-0"



LEVEL 1 - FINISH FLOOR PLAN
1/4" = 1'-0"

connect-homes

706 S HILL ST, STE. 1000
LOS ANGELES, CA 90014
P: 310.696.1111
E: info@connect-homes.com

CONNECT 8: DOLAN RESIDENCE

1119 Baywood Avenue, Menlo Park, CA 94025

DATE ISSUED

REV 01: 08/01/19

REV 02: 10/02/19

REV 03: 01/24/19

REV 04: 04/23/19

REV 05: 04/29/19

REV 06: 05/15/19

REV 07: 05/28/19

119 BAYWOOD AVENUE, MENLO PARK CA 94025

SHEET SET

USE PERMIT

SHEET TITLE

PROPOSED FLOOR PLANS

SHEET / SHEET / MODEL / SET / NUMBER / HOME /

D-2.0

DATE ISSUED
REV 01: 08/01/18
REV 01: 10/02/18
REV 02: 10/23/18
REV 03: 01/24/19
REV 04: 04/23/19
REV 05: 04/29/19
REV 06: 05/15/19
REV 07: 05/28/19



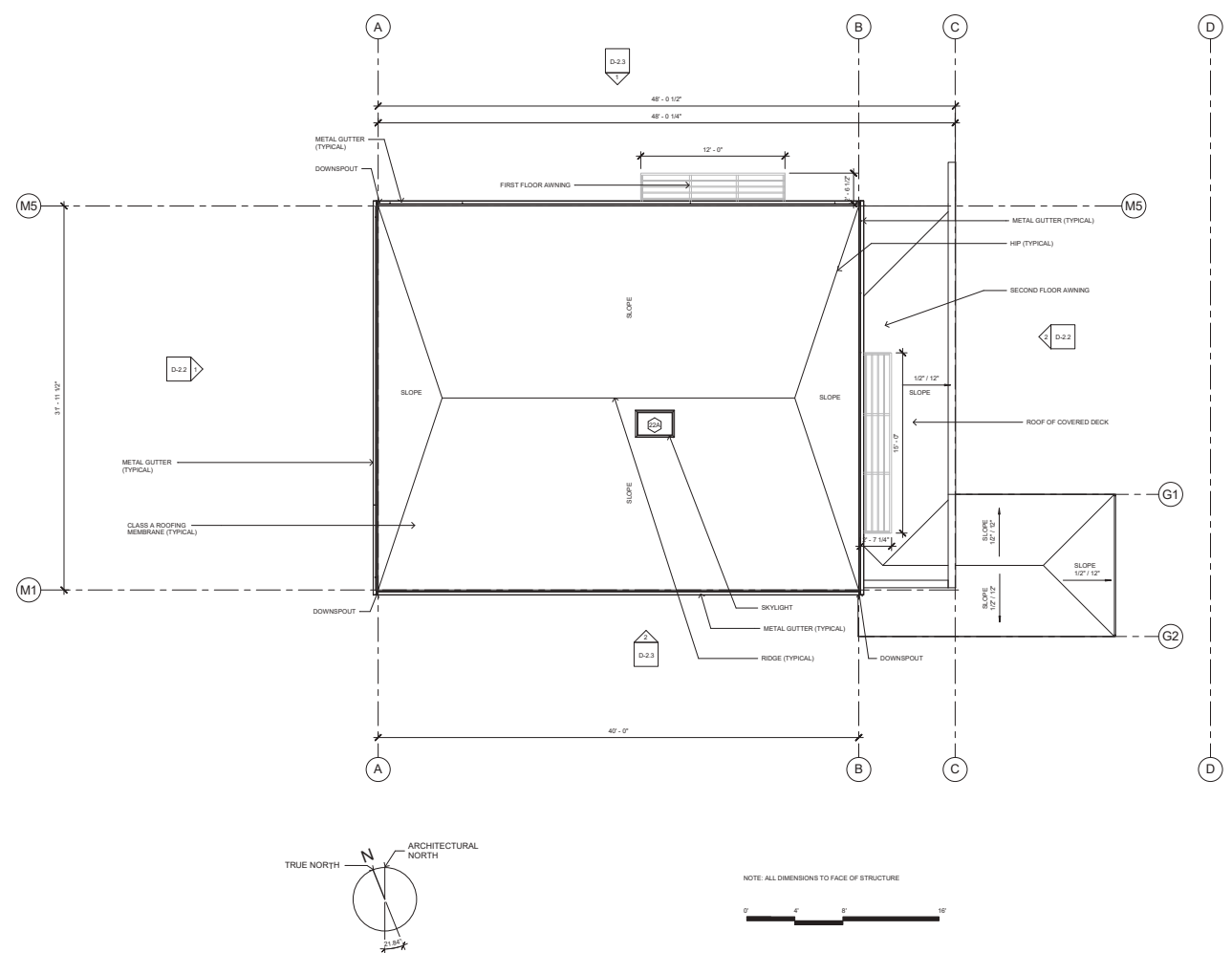
119 BAYWOOD AVENUE, MENLO PARK CA 94025

SHEET SET
USE PERMIT

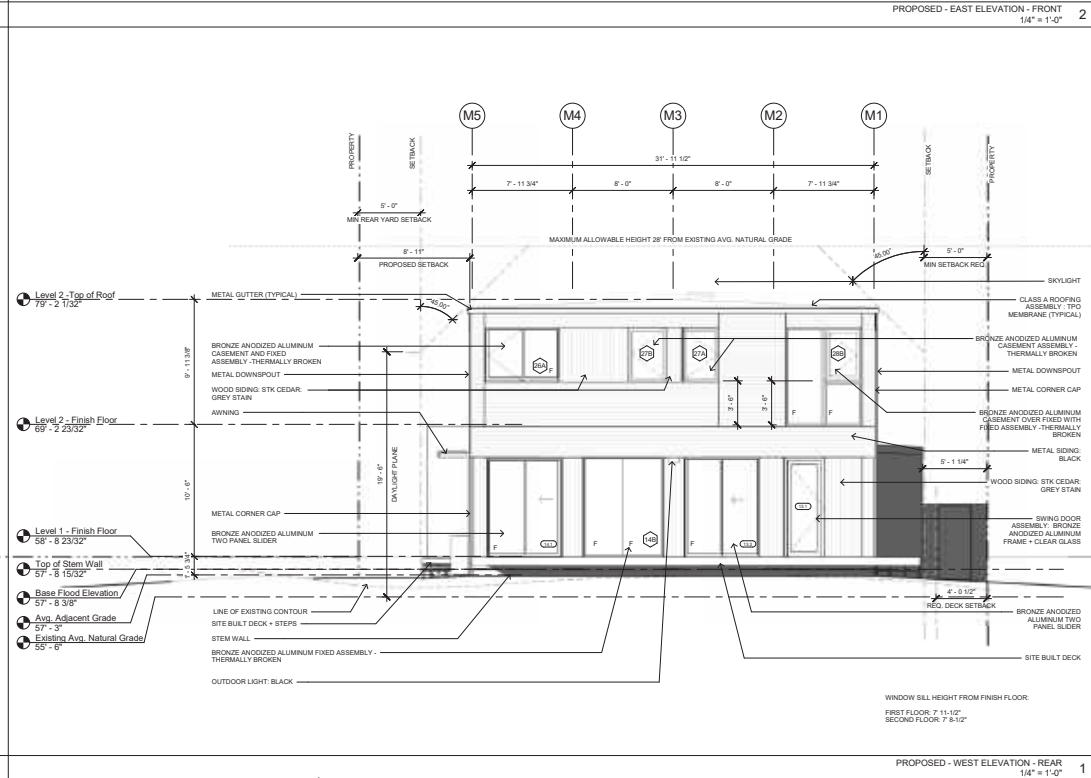
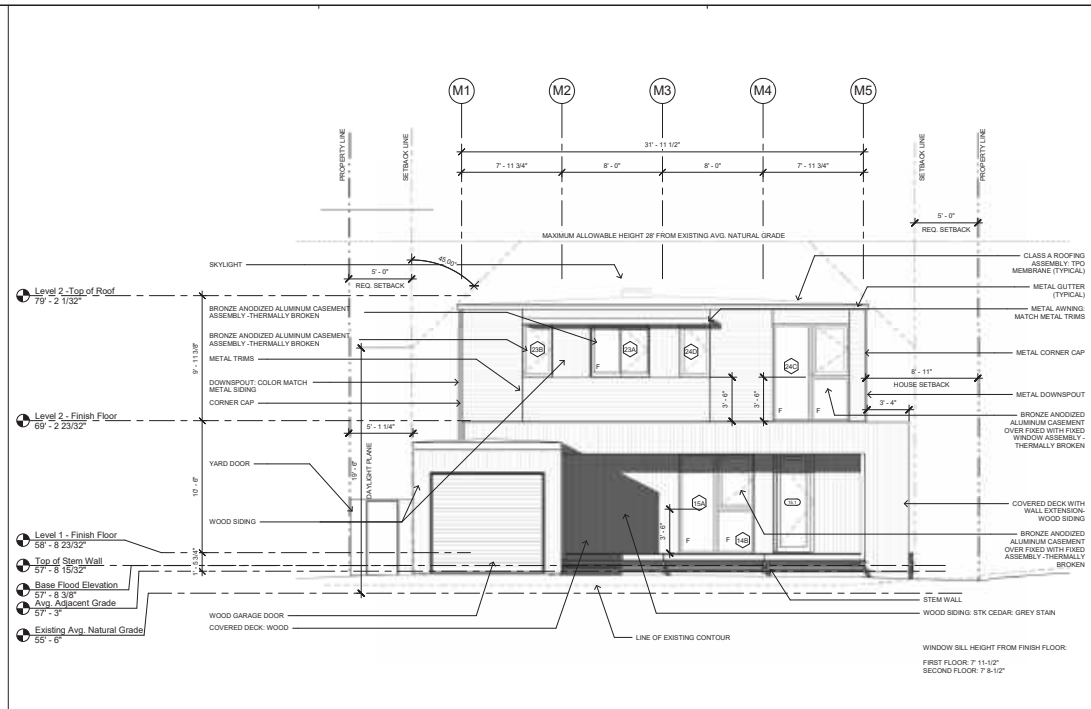
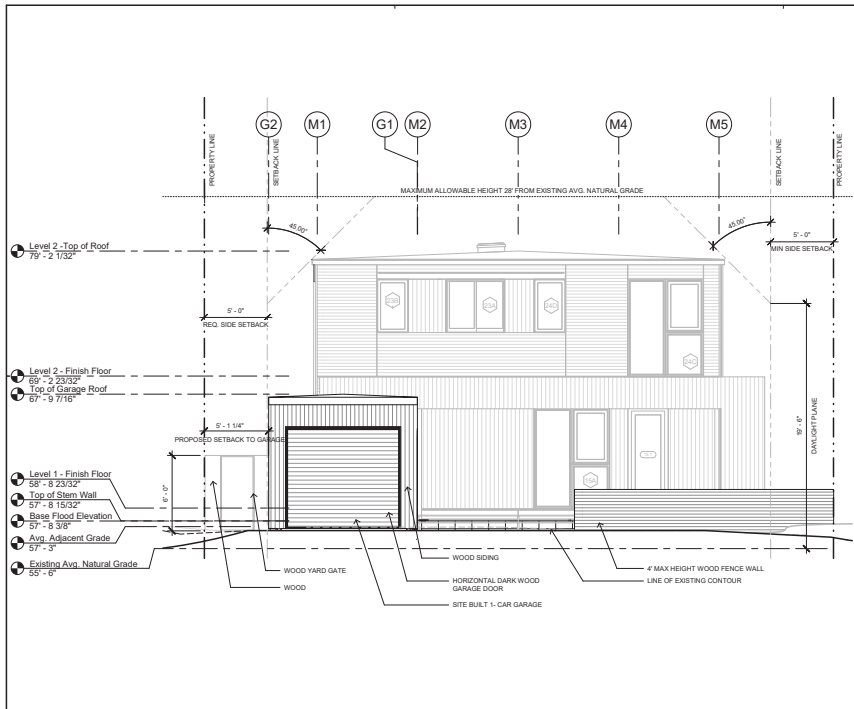
SHEET TITLE
PROPOSED ROOF PLAN

SHEET / SHEET / MODEL
SET / NUMBER / HOME

D-2.1



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



connect-homes

706 S HILL ST., STE. 1000
LOS ANGELES, CA 90014
P: 310.600.1111
E: info@connect-homes.com

CONNECT 8: DOLAN RESIDENCE

119 Baywood Avenue, Menlo Park, CA 94025

DATE ISSUED

rev 1: 10.02.18

rev 2: 10.23.18

rev 3: 01.24.19

rev 4: 04.23.19

rev 5: 04.29.19

rev 6: 05.15.19

rev 7: 05.28.19

08/31/2019

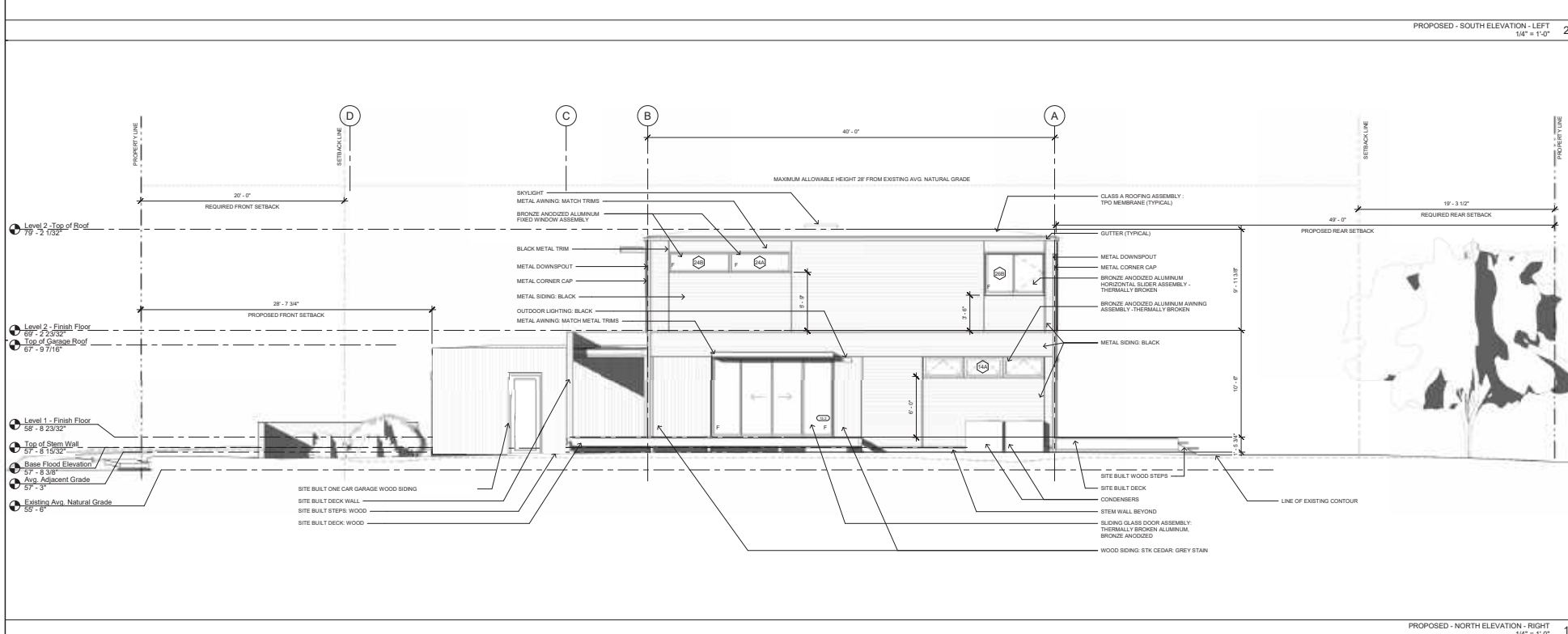
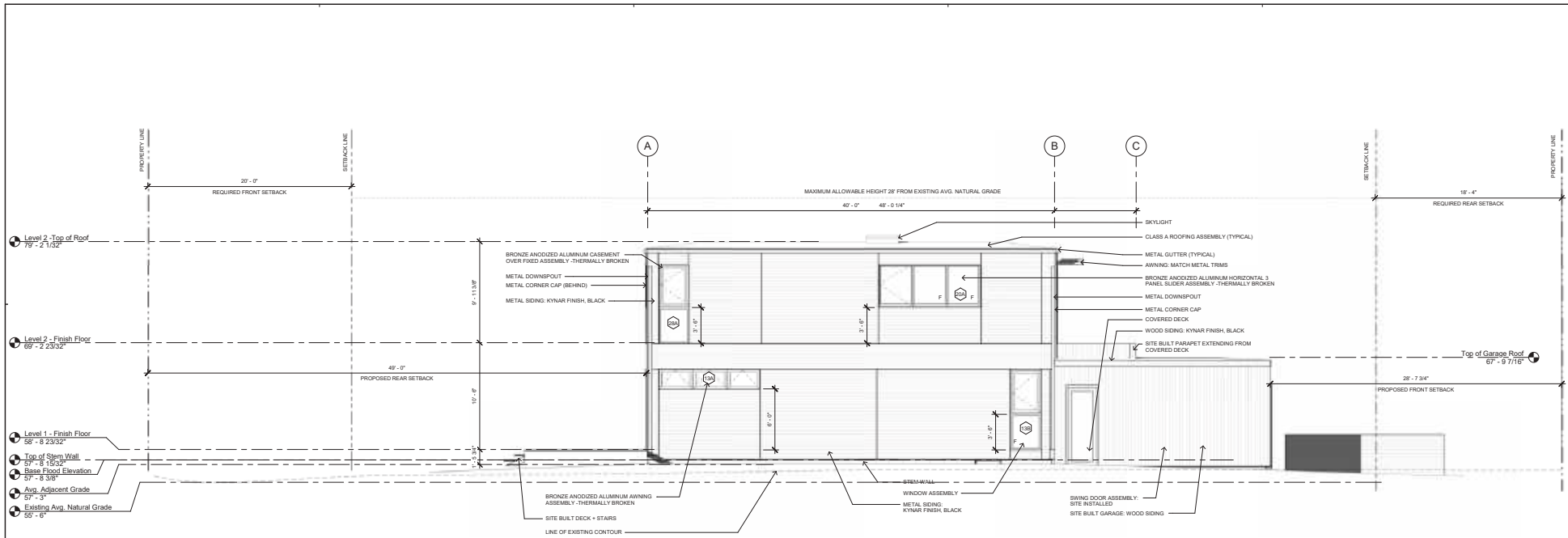
119 BAYWOOD AVENUE, MENLO PARK CA 94025

SHEET SET
USE PERMIT

SHEET TITLE
PROPOSED ELEVATIONS

SHEET, SHEET / MODEL
SET NUMBER HOME

D-2.2



connect-homes

706 S HILL ST., STE. 1000
LOS ANGELES, CA 90014
P: 310.696.1111
E: info@connect-homes.com

CONNECT 8: DOLAN RESIDENCE
1119 Baywood Avenue, Menlo Park, CA 94025

DATE ISSUED

REV	DATE
1	10.02.18
2	10.23.18
3	01.24.19
4	04.23.19
5	04.29.19
6	05.15.19
7	05.28.19

08/31/2019

1119 BAYWOOD AVENUE, MENLO PARK CA 94025

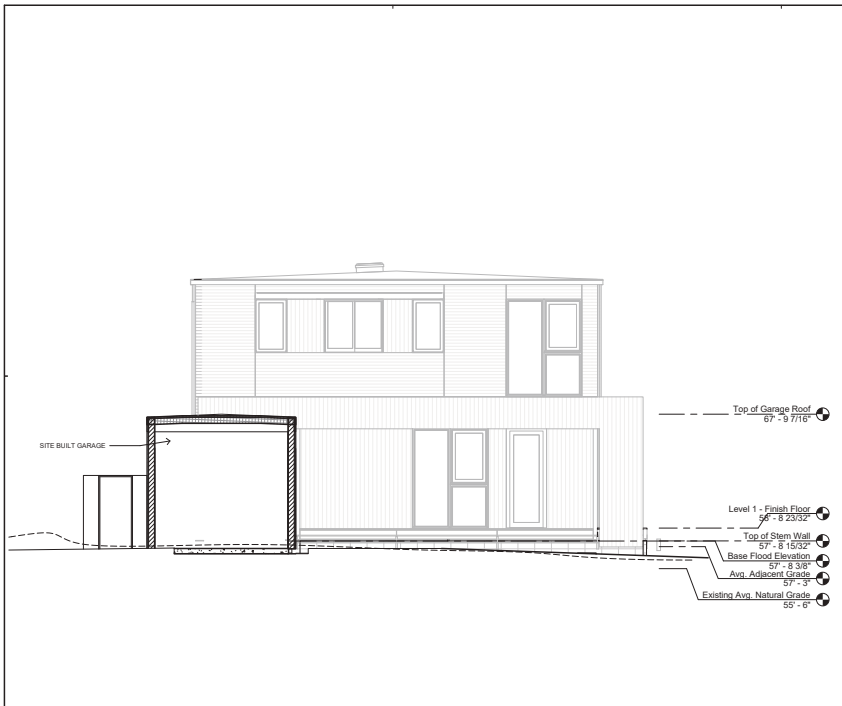
SHEET SET

USE PERMIT

SHEET TITLE
PROPOSED ELEVATIONS

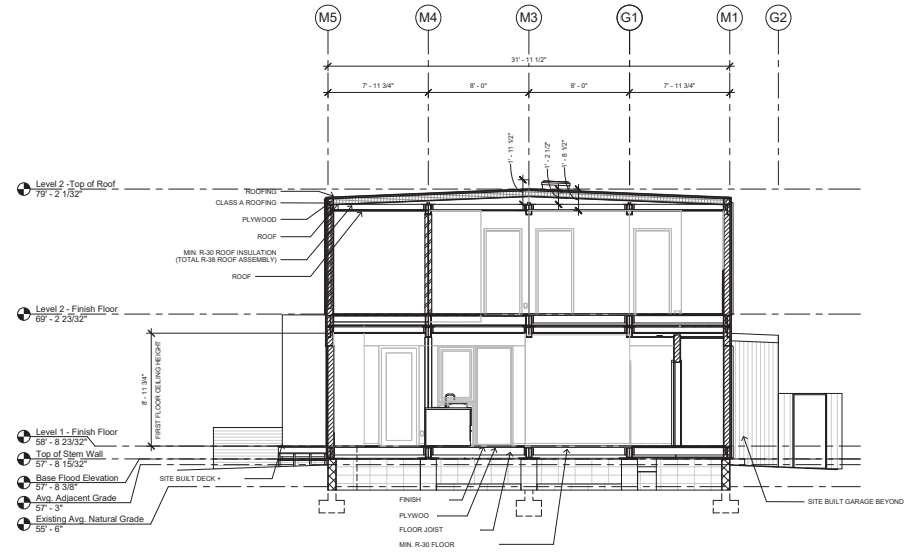
SHEET, SHEET / MODEL
SET NUMBER HOME

D-2.3



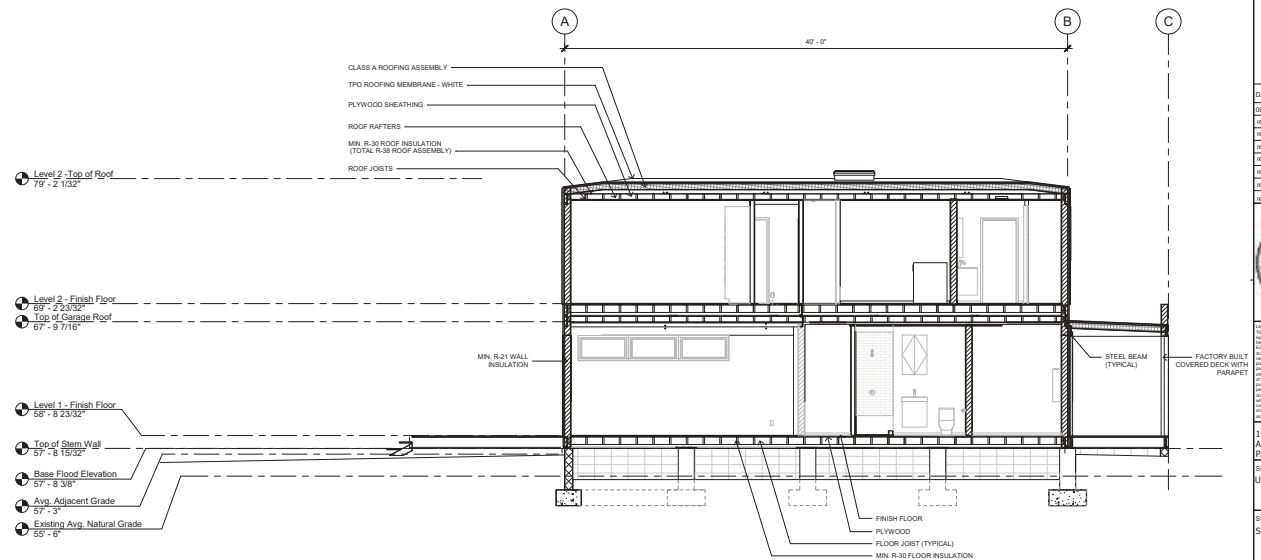
TRANSVERSE SECTION - GARAGE
1/4" = 1'-0"

3



TRANSVERSE SECTION
1/4" = 1'-0"

2

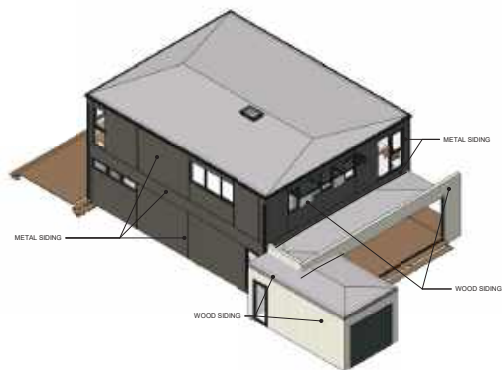


LONGITUDINAL SECTION
1/4" = 1'-0"

1



NORTHEAST CORNER 5



SOUTHEAST CORNER 3



SOUTHWEST CORNER 4



NORTHWEST CORNER 2



WOOD SIDING: STK CEDAR: GREY STAINED



WINDOWS: BRONZE ANODIZED ALUMINUM, THERMALLY BROKEN



METAL SIDING: BLACK

MATERIAL KEY 1
NO SCALE

DATE ISSUED
08/21/19
rev 1: 10/23/19
rev 2: 10/23/19
rev 3: 01/24/19
rev 4: 04/23/19
rev 5: 04/23/19
rev 6: 05/15/19
rev 7: 05/28/19



1119 BAYWOOD AVENUE, MENLO PARK CA 94025
SHEET SET
USE PERMIT

SHEET TITLE
MASSING DIAGRAMS

SHEET, SHEET / MODEL
SET, NUMBER, HOME
D-2.5

Project Name:	Baymont Inn
Project Location:	111 Baymont Ave. North Park
Total Landscape Area:	2,398 sq. ft.
Date:	5/25/19

$$M_{\text{MMA}} = (2 \times 4.52) / (0.004 \text{ L}) + (5 \times 274) = 31.4 \text{ g/L}$$

MARRA = Maximum Applied Water Allowance (gallons per year)
 DU = Reference Euphorbia arborescens (inches per year)
 SE = Conversion Factor to gdw/yr
 SA = Adjustment Factor (CTSP)
 LA = Landscape Area including SJA (square feet)
 AD = Additional Water Allowance for SJA
 SJA = Special Landscape Area (square feet)

Eff =	45.5		
Conversion =	0.02		
ETAP =	0.05		
LA =	2.398		
SLA =	3		
IMAX =		26.273 L	gallons per year
		4.896 L	cubic feet per year

$$\text{Lipid A} = \text{Glc-Engr N(III) O(Ox(A)) + (7-ETAF + 30A)}$$

Firm's 2005 Annual production:	
Eto =	8.3
Egm =	6.75
ETOP =	0.95
LA =	3.388
SIA =	0
MARR w/ OPRT =	10%

ETIMU = (EQU, A2QPF, B, X, A)

ETWU = Estimated Total Water Use Per Year (gallons)
 ZTA = Reference Evapotranspiration
 PE = Plant Factor From HUCOCS Region 2, Water Use 0.87-0.9, B0.4-0.4, L0.1-0.3, W0.5, A1 Turf (1.8)
 LA = Landscape Area (High, Medium, and low water use areas) (square feet)
 SA = Special Landscape Area
 CS = Conversion Factor
 ET = Irrigation Efficiency (for spray and rotators: 85, for subsurface: 75)
 ET Adjustment Factor (ETAF) = 0.6 for Residential and .45 for Non-Residential

Revised Eucalyptus (Euc)	411	Par 281 CA
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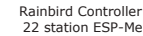
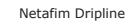
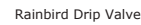
REGULAR LANDSCAPE AREAS						
Vegetation or Plant Description	Integration Method	Plant Factor (PF)	Integration Efficiency (IE)	STAF (STAF-2)	STAF + STAF	STAF
1.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
2.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
3.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
4.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
5.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
6.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
7.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
8.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
9.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
10.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
11.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
12.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
13.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
14.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
15.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
16.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
17.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
18.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
19.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
20.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
21.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
22.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
23.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
24.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
25.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
26.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
27.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
28.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
29.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
30.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
31.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
32.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
33.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
34.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
35.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
36.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
37.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
38.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
39.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
40.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
41.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
42.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
43.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
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55.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
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59.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
60.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
61.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
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63.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
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65.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
66.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
67.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
68.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
69.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
70.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
71.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
72.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
73.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
74.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
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93.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
94.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
95.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
96.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
97.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
98.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
99.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
100.0000000000000000	0.00	0.00	0.00	0.0000000000000000	0.00	0.00
				Total 1st Pl. Total	0.00	0.00
					0.00	0.00

TOTAL LAMSECCAN ANJAR							
Industriasi di Pabrik (Sektor Bata)	Industriasi (Mikro)	Per	2018-2019	ETOP (ETOP1)	Realisasi P1	ETOP 2 (Anar)	ETOP2
				1	0	0	00
					Totale	Totale	Totale
					0,00	0,00	0,00

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	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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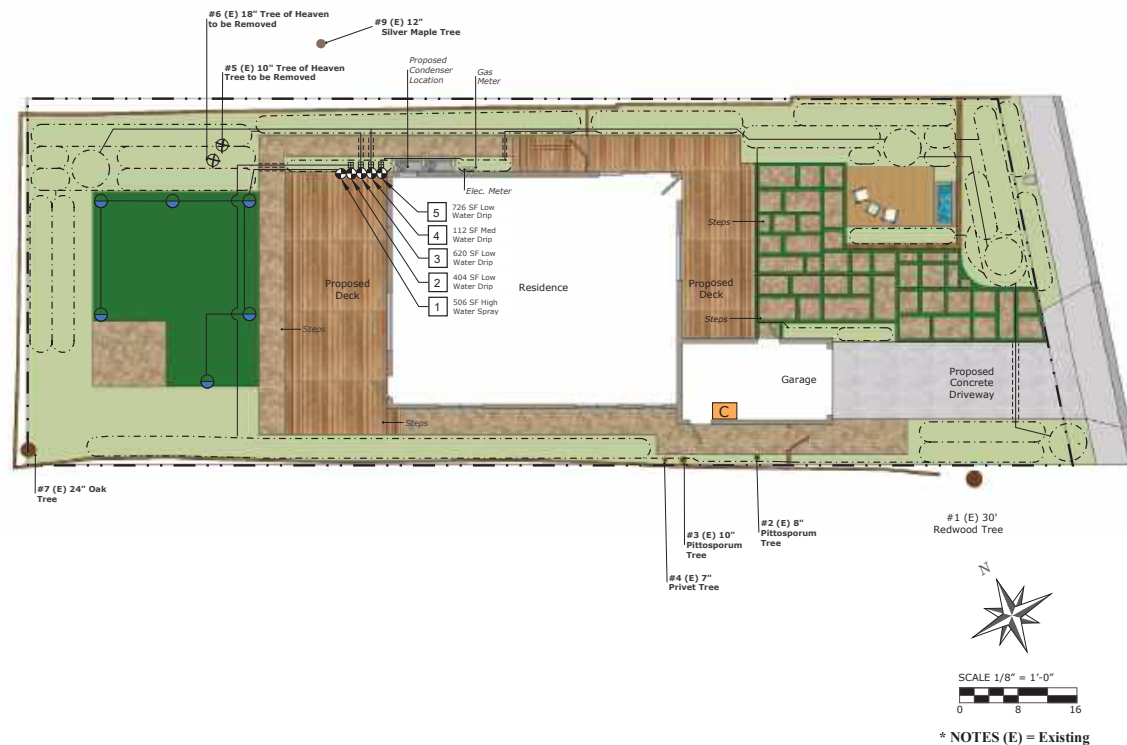
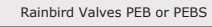
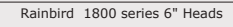
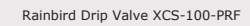
Physical Landscape Areas	
Total PTAP x Area	1074.5
Total Area	2,388.0
Average PTAP	0.45
Overall Landscape Areas	
Total PTAP x Area	1074.5
Total Area	2,388.0
Substrate CTEP	0.4

Average CTAF for Regular Landscape Area must be .35 or below for residential areas, and .45 or below for non residential areas



— — — — —	Main Line	SCH 40 2"
- - - - -	Sleeves to locate and	SCH 40 4" or contractor 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.



"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."

Kan-Jukka

REVISIONS	BY



**AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS**

8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.# 2239 (408) 842-0245
aitkenassociates@gmail.com

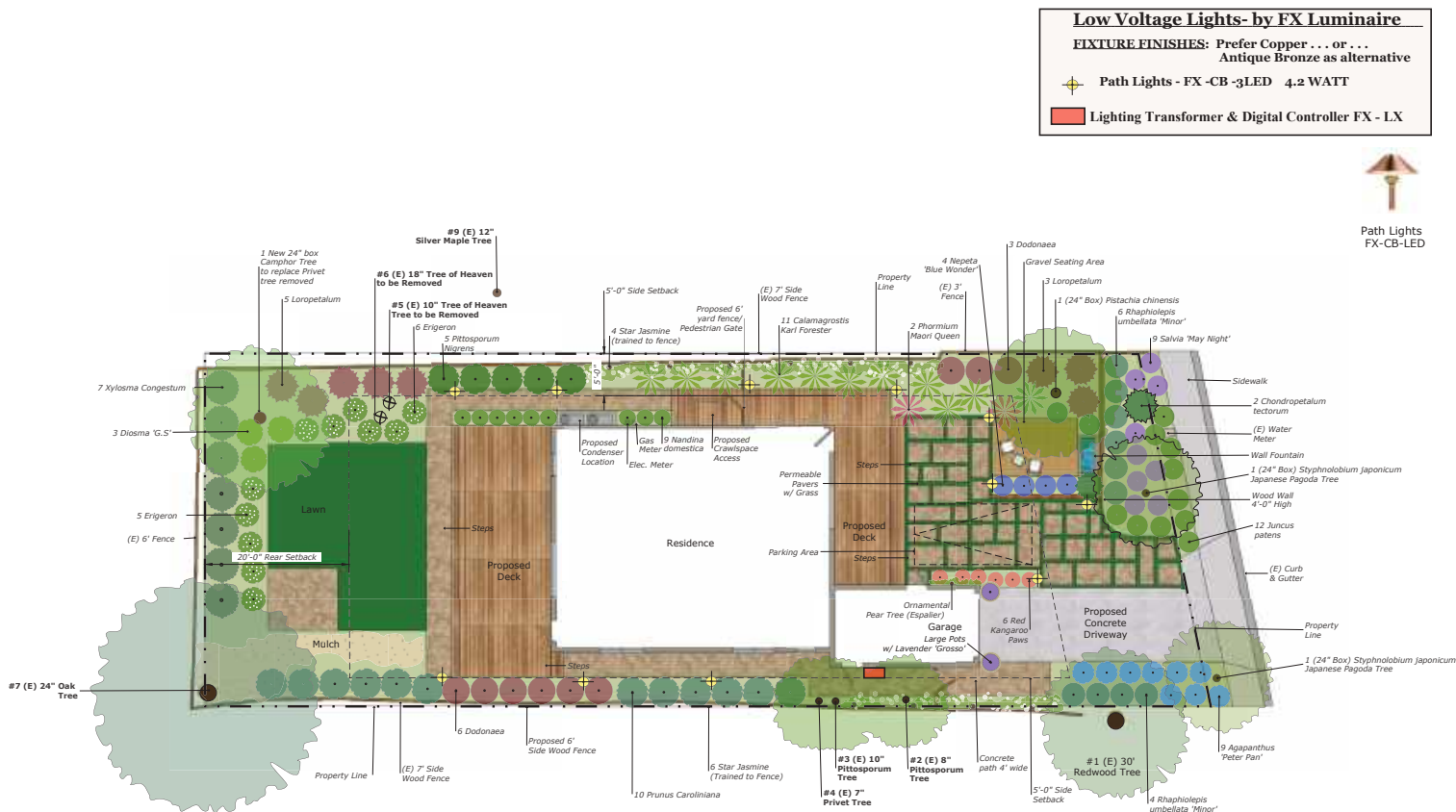
BAYWOOD RESIDENCE
119 Baywood Ave. Menlo Park, CA

IRRIGATION PLAN



DATE	05-29-19
SCALE	1/8"=1'-0"
DRAWN	IN & AD
JOB	BAYWOOD

L-1



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



Path Lights
FX-CB-LED



Wall Fountain Example



4'6" High Wood Wall Example

PLANT LEGEND

Qty	Size	Botanical Name	Common Name	WUCOLS
SHRUBS, VINES & HERBACEOUS				
9	1 gal.	Agapanthus orientalis 'Polar Par'	Lily-of-the-Rile (dwarf blue or white)	Moderate
6	5 gal.	Antigonon	Kangaroo Paws	Low
3	5 gal.	Diosma 'Golden Sunset'	Dwarf Breath of Heaven	Moderate
9	5 gal.	Dodonaea viscosa 'Purpurea'	Purple Hop Bush	Low
6	5 gal.	Loropetalum chinensis 'Rubra'	Loropetalum 'Rubra'	Low
9	5 gal.	Nandina domestica	Heavenly Bamboo	Low
5	5 gal.	Pittosporum tenuifolium 'Nigrum'	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	Shiny Xylosma	Low
TREES				
1	24" Box	Cinnamomum camphora	Camphor Tree (standard/multi)	Moderate
1	24" Box	Pistacia chinensis	Chinese Pistache	Very Low
1	18 gal.	Pyrus communis	Esperal Ornamental Pear Tree	Moderate
2	24" Box	Styphnolobium japonicum	Japanese Pagoda Tree	Moderate
PERENNIALS				
11	1 gal.	Erigeron karwinskianus	Santa Barbara Daisy	Low
5	1 gal.	Lavandula X intermedia 'Grosso'	Grosso Lavender (Potted)	Moderate
4	1 gal.	Nepeta X faassenii 'Blue Wonder'	Blue Wonder Catmint	Moderate
9	1 gal.	Salvia x sylvestris 'May Night'	May Night Meadow Sage	Moderate
GRASSES				
11	5 gal.	Calamagrostis X acut. 'Karl Foerster'	Karl Foerster Feather Reed Grass	Moderate
3	5 gal.	Chondropetalum tectorum	Cape Rush	Low
12	1 gal.	Juncus patens	California Gray Rush	Low
2	5 gal.	Phormium tenax 'Moore Queen'	Dwarf New Zealand Flax (mixed color)	Low



SCALE 1/8" = 1'-0"

* NOTES (E) = Existing

A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas.

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."

REVISIONS

BY

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 05-29-19

SCALE 1/8"=1'-0"

DRAWN IN & AD

JOB BAYWOOD

L-2



Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

June 21, 2018, Revised April 24, 2019

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. Site plan D-0.4 dated 4/17/19 was reviewed for writing this report.

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 4/24/19

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1* P	Incense cedar (<i>Calocedrus decurrens</i>)	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 (<i>Pittosporum eugenioides</i>)	7.5	50	25/15	Fair vigor, fair form, old hedge material, easily replaced.
3	Pittosporum (<i>Pittosporum eugenioides</i>)	9.6	50	35/15	Fair vigor, fair form, old hedge material, easily replaced.
4	Privet (<i>Ligustrum japonicum</i>)	6.6	50	25/15	Fair vigor, fair form, old hedge material, easily replaced.
5 P/R	Tree of heaven (<i>Ailanthus altissima</i>)	20.1	45	40/30	Fair vigor, poor form, multi leader at grade, suppressed by #6, leans, heavily invasive. TREE FAILED IN WINTER OF 2019
6 P/R	Tree of heaven (<i>Ailanthus altissima</i>)	18.5	45	50/35	Fair vigor, fair form, invasive, poor species Proposed for removal.
7 P	Coast live oak (<i>Quercus agrifolia</i>)	24.9	90	45/40	Good vigor, good form, good location, recommended to cable codominant leader. 10 times diameter=20.7'
8	Pittosporum (<i>Pittosporum eugenioides</i>)	9.7	40	20/20	Fair vigor, poor form, heavy decay on trunk.
9*	Silver maple (<i>Acer saccharinum</i>)	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. Tree#5 has recently failed in the winter of 2019 due to heavy winds. 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/recommendations:

A new 2 story home is proposed on site. The existing site plan shows pittosporum trees #2-4 to be removed. The Pittosporum trees are old hedge material that has not been well maintained. These trees are not of a protected size.

The proposed driveway has been redesigned to be as far from the neighbor's incense cedar tree as possible. The driveway curves around the tree where possible, while still maintaining a standard driveway width. In order to reduce impacts as much as possible, it is recommended to construction the driveway on top of grade using Biaxial Geogrid(*Tensar BX-1100*) when within 23.5 feet from then neighbor's Incense cedar tree. This will allow for a zero cut driveway type build. The geogrid can be pinned down over the existing soil as an underlayment which disperses loads laterally, and allows for building up a base section over the existing soil as a "zero cut" type driveway build. This will make for a raised finish driveway grade, but will also allow for a thinning of the required base section thickness to as much as 50% below standard. When outside the distance of 23.5 feet from the tree, standard driveway techniques can be used to construct the driveway. If this type of driveway build will help to relieve potential compacted conditions within the tree root zone. If this type of driveway is to be built when within 23.5 feet from the neighbor's incense cedar tree, impacts are expected to be nonexistent as no roots will be impacted/cut.

Tree protection fencing for the neighbor's incense cedar tree is recommended to be placed at 20 feet from the tree where possible. Anywhere tree protection fencing needs to be reduced for access or any other reason, should be protected by a landscape barrier. During the driveway build, the tree protection zone can be reduced to the edge of the proposed driveway. The driveway work when within 23.5 feet of tree #1 will need to be supervised by the Project Arborist.

Ailanthus tree #5 failed during the previous winter storms. The owner would now like to remove the other ailanthus tree #6. This tree is in close proximity to the proposed uncovered parking area and garage. Impacts from excavation would be expected at this distance from the tree. This species is often recommended for removal due to its invasiveness. The tree meets the following considerations to use in determining whether there is good cause for removal of a heritage tree:

-The condition of the tree or trees with respect to disease, danger of falling, proximity to existing or proposed structures and interference with utility services. **(This tree is in close proximity to the proposed structures on site)**

-The necessity to remove the tree or trees in order to construct proposed improvements to the property **(Tree removal is needed to construct the covered carport and garage.)**

- The long-term value of the species under consideration, particularly life span and growth rate. **(This species has the lowest value due to its invasiveness and has a short life span of less than 50 years)** (<https://selectree.calpoly.edu/tree-detail/ailanthus-altissima>)

The remaining trees are not expected to experience any impacts with tree protection fencing installed and maintained throughout the project. Tree protection fencing for coast live oak tree #7 will need to be placed at 20 feet from the tree where possible.



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. 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. These trees are to be removed.

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. Tree #5 has failed during last winter's storms. Tree #6 is recommended for removal due being a poor species and in close proximity to the proposed construction.

**Showing trees #5 and #6
(Tree #5 recently failed)**



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 is not of a protected size.

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 1.5" diameter poles, pounded into the ground to a depth of no less than 2'. The distance between metal support poles shall not be more than 10'. The location for the protective fencing for the protected trees(#1 and #7) on site should be placed at a distance of 20' from the trees where possible. All other non-protected trees to be retained are recommended to be protected by fencing placed at their driplines. The neighbor's maple tree will be protected by the existing property line fence. A 6" layer of coarse mulch or woodchips is to be placed beneath the dripline of the protected trees, within the tree protection zones. Mulch is to be kept 12" away from the tree trunks. Where it is not possible to place tree protection zones at the prescribed distance because of approved proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or hardscapes, but not closer than 2 feet from the trunk

of any tree. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6" of coarse wood chips with ½ inch plywood on top (landscape barrier). 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 demolition or construction activity at the site. All non heritage trees to be retained are recommended to be protected with fencing placed at the tree's dripline. The proposed new driveway must be constructed under the Project Arborist supervision as described in this report. Anytime fencing is to be move the Project Arborist shall be called out to the site. All approved excavation underneath the dripline of a protected tree must take place by hand in combination with an air spade. Machine trenching shall not be allowed.

Avoid the following conditions:

DO NOT:

- A. Allow run off of spillage of damaging materials into the area below any tree canopy.
- B. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
- C. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
- D. Allow fires under and adjacent to trees.
- E. Discharge exhaust into foliage.
- F. Secure cable, chain, or rope to trees or shrubs.
- G. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
- H. Apply soil sterilants under pavement near existing trees.

Landscape Barrier

Where tree protection does not cover the entire root zone of the trees at the dripline, 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 and Grading

Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2", the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. Root is to be protected with dampened burlap. All 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 Project Arborist. The Project Arborist, at this time, may recommend irrigation or fertilization of the root zone.

Existing grades underneath the protected tree driplines are to remain as is. If grade changes greater than 4 inches are to take place, special mitigation measures will be needed to reduce impacts to the trees.

Trenching and Excavation (for any reason)

Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots. If this is not possible, trenching for irrigation, drainage, electrical or any other reason shall be done by hand in combination with an air spade 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. When utilities need to be placed within a distance of 3 times the diameter or less of a protected tree on site, the Contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering "feeder" roots.

Pruning

Any needed or recommended pruning shall be supervised by the Project Arborist, and must be done by a licensed tree care provider. All pruning for trees in fair to good health must stay underneath 25% of the total foliage of the canopy. Trees that have been identified in this report as being in poor health and/or posing a health or safety risk, may be removed or pruned by more than one-third, subject to approval of the required permit by the Planning Division. Pruning of existing limbs and roots shall only occur under the direction of the Project Arborist.

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. Native oak trees shall not be irrigated unless their root zones are traumatized.

Construction related damage to trees

Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.

Inspections

It is the contractor's responsibility to contact the Project Arborist when work is to take place underneath the dripline 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). A 48 hour notice is needed before these inspections can take place. In addition to monitoring construction activities underneath the dripline of a protected tree on site, monthly monitoring reports are required by the city of Menlo Park. It is required that the Project Arborist provide periodic inspections during construction. Four-week intervals would be sufficient to assess and monitor the effectiveness of the Tree Protection Plan, and to provide recommendations for any additional care or treatment. The contractor must notify the Project Arborist when construction is to start. Should the builder fail to follow the tree protection specifications, the Project Arborist will report the matter to the City Arborist as an issue of non-compliance.

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

Kielty Arborist Services

P.O. Box 6187
San Mateo, CA 94403
650-515-9783

ARBORIST DISCLOSURE STATEMENT

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

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

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

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

Arborist: _____
Kevin R. Kielty

Date: April 24, 2019



STAFF REPORT

Planning Commission

Meeting Date:

6/3/2019

Staff Report Number:

19-043-PC

Public Hearing:

**Use Permit/ Flury Bryant Design Group /958
Hobart Street**

Recommendation

Staff recommends that the Planning Commission approve a use permit for excavation within the required right side setback for a basement light well and rear setback for a mechanical automobile turntable, in association with a new one-story residence with a basement in the R-1-S (Single Family Suburban Residential) 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 proposed excavation within the required yards associated with the proposed single family residence.

Background

Site location

The subject property is located on the south side of Hobart Street, between Santa Cruz and Middle Avenues in the West Menlo neighborhood. A location map is included as Attachment B. The surrounding area contains a mixture of older and newer single-family residences. The older residences are generally single-story, with detached garages at the rear of the property, while the newer residences are generally two-story in height, with attached front-loading garages or detached garages in the rear. A variety of architectural styles are present in the neighborhood including craftsman, traditional and contemporary. Many of the single-story residences are in the ranch style. All parcels in the general vicinity are also zoned R-1-S.

Analysis

Project description

The applicant is proposing to remove the existing single-story, single-family residence and detached two-car garage to construct a new one-story, single-family residence with a basement and attached two-car garage, with additional vehicular storage. The proposed residence would contain a loft area to be used as storage that does not meet the criteria to be considered a story. Therefore, the proposed structure would be considered a single-story residence. The lot does not meet the minimum lot width, at approximately 71 feet where 80 feet is required in the R-1-S zoning district. However, the lot is not considered substandard

for purposes of development since the proposed residence would be single story. The use permit request is specific to the excavation within the required yards for the basement light well and the auto-turntable at the rear of the garage. 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.

Of particular note with regard to Zoning Ordinance requirements:

- The development would have a greater front yard setback at 60.2 feet, where 20 feet is required, to minimize visual presence of the building.
- The development would have a greater rear yard setback at 45.8 feet, where 20 feet is required.
- The proposed height for the single-story residence is 21.5 feet; approximately 277.8 square feet of area would exceed 17 feet in height and would be counted at 200 percent toward the maximum floor area proposed.
- The proposal includes an auto turn table to the rear of the garage, which requires excavation within the required rear setback.
- The proposed basement would include a light well in the required right side yard setback.
- The proposed project would adhere to all Zoning Ordinance regulations for setbacks, lot coverage, floor area limit, height, daylight plane, and parking, and the use permit request is limited to the excavation within the required yards.

A data table summarizing parcel and project attributes is included as Attachment C.

Excavation

The applicant is requesting a use permit to allow excavation in the right side and rear setbacks. In the right side setback excavation is proposed for a basement light well and in the rear setback for a mechanical automobile turntable. The mechanical automobile turntable requires excavation for the in ground installation of mechanical equipment needed for its function. The turntable would be required to comply with the City's noise ordinance of 60 dBA during daytime hours and 50 dBA during nighttime hours. Excavation, which is defined by the Zoning Ordinance as the removal of dirt to a depth of more than 12 inches within required setbacks, requires use permit approval by the Planning Commission. The applicant has identified the area to be excavated on the proposed site plan located in Attachment D..

The proposed right side lightwell would encroach four feet and nine inch into the setback; and the proposed rear excavation for the turntable will encroach eight feet two inches. Staff believes the proposed encroachments for the excavation into the right side and rear setback for the lightwell and turntable respectively would be reasonable due to the limited nature of the encroachments. The excavation for the lightwell would be limited to egress, which should limit potential noise impacts. The proposed excavation for the auto turntable would be located below the platform and not visible from other properties. The excavation would be reviewed in detail for Building Code compliance at the building permit stage.

Design and materials

The proposed single story residence is a permitted use and the Planning Commission should focus its review on the request for excavation in the required yards. However, for context, the applicant states that

the architectural style for the proposed residence would be Craftsmen. The exterior materials would include cement plaster exterior finish, composite shingle roof, and painted wood trim dual pane windows. The craftsman design would be consistent with the styles in the surrounding neighborhood. The proposed auto turntable will have a galvanized steel surface, with stainless steel or galvanized fasteners. The lighwells would have metal guard rails along the edges.

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 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 will be ensured as part of condition 3g.

There are 3 heritage sized trees located on neighboring properties – cedar, pine and redwood. The demolition of the existing residence and garage and the construction of the new home, including the excavation for the light wells and auto turntable, are not anticipated to adversely affect the trees. According to the report, Trees # 1 and 2 will be relatively close to the proposed construction and excavation but would impact 15 percent or less of the root area. During the time of excavation and grading, inspections must be conducted for any possible root damage to mitigate potential impacts. Tree # 3 is located at the rear left corner of the neighboring lot, which is not expected to be impacted by the proposed construction and excavation. One non-heritage tree is proposed to be removed from the site, for the planting of a vineyard in front of the residence.

Correspondence

The applicant states that the owner has contacted the property owners of all properties who could be directly impacted by the proposed scope of the work and received positive feedback. As of the writing of this report, staff has not received any correspondence regarding the proposed project.

Conclusion

Staff believes that the proposed excavation within the required yards would have limited impact on the adjacent neighboring properties, given the location and extent of the excavation. Staff believes the excavation would be compatible with the surrounding neighborhood and have limited visibility. Staff recommends that the Planning Commission approve the proposed use permit request for excavation within the required yards.

Impact on City Resources

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

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of

Small Structures”) of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

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

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:

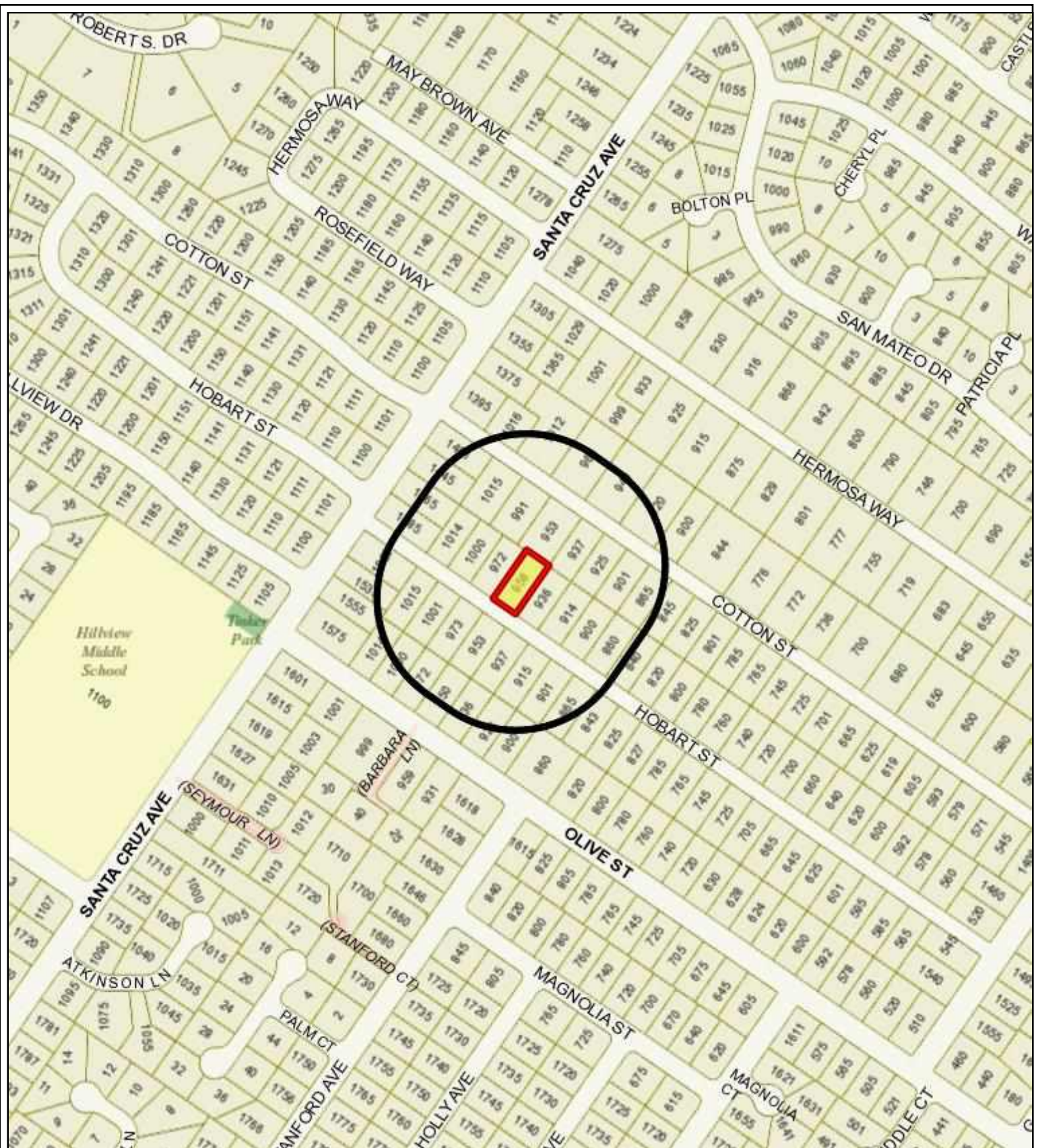
Fahteen Khan, Contract Assistant Planner

Report reviewed by:

Kyle Perata, Principal Planner

958 Hobart Street – Attachment A: Recommended Actions

LOCATION: 958 Hobart Street	PROJECT NUMBER: PLN2019-00024	APPLICANT: Flury Bryant Design Group	OWNER: Jeffrey Skidmore
PROPOSAL: Request for a use permit for excavation within the required right side setback for a basement light well and rear setback for a mechanical automobile turntable, in association with a new one-story residence with a basement in the R-1-S (Single Family Suburban Residential) district.			
DECISION ENTITY: Planning Commission	DATE: June 3, 2019	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kennedy, Riggs, Strehl, Tate)			
ACTION: <ol style="list-style-type: none">1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, “New Construction or Conversion of Small Structures”) of the current California Environmental Quality Act (CEQA) Guidelines.2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.3. Approve the use permit subject to the following standard conditions:<ol style="list-style-type: none">a. Development of the project shall be substantially in conformance with the plans prepared by Flury Bryant Design Group, Inc., consisting of 13 plan sheets, dated received May 22, 2019, subject to review and approval by the Planning Division.b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies’ regulations that are directly applicable to the project.c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.g. Heritage and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report by Wayne Tree Expert Company, Inc., dated February 12, 2019.			



City of Menlo Park

Location Map
958 Hobart Street



Scale: 1:4,000

Drawn By: FNK

Checked By: KTP

Date: 6/3/2019

Sheet: 1

958 Hobart Street – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	10,840 sf	10,840 sf	10,000.0 sf min.
Lot width	71.0* ft.	71.0* ft.	80.0 ft. min.
Lot depth	152.0 ft.	152.0 ft.	100.0 ft. min.
Setbacks			
Front	60.2 ft.	38.1 ft.	20.0 ft. min.
Rear	40.8 ft.	88.0 ft.	20.0 ft. min.
Side (left)	10.6 ft.	10.0 ft.	10.0 ft. min.
Side (right)	10.0 ft.	10.0 ft.	10.0 ft. min.
Building coverage	1,905.7 sf 17.6 %	1,790.8 sf 16.5 %	3,794.0 sf max. 35.0 % max.
FAL (Floor Area Limit)	1,979.4 sf	1,783.1 sf	3,760.0 sf max. 34.7 % max.
Square footage by floor	613.7 sf/1 st floor 1087.9 sf/garage 204.1 sf/porch 277.8 sf/area over 17' 1,681.0 sf/basement	1,167.8 sf/1 st floor 551.9 sf/garage 63.4 sf/porch 7.71 sf/fireplace	
Square footage of buildings	3,864.5 sf	1,790.8 sf	
Building height	21.6 ft.	14.1 ft.	28.0 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: 2	New Trees: 0
	Heritage trees proposed for removal: 0	Non-Heritage trees proposed for removal: 1	Total Number of Trees: 4

*The subject site is nonconforming with regard to width for development of a two-story structure. However, the lot is not considered substandard for single story development.

** Heritage trees are on neighboring properties.



VICINITY MAP

NTS.

CONSULTANT LIST

SURVEYOR

LEA & BRAZE ENGINEERING, INC.
20465 SARATOGA LOS GATOS ROAD
SARATOGA, CA 95070
TEL: (408) 358-8988

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF:

DEMOLITION OF EXISTING HOUSE & GARAGE, AND CONSTRUCTION
OF A NEW CRAFTSMAN STYLE SINGLE FAMILY RESIDENCE WITH
BASEMENT.

SITE ANALYSIS

APN	071-22-180
ZONING	R-1-S
LOT AREA	10,940 SQ. FT.
EXISTING FLOOR AREA (TO BE DEMOLISHED)	1,668 SQ. FT.
ALLOWABLE FLOOR AREA (10,940 x .35)	3,784 SQ. FT.
PROPOSED FLOOR AREA	
PROPOSED LIVING AREA	614 SQ. FT.
PROPOSED GARAGE	1,087 SQ. FT.
PROPOSED BASEMENT	1,681 SQ. FT.
IT + CEILING PENALTY	276 SQ. FT.
TOTAL PROPOSED FLOOR AREA	3,578 SQ. FT.

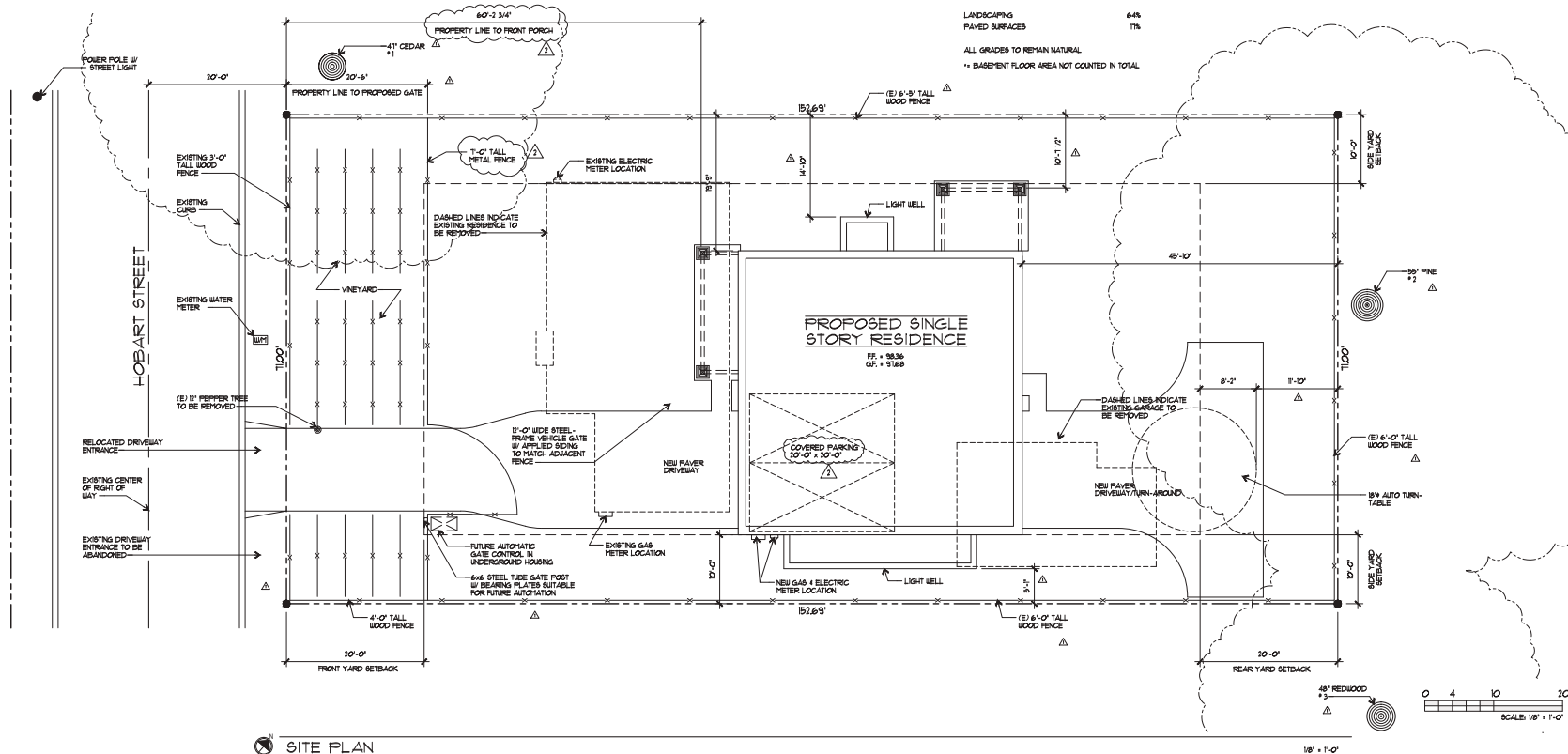
BUILDING COVERAGE	
PROPOSED BUILDING COVERAGE	1,701 SQ. FT.
LIGHTWELLS	172 SQ. FT.
COVER PORCHES	204 SQ. FT.
PARKING SPACES	2-COVERED
<hr/>	
TOTAL AREA COVERAGE	2,071 SQ. FT. (75%)

LANDSCAPING	64%
PAVED SURFACES	17%

ALL GRADES TO REMAIN NATURAL

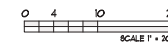
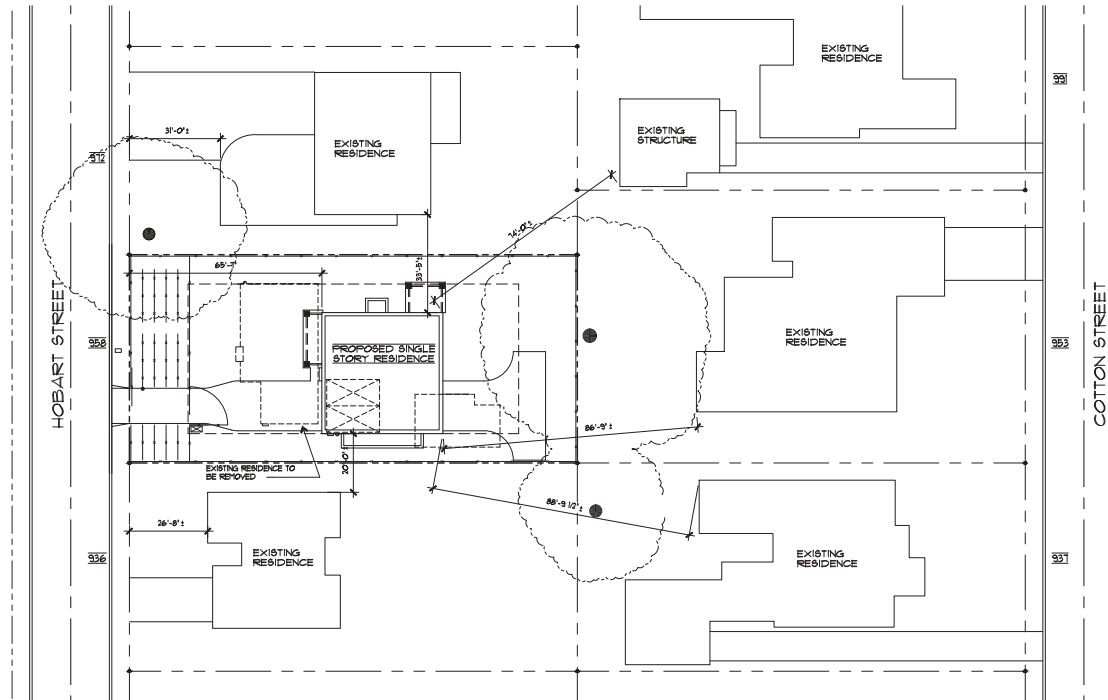
SHEET INDEX

1. SITE PLAN
SITE PLAN ANALYSIS
GENERAL DESCRIPTION
CONSTRAINTS LIST
BHEET INDEX
2. AREA A PLAN
STREET SCAPE
3. EXISTING RESIDENCE FLOOR PLAN
EXISTING RESIDENCE ROOF PLAN
EXISTING GARAGE FLOOR PLAN
EXISTING FRONT 4 NEAR ELEVATIONS
EXISTING RIGHT 4 NEAR ELEVATIONS
4. PROPOSED BASEMENT LEVEL FLOOR PLAN
5. PROPOSED MAIN LEVEL FLOOR PLAN
6. PROPOSED ROOF PLAN
7. FLOOR AREA DIAGRAMS
8. PROPOSED FRONT (SOUTH) ELEVATION
PROPOSED REAR (NORTH) ELEVATION
9. PROPOSED LEFT (EAST) ELEVATION
PROPOSED RIGHT (WEST) ELEVATION
10. SCHEMATIC BUILDING SECTION A
11. SCHEMATIC BUILDING SECTION B
12. TOPOGRAPHIC & BOUNDARY SURVEY



SITE PLAN

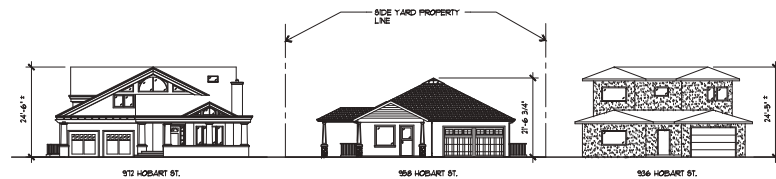
APN: 011-212-180



AREA PLAN : 958 HOBART STREET

APN : 011-310-180

1" = 20'



STREETSCAPE

1" = 16'

REVISIONS	BY

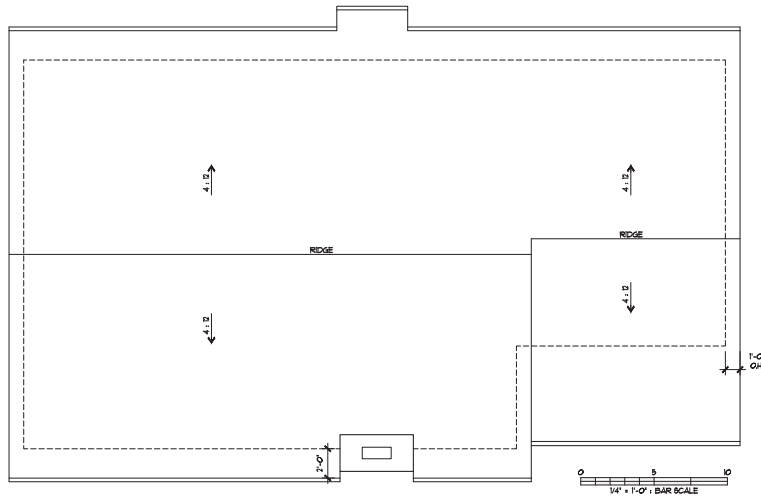
Glary Bryant Design Group, Inc.
 ARCHITECTS OF RECORD
 781 UNIVERSITY AVENUE, SUITE A, LAKELAND, CALIFORNIA 9532
 TEL: 408.306.5500 FAX: 408.306.5115

AREA PLAN
STREETSCAPE

PROPOSED RESIDENCE FOR
MR. JEFF SKIDMORE
 958 HOBART STREET
 HEILLO PARK, CALIFORNIA

DRAWN BY:
A.T.
 CHECKED BY:
H.P.
 DATE:
 =
 SHEET:
AS NOTED
 18-078
 SHEET:

2
 OF 12 SHEETS



EXISTING ROOF PLAN

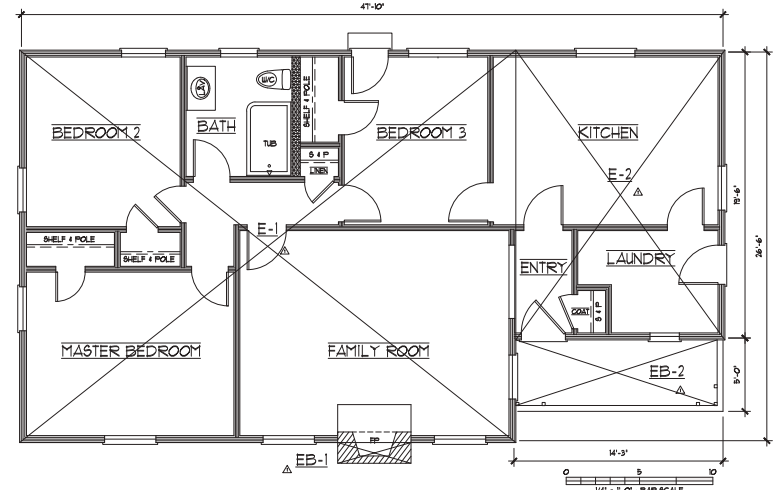
NOTE:
ENTIRE EXISTING HOUSE & GARAGE
STRUCTURES TO BE DEMOLISH

FLOOR AREA CALC.

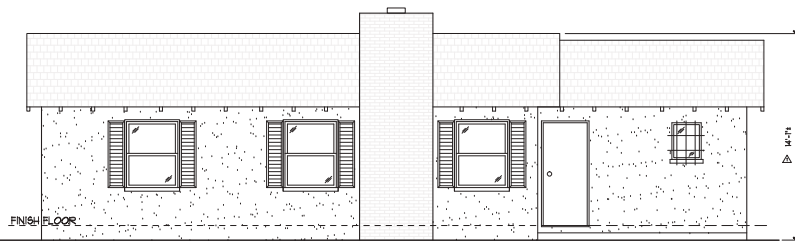
EXISTING MAIN LEVEL	
E-1 33'-7" x 36'-6"	889.36 SQ. FT.
E-2 14'-3" x 19'-6"	277.88 SQ. FT.
TOTAL	1167.24 SQ. FT.
GARAGE	
EG-1 21'-0" x 18'-10"	433.94 SQ. FT.
EG-2 9'-0" x 4'-0"	48.00 SQ. FT.
EG-3 7'-0" x 12'-0"	84.00 SQ. FT.
TOTAL	565.94 SQ. FT.

BLDG. COVERAGE CALC.

BB-1 9'-0" x 1'-6" x 12"	1.11 SQ. FT.
BB-2 13'-10" x 4'-7"	63.40 SQ. FT.
EXISTING MAIN HOUSE	1167.24 SQ. FT.
EXISTING DETACHED GARAGE	565.94 SQ. FT.
TOTAL	1733.58 SQ. FT.



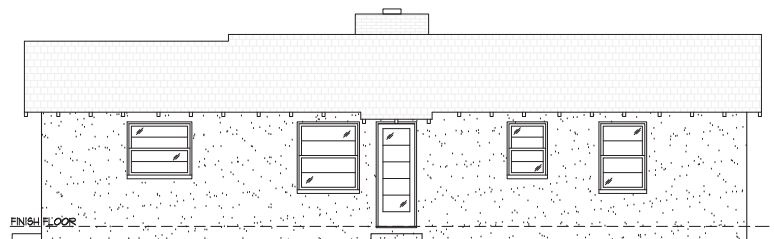
EXISTING RESIDENCE PLAN



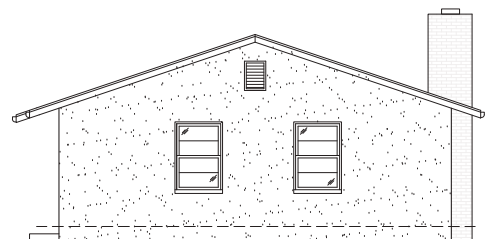
EXISTING FRONT ELEVATION



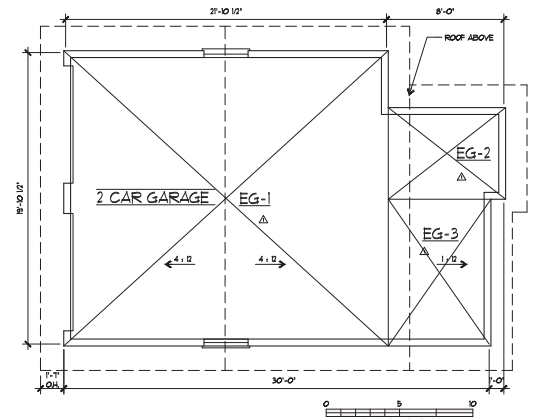
EXISTING RIGHT ELEVATION



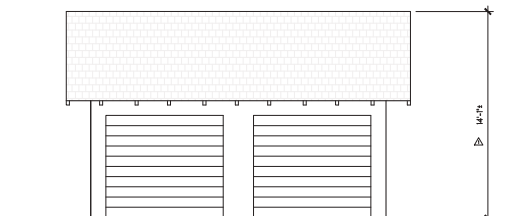
EXISTING REAR ELEVATION



EXISTING LEFT ELEVATION



EXISTING GARAGE FLOOR PLAN



EXISTING GARAGE ELEVATION

REVISIONS	BY
1. PLAN CHECK COMMENTS	MDP
2. PLAN CHECK COMMENTS	MDP

Glary Bryant Design Group, Inc.
 301 UNIVERSITY AVENUE, SUITE 410, LAKELAND, CALIFORNIA 95021
 TEL: (408) 366-5500 FAX: (408) 366-5515

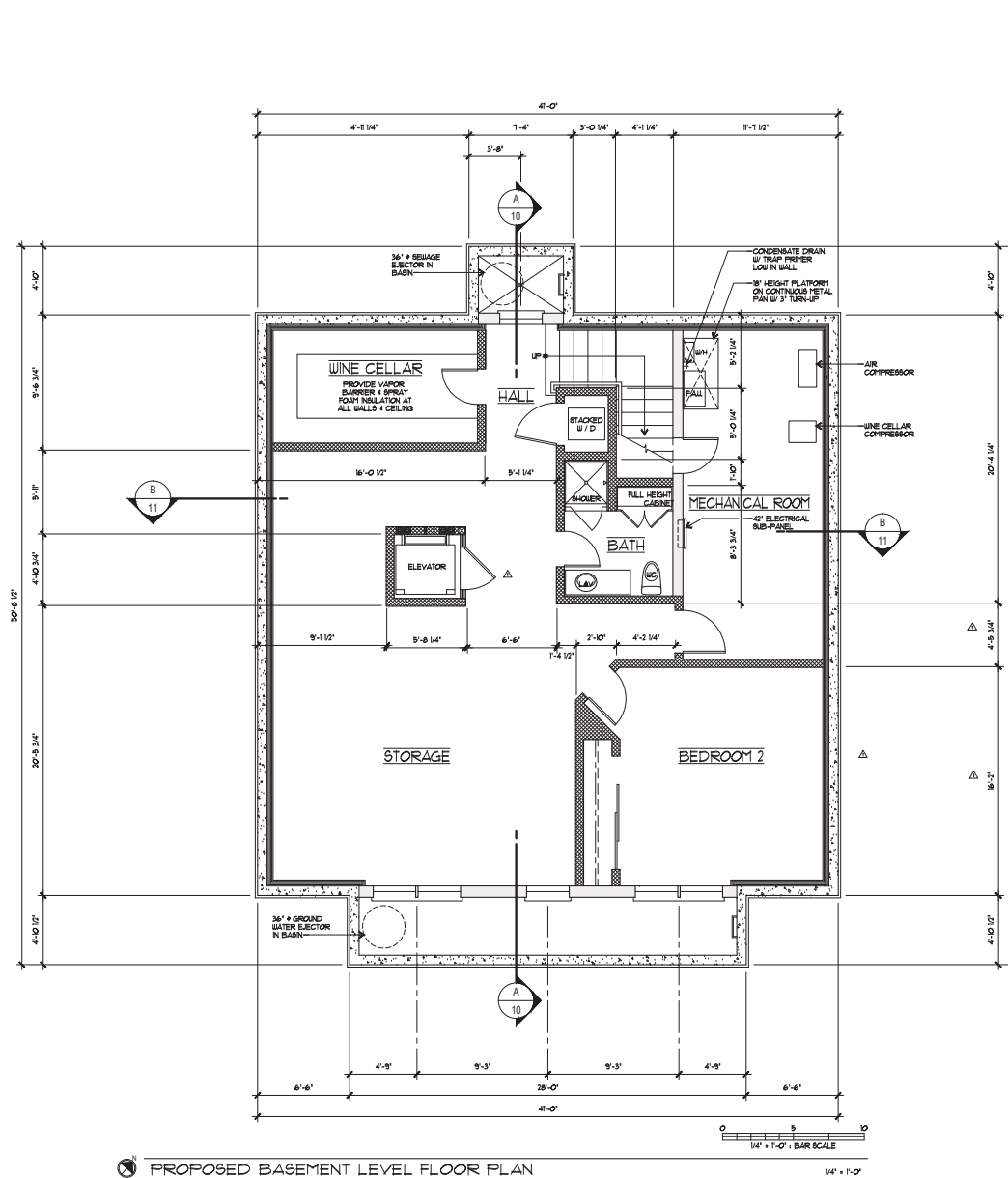
EXISTING RESIDENCE FLOOR PLAN
 EXISTING RESIDENCE ROOF PLAN
 EXISTING GARAGE FLOOR PLAN
 EXISTING FRONT & REAR ELEVATIONS
 EXISTING RIGHT & LEFT ELEVATIONS

PROPOSED RESIDENCE FOR
MR. JEFF SKIDMORE
 950 HOBART STREET
 HEALO PARK, CALIFORNIA

DESIGNED BY:
A.T.
 CHECKED BY:
MDP
 DATE:
MARCH 21, 2019
 AS NOTED
 18-079
 SHEET:

3

OF 12 SHEETS



REVISIONS	BY
1. PL. OK COMMENTS	HDP
2. APRIL 22, 2019	

Glary Bryant Design Group, Inc.

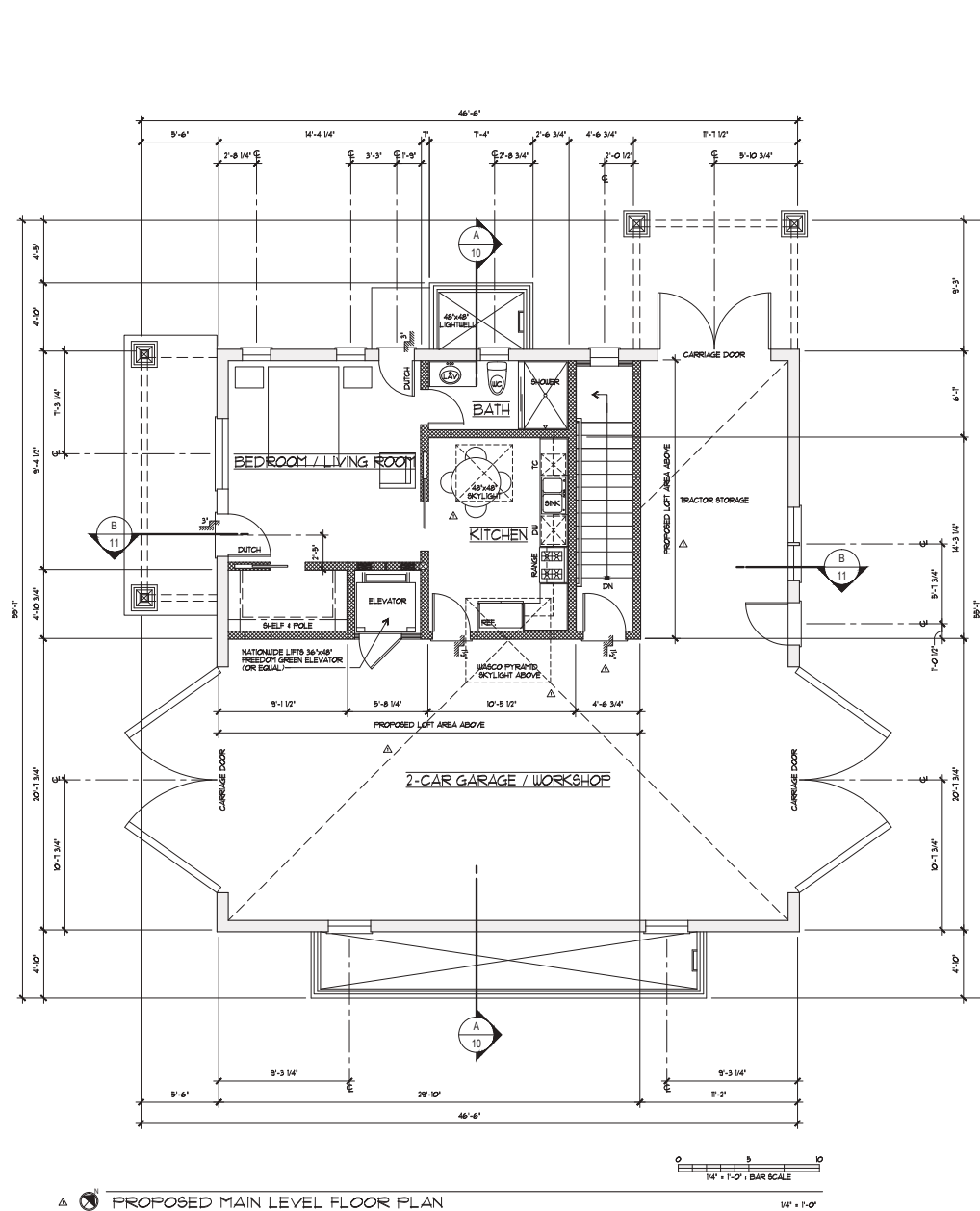
731 UNIVERSITY AVENUE, SUITE A, LOS ANGELES, CALIFORNIA 90024

TEL: (818) 308-5500 FAX: (818) 308-5515

PROPOSED BASEMENT LEVEL FLOOR PLAN

PROPOSED RESIDENCE FOR
MR. JEFF SKIDMORE
950 HOBART STREET
HEALO PARK, CALIFORNIA

DESIGNED BY: A.T.	DATE: MARCH 21, 2019
CHECKED BY: HDP	REVISIONS: AS NOTED
DATE: MARCH 21, 2019	SHEET: 4



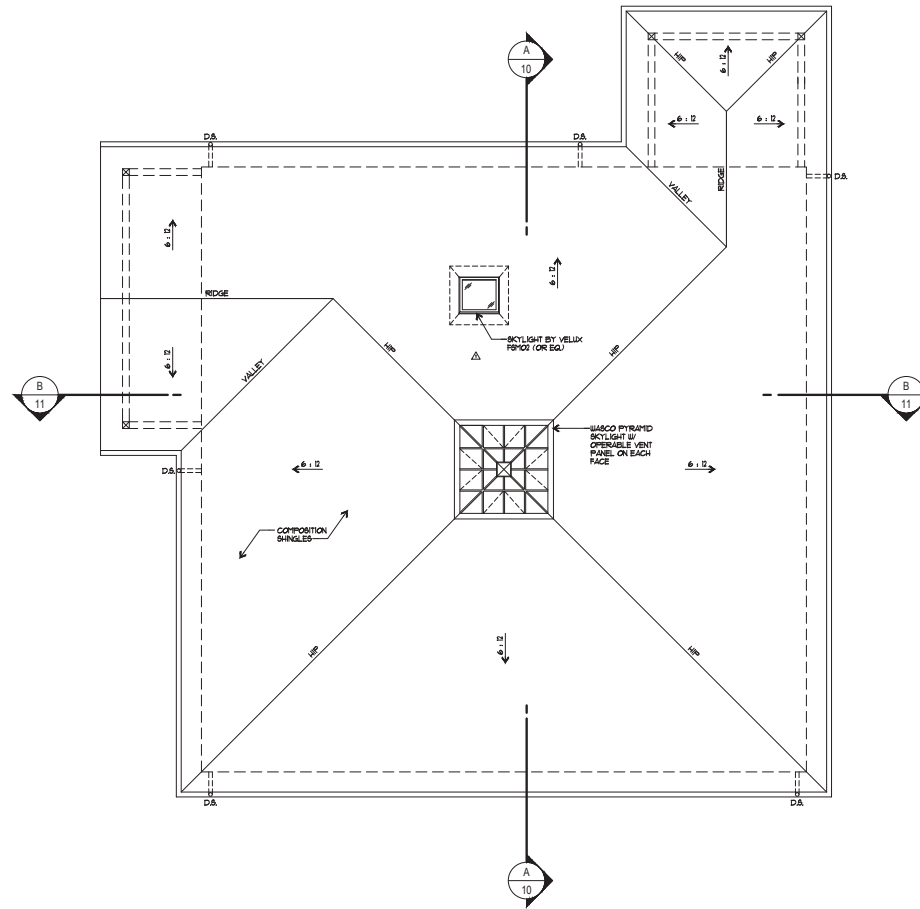
REVISIONS	BY
1. PLAN OK COMMENTS APRIL 22, 2019	HDP

Glary Bryant Design Group, Inc.
 ARCHITECTS OF RECORD
 701 UNIVERSITY AVENUE, SUITE A, LOS ANGELES, CALIFORNIA 90024
 TEL: 48.38.5500 FAX: 48.38.5115

PROPOSED MAIN LEVEL FLOOR PLAN

PROPOSED RESIDENCE FOR
MR. JEFF SKIDMORE
 950 HOBART STREET
 HELLO PARK, CALIFORNIA

DESIGN BY M.D.P.	DATE MARCH 21, 2019
CHECKED BY B.B.	AS NOTED
DATE 19-03-19	SHEET 5
OF 12 SHEETS	



△ PROPOSED ROOF PLAN

0 5 10
1/4" = 1'-0" BAR SCALE

1/4" = 1'-0"

REVISIONS	BY
△ PLAN CHECK COMMENTS APRIL 22, 2019	HDP

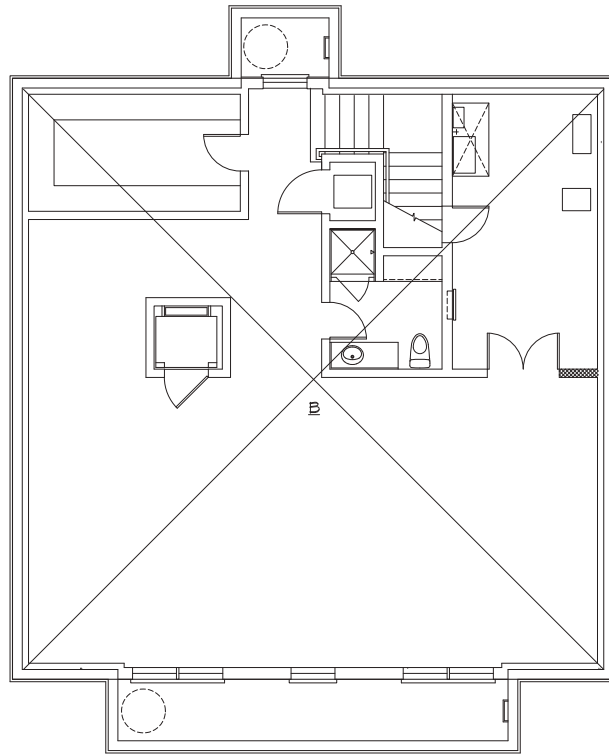
Glary Bryant Design Group, Inc.

 ARCHITECTS OF SAN JOSE
 781 UNIVERSITY AVENUE, SUITE A, SAN JOSE, CALIFORNIA 95128
 TEL: 408.306.5500 FAX: 408.306.5115

PROPOSED ROOF PLAN

PROPOSED RESIDENCE FOR
MR. JEFF SKIDMORE
 950 HOBART STREET
 MENLO PARK, CALIFORNIA

DRAWN BY: A.T.	DATE: MARCH 21, 2019
CHECKED BY: HDP	REVISION: AS NOTED
DATE: 19-01-19	SHEET: 6
OF 12 SHEETS	



△  BASEMENT AREA DIAGRAM

0 5 10
1/4" = 1'-0" BAR SCALE

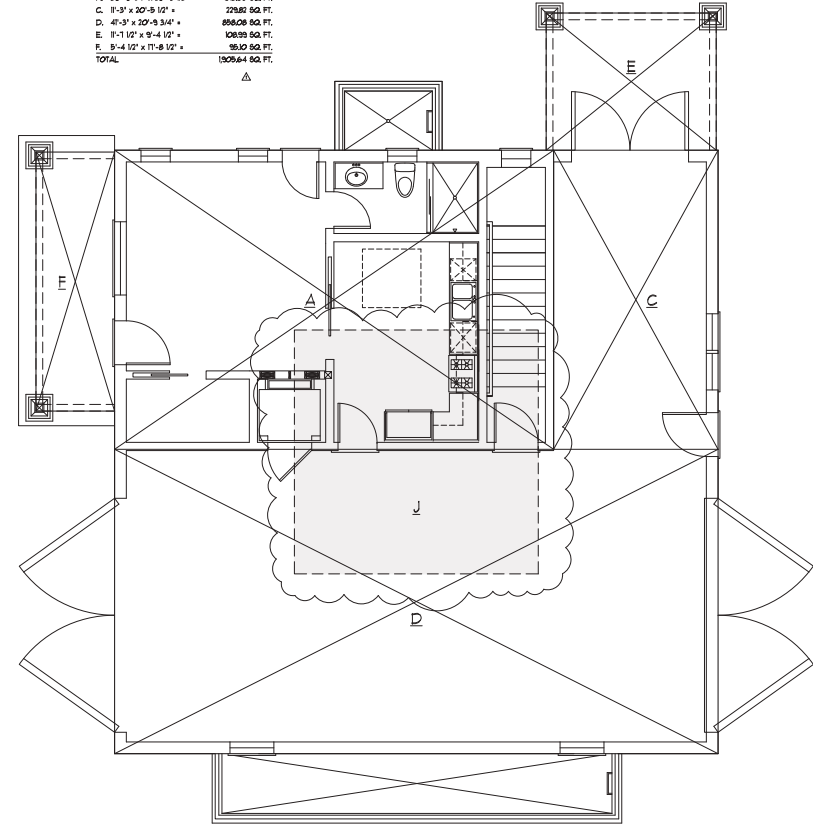
1" = 1/4"

FLOOR AREA CALCULATION

MAIN LEVEL	
A. 30'-0" 1/4" x 20'-9 1/2" =	63.65 SQ. FT.
TOTAL FLA	63.65 SQ. FT.
BASEMENT	
B. 41'-0" x 41'-0" =	168.00 SQ. FT.
GARAGE	
C. 11'-3" x 20'-9 1/2" =	229.85 SQ. FT.
D. 41'-3" x 20'-9 3/4" =	856.26 SQ. FT.
TOTAL	1,087.76 SQ. FT.
AREAS ABOVE 11'-0"	
J. 16'-8" x 16'-8" =	271.78 SQ. FT.

BUILDING COVERAGE CALCULATION

A. 30'-0" 1/4" x 20'-9 1/2" =	63.65 SQ. FT.
C. 11'-3" x 20'-9 1/2" =	229.85 SQ. FT.
D. 41'-3" x 20'-9 3/4" =	856.26 SQ. FT.
E. 11'-1 1/2" x 9'-4 1/2" =	106.59 SQ. FT.
F. 5'-4 1/2" x 11'-8 1/2" =	63.10 SQ. FT.
TOTAL	1,309.45 SQ. FT.



△  MAIN LEVEL AREA DIAGRAM

0 5 10
1/4" = 1'-0" BAR SCALE

1" = 1/4"

REVISIONS	BY
△ RUN CHK COMMENTS APRIL 22, 2019	MDP
△ RUN CHK COMMENTS MAY 3, 2019	MDP

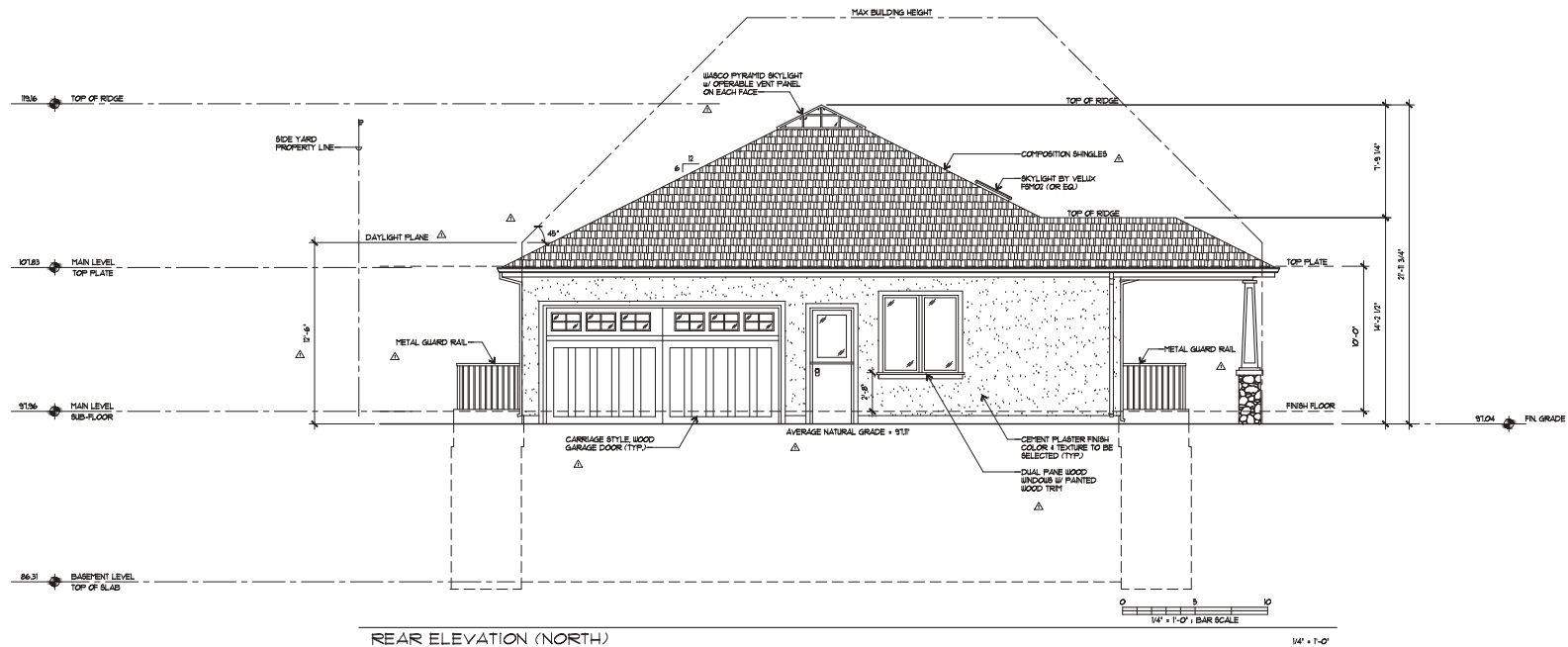
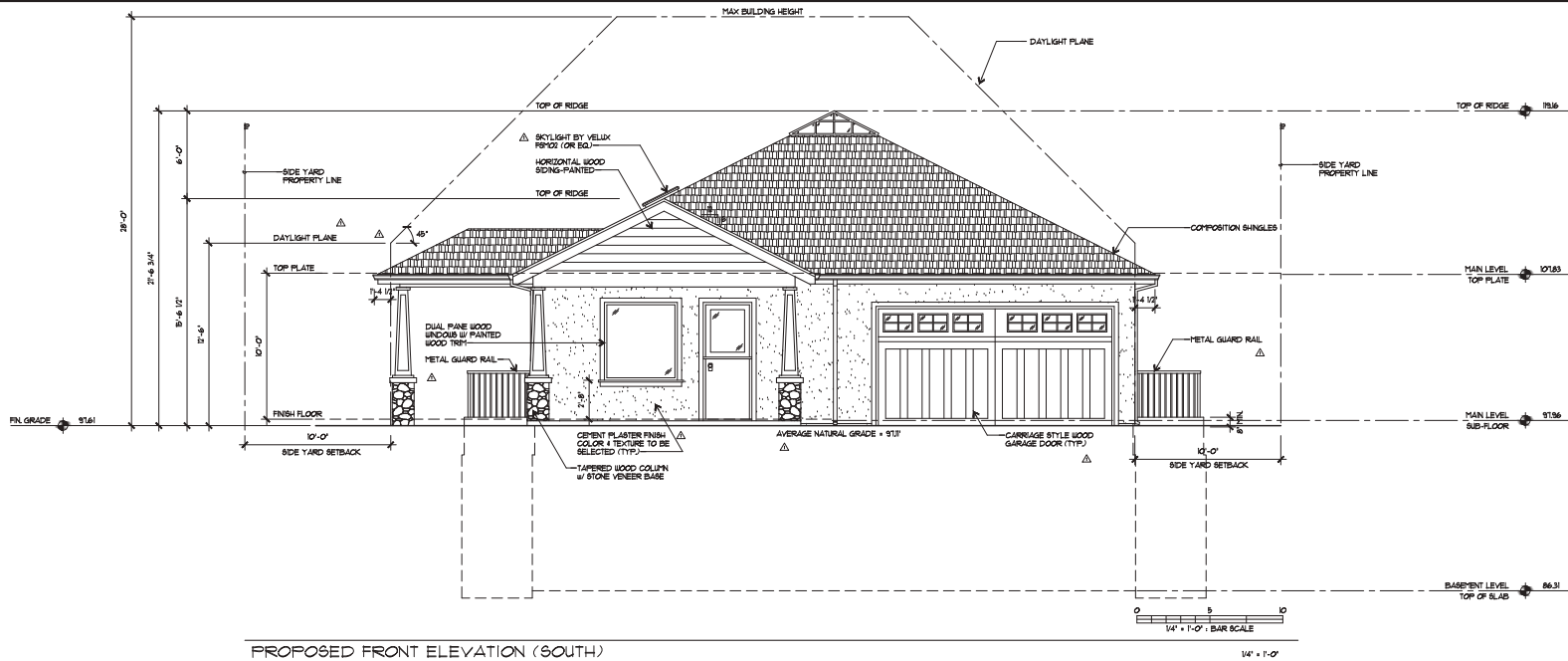
glory Bryant Design Group, Inc.
DESIGNERS OF RECORD
704 UNIVERSITY AVENUE, SUITE A LOS GATOS, CALIFORNIA 95032
TEL: 408.356.8800 FAX: 408.356.8115

FLOOR AREA CALCULATIONS

PROPOSED RESIDENCE FOR
MR. JEFF SKIDMORE
556 HOBART STREET
HEALO PARK, CALIFORNIA

DRAWN BY:
AT
CHECKED BY:
MDP
DATE:
MARCH 21, 2019
SCALE:
AS NOTED
JOB NO.
18-019
SHEET:

7
OF 12 SHEETS



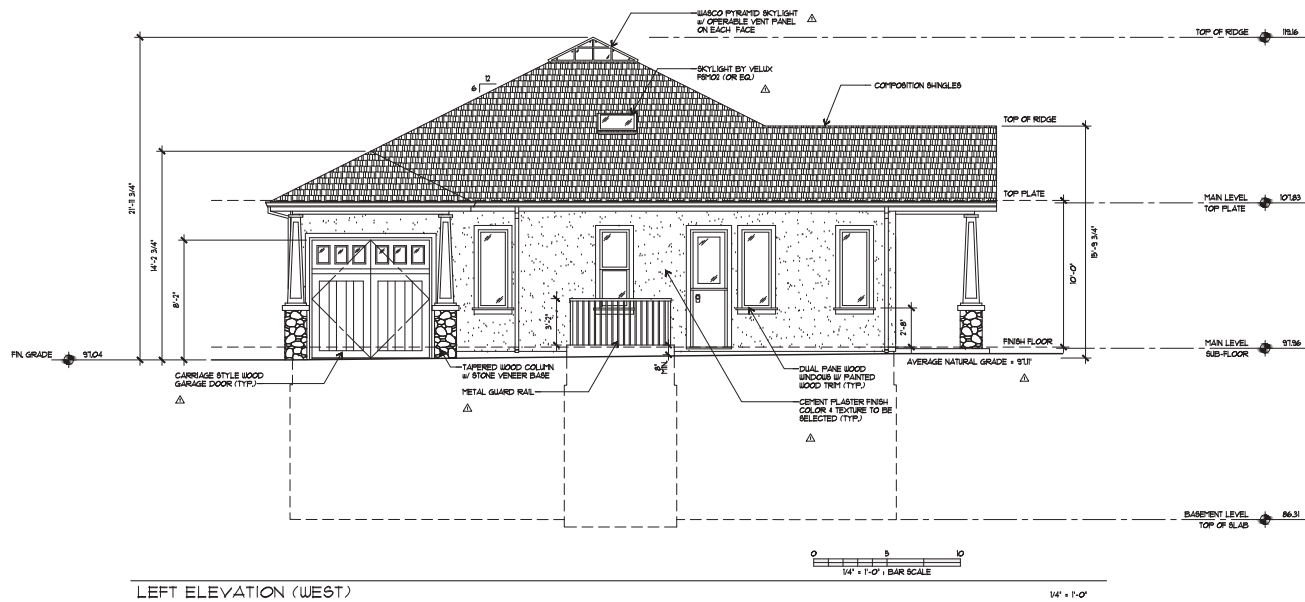
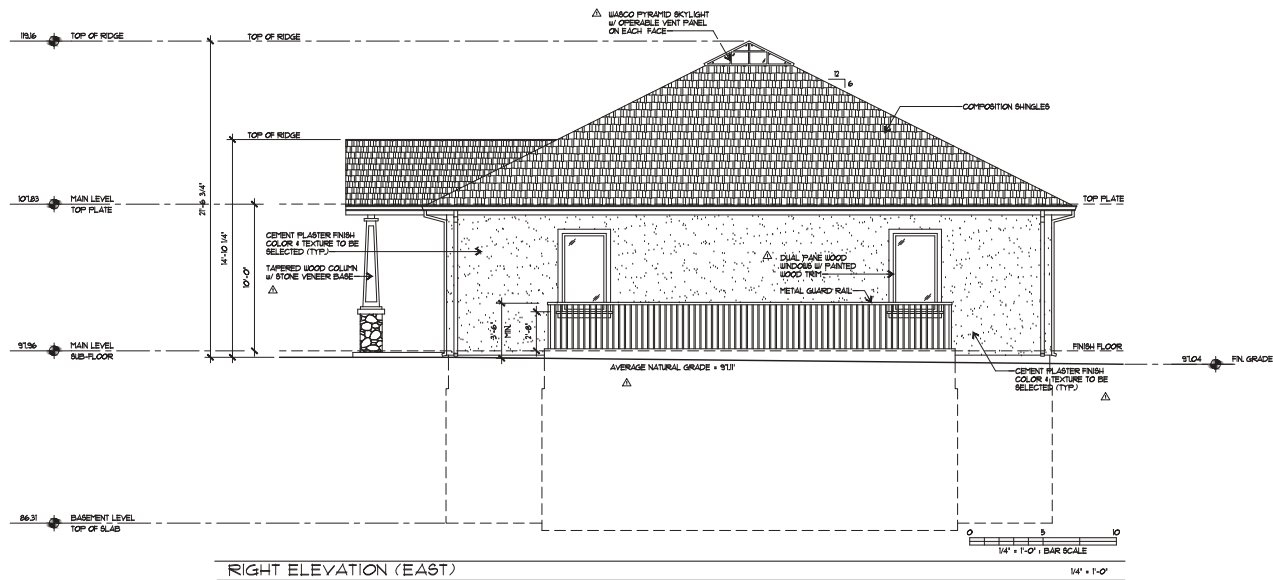
REVISIONS	BY
1. PLAN OK COMMENTS APRIL 22, 2019	HDP.

Glary Bryant Design Group, Inc.
 ARCHITECTS OF SAN ANTONIO
 701 UNIVERSITY AVENUE, SUITE A, LAKELAND, CALIFORNIA 9532
 TEL: 408.306.5500 FAX: 408.306.5115

PROPOSED FRONT (SOUTH) ELEVATION
 PROPOSED REAR (NORTH) ELEVATION

PROPOSED REAR ELEVATION (NORTH)
THE SKIDMORE RESIDENCE
 950 HOBART STREET
 HELLO PARK, CALIFORNIA

DESIGNED BY: A.T.	CHECKED BY: HDP.
DATE: MARCH 21, 2019	REVISION: AS NOTED
SHEET NO: 18-019	SHEET:
8	OF 12 SHEETS



REVISIONS	BY
1. PLAN CHECK COMMENTS APRIL 22, 2019	HDP

Glary Bryant Design Group, Inc.
 ARCHITECTS OF INTERIORS
 701 UNIVERSITY AVENUE SUITE A, LAKELAND, CALIFORNIA 9532
 TEL: 408.306.5500 FAX: 408.306.5115

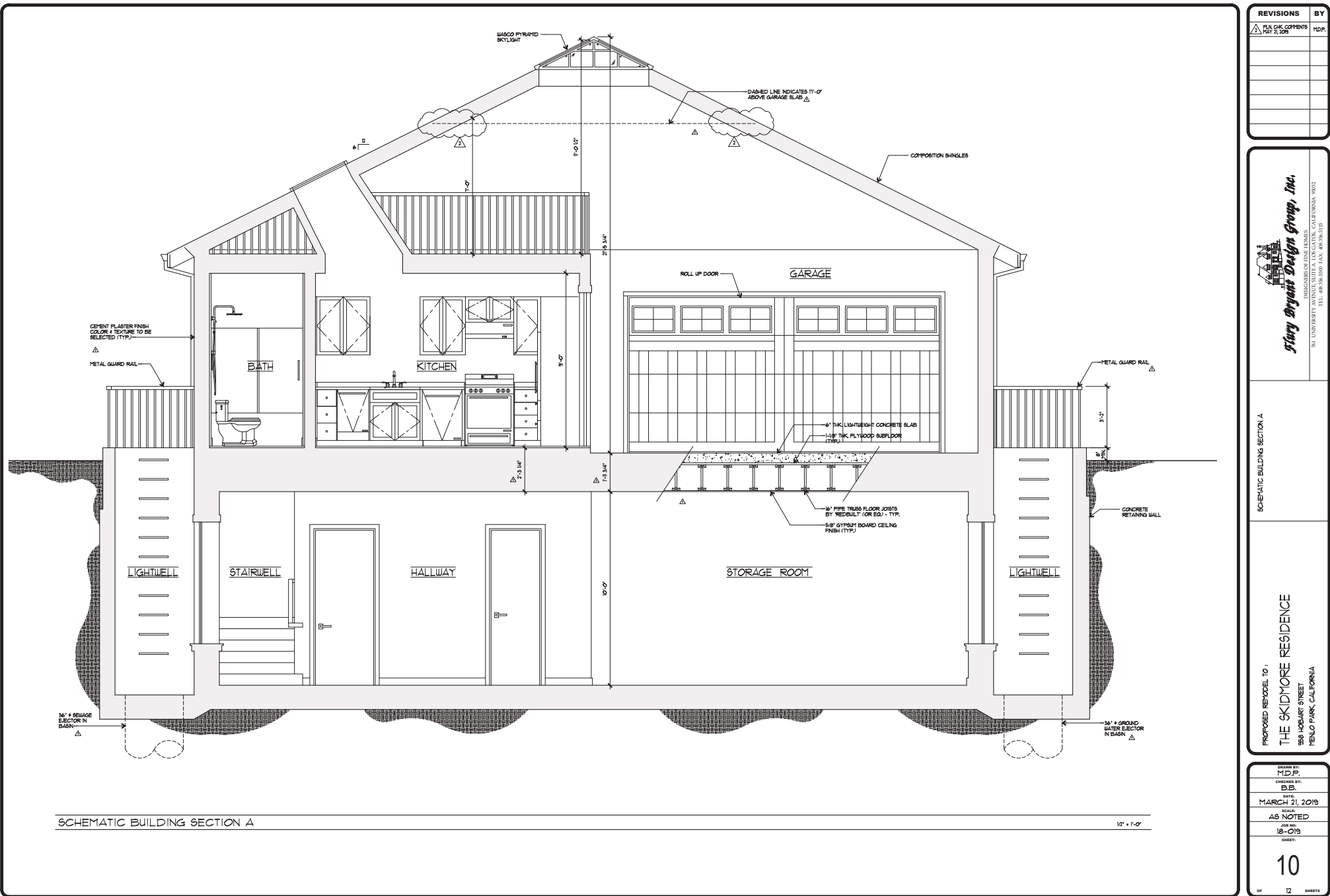
PROPOSED RIGHT (EAST) ELEVATION
 PROPOSED LEFT (WEST) ELEVATION

PROPOSED RESIDENCE FOR
MR. JEFF SKIDMORE
 956 HOBART STREET
 HEALO PARK, CALIFORNIA

DESIGNED BY:
 A.T.
 CHECKED BY:
 HDP
 DATE:
 MARCH 21, 2019
 SCALE:
 AS NOTED
 SHEET NO.
 18-019
 SHEET

9

OF 12 SHEETS



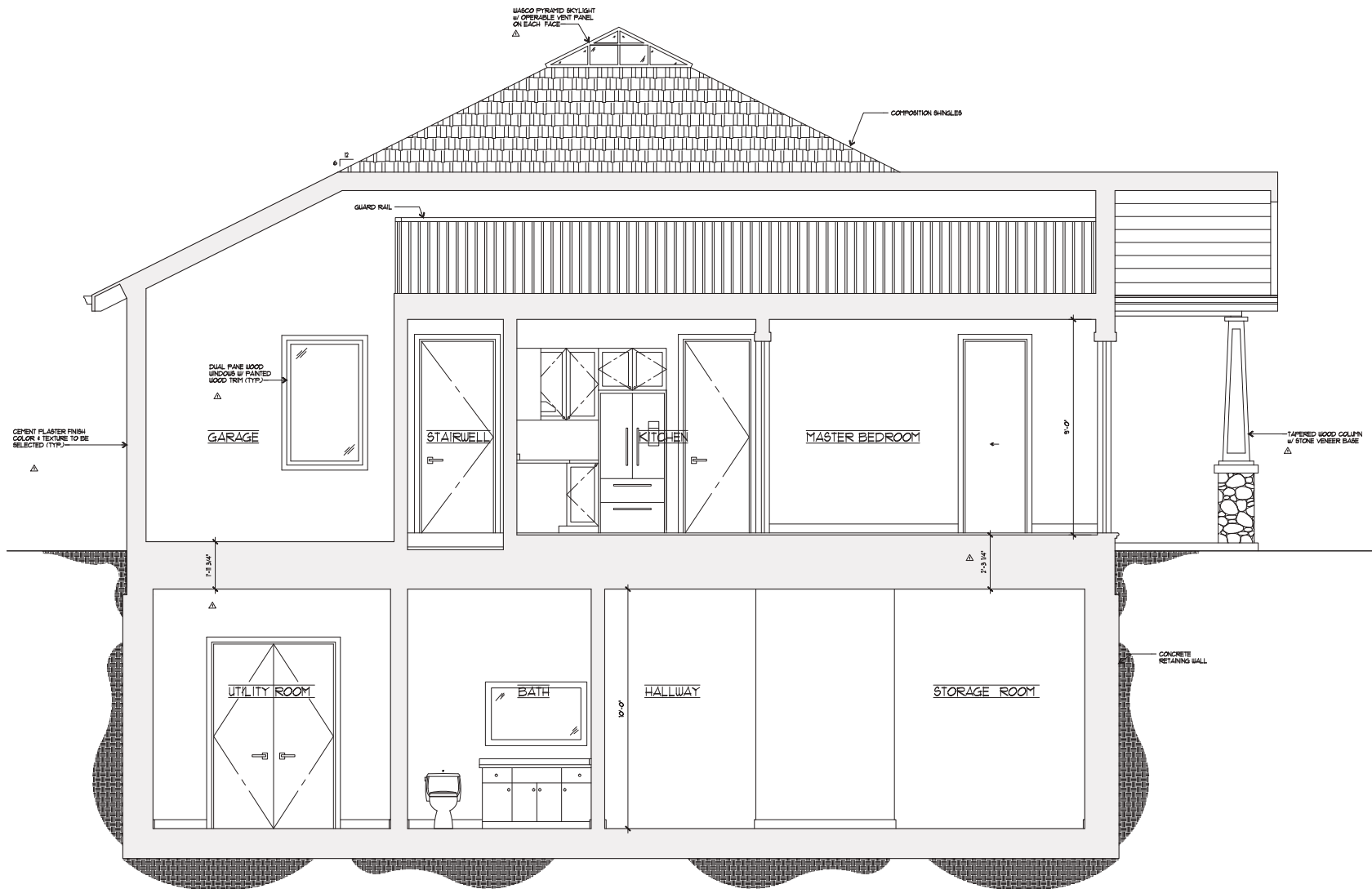
REVISIONS	BY
1. PLAN CHECK COMMENTS MAY 2, 2019	M.D.P.

Glary Bryant Design Group, Inc.
 ARCHITECTS OF RECORD
 701 UNIVERSITY AVENUE, SUITE A, LAKELAND, CALIFORNIA 9532
 TEL: 408.306.5500 FAX: 408.306.5115

SCHEMATIC BUILDING SECTION A

PROPOSED REMODEL TO:
THE SKIDMORE RESIDENCE
 950 HOBART STREET
 HEBLO PARK, CALIFORNIA

DESIGNED BY: M.D.P.	CHECKED BY: B.B.
DATE: MARCH 21, 2019	REVISION: AS NOTED
JOB NO. 19-019	SHEET: 10
OF 12 SHEETS	



SCHEMATIC BUILDING SECTION B

1/2" = 1'-0"

REVISIONS	BY
1. PLAN CHECK COMMENTS APRIL 22, 2019	M.D.P.

Stary Bryant Design Group, Inc.
 ARCHITECTS OF RECORD
 701 UNIVERSITY AVENUE, SUITE A, LAGUNA BEACH, CALIFORNIA 92653
 TEL: 408.306.5500 FAX: 408.306.5115

SCHEMATIC BUILDING SECTION B

PROPOSED RESIDENCE FOR
MR. JEFF SKIDMORE
 194 HOBART STREET
 HELLO PARK, CALIFORNIA

DESIGNED BY: M.D.P.
CHECKED BY: B.B.
DATE: MARCH 21, 2019
REVISIONS: AS NOTED
JOB NO. 19-019
SHEET: 11

OF 12 SHEETS

INTERIOR FINISH SCHEDULE

	ROOM	FLOOR		WALLS		CEILING			BASE		CEILING CORNICE		DOOR & WINDOW TRIM		CABINETS		COUNTERTOPS		REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	COUNTERTOP	BACKSPLASH	
MAIN LEVEL	GARAGE / WORKSHOP																		
	BEDROOM / LIVING																		
	CLOSET																		
	GARAGE / WORKSHOP																		
	KITCHEN																		
	BATH																		
	STAIRWELL																		
LOWER LEVEL	HALL																		
	WINE CELLAR																		
	STORAGE																		
	BATH																		
	WASHER / DRYER CLOSET																		
	MECHANICAL ROOM																		

PLUMBING FIXTURE SCHEDULE

ROOM	FIXTURE	MANUFACTURER	CATALOG / MODEL NO	QTY.	REMARKS	ROOM	FIXTURE	MANUFACTURER	CATALOG / MODEL NO	QTY.	REMARKS
KITCHEN	MAIN SINK					BATH 2	LAVATORY				
	SINK VALVE						LAVATORY VALVE				
							WATER CLOSET				
							SHOWER VALVE				
BATH 1	LAVATORY										
	LAVATORY VALVE										
	WATER CLOSET										
	SHOWER VALVE										

APPLIANCE SCHEDULE

ROOM	FIXTURE	MANUFACTURER	CATALOG / MODEL NO	QTY.	REMARKS
KITCHEN	REFRIGERATOR				
	RANGE				
	RANGE HOOD				
	DISHWASHER				
	TRASH COMPACTOR				
	GARBAGE DISPOSER				
	MICROWAVE				
LOWER LEVEL	WASHER				
	DRYER				
	WINE CELLAR COMPRESSOR				
	AIR COMPRESSOR				
	TANKLESS WATER HEATER				

REVISIONS	BY



Glary Bryant Design Group, Inc.
381 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CALIFORNIA 95032
TEL: 408.306.5500 FAX: 408.306.5115

INTERIOR FINISH SCHEDULE
PLUMBING FIXTURE SCHEDULE
APPLIANCE SCHEDULE

PROPOSED RESIDENCE FOR:
MR. JEFF SKIDMORE
956 HOBART STREET
MENLO PARK, CALIFORNIA

DRAWN BY:
A.T.

CHECKED BY:
TRP

DATE:
11-07-19

SCALE:
AS NOTED

12 OF 12 SHEETS



Flury Bryant Design Group, Inc.

The Skidmore Residence 958 Hobart Avenue Menlo Park, California

Project Description

The project at the above referenced property consists of the demolition of an existing one-story single family residence with a detached garage, and construction of a new one-story single family residence with a full basement and loft storage area in the Craftsman style.

A Use Permit is requested for excavation in a required side setback in order to accommodate a basement window well, and for excavation in the required rear setback for installation of a mechanical vehicle turntable.

The new residence has been designed to meet the desires of the property owner, Mr. Jeffrey Skidmore, to create simple living conditions accompanied by expansive landscape and garden areas for his personal use and enjoyment.

The residence will feature cement plaster exterior finishes in subdued earth tones, with natural stone detail and paving elements in complementary colors. The roof is moderately sloped and covered with composition shingle roofing in darker tones. Windows will be vinyl clad wood single light units. The garage doors will be traditional carriage style wood doors.

The proposed building is set well back on the property in an effort to provide softscape areas in much of the front portion of the lot and with the intention of minimizing the visual presence of the building.

The homeowner has met with several neighbors who have all expressed support for this project. He has received no negative reactions from any of the neighboring property owners. Among those supporting the project are:

Mr. and Mrs. Charley Schaff	(directly to the rear)
Jeff and Tara Chapman	(to the north)
Aline Younge	(across street at 973 Hobart St.)
Ken Friedman	(across street)
Bob and Ellen Holmes	(700 Hobart St.)
Katherine Nelson	(645 Hobart St.)
Alison Matthews	(780 Hobart St.)
Patrick Corman	(1015 Hobart St.)
John Stevens	(1001 Hobart St.)

DESIGNERS OF FINE HOMES

761 UNIVERSITY AVENUE SUITE A, LOS GATOS, CALIFORNIA 95032 TEL: (408) 356-5500 FAX: (408) 356-5115



Mayne Tree Expert Company, Inc.

ESTABLISHED 1931

STATE CONTRACTOR'S LICENSE NO. 276793

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

RICHARD L. HUNTINGTON
PRESIDENT

JEROMEY INGALLS
CONSULTANT/ESTIMATOR

February 12, 2019

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

TELEPHONE: (650) 593-4400

FACSIMILE: (650) 593-4443

EMAIL: info@maynetree.com

Mr. Jeffrey Skidmore
972 Hobart St.
Menlo Park, CA 94025

Dear Mr. Skidmore,

RE: 958 HOBART STREET, MENLO PARK

I have reviewed the proposed site plan, which does not show any trees. There are three heritage trees on neighboring properties. Tree #1 is the 47-inch cedar on the northerly property; tree #2 is the 55-inch pine on the easterly property; and tree #3 is the 48-inch redwood on the southerly property.

All three trees are well outside the property lines, with tree #3 far enough away to not be impacted by proposed construction. Tree #2 will have the proposed driveway corner nearest the tree. I estimate potential root impact will be 15 percent or less.

Tree #1 will be about 10 feet from the proposed vineyard. Again, potential root impact will be 15 percent or less. I do have an issue with potential irrigation water draining into the root zone.

I recommend having all excavation grading inspected for any possible damage. At that time, mitigating measures can be decided upon. Tree protection should be done to encompass as much of the trees' driplines as possible and still allow for construction. Position should be discussed onsite with the contractor, since fencing will be movable once installed.

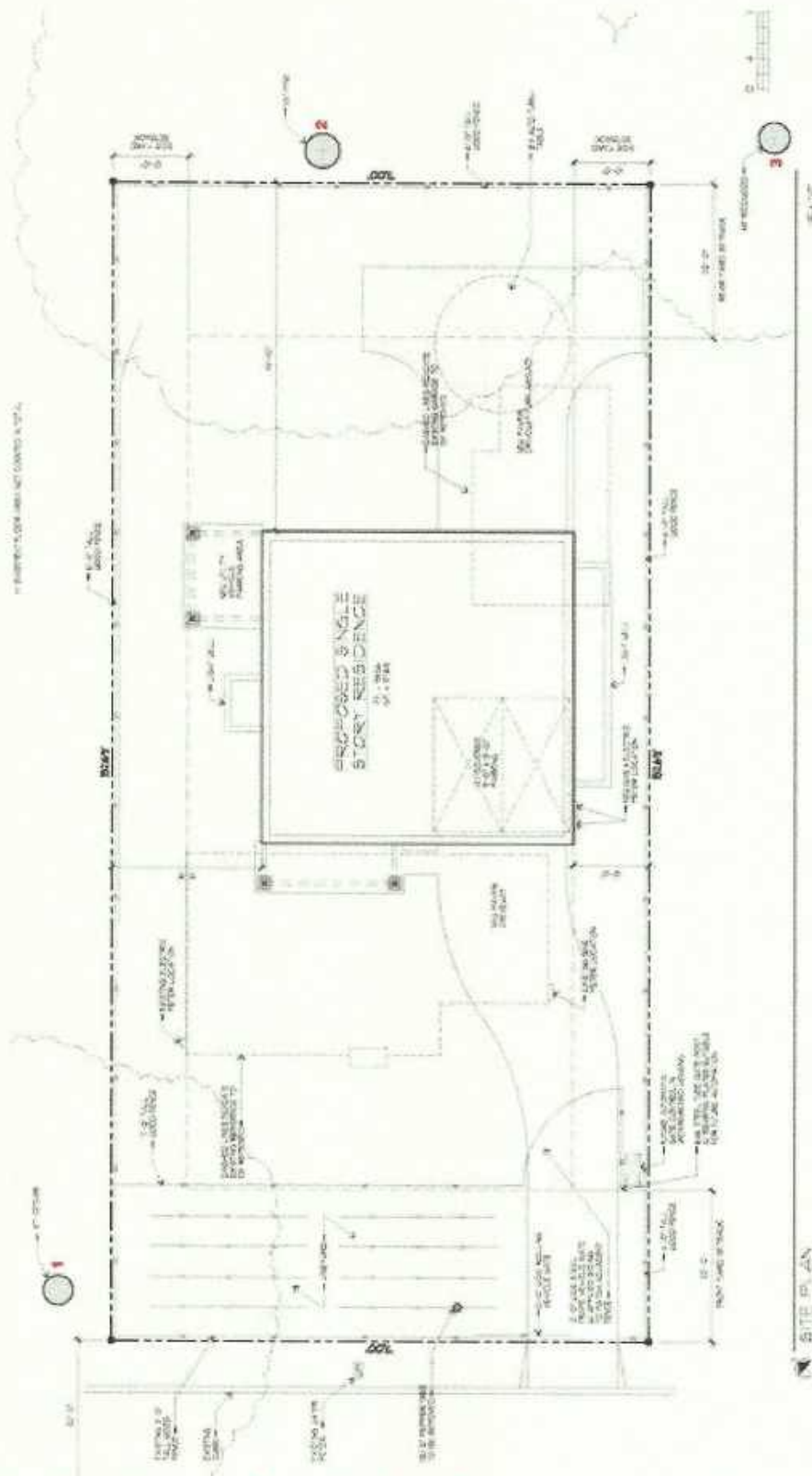
Please call with any questions, or to schedule a site visit. I think this report is accurate based on information derived from the site plan and tree locations.

Sincerely,

Richard L. Huntington
Certified Arborist WE #0119A
Certified Forester #1925

RLH:pmd





See tree inventory numbers site plan (pdf) attached to email with this letter.

MITIGATING MEASURES FOR CONSTRUCTION IMPACTS ON EXISTING TREES

SECTION I: INTRODUCTION

It is an established fact that construction around existing trees will impact the trees to some degree. The degree of impact is largely predicated on the condition of the tree(s) before the construction activity begins. It is therefore important to inspect all trees prior to any construction activity to develop a "Tree Protection Program" based on the species, size, condition, and expected impact(s). A Certified Arborist (International Society of Arboriculture) is suggested for this work. The local University of California Extension, County Farm Advisors Office, or International Society of Arboriculture (ISA) website www.isa-arbor.com has the names of local certified arborists.

SECTION II: SITE PREPARATION

All existing trees shall be fenced within, at, or outside the dripline (foliar spread) of the tree using the following formula: Five inches in distance from the trunk, for every inch in trunk diameter, measured 4.5 feet above the average ground level. Example: a 24-inch diameter tree would have a fence erected 10 feet from the base of the tree ($24 \times 5 = 120/12 = 10$). The fencing should not interfere with actual construction, but is intended to redirect unnecessary traffic and to protect limbs and roots. No storage of materials, unnecessary trenching, grading, or soil compaction shall be allowed within the dripline(s) of the tree(s). Local ordinances may have different tree protection formulae.

The chain link fencing should be a minimum of 6 feet high with 1.5-inch diameter steel pipes as posts. Moveable chain link fencing with concrete-block footings can be used if approved by the City Arborist. Once in place, fencing should not be moved.

If the fence is within the dripline(s) of the tree(s), the foliar fringe outside the fence shall be raised to offset the chance of limb breakage from construction equipment encroaching within the dripline(s). To protect roots, place a 6-inch thick layer of wood chips, overlaid with $\frac{3}{4}$ -inch plywood.

Where the trunks or limbs may be impacted by equipment, trunks may be wrapped with wooden slats at least one inch thick bound securely, edge to edge, around the trunk as a Tree Wrap. A single layer, or more, of orange-plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City Arborist or Project Arborist.

All contractors, subcontractors, and other personnel shall be warned that encroachment within the fenced area is forbidden without the consent of the Certified Arborist on the job. This includes, but is not limited to, storage of lumber and other materials, disposed-of paints, solvents, or other noxious materials, parked cars, grading equipment, other heavy equipment or their exhaust, or allowing any fires below any protected trees. The temporary fence shall be maintained until the landscape contractor enters the job and commences landscape construction.

All tree protection measures must be in place prior to any work. If a protected tree is below construction, provide protection from any accidental liquid spill from draining into their root zones. Roots that are below hardscape areas could be impacted by chemicals that are placed below this hardscape, such as rodent or weed control chemicals.

SECTION III: GRADING/EXCAVATING

All grading plans that specify grading within the dripline of any tree or within the distance from the trunk as outlined in SECTION II when said distance is outside the dripline, shall first be reviewed by the certified arborist. The arborist shall outline provisions for aeration, drainage, pruning, tunneling beneath roots, root pruning, or other necessary actions to protect the trees. The arborist and City Arborist shall be notified prior to any excavation within the dripline of any heritage tree.

If trenching is necessary within the area, as described above, said trenching shall be undertaken by hand labor. All roots 2 inches or larger shall be tunneled and smaller roots shall be cut smoothly to the side of the trench. The side of the trench should be draped immediately with four layers of untreated burlap to a depth of 3 feet from the surface. The burlap shall be soaked nightly and left in place until the trench is backfilled to the original level. The arborist shall examine the trench prior to backfilling to ascertain the number and size of roots cut and to suggest further remedial repairs. Documenting large root encounters will help with future mitigating treatments.

SECTION IV: REMEDIAL REPAIRS, PENALTIES

The arborist on the job shall have the responsibility of observing all ongoing activities that may affect the tree(s) and prescribing necessary remedial work to insure the health and stability of said tree(s). This includes, but is not limited to, all arborist activities specified in SECTIONS I, II, and III. In addition, pruning, as outlined in the "Pruning Standards" of the Western Chapter of the International Society of Arboriculture, shall be prescribed as necessary. Fertilizing, mulching, aeration, irrigation, drainage, pest control, and other activities shall be prescribed according to the tree needs, local site requirements, and State Agricultural Pest Control Laws. All specifications shall be in writing. For a list of licensed pest control operators or advisors, consult the local County Agricultural Commissioner's Office or California Department of Pesticide Regulation.

Penalties, based on the cost of remedial repairs and the appraised values provided in the Evaluation Guide published by the International Society of Arboriculture, shall be assessed for damages to the trees. Do not damage any roots, limbs, or trunks. Do not attach any cables, chains, etc. to any protected tree.

SECTION V: FINAL INSPECTION

Upon completion of the project, the arborist shall review all work undertaken that impacted the existing trees. Special attention shall be given to cuts and fills, compaction, drainage, pruning, and future remedial work. The arborist should submit a final report in writing outlining the ongoing remedial care following the final inspection.

PREPARED BY THE MAYNE TREE EXPERT COMPANY – JANUARY 1, 1994

REVISED – MAY 11, 2016



STAFF REPORT

Planning Commission

Meeting Date:

6/3/2019

Staff Report Number:

19-044-PC

Public Hearing:

Use Permit/Sally and Barry Karlin/308 Arbor Road

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish a single-story, single family residence and construct a new two-story single family residence with a basement on a substandard lot with respect to lot width and area in the R-1-U (Single-Family Urban) zoning district, at 308 Arbor Road. The proposal includes the removal of a heritage-sized Siberian elm tree. 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 subject property is located on the northeast side of Arbor Road between Cambridge Avenue and College Avenue. Properties along the northeast side of Arbor Road are zoned R-1-U while properties across the street, along the southwest side of Arbor Road, are zoned R-1-S and are generally larger than the R-1-U properties. The surrounding area contains a mixture of older and newer single-family residences with both one and two-story designs. A variety of architectural styles are present in the neighborhood, including ranch, farmhouse, and Spanish styles. A location map is included as Attachment B.

Analysis

Project description

The applicant is proposing to demolish the existing single-story, single-family residence and detached garage to construct a new two-story, single-family residence with a basement and attached two-car garage. A data table summarizing parcel and project characteristics is included as Attachment C. The project plans and project description letter are included as Attachments D and E, respectively.

The proposed residence would be a six-bedroom home with four bedrooms on the second floor and two guest bedrooms in the basement. The first floor and majority of the basement would be shared living space. The front-loading, two-car garage addresses the off street parking requirement for the residence. The existing curb cut would be widened from 12 feet, four inches to 16 feet at the public right of way, and

the driveway would fan out to 19 feet wide to accommodate access to the new two-car garage. All of the basement elements would conform to setback requirements, including the two proposed light wells. The proposed residence would meet all Zoning Ordinance regulations for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note, the project would have the following characteristics with regard to the Zoning Ordinance:

- The proposed residence would be developed at the maximum floor area limit (FAL) of 2,800 square feet with 2,799.1 square feet proposed.
- The second floor would represent 41.2 percent of the proposed floor area where 50 percent is allowed.
- The proposed residence would be constructed near the maximum height of 28 feet, with 27.6 feet proposed.
- The proposed basement would be located entirely under the building footprint and is not counted in the FAL calculation.
- The proposed residence would include a hipped dormer which meets the development standards regarding allowable intrusions into the daylight plane.

Design and materials

The applicant states that the proposed residence would be designed in the farmhouse architectural style. The exterior materials would be a mixture of board and batten siding with “Andante Fieldledge” stone veneer details on the chimneys and porch foundations. An example of the stone veneer is included in the project description letter (Attachment E). Roofing materials would vary, with standing seam metal on the first floor roof and asphalt shingle roofing on the second floor. The proposed residence has several gable dormers presenting painted wood vertical lap siding. The residence would also include a prominent shed dormer protruding from the uppermost ridge on the front façade. The Planning Commission may wish to consider if the proposed height of this ridge is appropriate for the character of the neighborhood. The proposal features several painted wood elements including the front door, entry columns, garage door, exposed rafter tails, and bellybands along the left and right sides. Three-foot, six-inch painted metal railings would protect the light wells in both the front and the rear. Windows would be metal clad with painted wooden sills. The proposed windows would have simulated true divided lights.

The second story is proposed to be constructed close to the required 5-foot setbacks on both sides of the lot, with a setback of five feet, two inches on the right and five feet, nine inches on the left. The applicant has proposed second story windows on the right side with a minimum sill height of three feet, eight inches. On the left side, the second story window towards the front has a proposed sill height of three feet, while the window towards the rear has a proposed sill height of five feet, eight inches in order to increase privacy in the master bedroom and the neighboring property. Staff believes the limited number and relatively small size of the proposed second story windows on either side of the proposed residence minimizes potential privacy concerns for neighboring properties. The second story windows on the front and rear have minimum sill heights of three feet. Staff believes this adequately addresses potential privacy concerns, because the second story is set back 34 feet, nine inches in the front and 55 feet, seven inches in the rear where 20 feet is required from either property line.

The proposed residence includes a hipped dormer which encroaches into the daylight plane on the left side. Under the Zoning Ordinance, gables and dormers on lots with required side setbacks of five feet are

allowed to encroach into the daylight plane provided that the extent of the intrusion is no more than 10 feet into the daylight plane, for a length no greater than 30 feet. The proposed dormer intrudes two feet, one-half inch into the daylight plane for a length of 12 feet, three inches which complies with the allowable daylight plane intrusion requirements.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the heritage trees on and near the subject property. There are two trees on or near the property that are considered Heritage trees: one Siberian elm located on the left side of the property, and one redwood located at the rear. Due to conflicts with the excavation for the rear light well, the applicant has proposed to remove the heritage Siberian elm tree which has been tentatively approved by the City Arborist. Per the Heritage Tree Ordinance, the applicant is required to provide one replacement tree that has the potential to grow to heritage size at maturity. In order to comply with the provisions of the Heritage Tree Ordinance, the applicant has proposed one replacement Brisbane box tree on the right side near the rear of the property. Although not required by the Heritage Tree Ordinance, but at the request of the neighboring property owner, the applicant has proposed an additional Brisbane box tree near the location of the existing Siberian elm tree in order to provide additional privacy and screening.

The applicant is proposing to remove five non-heritage trees, including three street trees in the public right of way. The City Arborist has reviewed and tentatively approved the removal of the street trees, and three emerald shrine elm trees are proposed as replacements.

The arborist report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance, 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 will be ensured as part of condition 3g.

Correspondence

Based on the applicant's submitted outreach letter, prior to submitting the project, the applicant met with the owners of neighboring properties to share the plans and provide an opportunity for feedback. As a result, several modifications to address the neighbors' comments were incorporated into the plans. A detailed description of the discussions, as well as emails of support from three neighboring property owners, are included in Attachment G. Staff has not directly received any correspondence on this proposal.

Conclusion

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood. The farmhouse architectural style would be generally attractive and add to the mix of architectural styles in the area. Staff also believes that the applicant has made significant effort to address potential neighbor concerns regarding tree maintenance and privacy prior to submitting their final design. Staff recommends 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. Neighborhood 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:
Chris Turner, Planning Technician

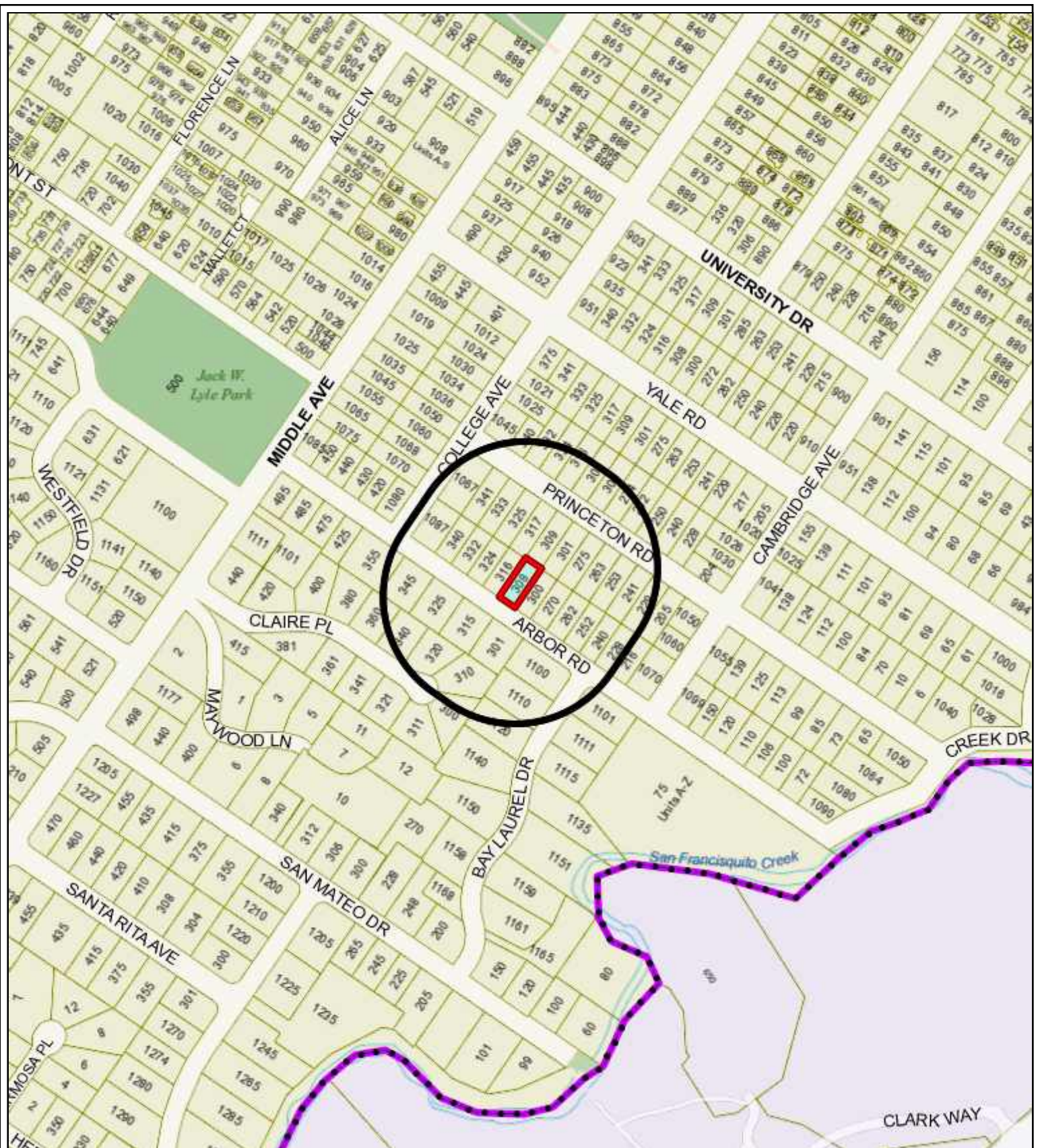
Report reviewed by:
Kyle Perata, Principal Planner

308 Arbor Road – Attachment A: Recommended Actions

LOCATION: 308 Arbor Road	PROJECT NUMBER: PLN2019-00016	APPLICANT: Sally and Barry Karlin	OWNER: Sally and Barry Karlin
PROPOSAL: Use Permit/Sally and Barry Karlin/308 Arbor Road: Request for a use permit to demolish an existing one-story residence and detached garage, and construct a new two-story residence with an attached garage and a basement on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district. One heritage sized Siberian elm tree is proposed to be removed as part of the project.			
DECISION ENTITY: Planning Commission	DATE: June 3, 2019	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kennedy, Riggs, Strehl, Tate)			
ACTION: <ol style="list-style-type: none">1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, “New Construction or Conversion of Small Structures”) of the current California Environmental Quality Act (CEQA) Guidelines.2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.3. Approve the use permit subject to the following standard conditions:<ol style="list-style-type: none">a. Development of the project shall be substantially in conformance with the plans prepared by J Maliksi & Associates Architecture, consisting of 17 plan sheets, dated received May 13, 2019, and approved by the Planning Commission on June 3, 2019, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies’ regulations that are directly applicable to the project.c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.			

308 Arbor Road – Attachment A: Recommended Actions

LOCATION: 308 Arbor Road	PROJECT NUMBER: PLN2019-00016	APPLICANT: Sally and Barry Karlin	OWNER: Sally and Barry Karlin
PROPOSAL: Use Permit/Sally and Barry Karlin/308 Arbor Road: Request for a use permit to demolish an existing one-story residence and detached garage, and construct a new two-story residence with an attached garage and a basement on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district. One heritage sized Siberian elm tree is proposed to be removed as part of the project.			
DECISION ENTITY: Planning Commission	DATE: June 3, 2019	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kennedy, Riggs, Strehl, Tate)			
ACTION: <div><div></div><div>g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Mayne Tree Expert Company, Inc., dated January 21, 2019.</div></div>			



City of Menlo Park
Location Map
308 Arbor Road



Scale: 1:4,000

Drawn By: CRT

Checked By: KTP

Date: 6/3/2019

Sheet: 1

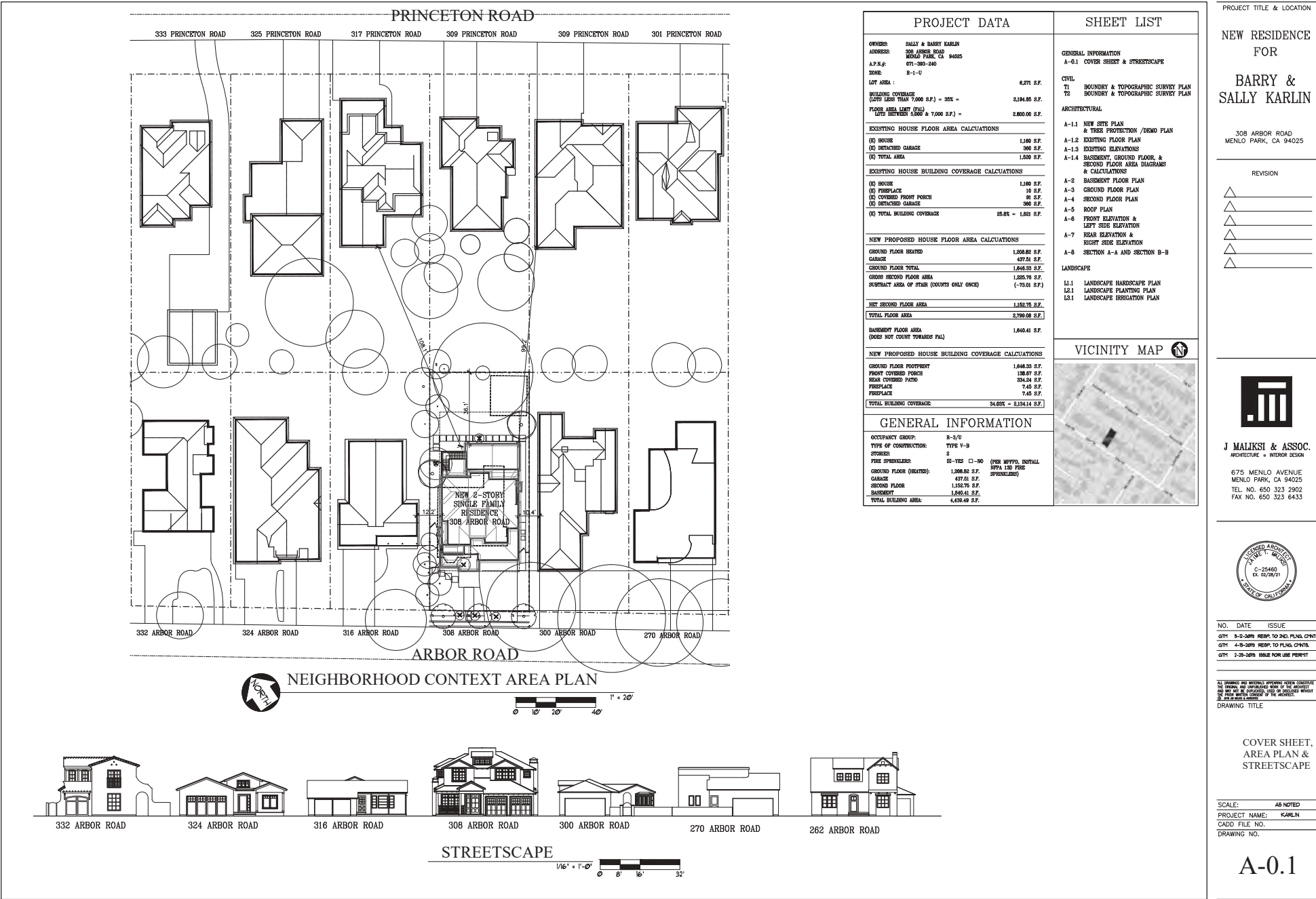
308 Arbor Road – Attachment C: Data Table

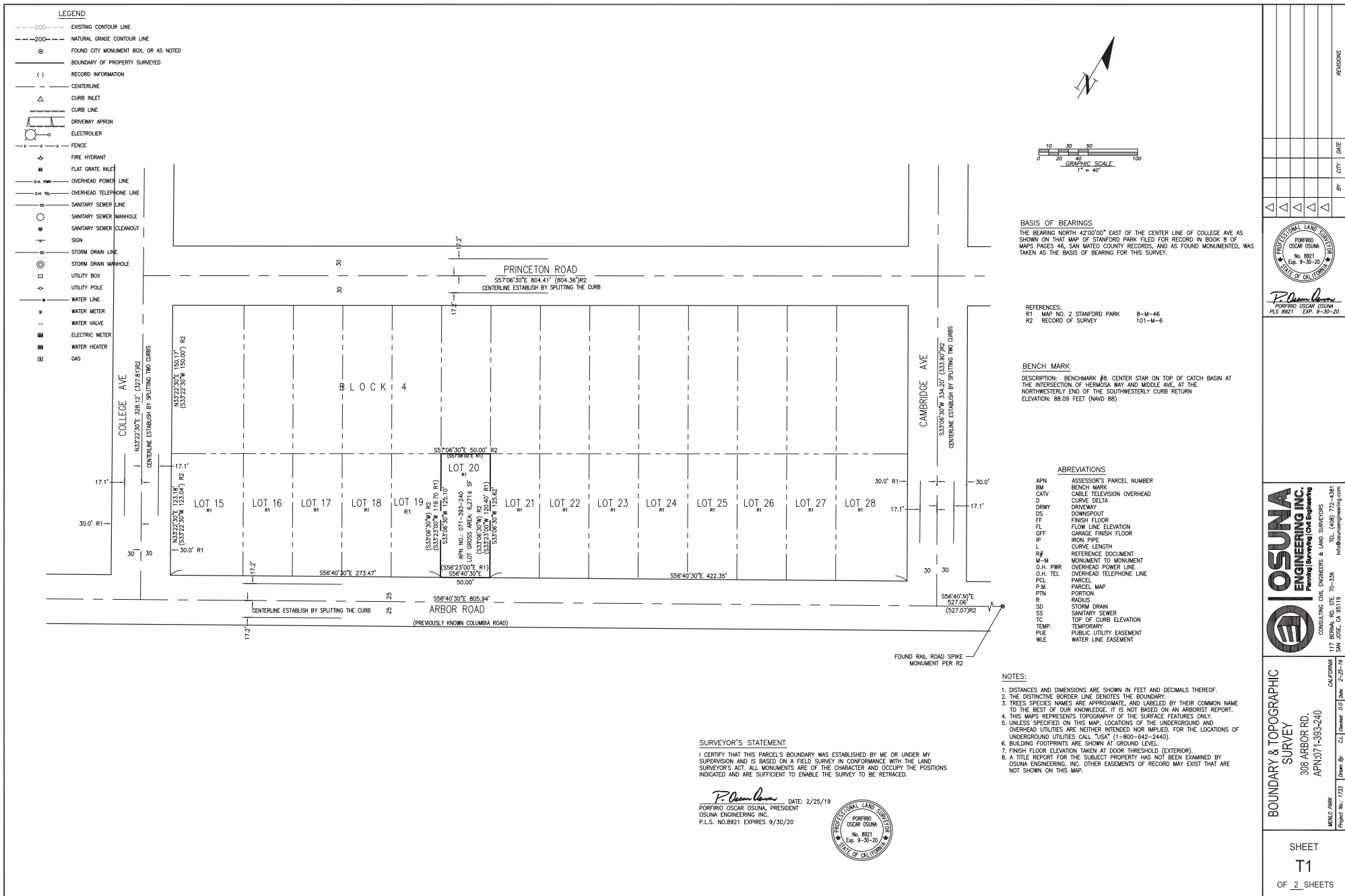
	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	6,271.0 sf	6,271.0 sf	7,000 sf min.
Lot width	50.0 ft.	50.0 ft.	65 ft. min.
Lot depth	125.4 ft.	125.4 ft.	100 ft. min.
Setbacks			
Front	20.6 ft.	24.7 ft.	20 ft. min.
Rear	40.7 ft.	54.6 ft.	20 ft. min.
Side (left)^	5.8 ft.	5.0 ft.	5 ft. min.
Side (right)^	5.2 ft.	11.8 ft.	5 ft. min.
Building coverage	2,134.14 sf	1,621 sf	2,194 sf max.
	34.04 %	25.8 %	35 % max.
FAL (Floor Area Limit)	2,799.1 sf	1,520 sf	2,800 sf max.
Square footage by floor	1,640.4 sf/basement	1,160 sf/1st	
	1,208.8 sf/1st	360 sf/garage	
	1,152.8 sf/2nd		
	437.5 sf/garage		
	472.9 sf/porches		
Square footage of buildings	4,912.4 sf	1,520 sf	
Building height	27.6 ft.	15.9 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	2	Non-Heritage trees*	13	New Trees**	5
	Heritage trees proposed for removal	1	Non-Heritage trees** proposed for removal	5	Total Number of Trees	14

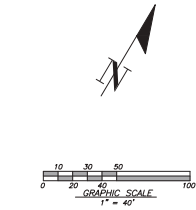
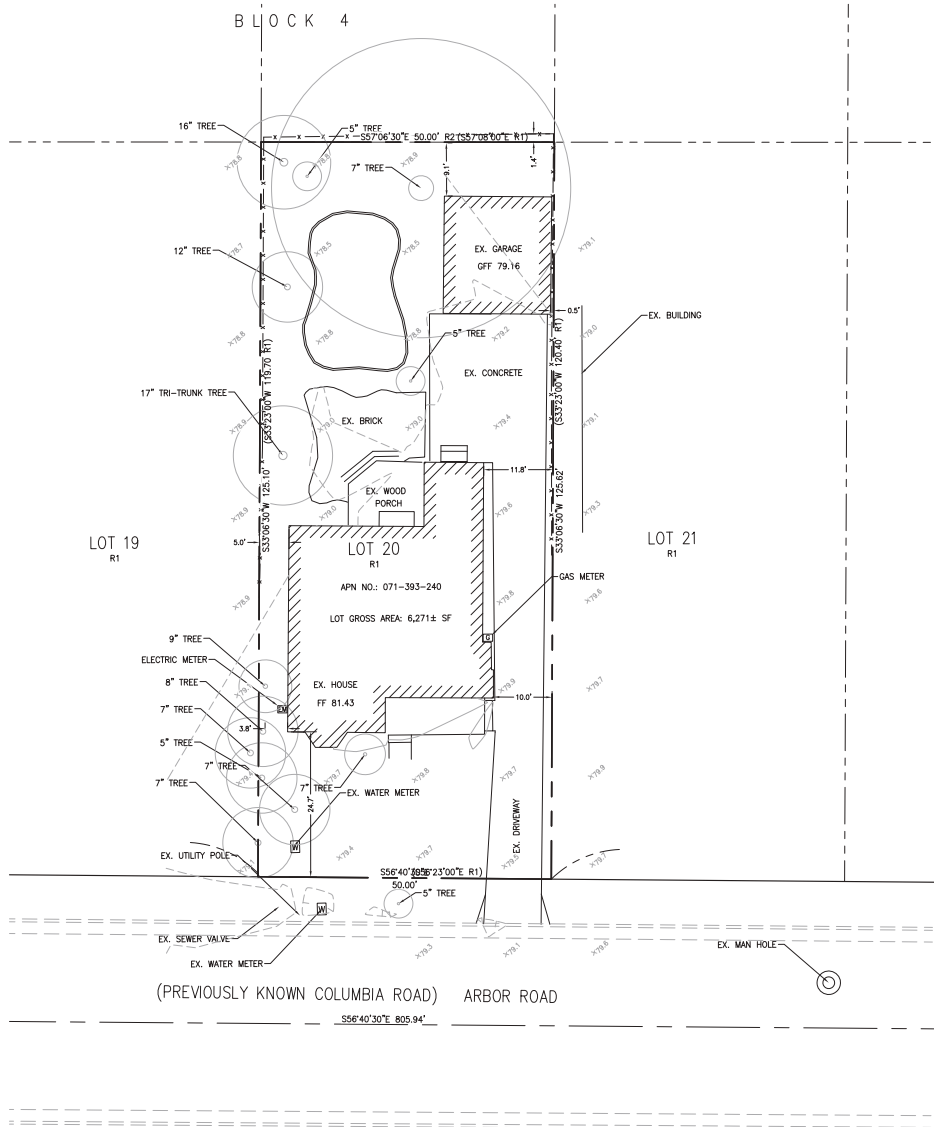
* Of these thirteen trees, ten are located within the subject property and three are located in front of the property, in the public right-of-way.

**Of these five trees, two are located on the subject property and three are located in front of the property, in the public right of way.





LEGEND	
---	EXISTING CONTOUR LINE
---	NATURAL GRADE CONTOUR LINE
⊙	FOUND CITY MONUMENT BOX, OR AS NOTED
---	BOUNDARY OF PROPERTY SURVEYED
()	RECORD INFORMATION
---	CENTERLINE
△	CURB INLET
---	CURB LINE
---	DRIVEWAY APRON
⊙	ELECTROLIER
---	FENCE
⬢	FIRE HYDRANT
⬢	FLAT GRATE INLET
---	OVERHEAD POWER LINE
---	OVERHEAD TELEPHONE LINE
---	SANITARY SEWER LINE
⊙	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT
---	SIGN
---	STORM DRAIN LINE
⊙	STORM DRAIN MANHOLE
⊙	UTILITY BOX
⊙	UTILITY POLE
---	WATER LINE
⬢	WATER METER
⬢	WATER VALVE
⬢	ELECTRIC METER
⬢	WATER HEATER
⬢	GAS



BASIS OF BEARINGS
THE BEARING NORTH 42°00'00\"/>

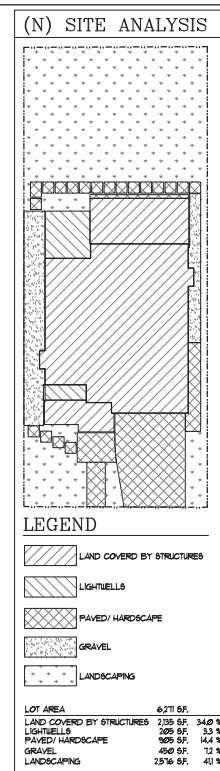
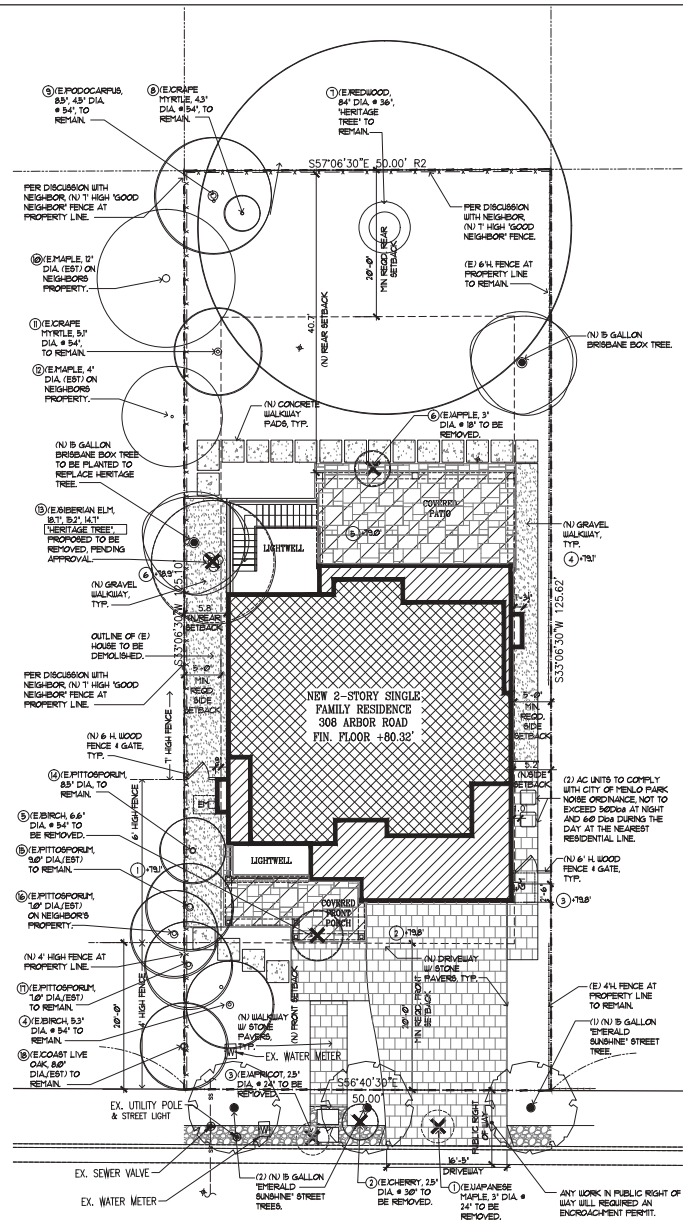
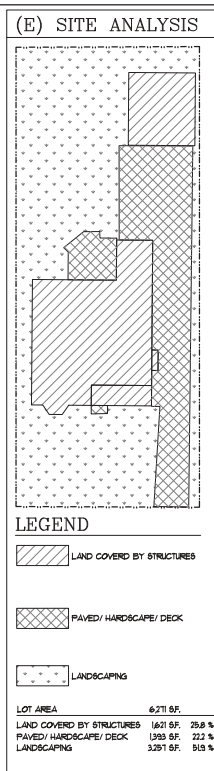
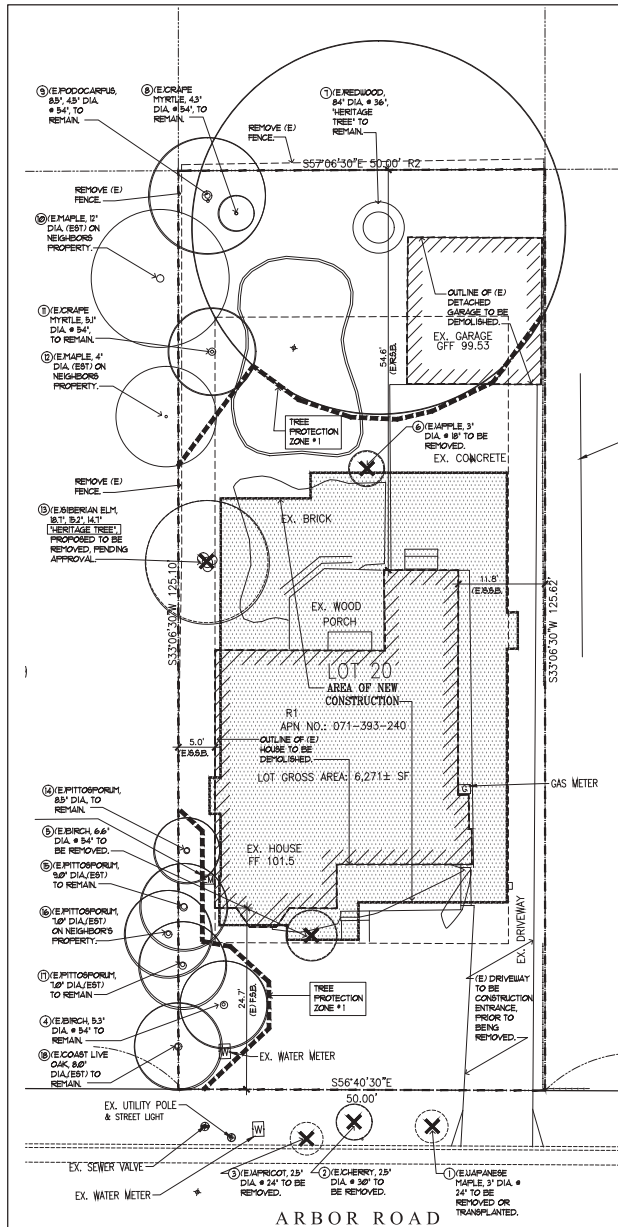
REFERENCES:
R1 MAP NO. 2 STANFORD PARK 8-M-46
R2 RECORD OF SURVEY 101-M-7

BENCH MARK
DESCRIPTION: BENCHMARK #8, CENTER STAR ON TOP OF CATCH BASIN AT THE INTERSECTION OF HERMOSA WAY AND MIDDLE AVE, AT THE NORTHWESTERLY END OF THE SOUTHWESTERLY CURB RETURN
ELEVATION: 88.09 FEET (NAVD 88)

ABBREVIATIONS	
APN	ASSESSOR'S PARCEL NUMBER
BM	BENCH MARK
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FF	FINISH FLOOR
FL	FLOW LINE ELEVATION
GFF	GARAGE FINISH FLOOR
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT

- NOTES:**
- DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
 - TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
 - THIS MAPS REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY.
 - UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
 - BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
 - FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
 - A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

REVISIONS	
BY	DATE
OSUNA ENGINEERING INC. Planning Surveying Civil Engineering 117 BROADWAY, SUITE 200, NEW YORK, NY 10038 TEL: (212) 777-7700 FAX: (212) 777-7701 INFO@OSUNAEINC.COM	
BOUNDARY & TOPOGRAPHIC SURVEY 308 ARBOR RD. APN071-393-240 Project No: 1732 Drawn By: C.J. Deaneat 10 Date: 7-25-19	
SHEET T2 OF 2 SHEETS	



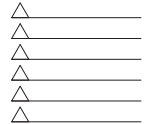
PROJECT TITLE & LOCATION

NEW RESIDENCE
FOR

BARRY &
SALLY KARLIN

308 ARBOR ROAD
MENLO PARK, CA 94025

REVISION



J MALIKSI & ASSOC.

675 MENLO AVENUE
MENLO PARK, CA 94025
TEL. NO. 650 323 2902
FAX NO. 650 323 6433



NO.	DATE	ISSUE
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GTM 4-B-2019 RESP. TO FLNG. CNTS.

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(N) SITE PLAN &
TREE PROTECTION
PLAN

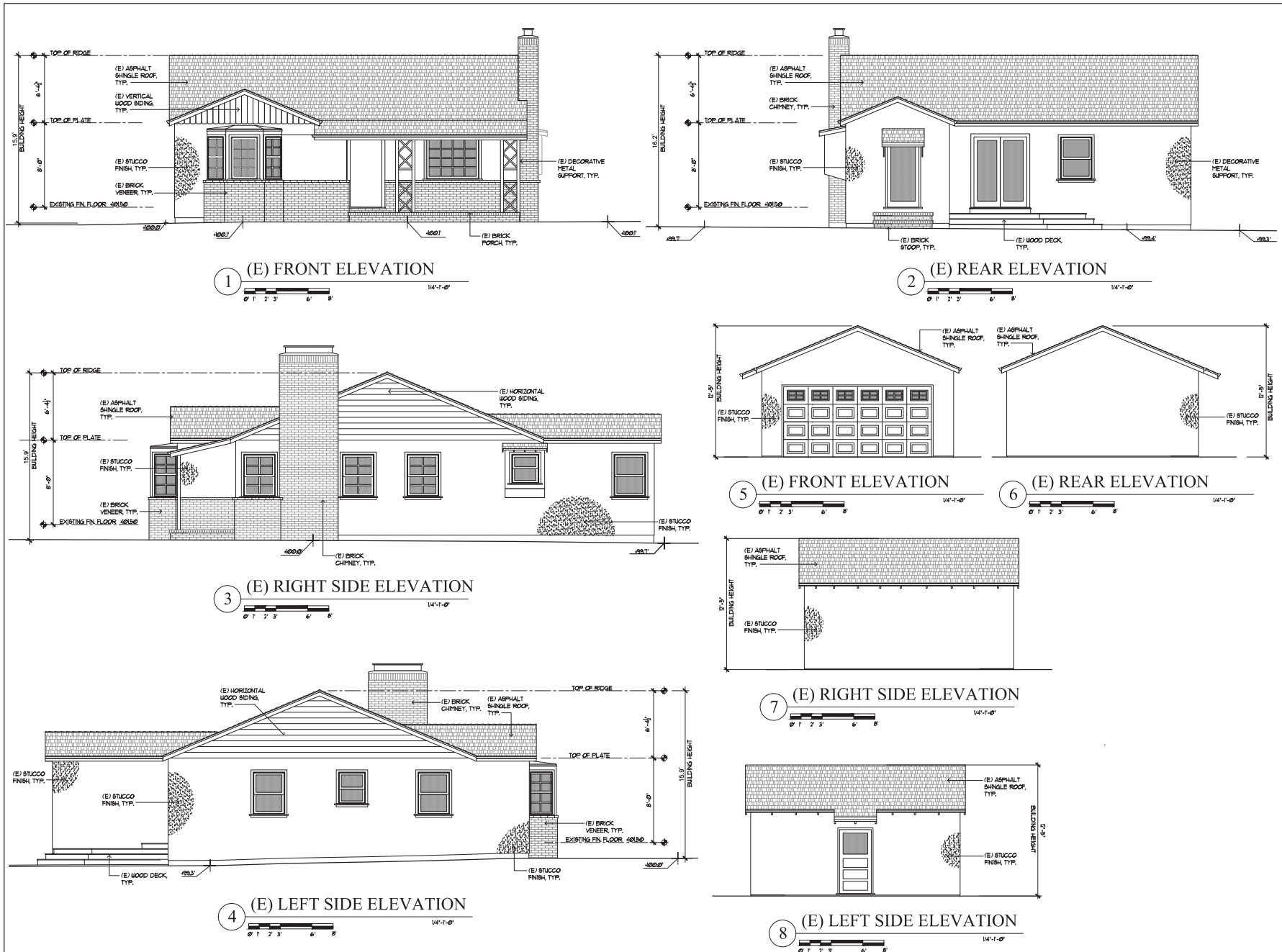
SCALE: $10^2 = 100$

PROJECT NAME: KARLIN

CADD FILE NO. _____
DRAWING NO. _____

DRAWING NO.

A-1.1



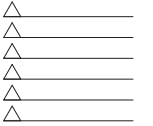
PROJECT TITLE & LOCATION

NEW RESIDENCE
FOR

BARRY &
SALLY KARLIN

308 ARBOR ROAD
MENLO PARK, CA 94025

REVISION



J. MALIKSI & ASSOC.
ARCHITECTURE + INTERIOR DESIGN

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TEL. NO. 650 323 2902
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NO. DATE ISSUE
0111 3-28-2018 ISSUE FOR USE PERMIT

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DRAWING TITLE
(E) HOUSE
ELEVATIONS &
DETACHED (E)
GARAGE
ELEVATIONS

SCALE: 1/4" = 1'-0"
PROJECT NAME: KARLIN
CADD FILE NO.
DRAWING NO.

A-1.3

AREA CALCULATIONS

(F) FLOOR AREA LIMIT CALCULATIONS

SECTION	LOCATION	DIMENSIONS	AREA
BASEMENT (DOES NOT COUNT TOWARDS FLOOR AREA LIMIT)			
1		30'-0" X 17'-0" X 17'-0"	884.42 S.F.
2		12'-0" X 12'-0"	144.00 S.F.
3		11'-0" X 20'-0" X 10'-0"	220.00 S.F.
4		0'-11" X 20'-0" X 10'-0"	177.83 S.F.
5		30'-0" X 28'-0"	840.00 S.F.

TOTAL BASEMENT FLOOR AREA: 1866.22 S.F.

AREA OF LIGHTWELLS (DOES NOT COUNT TOWARDS FAL OR BUILDING COVERAGE)

6	(LIGHTWELL)	11'-0" X 17'-0" X 6'-0"	58.16 S.F.
7	(LIGHTWELL)	17'-0" X 6'-0" X 11'-0"	110.75 S.F.
8	(LIGHTWELL)	12'-0" X 6'-0" X 11'-0"	80.00 S.F.

TOTAL AREA: 201.91 S.F.

SECTION	LOCATION	DIMENSIONS	AREA
GROUND FLOOR			
9		20'-0" X 10'-0" X 20'-0"	600.00 S.F.
10		12'-0" X 21'-0" X 10'-0"	252.00 S.F.
11		18'-0" X 13'-0" X 13'-0"	280.80 S.F.
12		20'-0" X 11'-0" X 11'-0"	242.00 S.F.
13		0'-10" X 12'-0" X 4'-0" X 10'-0"	30.88 S.F.

TOTAL GROUND FLOOR AREA: 1805.68 S.F.

BOX OUT WINDOW AREA (DOES NOT COUNT TOWARDS FAL OR BUILDING COVERAGE)

14	BOX OUT WINDOW @ SECTION	7'-0" X 0'-10" X 10'-0"	6.12 S.F.
----	--------------------------	-------------------------	-----------

(F) FLOOR AREA LIMIT CALCULATIONS

SECTION	LOCATION	DIMENSIONS	AREA
SECOND FLOOR			
15		14'-4" X 10'-0" X 11'-0" X 10'-0"	153.96 S.F.
16		9'-0" X 8'-0" X 10'-0"	108.74 S.F.
17		9'-0" X 10'-0" X 10'-0"	108.74 S.F.
18		9'-0" X 12'-0" X 10'-0"	113.36 S.F.
19		9'-0" X 11'-0" X 10'-0" X 10'-0"	104.42 S.F.
20		9'-0" X 9'-0"	81.00 S.F.

TOTAL SECOND FLOOR AREA: 560.22 S.F.

21	STAIR (DOES NOT COUNT TWICE TOWARDS FAL)	10'-0" X 10'-0" X 7'-0"	70.00 S.F.
22		9'-0" X 9'-0" X 7'-0"	57.32 S.F.
23		18'-0" X 8'-0" X 10'-0"	144.00 S.F.
24		10'-0" X 11'-0" X 10'-0"	110.00 S.F.
25		0'-8" X 10'-0" X 10'-0"	80.00 S.F.
26		10'-0" X 10'-0"	100.00 S.F.

TOTAL SECOND FLOOR AREA: 560.22 S.F.

TOTAL FLOOR AREA: 3709.88 S.F.

BUILDING COVERAGE CALCULATIONS

COVERED PORCHES AND FIREPLACES (DOES NOT COUNT TOWARDS F.A.L.)

27	FRONT COVERED PORCH	0'-10" X 10'-0" X 10'-0"	10.76 S.F.
28		9'-0" X 6'-0" X 10'-0"	60.76 S.F.
29		9'-0" X 10'-0" X 0'-0"	61.37 S.F.
30		8'-0" X 14'-0" X 0'-0" X 10'-0"	7.79 S.F.
31	REAR COVERED PATIO	20'-0" X 11'-0" X 10'-0"	154.24 S.F.
32	FIREPLACE	1'-0" X 6'-0" X 11'-0"	7.45 S.F.
33	FIREPLACE	1'-0" X 6'-0" X 11'-0"	7.45 S.F.




TOTAL AREA - PORCHES & FIREPLACES: 407.81 S.F.

GROUND FLOOR FOOTPRINT: 1805.68 S.F.

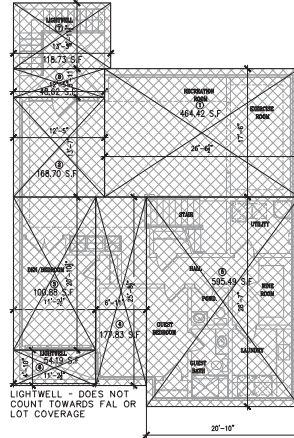
TOTAL BUILDING COVERAGE AREA: 2136.14 S.F.

LOT AREA: 4271.80 S.F.

LEGEND

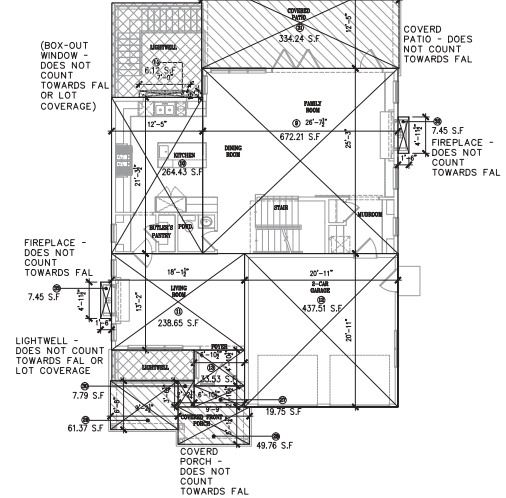
-  AREA DOES NOT COUNT TOWARDS FLOOR AREA
-  AREA DOES NOT COUNT TOWARDS FLOOR AREA OR BUILDING COVERAGE
-  AREA OF STAIR - DOES NOT COUNT TWICE TOWARDS FLOOR AREA

LIGHTWELL - DOES NOT COUNT TOWARDS FAL OR LOT COVERAGE

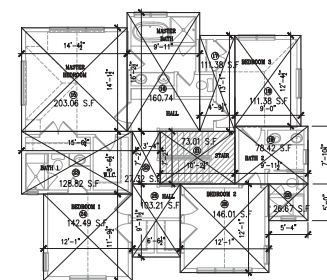


(N) BASEMENT FLOOR AREA DIAGRAM

LIGHTWELL - DOES NOT COUNT TOWARDS FAL OR LOT COVERAGE



(N) GROUND FLOOR AREA DIAGRAM



(N) SECOND FLOOR AREA DIAGRAM






PROJECT TITLE & LOCATION

NEW RESIDENCE FOR

BARRY & SALLY KARLIN

308 ARBOR ROAD
MENLO PARK, CA 94025

REVISION

-  _____
-  _____
-  _____
-  _____
-  _____



J. MALIKSI & ASSOC.

ARCHITECTURE • INTERIOR DESIGN

675 MENLO AVENUE
MENLO PARK, CA 94025
TEL. NO. 650 323 2902
FAX NO. 650 323 6433



NO. DATE ISSUE

0101 4-18-2008 REVISION TO PLANS CONTN.

0101 3-28-2009 ISSUE FOR USE PERMIT

PROJECT TITLE & LOCATION

NEW RESIDENCE
FOR

BARRY &
SALLY KARLIN

308 ARBOR ROAD
MENLO PARK, CA 94025

REVISION

- △
- △
- △
- △
- △



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MENLO PARK, CA 94025
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FAX NO. 650 323 6433



NO. DATE ISSUE

01TH 4-26-2018 REVISION TO FINAL CPNLS

02TH 1-29-2019 ISSUE FOR USE PERMIT

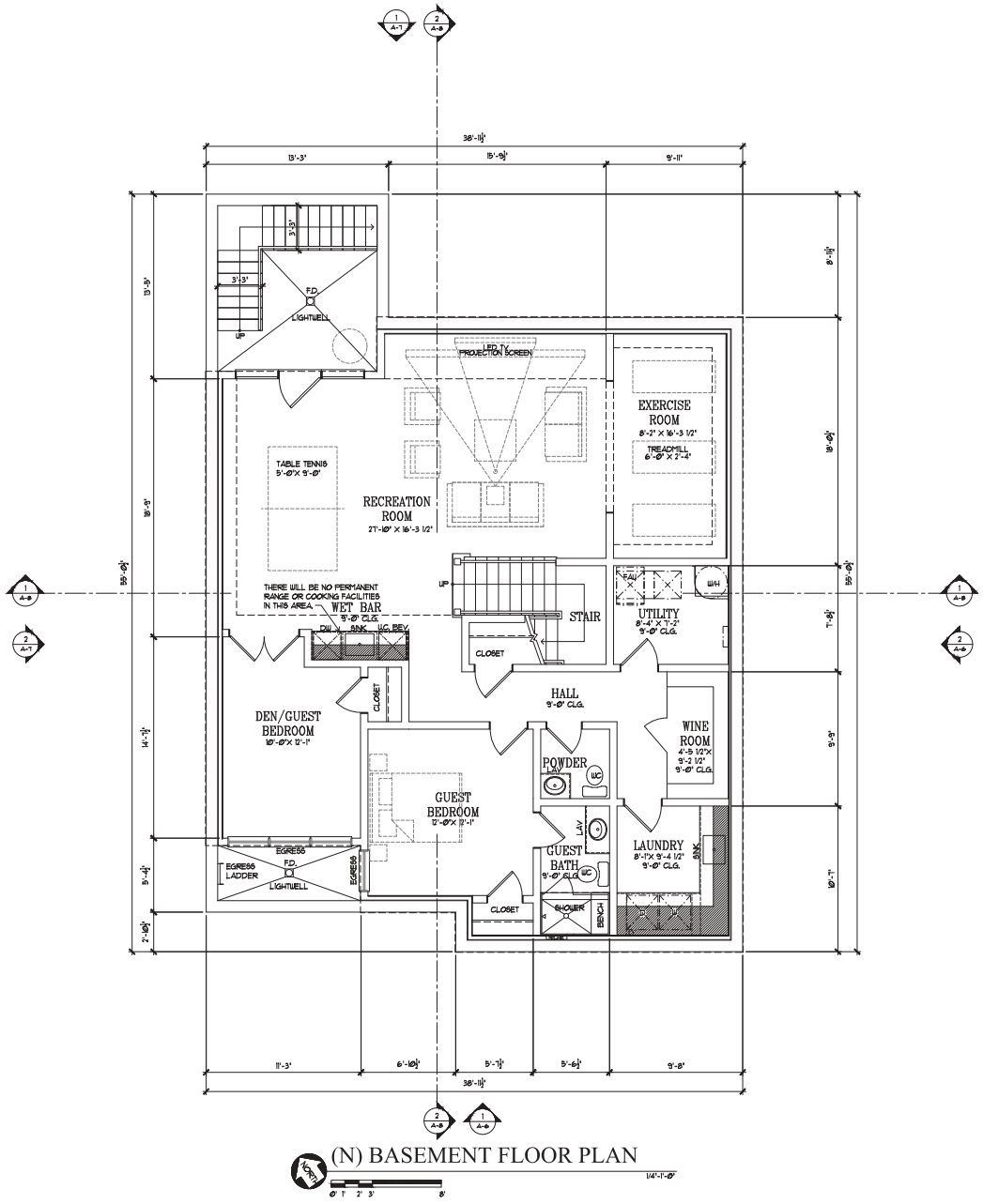
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DRAWING TITLE

(N) BASEMENT
FLOOR PLAN

SCALE: 1/4" = 1'-0"
PROJECT NAME: KARLIN
CADD FILE NO.
DRAWING NO.

A-2



(N) BASEMENT FLOOR PLAN



PROJECT TITLE & LOCATION

NEW RESIDENCE
FOR

BARRY &
SALLY KARLIN

308 ARBOR ROAD
MENLO PARK, CA 94025

REVISION

△	
△	
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MENLO PARK, CA 94025
TEL. NO. 650 323 2902
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NO. DATE ISSUE

011 4-8-2019 REVISION TO PLANS, C/PNTS.

011 2-28-2019 ISSUE FOR PERMIT

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DRAWING TITLE

(N) GROUND
FLOOR PLAN

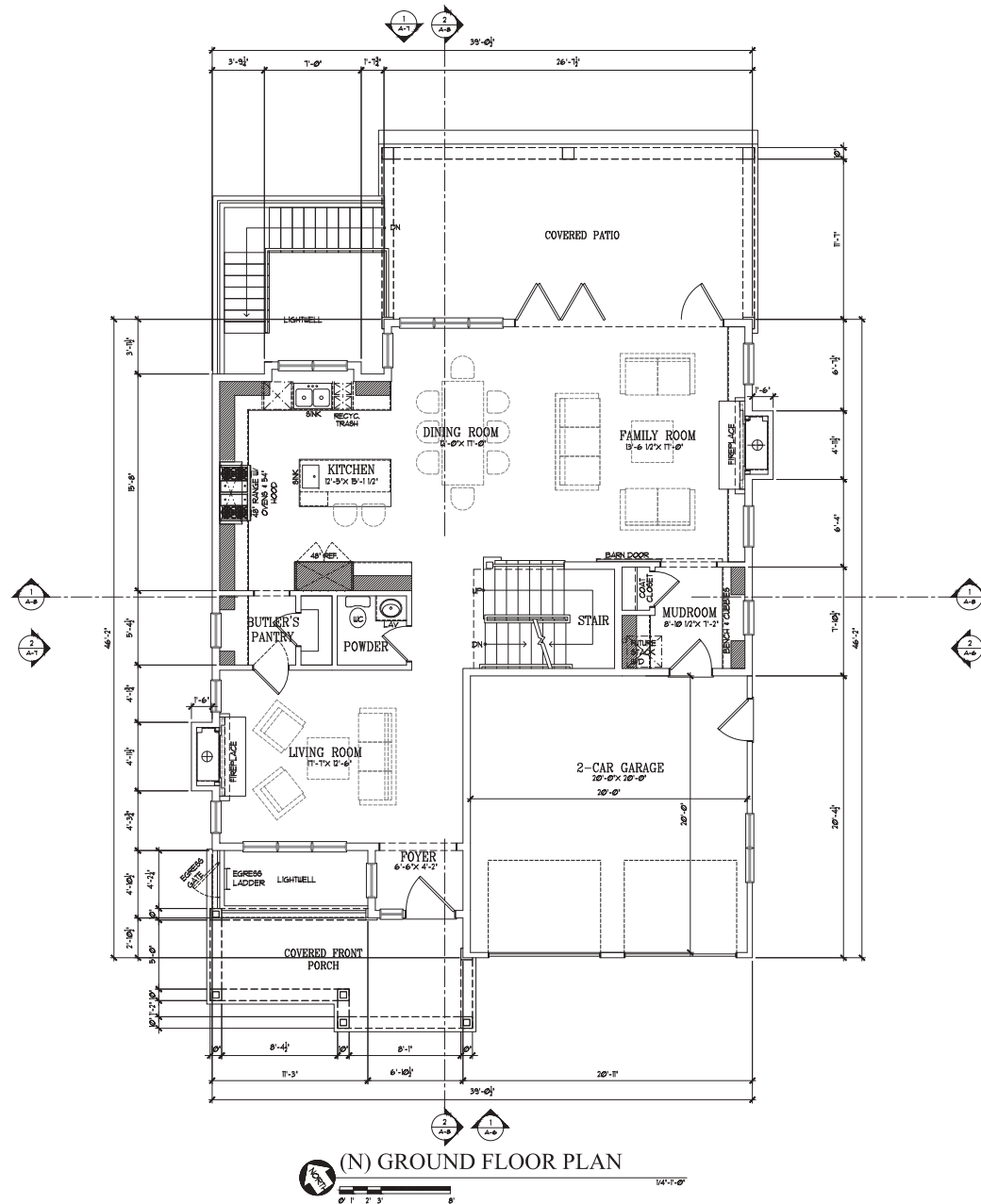
SCALE: 1/4" = 1'-0"

PROJECT NAME: KARLIN

CADD FILE NO.

DRAWING NO.

A-3



(N) GROUND FLOOR PLAN

1/4" = 1'-0"

PROJECT TITLE & LOCATION

NEW RESIDENCE
FOR

BARRY &
SALLY KARLIN

308 ARBOR ROAD
MENLO PARK, CA 94025

REVISION

△	
△	
△	
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NO.	DATE	ISSUE
0111	4-18-2019	RESP. TO PANEL CMTS.
0111	3-13-2019	ISSUE FOR PERMIT

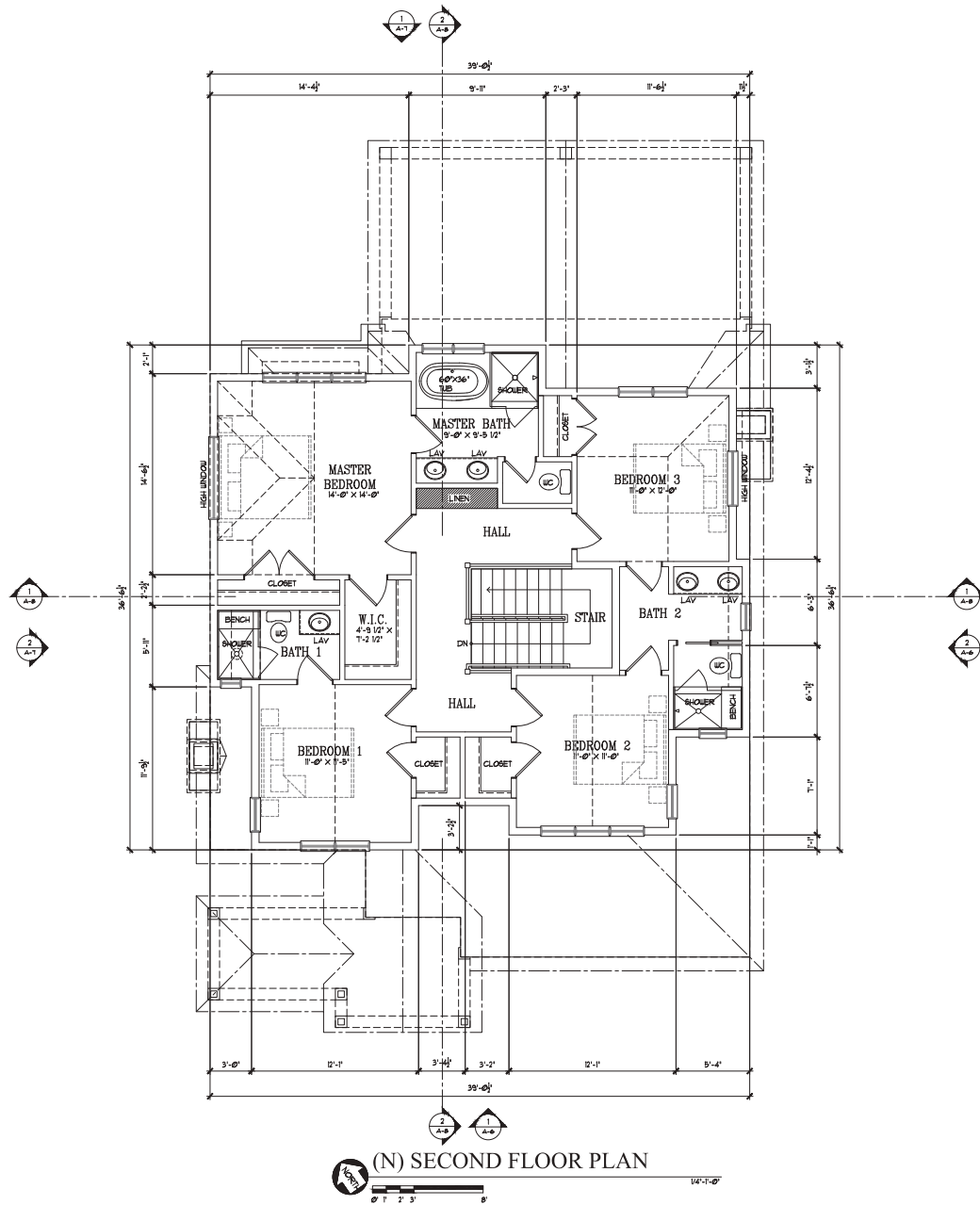
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DRAWING TITLE

(N)SECOND FLOOR
PLAN PLAN

SCALE: 1/4" = 1'-0"
PROJECT NAME: KARLIN
CADD FILE NO.
DRAWING NO.

A-4



(N) SECOND FLOOR PLAN

PROJECT TITLE & LOCATION

NEW RESIDENCE
FOR

BARRY &
SALLY KARLIN

308 ARBOR ROAD
MENLO PARK, CA 94025

REVISION

△	
△	
△	
△	
△	



J. MALIKSI & ASSOC.
ARCHITECTURE + INTERIOR DESIGN

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MENLO PARK, CA 94025
TEL. NO. 650 323 2902
FAX NO. 650 323 6433



NO. DATE ISSUE

001 8-23-2019 REPLY TO 2ND PLNG. CPNTA

001 4-19-2020 REPLY TO PLNG. CPNTA

001 2-28-2021 ISSUE FOR PERMIT

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ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF THE ARCHITECT.

DRAWING TITLE

(N) ROOF PLAN

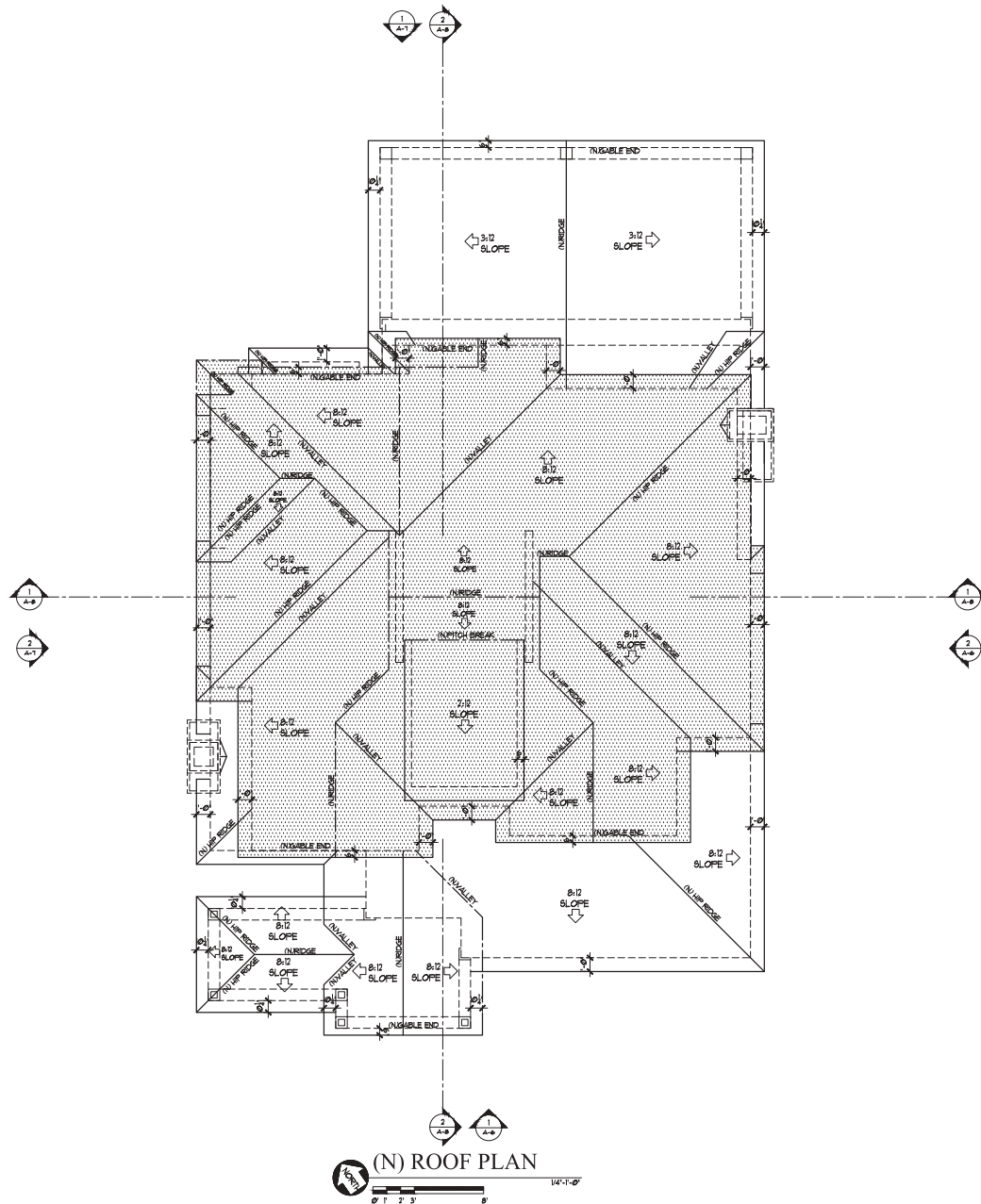
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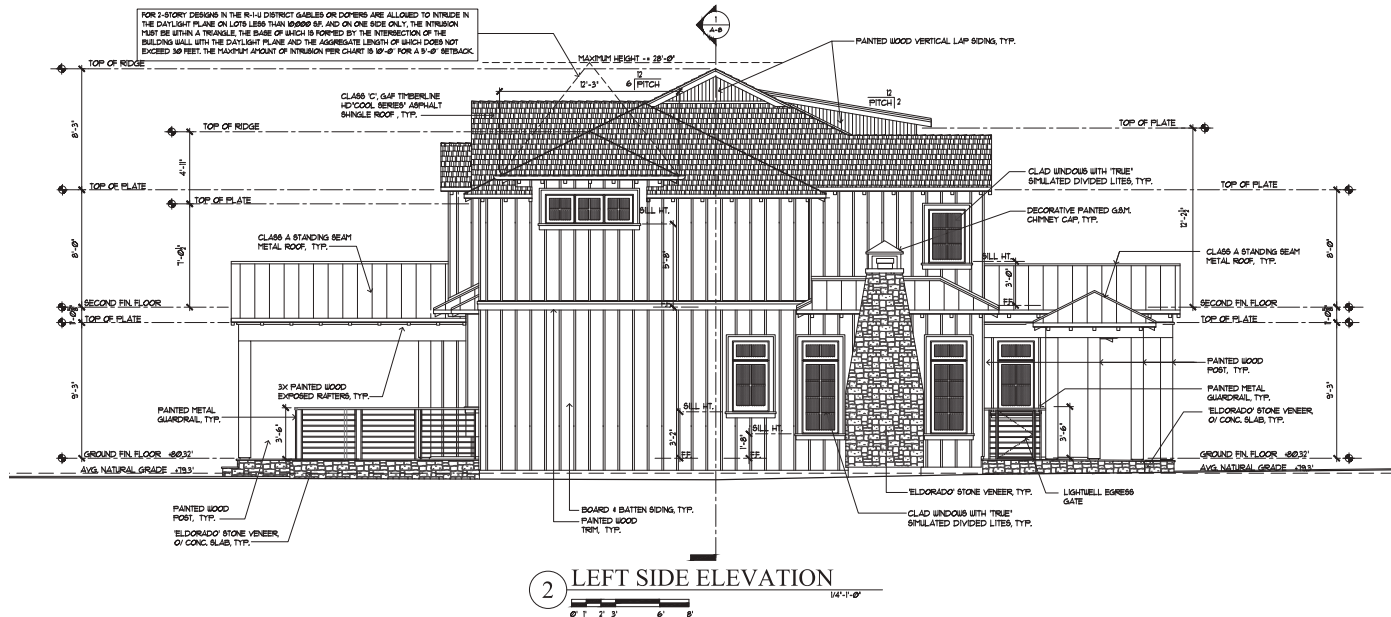
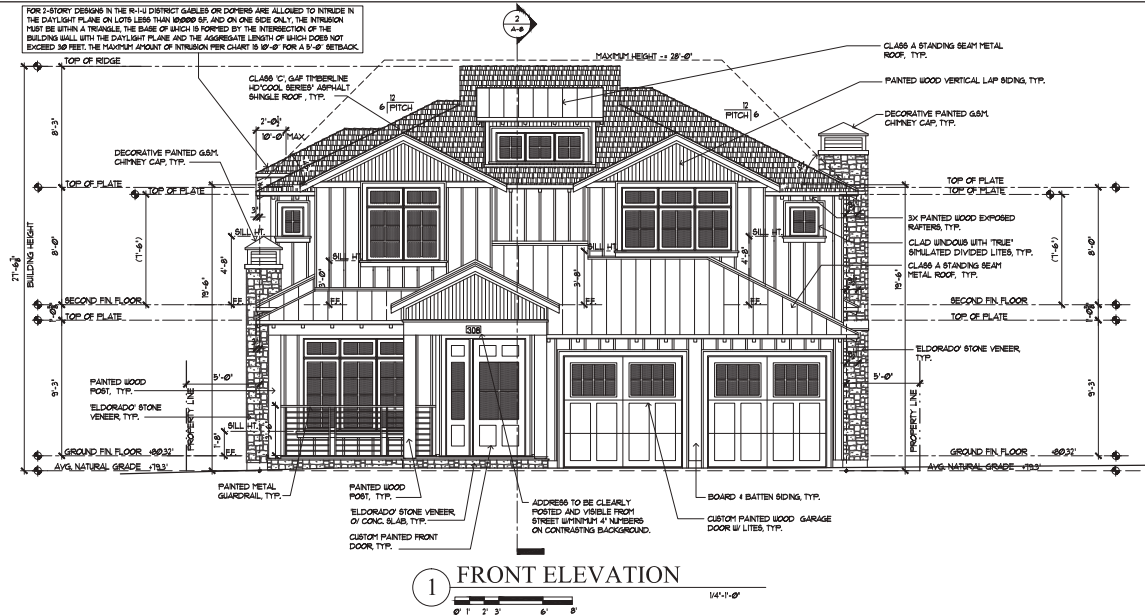
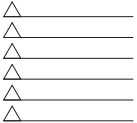
PROJECT NAME: KARLIN

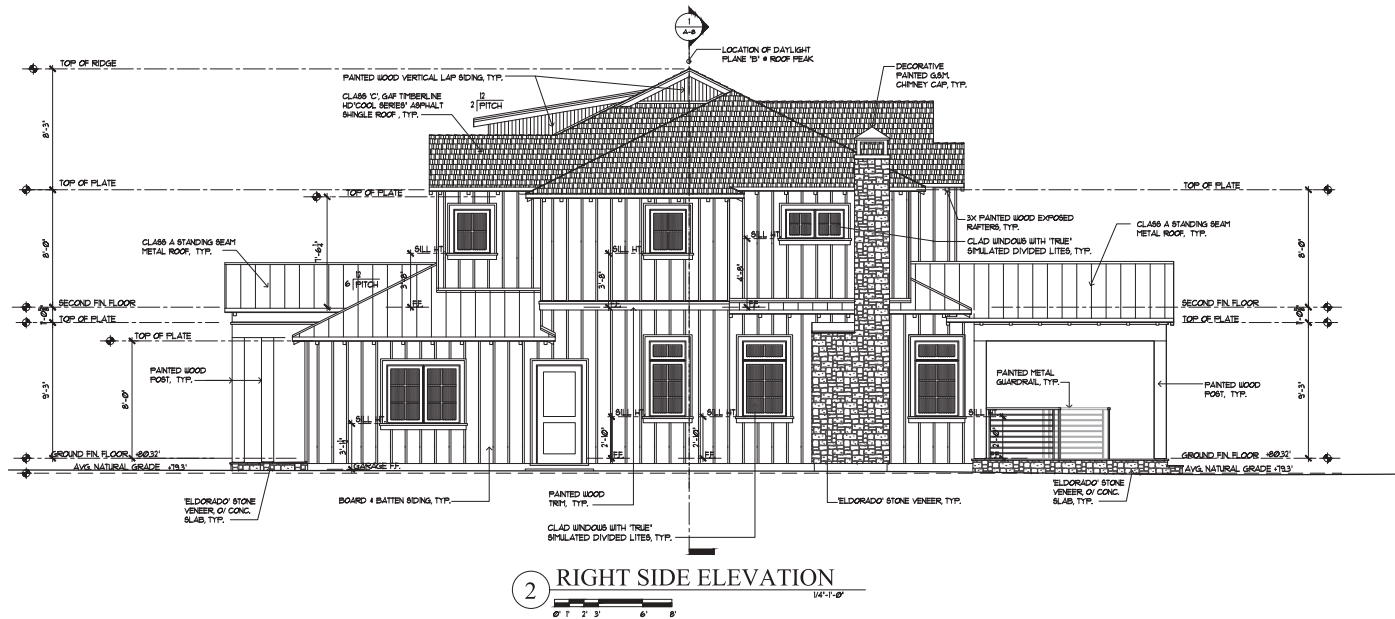
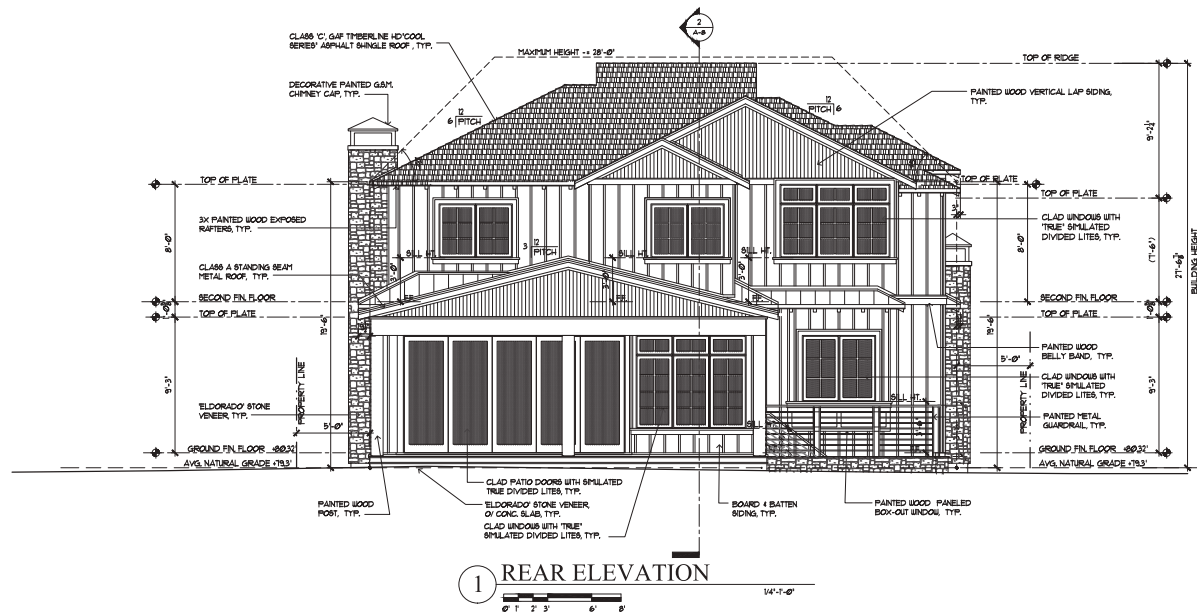
CADD FILE NO.

DRAWING NO.

A-5







PROJECT TITLE & LOCATION

NEW RESIDENCE
FOR

BARRY &
SALLY KARLIN

308 ARBOR ROAD
MENLO PARK, CA 94025

REVISION



J MALIKSI & ASSOC.

ARCHITECTURE + INTERIOR DESIGN

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MENLO PARK, CA 94025
TEL. NO. 650 323 2902
FAX NO. 650 323 6433



NO. DATE ISSUE

0111 8-10-2019 REPLY TO NO. PLANS, CMTS.

0111 4-10-2019 REPLY TO PLANS, CMTS.

0111 2-10-2019 ISSUE FOR PERMIT

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OR ENGINEER.

DRAWING TITLE

(N) REAR
ELEVATION &
(N) RIGHT SIDE
ELEVATION

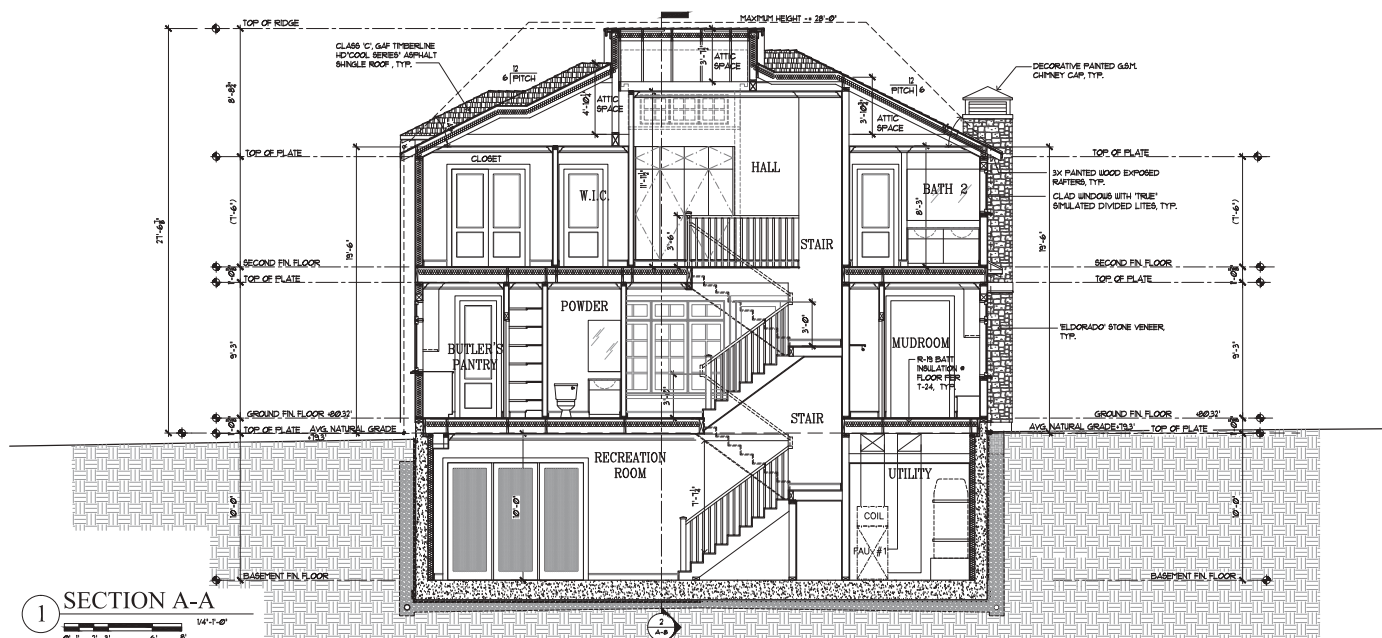
SCALE: 1/4" = 1'-0"

PROJECT NAME: KARLIN

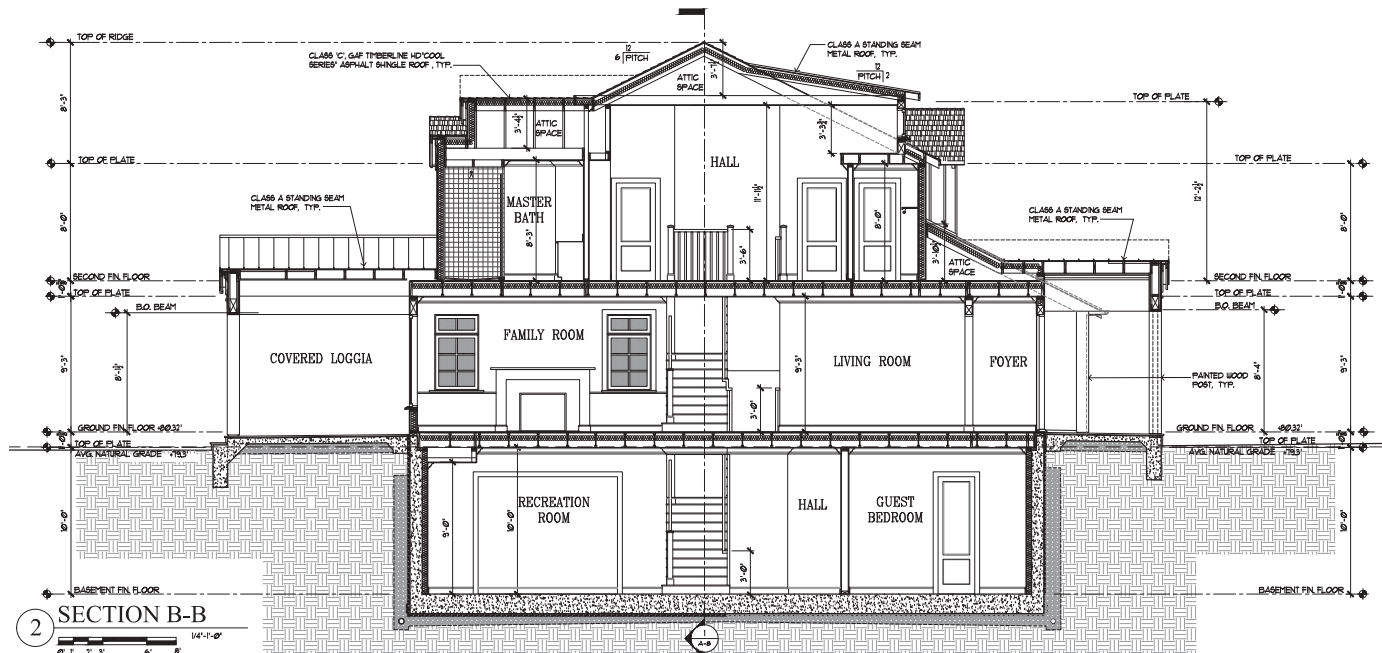
CADD FILE NO.

DRAWING NO.

A-7



1 SECTION A-A
1/4" = 1'-0"



2 SECTION B-B
1/4" = 1'-0"

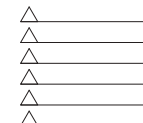
PROJECT TITLE & LOCATION

NEW RESIDENCE
FOR

BARRY &
SALLY KARLIN

308 ARBOR ROAD
MENLO PARK, CA 94025

REVISION



J. MALIKSI & ASSOC.

ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE
MENLO PARK, CA 94025
TEL. NO. 650 323 2902
FAX NO. 650 323 6433



NO. DATE ISSUE

0101 8-10-2019 REPLY TO R.O. PLUMB CRYSTA

0101 4-10-2019 REPLY TO PLUMB CRYSTA

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DRAWING TITLE

SECTION A-A &
SECTION B-B

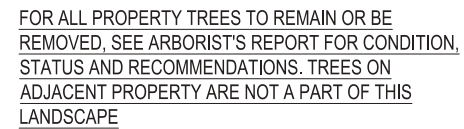
SCALE: 1/4" = 1'-0"

PROJECT NAME: KARLIN

CADD FILE NO.

DRAWING NO.

A-8



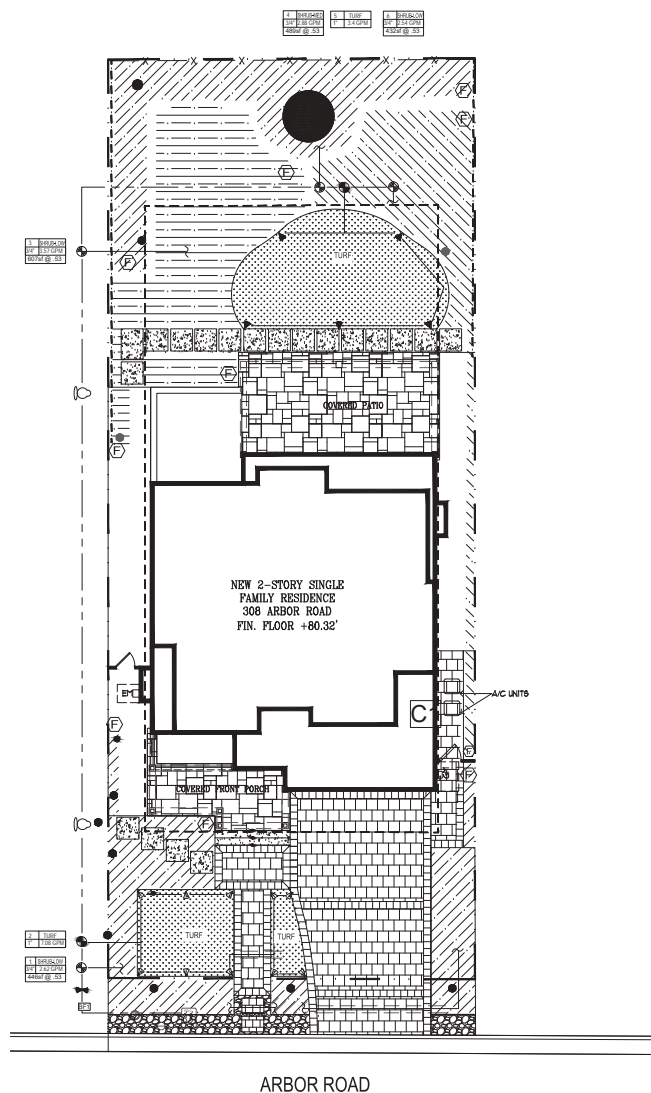
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS, OR IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THE SERVICE. BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING





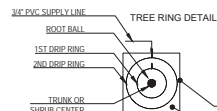
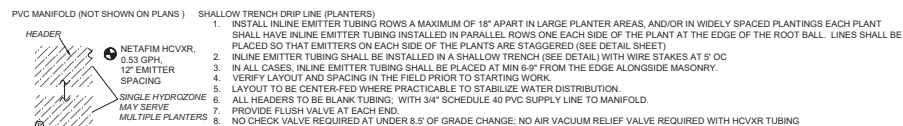
L1.1





IRRIGATION EQUIPMENT

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	RADIUS	GPM	PSI
	RAINBIRD	R-VAN18 ROTARY ADJUSTABLE ARC NOZZLE IN 4"-1800-PRS PRESSURE REGULATING POP-UP	13-18'	.42 - .85	30
	RAINBIRD	HE-VAN HIGH EFFICIENCY VARIABLE ARC NOZZLE IN 4"-1800-PRS PRESSURE REGULATING POP-UP	12'	.59 - 1.18	30



TREE RINGS (NEW TREES ON DEDICATED VALVE)
 NETAFIM TECHLINE EZ, 26 GPH, 12MM LINE, TLEZ26-06, EMITTERS AT 3' INTERVALS. INSTALL 1ST RING
 AT EDGE OF ROOT BALL OR 24" FROM TRUNK IF EXISTING TREE/SHRUB. INSTALL 2ND RING MIN. 24"
 FROM FIRST RING AND MIN. 3" FROM EDGE OF PLANTER AREA. EMITTERS TO BE STAGGERED
 BETWEEN THE RINGS. CONNECT TO 3/4" PVC LATERAL WITH NETAFIM FITTINGS
 (X) INDICATES THIS LAYOUT AND EQUIPMENT WHEN TREES ARE

IMPORTANT NOTE: FOR TREES IN PLANTER AREAS THAT ARE COMBINED WITH SHRUB IRRIGATION (NOT ON A DEDICATED VALVE), USE THIS RING ARRANGEMENT WITH SAME TUBING AS UTILIZED IN THE PLANTER

NO SYMBOL NETAFIM ALL CONNECTIONS BETWEEN DRIP TUBING SHALL BE MADE USING NETAFIM FITTINGS

F **NETAFIM** INSTALL A TISOV AT LOW POINTS OF DRIPLINE OR PCV MANIFOLD LINE. FOR IN-GROUND APPLICATIONS, INSTALL FLUSH VALVE INSIDE A SEPARATE VALVE BOX, ONE AT THE END OF TUBING RUNS IN EACH DIRECTION. INSTALL MIN. ONE FLUSH VALVE PER 100' OF TUBING IN EACH DIRECTION ON DRIPLINE FLUSH MANIFOLD. INSTALL 1/8" FROM PAVING. FOR POTTERY APPLICATIONS INSTALL AT LAST POT ON THE LINE IN ALL DIRECTIONS. VALVE TO FIT INSIDE POT WITH SUFFICIENT LINE LENGTH TO FLUSH OVER THE EDGE OF THE POT WHEN OPENED.

P.O.C. 5/8" POTABLE WATER METER FOR IRRIGATION

BF1 3/4" FEBCO 825YA WITH WYE STRAINER INSIDE GAURDSHACK GS-1 POWDER COATED STAINLESS STEEL VANDAL-PROOF ENCLOSURE

 WATTS B-6080-SS-SH FULL PORT BRONZE VALVE, STAINLESS STEEL BALL,
STEM AND HANDLE SIZE VALVES PER LINE SIZE.

 RAIN BIRD LOW FLOW CONTROL ZONE KIT 3/4" XCZ-075-PRF WITH PRESSURE REGULATING RBY FILTER
VALVE RANGE 0.2 - 5 GPM RAIN BIRD DVF 1" REMOTE CONTROL VALVE

 BUCKNER BUCKNER-SUPERIOR 3/4" HOSE BIB WITH VACUUM BREAKER

C1 RAIN BIRD ESP-SMTe SMART MODULAR CONTROLLER WITH WEATHER SENSOR. LOCATE CONTROLLER IN GARAGE OR PER OWNER'S REPRESENTATIVE

PVC PIPE 3/4" SCH. 40 AS LATERAL LINES THROUGHOUT 12" BELOW GRADE

1" SCH 40 PVC PIPE AS MAINLINES 24" BELOW GRADE - SEE PLAN FOR SIZES

PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED
DRAWING IS DIAGRAMMATIC. CONTRACTOR SHALL PLACE SLEEVES BELOW ALL PAVING,
HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.

GRAPHIC INDICATES DRIPLINE IN PLANTER AREAS.
DETAIL N-L3.3

GRAPHIC INDICATES EXISTING OR NEW TREE TRUNK

The diagram shows a rectangular label divided into three horizontal sections. Callout lines point from text labels to specific parts of the label:

- VALVE NUMBER** points to the top section containing **3A** and **SHRUB-L**.
- INDICATES HYDROZONE** points to the **SHRUB-L** portion of the top section.
- INDICATES VALVE SIZE / GPM** points to the middle section containing **1"** and **13.3**.
- INDICATES PRECIP RATE** points to the bottom section containing **1332sf @ .6**.
- ZONE AREA SF** points to the **1332sf** portion of the bottom section.

compelling landscapes...
forward thinking design

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Page Type
LANDSCAPE
IRRIGATION PLAN

KARLIN RESIDENCE
308 ARBOR ROAD
MENLO PARK, CA 94025

Date	5/12/19
------	---------

Rev.	
1.	ADJUST REAR FENCE
2.	ADD STREET TREES

Project

Drawn by

Scale
1/8" = 1'-0"
UNLESS OTHERWISE INDICATED

General Notes
All drawings are conceptual. Measurements, dimensions, construction elevations and details are diagrammatic and are for the information and convenience of the contractor. The contractor is responsible for compliance with all applicable state and local building codes and regulations. All final measurements to be verified by the contractor.



PAGE NO:

L3.1

DIGALERT
DIAL TOLL FREE
1-800-422-4111
AT LEAST TWO

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING ANY WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE. BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING

PROJECT DESCRIPTION

New Residence for Sally & Barry Karlin

308 Arbor Road

Menlo Park, CA

APN # 071-231-230

PROPOSAL

The applicant is requesting approval for a use permit to construct a new single-family residence on a substandard lot with respect to lot width & required lot size in the R-1-U zoning district. The existing lot has an existing one story single-family residence which is proposed to be demolished.

ANALYSIS**Site Location**

The project site is a 6,271 square foot lot with a lot width of 50 feet and depth of 125 feet located at 308 Arbor Road, Menlo Park CA 94025 in the R-1-U Zoning district.

Project Description

The applicant is proposing to build a new two story residence with basement.

The new proposed residence will have a total floor area for the ground and second floor of 2,799.08 square feet within the maximum FAL of 2800 square feet for single family lots between 5,000 and 7,000 square feet. The basement will be 1,646.34 square feet and does not count towards the FAL.

The ground floor area is 1,208.83 square feet of habitable area and a 437.51 square feet attached 2-car garage for a total area of 1,646.33 square feet. At the ground level there is a covered front porch (138.67 square feet) and a covered rear patio (334.24 square feet). This along with the fireplaces brings the Building coverage to a total of 2,134.14 square feet or 34.03% which is within the Building coverage maximum of 2,194.85 square feet or 35% for 2-story developments on lots less than 7,000 square feet.

The Second floor area is 1,152.75 square feet.

The Basement floor area is 1,640.41 square feet with two light wells, one in the front and one in the rear with stair access to grade.

The proposed height of the residence will be 27.6 feet, below the maximum allowable height of 28 feet. The proposed structure is within the daylight plane requirements. The proposed residence will also comply with front, side and rear yard setback requirements.

Design and Materials

The proposed residence is designed in the “Farmhouse Style”. The ground floor roof will have medium to low slopes and a standing seam metal roof with gables at the covered front porch & covered rear patio. The second floor roof will be a hipped asphalt shingle roof with gabled ends facing front and rear as well as a shed dormer with the standing seam metal roof and a side gable on the left side elevation. The roof eaves will be the exposed rafter tails. The windows & exterior doors will be metal clad exterior with simulated true divided lights, or “muntins with spacers placed between the insulated glass”. The window and door casings and sills will be painted wood with a prominent backband. The porch supports will be a simplified painted wood box post & beams. The chimneys will be clad in Eldorado Stone veneer, style: “Fieldledge”, & color: “Andante”.

Site Design

The house has been located to best utilize the enjoyment of the site and be in harmony with the neighboring properties with respect to front setback and garage location.

It will be necessary to propose to remove an existing heritage tree, noted as tree #13 which is a Siberian Elm, multi trunk tree as its location, being within 3 feet of the proposed basement, will be severely impacted by the excavation of the basement & light well, This tree is recommended for removal by the arborist, excerpt:

Tree #13 is the most at-risk tree from a proposed home. As stated in the tree survey, the southerly low limb will need to be removed. Due to existing decay and potential decay from past limb and trunk removal, I recommend removal of the tree.

There will also be 5 small non-heritage trees, which are less than 6 ½” in diameter at the front yard & others within the building footprint.

The Landscape plan shows a new 15 gallon Lophostemon confertus (Brisbane Box) to be planted to replace the proposed removal of the heritage tree; it will be located at approximately the location of the removed Tree #13 and also serves to provide privacy to the adjacent property at the neighbor’s request.

The Landscape plan also shows three new 15 gallon Ulmus propinqua (Emerald Sunshine) to be planted at the front of the property in the city ‘right of way’ to replace 3 small non-heritage trees to be removed.

The new landscape and planting are designed with the character of the house in mind, the idea being to enhance the look and feel of the proposed residence. The plant selections were chosen to provide color and textural interest while being mindful of the need to maintain a limited expenditure of water to irrigate the landscape. The bulk of the landscape plantings were chosen for their low water needs per the WUCOLS guidelines.

However, we also must consider the cultural requirements of the existing heritage Redwood tree that is to remain at the rear of the property. We have done two things to support this beautiful and important tree. The first was to select a small number of plants at the root zone of the Redwood that are associated with this tree in its natural environment and have a similar water requirement. The second was to isolate this small area in the irrigation plan so the tree water requirements can be met without affecting the more drought tolerant plants that make up the remaining 95 percent of the new landscape. As a result of this planning, we were able to meet the Menlo Park water budget constraints and still preserve the condition and long term health of the heritage Redwood tree.

Stone veneer sample for 308 Arbor Road



Eldorado stone “Fieldledge” -Andante



Fieldledge is a hybrid of horizontally oriented fieldstones and ledge stones with heights from 1.5” to 15” and lengths from 5” to 18”. The stone’s old world quality and smoother face transitions between a rustic look and an articulated ledge.



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TELEPHONE: (650) 593-4400
FACSIMILE: (650) 593-4443
EMAIL: info@maynetree.com

January 21, 2019

Mr. Barry Karlin
120 Atherton Ave.
Atherton, CA 94025

Dear Mr. Karlin,

RE: 308 ARBOR ROAD, MENLO PARK

I was requested to produce an arborist report on 18 trees. Trees numbered 7, 10, and 13 are considered heritage trees. The others are there to show their diameters and are on the site plan.

I do not have a proposed site plan, so tree protection will be generic. Removal recommendations are based on tree health and structure, not construction.

Trees #10 and #12 are neighboring trees and will not be impacted by any proposed construction. Tree #7 is against the existing garage corner and is pushing it in. Removal of the garage will not impact the tree, but care should be taken when removing it.

A new garage must have the back corner 10 feet from tree #7. This would give the tree enough room to grow. This is a large tree with large limbs, so risks are inherently higher.

Tree #13 is the most at-risk tree from a proposed home. As stated in the tree survey, the southerly low limb will need to be removed. Due to existing decay and potential decay from past limb and trunk removal, I recommend removal of the tree.

The next area of potential impact is the row of mixed vegetation along the northerly side in front. If the utility excavation requires roots to be cut, prune them down to re-establish a hedge form. This will reduce chances of failure.

Please see the tree survey and the attached mitigating measures for tree protection. I think this report is accurate and based on sound arboricultural principles and practices.

Sincerely,

Richard L. Huntington
Certified Arborist WE #0119A
Certified Forester #1925

RLH:pmd

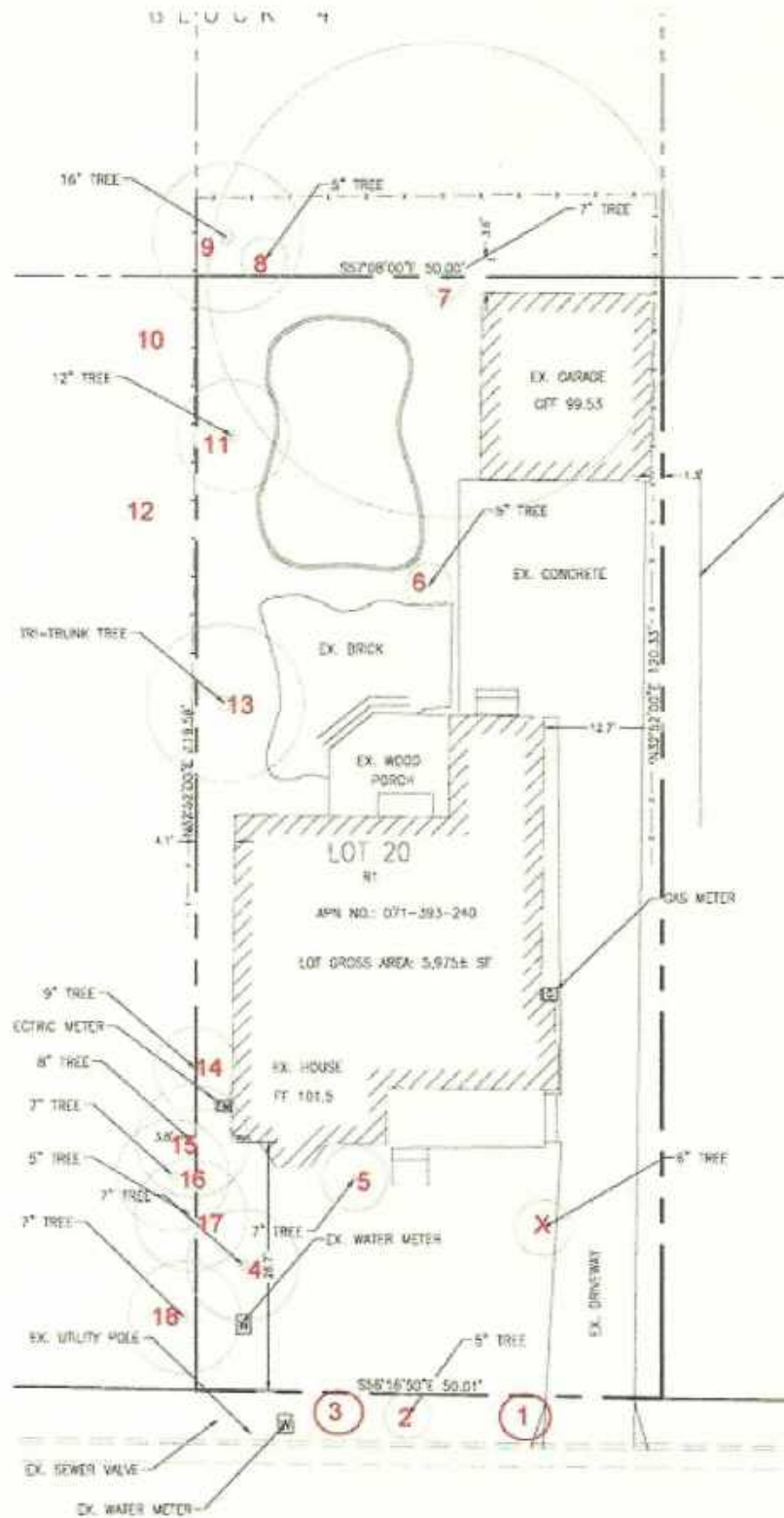


Condition Rating Explanation

0	–	29	Very Poor
30	–	49	Poor
50	–	69	Fair
70	–	89	Good
90	–	100	Excellent

Tree Survey

Tree #	Species	Diameter (inches)	Condition (percent)	Comments
1	Japanese Maple	3	75	Lace leaf maple.
		@ 24"		
2	Cherry	2.5	30	Severe gummosis (bacterial infection). Removal recommended.
		@ 30"		
3	Apricot	2.5	60	Deformed at base.
		@ 24"		
4	Birch	5.3	55	Growing through wires; smaller trunk removed; surface roots damaged.
		@ 54"		
5	Birch	6.6	65	3 feet from house; smaller trunk removed; may be in proposed construction footprint.
		@ 54"		
6	Apple	3	70	May be in proposed house footprint.
		@ 18"		
7	Redwood	7 feet	65	Included bark at main crotch; 3 trunks at 5 feet, estimated at 36, 30, 24 inches.
		@ 36"		
8	Crape Myrtle	4.3	50	Lower bark damage; suppressed by trees #7 & #9.
		@ 54"		
9	Podocarpus	8.5, 4.5	55	Included bark; 3 trunks at 8 feet.
		@ 54"		
10	Maple	12	55	3 feet on neighboring property.
		(est.)		
11	Crape Myrtle	5.1	50	Forks at 6 feet with included bark.
		@ 54"		
12	Maple	4	0	2 feet on neighboring property; tree is dead.
		(est.)		
13	Siberian Elm	18.7, 15.2, 14.7	50	3 trunks at 1 foot; a 4 th trunk has been removed. Decay at several old pruning wounds. The south trunk will need removal for a potential house.
14	Pittosporum	8.5	55	Last tree in row by gate. Overhangs neighbor's chimney.
15	Pittosporum	9.0	50	Tree at front house corner.
		(est.)		
16	Pittosporum	7.0	50	Next in row.
		(est.)		
17	Pittosporum	7.0	50	Next in row.
		(est.)		
18	Coast Live Oak	8.0	50	End of row and covered with ivy.
		(est.)		



(PREVIOUSLY KNOWN COLUMBIA ROAD) ARBOR ROAD

See tree inventory numbers site plan (pdf) attached to email with this letter.

MITIGATING MEASURES FOR CONSTRUCTION IMPACTS ON EXISTING TREES

SECTION I: INTRODUCTION

It is an established fact that construction around existing trees will impact the trees to some degree. The degree of impact is largely predicated on the condition of the tree(s) before the construction activity begins. It is therefore important to inspect all trees prior to any construction activity to develop a "Tree Protection Program" based on the species, size, condition, and expected impact(s). A Certified Arborist (International Society of Arboriculture) is suggested for this work. The local University of California Extension, County Farm Advisors Office, or International Society of Arboriculture (ISA) website www.isa-arbor.com has the names of local certified arborists.

SECTION II: SITE PREPARATION

All existing trees shall be fenced within, at, or outside the dripline (foliar spread) of the tree using the following formula: Five inches in distance from the trunk, for every inch in trunk diameter, measured 4.5 feet above the average ground level. Example: a 24-inch diameter tree would have a fence erected 10 feet from the base of the tree ($24 \times 5 = 120/12 = 10$). The fencing should not interfere with actual construction, but is intended to redirect unnecessary traffic and to protect limbs and roots. No storage of materials, unnecessary trenching, grading, or soil compaction shall be allowed within the dripline(s) of the tree(s). Local ordinances may have different tree protection formulae.

The chain link fencing should be a minimum of 6 feet high with 1.5-inch diameter steel pipes as posts. Moveable chain link fencing with concrete-block footings can be used if approved by the City Arborist. Once in place, fencing should not be moved.

If the fence is within the dripline(s) of the tree(s), the foliar fringe outside the fence shall be raised to offset the chance of limb breakage from construction equipment encroaching within the dripline(s). To protect roots, place a 6-inch thick layer of wood chips, overlaid with 3/4-inch plywood.

Where the trunks or limbs may be impacted by equipment, trunks may be wrapped with wooden slats at least one inch thick bound securely, edge to edge, around the trunk as a Tree Wrap. A single layer, or more, of orange-plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City Arborist or Project Arborist.

All contractors, subcontractors, and other personnel shall be warned that encroachment within the fenced area is forbidden without the consent of the Certified Arborist on the job. This includes, but is not limited to, storage of lumber and other materials, disposed-of paints, solvents, or other noxious materials, parked cars, grading equipment, other heavy equipment or their exhaust, or allowing any fires below any protected trees. The temporary fence shall be maintained until the landscape contractor enters the job and commences landscape construction.

All tree protection measures must be in place prior to any work. If a protected tree is below construction, provide protection from any accidental liquid spill from draining into their root zones. Roots that are below hardscape areas could be impacted by chemicals that are placed below this hardscape, such as rodent or weed control chemicals.

SECTION III: GRADING/EXCAVATING

All grading plans that specify grading within the dripline of any tree or within the distance from the trunk as outlined in SECTION II when said distance is outside the dripline, shall first be reviewed by the certified arborist. The arborist shall outline provisions for aeration, drainage, pruning, tunneling beneath roots, root pruning, or other necessary actions to protect the trees. The arborist and City Arborist shall be notified prior to any excavation within the dripline of any heritage tree.

If trenching is necessary within the area, as described above, said trenching shall be undertaken by hand labor. All roots 2 inches or larger shall be tunneled and smaller roots shall be cut smoothly to the side of the trench. The side of the trench should be draped immediately with four layers of untreated burlap to a depth of 3 feet from the surface. The burlap shall be soaked nightly and left in place until the trench is backfilled to the original level. The arborist shall examine the trench prior to backfilling to ascertain the number and size of roots cut and to suggest further remedial repairs. Documenting large root encounters will help with future mitigating treatments.

SECTION IV: REMEDIAL REPAIRS, PENALTIES

The arborist on the job shall have the responsibility of observing all ongoing activities that may affect the tree(s) and prescribing necessary remedial work to insure the health and stability of said tree(s). This includes, but is not limited to, all arborist activities specified in SECTIONS I, II, and III. In addition, pruning, as outlined in the "Pruning Standards" of the Western Chapter of the International Society of Arboriculture, shall be prescribed as necessary. Fertilizing, mulching, aeration, irrigation, drainage, pest control, and other activities shall be prescribed according to the tree needs, local site requirements, and State Agricultural Pest Control Laws. All specifications shall be in writing. For a list of licensed pest control operators or advisors, consult the local County Agricultural Commissioner's Office or California Department of Pesticide Regulation.

Penalties, based on the cost of remedial repairs and the appraised values provided in the Evaluation Guide published by the International Society of Arboriculture, shall be assessed for damages to the trees. Do not damage any roots, limbs, or trunks. Do not attach any cables, chains, etc. to any protected tree.

SECTION V: FINAL INSPECTION

Upon completion of the project, the arborist shall review all work undertaken that impacted the existing trees. Special attention shall be given to cuts and fills, compaction, drainage, pruning, and future remedial work. The arborist should submit a final report in writing outlining the ongoing remedial care following the final inspection.

PREPARED BY THE MAYNE TREE EXPERT COMPANY – JANUARY 1, 1994

REVISED – MAY 11, 2016

308 Arbor Neighborhood Outreach

To: Menlo Park Planning

From: Barry and Sally Karlin [owners of 308 Arbor property]

We reached out to all of the contiguous neighbors plus several additional neighbors including:

1. The two houses across the road [we met with both owners; Peter & Diane Hart and Rudd & Claire Scholz],
2. The two houses on either side [we met with both owners; Larry Segal & Amy Westfall and Bonnie & Charles Lew],
3. The two houses which are two houses away on either side [we met with one owner, Patrizia & Art Owen; the other did not respond],
4. The three houses on Princeton at the rear of the property [we met with one owner [Amanda Packel & Gus Araya], plus communicated by email with a second owner [George Vera] who saw no necessity to meet stating that email communication was fine; the third did not respond].

Note that one of the neighbors was kind enough to arrange a simultaneous meeting with the Harts, the Scholz's, Larry Segal, and the Owens which enabled most of the neighbors to hear the opinions of everyone else.

Feedback from the owners

In all we received feedback from seven property owners including all of the immediately contiguous properties. All seven owners supported the project and had very few specific issues. They liked the aesthetic appearance of the house and were appreciative of our commitment to privacy as evidenced by the design and location of the windows on the sides of the house on the second storey.

The only specific requests we received were:

1. By the owner of the property to the rear of the house: That we replace the rear fence which is in bad shape and that we plant a few additional trees/bushes alongside the rear fence to increase privacy --- we have agreed to both requests;
2. By the owner to the right side of the house: That the huge redwood tree at the rear of the property be properly trimmed to which we agreed [this owner was appreciative of the new house which removes the garage from the rear of the house, which, per the arborist, is interfering with the redwood tree root system];
3. By the owner on the left side of the house [Charles & Bonnie Lew] who had three requests all of which we have agreed to [we had two separate meetings with the Lew's]: 1. That we replace the left fence which is in bad shape with a new 7ft fence; 2. That we plant a new tree to replace the removed heritage tree for privacy reasons [the Lew's had a question about privacy from the master bedroom window at the rear of the house at 308 Arbor into their property], but once we agreed to plant the replacement tree, which is in the line of sight between the window and their property, this issue went away; and 3. That we make a change to promote more light to their home – we will make an accommodation here even though the original design meets all of the daylight plane building requirements, and as such, we have revised the roof dormer from a “Gable” end to a “Hip” roof to minimize the intrusion in the daylight plane as discussed by the neighbor and Chris Turner.

Three of the owners sent emails of support which are copied below:

Barry Karlin

From: Amanda K. Packel <amandapackel@gmail.com>
Sent: Thursday, January 31, 2019 10:26 PM
To: Barry Karlin
Cc: Gus Araya
Subject: Review of plans for 308 Arbor Road

Barry,
Thank you for taking the time this evening to review your architectural plans for a new home on the property at 308 Arbor Road. As neighbors at 317 Princeton Road, we do not see any issues with the plans.
Best,
Amanda Packel and Gus Araya
317 Princeton Road
Menlo Park, CA

Barry Karlin

From: Peter Hart <peterehart@gmail.com>
Sent: Wednesday, January 30, 2019 6:07 PM
To: Barry Karlin
Subject: Re: Get-together with Arbor neighbors?

Hi Barry,

Thanks for taking the time to visit last night with the neighbors of 308 Arbor and explain your project, it looks like a good project to Diane and me.

I've passed along your email address to the other people you met.

Cheers,
Peter

Peter E Hart

301 Arbor Road
Menlo Park, CA 94025

650 323 3616 (Landline)
650 888 7765 (Mobile)

Barry Karlin

From: Larry Segal <laurence.segal@gmail.com>
Sent: Monday, February 11, 2019 4:30 PM
To: Barry Karlin
Subject: 308 Arbor Rd

Hi Barry - thank you for taking the time to meet with us a couple of weeks ago. I believe we all were pleased to see the thoughtful approach you are taking to improve the property at 308 and for the neighborhood at large. Amy and I are supportive of your plans.

As we discussed at our meeting, we did want to highlight the importance of checking in on the health and growth of the large redwood tree in the rear of the property. While the tree clearly is amazing, those of us on this side of Arbor have noticed the neglect to maintain the tree by the previous owners and how that has led to dry (and potentially harmful) branches falling from the tree. We were particularly pleased to hear of your affinity for the tree and your dedication to caring for it.

Thanks again and please don't hesitate to reach out to us at any time.

Larry Segal & Amy Westfall
300 Arbor Rd.
805-732-5262



STAFF REPORT

Planning Commission

Meeting Date:

6/3/2019

Staff Report Number:

19-045-PC

Public Hearing and Study Session:

Public hearing for the environmental impact report (EIR) scoping session and study session to consider and provide feedback on a proposed new approximately 249,000 square foot office building and four-level parking structure at 162-164 Jefferson Drive

Recommendation

Staff recommends that the Planning Commission conduct the following items for the Commonwealth Building 3 project at 162-164 Jefferson Drive in the O-B (Office-Bonus) zoning district, described in more detail in the Background section of this report:

- EIR scoping session to receive public testimony and provide comments on the scope and content of a focused EIR for the project; and
- Study session to receive public comments and provide feedback on the proposed project, including the applicant's project refinements since the previous Planning Commission study session in August 2018.

The June 3rd meeting will not include any project actions. The proposal will be subject to additional review and a recommendation at a future Planning Commission meeting. Because the project would amend the existing conditional development permit that regulates the two existing office buildings on the site, the City Council will be the final decision-making body on the proposed project. Staff recommends the following meeting procedure to effectively and efficiently move through the two items, allowing the public and the Planning Commission to focus comments on the specific project components.

EIR Scoping Session

- Introduction by Staff
- Presentation by Applicant on Project Proposal
- Presentation by City's EIR Consultant
- Commissioner Questions on EIR scope
- Public Comments on EIR scope
- Commissioner Comments on EIR scope
- Close of Public Hearing

Project Proposal Study Session

- Introduction by Staff
- Commissioner Questions on Project
- Public Comments on Project

- Commissioner Comments on Project

While applicants typically present on their project proposal during the study session portion of the meeting, staff believes that it would be beneficial for the Planning Commission and members of the public to receive the applicant's presentation during the EIR scoping session. Accordingly, staff recommends that the Planning Commission allow the applicant to present the overall project, followed by a presentation from the City's EIR consultant (ICF International) outlining the California Environmental Quality Act (CEQA) process and the key findings from the Initial Study.

Policy Issues

EIR scoping sessions provide an opportunity for Planning Commissioners and the public to comment on specific topics that they believe should be addressed in the environmental analysis. Study sessions provide an opportunity for Planning Commissioners and the public to provide feedback on a project, with comments used to inform future review and consideration of the proposal. The EIR scoping session public hearing and study session should be considered as separate items.

The project is anticipated to require the following entitlements:

1. **Environmental Review** to analyze potential environmental impacts of the project through a focused EIR, pursuant to CEQA;
2. **Conditional Development Permit Amendment** to amend the existing CDP to incorporate the proposed project, including bonus-level development (which requires the provision of community amenities), a waiver of two bird-friendly design guidelines, and the use and storage of hazardous materials for an emergency generator;
3. **Below Market Rate (BMR) Housing Agreement** to pay in-lieu fees in accordance with the City's BMR Ordinance.

In addition, a Fiscal Impact Analysis (FIA) will be prepared as well as an appraisal to identify the necessary value of the community amenity. Architectural control is listed as a potential action in the initial study for the project, however staff is evaluating whether the CDP amendment would cover review of the design of the new building and associated improvements typical of an architectural control entitlement. If so, staff will remove architectural control from the list of actions required for the project in the Draft EIR.

Background

Site location

The project site is located at 162-164 Jefferson Drive and includes three parcels that total approximately 13.3 acres. The project site is directly north of US Highway 101 and bounded by Jefferson Drive and office buildings to the north, the currently inactive Dumbarton Corridor rail line to the east, Highway 101 to the south, and office and light industrial buildings to the west. Farther north of the project site are other properties zoned O-B (Office-Bonus) and R-MU-B (Residential Mixed Use, Bonus) with a mix of office, research and development (R&D), and light industrial uses; California Highway 84 (Bayfront Expressway); and the San Francisco Bay. Kelly Park, the Onetta Harris Community Center, and other properties zoned P-F (Public Facilities) and U (Unclassified) are located east of the project site in the Belle Haven neighborhood. Properties south of the project site, opposite Highway 101, are zoned R-1-U (Single Family Urban Residential) and developed with single-family residences in the Suburban Park neighborhood. The Sequoia Union High School District is constructing a new high school (TIDE Academy) at 150 Jefferson Drive, approximately 185 feet west of the project site. TIDE Academy is expected to begin operations in the

2019-2020 school year.

The project site is accessible from Commonwealth Drive and Jefferson Drive through a private access road that connects the two public streets. Two office buildings were constructed on the project site in 2015. The buildings are surrounded by surface parking, landscaping, and pedestrian paths. The existing buildings are currently leased by Facebook and proposed to remain as part of the project. An address for the proposed third building would be approved in the future by the Building Division. A location map is included as Attachment A.

Previous approvals

In August 2014, the City Council approved a request from The Sobrato Organization to remove industrial and warehouse buildings and construct two four-story office buildings on the site (which previously used a primary address of 151 Commonwealth Drive). Each office building is approximately 130,000 square feet in size and has a height of 67 feet. The entitlements for the project included a rezoning from M-2 (General Industrial) to M-2(X) (General Industrial, Conditional Development); a conditional development permit (CDP) to exceed the permitted 35-foot building height, display signage in excess of 150 square feet, and set the parcel configuration with regard to front, side, and rear property lines; a tentative parcel map to re-subdivide two parcels into three parcels, one for each of the office buildings and one containing common parking with 868 spaces across various surface parking lots on the site; 22 heritage tree removal permits; and a BMR housing agreement.

Project overview

The applicant proposes to demolish existing surface parking lots and landscape areas along the Jefferson Drive frontage, as well as parking and landscape areas north and east of the two existing office buildings on the project site. A new four-story office building with approximately 249,500 square feet of gross floor area (GFA) would be constructed north of the existing office buildings, and a new four-level parking structure would be constructed in the triangular area east of the existing office buildings. The project plans are included as Attachment B. The applicant is proposing to develop the building utilizing the bonus level provisions identified in the Zoning Ordinance. The O-B zoning district regulations allow a development to seek an increase in floor area ratio (FAR) and/or height subject to obtaining a use permit or conditional development permit (CDP) and providing one or more community amenities. Since the site development was permitted through a CDP, a CDP amendment would be required for the project.

The total existing and proposed office development on the site would be approximately 510,000 square feet, and would have a FAR of approximately 88 percent, where 100 percent is the maximum for bonus level development and 45 percent (plus 10 percent for commercial uses) is the maximum for base level developments in the O-B zoning district. The proposed building would have a maximum height of 69 feet, where 110 feet is the maximum height permitted for any building on a bonus level development site in the O-B district. The average height of all buildings on the site would be 59.9 feet, below the maximum average height of all buildings on one site of 77.5 feet permitted for a bonus level development in the O-B district subject to sea level rise.

The proposed new office building would be constructed north of the existing two office buildings on the site in an east-west orientation. Entrances would be provided on the north and south sides of the building, with interior lobbies spanning the depth of the building and connecting the entrances. At the intersection of the three buildings, an area of private open space would be provided with landscaping and outdoor seating areas for office workers. The new parking structure would be constructed east of the three office buildings with vehicular entrances at the western end of the structure, off of an access drive circling the buildings on

the site. The plans include a conceptual construction phasing plan, with the garage constructed prior to the office building, and a valet system to be used while parking is constrained.

A new privately-owned, publicly-accessible open space, tentatively referred to as Jefferson Park, would be provided along the Jefferson Drive frontage of the project site and would be programmed with a mix of passive and active recreational uses. The applicant has proposed that Jefferson Park would be available exclusively for students of the TIDE Academy during school hours when needed, and be open to the public when not in use by the school and after school hours. A more detailed design and operations plan for Jefferson Park will be prepared in coordination with school district and City staff prior to approval by the City Council.

CEQA review

After a robust community outreach process, commonly referred to as ConnectMenlo, in November 2016, the City Council approved an update to the Land Use and Circulation Elements of the General Plan and related zoning changes. Because the City's General Plan is a long-range planning document, an EIR analyzing ConnectMenlo was prepared as a program level EIR, pursuant to CEQA Guidelines Section 15168. Based on CEQA Guidelines Section 15152(d), if an EIR has been prepared or certified for a program or plan, the environmental review for a later activity consistent with the program or plan should be limited to effects that were not analyzed as significant in the prior EIR or are subject to substantial reduction or avoidance through project revisions.

In accordance with CEQA Guidelines Section 15168(c), an initial study was prepared to evaluate the potential environmental impacts of the Commonwealth Corporate Center Building 3 project and determine what level of additional environmental review would be appropriate for the project EIR. The initial study discloses relevant impacts and mitigation measures covered in the ConnectMenlo EIR and discusses whether the project is within the parameters of the ConnectMenlo EIR.

Upon completion of the initial study, the City released a Notice of Preparation (NOP) (Attachment D) for the project on May 24, 2019, beginning an extended 35-day review and comment period (to account for the Memorial Day holiday weekend) ending on June 28, 2019. The members of the Planning Commission were provided a copy of the NOP and initial study, which are also located on the City website (<https://www.menlopark.org/1552/CEQA-documents>). Additionally, hard copies are available at the Menlo Park Library Reference Desk (800 Alma Street), the Belle Haven Branch Library Reference Desk (413 Ivy Drive), and the Menlo Park Community Development Department (701 Laurel Street). Verbal comments received during the scoping session and written comments received during the NOP comment period on the scope of the environmental review will be considered while preparing the Draft EIR. NOP comments will not be responded to individually; however, all written comments on the NOP will be included in an appendix of the Draft EIR, and a summary of all comments received (both written and verbal) on the NOP will be included in the body of the Draft EIR.

Analysis

EIR Scoping Session

Based on the conclusions in the initial study, the following topics will not be discussed in the focused EIR because the project is not anticipated to result in significant environmental effects in these areas, or because the initial study found that these topic areas were adequately addressed through the program level EIR prepared for ConnectMenlo:

Table 1: Topics with Less than Significant Impacts

Topic	Summary of Analysis and Findings in Initial Study
Aesthetics	The site is in an urbanized area with relatively flat topography, and existing commercial and industrial buildings are located in the immediate vicinity. Although the project would change visual conditions as seen from Kelly Park, the structures would be consistent with the existing development at the project site and partially screened by existing and proposed landscaping. These conditions would not result in significant impacts to the aesthetics of the site and its surroundings.
Agriculture	The site is currently developed as a surface parking lot and is not zoned for or utilized as an agricultural site.
Biological Resources	A Biological Resources Assessment (BRA) was prepared for the project in accordance with ConnectMenlo Mitigation Measure BIO-1. Project-specific mitigation measures recommended in the BRA, including avoidance of the commencement of demolition and construction activities during nesting season for birds and preconstruction/pre-disturbance bird surveys are required to be included in the CDP and would reduce potential impacts on biological resources in the area to a less than significant level. The applicant has requested a waiver from the Planning Commission of two bird-friendly design standards as permitted in Section 16.43.140(6)(H) of the O district zoning regulations. A qualified biologist submitted a site specific evaluation of bird-friendly design and found that because of the low quality habitat of the area; bird-safe glazing on glass railings; and a mix of solid, opaque horizontal and vertical architectural elements of the building, the design would avoid significant impacts related to bird strikes. The biologist deemed the waiver requests to be acceptable. ICF's biologist peer-reviewed the study and concurred that granting the waivers for the project would not lead to significant impacts related to bird strikes. More information about the bird-friendly design waiver requests is provided in the Green and Sustainable Buildings subheading of the Study Session section of the report below.
Geology and Soils	The project would be designed and constructed to meet standards set by the California Building Standards Code, which would reduce major structural damage and loss of life in the event of an earthquake. A site-specific geotechnical survey would be completed to investigate potential geologic, seismic, and soil problems at the earliest stages of the project.
Hazards and Hazardous Materials	The potential routine transport, use, and disposal of hazardous wastes would have less than significant impacts because the project would be required to comply with existing regulations to minimize impacts.
Hydrology and Water Quality	The project would have less than significant impacts on water quality because of compliance with existing regulations and design standards.
Land Use	The proposed project would not physically divide an established community, and it would be designed to be consistent with ConnectMenlo, the O-B zoning regulations, and other City goals and policies.
Mineral Resources	There are no known mineral resources in the vicinity of the site.
Public Services	Physical conditions in relation to fire protection, police protection, schools, parks and recreation, and other public facilities have not changed substantially in the ConnectMenlo EIR study area since the preparation of the ConnectMenlo EIR; therefore, impacts would be less than significant.
Recreation	See "Public Services" above.

A more detailed analysis of the project impacts in the areas above is provided in the initial study. The focused EIR will analyze whether the project would have a significant environmental impact in the remaining topic areas:

Table 2: Topics to Be Included in the Focused EIR

Topic	Reasons for Inclusion in EIR
Air Quality	The ConnectMenlo EIR includes mitigation measures requiring additional technical analysis to be performed, which could identify impacts not previously disclosed. The focused EIR will demonstrate compliance with the following ConnectMenlo mitigation measures: preparation of a technical assessment evaluating potential operational impacts related to traffic, compliance with the air district's basic control measures for reducing construction-related emissions, preparation of a technical assessment evaluating construction-related impacts, and preparation of a health risk assessment for a project within 1,000 feet of a sensitive land use.
Cultural Resources	A precontact archaeological resource was identified at the site during monitoring efforts for the construction of the first two buildings on the site in 2015. It is unknown whether the project site contains additional precontact archaeological resources. Two Native American tribal representatives requested that both archaeological and Native American monitors be present during ground-disturbing activities for the project. Therefore, additional mitigation measures may be required to reduce potential impacts on undiscovered archaeological resources at the project site.
Greenhouse Gas (GHG) Emissions	Potential impacts from greenhouse gas emissions will be studied based on project-level trips identified for the project.
Noise	Construction noise impacts during the proposed extended construction work hours require further analysis. In addition, the project could result in increased traffic noise at specific locations, which will be evaluated based on the project-level trips identified for the proposed project.
Population and Housing	As a result of the 2017 settlement agreement between the City of East Palo Alto and the City of Menlo Park, a housing needs assessment will be prepared for the project and studied in the project EIR.
Transportation and Traffic	The transportation mitigation measures for the ConnectMenlo EIR anticipated that any project proposed prior to adoption of a Transportation Master Plan and updated Transportation Impact Fee would need to conduct a project-specific Transportation Impact Assessment (TIA). Further, the settlement agreement also requires a project-specific TIA. The TIA would include an analysis of potential impacts at 31 study intersections identified in Attachment E.
Tribal Cultural Resources	See "Cultural Resources" above.
Utilities (Water demand and system capacity)	Additional study is needed to determine whether the project can be supplied with water from existing City entitlements and resources. Given that the water demand from the project is currently unknown, the potential impacts are also unknown at this time and will be analyzed in the focused EIR.

Alternatives

The EIR is also required to evaluate a reasonable range of alternatives to the project that would achieve most of the basic objectives of the project, but would avoid or reduce the project's potentially significant environmental impacts. The City is currently considering analysis of the following alternatives, and is seeking input on these alternatives and any other alternative that should be evaluated as part of the EIR:

- CEQA-Required No Project Alternative (maintaining the vacant site with no new construction); and
- Reduced Project Alternative that would minimize the effects of potentially significant environmental impacts.

Correspondence

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

Study Session

On March 26, 2018, the Planning Commission held a study session for an initial version of the proposed project. The original proposal included a new six-story office building, approximately 320,000 square feet in size, and a new five-story parking structure with approximately 1,560 spaces. The total existing and proposed office development on the parcel was nearly 580,000 square feet of GFA with a FAR of 100 percent. In response to the Planning Commission's comments from the study session, the applicant reduced the proposed project to a four-story building, approximately 249,500 square feet in size, and a four-story parking structure with one level below grade and 1,483 spaces. The total existing and proposed office development on the project site was reduced to a proposed FAR of 88 percent. In August 2018, the Planning Commission conducted a second study session for the revised project. The Commissioners commented primarily on the following project aspects:

- **Parking.** Some Commissioners questioned the proposed parking ratio of three spaces per 1,000 square feet of GFA for the site, which is the upper limit of the parking ratio permitted for development in the O zoning district. (The lower limit of the O district parking ratio is two spaces per 1,000 square feet of GFA.) The applicant was encouraged to explore lowering the proposed parking ratio for the site, and a ratio of 2.5 spaces per 1,000 square feet of GFA was suggested by one of the Commissioners.
- **Transportation.** A few Commissioners indicated concerns about permitting new development on the site without transportation infrastructure improvements in the Bayfront Area to handle new trips that could be created by the proposed office building and other new developments. Transportation impacts created by the project would be studied as part of the focused EIR for the project, and mitigation measures would be identified, if appropriate and feasible. In addition, a transportation demand management (TDM) plan would be required to reduce vehicle trips to at least 20 percent below standard generation rates for uses on the project site.

Since the previous study session, the applicant has made minor modifications to the proposal, particularly by providing a project alternative that would reduce parking on the site to 2.5 spaces per 1,000 square feet of GFA. Details regarding development regulations, pedestrian and vehicular circulation, open space, community amenities, and design standards for the project are provided below, but remain substantially the same as described in the previous study session staff report. Details related to vehicle parking and green and sustainable building have been updated to discuss the reduced parking project alternative, and the requested waiver of two bird-friendly design standards.

Vehicle parking and circulation

The current project site includes 866 surface parking spaces. Development of the proposed office building, parking structure, and Jefferson Park open space would remove the majority of the existing parking spaces. However, these parking spaces would be replaced and additional spaces would be provided to accommodate the increase in building area. The following table compares proposed parking for the project presented at the August 2018 study session with an alternative based on Planning Commission feedback from the study session, which would reduce parking on the site:

Table 3: Site Parking Options

	Option 1 (August 2018 proposal)	Option 2 (May 2019 proposal)
Number of parking levels	Four levels above grade, one below grade	Four levels above grade
Number of structured parking spaces	1,336 parking spaces	1,061 parking spaces
Number of surface parking spaces	193 parking spaces	215 parking spaces
Total number of spaces	1,529 parking spaces	1,276 parking spaces
Parking ratio for site	3.0 spaces per 1,000 square feet of GFA	2.5 spaces per 1,000 square feet of GFA

Under both options, the parking structure would have four levels above grade and appear virtually identical. The parking structure would also comply with the O district parking requirements under either scenario.

Adjacent to Jefferson Park, 23 parking spaces would be reserved for use by the new high school (TIDE Academy) during school hours only. After school hours, the spaces would be available for the general public. These spaces are not included under either of the parking ratios proposed for the entire project site since they are not intended to be used by office workers.

As previously mentioned, the site is accessible from Commonwealth Drive and Jefferson Drive through a private access road that connects the two public streets and runs along the western edge of the project site. A driveway off of the private access road would ring the three buildings on the site and provide vehicular access to the proposed parking structure at the eastern end of the site. A loading/service area would be located on the eastern side of the proposed building. By virtue of its placement between the proposed office building and proposed parking structure, this area would not be particularly visible.

Bicycle and pedestrian parking and circulation

A 20-foot wide paseo with furnishing zones every 100 feet would begin adjacent to the project driveway off of Jefferson Drive, continuing south to the southwest border of the project site at Commonwealth Drive, and then extend east along the southern parcel edge adjacent to Highway 101. The paseos would count toward the publicly accessible open space requirement for the development. Staff will continue to work with the applicant on a detailed cross-section and features of the paseo design. Additional pedestrian circulation paths would run along the eastern and northern edges of the site, providing access and promoting connectivity between the publicly accessible open spaces on the site.

There would be 84 long-term bicycle parking spaces located in the ground level of above-grade parking in the garage and a room inside of one of the existing office buildings, and 22 bicycle rack spaces for short-term parking located around the exterior of the proposed and existing office buildings. The project would meet the required mix of 80 percent long-term bicycle parking spaces and 20 percent short-term bicycle parking spaces in the O zoning district.

Open space

The proposed project would be required to provide open space equivalent to 30 percent of the project site area and would be further required to provide 50 percent of the required open space (or 15 percent of the site area) as publicly accessible open space. According to the Zoning Ordinance (Chapter 16.44.120(4)(A)):

Publicly accessible open space consists of areas unobstructed by fully enclosed structures with a mixture of landscaping and hardscape that provides seating and places to rest, places for gathering, passive and/or active recreation, pedestrian circulation, or other similar use as determined by the planning commission. Publicly accessible open space types include, but are not limited to, paseos, plazas, forecourts and entryways, and outdoor dining areas. Publicly accessible open space must:

- (i) Contain site furnishings, art, or landscaping;
- (ii) Be on the ground floor or podium level;
- (iii) Be at least partially visible from a public right-of-way such as a street or paseo;
- (iv) Have a direct, accessible pedestrian connection to a public right-of-way or easement.

Along the Jefferson Drive frontage, the project would provide a portion of the required 15 percent minimum publicly accessible open space for the project through a mix of landscaping, seating areas, and sports courts in the Jefferson Park area.

Additional publicly accessible open space would be provided around the project site in the following areas:

- In the angular recesses along the sides of the parking structure,
- Behind the parking structure,
- Adjacent to the Dumbarton Corridor, and
- Around the perimeter of the site via a circulation path and landscaping.

The publicly accessible open space located adjacent to and behind the garage includes additional plazas, more seating areas with tables and chairs and seat walls, a large trellis, and a boardwalk through an area with native plantings. This open space design was previously reviewed by the Planning Commission at the August 2018 study session and received positive feedback. As previously mentioned, private open space would be provided in the courtyard area at the center of the three office buildings.

Trees and landscaping

The project would require the removal of 304 trees in the existing parking and landscape areas, none of which are heritage-sized trees since the site was redeveloped in 2015. 203 existing trees would remain on the site, with additional trees planted as part of the project landscaping plan.

Community amenities

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

An applicant requesting bonus level development must provide the City with a proposal indicating the specific amount of bonus development sought and the proposed community amenity to be provided in exchange. The value of the amenity to be provided must equal a minimum of 50 percent of the fair market value of the additional GFA of the bonus level development. The applicant must provide an appraisal performed in accordance with the City's appraisal instructions which will identify the community amenity value. Staff and the applicant will continue to work together through the process as the appraisal is performed and the project plans are refined. The applicant has not yet proposed a community amenity to be provided in exchange for bonus level development. The applicant's proposal for community amenities will

be subject to review by the Planning Commission through a later study session and/or in conjunction with the project entitlements.

Design standards

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

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

The parking structure located east of the office buildings would have four levels. The shape of the proposed garage would have an orthogonal footprint with triangular recesses that step inward from the setback lines on either side. Along the rearmost wall of the garage, a mesh screen with a large graphic would obscure views of parked vehicles and structural elements of the garage from Kelly Park. The graphic is currently shown as images of trees, although the precise design would be subject to refinement prior to final actions on the project. The design of the proposed parking structure would reference the office buildings on the site through the use of an aluminum composite canopy running along the top of a central portion of the west elevation (the elevation facing the proposed and existing office buildings). The parking structure would be constructed almost entirely of concrete painted in off-white and gray hues. On the portions of each elevation not concealed by painted concrete walls, the interior floors of the parking structure would be open to the exterior with cable guardrails along the outer edges of each level.

With regard to the overall project design/style and the application of O district standards, staff believes that the applicant would be in compliance. The Planning Commission may wish to provide additional feedback on the proposed building, parking structure, and site layout before the project advances further. However, the design of the proposed office building and parking structure are substantially the same as presented at the previous study session.

Green and sustainable building

In the O zoning district, projects are required to meet green and sustainable building regulations. Accordingly, the proposed building would:

- Meet 100 percent of its energy demand through any combination of on-site energy generation, purchase of 100 percent renewable electricity, and/or purchase of certified renewable energy credits,
- Be designed to meet LEED (Leadership in Energy and Environmental Design) Gold BD+C,
- Comply with the electric vehicle (EV) charger requirements adopted by the City Council in November 2018,
- Meet water use efficiency requirements,
- Locate the proposed building 24 inches above the Federal Emergency Management Agency (FEMA) base flood elevation (BFE) to account for sea level rise, and
- Plan for waste management during the demolition, construction, and occupancy phases of the project.

Further details regarding how the proposed building would meet the green and sustainable building requirements will be provided as the project plans and materials are further developed.

As mentioned in a previous section of the report, the applicant has provided a Biological Resources Assessment (BRA) performed by H.T. Harvey & Associates, which analyzes the building design with respect to bird-friendly design standards for new buildings in the O zoning district. The bird-friendly design standards are provided in Section 16.43.140(6) of the Zoning Ordinance and require the incorporation of bird friendly design in the placement of the building, the use of bird friendly exterior glazing, and lighting controls. As indicated in the BRA, the project would not comply with two of the standards, but would not have a negative impact to biological resources as outlined below:

- **No more than 10 percent of façade surfaces shall have non-bird-friendly glazing.** The proposed office building would include extensive glazing over more than 10 percent of the façade, referencing the design of the other two existing buildings on the site. Because this glazing would not be treated for birds to better distinguish the glass, the building would not meet the standard. However, the overall architectural design of the building, as well as the bird-safe glazing treatment on balcony railings, should be enough to avoid significant impacts on native birds. Although occasional collisions between birds and the glass façade of the proposed building may occur, the frequency of such collisions is expected to be low for several reasons. The number of birds expected to frequent the project vicinity is anticipated to be low because of the relatively low habitat quality of the ornamental landscaping. There are no areas of dense native vegetation or large water features that would attract large congregations of birds. Finally, the façade would be "broken up" by solid, opaque horizontal and vertical elements, thereby making them more visible to flying birds and less likely to be mistaken for the sky or vegetation.
- **Glass skyways or walkways, freestanding (see-through) glass walls and handrails, and transparent building corners shall not be allowed.** The proposed building would not meet this standard because it would include glass corners on all sides of the building and all floors; it would also include freestanding glass handrails on the perimeter of the balconies. However, the glass used for the handrails would be treated with a frit pattern that would make the railings more visible to birds. Even in the absence of such treatment, however, the frequency of bird collisions is expected to be low for the reasons cited above. In addition, most collisions would involve regionally abundant, urban-adapted bird species and therefore would not result in the loss of a substantial portion of any species' Bay Area population.

As permitted in Section 16.43.140(6)(H) of the Zoning Ordinance, a project may receive a waiver from one or more of the bird-friendly design standards, subject to the submittal of a site-specific evaluation from a qualified biologist and review and approval by the Planning Commission. The BRA was peer-reviewed by

the ICF biologist, who concurred with the rationale for granting waiver requests for the two standards as listed above. The project would comply with the other standards identified in the Zoning Ordinance. Based on the BRA completed by H.T. Harvey & Associates, the Planning Commission may wish to comment on the evaluation and request any additional information needed to grant the requested waiver as part of the project entitlements.

Planning Commission considerations

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

- **Parking Ratio.** Based on the two parking scenarios provided by the applicant, is the scenario with the higher ratio of three spaces per 1,000 square feet of GFA acceptable? Does the Commission have a preference for one garage design alternative instead of the other in terms of providing an additional below-grade parking level?
- **Bird-Friendly Design Waiver Request.** Based on the Biological Resources Assessment prepared for the project, is the information included adequate to justify the granting of a waiver of two bird-friendly design standards for the project? Is any additional information needed?

Correspondence

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

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project. The project sponsor is also required to fully cover the cost of work by consultants performing environmental review and additional analyses to evaluate potential impacts of the project.

Environmental Review

A focused EIR tiering from the ConnectMenlo program EIR will be prepared for the proposed project. On February 13, 2018, the City Council authorized the City Manager to enter into a contract with ICF, Inc. to complete the environmental review and prepare an initial study and focused EIR for the proposed project. A focused EIR will be prepared only on the topics that warrant further analysis, including a transportation and housing analysis and other topics as described in the CEQA Review section earlier in this report. The City Council would take final action on the project entitlements, including the certification of the focused EIR, after the completion of the environmental review and a recommendation from the Planning Commission.

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 1,320-foot radius of the subject property.

Attachments

- A. Location Map

- B. Project Plans
- C. Notice of Preparation and Initial Study: <https://www.menlopark.org/1552/CEQA-documents>
- D. Traffic Impact Assessment (TIA) Study Intersections

Disclaimer

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

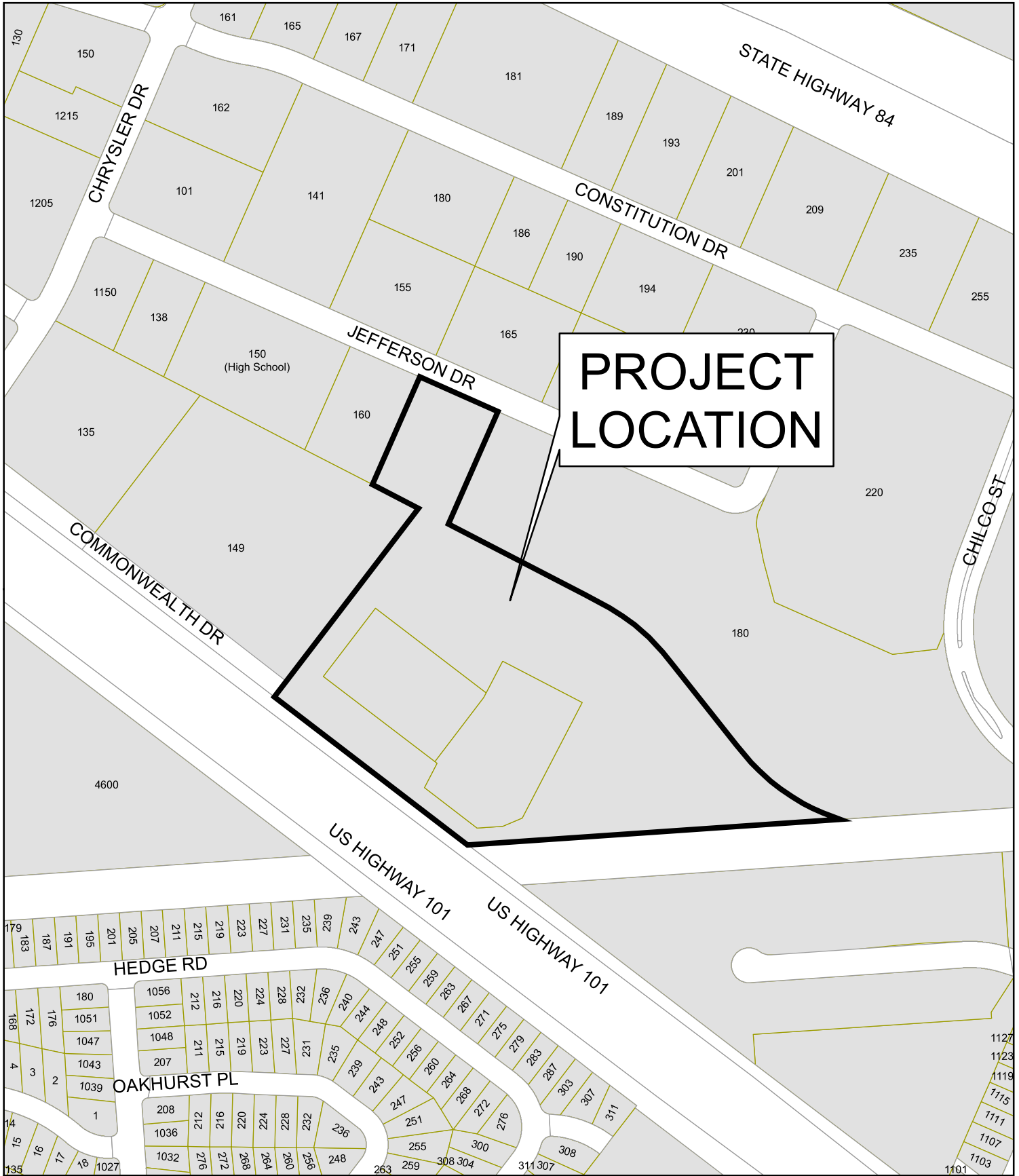
Exhibits to Be Provided at Meeting

Color and materials board

Report prepared by:
Tom Smith, Senior Planner

Report reviewed by:
Kyle Perata, Principal Planner

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CITY OF MENLO PARK
LOCATION MAP
164 JEFFERSON DRIVE

DRAWN: TAS CHECKED: KTP DATE: 06/03/19 SCALE: 1" = 300' SHEET: 1





2 VIEW FROM JEFFERSON DRIVE LOOKING SOUTH



3 VIEW FROM 101 BAYSHORE FREEWAY LOOKING NORTH EAST



4 VIEW FROM KELLY PARK LOOKING NORTH WEST

B2

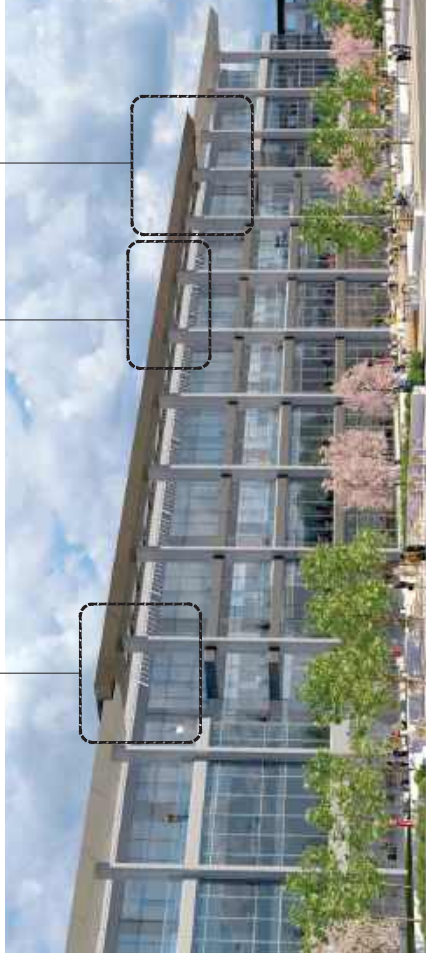


5 VIEW FROM PROJECT SITE LOOKING SOUTH

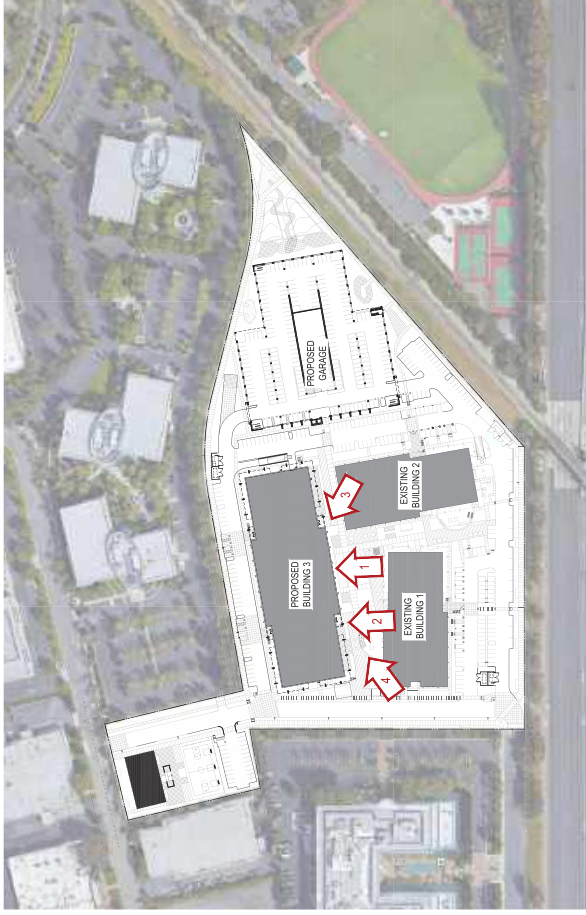
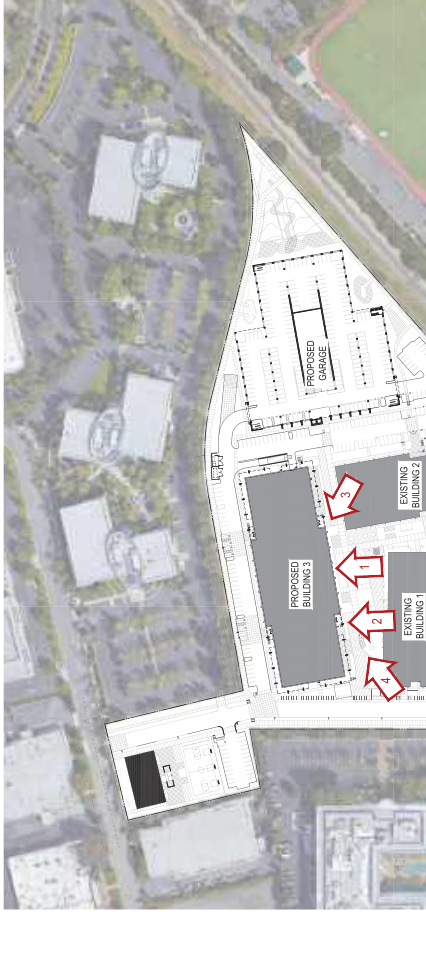
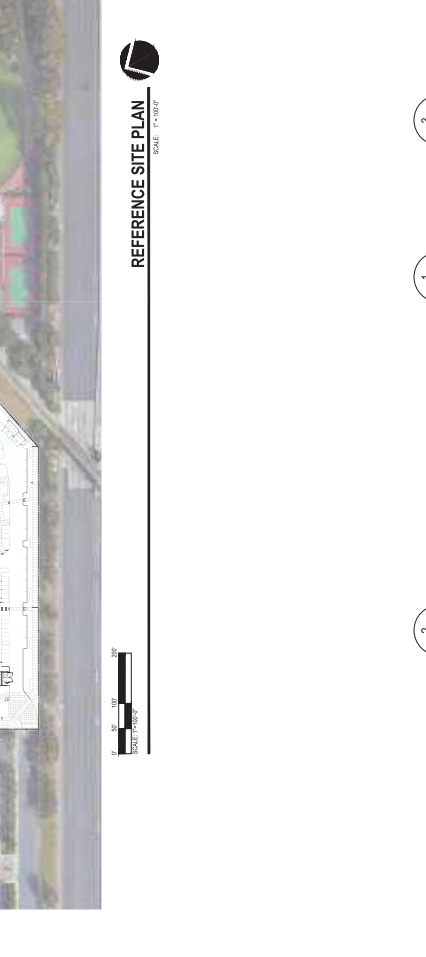


REFERENCE SITE PLAN
SCALE: 1"=50'-0"

0 50 100
SCALE: 1"=50'-0"



4



TE PLAN

SCALE: 1" = 107.4'

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

DATE	DESCRIPTION
10-12-17	PLANNING APPLICATION
03-06-18	PLANNING RESUBMITTAL
08-01-18	PLANNING RESUBMITTAL
10-04-18	PLANNING RESUBMITTAL
04-17-19	PLANNING RESUBMITTAL

BUILDING RENDERINGS

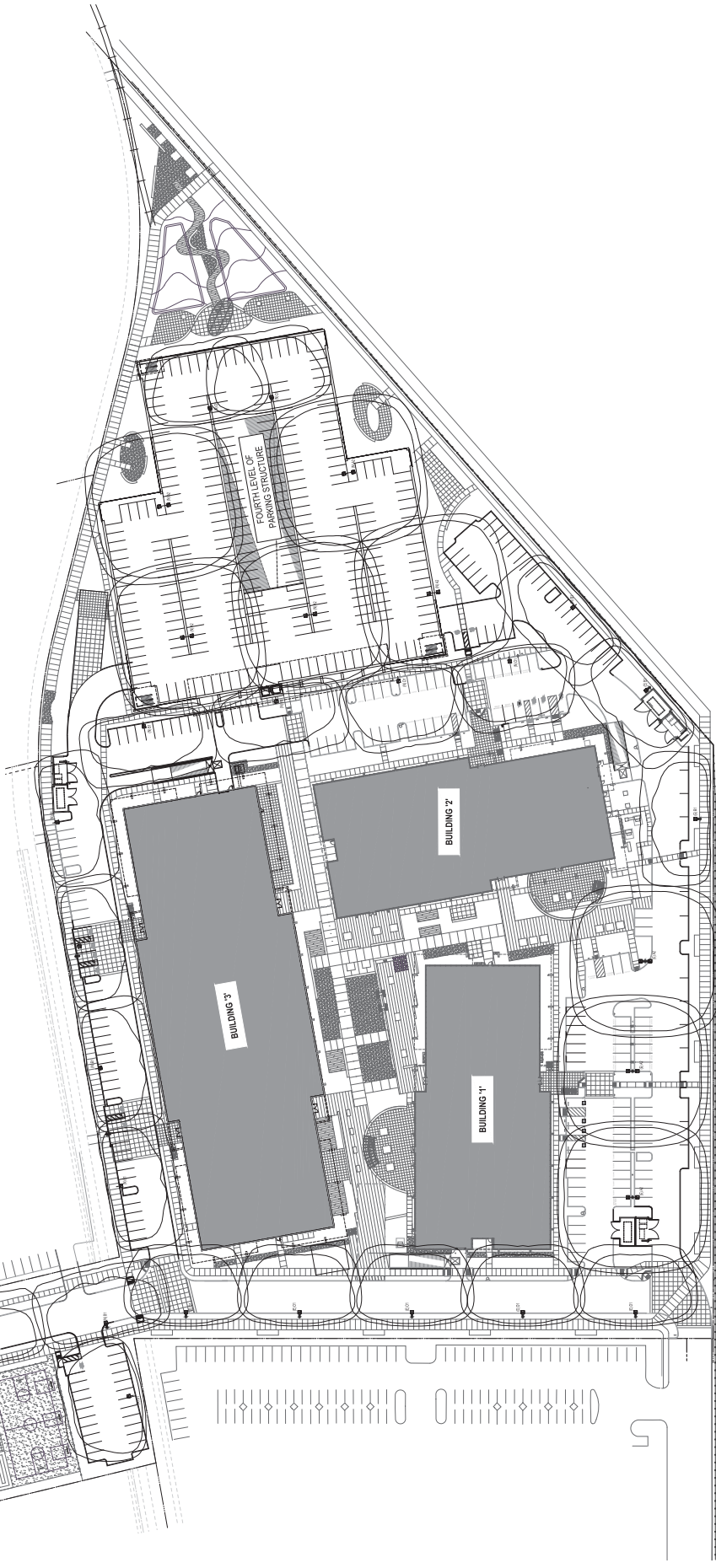
A0-03

PROJECT NO: 164152.00

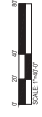


Garito Ecoform

Legend									
Symbol	Color	Material	Area	Volume	Weight	Length	Width	Height	Notes
1	Blue	Concrete	1000	1000	1000	1000	1000	1000	Concrete
2	Green	Grass	1000	1000	1000	1000	1000	1000	Grass
3	Yellow	Gravel	1000	1000	1000	1000	1000	1000	Gravel
4	Red	Asphalt	1000	1000	1000	1000	1000	1000	Asphalt
5	Orange	Brick	1000	1000	1000	1000	1000	1000	Brick
6	Purple	Wood	1000	1000	1000	1000	1000	1000	Wood
7	Light Blue	Water	1000	1000	1000	1000	1000	1000	Water
8	Dark Blue	Sky	1000	1000	1000	1000	1000	1000	Sky
9	Light Green	Vegetation	1000	1000	1000	1000	1000	1000	Vegetation
10	Dark Green	Forest	1000	1000	1000	1000	1000	1000	Forest
11	Light Brown	Soil	1000	1000	1000	1000	1000	1000	Soil
12	Dark Brown	Rock	1000	1000	1000	1000	1000	1000	Rock
13	Light Grey	Concrete	1000	1000	1000	1000	1000	1000	Concrete
14	Dark Grey	Asphalt	1000	1000	1000	1000	1000	1000	Asphalt
15	Light Blue	Water	1000	1000	1000	1000	1000	1000	Water
16	Dark Blue	Sky	1000	1000	1000	1000	1000	1000	Sky
17	Light Green	Vegetation	1000	1000	1000	1000	1000	1000	Vegetation
18	Dark Green	Forest	1000	1000	1000	1000	1000	1000	Forest
19	Light Brown	Soil	1000	1000	1000	1000	1000	1000	Soil
20	Dark Brown	Rock	1000	1000	1000	1000	1000	1000	Rock



Source: 2012-2013 US EPA - The Green Book Report: A Guide to Green Building (www.epa.gov/greenbook) - Green Book Report



B9

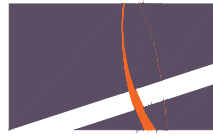
PHOTOMETRIC PLAN
SCALE: 1"=40'

A0.13
PROJECT NO. 16432.00

PHOTOMETRIC PLAN

DATE	DESCRIPTION
03/12/17	PLANNING APPLICATION
03/15/17	PLANNING RESUBMITTAL
03/15/17	PLANNING RESUBMITTAL
03/15/17	PLANNING RESUBMITTAL

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



ARC TEC
ARCHITECTURAL TECHNOLOGIES
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Menlo Park, CA 94025
P 650.326.7363 F 650.326.7368

California
17700 Van Alden Drive
Menlo Park, CA 94025
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SYMBOLS LEGEND

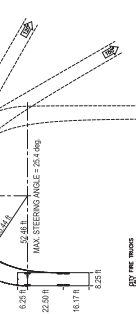


FIRE ACCESS LANS AT FIRE LINES THAT ARE NOT DESIGNATED FOR
WORKS MOVEMENTS. FIRE LANS STIMULATED BACK TO RET TO BOTH
PROTECTION STANDARDS. MOST CORRY WITH DATA CAMP FIRE
PROTECTION STANDARDS.

15.5 MINIMUM HEIGHT CLEARANCE PROVIDED ALONG ENTIRE FIRE
ACCESS ROUTE

9-

FIRE DEPARTMENT ACCESS



8 FIRE TRUCK INFORMATION

8.25' 22.50' 6.25' 12.50' 6.00' 23.40'

Width: 8.25'
Lock to Lock Time: 6.00'
Steering Angle: 23.40'

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctec.com

7001 Van Alden Drive
Van Nuys, CA 91411
P 818.708.7365 F 818.703.3488

California
17700 Van Nuys Drive
Van Nuys, California 91411
P 818.708.7365 F 818.703.3488

The project is located at 17700 Van Nuys Drive, Van Nuys, California 91411. The project is a 4-story office building with a total area of 448,300 S.F. The building is located on a 1.5-acre site. The project is a 4-story office building with a total area of 448,300 S.F. The building is located on a 1.5-acre site. The project is a 4-story office building with a total area of 448,300 S.F. The building is located on a 1.5-acre site.

11 NOVEMBER 2017

The SOB RATO
Organization
A Planning Application for:
COMMONWEALTH BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
10/12/17	PLANNING APPLICATION
08/01/18	PLANNING RESUBMITTAL
08/01/18	PLANNING RESUBMITTAL
04/11/18	PLANNING RESUBMITTAL

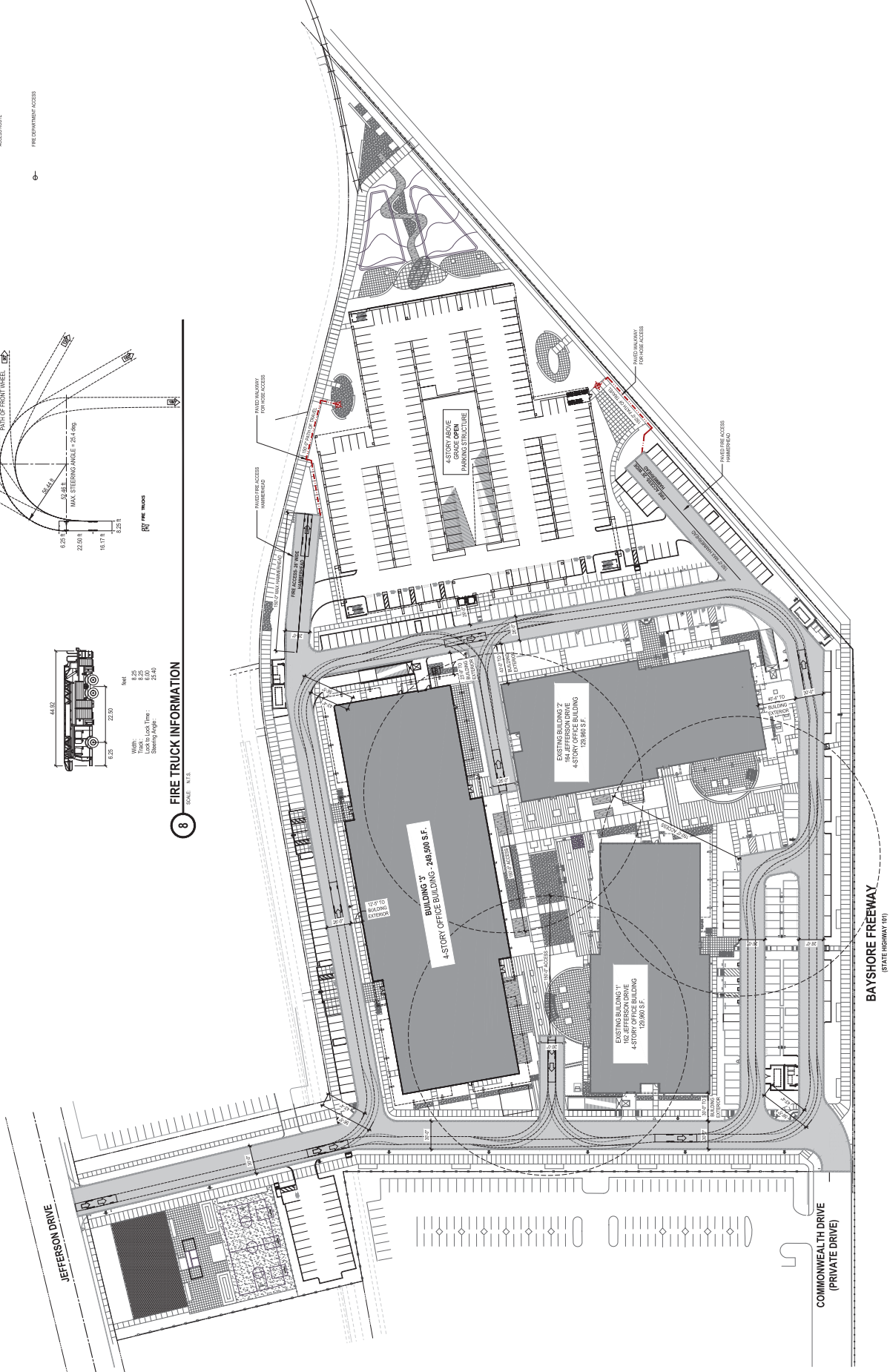
EMERGENCY ACCESS PLAN

A0.14

PROJECT NO. 164102.00

EMERGENCY ACCESS PLAN
SCALE: 1" = 40' 0"

B10



PROJECT DATA - EXISTING

APPROXIMATE PARKING: 140
TOTAL SITE AREA: 11.328 ACRES
EXISTING BUILDING 1: 130,960 S.F.
TOTAL BUILDING AREA: 253,960 S.F.

PARKING DATA - EXISTING

APPROXIMATE PARKING: 140
TOTAL SITE AREA: 11.328 ACRES
EXISTING BUILDING 1: 130,960 S.F.
TOTAL BUILDING AREA: 253,960 S.F.

KEYNOTES

- 1 EXISTING PARKING AND DRIVEWAYS
- 2 EXISTING CURB
- 3 EXISTING LANDSCAPE AREA
- 4 EXISTING ACCESSIBLE RAMP (MINIMUM SLOPE 1:10)
- 5 EXISTING INCLINITY
- 6 EXISTING TRUNK AND GENERATOR ENCLOSURE
- 7 EXISTING LOADING DOCK
- 8 EXISTING LIFE LIFT/TWO TO REMAIN
- 9 ACCESSIBLE PARKING TRAVEL, SHOWN DARKER
- 10 EXISTING PHASE PARKING AND DRIVEWAYS
- 11 EXISTING CURB
- 12 EXISTING LANDSCAPE AREA
- 13 EXISTING ACCESSIBLE RAMP
- 14 EXISTING INCLINITY
- 15 EXISTING TRUNK ENCLOSURE

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COMMONWEALTH BUILDING 3
MENLO PARK, CA 94052

THE SOBRATO
Organization

A Planning Application for:

DATE	DESCRIPTION
10/12/17	PLANNING APPLICATION
09/11/18	PLANNING RESUBMITTAL
04/11/18	PLANNING RESUBMITTAL
04/11/18	PLANNING RESUBMITTAL

SITE PLAN
CONSTRUCTION PHASING

A1.01

PROJECT NO. 164/02.00

SITE PLAN - EXISTING SITE PLAN
SCALE: 1" = 40' 0"

B12

PROJECT DATA - EXISTING

APPROVED PARCELS NO.	APN 064-004-002
TOTAL SITE AREA	57.47 ± 1.32 ACRES
EXISTING BUILDING 1	133,960 S.F.
EXISTING BUILDING 2	125,962 S.F.
TOTAL BUILDING AREA	259,922 S.F.

PARKING DATA - CONSTRUCTION

PARKING PROVIDED	138 SPACES
(5) EXISTING PARKING PROVIDED	138 SPACES
(5) NEW PARKING PROVIDED	0 SPACES
(5) TOTAL ACCESSIBLE PARKING PROVIDED	138 SPACES
TOTAL PARKING PROVIDED (TYP.)	138 SPACES

ACCESSIBLE PARKING SPACES (MINIMUM PARKING)

TYPE	WIDTH	DEPTH	COMP. AMT.
STANDARD	8' 6"	18' 6"	YES
VALET (PERPENDICULAR)	8' 6"	18' 6"	YES
VALET (PARALLEL)	7' 0"	20' 0"	YES

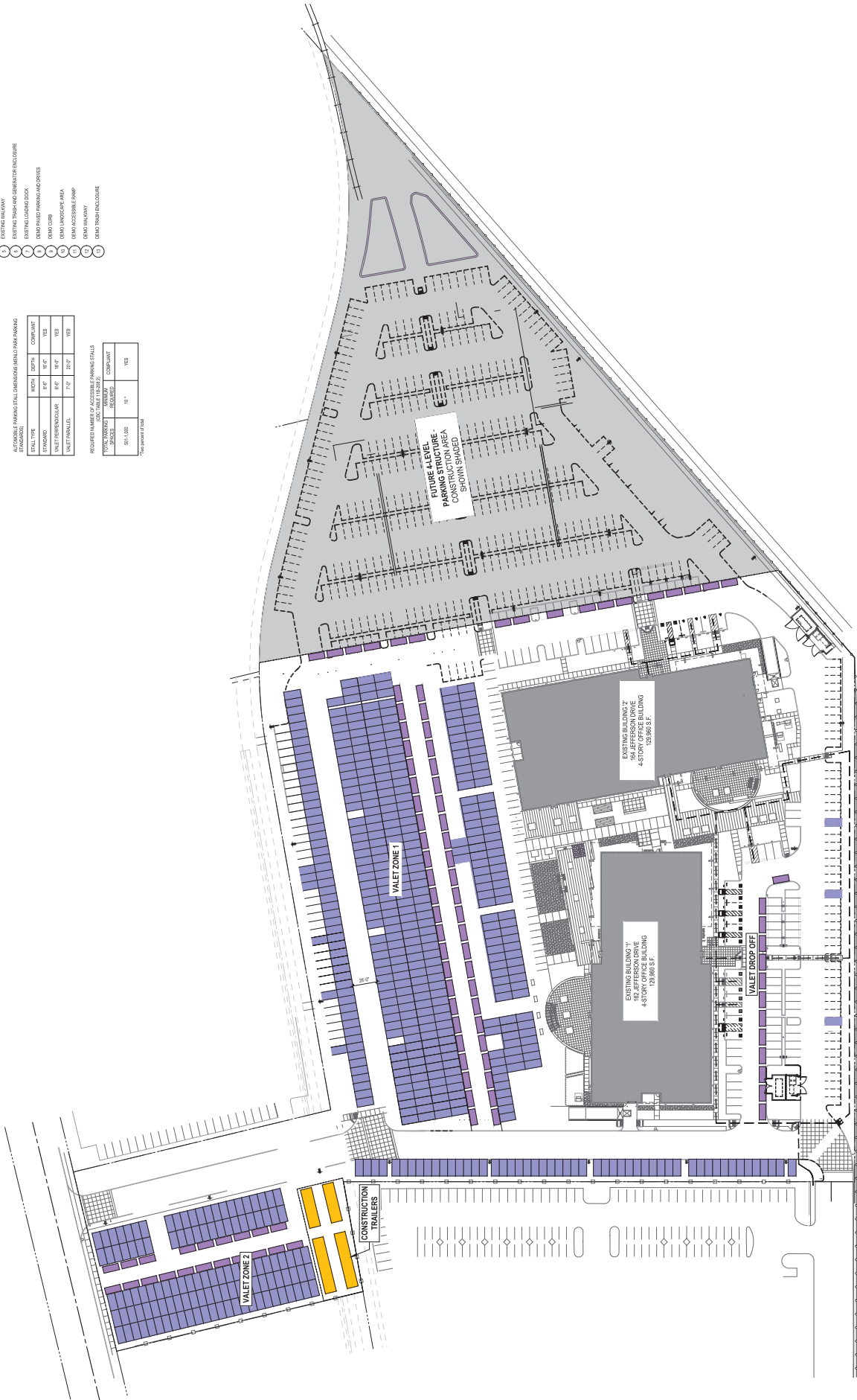
REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES	COMPLIANT
138	YES

(Per current code)

KEYNOTES

- EXISTING PAVED PARKING AND DRIVEWAYS
- EXISTING CURB
- EXISTING LANDSCAPE AREA
- EXISTING ACCESSIBLE PAVEMENT (MINIMUM 1:12)
- EXISTING TRASH AND GENERATOR ENCLOSURE
- EXISTING DRIVEWAY
- EXISTING LOADING DOCK
- EXISTING PAVED PARKING AND DRIVEWAYS
- EXISTING CURB
- EXISTING LANDSCAPE AREA
- EXISTING ACCESSIBLE PAVEMENT (MINIMUM 1:12)
- EXISTING DRIVEWAY
- EXISTING TRASH AND GENERATOR ENCLOSURE
- EXISTING DRIVEWAY
- EXISTING TRASH AND GENERATOR ENCLOSURE



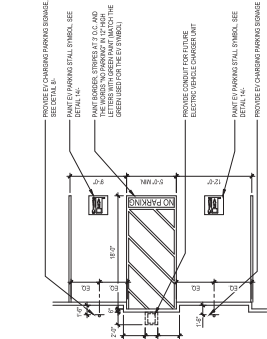
The **SORRATO** Organization
A Planning Application for:
COMMONWEALTH BUILDING 3
MENLO PARK, CA 94052

DATE	DESCRIPTION
03/27/20	PLANNING APPLICATION
03/27/20	PLANNING RESUBMITTAL
03/27/20	PLANNING RESUBMITTAL
03/27/20	PLANNING RESUBMITTAL

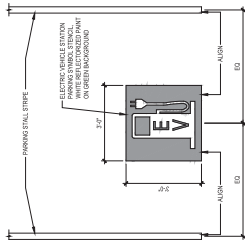
SITE PLAN
CONSTRUCTION PHASING
A1.02
PROJECT NO. 164/02.00



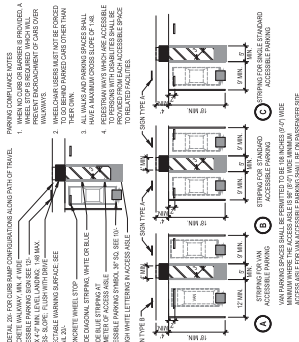
SITE PLAN - CONSTRUCTION PHASE I
SCALE: 1" = 40'



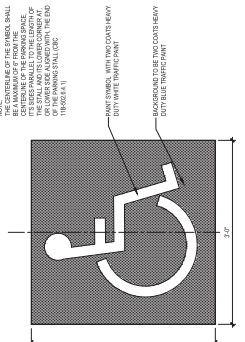
17 ACCESSIBLE EV PARKING STALLS PLAN
SCALE: 1/8" = 1'-0"



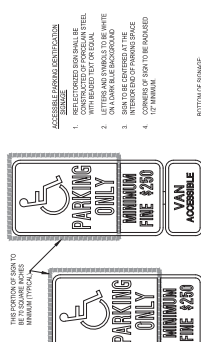
18 EV PARKING STALL SYMBOL
SCALE: 1/8" = 1'-0"



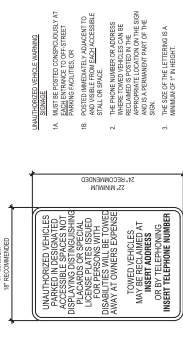
13 ACCESSIBLE PARKING SPACES
SCALE: 1/8" = 1'-0"



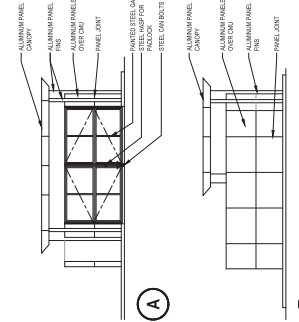
14 ACCESSIBILITY PARKING SYMBOL
SCALE: 1/8" = 1'-0"



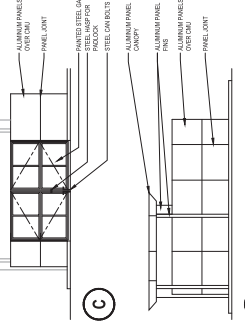
16 ACCESSIBLE PARKING SIGNAGE, & UNAUTHORIZED VEHICLE SIGNAGE
SCALE: 1/8" = 1'-0"



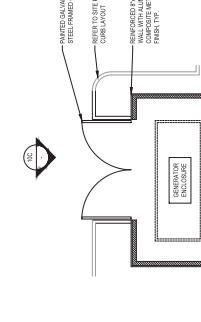
16 ACCESSIBLE PARKING SIGNAGE, & UNAUTHORIZED VEHICLE SIGNAGE
SCALE: 1/8" = 1'-0"



10 TRASH AND GENERATOR ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



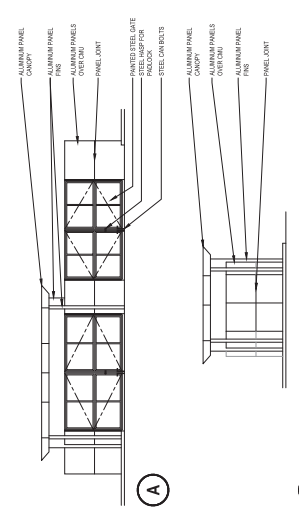
10 TRASH AND GENERATOR ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



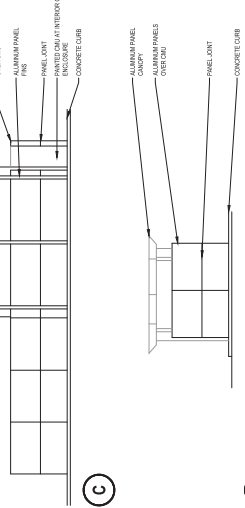
12 ENLARGED TRASH AND GENERATOR ENCLOSURE PLANS
SCALE: 1/8" = 1'-0"



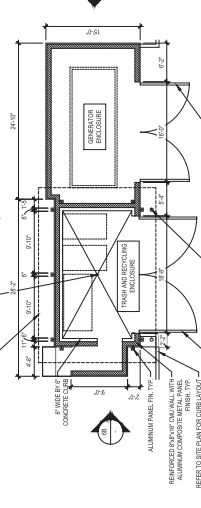
12 ENLARGED TRASH AND GENERATOR ENCLOSURE PLANS
SCALE: 1/8" = 1'-0"



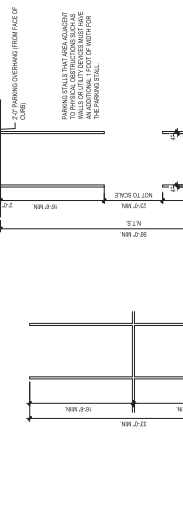
6 TRASH AND GENERATOR ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



6 TRASH AND GENERATOR ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



7 ENLARGED TRASH AND GENERATOR ENCLOSURE PLANS
SCALE: 1/8" = 1'-0"

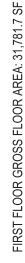


8 TYP. PARKING STALL
SCALE: 1/8" = 1'-0"

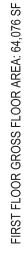
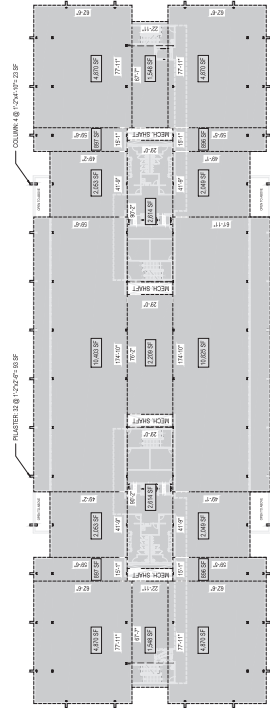
1001

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FLOOR NUMBER:	GROSS FLOOR AREA
1ST FLOOR	31,781.75F
2ND FLOOR	34,011.5 SF
3RD FLOOR	34,011.5 SF
4TH FLOOR	30,154.8 SF
TOTAL	129,960 SF
BUILDINGS '1' & '2'	129,960 SF. x 2 = 259,920 S.F.



FLOOR AREA INCLUDED IN A TOTAL
GROSS FLOOR AREA CALCULATIONS
PER MENLO PARK
ZONING ORDINANCE 16.04.325 (A) AND



FLOOR NUMBER:	GROSS FLOOR AREA
1ST FLOOR	64,076 SF
2ND FLOOR	63,147 SF
3RD FLOOR	63,147 SF
4TH FLOOR	59,130 SF
TOTAL	249,500 SF

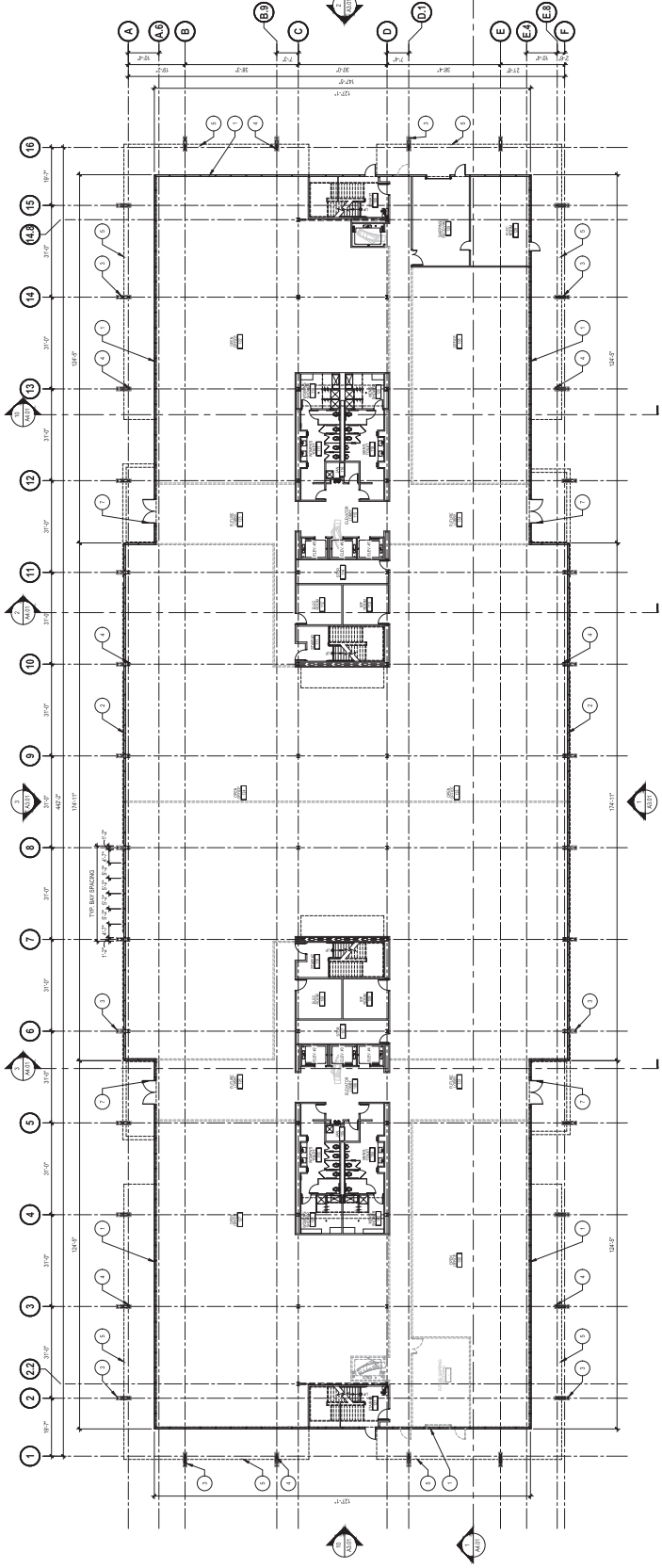
SHAFT AREA PER FLOOR	928 SF
TOTAL AREA - FLOORS 2-4	2,784 SF
PERCENTAGE OF TOTAL AREA - MUST BE <3%	1.12%

DATE	DESCRIPTION
10.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
10.04.18	PLANNING RESUBMITTAL
04.17.19	PLANNING RESUBMITTAL

KEY NOTES

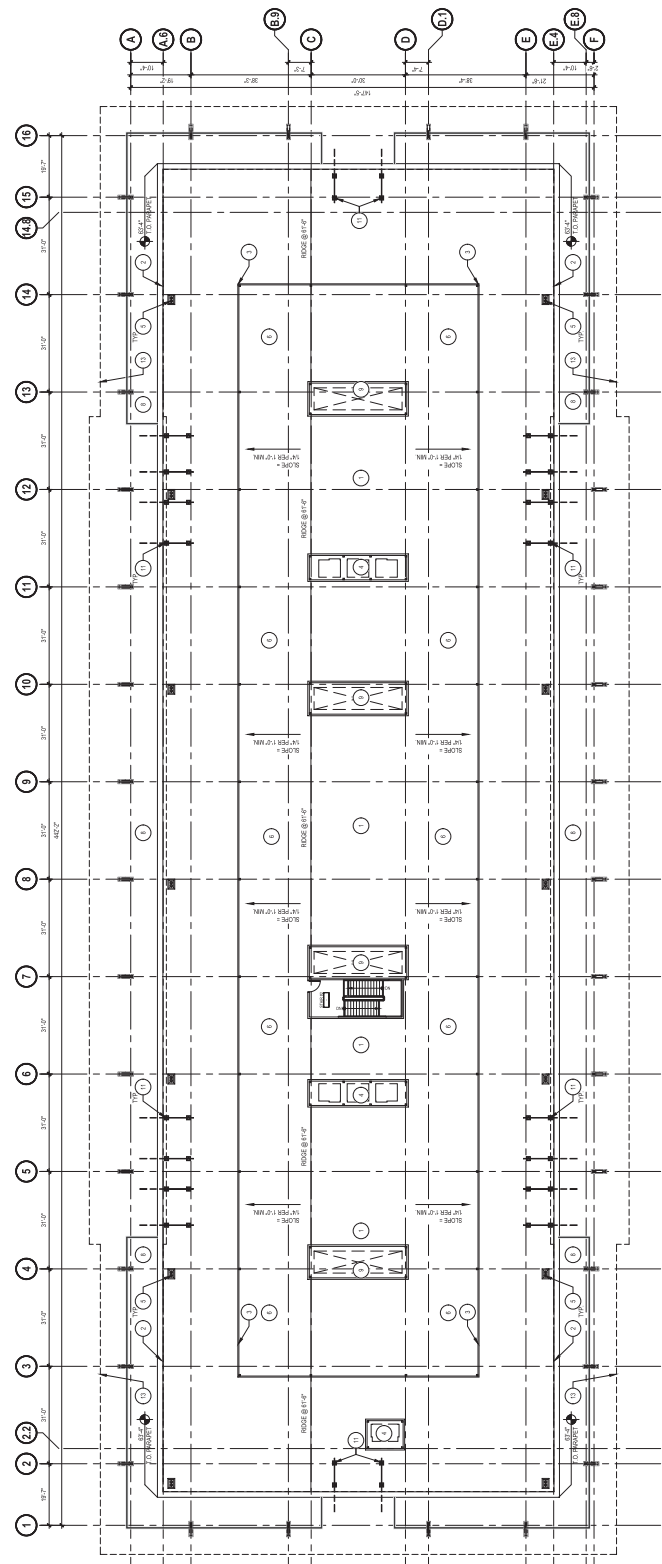
NOT ALL CONDITIONS MAY APPLY

- 1 INSULATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED MULLIONS
- 2 INSULATED LOW E GLAZING SYSTEM WITH GRAY TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED MULLIONS
- 3 ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
- 4 STRUCTURAL COLUMN
- 5 LINE OF BALCONY RAIL ABOVE SHOWN DASHED
- 6 HORIZONTAL ALUMINUM COMPOSITE PANEL
- 7 ENTRY DOORS
- 8 TEMPERED GLAZING BALCONY GLAZING
- 9 LINE OF CANOPY ABOVE SHOWN DASHED
- 10 NOT USED
- 11 BALCONY DOOR FINAL LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION

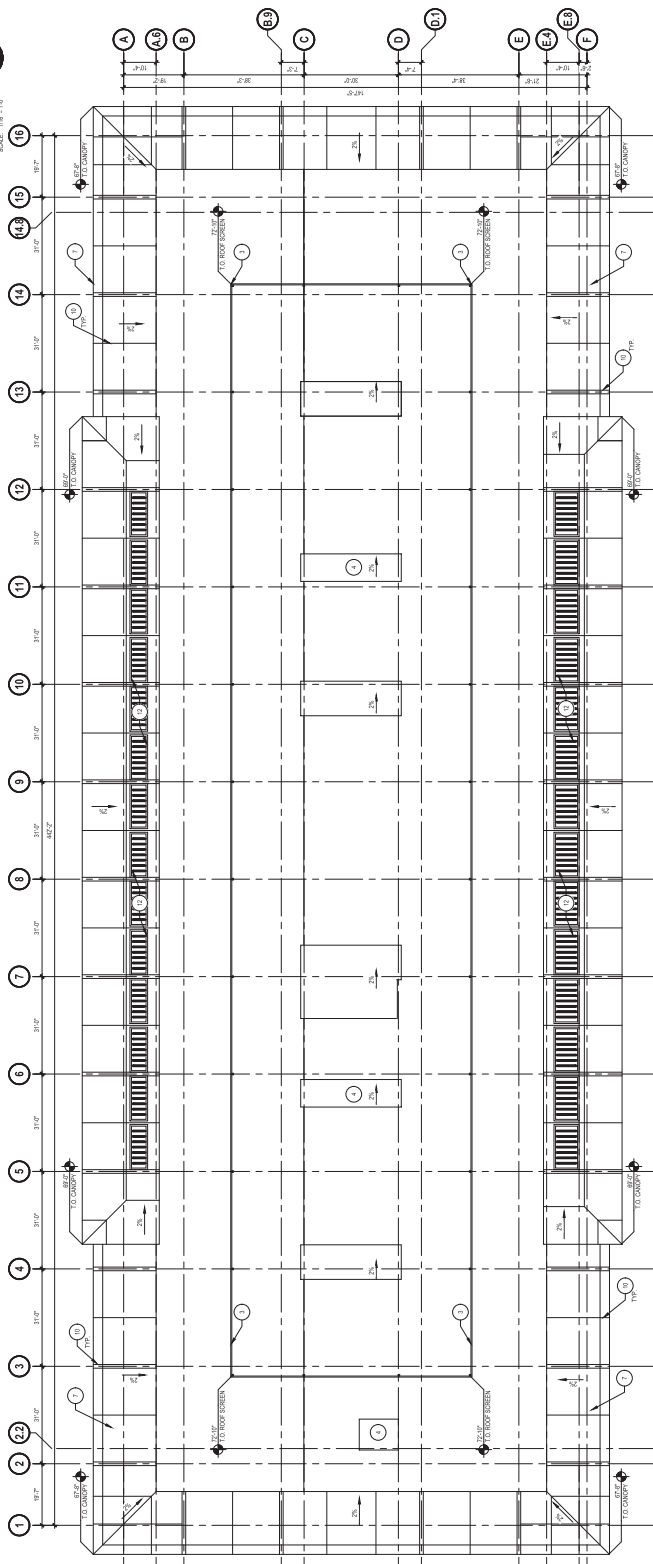


FIRST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

- KEY NOTES**
1. SINGLE-TILT ROOFING SYSTEM OVER COMPOSITE CONCRETE
 2. COMPOSITE ALUMINUM PANEL CAP
 3. ROOF SCREEN WALL
 4. ELEVATOR OVERSILL
 5. ROOF SHAFT AND OVERSILL
 6. ROOF TOP EQUIPMENT ON CONCRETE RAY, LOCATION AND SIZE TO BE DETERMINED FOR CONSTRUCTION DOCUMENTATION
 7. ALUMINUM COMPOSITE METAL CANOPY
 8. BALCONY DOCK BELOW
 9. MECHANICAL SHAFT
 10. REVEALS IN ALUMINUM PANEL
 11. MECHANICAL SHAFT
 12. ALUMINUM COVERS
 13. LINE OF ALUMINUM CANOPY ABOVE



ROOF PLAN-LOW



ROOF PLAN-HIGH

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



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



SCALE: 1/16" = 1' 0"



20



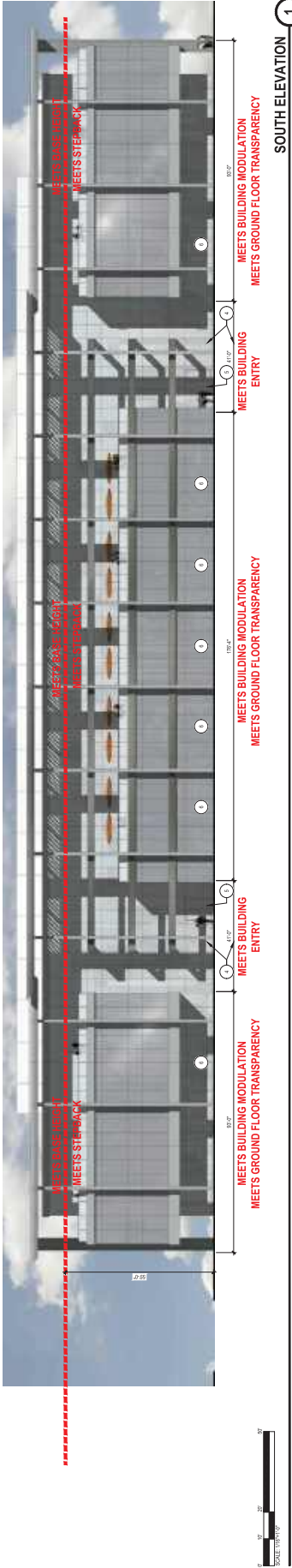
Q1	GLASS; MANUFACTURER; COLOR	VRACON LOW TINT	
Q2	GLASS; MANUFACTURER; COLOR	VRACON GRAY TINT	
Q3	ALUMINUM COMPOSITE METAL PANEL; TO MATCH	REYNOLDA COLORMOLD NOBLE FINISH	
Q4	ALUMINUM COMPOSITE METAL PANEL; TO MATCH	BRIGHT SILVER METALLIC	
Q5	MANUFACTURER; SERIES; FINISH	CHAZEL ENVELOPE 200	QUARTZCINC NATURAL NET

- 1 INSULATED LAM GLAZING SYSTEM - CLEAR ANODIZED ALUMINUM FRAMES WITH BUTT GLAZED MILLIONS
- 2 ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
- 3 ALUMINUM COMPOSITE PANEL CLAD STRUCTURAL COLUMN
- 4 ALUMINUM COMPOSITE METAL CANOPY
- 5 TEMPERED GLAZING BALCONY GUARDRAIL - TREATED WITH IRO SAFE GLASS PINT TO MATCH EXISTING BUILDINGS
- 6 ENTRY DOORS
- 7 ROOF SCREEN

DATE	DESCRIPTION
01.12.17	PLANNING APPLICATION
03.06.19	PLANNING RESUBMITTAL
08.01.19	PLANNING RESUBMITTAL
01.04.19	PLANNING RESUBMITTAL
17.19	PLANNING RESUBMITTAL

A3.01

PROJECT NO: 164152.00



EAST ELEVATION 2

DESIGN STANDARDS - BUILDING MASS AND SCALE

- 1) IF PROVIDED BUILD HEIGHT - MAXIMUM BUILD HEIGHT IS 10' ABOVE THE BUILDING STEPBACK WITH MINIMUM LEVEL
- 2) IF PROVIDED STEPBACK - MINIMUM STEPBACK IS 10' FROM MINIMUM OF 75% OF THE BUILDING FACE ALONG THE PUBLIC STREET
- 3) BUILDING PROJECTIONS - NOT APPLICABLE
- 4) IF BUILDING MODULATION PROVIDED 10' OF MINIMUM - ONE BUILDING MODULATION REQUIRED EVERY 20' OF

DESIGN STANDARDS - GROUND FLOOR EXTERIOR

- 5) BUILDING ENTRANCES PROVIDED TO BUILDING LENGTH ALONG THE PUBLIC STREET - ONE ENTRANCE PER PUBLIC STREET
- 6) IF BUILDING ENTRANCES PROVIDED TO BUILDING LENGTH ALONG THE PUBLIC STREET - ONE ENTRANCE PER PUBLIC STREET
- 7) IF BUILDING ENTRANCES PROVIDED TO BUILDING LENGTH ALONG THE PUBLIC STREET - ONE ENTRANCE PER PUBLIC STREET
- 8) IF BUILDING ENTRANCES PROVIDED TO BUILDING LENGTH ALONG THE PUBLIC STREET - ONE ENTRANCE PER PUBLIC STREET

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

DATE	DESCRIPTION
03/12/17	PLANNING APPLICATION
03/12/17	PLANNING REVIEW
03/12/17	PLANNING REVIEW
03/12/17	PLANNING REVIEW
03/12/17	PLANNING REVIEW

EXTERIOR ELEVATIONS - DESIGN
STANDARDS COMPLIANCE

A3.02

PROJECT NO. 164152.00

GARAGE PARKING ANALYSIS

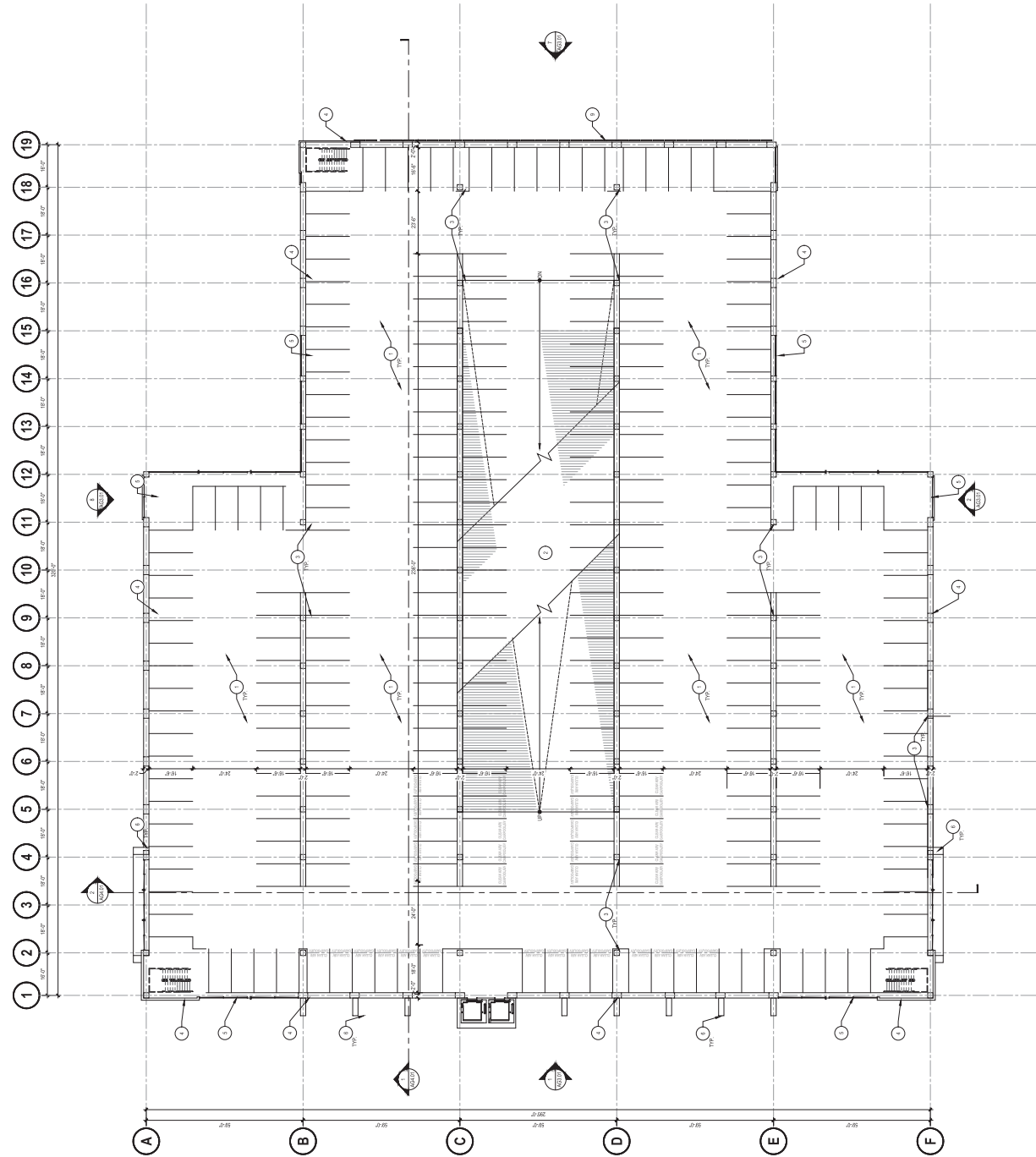
GARAGE PARKING PROVIDED	211 SPACES
STANDARD PARKING PROVIDED	180 SPACES
ADA COMPLIANT PARKING PROVIDED	13 SPACES
VAN/ACCESSIBLE PARKING PROVIDED	5 SPACES
TOTAL PARKING PROVIDED	211 SPACES

APPROXIMATE PARKING SPACES (BASED ON STANDARD PARKING SPACES AND CURRENT DESIGN CODES)

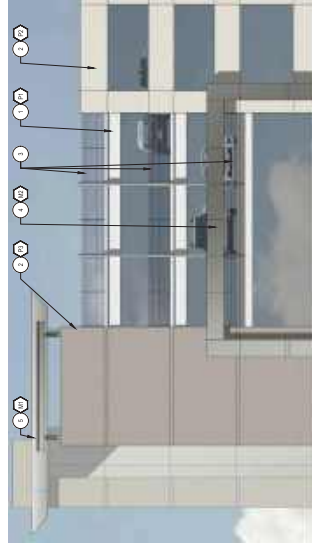
STALL TYPE	WIDTH	DEPTH	ANGLE	COMPLIANT
STANDARD	8' 0"	22' 0"	90°	YES

KEY NOTES

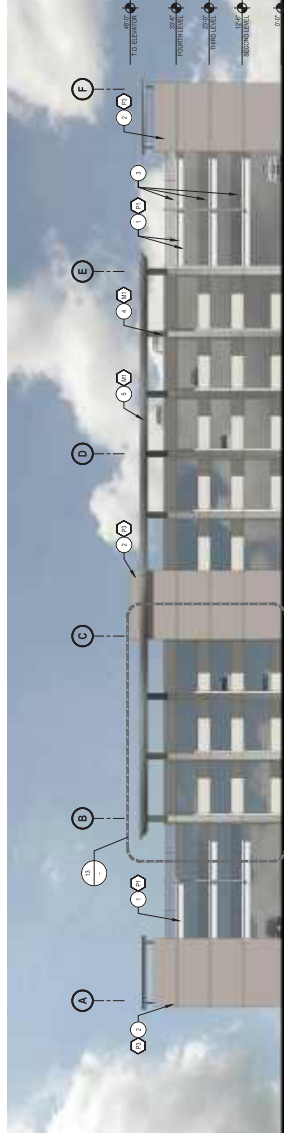
1. TYPICAL PARKING STALL AND DRIVE AISLE SEE DETAIL 1A111
2. SPEED RAMP WITH MAX. 10% SLOPE
3. CONCRETE COLUMN
4. CONCRETE WALL WITH REINFORCING
5. GUARDRAIL
6. ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
7. LINE OF CANYOT AISLE - SHOWN DAMAGED
8. 4" CONCRETE CURB
9. WHEN EXISTING, SEE ELEVATIONS FOR DETAIL
10. REINFORCING ENCASEMENT WITH SCHED HIGH STRENGTH WIRE FLEX OR APPROVED EQUIVALENT



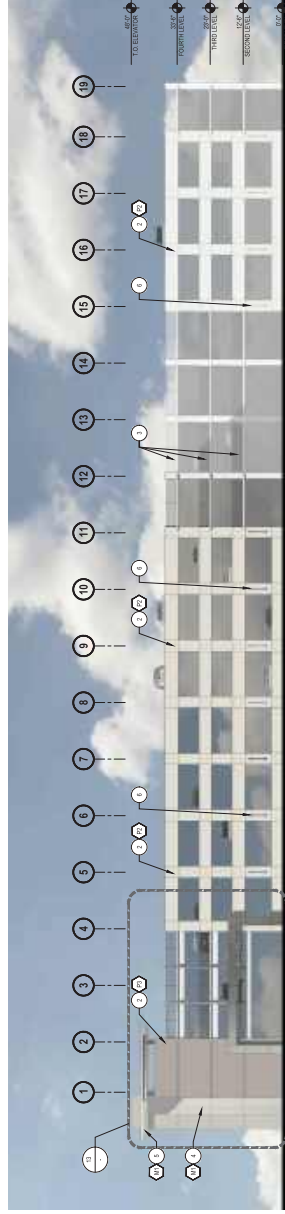
ENLARGED CANOPY AND ELEVATOR TOWER ELEVATION



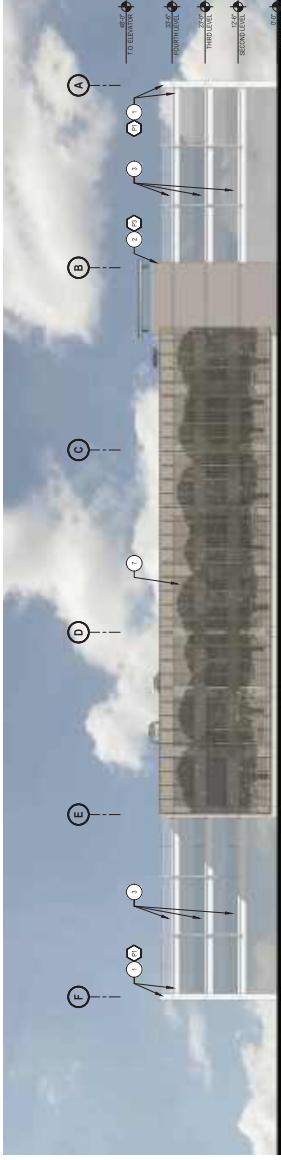
ENLARGED GARAGE ENTRY ELEVATION 14
SCALE: 1/8" = 1'-0"



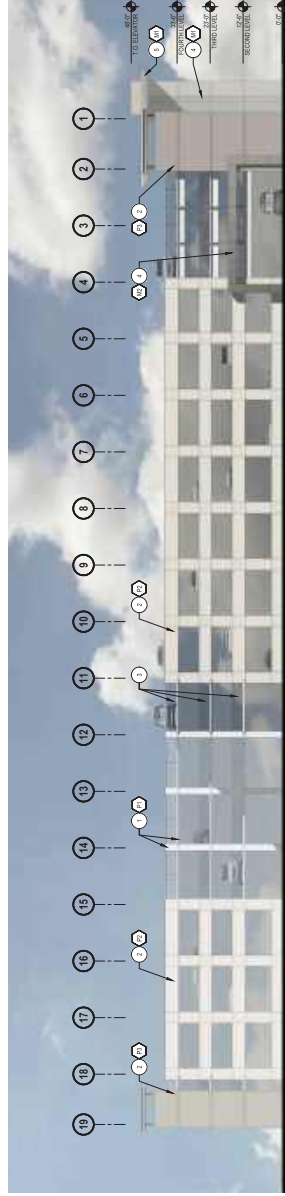
WEST ELEVATION



SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0"



EAST ELEVATION 7
Q741 E: 1.087' x 1.17'

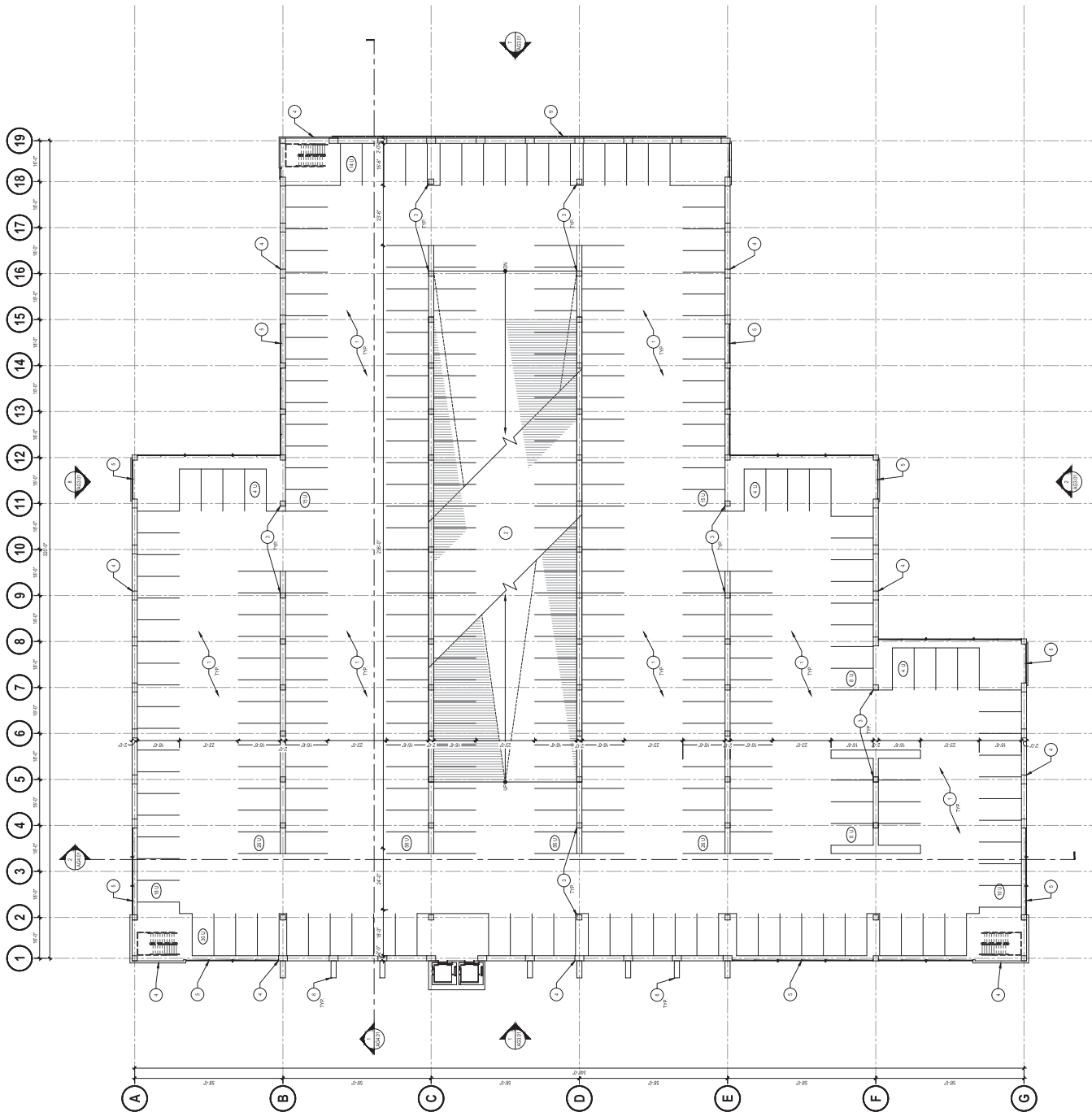


NORTH ELEVATION 8
SCALE: 1/8" = 1'-0"

COURAGE PARKING PROVIDED	170 SPACES
BELLOW GRADE LEVEL	
FIRST LEVEL	
STANDARD PARKING PROVIDED	261 SPACES
ACCESSIBLE PARKING PROVIDED	10 SPACES
VAN ACCESSIBLE PARKING PROVIDED	2 SPACES
SECOND LEVEL	244 SPACES
THIRD LEVEL	224 SPACES
FOURTH LEVEL	234 SPACES
TOTAL PARKING PROVIDED	1,326 SPACES

STALL TYPE	WIDTH	DEPTH	ASLE	COMPANIT
UNSTALL	8'-6"	9'-6"	23'-0"	YES

- 1 TYPICAL PARKING STALL AND DRIVE AHEAD. SEE DETAIL 3 AT A-1
- 2 SPEED RAMP WITH MAX. 4% SLOPE
- 3 CONCRETE COLUMN
- 4 CONCRETE WALL WITH REINFORC.
- 5 GUARDRAIL
- 6 ALUMINUM COMPOSITE PANEL OVER METAL FRAME
- 7 LINE OF CANTOPY ABOVE - SHOWN DASHED
- 8 IF CONCRETE CURB
- 9 HIGH SCREEN. SEE ELEVATIONS FOR DETAIL
- 10 BICYCLE STORAGE ENCLOSURE WITH CYCLO HIGH EFFICIENCY IN



THIRD LEVEL GARAGE FLOOR PLAN

CALL 516-614

[illegible]

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

DATE	DESCRIPTION
01.12.17	PLANNING APPLICATION
03.06.18	PLANNING RESUBMITTAL
18.01.19	PLANNING RESUBMITTAL
01.04.19	PLANNING RESUBMITTAL
14.17.19	PLANNING RESUBMITTAL

ALTERNATE THIRD LEVEL
GARAGE FLOOR PLAN

AG2.13 alr=t

PROJECT NO: 164152.00

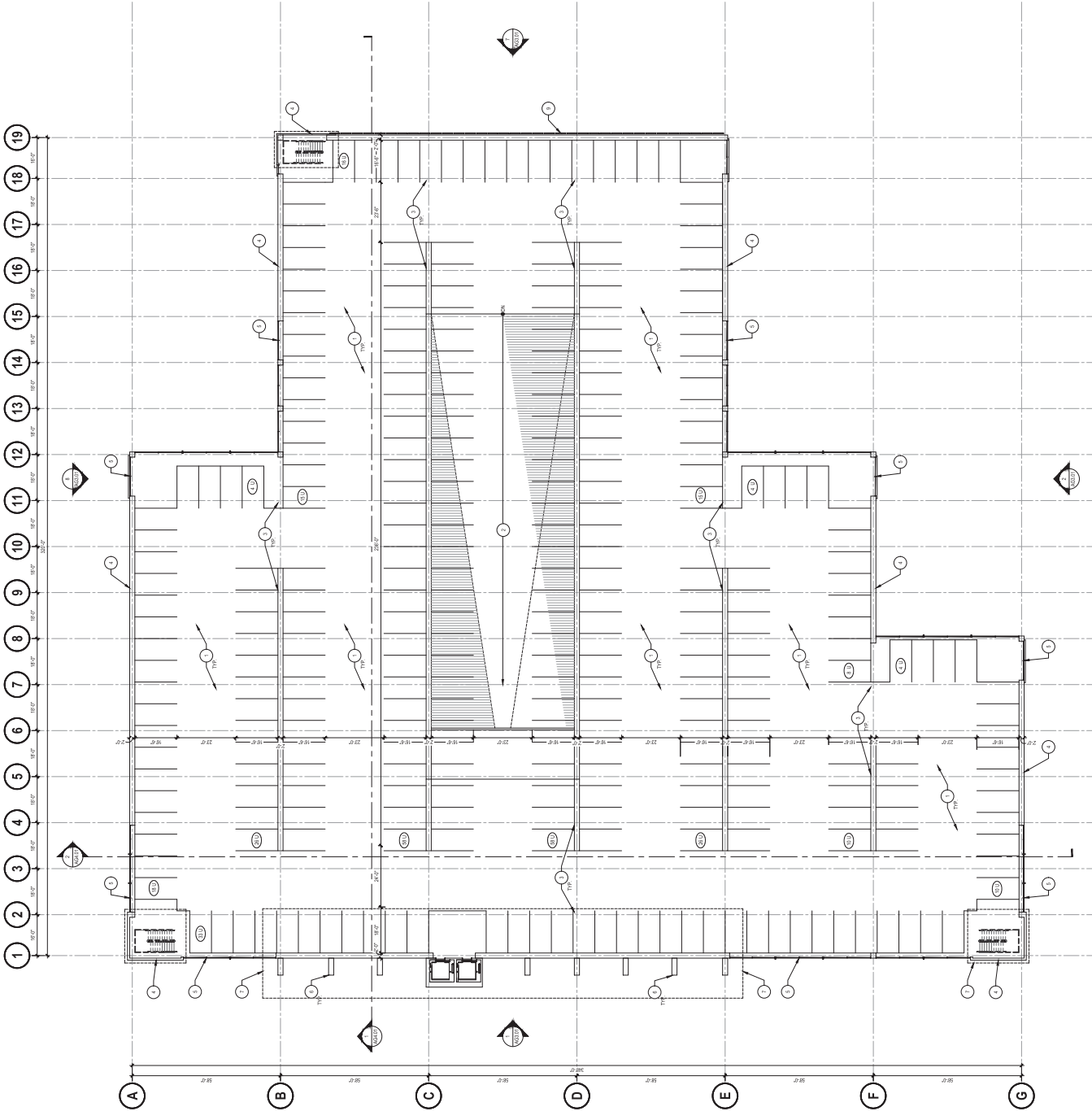
GARAGE PARKING ANALYSIS

GARAGE PARKING PROVIDED	170 SPACES
STREET LEVEL	170 SPACES
SECOND LEVEL	170 SPACES
THIRD LEVEL	170 SPACES
FOURTH LEVEL	170 SPACES
TOTAL PARKING PROVIDED	680 SPACES

STALL TYPE	WIDTH	DEPTH	ANGLE	COMPLIANT
UNITS	8'0"	16'0"	22'0"	YES

KEY NOTES

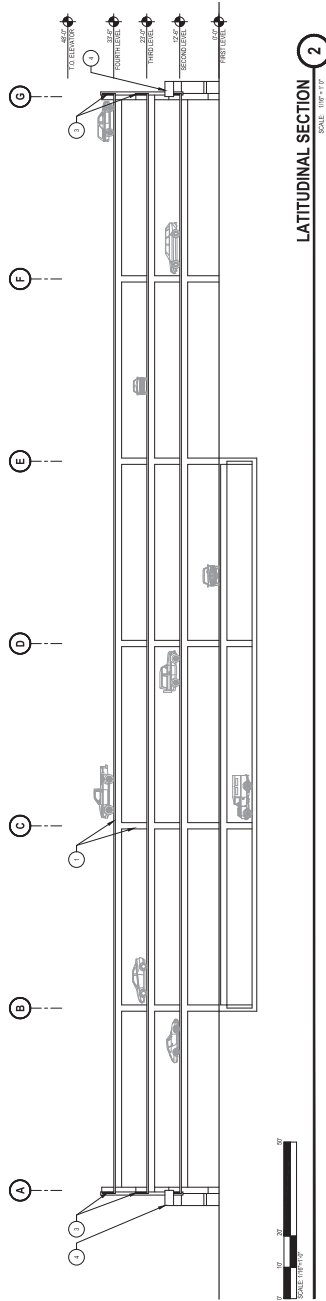
1. TYPICAL PARKING STALL AND DRIVE AS SHOWN. SEE DETAIL 1A11.
2. SPECIAL PARKING STALLS AND DRIVE AS SHOWN. SEE DETAIL 1A11.
3. SPEED RAMP WITH MAX. 10% SLOPE.
4. CONCRETE COLUMN.
5. CONCRETE WALL WITH REINFORCE.
6. GUARDRAIL.
7. ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME.
8. LINE OF CANYOT ABOVE. SHOWN DASHED.
9. 4" CONCRETE CURB.
10. WHEN EXISTING, SEE EXISTING FOR DETAIL.
11. REINFORCE EXISTING EXTERIOR WITH SCHED HIGH STRENGTH WIRE FLEX OR APPROVED EQUIVALENT.



FOURTH LEVEL GARAGE FLOOR PLAN

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

ALTERNATE GARAGE SECTIONS
AG4.01 alt
PROJECT NO: 164152.00



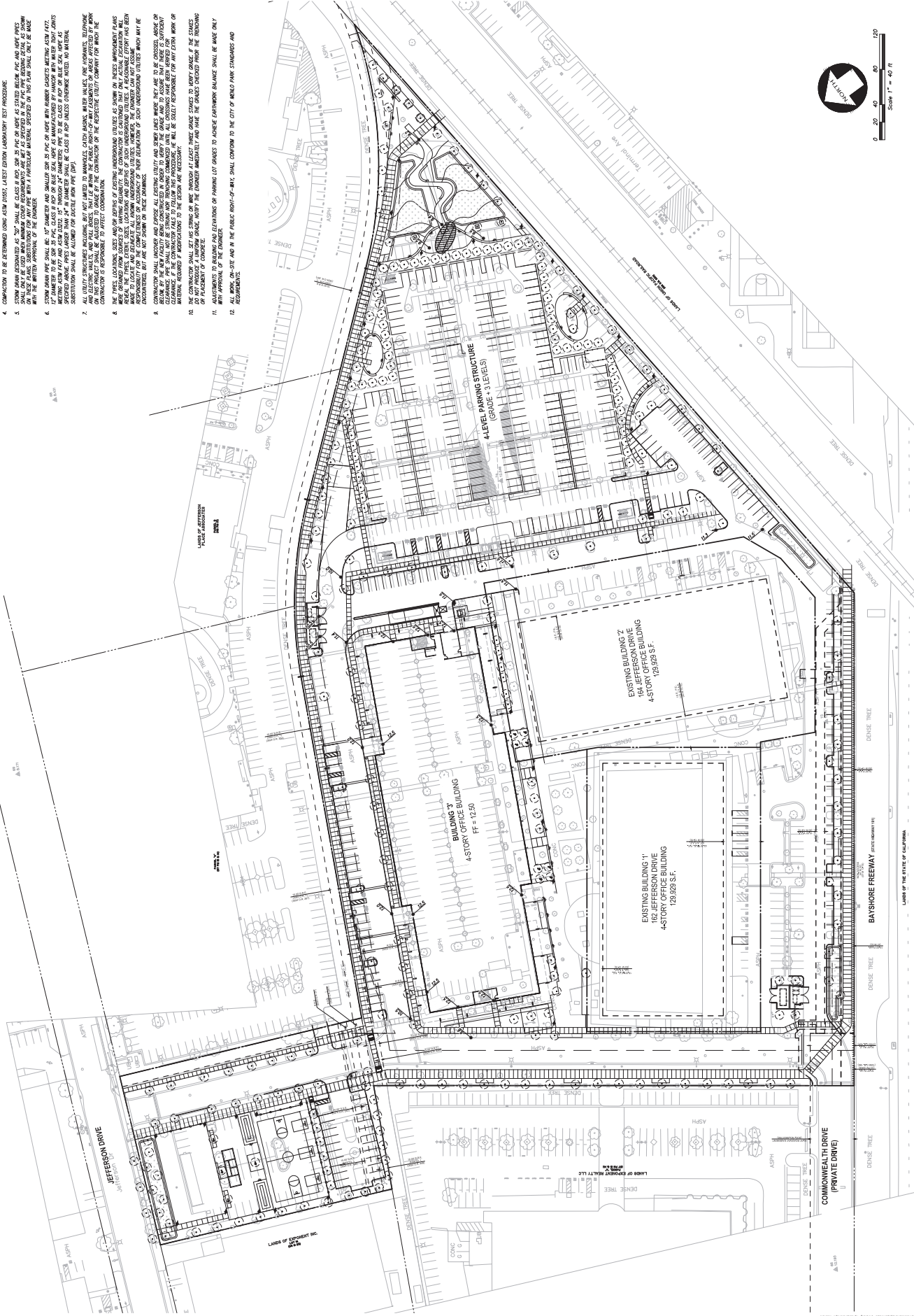
KEY NOTES

- 1 CONCRETE COLUMN AND JAMB
- 2 CONCRETE WALL WITH DETAILS
- 3 CABLE GLANDING
- 4 ALUMINUM COMPOSITE PANEL OVER METAL STUD FRAME
- 5 ALUMINUM COMPOSITE METAL CANOPY
- 6 FIBERGLASS TUBULAR CASTER WITH WHEELS AND ARMED EQUIPMENT, WITH FOUR FORESET GRAPHIC IMAGE (SEE REFERENCE ROUGHING 1001.02)

[illegible][illegible][illegible]

GRADING NOTES

- [illegible]



DATE	DESCRIPTION
10-12-17	PLANNING APPLICATION
03-06-18	PLANNING RESUBMITTAL
08-01-18	PLANNING RESUBMITTAL
10-03-18	PLANNING RESUBMITTAL
04-15-19	PLANNING RESUBMITTAL

A Planning Application for:
THE SOB RATO Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

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PRELIMINARY
GRADING PLAN

C2.0

[illegible]

DATE	DESCRIPTION
01.12.17	PLANNING APPLICATION
03.06.19	PLANNING RESUBMITTAL
08.01.18	PLANNING RESUBMITTAL
01.03.18	PLANNING RESUBMITTAL
15.19	PLANNING RESUBMITTAL

The SOB RATO
A Planning Application for:
Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

PRELIMINARY
UTILITY PLAN

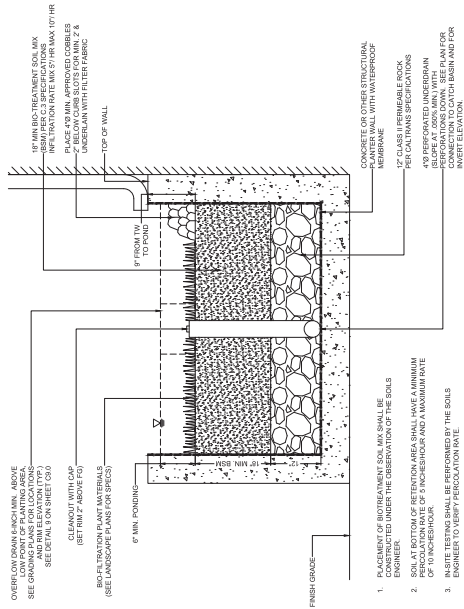
C3.0
PROJECT NO: 164152.00

DATE	DESCRIPTION
10/12/17	PLANNING APPLICATION
03/06/18	PLANNING RESUBMITTAL
03/01/18	PLANNING RESUBMITTAL
10/03/18	PLANNING RESUBMITTAL
04/15/19	PLANNING RESUBMITTAL

A Planning Application for:
THE SOB RATO Organization
COMMONWEALTH: BUILDING 3
MENLO PARK, CA 94052

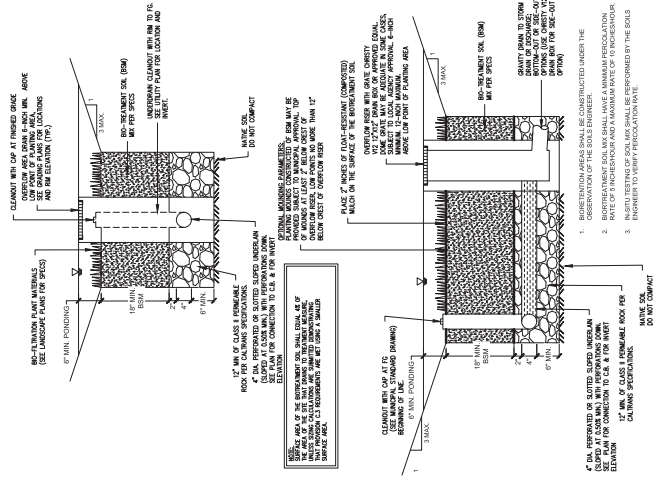
FLOW THROUGH PLANTER

NOT TO SCALE



BIOTREATMENT POND

NOT TO SCALE





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North



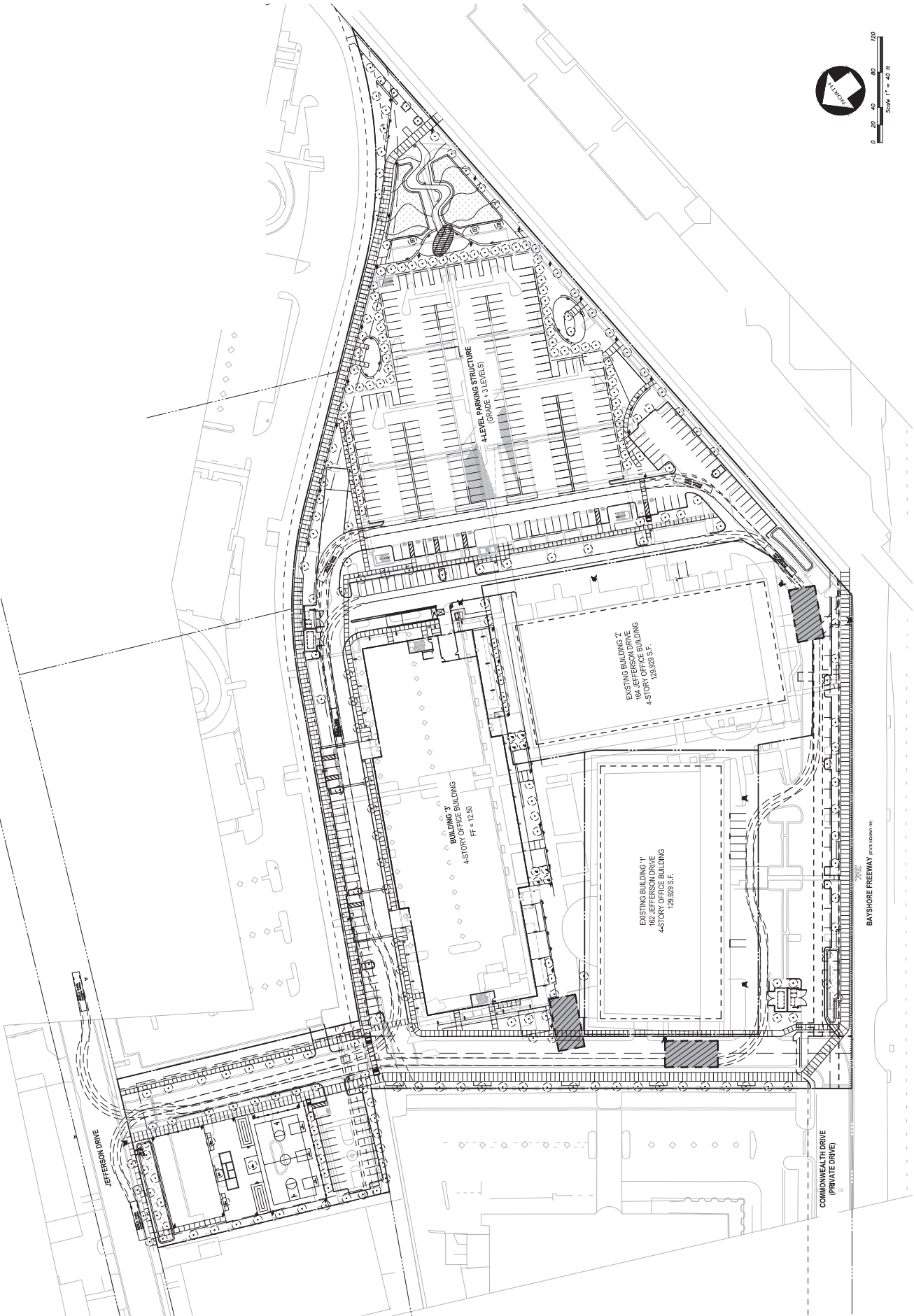
Scale 1" = 40' ft

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

DATE	DESCRIPTION
03/12/17	PLANNING APPLICATION
03/01/18	PLANNING RESUBMITTAL
03/01/18	PLANNING RESUBMITTAL
03/01/18	PLANNING RESUBMITTAL

**FIRE DEPARTMENT
ACCESS PLAN
C5.0**

PROJECT NO. 194152.00



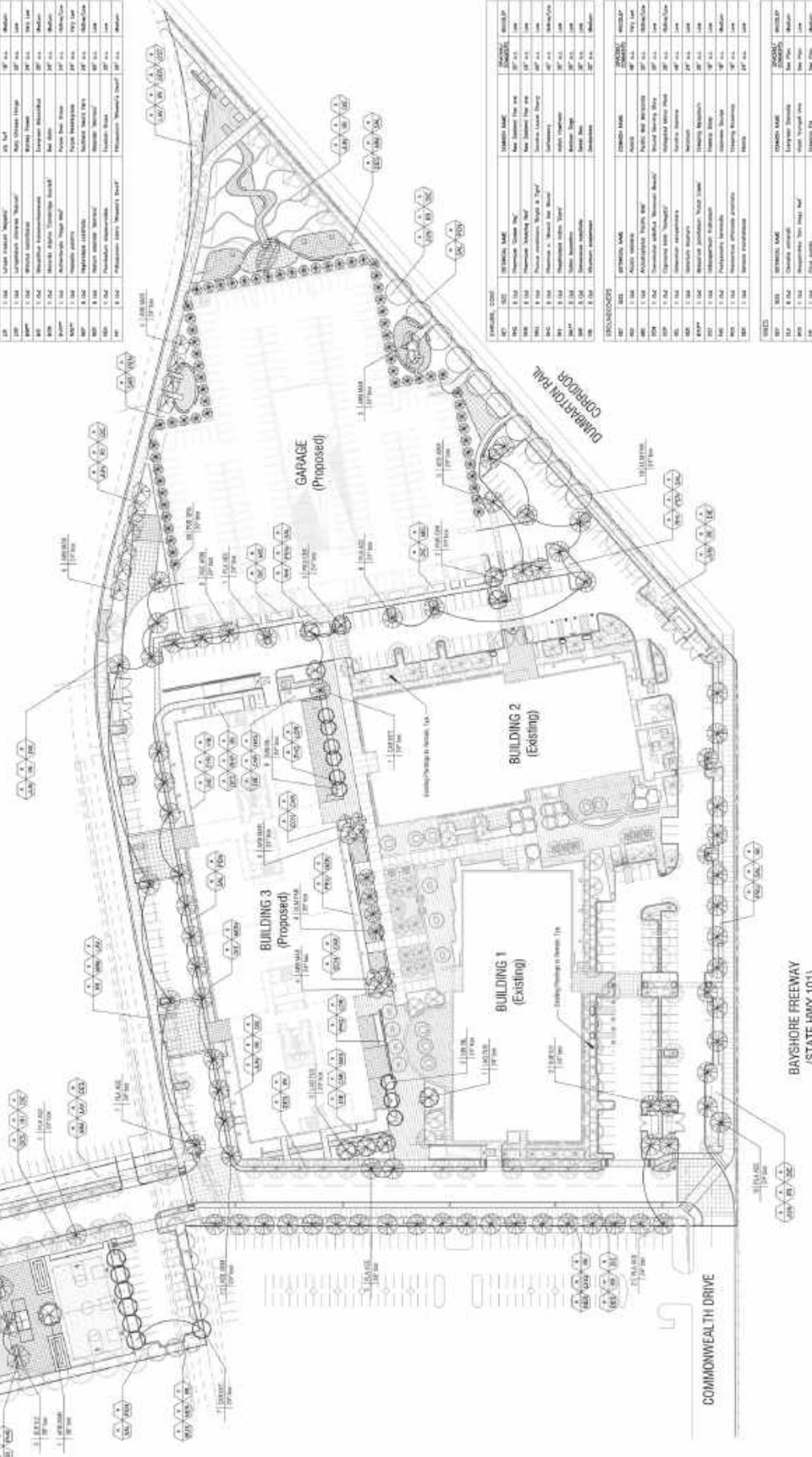


ILLUSTRATIVE LANDSCAPE PLAN

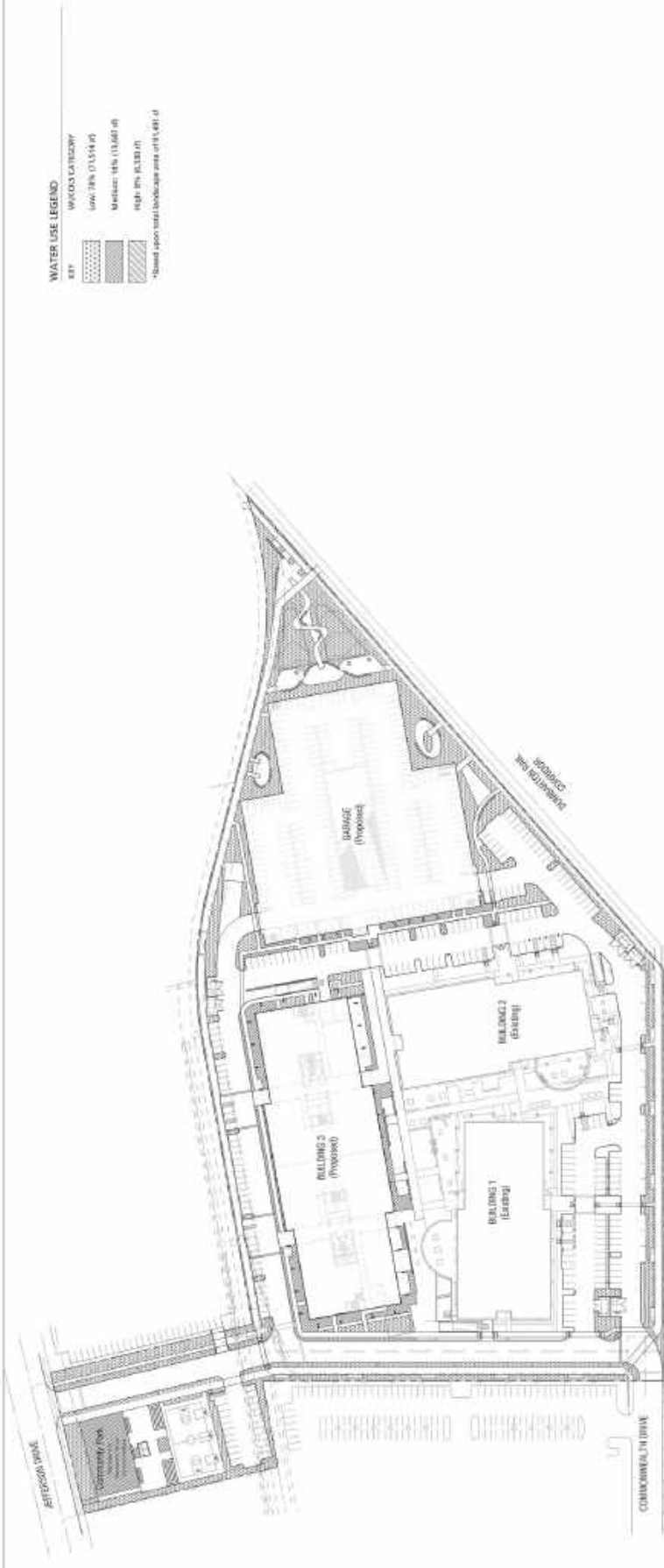
PLANT PALETTE

ITEM	REMARKS	COMMON NAME	PLANT SPECIES	REMARKS
101	See Plan	Acacia longifolia	Acacia longifolia	See Plan
102	See Plan	Acacia longifolia	Acacia longifolia	See Plan
103	See Plan	Acacia longifolia	Acacia longifolia	See Plan
104	See Plan	Acacia longifolia	Acacia longifolia	See Plan
105	See Plan	Acacia longifolia	Acacia longifolia	See Plan
106	See Plan	Acacia longifolia	Acacia longifolia	See Plan
107	See Plan	Acacia longifolia	Acacia longifolia	See Plan
108	See Plan	Acacia longifolia	Acacia longifolia	See Plan
109	See Plan	Acacia longifolia	Acacia longifolia	See Plan
110	See Plan	Acacia longifolia	Acacia longifolia	See Plan
111	See Plan	Acacia longifolia	Acacia longifolia	See Plan
112	See Plan	Acacia longifolia	Acacia longifolia	See Plan
113	See Plan	Acacia longifolia	Acacia longifolia	See Plan
114	See Plan	Acacia longifolia	Acacia longifolia	See Plan
115	See Plan	Acacia longifolia	Acacia longifolia	See Plan
116	See Plan	Acacia longifolia	Acacia longifolia	See Plan
117	See Plan	Acacia longifolia	Acacia longifolia	See Plan
118	See Plan	Acacia longifolia	Acacia longifolia	See Plan
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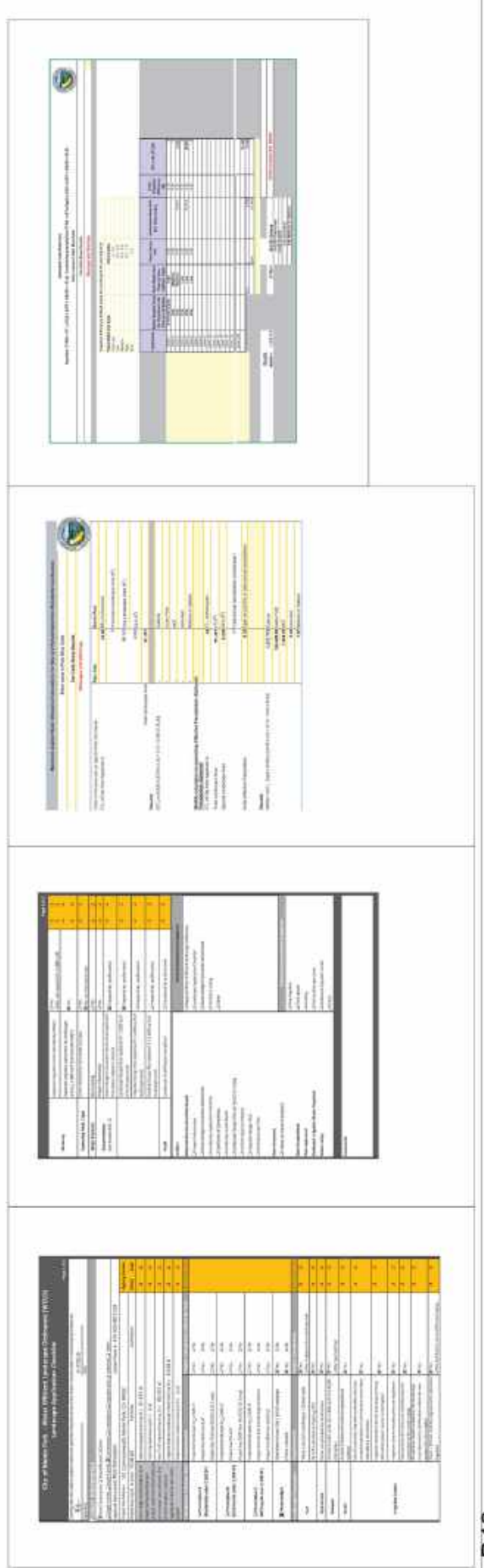
ITEM	REMARKS	COMMON NAME	PLANT SPECIES	REMARKS
121	See Plan	Acacia longifolia	Acacia longifolia	See Plan
122	See Plan	Acacia longifolia	Acacia longifolia	See Plan
123	See Plan	Acacia longifolia	Acacia longifolia	See Plan
124	See Plan	Acacia longifolia	Acacia longifolia	See Plan
125	See Plan	Acacia longifolia	Acacia longifolia	See Plan
126	See Plan	Acacia longifolia	Acacia longifolia	See Plan
127	See Plan	Acacia longifolia	Acacia longifolia	See Plan
128	See Plan	Acacia longifolia	Acacia longifolia	See Plan
129	See Plan	Acacia longifolia	Acacia longifolia	See Plan
130	See Plan	Acacia longifolia	Acacia longifolia	See Plan
131	See Plan	Acacia longifolia	Acacia longifolia	See Plan
132	See Plan	Acacia longifolia	Acacia longifolia	See Plan
133	See Plan	Acacia longifolia	Acacia longifolia	See Plan
134	See Plan	Acacia longifolia	Acacia longifolia	See Plan
135	See Plan	Acacia longifolia	Acacia longifolia	See Plan
136	See Plan	Acacia longifolia	Acacia longifolia	See Plan
137	See Plan	Acacia longifolia	Acacia longifolia	See Plan
138	See Plan	Acacia longifolia	Acacia longifolia	See Plan
139	See Plan	Acacia longifolia	Acacia longifolia	See Plan
140	See Plan	Acacia longifolia	Acacia longifolia	See Plan



ITEM	REMARKS	COMMON NAME	PLANT SPECIES	REMARKS
141	See Plan	Acacia longifolia	Acacia longifolia	See Plan
142	See Plan	Acacia longifolia	Acacia longifolia	See Plan
143	See Plan	Acacia longifolia	Acacia longifolia	See Plan
144	See Plan	Acacia longifolia	Acacia longifolia	See Plan
145	See Plan	Acacia longifolia	Acacia longifolia	See Plan
146	See Plan	Acacia longifolia	Acacia longifolia	See Plan
147	See Plan	Acacia longifolia	Acacia longifolia	See Plan
148	See Plan	Acacia longifolia	Acacia longifolia	See Plan
149	See Plan	Acacia longifolia	Acacia longifolia	See Plan
150	See Plan	Acacia longifolia	Acacia longifolia	See Plan



INDICATION: WOODBONE DR. 6M



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

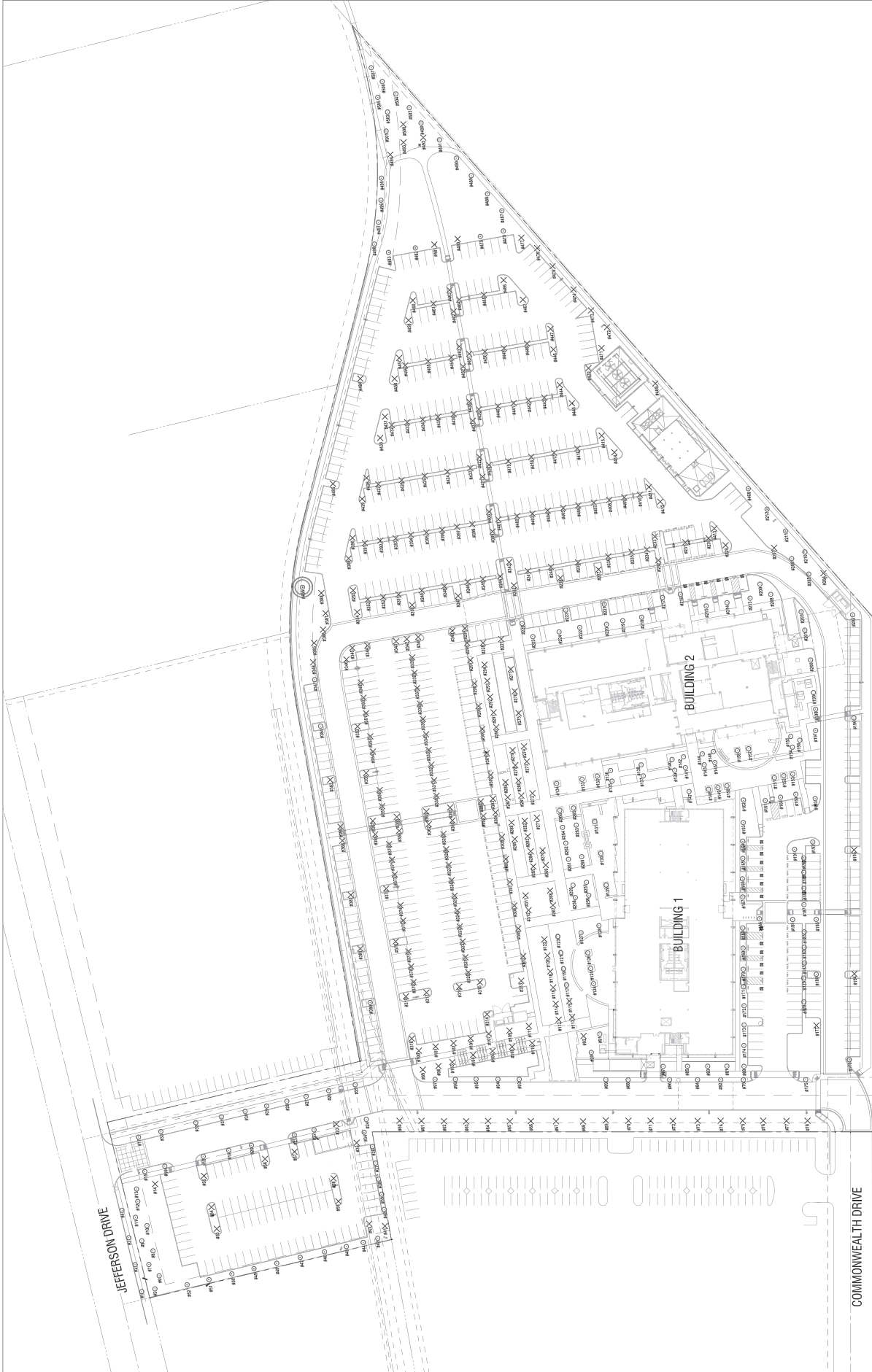
Organization
THE SOBRATO GROUP

DATE	DESCRIPTION
10/22/17	PLANNING APPLICATION
10/22/17	REVISION
10/22/17	PLANNING APPLICATION
10/22/17	PLANNING APPLICATION

North

L8.01

PROJECT NO. 164152.00



LEGEND

SYMBOL	NO. OF TREES	DESCRIPTION
●	1	EXISTING HERITAGE TREES TO REMAIN
○	202	EXISTING TREES TO REMAIN
⊗	304	EXISTING TREES TO BE REMOVED

NOTE: Tree numbers and locations per field study on 10/22/2017.

0 20 40 Feet

TREE INVENTORY PLAN

B49

162-164 Jefferson Drive – Attachment D: Transportation Impact Assessment Study
Intersections

The focused EIR will include analysis of 29 existing intersections and two future intersections, for a total of 31 intersections, as follows:

1. Marsh Road and Bayfront Expressway (State)
2. Marsh Road and Independence Drive (State)
3. Marsh Road and US 101 northbound off-ramp (State)
4. Marsh Road and US 101 southbound off-ramp (State)
5. Marsh Road and Scott Drive (Menlo Park)
6. Marsh Road and Bay Road (Menlo Park)
7. Marsh Road and Middlefield Road (Atherton)
8. Independence Drive and Constitution Drive (Menlo Park)
9. Chrysler Drive and Bayfront Expressway (State)
10. Chrysler Drive and Constitution Drive (Menlo Park)
11. Chrysler Drive and Jefferson Drive (Menlo Park)
12. Chrysler Drive and Independence Drive (Menlo Park)
13. Chilco Street and Bayfront Expressway (State)
14. Chilco Street and Constitution Drive (Menlo Park)
15. Willow Road and Bayfront Expressway (State)
16. Willow Road and Hamilton Avenue (State)
17. Willow Road and Ivy Drive (State)
18. Willow Road and O'Brien Drive (State)
19. Willow Road and Newbridge Street (State)
20. Willow Road and Bay Road (State)
21. Willow Road and Durham Street (Menlo Park)
22. Willow Road and Coleman Avenue (Menlo Park)
23. Willow Road and Gilbert Avenue (Menlo Park)
24. Willow Road and Middlefield Road (Menlo Park)
25. University and Bayfront Expressway (State)
26. Middlefield Road and Ravenswood Avenue (Menlo Park)
27. Middlefield Road and Ringwood Avenue (Menlo Park)

162-164 Jefferson Drive – Attachment D: Transportation Impact Assessment Study
Intersections

- 28. Marsh Road and Florence Street-Bohannon Drive (Menlo Park)
- 29. Bay Road and Ringwood Avenue (Menlo Park)
- 30. Willow Road and US 101 northbound ramps (future only)
- 31. Willow Road and US 101 southbound ramps (future only)