



REGULAR MEETING AGENDA

Date: 10/3/2022
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 871 4022 8110

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

Consistent with Government Code section 54953(e), and in light of the declared state of emergency, and maximize public safety while still maintaining transparency and public access, members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Submit a written comment online up to 1-hour before the meeting start time:
PlanningDept@menlopark.org *
Please include the agenda item number you are commenting on.
- Access the meeting real-time online at:
zoom.us/join – Meeting ID# 871 4022 8110
- Access the meeting real-time via telephone (listen only mode) at:
(669) 900-6833
Regular Meeting ID # 871 4022 8110
Press *9 to raise hand to speak

*Written comments are accepted up to 1 hour before the meeting start time. Written messages are provided to the Planning Commission at the appropriate time in their meeting.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website www.menlopark.org. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

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 June 13, 2022, Planning Commission meeting. ([Attachment](#))

E2 Approval of minutes from the June 27, 2022, Planning Commission meeting. ([Attachment](#))

E3 Approval of court reporter's transcript and minutes from the July 11, 2022, Planning Commission meeting. ([Attachment](#))

F. Public Hearing

F1. Consider and adopt a resolution to approve a use permit to remove an existing chain link fence and construct a new fence that would exceed the fence height/location requirements for properties fronting on Santa Cruz Avenue at 1975 Santa Cruz Avenue (Holy Cross Cemetery), in the R-1-S (Single Family Suburban) zoning district. The new fence would be 5.5 feet in height with column/bollard heights of 6.5 feet, and would feature a block base and columns with iron pickets in between. The existing auto entry gate and columns would remain. ([Staff Report #22-052-PC](#))

F2. Consider and adopt a resolution to approve a use permit to exceed the maximum night time noise limit of 50 dBA, measured at residential property lines, to accommodate electric pool heating equipment for the approved Menlo Park Community Campus (MPCC) development currently under construction at 100 Terminal Avenue, in the in the PF (Public Facilities) zoning district. ([Staff Report #22-053-PC](#))

F3. Consider and adopt a resolution to approve a use permit for hazardous materials to install a diesel back-up generator for an under-construction development including a two-story office building and a three-story residential building with 27 residential units and an underground parking garage at 1540 El Camino Real in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The generator would be located in the underground garage under the office building. ([Staff Report #22-054-PC](#))

G. Regular Business

- G1. Consider and adopt a resolution to approve the Below Market Rate (BMR) Housing in-lieu fee for conversion of existing light industrial commercial space to research and development space in an existing commercial building over 10,000 square feet at 1190 O'Brien Drive, in the LS (Life Science) zoning district. The tenant improvement is subject to building permit approval and is not a discretionary action. ([Staff Report #22-055-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: October 24, 2022
 - Regular Meeting: November 7, 2022

I. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning 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 Planning 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 by request by emailing the city clerk at jaherren@menlopark.org. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

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REGULAR MEETING DRAFT MINUTES

Date: 6/13/2022
Time: 7:00 p.m.
Location: Zoom

A. Call To Order

Chair Chris DeCardy called the meeting to order at 7:01 p.m.

B. Roll Call

Present: Andrew Barnes, Chris DeCardy (Chair), Linh Dan Do, Cynthia Harris (Vice Chair), Henry Riggs, Michele Tate, David Thomas

Staff: Fahteen Khan, Assistant Planner; Nikki Nagaya, Public Works Director; Matt Pruter, Associate Planner; Corinna Sandmeier, Acting Principal Planner

C. Reports and Announcements

Acting Principal Planner Corinna Sandmeier reported the City Council at its June 14, 2022 meeting would hold a public hearing on the Fiscal Year 2022-2023 Budget and Capital Improvement Plan.

D. Public Comment

None

E. Consent Calendar

- E1. Architectural Control/Alex Raymond/325 Sharon Park Drive:
Request for architectural control to conduct exterior modifications at an existing commercial development in the C-2 (Neighborhood Shopping) zoning district. (Staff Report #22-029-PC)

Action: Motion and second (Riggs/Tate) to approve the Consent Calendar as submitted; passed 7-0.

F. Public Hearing

- F1. Use Permit and Architectural Control/David Neubauer/135 El Camino Real:
Request for architectural control review for modifications to an existing commercial building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, including modifications to the front façade and the addition of a roof deck, a second-story screening wall and trellises. The request also includes a use permit for a change of use from a restricted personal service to a mixed-use office and residential building with one residential unit on a property that is substandard with regard to parking. *Continued to a future meeting*
- F2. Variance Revision and Extension of a Vesting Tentative Map/Phil Hydman/706-716 Santa Cruz

Avenue:

Request for a revision to extend the expiration date of an approved variance by two years to continue to allow skylights on the third floor of a previously approved three-story, mixed-use building to exceed the 38-foot height limit, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The applicant is also requesting a two-year extension of a vesting tentative map associated with a major subdivision not to exceed four residential condominium units and one commercial area, with rights reserved for up to ten commercial condominium units. The City Council is the final decision making body for the vesting tentative map extension. (Staff Report #22-030-PC)

Assistant Planner Fahteen Khan reported staff had no updates to the written report.

Applicant Phil Hydman spoke on behalf of the project request.

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

The Planning Commission discussed the proposed project request, commended the project design and expressed interest in a project with more housing units.

ACTION: Motion and second (Barnes/Harris) to adopt a resolution of the Planning Commission of the City of Menlo Park recommending that the City Council adopt a resolution to approve a two-year extension of a vesting tentative map associated with a major subdivision not to exceed four residential condominium units and one commercial area, with rights reserved for up to ten commercial condominium units; passes 7-0.

ACTION: Motion and second (Barnes/Harris) to adopt a resolution of the Planning Commission of the City of Menlo Park to approve a revision to an approved variance to extend the expiration date by two years to continue to allow skylights on third floor of an approved mixed-use building to exceed the 38-foot height limit; passes 7-0.

- F3. Development Agreement Annual Review/Stanford University/300-550 El Camino Real (Middle Plaza at 500 El Camino Real Project):
Annual review of the property owner's good faith compliance with the terms of the Development Agreement for the Middle Plaza at 500 El Camino Real project. (Staff Report #22-031-PC)

Commissioner Harris recused herself due to the proximity of her residence to the project address.

Planner Sandmeier said staff had no updates to the written report.

Nic Durham, Stanford University representative, said he had no updates to the written report.

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

The Planning Commission discussed the Development Agreement Annual Review and received information on the progress of the underground rail crossing component from Public Works Director Nikki Nagaya. Chair DeCardy requested for the record a note to City Council to suggest with the difference between the estimated cost of the crossing at the time the development agreement was negotiated and current estimated costs to consider ways to ensure the percentage share of the applicant remained equal over time.

ACTION: Motion and second (Thomas/Riggs) to adopt a resolution of the Planning Commission of the City of Menlo Park finding the property owner to be in good faith compliance with the terms of the Development Agreement for the Middle Plaza at 500 El Camino Real project in the ECR/DSP (El Camino Real/Downtown Specific Plan) zoning district; passes 6-0 with Commissioner Harris recused.

G. Regular Business

- G1. 2022-23 Capital Improvement Plan/General Plan Consistency:
Consideration of consistency of the 2022-23 projects of the Five-Year Capital Improvement Plan with the General Plan. (Staff Report #22-032-PC)

Public Works Director Nagaya made a short presentation on the item.

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

The Planning Commission discussed the 2022-23 Capital Improvement Plan and its consistency with the General Plan with Public Works Director Nagaya.

ACTION: Motion and second (Riggs/Barnes) to adopt a resolution of the Planning Commission of the City of Menlo Park determining that the Five-Year Capital Improvement Plan's Fiscal Year 2022-23 Projects are consistent with the General Plan; passes 7-0.

H. Informational Items

- H1. Future Planning Commission Meeting Schedule
- Regular Meeting: June 27, 2022
 - Regular Meeting: July 11, 2022

Planner Sandmeier reported on the upcoming June 27, 2022 meeting agenda.

I. Adjournment

Chair DeCardy adjourned the meeting at 8:12 p.m.

Staff Liaison: Corinna Sandmeier, Acting Principal Planner

Recording Secretary: Brenda Bennett



REGULAR MEETING DRAFT MINUTES

Date: 6/27/2022
Time: 7:00 p.m.
Location: Zoom

A. Call To Order

Chair Chris DeCardy called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Barnes, Chris DeCardy (Chair), Linh Dan Do, Cynthia Harris (Vice Chair), Henry Riggs, Michele Tate, David Thomas

Staff: Matt Pruter, Associate Planner; Corinna Sandmeier, Acting Principal Planner

C. Reports and Announcements

Acting Principal Planner Sandmeier said the City Council would meet June 28, 2022 and one of its agenda items was the City's Fiscal Year 2022-2023 Budget.

D. Public Comment

None

E. Consent Calendar

None

F. Public Hearing

F1. Use Permit/Larry Kahle/176 E Creek Drive:

Request for a use permit to construct first and second story additions and interior alterations to an existing nonconforming one-story, single-family residence in the R-1-S (Single Family Suburban Residential) zoning district. The value of the proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period and therefore requires approval of a use permit. *Continued to a future meeting*

F2. Use Permit/Thomas James Homes/1220 N Lemon Avenue:

Request for a use permit to demolish an existing two-story, single-family residence and accessory building, and construct a new two-story residence on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district. The proposal includes an attached ADU which is a permitted use and exempt from discretionary review. (Staff Report #22-033-PC)

Planner Sandmeier said staff had no additions to the staff report.

Applicant Thomas James Homes representative Anna Felver and architect Jaime Matheron as well as property owner Viktor Radchenko spoke on behalf of the project.

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

The Planning Commission discussed the proposed project and commended the number and size of replacement trees for privacy screening.

ACTION: Motion and second (Barnes/Riggs) to adopt a resolution of the Planning Commission of the City of Menlo Park approving a use permit for the demolition of an existing two-story, single-family residence and construction of a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district; passes 7-0.

G. Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: July 11, 2022
- Regular Meeting: July 25, 2022

Planner Sandmeier reported the Commonwealth Building 3 project draft EIR public hearing and study session would be on the July 11th agenda and several smaller projects.

Chair DeCardy reported he would be absent for the July 11 meeting. He reported back on Commissioner Riggs' request to agendize an item to potentially solve for streamlining some issues with oddly shaped lots and fence heights. He said the staff's work plan and levels did not have the capacity to support policy making suggested by the Commission and the process that would involve at this time. He said he had suggested and it was under staff advisement that the Commission annually review its charter as new commissioners joined.

H. Adjournment

Chair DeCardy adjourned the meeting at 7:31 p.m.

Staff Liaison: Corinna Sandmeier, Acting Principal Planner

Recording Secretary: Brenda Bennett

Planning Commission



REGULAR MEETING DRAFT MINUTES

Date: 7/11/2022
Time: 7:00 p.m.
Location: Zoom

A. Call To Order

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

B. Roll Call

Present: Andrew Barnes, Linh Dan Do, Cynthia Harris (Vice Chair), Michele Tate, David Thomas, Henry Riggs

Absent: Chris DeCardy (Chair)

Staff: Payal Bhagat, Contract Principal Planner; Michael Biddle, Assistant City Attorney; Calvin Chan, Senior Planner; Fahteen Khan, Associate Planner; Kyle Perata, Acting Planning Manager; Corinna Sandmeier, Acting Principal Planner; Chris Turner, Associate Planner

C. Reports and Announcements

Planner Sandmeier updated the Commission about an error in agenda item H1 and that the first meeting in August was the 15th and not the 11th as noted.

D. Public Comment

- Elizabeth McCarthy, Willows, commented on future plans of Café Zoe for a permit for an outdoor amplified concert venue and that would be protested by her and neighbors facing the venue noting excessive noise.
- Pam D. Jones, District 1 resident, said she had a question whether replacement trees equally removed carbon dioxide quantities as the trees being replaced had done.

E. Consent Calendar

- E1. Approval of minutes from the March 14, 2022, Planning Commission meeting. (Attachment)

Commissioners Riggs and Tate said they would abstain from voting on the minutes due to the three-month age of those.

ACTION: Motion and second (Barnes/Harris) to approve the March 14, 2022 Planning Commission meeting minutes as submitted; passes 4-0-2-1 with Commissioners Riggs and Tate abstaining and Chair DeCardy absent.

- E2. Architectural Control/D. Michael Kastrop/2900 Sand Hill Road:
Request for architectural control to construct new pedestrian and vehicle entry gates and modify fencing at the existing Sharon Heights Golf and Country/ Club parking lot entrance along Sand Hill Road in the OSC (Open Space and Conservation) zoning district. The project also includes modifications to the layout of the parking lot. (Staff Report #22-034-PC)

ACTION: Motion and second (Riggs/Barnes) to adopt a resolution and conditions of approval for architectural control to construct new pedestrian and vehicle entry gates and modify fencing at the existing Sharon Heights Golf and Country Club parking lot entrance along Sand Hill Road in the OSC (Open Space and Conservation) zoning district, and modifications to the layout of the parking lot; passes 6-0-1 with Chair DeCardy absent.

F. Public Hearing

- F1. Use Permit/Larry Kahle/176 E Creek Drive:
Request for a use permit to construct first and second story additions and interior alterations to an existing nonconforming one-story, single-family residence on a substandard lot with regard to lot width in the R-1-S (Single Family Suburban Residential) zoning district. The proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The proposal would also exceed 50 percent of the existing floor area and is considered equivalent to a new structure. (Staff Report #22-035-PC)

Senior Planner Chan said staff had no updates to the staff report.

Architect Larry Kahle spoke on behalf of the project.

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

The Planning Commission discussed the project and noted its nearly standard size lot and low impact design.

ACTION: Motion and second (Tate/Barnes) to adopt a resolution approving a use permit to construct first and second story additions and interior alterations to an existing nonconforming one-story, single-family residence on a substandard lot with regard to the minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district; passes 6-0-1 with Chair DeCardy absent.

- F2. Use Permit/Alejandro Salinas/900 Willow Road: Request for a use permit to allow the sale of beer, wine and distilled spirits for off-premises consumption at an existing convenience store, in the C-4 (General Commercial) zoning district. (Staff Report #22-036-PC)

Associate Planner Khan said staff had no updates to the written report.

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

The Planning Commission discussed the project and noted staff's diligence researching adjacent venues selling alcohol and the facility's attractiveness and offering of a variety of food and other items.

ACTION: Motion and second (Barnes/Thomas) to adopt a resolution approving a use permit to allow the sale of beer, wine and distilled spirits at an existing convenience store for off-premises consumption at 900 Willow Road in the C-4 (General Commercial) zoning district; passes 6-0-1 with Chair DeCardy absent.

F3 and G1 are associated items with a single staff report

- F3. Draft Environmental Impact Report (Draft EIR) Public Hearing/Peter Tsai for The Sobrato Organization/162-164 Jefferson Drive (Commonwealth Building 3 Project):
Public hearing to receive comments on the Draft EIR to redevelop the project site with a new approximately 249,500 square-foot four-story office building, an approximately 404,000 square-foot four-story parking structure (with five-levels), and publicly accessible open space on a 13-acre parcel. The project site contains two existing office buildings, encompassing approximately 259,920 square feet of gross floor area, which are proposed to remain. The project site is located in the O-B (Office-Bonus) zoning district. The proposed project would demolish existing surface parking and landscaping to accommodate the new office building and parking structure. The total gross floor area of office use on the site would be approximately 509,420 square feet with a floor area ratio of 88%. The proposed project includes a request to modify the City's bird friendly design standards. The proposal includes a request for an increase in height and floor area ratio (FAR) under the bonus level development allowance in exchange for community amenities. The applicant has proposed to pay the in-lieu fee to satisfy its community amenity obligation. To comply with the City's below market rate (BMR) requirements for commercial projects, the applicant has proposed to pay the BMR commercial linkage in-lieu fee. The proposed project also includes a request for the use of hazardous materials (diesel fuel) for an emergency backup generator. An Initial Study (IS) and Notice of Preparation (NOP) were released on May 24, 2019, and included a public review period from May 24, 2019 through June 28, 2019, to evaluate the potential environmental impacts of the proposed project and determine what level of additional environmental review would be appropriate. In accordance with Section 15168 of the CEQA Guidelines, the project-level IS was prepared to disclose the relevant impacts and mitigation measures addressed in the certified program-level ConnectMenlo EIR and discuss whether the project is within the parameters of the ConnectMenlo EIR or if additional analysis would be necessary. Based on the findings of the IS and consistent with the settlement agreement between the City of Menlo Park and the City of East Palo Alto, a Draft EIR was prepared to address potential physical environmental effects of the proposed project in the following areas: population and housing, transportation, air quality, greenhouse gas emissions, noise, cultural resources and tribal cultural resources, biological resources, and utilities and service systems. The Draft EIR does not identify any significant and unavoidable environmental impacts from the proposed project. The City is requesting comments on the content of this focused Draft EIR. The project location does not contain a toxic site pursuant to Section 6596.2 of the Government Code. (Staff Report #22-037-PC)

This item was transcribed by a court reporter

G. Study Session

- G1. Study Session/Peter Tsai for The Sobrato Organization/162-164 Jefferson Drive (Commonwealth Building 3 Project):
- Request for a study session for a proposal to redevelop the project site with a new approximately 249,500 square-foot four-story office building, an approximately 404,000 square-foot four-story parking structure (with five-levels), and publicly accessible open space on a 13-acre parcel. The project site contains two existing office buildings, encompassing approximately 259,920 square feet of gross floor area, which are proposed to remain. The project site is located in the O-B (Office-Bonus) zoning district. The proposed project would demolish existing surface parking and landscaping to accommodate the new office building and parking structure. The total gross floor area of office use on the site would be approximately 509,420 square feet with a floor area ratio of 88%. The proposed project includes a request to modify the City's bird friendly design standards. The proposal includes a request for an increase in height and floor area ratio (FAR) under the bonus level development allowance in exchange for community amenities. The applicant has proposed to pay the in-lieu fee to satisfy its community amenity obligation. To comply with the City's below market rate (BMR) requirements for commercial projects, the applicant has proposed to pay the BMR commercial linkage in-lieu fee. The proposed project also includes a request for the use of hazardous materials (diesel fuel) for an emergency backup generator. (Staff Report #22-037-PC)

Planner Sandmeier said staff recommended that the Commission consider the following topics and use them as its guide for clarifying questions, including:

- Site layout, including the proposed open space and paseo
- Architectural design and requested waivers
- Potential intersection improvements through project-specific conditions
- Below Market Rate (BMR) housing proposal
- Community amenities proposal

Vice Chair Harris opened public comment.

Public Comment:

- Adina Levin, Menlo Park resident, said she mainly was speaking for herself but also some as the Executive Director of Friends of Caltrain. She referred to the proposal initially to have the underpass of the Dumbarton Rail. She said that would be a great amenity, noting the ConnectMenlo goal to provide live, work and play development. She said the proposed project would have housing, office and some services and was separated from the Menlo Park Community Center and Kelly Park by train tracks. She said to provide safe crossing for people walking and bicycling would be fantastic. She referred to concerns and challenges expressed about a feasible design. She said Caltrain had begun a process of updating its standards for grade separation. She said while it seemed the project proponents had reached out to SamTrans on this that SamTrans might have referred to Caltrain's old standards. She said the new standards Caltrain was working on might conceivably make it more feasible to build this kind of project. She encouraged the applicant and the city to work with Caltrain and not just SamTrans' real estate department to see about building this amenity. She said speaking for herself she would like to see less diesel if diesel had to be used and regarding the roadway widening described as an improvement that should go to the Complete Streets Commission as that was not an improvement for those wanting to walk or bicycle and as safety needed to be addressed.

- Pam D. Jones, Belle Haven resident, District 1, said she understood that these types of projects coming to the Planning Commission met the guidelines of the ConnectMenlo General Plan simply because those developers helped put that information together. She said she was there when that was happening and residents were attempting to give what their opinions were. She said a major problem with ConnectMenlo was it did not connect anything. She said she applauded The Sobrato Organization as it had heard the community when they talked about how the people living in high density apartment buildings would get to the new community center. She referred to Tide Academy and that Belle Haven students attending it had to take a circuitous route to get there. She said the most logical thing to be done was to provide for those students to have easy access as that would provide a real sense of connecting all residents of Menlo Park together. She encouraged the Commission to look at the plans and work with Sobrato and as Ms. Levin spoke to work with SamTrans and Caltrain and solve the undercrossing. She said in that plan they had to look at environmental concerns and this certainly addressed environmental concerns as people in the M2 would not have to drive all the way over to the Center down Terminal Avenue, a very narrow street and it would allow students easier walking access to Tide Academy.

Vice Chair Harris closed the public comment period.

Commission Comment: Commissioner Thomas said it appeared that the applicant was proposing to pay a BMR in-lieu fee as it was the only option as the zoning was for office. He asked if that was correct.

Planner Sandmeier said in terms of the project site it was correct that there was not a possibility to add residential units. She said the developer had another project pending that could potentially provide housing units and satisfy the BMR requirements for this project but that was dependent upon future approvals.

Commissioner Do referred to the mass timber proposed for the design. She said having that as a contrast to the overall cool glass and gray metal palette of the project could be very nice. She said regarding office space of the future she noted that a physical space might still be irrelevant post pandemic collaboration and outdoor workspace. She said the balconies even though generous that relative to the building they still read as a corner or edge condition. She said she would want the concept of outdoor workspace architecturally expressed as outdoor rooms. She said maybe it was a series of plan diagrams showing how the building could change with operable windows. She said looking at Tide Academy just down the street and there you felt the outdoor collaborative space or outdoor learning space expressed through the architecture. She referred to parking within the context of the site layout. She said even though the parking structure had been reduced in size she felt strongly that it was very large. She said the Tide Academy currently had 200 students and was projected to grow to 400 students. She said also the number of employees was more than doubling. She said she thought the plans needed to be more ambitious keeping to a leaner parking. She said at the 2019 scoping session she believed most of the planning commissioners agreed the 2.5 ratio was better for the community. She said at that time there was not a tenant and the developer had indicated they wanted to make it more attractive for prospective tenants and that was also before the pandemic. She said now there was a tenant and post pandemic she believed that ratio could be revisited. She referred to the public comment on the diesel generator. She said just across the way the new community center had a solar battery micro grid. She said it was encouraging to hear that was also perhaps being entertained with this project instead of a diesel generator. She said while the impacts of the project were small compared to traffic given it was right next to Belle Haven that

had had its undue share of construction activity and pollution, she thought out of principle that if they would consider something other than diesel that would be great.

Vice Chair Harris asked the applicant to address two questions; the first was regarding the potential to build BMR units at another of its project sites and the second was what had they done to eliminate the diesel generator request.

Mr. Peter Tsai, Commonwealth Project, said he believed staff was referring to a different and separate project of theirs at 123 Independence Drive and that was 100% residential. He said originally the latter had been a mixed-use project but had heard from the community and commission the strong desire for more housing. He said subsequently it became a 100% residential project of 316 apartment units and 116 townhome units. He said for the community amenity for that project they were proposing more affordable housing. He said for the project being studied this evening for office use they were proposing payment of a BMR in-lieu fee.

Vice Chair Harris said she was not sure the number of BMR units that the BMR in-lieu fee of \$5 million equated to but asked whether the applicant would reconsider including in the other project actual units for this project's BMR requirement.

Mr. Tsai said as the other project was on a separate approval timeline he would need to confer with their legal counsel and staff. He said if they were proposing BMR on the residential project then the two projects would be commingled and that was not their intent.

Vice Chair Harris said the intent was not to commingle the projects rather to place what BMR costs were for this project into the other project as built units, and asked if that was possible.

Linda Klein, applicant's legal counsel, said from a CEQA perspective they would need to analyze the impact of construction of those units at the 123 Independence Drive site as part of this particular EIR. She said as they were separate projects this project EIR only looked at impacts from building the office at Commonwealth and not the residential units at 123 Independence Drive.

Commissioner Tate said unless she was mistaken there had been other developers who had their funds go to BMR housing on other projects. She said even though 123 Independence Drive was a separate project and under different tiers of the applicants' business could not they do as other developers had done. She said she was getting the impression from the applicants tonight that such a thing was impossible and she was not sure that was the case as there had been precedents where it had happened with collaboration between office and housing developers. She asked how many BMR units the 123 Independence Drive project had.

Mr. Tsai said they were still working on the community amenity for that project and did not have an exact number yet. He said he would look up what their current proposal was.

Planner Sandmeier said they had had a project in the Specific Plan area that was similar where one project was developed earlier and the BMR housing agreement said that BMR units required for it would be provided in a second project that was on a separate timeline, and if those proposed units did not become available, for example, because that project was not approved, that the applicant would pay an in-lieu fee after two years if the units were not available. She said she thought this could be set up and structured in a way that the first project did not necessitate approval of the second project. She said also present was Michael Biddle, from the City Attorney's office.

Attorney Biddle said he would agree with Planner Sandmeier's evaluation. He said there was the possibility for them to structure the BMR agreement on this project and as well the BMR agreement on the 123 Independence Drive project. He said for this project they could structure things to allow for the use of those funds to buy down additional units in the other project as affordable. He said it was definitely something they could explore which it seemed the commission would like them to do.

Vice Chair Harris asked about the comment that additional CEQA analysis was needed. Mr. Biddle said as long as 123 Independence Drive was being evaluated separately that was not a concern. He said their agreement would simply be on this project and that the city would either take the money or the money would be applied to get further affordability at 123 Independence Drive subject to that project being evaluated pursuant to CEQA and in fact being built. He said they probably would want to establish some time period by which that had to occur. He said if 123 Independence Drive did not go forward the BMR money would come back to the city and the city could use it to assist with affordable housing in other locations.

Vice Chair Harris said she would like the city to look at that as she thought it was better to have developers building BMR units rather than giving the city the in-lieu fee. She asked what they needed to do to direct the applicant to look at that option.

Mr. Tsai said as the applicant they were happy to explore that with staff and legal counsel and how they could make that work. He said if they could structure it in the way Mr. Biddle presented it was a viable option. He said their BMR proposal for 123 Independence Drive was 48 BMR apartment units that met the 15% requirement and another eight low-income units for a total of 56 units. He said they were proposing 18 BMR townhomes.

Commissioner Tate said she was glad to see the proposal was exceeding the 15% requirement.

Mr. Tsai said regarding the diesel generator that the technology was not yet advanced enough to do otherwise and they were keeping track of that technology development. He said that the diesel generator was needed to back up the elevator as per municipal code and accessibility requirements. He said right now there was no battery pack generator that could provide the necessary power for an elevator.

Commissioner Riggs said regarding the parking structure proposed that he was glad to see that it was not terribly visible from Highway 101 but it was visible from Kelly Park. He said he appreciated the effort to screen it but it was apparently larger than the tree heights. He said the project would benefit from reconsidering the parking structure and the amount of parking. He said he recalled on past projects that the Planning Commission had asked that parking be reduced from the city standard. He said he thought there was ample precedence for the planning commission to ask for reduced parking ratios. He said in practice he did not support in-lieu fees, noting the larger in-lieu fee, as it was unknown how future city councils might choose to appropriate those funds. He said he concurred that it was better to get BMR units built than get the in-lieu fees. He said that was because the city was not a developer and that the hardest part of doing affordable projects was acquiring the land. He said he as others was really happy to hear about the proposed underpass to Kelly Park and then deflated with the inevitable bureaucratic problems. He said Ms. Levin brought good news that Caltrain standards were in flux. He noted in addition to the underpass the reference to public restrooms in the small park as a possibility was encouraging, as public restrooms in a city were of value. He said he would support those. He said Commissioner Do commented specifically

on the corner balconies. He said he thought the project would benefit from a review of such design details.

Commissioner Tate said she appreciated Ms. Jones' comments about the underpass and Ms. Levin's comments and suggested the applicant revisit with Caltrain as it was trying to partner with communities. She said for the Belle Haven community having the underpass would provide access to the Greystar Urgent Care and to the public space that would be offered on that property site. She asked whether there had been any conversations between The Sobrato Organization and Greystar about the pharmacy in connection with the urgent care that was going to be there and some way to merge those as the community amenity. She said she understood the pharmacy was going into the Willow Village area; however, it would be great if that pharmacy was convenient for people seen at the urgent care. She said she felt like she had brought this type of collaboration up often over the past few larger projects in that area that the commission had seen. She said projects seemed so siloed that there did not seem to be collaboration among the developers so the full benefit of the development happening in that area was not being realized, which definitely impacted her as a Belle Haven resident.

Mr. Tsai said they did not have a conversation about the pharmacy with Greystar as they understood that it was a CVS type of project with a standard size of about 15,000 square feet. He said he did not know how big the urgent care center was in Greystar's project and whether it could provide another 15,000 square feet for a pharmacy.

Commissioner Tate said since they understood a full-size pharmacy was going to be placed at Willow Village what she was thinking was something smaller. She referred to the Palo Alto Medical Foundation on El Camino Real and that Walgreens leased out the bottom floor, which while not a full-scale pharmacy met the needs of people being served at either urgent care or in the clinic. She said some pharmacy on a smaller scale even would benefit the community so residents did not have to leave the urgent care and then go across Willow Road to the pharmacy to get a prescription filled. She suggested perhaps that was a conversation that might happen between now and the next time the commission saw the project. Mr. Tsai said he was happy to have that conversation with Greystar. Commissioner Tate thanked him and emphasized that collaboration among developers across all projects was missing. She said she appreciated the applicants' outreach and listening to the community over the years as they brought this project forward and said she thought the project was something that was welcome.

Commissioner Thomas said his biggest question tonight had been about the in-lieu fees. He said like other commissioners he was excited to hear about and appreciated the applicants' efforts to work on an underpass. He said he appreciated Ms. Jones' comment on that matter and the applicants' willingness to modify plans based on community feedback and in the best interest of the community. He said the oak tree screening was huge and a nice touch with the Menlo Park Community Center going up nearby. He said he would encourage the developer to keep pushing for additional screening even nonvegetative screening that might help above the tree canopy line. He said another area where the developer did a great job incorporating feedback was reducing height and square footage. He said the addition of Jefferson Park was one of the areas with more potential for creativity and he encouraged the developer to get in touch with the city's parks and recreation commission, which might provide additional feedback on, for example, what different types of activities or sports courts might be of the most interest. He said he thought where the developer had gone beyond the immediate threshold was with the VMT reduction in the draft EIR at 37.4%, which was already over 13% of the requirements. He said like Commissioner Riggs and others he thought

that Ms. Jones' comments about ConnectMenlo were particularly excellent about really prioritizing the spirit of ConnectMenlo. He said if there was any way to revisit the underpass, he would second doing that.

Commissioner Barnes noted the project had been downsized since the commission first saw it when they had had robust discussion about the parking structure, the siting, and massing of the structure. He said it was hard to get beyond the concept of the applicant effectively shoehorning that last building into a preexisting campus just because they wanted to. He said this reduction in massing, height and gross floor area worked and was not out of context with what was existing. He said he wanted to reiterate that commercial space was valuable and he supported office in this area where it was intended relative to the ConnectMenlo process. He said that process was well thought out from a density perspective and a community benefit perspective. He said the curse and blessing of having a few owners in that area allowed for an integrated development of placemaking from the viewpoints of circulation and sustainability. He said that was the context and that the proposed development worked well within that context. He said commercial use was definitely welcomed by a younger demographic in the city, who supported the vibrancy and the opportunities the office components brought to the area and the economic vibrancy in the opportunity to work there. He said he appreciated the comments about the in-lieu fee as he had no patience for large amounts of funding being arbitrarily disbursed at a different point in time. He said he thought the developer needed to figure out how they might provide a material benefit to the community noting their team's strength and capacity.

Vice Chair Harris said it seemed that they had all talked about the pedestrian / bicycle tunnel and wanted the applicants to do another round toward that, and that the work they had done so far on that was valued. She said to the extent staff might help with that or if there was other help they needed in those negotiations, she hoped they would reach out for that.

Vice Chair Harris said regarding some of the changes for potential roadway improvements that there were nine LOS near term potential improvements that were not part of the TIF but were on the list in the proposal. She said while all of them were conditioned as low in preliminary feasibility determination, she would like to know if they were going to be on the list what the secondary effects might be if there were ones, and if they resulted in less comfort, convenience or safety for nondrivers at the intersections they had heard a lot about or if they would have a secondary VMT increase impact. She said she would like to ensure that the next time the project came to the commission that if there were any LOS intersection potential improvements on the list that were not on the TIF that they got some explanation as to why and what the secondary effects might be for those. She asked how could they go back and revisit the parking structure noting that many of the commissioners had concerns about the size of it and the number of parking spaces as they were trying to reduce the congestion and VMT in this area. She said even though from a CEQA standpoint it did not seem like it would have a big effect everyone knew that there would be a lot more people in the area needing to commute to this new project. She asked staff to address how to do that parking reduction if that was something the commission would like to do.

Planner Sandmeier said the project would come back for the final recommendations from the planning commission to the city council with the final environmental impact report. She said if the commission recommended approval to the city council and if the project included more parking than the minimum required, which she thought it currently did, that could be included for example as a condition that the parking be reduced to the minimum permitted per the zoning ordinance.

Vice Chair Harris asked how they as a city and the members of the commission might help the Sobrato Organization to make the tunnel a reality. She observed the good faith efforts the applicants had made in that regard and the money they had put towards it and the design.

Planner Sandmeier said the commission's comments were on the record for this evening. She said the undercrossing was not currently on the public amenities list. She said the city council had identified a need to update the list so potentially that could be on a future list but there was not a specific timeline for when a new proposed list would go to the council. She said definitely tonight's feedback was a strong interest in getting the undercrossing done. Vice Chair Harris said she understood two council members were working on the community amenities list and they had developed another list. She asked if that was so and if so where was the list. Planner Sandmeier said that there were staff working on it but she did not know of any formal timeline. Vice Chair Harris said she had heard the Dumbarton Rail undercrossing was on that list but was not sure. She asked Planner Sandmeier to confirm when they could see the new list and when it was going to council for approval so that the commission might use it on projects coming forward.

Commissioner Tate said Commissioner Riggs had mentioned that in the past the commission had recommended reduced parking. She said she was curious about how that had occurred. Commissioner Riggs said there was more than one instance but spread over so many years that he could not identify the project. He said not all of those would have been use permits or even architectural controls. He said the commission could recommend to city council when there was a development agreement to reduce parking and except for the Specific Plan area, the council could make parking reductions. He said in the case of parking guidelines in general those were guidelines and projects could be interpreted but he would let Planner Sandmeier speak to that more directly. He said regarding the site layout that his response was positive noting the park and the access to and through the project, which he thought should be on the record.

Vice Chair Harris said the site layout was well done. She said she had one small complaint and that was the track that went around the site as it was 20 feet for all but one section that was a smaller sidewalk. She said she thought that was because the parking lot encroached not allowing for the 20 feet width there. She said to the extent the parking might be reduced then there might be more room for the track around the property to be all the same width. She said she thought it would be nice like a jogging path for people that worked there. She said when she visited the site, she loved the landscaping that was in that area as it was very beautiful and she hoped that would continue there with this project.

H. Informational Items

H1. Future Planning Commission Meeting Schedule

- Regular Meeting: July 25, 2022
- Regular Meeting: August 11, 2022

Planner Sandmeier said the July 25 meeting agenda would include a residential project, the Springline Master Sign Program, two public utility abandonments, and the SB 9 ordinance. She reiterated that the agenda had an error and the first meeting in August was the 15th and not the 11th.

I. Adjournment

Vice Chair Harris adjourned the meeting at 9:47 p.m.

Staff Liaison: Corinna Sandmeier, Acting Principal Planner

Recording Secretary: Brenda Bennett

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CITY OF MENLO PARK

3

PLANNING COMMISSION

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5 In re:

6

Draft Environmental Impact Report
(Draft EIR) Public Hearing/Peter
Tsai for the Sobrato Organization/
162-164 Jefferson Drive
(Commonwealth Building 3 Project)

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ENVIRONMENTAL IMPACT REPORT

16

REPORTER'S TRANSCRIPT OF PROCEEDINGS

17

18

19

Monday, July 11, 2022

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CERTIFIED COPY

1 ATTENDEES

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3 THE PLANNING COMMISSION:

4

Henry Riggs
Michelle Tate
Cynthia Harris - Vice Chairperson
Andrew Barnes
Linh Dan Do
David Thomas

8

SUPPORT STAFF:

9

Corinna Sandmeier
Chris Turner

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11

PROJECT PRESENTERS:

12

Peter Tsai
Evan Sockalosky

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14

15 BE IT REMEMBERED that, pursuant to Notice of the
16 Meeting, and on July 11, 2022, via ZOOM Videoconference,
17 before me, AMBER ABREU-PEIXOTO, CSR 13546, State of
18 California, there commenced a Planning Commission meeting
19 under the provisions of the City of Menlo Park.

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1 P R O C E E D I N G S

2

3 COMMISSIONER HARRIS: Okay. So the next item on
4 the agenda has a single Staff Report, F3 and G1. And we
5 will start with the F3, the Draft Environmental Impact
6 Report, the Draft EIR Public Hearing, with Peter Tsai, for
7 the Sobrato Organization, 162 to 164 Jefferson Drive, the
8 Commonwealth Building 3 Project.

9 We have a public hearing to receive comments on
10 the Draft EIR to redevelop the project site with a new,
11 approximately 294,500 square-foot, four-story office
12 building and approximately 404,000 square-foot four-story
13 parking structure, with five levels, and
14 publicly-accessible open space on a 13-acre parcel.

15 The project site contains two existing office
16 buildings encompassing approximately 259,920 square feet
17 of gross floor area, which are proposed to remain. The
18 project site is located in the O-B. That's "Office-Bonus"
19 zoning district. The proposed project would demolish
20 existing surface parking and landscaping to accommodate
21 the new office building and parking structure.

22 The total gross floor area of the office use on
23 the site would be approximately 509,420 square feet, with
24 a floor area ratio of 88 percent. The proposed project
25 includes a request to modify the City's bird-friendly

1 design standards. The proposal includes a request for an
2 increase in height and floor area ratio, the FAR, under
3 the bonus level development allowance in exchange for
4 community amenities. The applicant has proposed to pay
5 the in-lieu fee to satisfy its community amenity
6 obligation. To comply with the City's below market rate
7 -- the BMR requirements -- for commercial projects, the
8 applicant has proposed to pay the BMR commercial linkage
9 in-lieu fee.

10 The proposed project also includes a request for
11 the use of hazardous materials -- diesel fuel -- for an
12 emergency backup generator. An Initial Study, the IS and
13 Notice of Preparation, NOP, were released on May 24th,
14 2019, and included a public review period from May 24th,
15 2019, through June 28th, 2019, to evaluate the potential
16 environmental impacts of the proposed project and
17 determine what level of additional environmental review
18 would be appropriate.

19 In accordance with Section 15168 of the CEQA
20 Guidelines, the project-level IS was prepared to disclose
21 the relevant impacts and mitigation measures addressed in
22 the certified program-level ConnectMenlo EIR and discuss
23 whether the project is within the parameters of the
24 ConnectMenlo EIR or if additional analysis would be
25 necessary.

1 Based on the findings of the IS and consistent
2 with the settlement agreement between the City of Menlo
3 Park and the City of East Palo Alto, a Draft EIR was
4 prepared to address potential physical environmental
5 effects of the proposed project in the following areas:
6 Population and housing, transportation, air quality,
7 greenhouse gas emissions, noise, cultural resources and
8 tribal cultural resources, biological resources, and
9 utilities and service systems.

10 The Draft EIR does not identify any significant
11 and unavoidable environmental impacts from the proposed
12 project.

13 The City is requesting comments on the content of
14 this focused Draft EIR. The project location does not
15 contain a toxic site pursuant to Section 6596.2 of the
16 Governmental Code.

17 So I was wondering, do we -- Ms. Sandmeier, would
18 you like to introduce this item and maybe provide any
19 additions, questions, or corrections?

20 MS. SANDMEIER: Yes. Thank you.

21 So I have a presentation. Vanh, if you could
22 pull that up.

23 Thank you.

24 So this is the Commonwealth Building 3 Project.
25 It's located at 162 through 164 Jefferson Drive. And this

1 is the Draft Environmental Impact Report public hearing.
2 So this slide shows the project location and also an
3 overview of the project layout.

4 So the proposal is for a new office building just
5 under 2,500,000 square feet and the new five-level parking
6 structure. The new office building would be to the north
7 of two existing office buildings on the site, and the
8 parking structure would be to the east of the office
9 buildings. The project also includes a
10 publicly-accessible park to the northeast of the office
11 buildings and along the Jefferson Drive frontage.

12 So the purpose of the meeting -- so we have two
13 public hearings on this project. The first is the Draft
14 Environmental Impact Report public hearing. And that's an
15 opportunity to comment on the Draft EIR.

16 And the second will be a study session to provide
17 feedback on the overall project, including site layout and
18 the below-market-rate housing proposal and community
19 amenities proposal. And so both of those proposals are
20 for an in-lieu fee.

21 The project last came to the Planning Commission
22 as a study session that was held in 2019. And no actions
23 will be taken this evening. The public comment period for
24 the Draft EIR will end on August 15th, 2022. Staff and
25 consultants will review and respond to all comments in the

1 Final EIR. And the Planning Commission and City Council
2 will consider certification of the Final EIR and the land
3 use entitlements, and the City Council will be the
4 decisionmaking body.

5 And so we have a recommended format. And that
6 would be for the Draft EIR public hearing. So we'll have
7 introduction by staff, and that's what I'm doing now. And
8 then there will be a presentation by the applicant; and
9 next, a presentation by the City's EIR consultant, and
10 then public comments on the Draft EIR. And next,
11 commissioner comments -- commissioner questions and
12 comments on the Draft EIR, and then the close of public
13 comment.

14 And then, for -- the next item will be the study
15 session. There will be a short staff introduction and
16 presentation; then commissioner questions on the proposal.
17 Next would be public comments on the project, and then
18 additional clarifying questions from commissioners, and
19 then the close of the study session.

20 And that concludes my presentation. I'm happy to
21 answer any questions or else we can hand it over to the
22 applicant team.

23 COMMISSIONER HARRIS: I think that process sounds
24 right. So could we go ahead and have the presentation
25 from the applicant.

1 MR. TSAI: Right. Just for logistics, am I
2 controlling the screen, or who will be flipping the pages?

3 UNIDENTIFIED SPEAKER: You have control of the
4 mouse/KEYBOARD, Peter. Go for it.

5 MR. TSAI: Okay. So I can move to the next page.
6 Got it.

7 Okay. One second while I get set up. Apologies
8 for the delay.

9 Good evening, Vice Chair Harris, Commissioners,
10 planning staff, and Menlo Park stakeholders. Thank you
11 for the opportunity to give a quick presentation on
12 Commonwealth 3.

13 Commonwealth 3 is a proposed 449,000 square-foot
14 office expansion on an existing two-building office
15 campus. I'm joined tonight by Evan Sockalosky, from Arc
16 Tec, the lead -- the design lead on this project, as well
17 as Linda Klein, our land use attorney.

18 Okay. For those of you who are unfamiliar with
19 Sobrato, Sobrato is a local Bay Area company founded in
20 the 1950s. The ethos of the company is to make the Bay
21 Area a place for all. And that is shown through our
22 philanthropic ventures, as well as our, you know, approach
23 towards development. Sobrato is a long-term holder of
24 real estate. And it typically only sells to fund its
25 philanthropic ventures.

1 So I thought I'd start off first by talking about
2 the elephant in the room, which is, why are we building an
3 office -- why are we proposing to build an office building
4 now? And like I mentioned earlier, Sobrato is a long-term
5 holder of real estate. So our perspective differs from
6 other developers. We look out 5, 10, 20, 30 years into
7 the future and think of the viability of our developments.

8 So with that, you know, we believe in the Bay
9 Area, and we believe particularly in Menlo Park. Office
10 buildings, we believe, are still necessary in the future.
11 While there are many benefits to working from home -- less
12 time to commute, flexible work schedules -- there are
13 drawbacks. You have the lack of in-person interaction,
14 the absence of company culture and, you know, that -- the
15 stifling of creativity and innovation.

16 We believe people, you know, are returning to the
17 office and will continue to return to the office. But the
18 office buildings they'll return to will be different.
19 They'll evolve to meet the needs of the new worker and the
20 new environment.

21 The office will be a greater place for
22 collaboration. There will be less, kind of, focused,
23 head-down work. Most of that will be done at home. And
24 most companies will most likely adopt a hybrid approach;
25 three to four days in the office, with one to two days

1 working from home.

2 You know, we believe that the buildings will also
3 be healthier. You know, there will be a greater use of
4 outdoor space. There will be communicating interior
5 stairs, as well as better filtration systems within every
6 building.

7 So to provide a bit of background on the project,
8 wanted to orient you. So the project is in red. It is
9 located along the 101, between the Marsh and Willow exits.
10 It sits across the Belle Haven neighborhood, with the
11 non-operating Dumbarton Rail splitting the two.

12 What you see in front of you is the existing
13 campus. It is two Class A, four-story buildings. They're
14 currently leased to Meta. They're commonly referred to as
15 MPK 24 -- 27 and 28. The campus was completed in 2015,
16 and totals 260,000 square feet, equally split between two
17 buildings. The buildings are 67 feet tall and are
18 surrounded by surface parking and courtyards. There are
19 currently 866 surface parking lots, which equates to a 3.3
20 parking ratio. The site is accessible from Commonwealth
21 Drive, as well as Jefferson.

22 What you see in front of you now is the proposed
23 project. As staff had mentioned, the project we're
24 proposing is Jefferson Park to the northwest; the Building
25 3 to the north of the existing campus, and then the

1 parking garage to the east.

2 The building is a four-story building. It's
3 accompanied by a four-story, above-grade parking garage,
4 with one partial below-grade level, which gets you to the
5 five total levels. The net added parking stalls is 655.
6 So for Building 3, that equates to a parking ratio of
7 2.67. The resulting parking ratio for the entire campus
8 is reduced from 3.3, currently, to 3.0.

9 So one thing we wanted to mention is the
10 sustainable features that we've incorporated in this
11 project. And, you know, I must say that Menlo Park is at
12 the forefront of sustainability. And so, you know, it
13 kind of really forced us to take a look into this project.

14 So we have committed to being LEED Gold, you
15 know, all electric. We will use on-site renewables. We
16 have a robust TDM plan. We have dual-plumbed, for
17 recycled water. We have reduced the parking ratio from
18 the current 3.3 to the 3.0.

19 We're also exploring the use of mass timber to
20 reduce the carbon impacts of our construction. We're also
21 keeping an eye on battery-packed generators, in lieu of
22 diesel generators.

23 So project timeline. We first submitted our
24 application in 2017. We went in front of planning staff.
25 Sorry. Planning Commission back in 2018. We received

1 some really positive feedback as -- really some, you know,
2 good suggestions. So we incorporated that and resubmitted
3 our project back in 2019.

4 That's when we initiated the initial study, as
5 well as the Environmental Impact Report. We continued to
6 do community outreach in 2020 and 2021, and are now before
7 you in the summer of '22, with the current schedule being
8 in front of Planning Commission and City Council either --
9 in Q4 of this year.

10 So with that, I'm going to hand over the
11 presentation to Evan, who will talk about the design.

12 Evan, please take it away.

13 MR. SOCKALOSKY: Good evening, Chair,
14 Commissioners. Evan Sockalosky, with Arc Tec. Glad to be
15 in front of you today, as this project moves forward.

16 As Peter mentioned, we've been going through this
17 process for a while, and the design has evolved over the
18 years to what you're seeing today.

19 Next slide. As mentioned by staff, the project
20 is located in the office district under the bonus level,
21 which was one of the three new zoning districts that were
22 applied in 2016. The campus itself has always been
23 planned for three buildings. So even in our initial
24 studies, we anticipated, as Peter said, because Sobrato
25 looks long term, in developing this into a full

1 three-building campus.

2 Site plan, as Peter has kind of mentioned, you
3 can see the proposed Building 3 along the north; Jefferson
4 Park at the northwest corner, and the parking garage to
5 the east. In addition, this slide highlights our public
6 open space. You can see, the light green is our
7 publicly-accessible open space. The dark green is the
8 private open space. The paseo is highlighted along,
9 connecting the project down through Jefferson, across the
10 site to the future connection with the Dumbarton
11 alternative transportation corridor.

12 The site actually exceeds both the open space and
13 the private open space requirements for zoning, both by
14 approximately 50 percent. The paseo, which we do have,
15 which, as you can see, is connecting us down and across
16 the site, is obviously one of the zoning requirements.
17 But when we looked at the development of the site, one of
18 the things we took into account is because of the
19 location, what can we do, in addition to those
20 requirements?

21 And so that yellow pedestrian circulation path
22 actually creates a loop around our site, just because
23 right now, there is a limited connection we have. But
24 this allows the public to come in and use the entire site,
25 connecting all the way around, whether it's for exercise

1 -- we do have some space to the east of the garage.

2 That's some of our space which has some seating areas as
3 well. But we took that as a benefit that we were
4 providing, in addition to our paseo.

5 This is a rendering of the view into the project,
6 looking over the proposed Jefferson Park, and to the
7 proposed building, which you see is the four stories. And
8 you can see beyond, on the right side, is one of the
9 existing buildings. And so with our four-story structure,
10 it fits within the context of the campus.

11 And as Peter mentioned, we came in front of the
12 commission previously, in a study session, and received a
13 lot of feedback. Our initial building on the left that we
14 submitted was a six-story building. We received comment
15 and feedback from the commission and requesting us to
16 study the possibility of reducing both the height and the
17 mass of the building to work within the campus and within
18 the area. So we reduced the square footage of the
19 building by approximately 70,000 square feet. And in
20 doing so, we also took two floors off the building, to a
21 four-story building that much more closely aligned with
22 the existing campus.

23 We also looked at adjusting the garage. This was
24 both due to the reduction in the scale of the project and
25 the reduction of the square footage, but also in comments

1 to articulate better and reduce the scale. As mentioned,
2 we do have five levels, but one of which we took and
3 placed underground. So we were able to take an entire
4 level off the garage.

5 The garage was also reduced in mass by stepping
6 it, as opposed to the more continuous garage that we
7 started with. And there was careful attention placed to
8 screening our view to the east, towards Kelly Park, by
9 applying a very nice screening element. In this diagram,
10 we show the use of an oak tree that kind of picks up on
11 the Menlo Park logo.

12 In addition, with input, we also looked at
13 changes in the site. Our initial study, we included
14 parking up along Jefferson Park. In receiving feedback,
15 we created Jefferson Park now, on the lower image, which
16 increases our open space. It also provides a benefit to
17 the community. Something above and beyond our community
18 benefits, which Peter will speak to.

19 The diagram below and on the next slide shows
20 opportunities we have, included dedicated parking for the
21 park, so people coming to the site -- this is not included
22 in our parking calculated for our project. This is
23 separate and dedicated to the park. But the opportunity
24 for sport courts, seating, potential for restrooms, as
25 well as some green space for the public to use for

1 activities and picnics and other spaces.

2 These images just show, as we're working through
3 the ideas, opportunities we have on the park to include
4 whether they're the different seating, the benching or
5 even restrooms. And these are just, again, opportunities
6 for sport courts. You see the walkway. This is something
7 similar to what we have along our pedestrian path over on
8 the east side of the parking garage.

9 These are images of the existing buildings on the
10 campus. Very nice, Class A office buildings. Four
11 stories, with two tones of glazing; a gray and more of a
12 clear tint, with a dramatic roof element/spoiler. And the
13 architecture developed for the new building, both in scale
14 and detail, picks up on the same architecture.

15 So you can see the existing buildings on the
16 right, with the proposed office building on the left for
17 this project. Again, similar detailing, similar
18 architecture to create a cohesive and complete campus.

19 And, finally, this is a view -- one of the
20 primary public views of our project, based on its location
21 being tucked away from across Kelly Park. It gives you a
22 really good understanding of the scale of the project. On
23 the left, in the back, is one of the existing buildings;
24 and to the right, in the back, is our proposed building --
25 again, of the same scale, so it fits within the context.

1 And then the architecture of the garage in front,
2 projecting towards Kelly Park, the mass broken up by steps
3 in the architecture, as well as the screened wall
4 presenting the primary face to the park.

5 And with that, Peter will continue.

6 MR. TSAI: All right. Great. Thank you, Evan.
7 I wanted to touch upon transportation real quickly and our
8 TDM plan.

9 The site is currently served by the M-3 Marsh
10 Road Shuttle that connects the site to the Caltrain
11 station, free connections. The site is also served by
12 SamTrans. We have also adopted a -- pretty robust TDM
13 measures. The VMT required -- VMT. The reduction of VMT
14 is 24 percent, but our TDM is targeting 36 percent
15 reduction. And that is done through subsidized transit
16 passes, emergency ride programs, preferential carpools.
17 So we're taking the TDM and traffic issues very seriously.

18 And as you can see from this next slide, the site
19 is located right in the middle of the existing, as well as
20 proposed bike routes in the city system.

21 Next I want to talk about our community outreach,
22 as well as the community amenity for this project. So
23 there was a slide missing -- or a couple of slides
24 missing. Apologies for that. Okay. I'll just talk about
25 it.

1 We have talked to or met up with 25 individuals
2 since we began our outreach in February of 2020, and 15
3 groups in that same period of time. As you can imagine,
4 doing outreach during COVID proved tricky, but we did our
5 best to hold phone conversations, Zoom meetings, any way
6 we could to reach out to people.

7 The feedback we gained from those in the
8 community were the need for traffic-calming measures in
9 the community, the desire for a pharmacy and a grocery
10 store, as well as high-quality, affordable housing. Those
11 are kind of the main things that were mentioned to us that
12 were -- I should say, that were on the list -- approved
13 list of community benefits.

14 So this slide here kind of gives a little bit of
15 a timeline of what we did during our community outreach.
16 So when we got feedback from the community, an idea popped
17 into our mind of thinking outside of the box. What can we
18 do that's unique to our project that no one else can do?
19 And so we thought about putting a connection, an
20 underpass, between our site to Kelly Park that would be a
21 bike/ped-only connection.

22 So what we ended up doing was, we began having
23 countless meetings, study sessions with SamTrans, who is
24 the owner of the Dumbarton Rail. We also began to have
25 meetings with their engineer, Kimley-Horn. We hired our

1 own design architect, as well as contractor, to help us
2 figure out what type of underpass could be built.

3 However, after a two-year process with SamTrans,
4 we were unable to come to an agreement with them. A lot
5 of this is due to the design criterias that SamTrans
6 wanted us to implement. So if you look at this small
7 picture -- I apologize. But on the left, that's what we
8 had envisioned. A very open and welcome bike/ped walkway
9 underneath the tracks.

10 What we ended up with was somewhere in the
11 middle, where you see a lot of switchbacks on our side, as
12 well as a lot of switchbacks on the Kelly Park side that
13 would interrupt the parking along Kelly Park. The reason
14 for this was the underpass, instead of being at grade, or
15 close to at grade, had to be buried, you know, multiple
16 feet below. And because of that and because of ADA
17 issues, we needed to ramp accordingly, this ended up being
18 something that was not feasible and also just not
19 welcoming.

20 So around this time, City Council passed the
21 option to do an in-lieu fee. We, however, did not pursue
22 the in-lieu fee right away. We began going back to the
23 community, began having additional meetings and looking
24 and exploring what other options we could provide as a
25 community amenity.

1 And so we looked at, you know, a pharmacy. We
2 knew a grocery store was physically not possible, but we
3 thought, well, what could we do with a pharmacy? Could
4 that go on the Jefferson Park parcel? Physically, it just
5 would not work. Pharmacies these days require
6 drive-throughs. And because of the size of Jefferson
7 Park, because of the need for drive-through, as well as
8 the kind of standard size of pharmacy, we were unable to
9 make that fit.

10 We also looked into undergrounding electric
11 lines, the sound wall. But due to physical constraints
12 and just general administration, we weren't able to make
13 those viable options either. And so we chose to -- we
14 chose the in-lieu fee as our community amenity.

15 And with that, that is our presentation. And
16 Evan and I and Linda are available for any follow-up
17 questions that you guys may have.

18 COMMISSIONER HARRIS: Thank you so much for that
19 presentation.

20 Now we'd like to hear a presentation from the EIR
21 consultant.

22 MS. GARCIA: Thank you. Good evening, Vice Chair
23 Harris and members of the commission and members of the
24 public. Thank you for joining us tonight to discuss the
25 Commonwealth Building 3 Project Environmental Impact

1 Report. My name is Claudia Garcia. I'm a Senior
2 Environmental Planner with ICF, and I'm also the Project
3 Manager for this project.

4 Also here with us tonight is Heidi Mekkelson, who
5 is Principal and Project Director for this project.

6 And let me see if I can change the slide.

7 Here we go. Okay. And I assumed too quickly.
8 Here we go. Okay.

9 And also, as part of the our team -- so ICF was
10 the lead EIR consultant. And as part of our team, we also
11 had Kittelson and Associates, who prepared the
12 transportation report for the project. And we also had
13 Keyser Marston and Associates, who prepared the housing
14 needs assessment.

15 Okay. So the purpose -- so the overall purpose
16 of tonight's meeting is to summarize the proposed project
17 and the conclusions of the EIR, provide an overview of the
18 CEQA process thus far for this project and identify next
19 steps, and also to receive public comment and input on the
20 analysis presented in the EIR. We will also note next
21 steps for the overall CEQA process and providing public
22 input.

23 So project overview. I won't go into too much
24 detail here because the applicant, Sobrato, has already
25 provided enough detail. But as noted here on the slide,

1 the project site is currently developed with two
2 buildings; Building 1 and 2, and a surface parking lot.
3 Those buildings will remain on the project.

4 The project proposes to construct a 249,500 gross
5 square-foot office building, noted here as Building 3; a
6 404,000 gross square-foot parking structure; 235,866
7 square feet of open space, of which, 128,533 square feet
8 would be open to the public.

9 The project also includes .2 mile long paseo,
10 which will be available to bicyclists and pedestrians.
11 And as noted here, Buildings 1 and 2 will remain on the
12 site.

13 So what is the purpose of a Draft EIR? It's
14 intended to provide detailed information about the
15 environmental effects that could result from implementing
16 the project. It examines and identifies methods for
17 mitigating any potential environmental impacts, should the
18 project be approved. And it also considers feasible
19 alternatives to the project that could reduce those
20 impacts, in addition to the required no-project
21 alternative.

22 When preparing the EIR or other environmental
23 documents in accordance with California Environmental
24 Quality Act, we focus on the physical impacts to the
25 environment.

1 And when making the final decision on the
2 project, the decisionmaking body for the City of Menlo
3 Park will consider the results of the EIR and other input.

4 So this slide provides an overall view of the
5 environmental review process for the project thus far. In
6 2019, the City released a Notice of Preparation and
7 conducted public scoping between May 24th and June 28th.
8 The Notice of Preparation is intended to alert the public
9 that the City is intending to move forward with this
10 project.

11 An initial study was also prepared and circulated
12 with the Notice of Preparation. And the initial study
13 included preliminary analysis to determine which
14 environmental topics should be the focus of the
15 Environmental Impact Report.

16 On June 3rd, the City of Menlo Park held a public
17 scoping meeting to invite members of the public and
18 agencies to submit written comments on the environmental
19 impacts that should be evaluated in the EIR. And most
20 recently, on July 1st, the City released the Draft EIR,
21 and is now available for a 45-day public review period
22 until August 15th. And today we are holding the public
23 hearing to receive comments on the Draft Environmental
24 Impact Report and the analysis contained therein.

25 So the EIR, or Environmental Impact Report,

1 includes the following content: It includes a description
2 of the project, an environmental setting of existing
3 conditions. It includes an evaluation of potential
4 environmental impacts, including cumulative impacts. It
5 identifies mitigation measures to reduce those impacts to
6 a less-than-significant level. And it also provides
7 alternatives to the proposed project.

8 As noted earlier, an initial study was prepared
9 to evaluate the project. And the topics that are grayed
10 out on the slide there were determined to not result in
11 any environmental impacts. And so the EIR focused the
12 evaluation on the topics that are bolded in black. That
13 includes air quality, biological resources, cultural
14 resources, tribal cultural resources, greenhouse gas
15 emissions, noise, population and housing, transportation,
16 and utilities and service systems.

17 So in the EIR, we classify environmental impacts
18 in three different ways: Potentially significant, less
19 than significant, and no impact.

20 Mitigation measures are identified to reduce or
21 eliminate or avoid impacts that were identified to be
22 potentially significant. And impacts were -- well, there
23 were no sig -- a little spoiler alert. No significant
24 unavoidable impacts -- don't -- you know, don't pay
25 attention to that bullet item.

1 So the EIR determined that population and housing
2 and utilities and service systems would be less than
3 significant, meaning that no mitigation measures are
4 required to reduce that impact.

5 And impacts pertaining to transportation --
6 specifically vehicle miles traveled, or VMT; air quality;
7 greenhouse gas emissions; noise; cultural resources and
8 tribal cultural resources and biological resources
9 identified a potentially significant impact. But we
10 included mitigation measures that would reduce all of
11 those impacts to a less-than-significant level, meaning
12 that there would be no significant and unavoidable impacts
13 that would result with implementation of the proposed
14 project.

15 So alternatives considered. In addition to the
16 no-project alternative, the project includes two
17 alternatives: Reduced project size alternative, and the
18 research and development use alternative. Both
19 alternatives would reduce -- would result in less severe
20 impacts during construction for air quality, greenhouse
21 gas emissions, noise, cultural resources, tribal cultural
22 resources, and biological resources. But we found that
23 the research and development use alternative would be the
24 environmentally superior alternative because it further
25 reduces those impacts during operation for transportation,

1 air quality, greenhouse gas emissions due to the fact that
2 that alternative would reduce the number of employees. It
3 would result in 598 net new employees, as opposed to 1996,
4 under the proposed project -- or 1,996, rather.

5 So here, again, we have our overall review
6 process and our next steps for this project. Once the
7 public comment period closes on August 15th, we will
8 review all of the public comments received on the EIR and
9 prepare responses. A Response to Comments document will
10 be included in the Final EIR and provided to
11 decisionmakers before making their final action on the
12 proposed project and the EIR.

13 So how to make a comment on the EIR. There are
14 multiple ways. So tonight, as a member of the public or
15 the commission, you can raise your hand and participate,
16 provide public comment on the project. After tonight, you
17 can submit written comments via U.S. Mail to Payal or
18 Kyle, in the e-mail and address provided on the screen.
19 And you have until 5:00 p.m., on Monday, August 15th,
20 2022, to provide comment.

21 And that ends my presentation.

22 COMMISSIONER HARRIS: Thank you, Ms. Garcia.

23 Okay. I would like to see if we have any
24 clarifying questions from the commission. Let's hold that
25 to the EIR -- what's EIR related.

1 Do any of the commissioners have a clarifying
2 question? Okay. Seeing none, I would like to open it up
3 to public comment on this Draft EIR. And I would like to
4 ask that we only please comment on the EIR portion. There
5 will be another opportunity to comment on the project
6 itself during the study session, which will commence
7 following this public hearing on the Draft EIR.

8 So, Mr. Turner, could you call for public
9 comment, please.

10 MR. TURNER: Yes. I do see one hand raised at
11 the moment.

12 But just as a reminder, if you would like to give
13 public comment, please click the "Raise Hand" button at
14 the bottom of your screen, or if you are calling in to
15 tonight's meeting, click star nine on your phone, and that
16 will alert us that you would like to give public comment.

17 So at this time, our first speaker will be Adina
18 Levin. Ms. Levin, as a reminder, you will have three
19 minutes to share your comment or question. Please clearly
20 state your name, address, political jurisdiction in which
21 you live, or your organizational affiliation.

22 If there are multiple speakers on the same
23 account, please let us know at the beginning of your time,
24 and we will make sure that all speakers have three
25 minutes.

1 And with that, Ms. Levin, you should be able to
2 unmute yourself now.

3 ADINA LEVIN: All right. Good evening, Planning
4 Commissioners and staff and applicants. My name is Adina
5 Levin. I'm a Menlo Park resident. I'm speaking for
6 myself on this item. I have a few comments here on -- I
7 believe that they apply to the EIR. And I will have some
8 other comments that apply, I believe, to the project and
9 the community amenities later in this agenda.

10 So with regard to the EIR, the presentation
11 identified that there are no housing impacts identified or
12 less-than-significant housing impacts identified. If I
13 understand correctly -- and if I'm wrong and the
14 commission and through the chair would like to clarify --
15 my understanding is that there's a housing -- the housing
16 impact is defined based on the share of people right now
17 who work in Menlo Park and are able to live in Menlo Park,
18 which is right now, well under 10 percent.

19 So if we say -- you know, if we're keeping on
20 track with that, like, really abysmal level, then there's
21 no significant impact. And while that is not the fault or
22 responsibility of this particular applicant, those
23 standards, I -- may be on the City Council to set, that
24 seems implausible, from a perspective of logic.

25 This development, if I've heard correctly, will

1 be having about 1,000 net new employees in Menlo Park and
2 meanwhile, the city is, you know, going through a big
3 issue where people in the community are having a great
4 amount -- some people in the community are having a great
5 amount of distress by having 90 affordable housing units
6 in the city. And so really maintaining the jobs-housing
7 balance, as it is, is not no impact. It is a high impact.

8 The other two comments I wanted to make were with
9 regard to the VMT, the vehicle miles traveled reduction.
10 It's great to see the -- the transportation demand
11 management proposals, and less parking than the extremely
12 parking-oriented previous design. However, if I read the
13 staff report correctly, which I might not have, it seems
14 like it's saying that there's no need to reduce parking
15 any further because it -- there's already enough VMT
16 reduction.

17 And the last comment is anything that allows less
18 diesel and more electric is better for air quality.

19 Thank you.

20 COMMISSIONER HARRIS: Thank you for that comment,
21 Ms. Levin.

22 Are there any other commenters from the public?

23 MR. TURNER: Yes. We have another hand raised.

24 Pam Jones, as a reminder, you will have three
25 minutes to share your comment or question. Please clearly

1 state your name, address, political jurisdiction in which
2 you live or your organizational affiliation.

3 And, Ms. Jones, you should be able to unmute
4 yourself now.

5 PAMELA JONES: Good evening, again. Nothing has
6 changed. Pamela Jones. Pamela V. Jones, District 1, and
7 I speak for myself only. And I'm a little confused on
8 whether or not the amenities is on the EIR or the next
9 section. So I'm going to trust they are on the next
10 section.

11 What I do want to say about this project, though,
12 is I don't think there should be one more square inch of
13 office development in -- anywhere in the City of Menlo
14 Park. But with that being said, it has been really
15 refreshing talking to them all along with the project and
16 -- and how they had worked to accommodate the concerns
17 that we've had since 2017, and because of how they've
18 changed things, the fact that they reduced the square
19 footage, and in the next section, I'll get to the part
20 about amenities because I think that's also important.

21 So I guess I'm saying that I support the project
22 on -- on some level, and also knowing that it will not be
23 completed -- it may not even be started, but it may -- it
24 won't be completed by the time that we do have residential
25 development in that area. And since we know that

1 development is not going to be in the affordable range for
2 the people, you know, throughout the city, particularly
3 Belle Haven, that really need it, that part -- and it does
4 not matter in this -- in the conversation.

5 So thank you.

6 COMMISSIONER HARRIS: Thank you, Ms. Jones, for
7 your comments.

8 Mr. Turner, do we have any other commenters at
9 this time on the Draft EIR section?

10 MR. TURNER: Yes. We have another commenter.
11 We'll introduce Katie Behroozi.

12 As a reminder, you'll have three minutes to share
13 your comment or question. Please clearly state your name,
14 address, political jurisdiction in which you live, or your
15 organizational affiliation.

16 If you have multiple speakers speaking from the
17 same account, please let us know at the beginning of your
18 comment, and we will make sure each speaker has an
19 opportunity to speak for three minutes.

20 And, Ms. Behroozi, you should be able to unmute
21 yourself now.

22 KATIE BEHROOZI: Hi, folks. This is Katie
23 Behroozi, from Complete Streets Commissions, speaking for
24 myself. And I feel like I am missing a rare opportunity
25 to pretend to be different people from the same account

1 and try out my different voices. Thank you for the
2 invitation.

3 I'm just calling because I'm looking at some of
4 the mitigations that are proposed, the -- especially the
5 ones that would potentially require right-of-way
6 acquisitions and thinking that I'm hoping that these will
7 be coming to Complete Streets.

8 In general, I know that -- I know that we're
9 trying to meet the needs of many different users, but I
10 think things that make our streets harder to cross and
11 faster to drive on, especially during non-commute hours --
12 the wider a street is, the more it looks like a speedway
13 or a freeway and the less safe it is, frankly, for people
14 to navigate along on bike and on foot.

15 So I'm encouraging staff to connect with -- as
16 I'm sure you already have, with the Public Works
17 development with the Assistant Public Works Director, Hugh
18 Louch, and I'm hoping that some of these things can be
19 brought through Complete Streets, before they're totally
20 baked. And that would be my plea.

21 Let's not make things more dangerous, because I
22 think that could have negative effects that are
23 un-instigated -- which I think was called out in the
24 report in several places. But I just -- so thank you for
25 considering that angle as well. And that's all.

1 COMMISSIONER HARRIS: Thank you, Ms. Behroozii.

2 Mr. Turner, do we have any other commenters at
3 this time on the Draft EIR?

4 MR. TURNER: At the moment, we do not have any
5 more hands raised.

6 Just as a reminder, if you would like to give
7 public comment, please click the "Raise Hand" button at
8 the bottom of your screen, or if you're calling in, press
9 star nine on your phone.

10 COMMISSIONER HARRIS: Okay. I think that we've
11 given enough time. So I would like to close public
12 comment and bring it back to the commission for comments
13 and questions.

14 Do any commissioners wish to speak on this item?
15 And let's, please, keep your comments to those regarding
16 the Draft EIR, as we will have time to discuss the project
17 itself in the study session.

18 Commissioner Riggs.

19 COMMISSIONER RIGGS: Yes. Thank you.

20 I thought it might help -- it might help the
21 discussion and those listening, in particular, to talk
22 about the traffic issue, in that I believe the way we have
23 analyzed this project is by whether or not it fits within
24 ConnectMenlo.

25 And I wonder if, through the Vice Chair, if I

1 could ask for staff to confirm that we evaluate based on
2 whether it fits within ConnectMenlo, not whether or not it
3 actually adds population or vehicles.

4 COMMISSIONER HARRIS: Yes, please. Go ahead.

5 So -- I guess Ms. Megat, I guess that would go to
6 you.

7 COMMISSIONER HARRIS: I think it's actually going
8 to go to Ms. Sandmeier.

9 Ms. Megat is not -- I think she's out of town.

10 MS. SANDMEIER: Yes. That's correct.

11 So this EIR is tiered off the ConnectMenlo EIR.
12 I don't know if that helps. Then Ms. Garcia, from ICF,
13 may have more information on that.

14 COMMISSIONERS RIGGS: I think you're saying the
15 same thing that I did, just perhaps in somewhat more
16 academic terms, that where ConnectMenlo said we have
17 evaluated the results of our rezoning, and this is what we
18 expect, and this is our EIR report. And now, each element
19 that comes forward, if it fits, we say, "Oh, well. It's
20 no impact"; meaning, it's no impact outside what we
21 expected by rezoning.

22 MS. GARCIA: That's correct, Commissioner Riggs.

23 COMMISSIONER RIGGS: All right. Thank you. So I
24 hope that helps the public understand.

25 In the context of Ms. Jones' comments, we, as a

1 community -- I think some have wondered whether the
2 ConnectMenlo rezoning was the right thing for the town or
3 the many similar rezoning efforts, particularly on the bay
4 side of 101, up and down the peninsula, where we can now
5 read of million-square-foot projects in seven different
6 communities, from Sunnyvale to South San Francisco.

7 So this is the context, not that we are denying
8 that we are bringing impact; only that we have already
9 revealed that we're bringing impact.

10 And I think, in terms of the EIR, that's the only
11 point that I wanted to make.

12 So thank you.

13 COMMISSIONER HARRIS: Thank you, Commissioner
14 Riggs.

15 Who else would like to make a comment on the EIR
16 portion of this project?

17 Okay. I will ask -- I would like to ask a couple
18 of questions of Ms. Garcia. I went back and listened to
19 the original scoping session, and there were four items
20 that the commissioners at the time wanted to be studied in
21 the EIR. Those were all electric -- and I think we're
22 pretty close, but we do have the generator. So we can
23 discuss that.

24 The second was looking at a 2.5 versus 3.0
25 parking for the entire project.

1 And then the third was no-net-gain in VMT, which
2 is a little different than that.

3 And then the fourth was if we did not grant the
4 bird waiver.

5 So it seemed that none of those were one of the
6 alternatives that were chosen, but I know that -- I'm sure
7 you took a look at those. So it would be terrific if you
8 could speak to those items that were brought up in the
9 scoping session. And, you know, certainly for the public
10 and for us, if you could comment on them in a way that can
11 be best understood by the public.

12 Thank you.

13 MS. GARCIA: Sure. Thank you, Vice Chair Harris.

14 So in terms of all electric, that really tends to
15 be more of a design decision by the applicant. I think
16 that they -- they have included a lot of features, except,
17 of course, the generator. That's something that, you
18 know, they've elected to include in their project design.
19 And so I think that's something that perhaps should be
20 discussed with them. I think we -- we need to evaluate
21 the project as proposed.

22 In terms of parking, we did evaluate the -- we
23 did include an alternative that was dismissed in the
24 alternatives section that would reduce parking. And so
25 that would be the reduced parking alternative.

1 And the reasoning that was provided to not move
2 forward with that alternative is because the reduction
3 would not result in a further reduction in the impact
4 because it was already determined to be less than
5 significant with mitigation, and that reduction would not
6 further -- would not reduce the overall impact. And the
7 impact would be the same.

8 And because there wasn't a significant and
9 unavoidable impact with respect to VMT reduction, that
10 alternative was not brought forward. We instead focused
11 the alternatives that were evaluated in detail on the
12 topics that would be further reduced.

13 COMMISSIONER HARRIS: Okay. I am not a hundred
14 percent clear on that last one that you talked about.

15 MS. GARCIA: Sure.

16 COMMISSIONER HARRIS: So I think you're making a
17 case that because there was a reduction of VMT from the
18 other TDM measures, there isn't a need to reduce VMT, and
19 reducing the costs for so much parking. It's a little
20 confusing to me.

21 MS. GARCIA: Sure. Yeah. I think that was the
22 overall idea.

23 So the reduced parking alternative, in order to
24 further reduce the VMT impact, would need to be -- would
25 need to reduce VMT by an additional 12.6 percent to reduce

1 that impact. And the reduction of the proposed reduction
2 of spaces of 115 spaces, which would reduce parking to
3 450, would -- would not accomplish that.

4 COMMISSIONER HARRIS: Okay. All right. And did
5 you take a look at what would happen without the bird
6 waiver or, again, you're saying that's more of a design
7 issue?

8 MS. GARCIA: Right. I think that as the
9 decisionmakers, you can condition the project as you see
10 fit. And so that wasn't something that we considered.
11 That was just part of the project, requesting the bird
12 waiver.

13 COMMISSIONER HARRIS: So would it not come under
14 biological?

15 MS. GARCIA: So we did evaluate impacts to birds
16 in the biological resources section. And those impacts
17 would -- we included mitigation measures that would reduce
18 impacts to birds to less-than-significant levels with
19 mitigation.

20 COMMISSIONER HARRIS: Okay. Let me stop for a
21 minute and see if some other commissioners would like to
22 ask some questions or make some comments with either Ms.
23 Garcia or the applicant or staff.

24 Commissioner Riggs?

25 COMMISSIONER RIGGS: I'll be so bold as to follow

1 up on your question, Vice Chair.

2 I have heard the argument that this -- the type
3 of argument before, regarding -- let me -- in the format
4 of an EIR as the argument we just heard about it making no
5 difference if we reduce the parking on this project.

6 And I believe -- Ms. Garcia, correct me if I'm
7 wrong -- the point of the EIR is to, one, reveal the
8 impacts; and, two, identify CEQA compliance. And so if
9 -- once you've met CEQA compliance, if you do a better job
10 of that goal, it is of no value to CEQA.

11 It would sort of seem to me -- and pardon me if I
12 struggle to find an analogy, but if the kids set a fire in
13 their bedroom, and they also set a fire in the living
14 room, the sprinklers go off, so it's really the same.
15 It's not really the same to me because I have to replace
16 the sofa and repaint.

17 So it does seem -- and it's kind of hard to wrap
18 yourself around an argument otherwise, that if you had 100
19 fewer car parking spaces, you would have 100 fewer cars
20 because they'd have nowhere to park. An extreme example
21 of this would be Manhattan, where rather than a minimum
22 amount of parking, you are allowed a maximum amount of
23 parking when you develop an office building, and that
24 maximum starts at zero, and you have to justify.

25 I worked on a 36-story building, which was

1 allowed -- as I recall -- 14 parking spaces. And the
2 developer had to argue for it.

3 So would it, nonetheless, be true, not
4 withstanding CEQA, that if we had 100 less parking spaces,
5 we would likely not have 100 less cars on a daily basis?

6 MS. GARCIA: Thank you, Commissioner Riggs. I
7 completely understand the argument and the case being made
8 for reducing overall parking.

9 I think one of the -- when we're preparing the
10 environmental analysis, what we look to are the parameters
11 that we're working within. And the City of Menlo Park has
12 minimum parking requirements. And so if a project meets
13 those minimum parking requirements, then it's kind of
14 like, we check that box; right? We can't require a
15 project to change their site plan to reduce parking, if
16 they're meeting the requirement that is set by that
17 jurisdiction.

18 So if there was a requirement set to further
19 reduce that parking, some sort of nexus that was provided,
20 then we would evaluate that. It didn't meet that
21 reduction in parking.

22 But if a project is proposed, and it meets those
23 parameters, much like when the projects are proposed
24 within this M2 area that was envisioned by the General
25 Plan, and they're within those findings, within those

1 scope -- that scope, then it's kind of checking the box.

2 COMMISSIONER RIGGS: Okay. Thank you. I hope
3 that clarifies.

4 COMMISSIONER HARRIS: Thank you, Commissioner
5 Riggs.

6 Commissioner Tate.

7 COMMISSIONER TATE: So just to clarify -- to
8 clarify that, Ms. Garcia. So are you saying that the
9 council would need to amend ConnectMenlo in order to
10 reduce the parking requirements?

11 MS. GARCIA: I guess, generally this -- I don't
12 -- I don't want to, like, cause any trouble or anything.
13 But, you know, if, when you have minimum parking
14 requirements and you condition projects to meet those
15 requirements, then they're going to provide that parking.

16 If they exceed the parking, then as a
17 decisionmaker, you can say, "Hey. You exceeded our
18 requirement. Please bring it to that requirement."

19 But if you're asking to reduce that requirement,
20 that's going to require action.

21 COMMISSIONER TATE: Thank you.

22 MS. SANDMEIER: Through the Chair, if I can jump
23 in quickly?

24 COMMISSIONER HARRIS: Please.

25 MS. SANDMEIER: I think one thing we should also

1 note, that was discussed -- I think it's on page 9 of the
2 Staff Report -- is the -- the calculation of the reduction
3 that would be provided with the alternative of fewer
4 parking spaces would not reduce the impact -- the VMT
5 impact to less than significant.

6 The TDM measures would still be required. So
7 with the required TDM measures, to get the 24.6 percent
8 reduction, which is required for the project, basically
9 that -- it ends up in the same place. Reduce parking with
10 less TDM measures, or more TDM measures without the
11 reduced parking gets to the same place.

12 And I think it's also explained on that same page
13 that there's a specific formula for determining how much
14 parking reduction leads to -- what level of VMT reduction
15 that leads to.

16 COMMISSIONER HARRIS: Okay. Thank you for that,
17 Ms. Sandmeier.

18 So I guess I -- CEQA aside, you know, bolstering
19 the TDM measures and reducing the parking would have an
20 improvement on VMT.

21 So, I guess, in Mr. Riggs' example, if you're
22 setting the fire to the living room or you're setting the
23 fire to the -- you know what? I just can't even make that
24 one work, Commissioner Riggs. I'm sorry.

25 All right. Did anybody else have a comment on

1 the EIR? Okay.

2 Well, I have one more question for Ms. Garcia.
3 And that just kind of goes to the basic purpose of the
4 alternatives and which ones are chosen. It seems that you
5 were -- we did study some that would be better, from an
6 environmental standpoint. However, neither of the ones
7 that were chosen were anything that the developer would be
8 interested in developing.

9 So can you just share with me, what is the
10 purpose of these alternatives, and why do we choose
11 alternatives that are not actionable?

12 MS. GARCIA: So the purpose of an alternative is
13 to -- so an EIR, for example, needs to identify a range of
14 alternatives that meet the basic project objectives that
15 reduce significant impacts. If there were no significant
16 and unavoidable impacts, like in our case, for example,
17 would further reduce the impact, and if it's feasible.

18 So that feasible -- you know, that third
19 requirement, that's something that the City and the
20 developer need to weigh in on because if it's a project
21 that would be infeasible to move forward with, then that's
22 something that needs to be considered as well.

23 And so that is why we consider alternatives, and
24 that's why these two alternatives were identified for full
25 evaluation in the Environmental Impact Report.

1 COMMISSIONER HARRIS: But the -- for instance,
2 the R&D option, it states that the developer -- that it
3 did not achieve the developer project objectives of
4 providing office space.

5 Wouldn't we have known that before embarking --
6 embarking on this alternative?

7 MS. GARCIA: Well, the research and development
8 alternative would meet the basic project objectives. It
9 would result in a significant reduction in employment.
10 And so that's why it was chosen as the
11 environmentally-superior alternative.

12 COMMISSIONER HARRIS: Okay. I think we're
13 getting mixed up in language.

14 When you say the "project objectives," do you
15 mean the CEQA project objectives, or do you mean the
16 project, the actual developer project, project objectives?
17 Because it doesn't meet the developer project objectives,
18 even though, maybe it meets the CEQA project objectives.

19 MS. GARCIA: Yeah. In terms of CEQA, we're only
20 concerned with the CEQA project objectives, which are
21 identified in the project description, and also listed in
22 the alternatives.

23 And so for each alternative that was considered,
24 we included a paragraph, describing how -- which main
25 objectives were met by that particular alternative, and

1 why it was chosen for full evaluation.

2 COMMISSIONER HARRIS: Okay. I am going to drop
3 this line of ques --

4 (Audio interruption.)

5 COMMISSIONER HARRIS: And let's move on.

6 Who else from the commission would have any
7 comments on EIR? Okay. All right.

8 So then I think we can close this agenda item and
9 move on to our last agenda item, which is G, a study
10 session on the same project.

11

12 (Whereupon, Agenda Item F3 was concluded.)

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1 CERTIFICATE OF REPORTER

2

3

4 I, AMBER ABREU-PEIXOTO, hereby certify that the
5 said proceedings were taken in shorthand by me, a
6 Certified Shorthand Reporter of the State of California,
7 and was thereafter transcribed into typewriting, and that
8 the foregoing transcript constitutes a full, true, and
9 correct report of said proceedings which took place;

10

11

12 That I am a disinterested person to the said
13 action.

14

15 IN WITNESS WHEREOF, I have hereunto set my hand
16 this 1st day of February, 2022.

17

18

A handwritten signature in black ink, reading "Amber Abreu-Peixoto". The signature is written in a cursive, flowing style. The first name "Amber" is written with a large, looped 'A'. The last name "Peixoto" is written with a large, looped 'P' and a trailing flourish.

19

AMBER ABREU-PEIXOTO, CSR No. 13546

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STAFF REPORT

Planning Commission

Meeting Date:

10/3/2022

Staff Report Number:

22-052-PC

Public Hearing:

Consider and adopt a resolution to approve a use permit to remove an existing chain link fence and construct a new fence that would exceed the fence height/location requirements for properties fronting on Santa Cruz Avenue at 1975 Santa Cruz Avenue (Holy Cross Cemetery)

Recommendation

Staff recommends that the Planning Commission approve a use permit to construct a fence greater than four feet in height in the required front setback and greater than three feet in height in the required sight triangle (Attachment A). The property is a corner lot in the R-1-S (Single Family Suburban) zoning district, however the property is occupied by a cemetery (non-residential) use.

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 1975 Santa Cruz Avenue at the intersection of Santa Cruz Avenue, Avy Avenue, and Orange Avenue. The project site is surrounded by other R-1-S parcels to the northeast and southeast, and R-1-U (Single Family Urban Residential) properties across the street to the northwest and southwest. A location map is included as Attachment B.

Analysis

Project description

Chapter 16.64 of the Zoning Ordinance regulates fences, walls, trees, and hedges and states that the maximum height of fences within the required front setback in residential zoning districts is four feet. Residential properties along Santa Cruz Avenue have allowances for taller fence heights as long as the fence follows certain design criteria, however, since the current use of the property is a commercial-like use, the standard residential fence standards apply. The sight triangle, as described by Section 16.64.020(b), applies to corner properties where the maximum height of fences within the sight triangle is

three feet.

The applicant proposes to remove the existing chain link fence, five feet in height, and construct a new fence along the entire west-facing Santa Cruz Avenue frontage and along a portion of the southwest-facing Santa Cruz Avenue frontage. The subject property is an existing cemetery that has been in operation since the 1870s. The applicant states that the existing fence is located in the public right of way and is in a state of disrepair. The new fence is needed for safety reasons and the Archdiocese would like to provide a more aesthetically pleasing façade for the cemetery. The project plans and project description letter are included as exhibits to Attachment A as Exhibit A and Exhibit B, respectively.

The fence would be five feet, six inches in height, with decorative bollards six feet, six inches in height. The fence would be constructed one foot, eight inches from the property line, which would exceed the maximum allowed height of four feet within twenty feet of the front property line. Additionally, the existing entrance gate would remain. The gate features two bollards eight feet, seven inches in height with two-foot-tall crosses on the top of the bollards. The bollards are located in the public right of way. The fence was reviewed by the Engineering Division who would require the applicant to enter into an encroachment maintenance agreement for the maintenance of the bollards. Completion and recordation of the encroachment maintenance agreement is included as condition 2.a

On corner lots, a sight triangle governs the maximum height of fences, walls and hedges. The triangle is defined as the triangular area bounded on two sides by the right-of-way lines of the intersecting streets and the third side by a line joining points on the right-of-way lines at a distance of 35 feet from their point of intersection. The maximum height of fences within this area is three feet. The applicant proposes to construct the fence within the sight triangle with a height of five feet, six inches, consistent with the rest of the proposed fence. The applicant states that the full height fence is not able to be located outside of the sight triangle due to existing burial sites within the triangle (Attachment C). The burial sites are unable to be disturbed and must be protected by the fence, and therefore, the fence would need to be located closer to the property line to maintain appropriate space for the graves while keeping them within the cemetery's boundary. The Transportation Division reviewed the proposed plans and determined that due to the angle of approach from southbound Santa Cruz Avenue to the intersection, even with the increased height of the proposed fence, adequate sightlines would be maintained and there would be no additional safety concerns.

Design and materials

The applicant states that the new fence would be constructed of decorative iron posts on top of a low concrete masonry unit (CMU) block wall. Approximately every 25 feet, a CMU bollard, two feet in width, would break up the new fence into discrete segments. The bollards would have round stone caps. The Applicant states that the CMU and iron fence materials would complement the existing materials of existing landscape and decorative features within the cemetery. The portion of the fence at the intersection of Santa Cruz Avenue, Avy Avenue, and Orange Avenue would be a solid CMU wall with a sign for the cemetery. The sign would be subject to separate approval via a sign permit, which would be reviewed and acted on by staff.

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

neighborhood, and would complement existing features in the cemetery.

Trees and landscaping

The property is currently landscaped with grassy burial areas and a variety of trees scattered throughout the property. The majority of the landscaping is proposed to remain. The applicant proposes to landscape the approximately one foot, eight inches between the property line and the fence with a variety of drought resistant seasonal flowers and shrubs.

The applicant has submitted an arborist report (Attachment D), that details the size, species, and condition of existing trees in the vicinity of the proposed fence. There are 18 trees located near the proposed fence, the majority of which are native oak trees. Of these trees, 11 are heritage in size. The applicant proposes to retain the majority of the trees, however, a heritage tree removal permit was reviewed by the City Arborist for the removal of three heritage trees. The City Arborist approved the removal of one acacia tree (Tree #7) on the basis of the species being invasive and undesirable (Criterion 4), one redwood tree (Tree #9) based on the tree being dead (Criterion 1), and one coast live oak (Tree #10) on the basis of development (Criterion 5) as the fence foundation would interfere with critical tree roots. The applicant would be required to replace the value of the trees and has proposed six new trees along the front of the property, directly behind the proposed fence. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1.e.

Correspondence

Staff has not received any written correspondence on the project as of publication of the report.

Conclusion

Staff believes that the proposed fence height would improve safety for the subject property and the scale, materials, and style of the proposed fence are compatible with existing features of the cemetery. Additionally, the Transportation Division has confirmed that the increased fence height within the sight triangle would not create additional safety concerns at the intersection. 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. Draft Planning Commission Resolution of Approval Adopting Findings for project Use Permit, including project Conditions of Approval

Exhibits to Attachment A

- A. Project Plans
 - B. Project Description Letter
 - C. Conditions of Approval
- B. Location Map
- C. Map of Active Burial Sites
- D. Arborist Report
- E. Correspondence

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:
Chris Turner, Associate Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2022-XX**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO CONSTRUCT A NEW FENCE GREATER THAN FOUR FEET IN HEIGHT IN THE FRONT SETBACK AND GREATER THAN THREE FEET IN THE SIGHT TRIANGLE OF A CORNER PROPERTY IN THE R-1-S (SINGLE FAMILY SUBURBAN RESIDENTIAL) ZONING DISTRICT**

WHEREAS, the City of Menlo Park (“City”) received an application requesting to construct a new fence five feet, six inches in height within the front setback and sight triangle of a corner parcel in the in the Single Family Suburban Residential (R-1-S) zoning district, (collectively, the “Project”) from the Roman Catholic Archbishop of San Francisco (“Applicant”), located at 1975 Santa Cruz Avenue (APN 071-111-320) (“Property”). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Suburban Residential (R-1-S) district; and

WHEREAS, the maximum height of fences located in the front setback of residential properties is four feet, and the maximum height of a fence within the sight triangle of a corner lot is three feet; and

WHEREAS, fences within the front setback are allowed to be constructed taller than four feet, and fences within the sight triangle are allowed to be constructed taller than three feet, subject to approval of a use permit; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and was found to be in compliance with City standards; and

WHEREAS, the proposed Project was reviewed by the Transportation Division and was found to not create a significant threat to safety at the intersection of Santa Cruz Avenue, Avy Avenue, and Orange Avenue; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA,” Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project’s environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

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

WHEREAS, at a duly and properly noticed public hearing held on October 3, 2022, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project Revisions.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the proposed construction of a fence taller than four feet in the front setback and taller than three feet in the sight triangle is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
 - a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-S zoning district and the General Plan because fences taller than four feet in the front setback and taller than three feet in the sight triangle of a corner lot are allowed subject to granting of a use permit.
 - b. The proposed fence would be in keeping with the character of existing ornamental elements of the existing cemetery and would allow for a more secure border than the existing chain link fence.

- c. Due to the approach angle to the stop sign located on the corner of Santa Cruz Avenue, the proposed Project would not create any additional visual impacts that could pose a threat to the safety of automobiles and pedestrians at the intersection of Santa Cruz Avenue, Avy Avenue, and Orange Avenue.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2020-00021, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

- A. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Acting Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on October 3, 2022, by the following votes:

AYES:

NOES:

ABSENT:

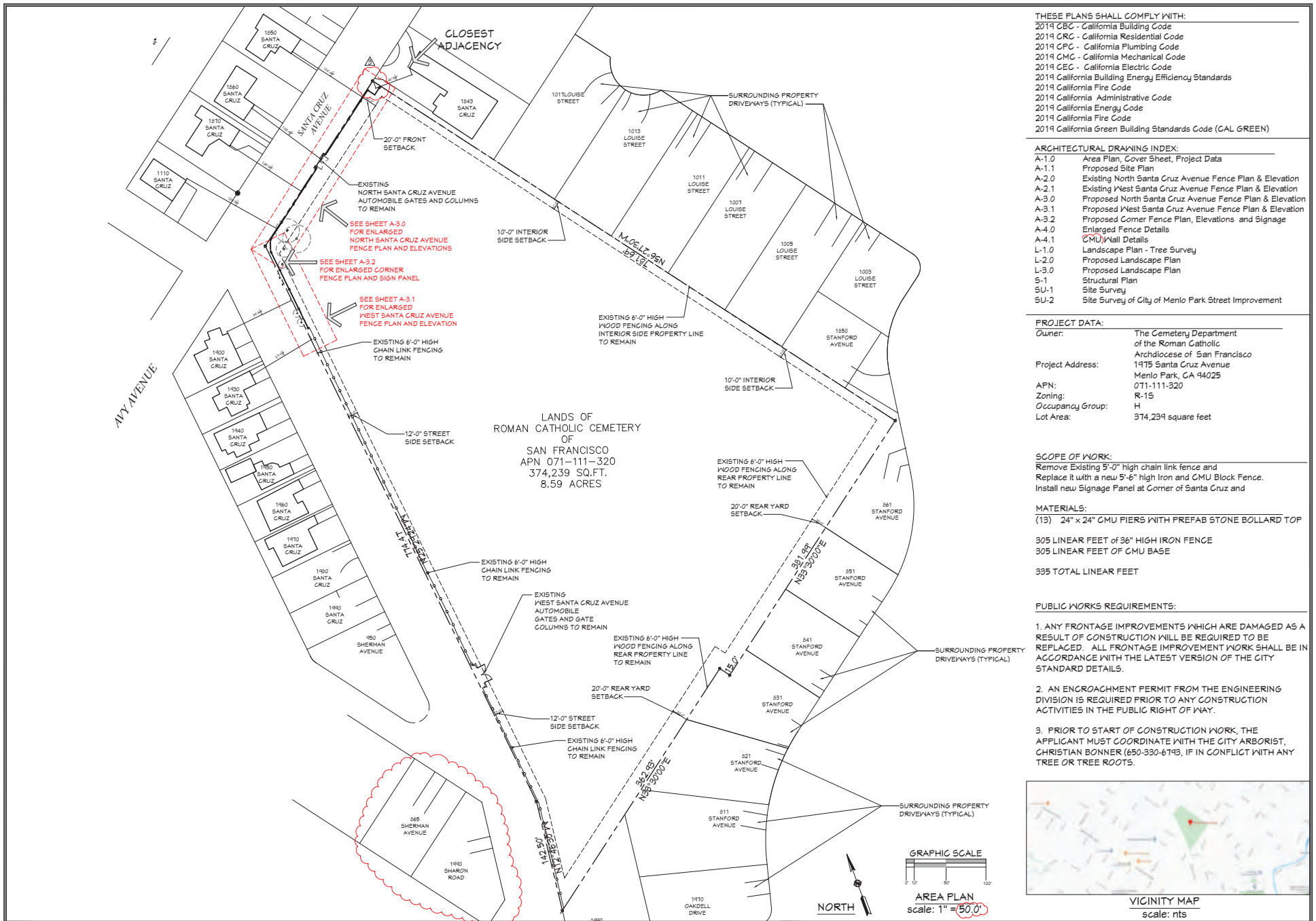
ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 3rd day of October, 2022

Corinna Sandmeier
Acting Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

- A. Project Plans
- B. Project Description Letter
- C. Conditions of Approval



THESE PLANS SHALL COMPLY WITH:
2019 CBC - California Building Code
2019 CRC - California Residential Code
2019 CPC - California Plumbing Code
2019 CMC - California Mechanical Code
2019 CEC - California Electric Code
2019 California Building Energy Efficiency Standards
2019 California Fire Code
2019 California Administrative Code
2019 California Energy Code
2019 California Fire Code
2019 California Green Building Standards Code (CAL GREEN)

ARCHITECTURAL DRAWING INDEX:
A-1.0 Area Plan, Cover Sheet, Project Data
A-1.1 Proposed Site Plan
A-2.0 Existing North Santa Cruz Avenue Fence Plan & Elevation
A-2.1 Existing West Santa Cruz Avenue Fence Plan & Elevation
A-3.0 Proposed North Santa Cruz Avenue Fence Plan & Elevation
A-3.1 Proposed West Santa Cruz Avenue Fence Plan & Elevation
A-3.2 Proposed Corner Fence Plan, Elevations and Signage
A-4.0 Enlarged Fence Details
A-4.1 CMU Wall Details
L-1.0 Landscape Plan - Tree Survey
L-2.0 Proposed Landscape Plan
L-3.0 Proposed Landscape Plan
S-1 Structural Plan
SU-1 Site Survey
SU-2 Site Survey of City of Menlo Park Street Improvement

PROJECT DATA:
Owner: The Cemetery Department of the Roman Catholic Archdiocese of San Francisco
Project Address: 1975 Santa Cruz Avenue
Menlo Park, CA 94025
APN: 071-111-320
Zoning: R-15
Occupancy Group: H
Lot Area: 374,239 square feet

SCOPE OF WORK:
Remove Existing 5'-0" high chain link fence and Replace it with a new 5'-6" high Iron and CMU Block Fence. Install new Signage Panel at Corner of Santa Cruz and

MATERIALS:
(13) 24" x 24" CMU PIERS WITH PREFAB STONE BOLLARD TOP
305 LINEAR FEET OF 36" HIGH IRON FENCE
305 LINEAR FEET OF CMU BASE
335 TOTAL LINEAR FEET

PUBLIC WORKS REQUIREMENTS:
1. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
2. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY.
3. PRIOR TO START OF CONSTRUCTION WORK, THE APPLICANT MUST COORDINATE WITH THE CITY ARBORIST, CHRISTIAN BONNER (650-330-6793), IF IN CONFLICT WITH ANY TREE OR TREE ROOTS.



VICINITY MAP
scale: nts

REVISIONS	
NO.	DATE
1	12/15/2020 MM
2	6/29/2022 MM
3	8/11/2022 MM



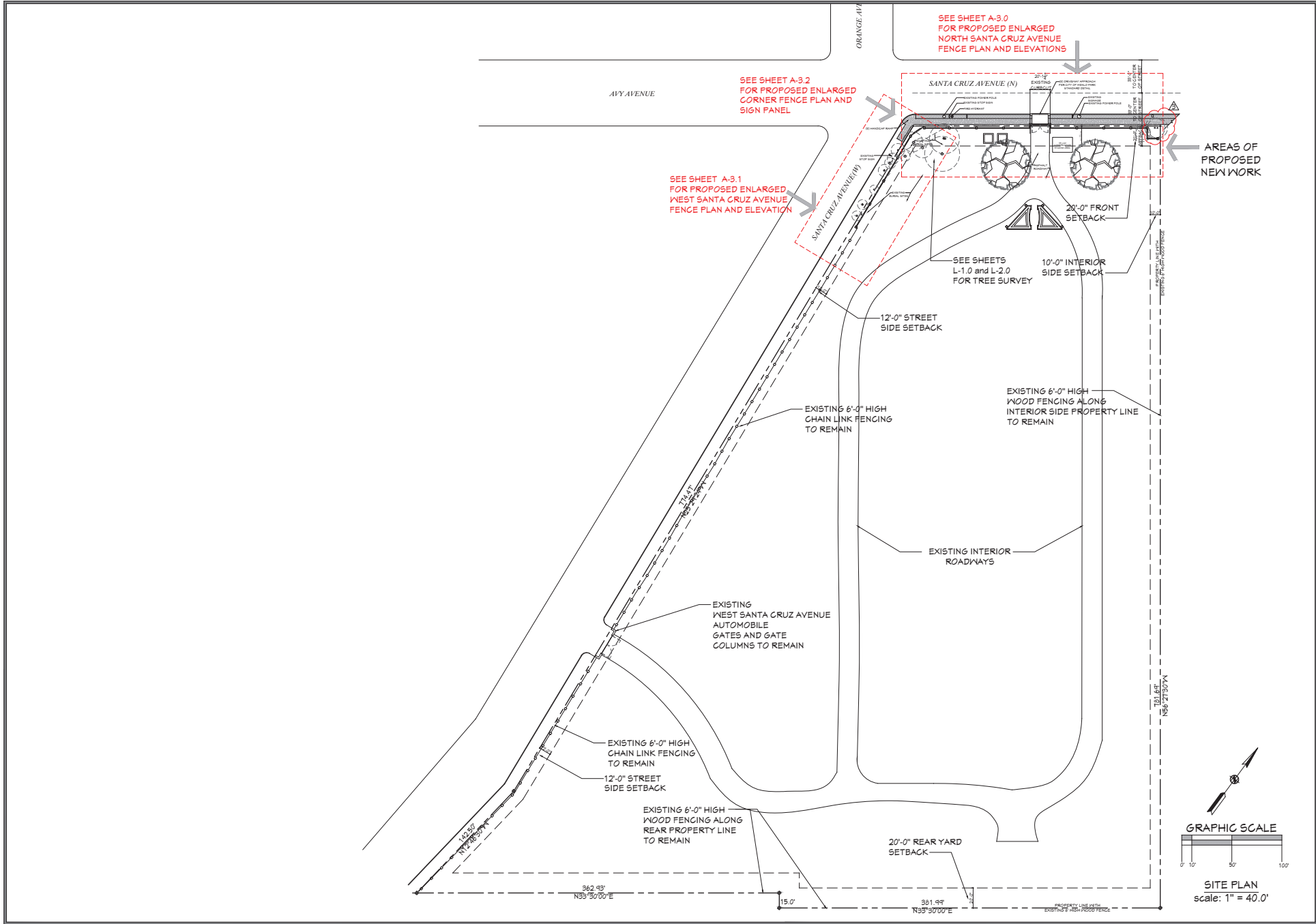
MARGARET WIMMER
RESIDENTIAL DESIGN
P.O. BOX 60681
PALO ALTO, CA 94306
MMWIMMER@YAHOO.COM
(650) 646-1680

COVER SHEET
AREA PLAN

A New Fence For:
**HOLY CROSS
CATHOLIC CEMETERY**
1975 SANTA CRUZ AVENUE, MENLO PARK CA 94025

DRAWN BY:	MM
DATE:	5/18/2020
SCALE:	AS SHOWN
SHEET NO.	

A-1.0



REVISIONS	
NO.	DATE
1	12/15/2020 MN
2	6/23/2022 MN
3	8/11/2022 MN



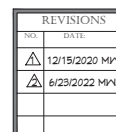
MARGARET WIMMER
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(650) 646-1610

PROPOSED SITE PLAN

A New Fence For:
**HOLY CROSS
CATHOLIC CEMETERY**
1475 SANTA CRUZ AVENUE, MENLO PARK CA 94025

DRAWN BY:	MN
DATE:	5/18/2020
SCALE:	AS SHOWN
SHEET NO.	

A-1.1



NORTH SANTA CRUZ AVENUE
EXISTING
FENCE PLAN, ELEVATION AND
REFERENCE PHOTOGRAPHS

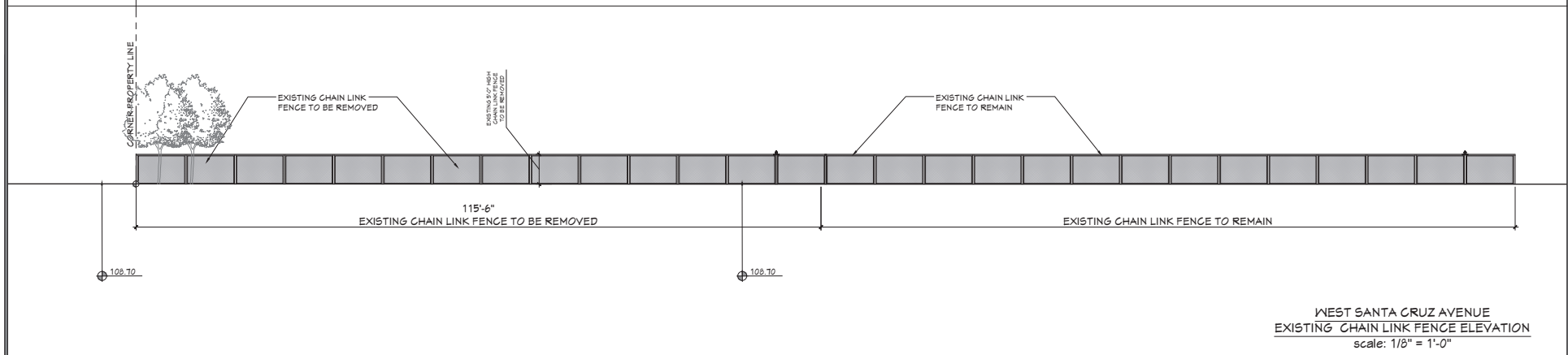
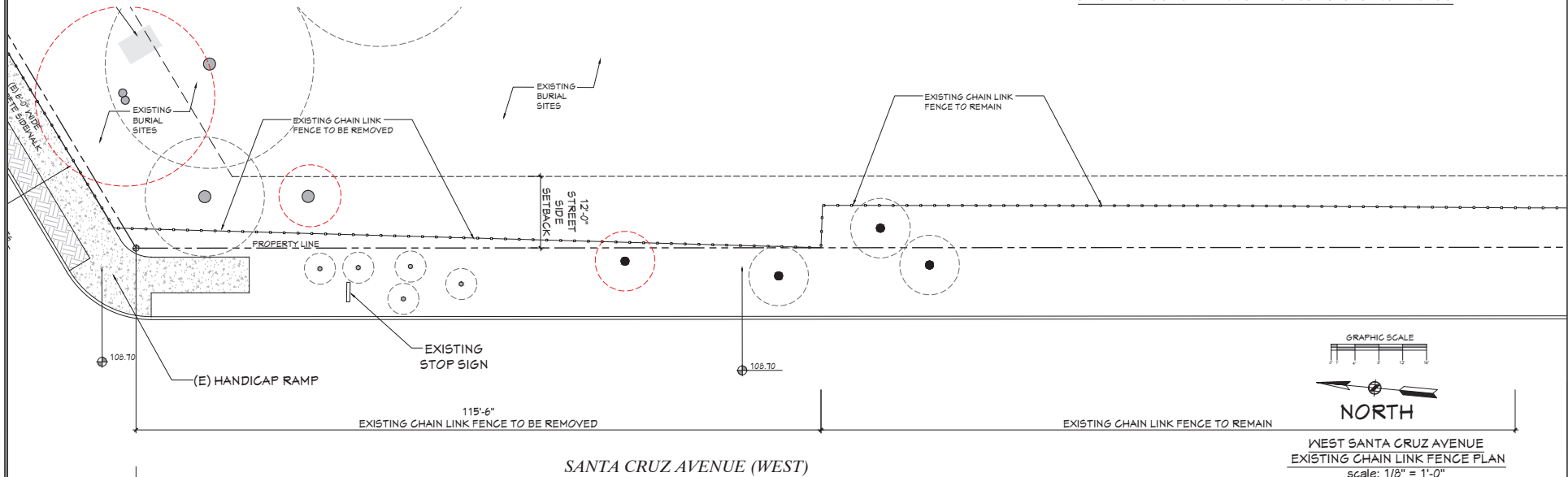
A New Fence For:
**HOLY CROSS
CATHOLIC CEMETERY**
1475 SANTA CRUZ AVENUE MENI PARK CA 94025

DRAWN BY:	MIN
DATE:	5/18/2020
SCALE:	AS SHOWN
SHEET NO.	

A-2.0



EXISTING WEST SANTA CRUZ AVENUE REFERENCE PHOTOS



REVISIONS	
NO.	DATE
1	12/15/2020 MN
2	6/23/2022 MN



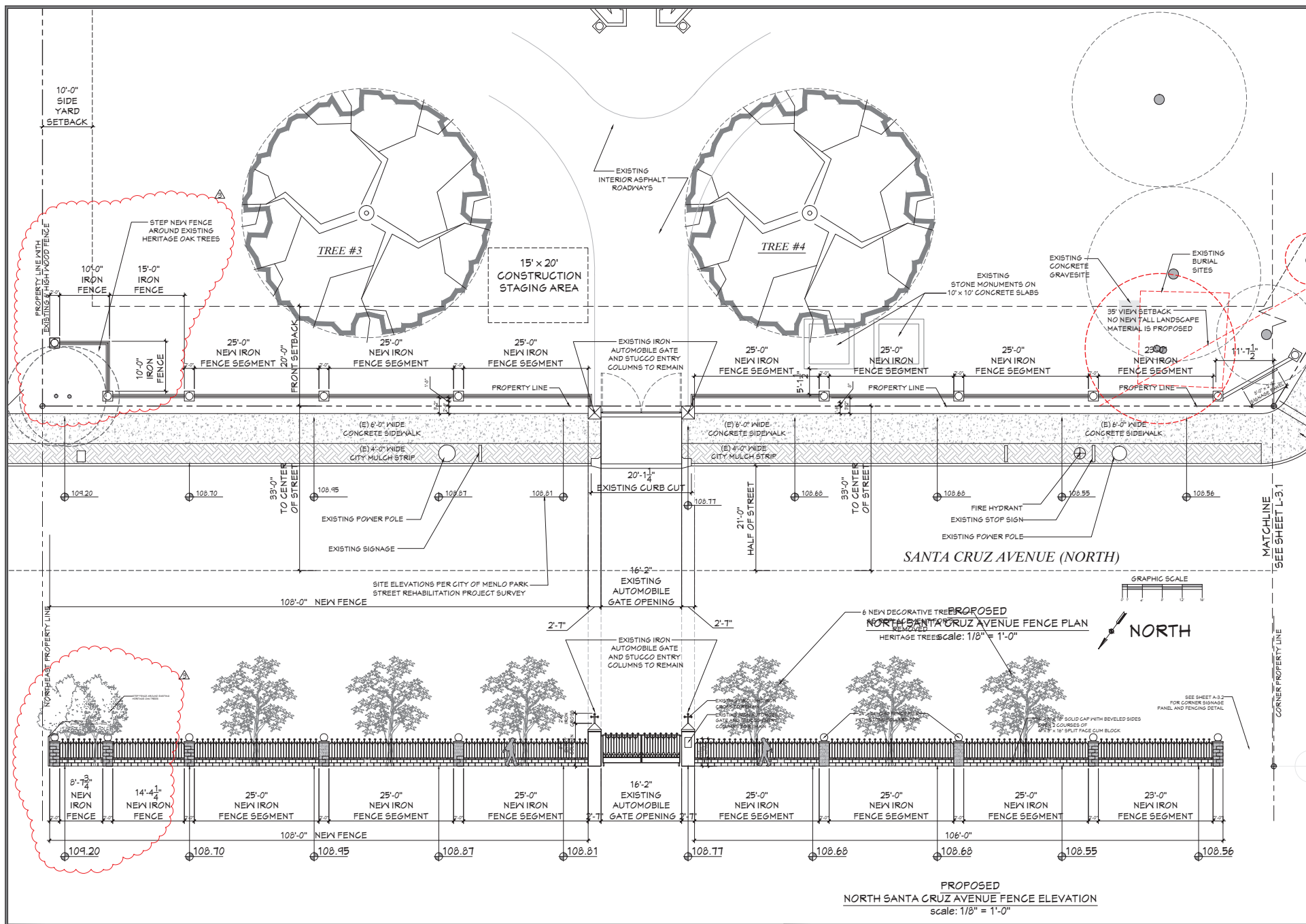
MARGARET WIMMER
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WEST SANTA CRUZ AVENUE
EXISTING
FENCE PLAN, ELEVATION AND
REFERENCE PHOTOGRAPHS

A New Fence For:
**HOLY CROSS
CATHOLIC CEMETERY**
1475 SANTA CRUZ AVENUE, MENLO PARK CA 94025

DRAWN BY:
MN
DATE:
5/18/2020
SCALE:
AS SHOWN
SHEET NO.

A-2.1



REVISIONS	
NO.	DATE
1	12/15/2020 MW
2	6/23/2022 MW
3	8/11/2022 MW



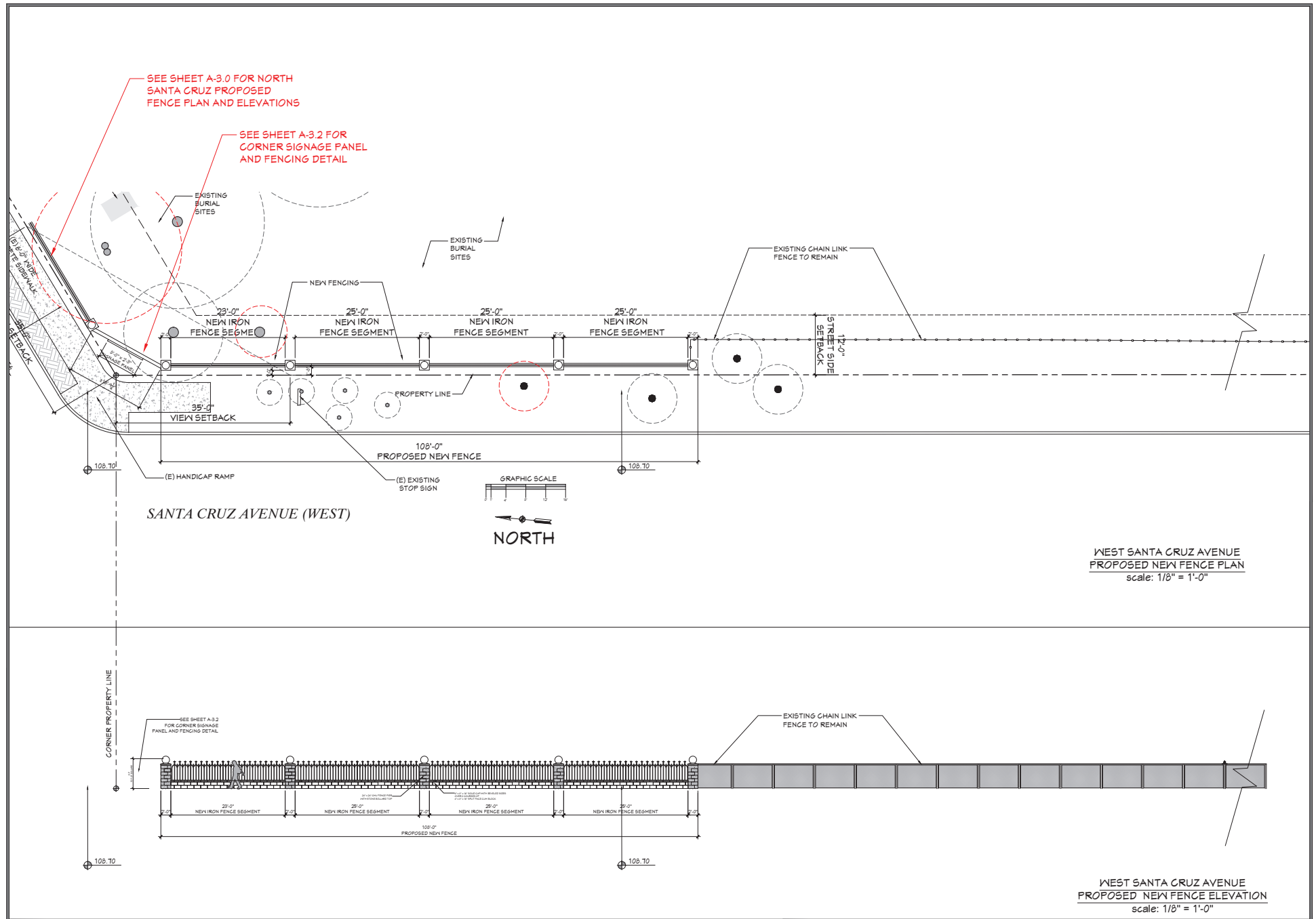
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(650) 646-1610

NORTH SANTA CRUZ AVENUE
PROPOSED NEW
FENCE PLAN AND ELEVATION

A New Fence For:
**HOLY CROSS
CATHOLIC CEMETERY**
1475 SANTA CRUZ AVENUE, MENLO PARK CA 94025

DRAWN BY:	MW
DATE:	5/18/2020
SCALE:	AS SHOWN
SHEET NO.	

A-3.0



REVISIONS	
NO.	DATE
1	12/15/2020 MWN
2	6/23/2022 MWN



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WEST SANTA CRUZ AVENUE
PROPOSED NEW
FENCE PLAN AND ELEVATIONS

A New Fence For:
**HOLY CROSS
CATHOLIC CEMETERY**
1475 SANTA CRUZ AVENUE, MENLO PARK CA 94025

DRAWN BY:	MWN
DATE:	5/18/2020
SCALE:	AS SHOWN
SHEET NO.	

A-3.1

REVISIONS	
NO.	DATE
1	12/15/2020 MM
2	6/25/2022 MM



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CORNER FENCE PLAN
AND ELEVATION
WITH CORNER
FACING SIGNAGE

A New Fence For:
**HOLY CROSS
CATHOLIC CEMETERY**
1475 SANTA CRUZ AVENUE, MENLO PARK CA 94025

DRAWN BY:
MM
DATE:
5/18/2020
SCALE:
AS SHOWN
SHEET NO.

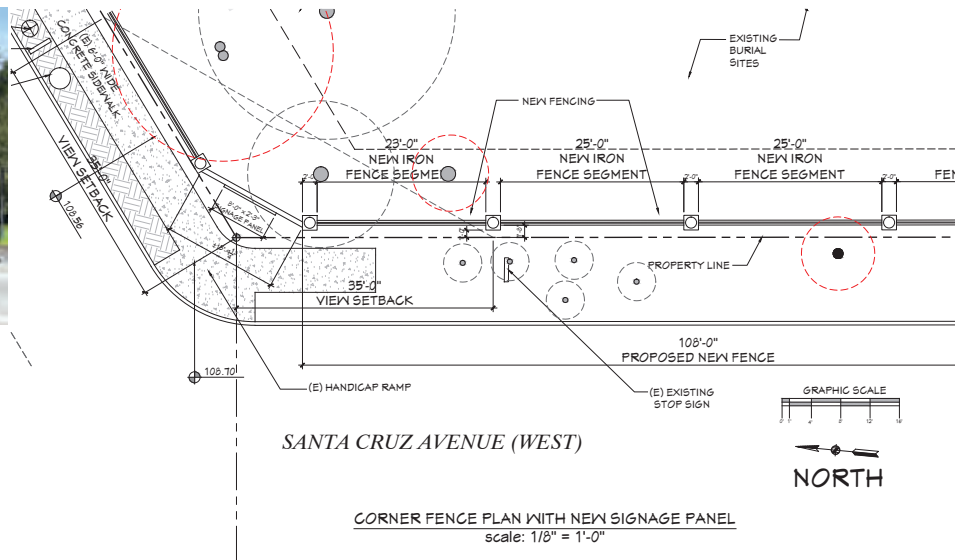
A-3.2



EXISTING CORNER REFERENCE PHOTOS

EXISTING CHAIN LINK FENCE
LOCATED ALONG THE PROPERTY LINE
AT THE CORNER OF THE SITE

EXISTING BURIAL SITES EXIST IN THIS
CORNER OF THE CEMETERY PROPERTY

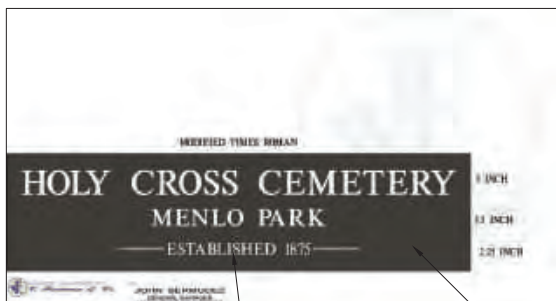


Signage Fabricator:

V. FONTANA & CO.

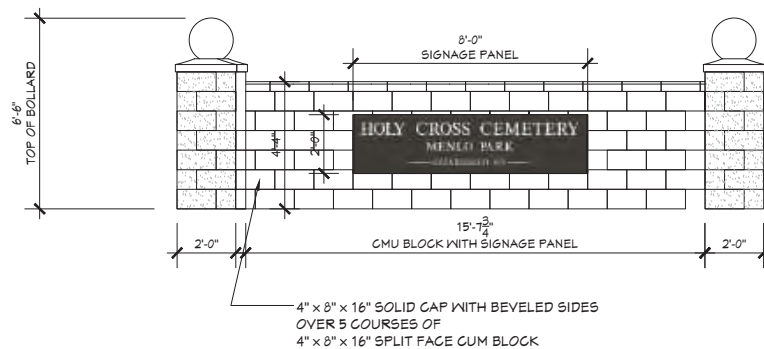
7600 El Camino Real Colma, CA 94014

Tel: (650) 755-4510

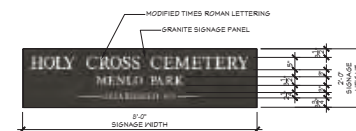


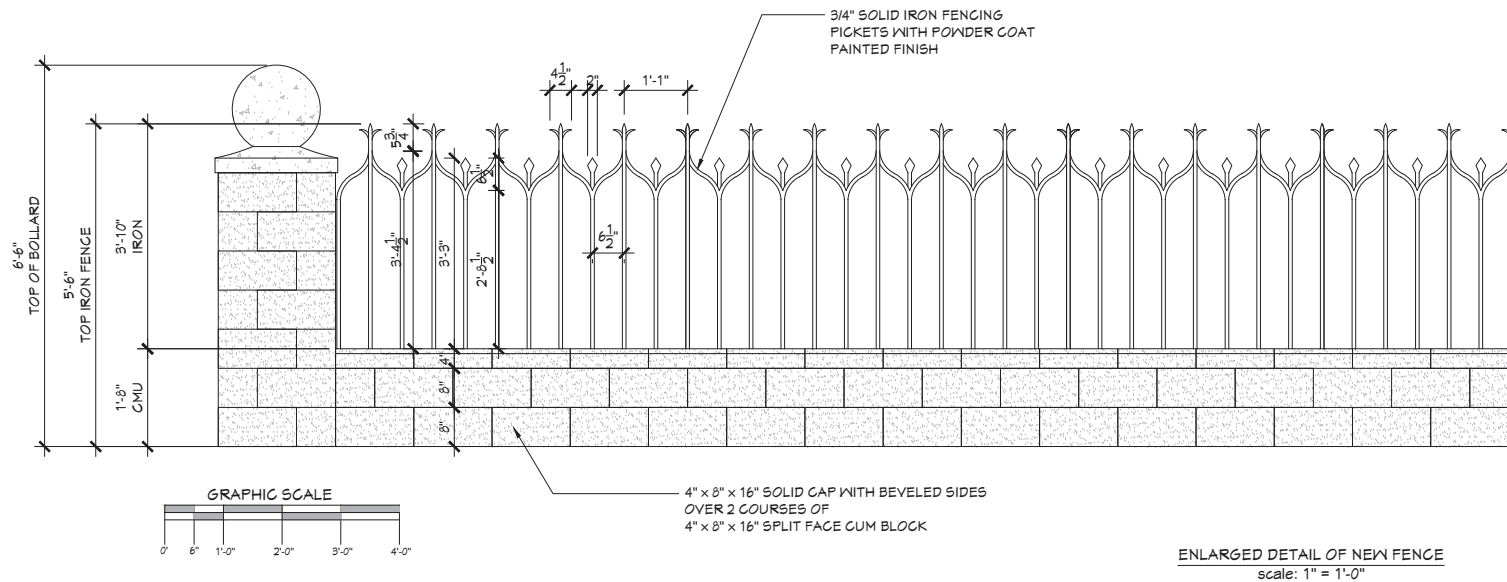
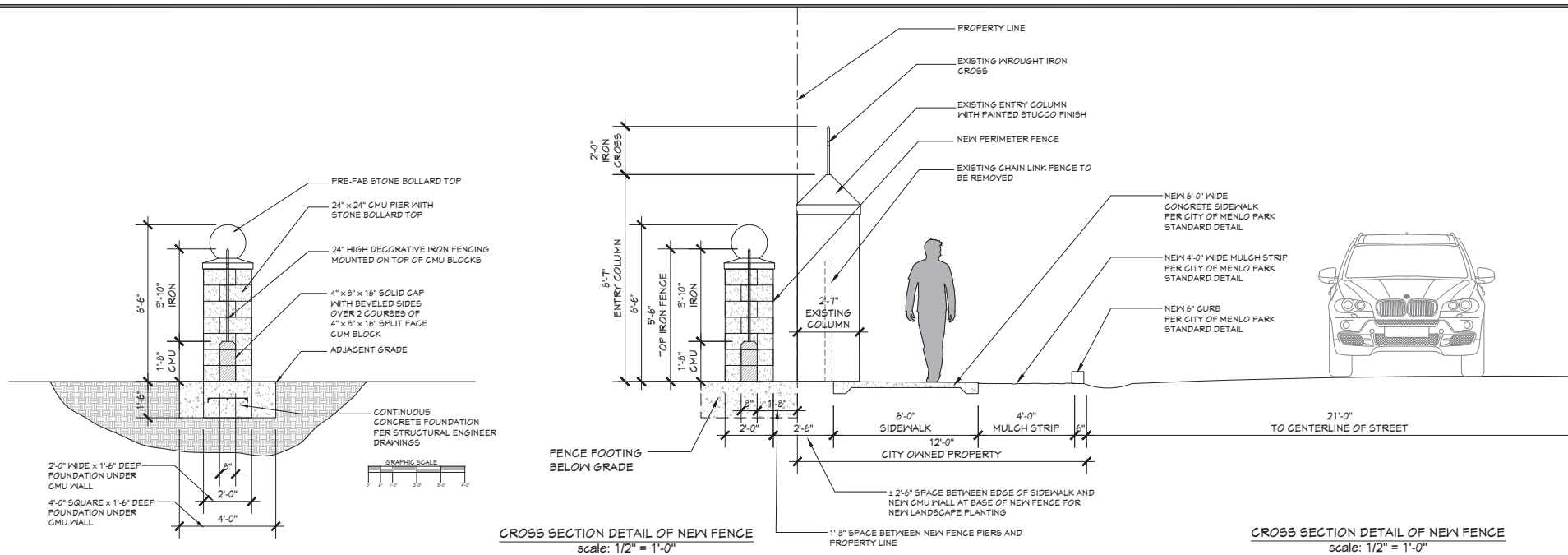
WHITE HIGHLIGHT LETTERING

ROYAL BROWN GRANITE



CORNER FACING FENCE DETAIL WITH
NEW SIGNAGE PANEL
scale: 1/2" = 1'-0"





REVISIONS	
NO.	DATE
1	6/23/2022 MW



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ENLARGED FENCE DETAILS

A New Fence For:
**HOLY CROSS
CATHOLIC CEMETERY**
1975 SANTA CRUZ AVENUE, MENLO PARK, CA 94025

DRAWN BY:	MW
DATE:	2/15/2020
SCALE:	AS SHOWN
SHEET NO.	

A-4.0

CALSTONE CONCRETE MASONRY UNITS

SPLIT FACE PRODUCT DATA SHEET 04 229-1	
PRODUCT  MANUFACTURER: CALSTONE 10000 N. 10th Ave. Denver, CO 80231 303.755.5000	1.1 SUBMITTAL Submit color samples for selection from the manufacturer's catalog. Submit joint and face finish, ventilation, and anchoring details.
	1.2 QUALITY ASSURANCE CERTIFICATIONS All concrete masonry units are produced in accordance with ASTM C90.
1.3 FIRE RESISTANCE (Refer to local code requirements for fire resistance.)	
1.4 FIELD CONSTRUCTION NOTES All concrete masonry units are produced in accordance with ASTM C90.	
1.5 DELIVERY, STORAGE AND HANDLING Concrete masonry units should be stored in a dry, well-ventilated area.	







CALSTONE CONCRETE MASONRY UNITS

PRODUCT DATA SHEET 04 229-1	
PRODUCT  MANUFACTURER: CALSTONE 10000 N. 10th Ave. Denver, CO 80231 303.755.5000	1.1 SUBMITTAL Submit color samples for selection from the manufacturer's catalog. Submit joint and face finish, ventilation, and anchoring details.
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1.4 FIELD CONSTRUCTION NOTES All concrete masonry units are produced in accordance with ASTM C90.	
1.5 DELIVERY, STORAGE AND HANDLING Concrete masonry units should be stored in a dry, well-ventilated area.	


Concrete Masonry Unit - Color Guide

Color	Color	Color	Color	Color	Color
101	102	103	104	105	106
107	108	109	110	111	112
113	114	115	116	117	118
119	120	121	122	123	124
125	126	127	128	129	130
131	132	133	134	135	136
137	138	139	140	141	142
143	144	145	146	147	148
149	150	151	152	153	154
155	156	157	158	159	160

Split Face

16" Wide Wall 1/2" high (1/2") 	8" Wide Wall 1/2" high (1/2") 
12" Wide Wall 1/2" high (1/2") 	8" Wide Wall 1/2" high (1/2") 
10" Wide Wall 1/2" high (1/2") 	8" Wide Wall 1/2" high (1/2") 

8" Wide Wall

8" Wide Wall 1/2" high (1/2") 	8" Wide Wall 1/2" high (1/2") 
8" Wide Wall 1/2" high (1/2") 	8" Wide Wall 1/2" high (1/2") 
8" Wide Wall 1/2" high (1/2") 	8" Wide Wall 1/2" high (1/2") 

Solids/Veneer

8" Wide Wall 1/2" high (1/2") 	8" Wide Wall 1/2" high (1/2") 
8" Wide Wall 1/2" high (1/2") 	8" Wide Wall 1/2" high (1/2") 
8" Wide Wall 1/2" high (1/2") 	8" Wide Wall 1/2" high (1/2") 

NO.	DATE



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CMU SPECIFICATIONS

A New Fence For:
**HOLY CROSS
CATHOLIC CEMETERY**
1475 SANTA CRUZ AVENUE, MENLO PARK CA 94025

DRAWN BY:	MM
DATE:	5/18/2020
SCALE:	AS SHOWN
SHEET NO.	

A-4.1

Tree #	Common Name	Species	DBH (in.)	Spine # (ft.)	Heritage Tree	Condition	Subsidiary	Impacts	Discussion
1	Coast Live Oak	<i>Quercus agrifolia</i>	13.8"	20	YES	8	Moderate	Direct impacts, root loss, soil compaction.	Remove
2	Coast Live Oak	<i>Quercus agrifolia</i>	16.6	25	YES	8	Moderate	Direct impacts, root loss, soil compaction.	Remove
3	Coast Live Oak	<i>Quercus agrifolia</i>	36	60	YES	8	High	Soil compaction from materials storage.	Type III FZ
4	Coast Live Oak	<i>Quercus agrifolia</i>	35.4	60	YES	8	High	Neighboring	Buffered by grave sites.
5	Valley Oak	<i>Quercus lobata</i>	26.8	55	YES	3	High	Overhanging limbs, Neighboring.	Buffered by grave sites.
6	Valley Oak	<i>Quercus lobata</i>	23.5	40	YES	4	High	Overhanging limbs, Neighboring.	Buffered by grave sites.
7	Baldy Acacia	<i>Acacia saligna</i>	12.6	40	YES	2	Low	Direct impacts, root loss.	Remove
8	Coast Live Oak	<i>Quercus agrifolia</i>	14.7	30	YES	8	High	Direct impacts, root loss, soil compaction.	Type III FZ, Monitor excavation activities.
9	Coast Redwood	<i>Sequoia sempervirens</i>	15.2	30	YES	0	N/A	N/A	DEAD/Remove
10	Coast Live Oak	<i>Quercus agrifolia</i>	33.8	25	YES	3	High	Direct impacts, root loss, soil compaction.	Type III FZ, Monitor excavation activities.
11	Coast Live Oak	<i>Quercus agrifolia</i>	6.1	15	NO	3	Low	Direct impacts, root loss, soil compaction.	Not a Heritage tree.
12	Coast Live Oak	<i>Quercus agrifolia</i>	18.7"	35	YES	3"	High	Direct impacts, root loss, soil compaction.	Type III FZ, Monitor excavation activities.

1. Measured at 36 inches above level grade.
2. Measured at 24 inches above level grade.
3. Utility line used for clearance from high-voltage electrical wires.
4. City tree.

COAST LIVE OAK – TREE #1 (13.8'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = 5'-0"

COAST LIVE OAK – TREE #2 (16.6'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = 5'-0"

HERITAGE COAST LIVE OAK TREE #3 (36'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = 36'-1"

HERITAGE COAST LIVE OAK TREE #4 (35.4'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = 35'-1.5"

VALLEY OAK – TREE #5 (26.8'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = 15'-3.25"

VALLEY OAK – TREE #6 (23.5'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = 25'-4"

CO-DOMINANT ACACIA – TREE #7 (8.3'Ø + 12.6'Ø)
TO BE REMOVED
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = 10'-4"

COAST LIVE OAK – TREE #8 (14.7'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = 15'-3.25"

REDWOOD – TREE #9 (15.2'Ø)
REDWOOD TO BE REMOVED
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = 4'-11.75"

COAST LIVE OAK – TREE #10 (13.8'Ø)
TO BE REMOVED
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = 15'-3.25"

COAST LIVE OAK – TREE #11 (6.1'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = 7'-3.75"

COAST LIVE OAK – TREE #12 (18.7'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = 16'-6"

COAST LIVE OAK – TREE #A (2.5'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = ±3'-0"

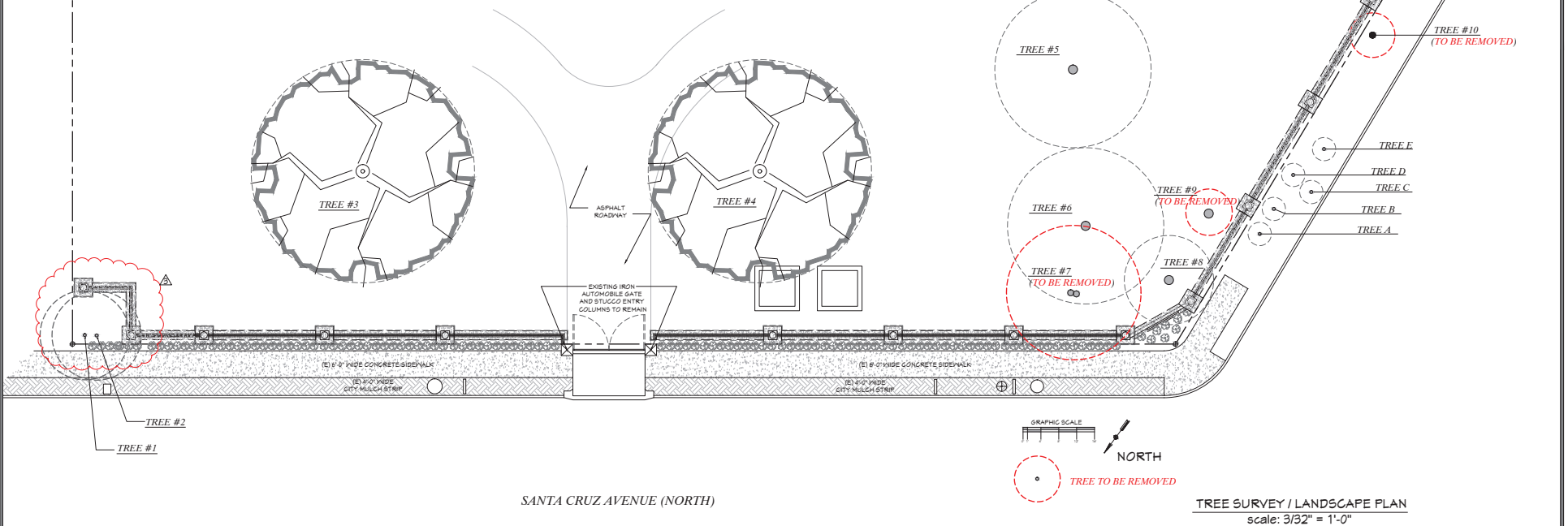
COAST LIVE OAK – TREE #B (5.4'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = ±3'-0"

COAST LIVE OAK – TREE #C (6.8'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = ±3'-0"

COAST LIVE OAK – TREE #D (6.3'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = ±3'-0"

COAST LIVE OAK – TREE #E (3.5'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = ±3'-0"

COAST LIVE OAK – TREE #F (6.0'Ø)
DISTANCE BETWEEN CENTER OF TREE AND NEW FENCE FORMS = ±3'-0"



NO.	DATE
1	12/15/2020 MN
2	6/29/2022 MN
3	8/11/2022 MN



MARGARET WIMMER
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P.O. BOX 60081
PALO ALTO, CA 94306
MMWIMMER@YAHOO.COM
(650) 646-1690

TREE SURVEY /
LANDSCAPE PLAN

A New Fence For:
**HOLY CROSS
CATHOLIC CEMETERY**
1475 SANTA CRUZ AVENUE, MENLO PARK CA 94025

DRAWN BY:
MN
DATE:
5/18/2020
SCALE:
AS SHOWN
SHEET NO.

L-1.0

All requests for fences exceeding the height limitations as stated in Section 16.64.020(a) and (b) for residential properties fronting on Santa Cruz Avenue shall adhere to the following design criteria:

- 16.64.040 Required trimming of trees, shrubs and hedges adjacent to street corners.

WATER CONSERVATION REQUIREMENT:
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER
CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED
THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE
AND IRRIGATION DESIGN PLAN



PROPERTY LINE WITH EXISTING 6' HIGH WOOD FENCE

ASPHALT ROADWAY

EXISTING IRON AUTOMOBILE GATE AND STUCCO ENTRY COLUMNS TO REMAIN

VARIETY OF DROUGHT RESISTIVE SEASONAL FLOWERS AND SMALL SHRUBBERY BETWEEN SIDEWALK AND NEW FENCE (SEE VARIETIES ABOVE)

6 PROPOSED NEW REPLACEMENT TREES (SHOWN SHADED) AND CENTERED ON FENCE SEGMENTS (A MINIMUM OF 6 REPLACEMENT TREES ARE REQUIRED) TREE VARIETY TO BE AGREED UPON BY CITY ARBORIST

TREE #1

TREE #2

TREE #3

TREE #4

TREE #5

TREE #6

TREE #8

35' VIEW SETBACK NO NEW TALL LANDSCAPE MATERIAL IS PROPOSED

11'-7 1/2"

(E) 6'-0" WIDE CONCRETE SIDEWALK

(E) 4'-0" WIDE CITY MULCH STRIP

GRAPHIC SCALE

NORTH

SANTA CRUZ AVENUE (NORTH)

NORTH SANTA CRUZ AVENUE STREET FRONTAGE

TREE SURVEY / LANDSCAPE PLAN

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

MATCHLINE SEE SHEET L-30

REVISIONS	
NO.	DATE:
1	12/15/2020 MW
2	6/23/2022 MW
3	8/11/2022 MW



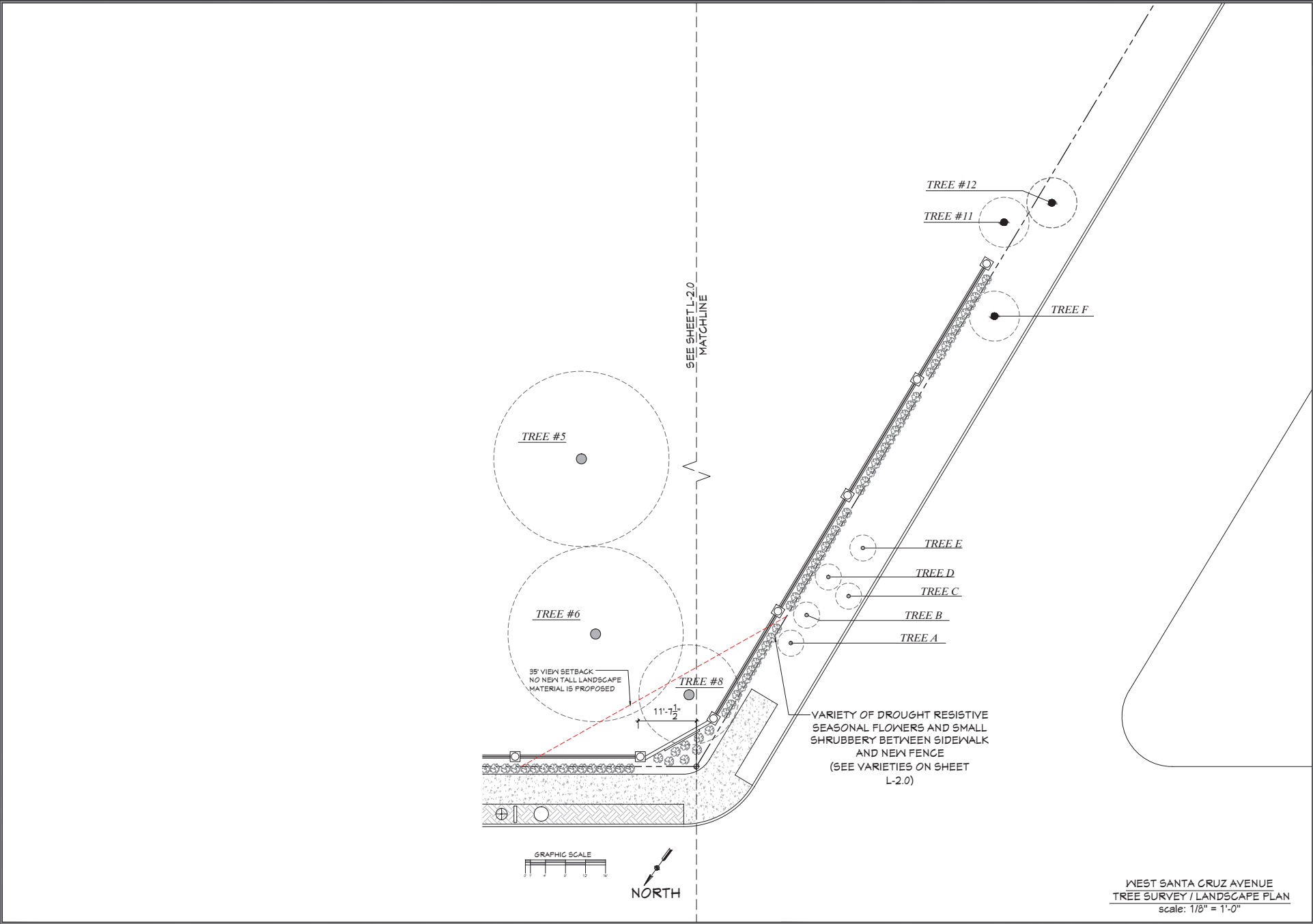
MARGARET WIMMER
RESIDENTIAL DESIGN
P.O. BOX 60681
PALO ALTO, CA 94306
MMWIMMER@YAHOO.COM
(650) 646-1610

NORTH SANTA CRUZ AVENUE
PROPOSED
LANDSCAPE PLAN

A New Fence For:
**HOLY CROSS
CATHOLIC CEMETERY**
1975 SANTA CRUZ AVENUE, MENLO PARK CA 94025

DRAWN BY:
MN
DATE:
5/18/2020
SCALE:
AS SHOWN
SHEET NO:

L-2.0



REVISIONS	
NO.	DATE
Δ	12/15/2020 M/M
Δ	6/29/2022 M/M



MARGARET WIMMER
RESIDENTIAL DESIGN
P.O. BOX 60681
PALO ALTO, CA 94306
MMWIMMER@YAHOO.COM
(650) 646-1610

WEST SANTA CRUZ AVENUE
PROPOSED
LANDSCAPE PLAN

A New Fence For:
**HOLY CROSS
CATHOLIC CEMETERY**
1475 SANTA CRUZ AVENUE, MENLO PARK CA 94025

DRAWN BY:	M/M
DATE:	5/18/2020
SCALE:	AS SHOWN
SHEET NO.	

L-3.0

GENERAL NOTES

GENERAL NOTES:

- ALL WORK PERFORMED IN THIS PROJECT SHALL COMPLY WITH ALL PERTINENT STATE AND LOCAL CODE REQUIREMENTS, LAWS AND ORDINANCES.
- ALL WORK PERFORMED SHALL COMPLY WITH THESE GENERAL REQUIREMENTS UNLESS OTHERWISE NOTED ON THE SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE ALL DRAWINGS, VERIFY ALL DIMENSIONS, ELEVATIONS AND CORRELATIONS BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ON SITE VERIFICATION OF CONDITIONS.
- DRAWINGS ARE NOT TO BE SCALED, DIMENSIONS NOT SPECIFIED, WHEN REQUIRED BY FIELD CONDITIONS, SHALL BE DETERMINED BY ENGINEER.
- ENGINEER SHALL BE NOTIFIED FOR ANY FIELD CONDITIONS DIFFERENT FROM THOSE INDICATED ON DRAWINGS.
- ENGINEER SHALL BE NOTIFIED FOR ANY QUESTION WHICH MAY ARISE PERTAINING TO THE DRAWINGS AND SPECIFICATIONS.
- GENERAL CONTRACTOR AND SUBS/CONTRACTORS ARE RESPONSIBLE FOR ORDER AND MEANS OF CONSTRUCTION AND ALL TEMPORARY BRACING, ERECTION DURING CONSTRUCTION.
- CONTRACTOR AND SUBS/CONTRACTORS ARE RESPONSIBLE FOR ALL NOTIFICATION PROCEDURES INCLUDING LADING, SCHEDULING AND THE PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES.
- TYPICAL DETAILS ON THESE SHEETS SHALL APPLY UNLESS NO SPECIFIC DETAILS OR NOTATIONS ARE SHOWN.
- MATERIAL NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THE STRUCTURAL NOTES CONTAINED HEREIN.
- ALL DRAWINGS AND SUBSEQUENT REVISIONS IF ANY SHALL BE APPROVED BY THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
- ALL DRAWINGS AND SUBSEQUENT REVISIONS IF ANY SHALL BE MADE WITH THE WRITER.
- CONTRACTOR SHALL VERIFY ALL LEAKING, VENTILATING, PLUMBING AND ELECTRICAL DRAWINGS SHALL BE PROVIDED FOR ANY DEVIATIONS FROM THE DRAWINGS.
- STRUCTURAL DRAWINGS SHOW STRUCTURAL FEATURES ONLY. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER DRAWINGS FOR NON-STRUCTURAL ITEMS.
- EXCEPT AS NOTED HEREIN, NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED, NOTCHED OUT, OR RELOCATED WITHOUT PRIOR APPROVAL BY THE ENGINEER.
- THE STRUCTURAL DESIGNER HAS PROVIDED THE BUILDING STRUCTURE ONLY, AND IS NOT INTENDING TO SHOW NON-STRUCTURAL ITEMS. COORDINATION FOR NON-STRUCTURAL ITEMS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- SUBCONTRACTORS FOR STRUCTURAL PORTIONS OF THE BUILDING, INCLUDING BUT NOT LIMITED TO FOUNDATIONS AND STRUCTURAL FRAME, ARE ADVISED TO REVIEW ALL DIVISIONS OF THE PLANS AND SPECIFICATIONS FOR NON-STRUCTURAL ITEMS WHICH MAY BE EMBEDDED IN, ATTACHED TO OR OTHERWISE CONNECTED TO THE STRUCTURAL ELEMENTS OF THE BUILDING BEFORE SUBMITTING THEIR BIDS.
- IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- MATERIAL NOTES AND SPECIFICATIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THE PROJECT SPECIFICATIONS.

FOUNDATION NOTES:

- FOUNDATION DESIGN IS IN ACCORDANCE WITH:
 - CRS 2010 (BC 2010)
 - TABLE B02.1 (B02)
- FOUNDATION DESIGN IS IN ACCORDANCE WITH:
 - CRS 2010 (BC 2010)
 - TABLE B02.1 (B02)
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 - TABLE B02.1 (B02)
- FOUNDATION DESIGN IS IN ACCORDANCE WITH:
 - CRS 2010 (BC 2010)
 - TABLE B02.1 (B02)

CONCRETE NOTES:

- FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- REINFORCING STEEL SHALL BE CLEAN AND FREE OF EXTRANEIOUS MATERIAL.
- ALL REINFORCEMENT SHALL BE PLACED AND SUPPORTED IN A TRUE LINE AS SHOWN.
- IF CLEARANCE SHALL BE PROVIDED WHERE CONCRETE IS CASTED AGAINST EXISTING CONCRETE, 2" CLEARANCE FOR CONCRETE EXPOSED TO EARTH OR WEATHER BUT DEPOSITED AGAINST FORMS AND 3/4" CLEARANCE FOR SLABS AND WALLS WHERE CONCRETE IS NOT EXPOSED TO EARTH OR WEATHER.
- LAP ALL REINFORCING SPLICES A MINIMUM 50 BAR DIAMETERS BUT NOT LESS THAN 36".
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A653.
- CONTRACTOR SHALL INFORM ENGINEER 48 HOURS PRIOR TO POURING STRUCTURAL CONCRETE FOR REVIEWING THE WORK.

REINFORCEMENT NOTES:

- REINFORCING STEEL SHALL BE DEFORMED BARS OF BULLET OR AXLE STEEL.
- REINFORCEMENT SHALL BE CLEAN AND FREE OF EXTRANEIOUS MATERIAL.
- ALL REINFORCEMENT SHALL BE PLACED AND SUPPORTED IN A TRUE LINE AS SHOWN.
- IF CLEARANCE SHALL BE PROVIDED WHERE CONCRETE IS CASTED AGAINST EXISTING CONCRETE, 2" CLEARANCE FOR CONCRETE EXPOSED TO EARTH OR WEATHER BUT DEPOSITED AGAINST FORMS AND 3/4" CLEARANCE FOR SLABS AND WALLS WHERE CONCRETE IS NOT EXPOSED TO EARTH OR WEATHER.
- LAP ALL REINFORCING SPLICES A MINIMUM 50 BAR DIAMETERS BUT NOT LESS THAN 36".
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A653.
- CONTRACTOR SHALL INFORM ENGINEER 48 HOURS PRIOR TO POURING STRUCTURAL CONCRETE FOR REVIEWING THE WORK.

CONCRETE MASONRY NOTES:

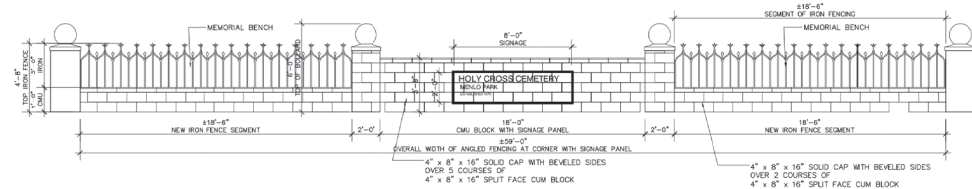
- ALL MASONRY CELLS SHALL BE COMPLETELY FILLED WITH GROUT.
- LOW-LIFT GROUTED CONSTRUCTION (LIFT) MAY BE LAID TO A HEIGHT NOT TO EXCEED 8 FEET. IF THE HEIGHT EXCEEDS 8 FEET, CLEANOUTS MUST BE PROVIDED IN THE BOTTOM COURSE OF EACH CELL.
- CONCRETE MASONRY UNITS SHALL BE GRADE N CONFORMING TO IRC STANDARD NO. 24-4.
- PORTLAND CEMENT SHALL CONFORM TO IRC STANDARD NO. 24-4.
- MORTAR SHALL BE MIXED IN THE RATIO BY VOLUMES OF 1 PART PORTLAND CEMENT, 1/4 PART HYDRATED LIME AND 3 1/4 PARTS AGGREGATE MEASURED IN A DAMP, LOOSE CONDITION. HYDRATED LIME SHALL CONFORM TO IRC STANDARD NO. 24-4. AGGREGATES SHALL CONFORM TO IRC STANDARD NO. 24-4.
- GROUT SHALL BE MIXED IN THE RATIO BY VOLUMES OF 1 PART PORTLAND CEMENT, 1/4 PART HYDRATED LIME AND 3 1/4 PARTS SAND. SAND SHALL CONFORM TO FINE AGGREGATE REQUIREMENTS SET FORTH BY IRC STANDARD NO. 24-4. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO IRC STANDARDS NO. 24-4. EXCEPT THAT 1/4" TIES MAY BE PLAIN BARS CONFORMING TO IRC STANDARD NO. 24-4.
- FOR CONCRETE MASONRY CONSTRUCTION WHICH IS NOTED AS REQUIRING SPECIAL INSPECTION PER DRAWINGS, SUCH INSPECTION SHALL BE CARRIED OUT IN ACCORDANCE WITH IRC SECTION 100 AND 205. CONCRETE MASONRY CONSTRUCTION WHICH REQUIRES SPECIAL INSPECTION ALSO IS REQUIRED TO HAVE POST TESTING INSPECTION DURING CONSTRUCTION AS DESCRIBED IN SECTION 205.3.

DESIGN CRITERIA FOR SEISMIC & WIND PER ASCE 7-16 AND 2019 CBC

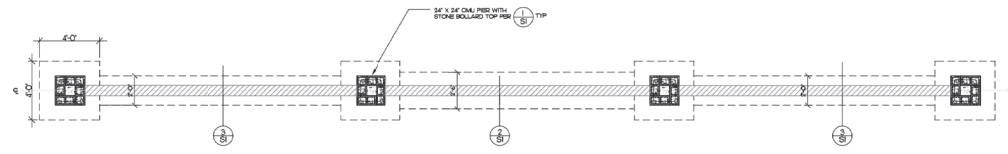
EARTHQUAKE DESIGN DATA	
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL PROCEDURE
RESPONSE MODIFICATION FACTOR R	5.5
OVERLAP FACTOR	1.0
IMPORTANT FACTOR	1.0
OCCUPANCY CATEGORY	1.0
SPECIAL RESPONSE COEFFICIENTS SEE 6.5	0.055 0.054
SPECIAL RESPONSE COEFFICIENTS SEE 6.5	0.042 0.046
SEISMIC DESIGN CATEGORY (SDC)	1.0
BASIC SEISMIC FORCE RESISTING SYSTEM	SOLID-SUPPORTED CANTILEVER OR PERIS
DESIGN BASE SHEAR (V)	0.349 W (ASD)
DESIGN BASE SHEAR (V)	0.349 W (ASD)

WIND DESIGN DATA	
BASIC DESIGN WIND SPEED (V)	100 MPH
ALLOWABLE STRESS DESIGN WIND SPEED (V _{ASD})	85 MPH
WIND EXPOSURE	0
DESIGN METHOD	ENVELOPE PROCEDURE
TOPOGRAPHIC FACTOR (K _t)	1.0
WIND DIRECTIONALITY FACTOR (K _d)	0.85

SOIL DATA	
ALLOWABLE BEARING PRESSURE	1500 PSF (BC 2010) (BC 2010) TABLE B02.1 (B02)
ALLOWABLE BEARING PRESSURE	1500 PSF (BC 2010) (BC 2010) TABLE B02.1 (B02)
ALLOWABLE BEARING PRESSURE	1500 PSF (BC 2010) (BC 2010) TABLE B02.1 (B02)
ALLOWABLE BEARING PRESSURE	1500 PSF (BC 2010) (BC 2010) TABLE B02.1 (B02)

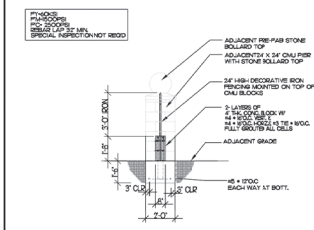


CMU FENCE ELEVATION

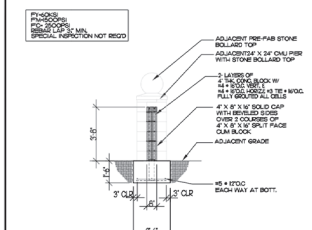


FOUNDATION PLAN

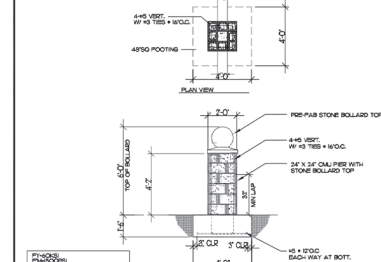
SCALE 1/4" = 1'-0"



3. FENCE AT 1'-8" CMU WALL



2. CMU FENCE WELL (3'-8" TALL)



1. 24" CMU PILASTER CMU



AQX ENGINEERING INC.

6525 CROWN BLVD #41068
SAN JOSE, CA 95160
TEL: (408) 228-3317
www.aqxeng.com



05/30/2020

SHEET TITLE

PREPARED FOR:
ADDITION/REMODEL
1975 SANTA CRUZ AVE
MENLO PARK, CA

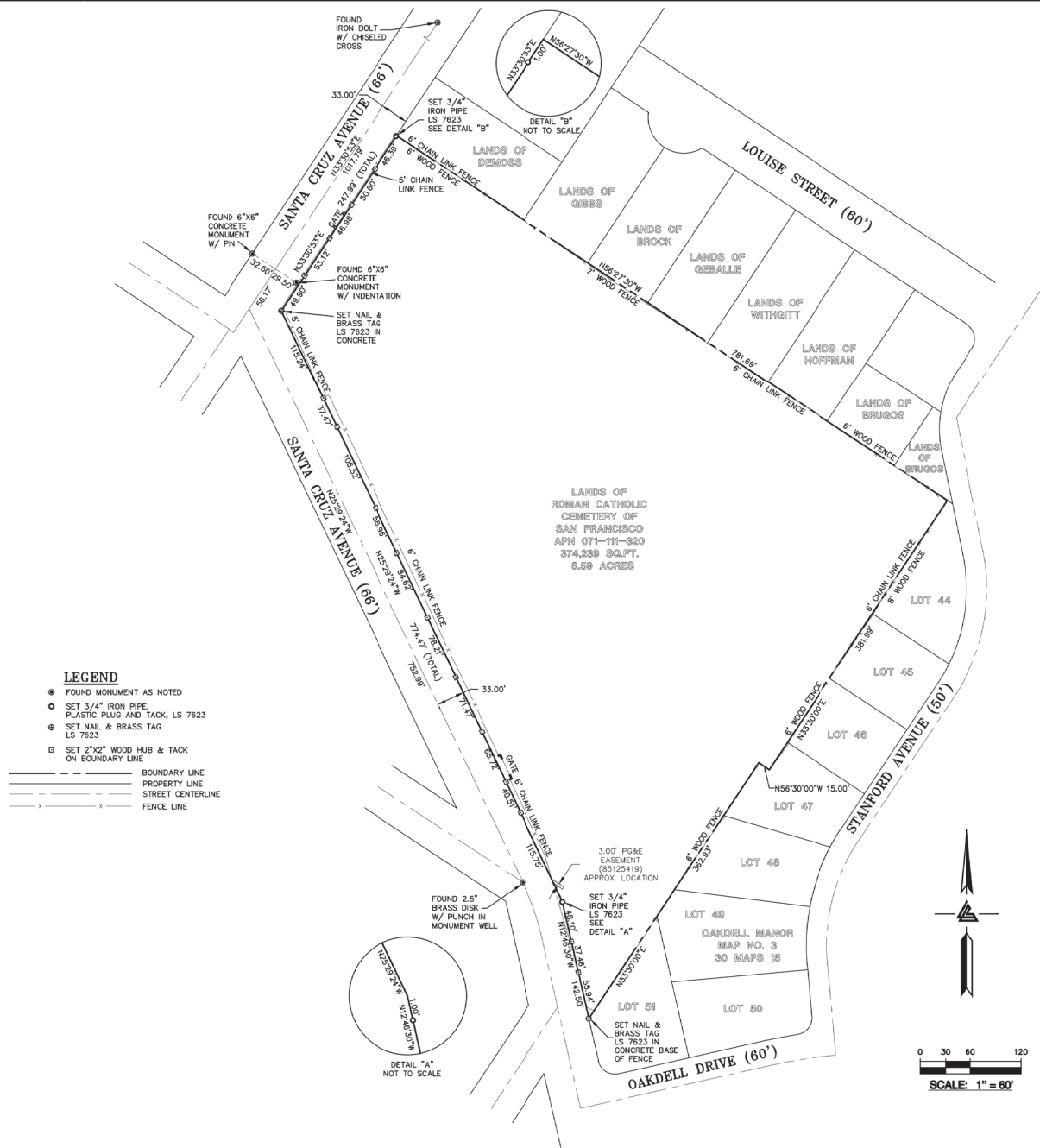
SHEET TITLE

FOUNDATION
PLAN
#DETAILS

REVISIONS

JOB NO. 2020-262
DATE 05-30-20
DRAWN: Joe
SHEET NUMBER

S1



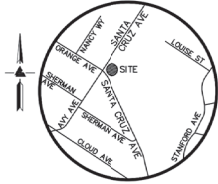
LEA & BRAZE ENGINEERING, INC.
 1000 CALIFORNIA STREET, SUITE 400
 MENLO PARK, CALIFORNIA 94025
 (415) 321-1000
 FAX (415) 321-1001

1975 SANTA CRUZ AVENUE
MENLO PARK
CALIFORNIA
 SAN MATEO COUNTY
 APN 071-371-026

BOUNDARY SURVEY

REVISIONS	BY
JOB NO: 2200201	
DATE: 4-9-20	
SCALE: 1"=60'	
FIELD BY: EH	
DRAWN BY: MT	
SHEET NO:	

SU1
 1 OF 1 SHEETS



VICINITY MAP
NO SCALE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
THE AREA OF THE SURVEYED LOT IS 374,239± SQUARE FEET / 8.59± ACRES

EASEMENT NOTE

NO SPECIFIC EASEMENTS WERE LISTED IN A TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. T 275032 JPT, RECORDED JUNE 12, 1980.

BENCHMARK

CITY OF MENLO PARK BENCHMARK
CITY BENCHMARK 5
BRASS DISC SET IN TOP OF CURB, STAMPED "CITY BENCHMARK 5".
- AT THE INTERSECTION OF SHARON PARK AND MONTE ROSA DRIVE
- AT THE BACK OF THE RAMP AT THE SOUTHWESTERLY CURB RETURN
ELEVATION = 232.56'
(NAVD 88 DATUM)

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

TREE NOTE

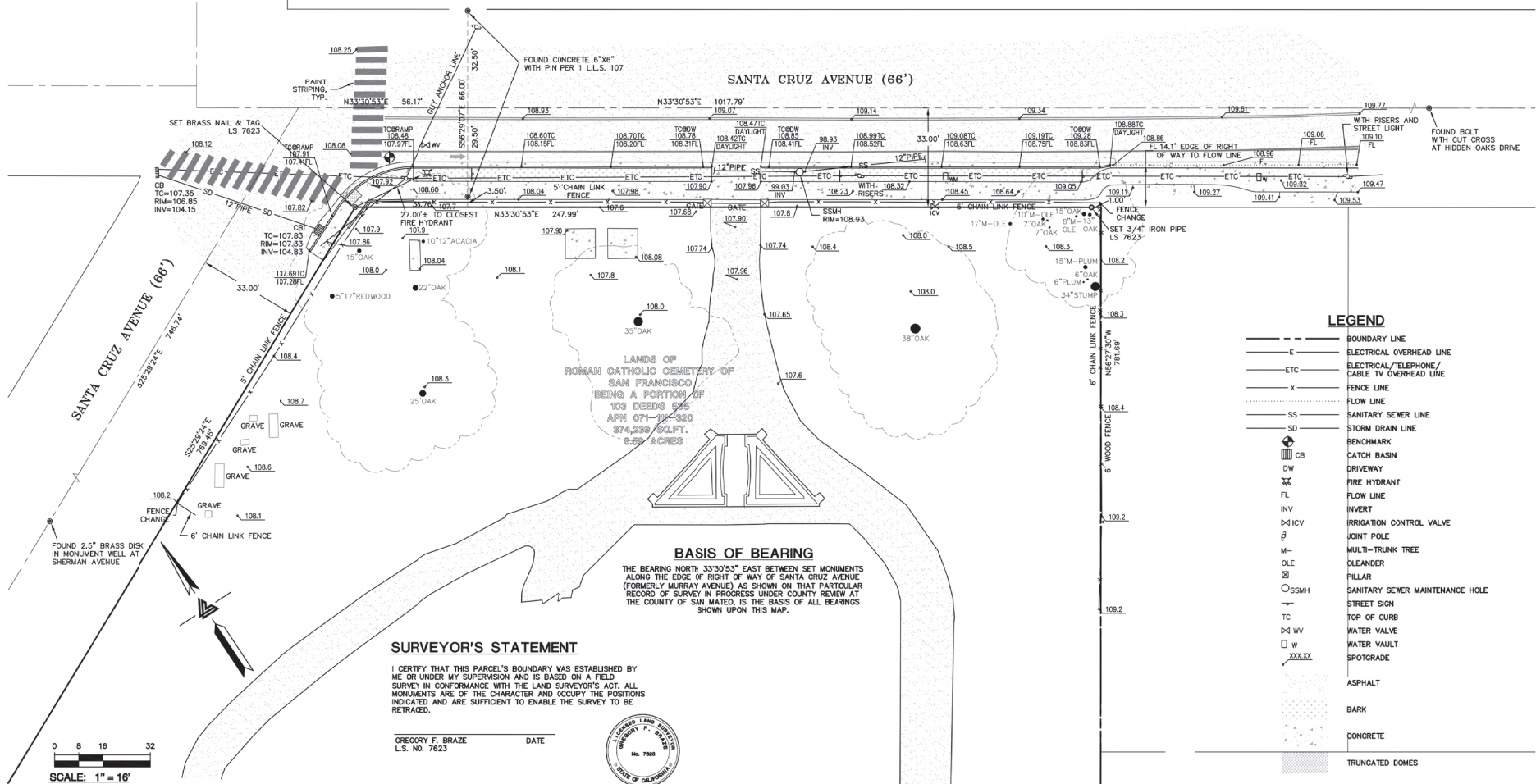
TREE SIZE, TYPE AND DRUPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 108.09'
(NAVD 88 DATUM)



1975 SANTA CRUZ AVENUE
MENLO PARK
CALIFORNIA

PARTIAL
TOPOGRAPHIC
SURVEY

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MARGARET WIMMER, *residential design*

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PROJECT DESCRIPTION LETTER ~ DELTA 2

March 25, 2022

City of Menlo Park Planning Department
701 Laurel St
Menlo Park, CA 94025

A New Fence For:

HOLY CROSS CATHOLIC CEMETERY (a commercial type project)
1975 SANTA CRUZ AVENUE, MENLO PARK CA 94025
PLN2020-00021

NOTE: The Planning Department has requested that we use the words “*Commercial Type Project*” in lieu of using the word “*Cemetery*” in this document. We think the word “*Cemetery*” is appropriate in accurately labeling the project and its use, and because that is part of the legal name of the property, so we are still referring to it as a “*Cemetery*”, however, would like to state that this is a “*Commercial Type Project*” that is located in an R-1 residential zone.

I. PURPOSE OF THE PROPOSAL

The purpose of this proposal is to achieve city approvals and obtain a building permit for the proposed new fence for the Holy Cross Catholic Cemetery, (a commercial type project). The Cemetery is owned and operated by the Roman Catholic Archdiocese of San Francisco. The Archdiocese has allocated funds to improve and beautify this large and significant local landmark.

In 1883, the Church of the Nativity acquired the town cemetery and named it Holy Cross Cemetery. The initial layout and landscaping of the Holy Cross Cemetery was undertaken by world-renowned landscaper, Michael Lynch, who’s local projects included many of the grand residences of that era along with large portions of Stanford University.

The streetscape appearance of the property is in need of improvements. There is an existing chain link fence along the property that is in a state of disrepair. The use of chain link fences are no longer acceptable under the City of Menlo Park Planning guidelines. The Archdiocese would like to replace the chain link fence with a new fence that is in compliance with the city guidelines, is more aesthetically pleasing and reflects the history and significance the Cemetery.

II. SCOPE OF WORK

The scope of work for this project includes the removal of an existing 5’-0” high chain link fence and replace it with the proposed new 5’-6” high iron and CMU block fence. The approximate total

length of the existing chain link fence is 1,110 linear feet. The new fence will be 191 linear feet along the North Santa Cruz main entrance, an angled 60 linear feet section at the corner, and 83 linear feet along the West Santa Cruz street frontage for a total of approximately 335 linear feet. Where the new fence is not proposed, the existing 775 linear feet of chain link fencing will remain. Only the replacement section of the fence is within the current budget.

Also proposed is a new sign to be mounted to the angled corner fence section. This new sign is in compliance with the City Sign Ordinance.

III. REQUEST FOR EXCEEDING HEIGHT LIMITATIONS WITHIN THE SETBACKS AND TO ALLOW THE FENCE TO BE LOCATED WITHIN THE 35' CORNER VIEW SETBACK

This project has unusual circumstances because it is a **Commercial Type Project** in a **Residential Zone (R1S)**. The R1S zone has a 20' Front Setback and a 12' Street Side Setback. Fence heights are limited to 4' in height when located within 2' from the property line. The proposed new fence is located within 2' of the property line.

The existing 5' high chain link fence is along the North Santa Cruz Avenue street frontage is located in the public right of way. (fencing along West Santa Cruz is compliant) We have had a site survey done that has identified location of the legal property line. Currently, the chain link fence is on the street side of the property line approximately 24" from the property line. (SEE IMAGE #9). The proposed new fence will no longer be in the public right of way, and be located on the Cemetery property along the North West property line which will bring the location into compliance.

ALSO, we are also requesting that the new fence extend into the 35' View Setback at the corner of the property. There are existing burial sites within that 35' required corner that need to be protected with a fence. We need to keep all gravesites within the proposed fenced area.

IV. COMPLIANCE WITH 16.64.035 DESIGN CRITERIA FOR RESIDENTIAL PROPERTIES FRONTING SANTA CRUZ AVENUE

1. Materials

REQUIRED: Fence and wall materials and colors shall be compatible with the streetscape and surrounding environment.

RESPONSE: The materials that are incorporated into this fence are appropriate because they are in keeping with existing use of materials that are currently present on the site. The iron work design is on the existing front and rear automobile gates. The split faced CMU Block and concrete bollard tops that are present on the interior of the cemetery monuments.

2. Height and Setbacks

REQUIRED: The maximum height of the fence, wall, hedge or similar structure shall be determined by the setback distance between the front property line and the location of the fence, wall, hedge or similar structure. The maximum height of a fence, wall, hedge or similar structure with a front setback of less than two feet (2') shall be four feet (4'). The maximum height of a fence, wall, hedge or similar structure with a front setback of two feet (2'), but less than six feet (6'), shall be five feet (5'). Beginning with a six foot (6') front setback, the maximum height of the fence, wall,

hedge or similar structure shall increase on an even gradient from a maximum of six feet (6') in height at foot front setback to seven feet (7') in height at a twenty foot (20') front setback. Decorative columns or posts may be allowed to exceed the height of the primary portion of the fence.

RESPONSE: This is a Commercial Type Project in a Residential Zone. It is necessary to have a fence around the perimeter of this property for public safety reasons. The existing 5' chain link fence has been in place for over 40 years and needs to be replaced. It is necessary to have the new fence along the property line for security reasons and because there are existing grave sites that are in close proximity to the property line and located within the 20' setback. Image #10 illustrates the location of the property line, the placement of the proposed new fence and the existing grave monuments. The new fence should not be any closer to the gravesite monuments than as proposed. The height of the new fence is 5'-6" with decorative bollards that are at 6'-6". The iron fence has pickets that are 6" apart – this open spacing allows views thru the fence and into the cemetery. Since the proposed fence is not a solid element that blocks views, the proposed fence will provide security, define the boundary of the cemetery, yet allow views beyond the fence.

3. Landscaped Area

REQUIRED: All areas located between the front property line and fence, wall, hedge or similar structure shall be required to be irrigated and landscaped. If drought tolerant landscape material is used, irrigation will not be required.

RESPONSE: We plan to have a combination of mulch and some seasonal flowers and plants in the 3'-2" wide area between the proposed new city sidewalk and the proposed new fence. See Sheets L-1.0 and L-2.0 for proposed landscape plans.

4. Design Variation

REQUIRED: All proposals for fences, walls, hedges and similar structures in excess of four feet (4') in height shall incorporate design variation for a minimum of twenty percent (20%) of the length of the fence, wall, hedge or similar structure. Design variations may include changes in height and/or the depth of setbacks for a portion of the length of the fence. The intent of the requirement for variation is to create visual interest.

RESPONSE: The new fence has a variation in the design to create visual interest with a rhythm of posts with a bollard top and iron fence segments.

5. Entryway Identification

REQUIRED: All entryways onto the property, including, but not limited to front doors and driveways, shall be identified by gateways, openings in the fence, wall, hedge or similar structure or by other architectural features. (Ord. 906 § 1 (part), 2001).

RESPONSE: The main entryway onto the property is clearly defined with an existing iron automobile gate that is flanked by historic columns. One column has a brass plaque mounted to its face.

V. ARCHITECTURAL STYLE, MATERIALS, COLORS AND CONSTRUCTION METHOD

The materials that are incorporated into this fence are appropriate because they are in keeping with existing use of materials that are currently present on the site. The iron work design is on the existing

front and rear automobile gates. The split faced CMU Block and concrete bollard tops that are present on the interior of the cemetery monuments. We have identified that these are character defining features of the Cemetery and have incorporated them into the fence design. One of the primary goals of this project is to create an eye catching design that allows people to recognize the historic significance of this property and elevate the aesthetic value of this currently unremarkable, but important corner in Menlo Park.

VI. BASIS FOR SITE LAYOUT

The basis for the site layout is to replace the fence along its existing location. Because the existing chain link fence is in the public right of way on the North Santa Cruz Avenue side, the new fence will be located along the property line so that it is in compliance. The existing fence along the West side of Santa Cruz is located within the property boundaries. There are numerous existing trees that are clustered along this section of fence, and is located to avoid conflict with these trees.

VII. EXISTING AND PROPOSED USES

The existing and proposed uses remain the same.

VIII. WHY WE ARE REPLACING

A fence is necessary to identify the perimeter of the Cemetery as well as provide a physical barrier for reasons of public safety and to limit cemetery liability. Because this property is along Santa Cruz Avenue, we need to have approval to allow the height of the proposed new fence exceed the maximum height limit that is typically allowed in this zoning district.

We are replacing the fence because the existing chain link type of fence is no longer a fence type that is allowed under the City Fence Ordinance. However, a section of the existing chain link fence along the West side of Santa Cruz will remain. The cost to install this new fence along the entirety of the street frontage will be cost prohibitive. We also feel that the new fence will improve the aesthetics of this corner.

IX. OUTREACH TO NEIGHBORING PROPERTIES

The adjacent neighbor who is at 1843 Santa Cruz Avenue is aware of and is supportive of the new fence project. All neighbors within a 300' radius will be noticed as a part of this application.

IMAGE #1



SANTA CRUZ AVENUE ~ MAIN AUTOMOBILE ENTRY COLUMNS AND GATE DETAIL
Existing chain link fencing will be replaced with the new iron fence.

IMAGE #2



SANTA CRUZ AVENUE ~ EXISTING MAIN AUTOMOBILE ENTRY COLUMNS AND
AUTOMOBILE GATE DETAIL TO REMAIN

EXISTING 9'0" HIGH CHAIN LINK FENCE TO BE REMOVED

EXISTING IRON AUTOMOBILE GATE AND STUCCO ENTRY COLUMNS TO REMAIN

EXISTING 10'0" DRIVEWAY

EXISTING IRON AUTOMOBILE GATE AND STUCCO ENTRY COLUMNS TO REMAIN

EXISTING CHAIN LINK FENCE TO BE REMOVED

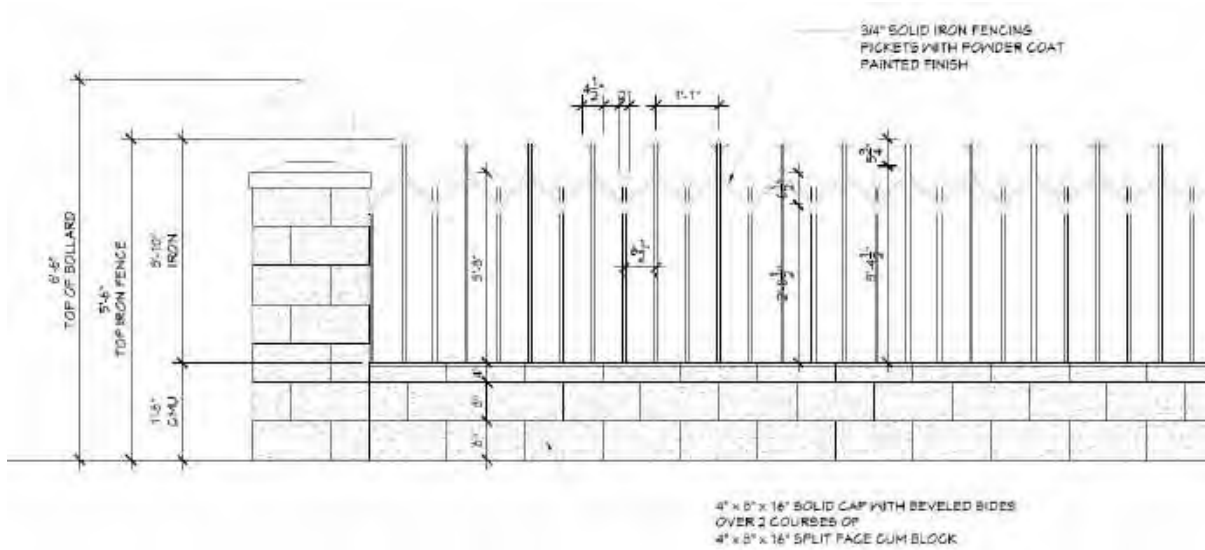
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10'2" EXISTING AUTOMOBILE GATES TO REMAIN

11'5" EXISTING CHAIN LINK FENCE TO BE REMOVED

[illegible]

IMAGE #5



DETAIL OF NEW FENCE, CMU BLOCK BASE AND BOLLARD TOP CMU COLUMNS

IMAGE #6



EXISTING MONUMENT IN CENTER OF CEMETERY WITH
CMU LOW WALL WITH CONCRETE BOLLARDS
THIS IS REPRESENTATIVE OF THE NEW FENCE MATERIALS AND DETAIL

IMAGE #7



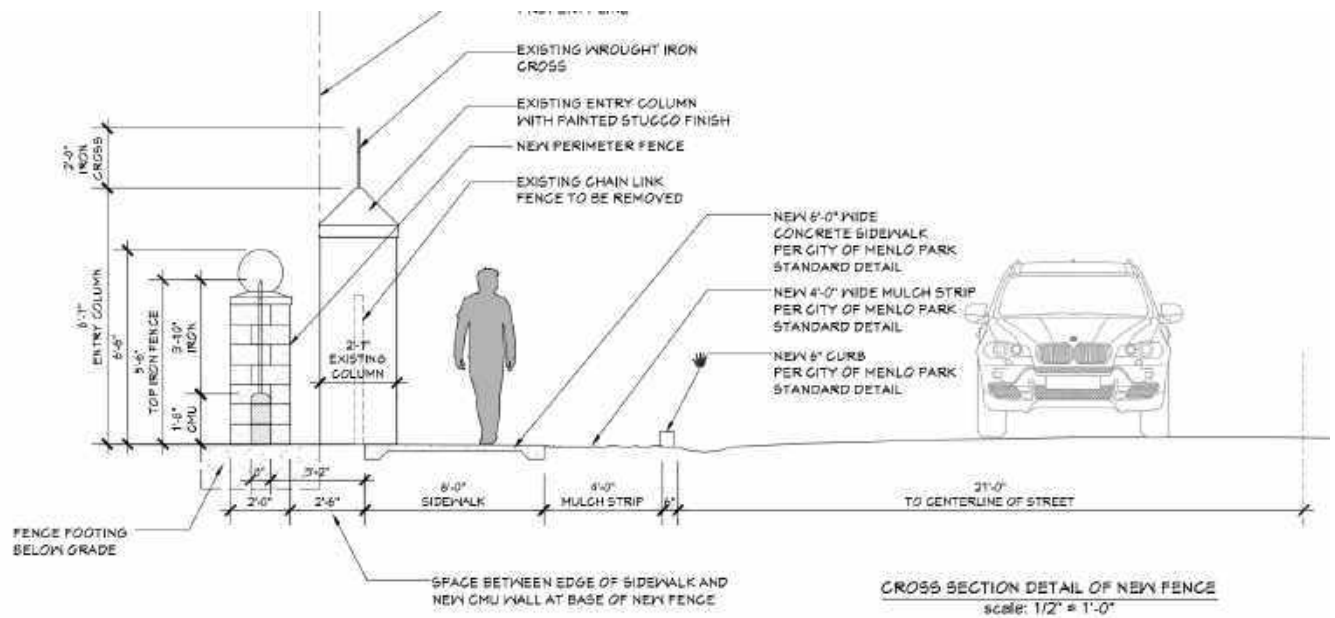
EXISTING CMU LOW WALL WITH CONCRETE BOLLARDS
THIS IS REPRESENTATIVE OF THE NEW FENCE MATERIALS AND DETAIL

IMAGE #8



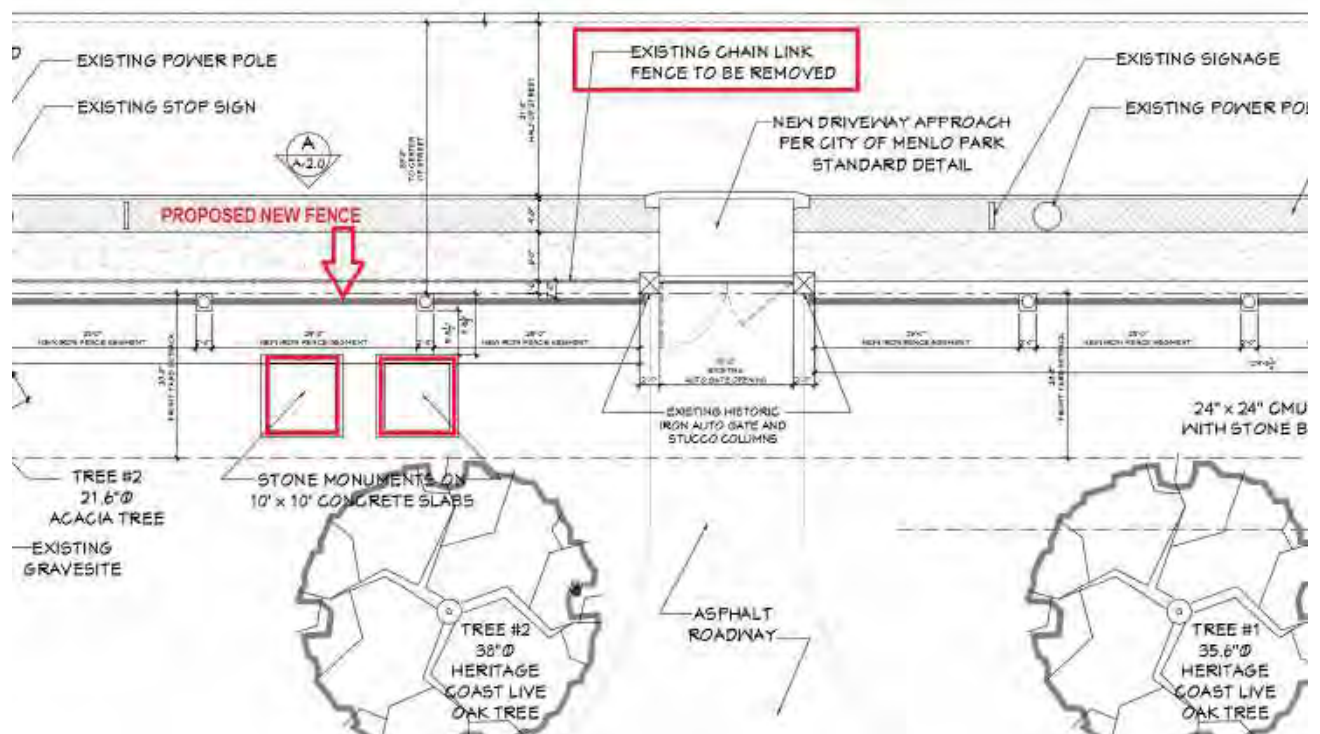
CALSTONE – 8x8x16 CMU BLOCK - SPLIT FACE TEXTURE – COLOR: 112 TAN

IMAGE #9



DETAIL OF NEW FENCE, SHOWING EXISTING AND NEW LOCATION AND HEIGHTS

IMAGE #10



PLAN SHOWING EXISTING AND NEW FENCE LOCATION GRAVESITE LOCATIONS

IMAGE #11



WEST SANTA CRUZ AVENUE ~ REAR AUTOMOBILE ENTRY COLUMNS
No new changes are proposed at this entry

IMAGE #12



WEST SANTA CRUZ AVENUE ~ REAR AUTOMOBILE ENTRY COLUMNS
No new changes are proposed at this entry

IMAGE #13



WEST SANTA CRUZ AVENUE ~ REAR AUTOMOBILE ENTRY GATE DETAIL

No new changes are proposed at this entry

Please feel free to contact me with any comments or questions.

Thank you,

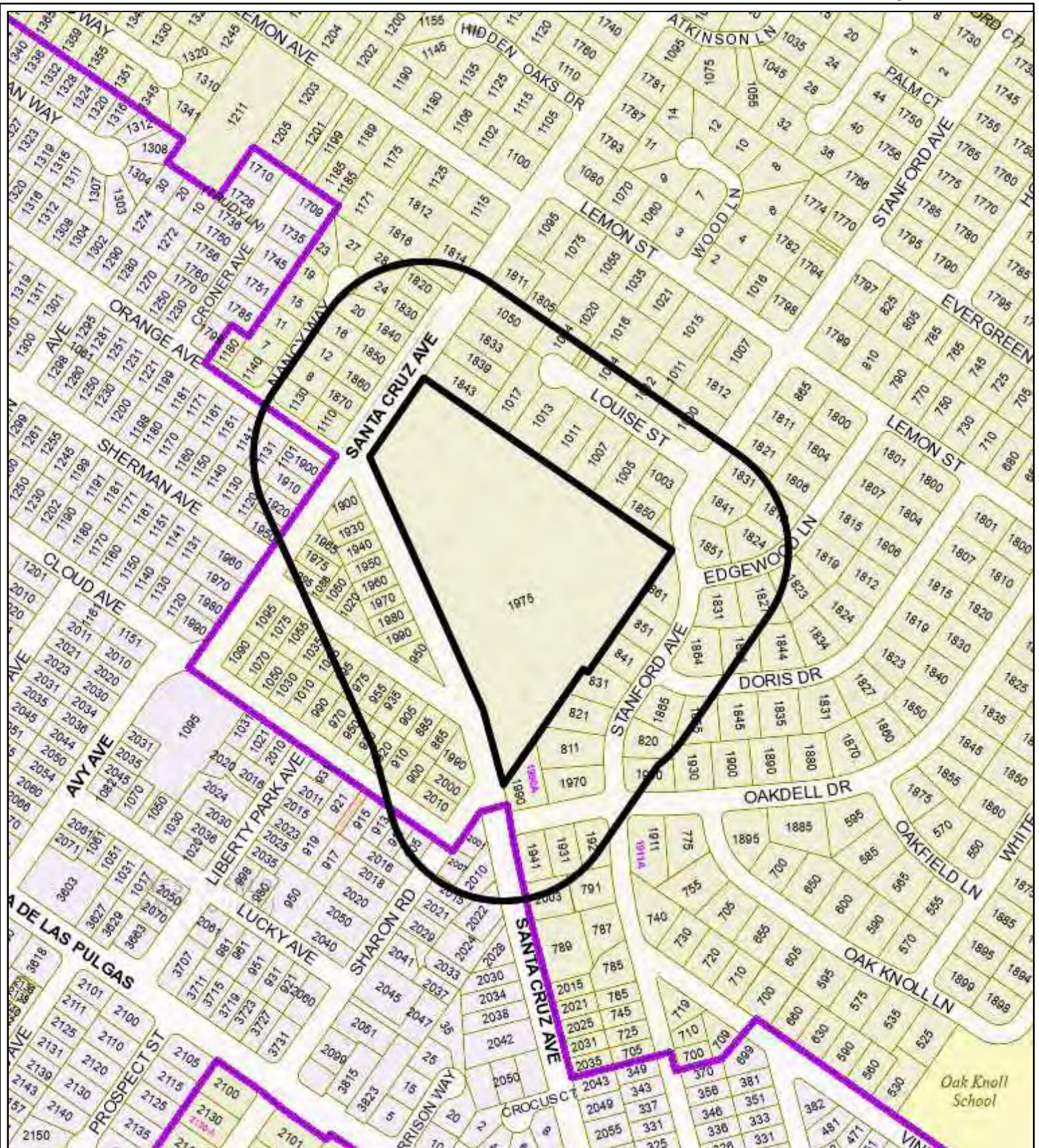
Margaret Wimmer

(650) 646-1610

mmwimmer@yahoo.com

1975 Santa Cruz Avenue – Exhibit C: Conditions of Approval

LOCATION: 1975 Santa Cruz Avenue	PROJECT NUMBER: PLN2020-00021	APPLICANT: Roman Catholic Archbishop of San Francisco	OWNER: Roman Catholic Cemetery of San Francisco
<p>Project Conditions:</p> <p>1. The use permit shall be subject to the following standard conditions:</p> <ul style="list-style-type: none"> a. The applicant shall be required to construct the fence within one year from the date of approval (by October 3, 2023) for the use permit to remain in effect. b. Development of the project shall be substantially in conformance with the plans prepared by Margaret Wimmer Residential Design, consisting of 15 plan sheets, dated received August 11, 2022, subject to review and approval by the Planning Division. c. Prior to issuance of a building permit, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project. d. Prior to issuance of a building permit, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. e. 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 Anderson's Tree Care Specialists, dated March 1, 2022. f. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application. g. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings. <p>2. The use permit shall be subject to the following project-specific condition:</p> <ul style="list-style-type: none"> a. Simultaneous with the submittal of a complete building permit application, the applicant shall apply for an encroachment permit and submit an encroachment maintenance agreement for the maintenance of the existing gate bollards to be reviewed and approved by the Engineering Division. The agreement shall be recorded with the County Recorder prior to issuance of a building permit. 			



City of Menlo Park
Location Map
1975 SANTA CRUZ AVENUE





MARGARET WIMMER, *residential design*

P.O. Box 60681 ~ PALO ALTO, CA ~ 94306

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March 25, 2022

RE: Existing Burial Site Locations
HOLY CROSS CATHOLIC CEMETERY
1975 SANTA CRUZ AVENUE, MENLO PARK CA 94025

This letter and accompanying maps are to document the locations of existing burial sites on the Northwest corner of the Holy Cross Cemetery property.

We have been reviewing the proposed location of the new fence project and are concerned that any activity in that corner may pose a problem due to the existence of active burial sites. The cemetery has been in existence since 1875, and at that time the North Santa Cruz Avenue and West Santa Cruz Avenue intersection could not have been busy with automobile traffic as exists today. Also, there were no city established zoning setbacks as there are today. That area was at the front of the cemetery, which explains why some of the first grave sites were located there.

Many of these sites are not clearly marked, but there are small gravestones in place. The Diocese of San Francisco has documented, managed and protected these sites since we began managing the cemetery. To make these plots clear, we have provided a map that documents the locations of these sites. There is an enlarged map that also shows the dimensions of these sites and shows a boundary that we are required to protect.

Following is an article that discusses the requirements to retain and protect gravesites.

PART 2. DISINTERMENT AND REMOVAL

CHAPTER 1. GENERAL PROVISIONS

Article 1. Permits

7500. No remains of any deceased person shall be removed from any cemetery, except upon written order of the health department having jurisdiction, or of the superior court of the county in which such cemetery is situated. A duplicate copy of the order shall be maintained as a part of the records of the cemetery. Any person who removes any remains from any cemetery shall keep and maintain a true and correct record showing:

- (a) The date such remains were removed.
- (b) The name and age of the person removed, when these particulars can be conveniently obtained and the place to which the remains were removed.
- (c) The cemetery and the plot therein in which such remains were buried.

If the remains are disposed of other than by interment, a record shall be made and kept of such disposition. The person making the removal shall deliver to the cemetery authority operating the cemetery from which the remains were removed, a true, full and complete copy of such record.
(16861)

7501. A cemetery authority shall not remove or permit the removal of any interred remains, unless a permit for the removal has been issued by the local registrar of the district in which the premises are located, and delivered to the cemetery authority. Any person entitled by law to remove any remains may apply to the local registrar for a permit to remove them. The local registrar shall issue a permit, which in all cases, shall specify the name of a cemetery where the remains shall be interred, and shall retain a copy, except that if cremated remains are to be buried at sea as provided in Section 7117 of this code, the permit shall so specify and indicate the county where the fact of burial at sea shall be reported.

7502. In the disinterment, transportation and removal of human remains under Chapter 4 of this part a cemetery authority need not obtain a separate permit for the disinterment, transportation or removal of the remains of each person, but disinterment, transportation and removal of human remains shall be made subject to reasonable rules and regulations relative to the manner of disinterring, transporting or removing such remains as may be adopted by the board of health or health officer of the city or city and county in which the cemetery lands are situated.

Article 2. Consent to Removal

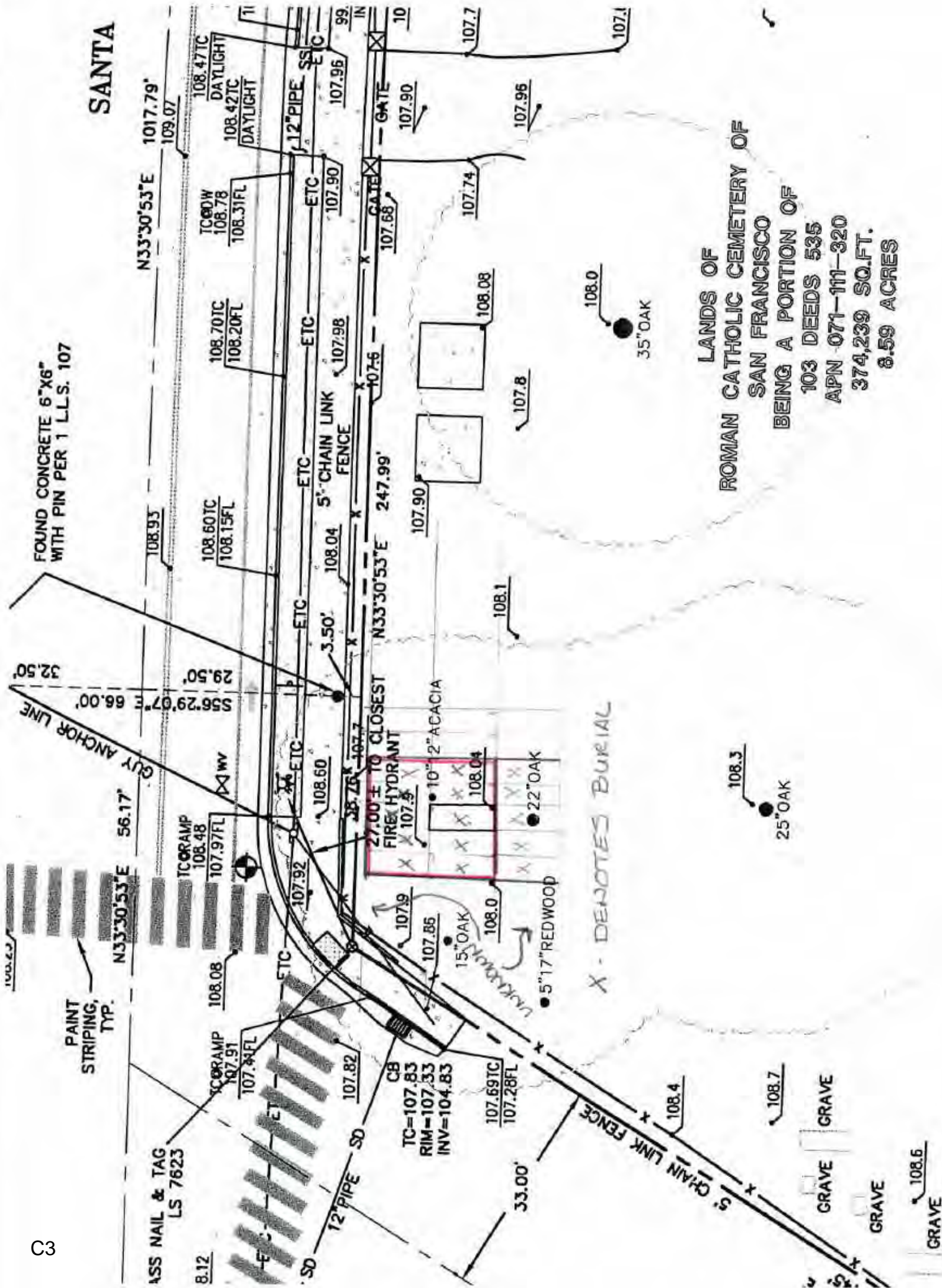
7525. The remains of a deceased person may be removed from a plot in a cemetery with the consent of the cemetery authority and the written consent of one of the following in the order named:
(16865)

- (a) The surviving spouse.
- (b) The surviving children.
- (c) The surviving parents.
- (d) The surviving brothers or sisters.

7526. If the required consent can not be obtained, permission by the superior court of the county where the cemetery is situated is sufficient.

7527. Notice of application to the court for such permission shall be given, at least ten days prior thereto, personally, or at least fifteen days prior thereto if by mail, to the cemetery authority and to the persons not consenting, and to every other person or association on whom service of notice may be required by the court.

7528. This article does not apply to or prohibit the removal of any remains from one plot to another in the same cemetery or the removal of remains by a cemetery authority from a plot for which the purchase price is past due and unpaid, to some other suitable place; nor does it apply to the disinterment of remains upon order of court or coroner.





3/1/2022

Archdiocese of San Francisco
 P.O. Box 1577
 Colma, CA 94014-0577
 Attn: Mr. John Bermudez
 (650) 756-2060
jabermudez@holycrosscemeteries.com

RD: Development impacts upon existing trees.
 Holy Cross Cemetery
 1975 Santa Cruz Avenue
 Menlo Park, CA 94025

Greetings John,

On your behalf, Ms. Margaret Wimmer of Residential Design contacted Anderson's Tree Care Specialists, Inc. and asked that we prepare a tree protection and preservation report for the project at the Holy Cross Cemetery. This letter will serve to summarize my observations and recommendations.

SUMMARY:

Approximately 360 feet of existing chained-link fence that is fronting Holy Cross Cemetery along W. and N. Santa Cruz Avenues is proposed for demolition and to be replaced by a new segmented iron fence sitting atop 2 courses of cement blocks with fence piers spaced 25 feet in between.

There are 11 heritage trees at risk of adverse impacts related to the proposed project, they include: 7 Coast Live Oak (*Quercus agrifolia*), 2 Valley Oak (*Quercus lobata*), 1 Bailey Acacia (*Acacia baileyana*), and 1 Coast Redwood (*Sequoia sempervirens*), however, 18 trees were inventoried, trees #1-12 and A-F.

- Coast live oaks #1, 2, 10, and 12 are requested for removal.
- Acacia #7 is requested for removal.

- Coast redwood #9 is requested for removal.
- Coast live oaks #3, 4, and 8, will be protected with either fencing or tree wrap.
- Valley oak #5 will be protected with tree wrap, and valley oak #6 does not appear to be at risk and does not require additional tree protection measures.
- The total appraised value for all 11 heritage trees is equal to \$82,350.00.
- The total appraised value for the 6 heritage trees requested for removal is equal to \$7,3500.00.
- There are 6 additional non-heritage size volunteer trees A-F growing outside the existing chained link fence along W. Santa Cruz Avenue near the exiting chained link fence.

ASSINGMENT:

Provide written observations and recommendations for all tree protection and preservation guidelines as outlined in the City of Menlo Park's *Code of Ordinances - Title 13 STREETS, SIDEWALKS AND UTILITIES, Ch. 13.24 HERITAGE TREES*.

BACKGROUND:

Kielty Arborist Services prepared an arborist report for this same property that was addressed to Mark Melbye, Steve Morey and Kathy Wade. That report is dated April 28, 2020. This report is submitted to replace the Kielty report.

LIMITS OF ASSIGNMENT:

All observations were made from the ground. No root collar excavations were performed.

PRUPOSE AND USE OF REPORT:

The purpose of this report is to provide a tree protection and preservation plan that will be submitted to the City of Menlo Park for the project located at 1975 Santa Cruz Avenue. This report is valid for a period of 18 months.

OBSERVATIONS:

The latest set of site plans reviewed by me include the Partial Topographic Survey drawn by DN of Lea & Braze Engineering, Inc. which include sheet SU1 dated 10/18/21; and site plans drawn by MW of Margaret Wimmer Residential Design which include sheet A-2.0 North Santa Cruz Avenue Existing Fence Plan, Elevation and Reference Photographs, sheet A-2.1 West Santa Cruz Existing Fence Plane, Elevation and Reference Photographs, sheet A-3.0 North Santa Cruz Avenue Proposed New Fence Plan and Elevation, sheet A-3.1 West Santa Cruz Avenue Proposed New Fence Plan and Elevations, sheet A-3.2 Corner Fence Plan and Elevation With Corner Facing Signage, and sheet A-4.0 Enlarged Fence Details, all dated 2/15/2020.

Numerous existing marked and unmarked as well as unknown grave sites will likely be disturbed should the proposed fence be placed anywhere other than where the existing fence now sits. The movement and storage of materials and equipment within the cemetery will be limited by the grave sites as well. The areas below the driplines of Coast live oaks #3 and 4 would seem to be logical staging areas for materials, equipment, and vehicles so tree protection fencing is needed in these areas.

There are 11 heritage trees at risk of adverse impacts related to the proposed project, they include: 7 Coast Live Oak (*Quercus agrifolia*), 2 Valley Oak (*Quercus lobata*), 1 Bailey Acacia (*Acacia baileyana*), and 1 Coast Redwood (*Sequoia sempervirens*) with 6 additional non-heritage volunteer coast live oaks A-F at risk growing outside the existing chained link fence along W. Santa Cruz Avenue.

Trees at Risk of Impacts

Coast live oak trees #1 and 2 pictured right are both maturing single stemmed specimens that measure 13.8" and 16.6" in **diameter at breast height (DBH)** respectively with a combined crown spread of 30 feet. Both trees appear to be in a good state of structural and physiological well-being. The trees sit side by side along N. Santa Cruz Avenue along the easternmost property line close to the existing chained link fence. Both trees appear to be located within the footprint of the proposed fence. Both trees are requested for removal. Criteria for removal: 13.24.050 (5).

Coast live oak #3 pictured below right is a maturing short-boled (short trunk) specimen that measures 36" DBH with a crown spread of 60 feet. The tree appears to be in a good state of structural and physiological well-being and is located on eastern side of the driveway entrance along N. Santa Cruz Avenue. The tree's canopy is overhanging the existing chained link fence. The storage of materials, equipment, and possibly some vehicles will likely occur within the tree's dripline. There appears to be ample room to erect a tree protection fence with a radius capable of preserving a large percentage of roots as well as allowing room for the storage of materials and equipment and some vehicles. End-weight reduction pruning as well as elevation pruning for vertical clearance is needed.



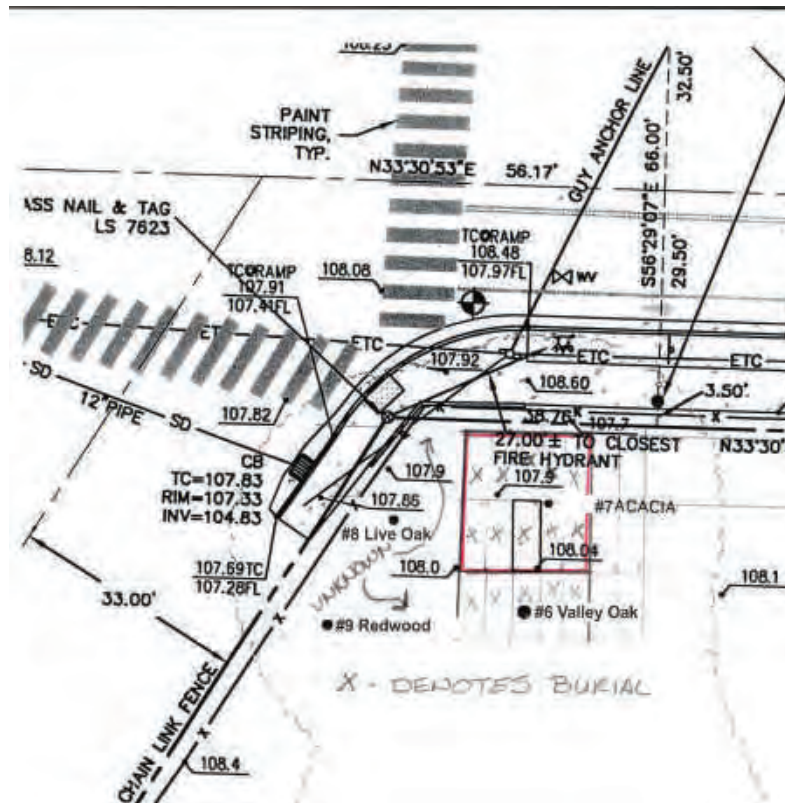
Coast live oak #4 pictured below is a maturing short-boled specimen that measures 35.4" DBH with a crown spread of 60 feet. The tree appears to be in a good state of structural and physiological well-being and is located on the western side of the driveway entrance along N. Santa Cruz Avenue. The tree is buffered by existing grave sites, but there appears to be some space below the tree's dripline that may be exploited as a storage or parking area. Exact placement of a tree protection fence to protect the tree's roots can be determined during a fence pre-installation meeting. See Appendix D.



Valley oak #5 pictured below is a maturing single-stemmed specimen that measures 26.8" DBH with a crown spread of 55 feet. The tree sits in the cemeteries northwestern most corner west of tree #4. The tree is in a good state of structural and physiological well-being. The tree is located such that a portion of its canopy over hangs the existing fence along the western property line along W. Santa Cruz Avenue. However, the tree is buffered by grave sites, and I do not see an opportunity for the tree to be damage by soil compaction or by direct impacts.



The space near or below the canopies of trees #6-9 near the corner of W. Santa Cruz Avenue and N. Santa Cruz Avenue is home to known marked and unmarked grave sites, and possibly unknown grave sites (depicted in the sketch below). Sketch below provided by the Archdiocese of San Francisco.



Valley oak #6 pictured right is a maturing single-stemmed specimen that measures 23.5" DBH with a crown spread of 40 feet. The tree is located north of tree #5 and appears to be in a good state of structural and physiological well-being despite its asymmetric crown and noticeable lean toward the west and over the existing fence. The tree is located such that soil compaction and direct impacts are unlikely, but I am recommending the tree be protected with Type III TPZ wrap. The storage of materials within the tree's dripline is prohibited.



Bailey Acacia #7 pictured right is a maturing co-dominant stemmed specimen with a combined stem diameter of 20.9" DBH with a crown spread of 30 feet. The tree is located north of tree #6 appears to be physiologically sound but structurally is suspect due to the co-dominant stems that originate at grade. The tree is in my opinion rated "Low" for its suitability for preservation. Bailey acacia is a known invasive species as well. The tree is requested for removal. Criteria for removal: 13.24.050 (4).



Coast live oak #8 pictured left is a maturing single-stemmed specimen that measures 14.7" DBH with a crown spread of 30 feet. The tree appears to be in a good state of structural and physiological well-being and is located next to tree #7. The tree is located such that it is at risk of direct impacts and soil compaction during construction activities. The tree can be protected with tree wrap and should be monitored by the project arborist anytime work is to occur within the tree's dripline.

Coast redwood #9 pictured right is a maturing single-stemmed specimen that measures 15.2" DBH with a crown spread of 20 feet. The tree is growing along the western property line along W. Santa Cruz Avenue and appears to be in a poor state of structural and physiological well-being evidenced by copious deadwood throughout the canopy. The tree, though alive, is in distress and has reached the end of its safe and functional life span. The tree is requested for removal. Criteria for removal: 13.24.050 (3).





Coast live oak #10 pictured left is a maturing single-stemmed specimen that measures 13.8 inches DBH with a crown spread of 25 feet. The tree is located along the western property line along W. Santa Cruz Avenue outside the existing chained link fence. The tree appears to be in good state of physiological well-being but structurally is suspect due to its visible lean. The tree is located such that it appears to be located within the footprint of the proposed fence. The tree is requested for removal. Criteria for removal: 13.24.050 (5).

Coast live oak #11 is not a heritage tree.

Coast live oak #12 pictured below is a maturing short-boled co-dominant stemmed specimen that measures 18.7 inches in diameter measured at 24 inches above grade with a crown spread of 35 feet. The tree is located along the western property line along W. Santa Cruz Avenue outside the existing chained link fence. The tree appears to be in a fair state of structural and physiological well-being. The tree has a visible lean with over-extended scaffold branches due largely to utility tree crew pruning for clearance from high-voltage electrical wires. The tree is located such that it will likely interfere with the construction of the proposed fence. The tree is requested for removal. Criteria for removal: 13.24.050 (5).



Coast live oaks A-F pictured below all are non-heritage size volunteers located outside the existing chained link fence that encroach into or are in the footprint of the proposed fence.



TESTING AND ANALYSIS

The trees were measured using a diameter tape.

DISCUSSION:

Menlo Park Municipal Code:

13.24.020 Definitions

“Heritage tree” shall mean:

(A) All trees other than oaks which have a trunk with a circumference of 47.1 inches (diameter of fifteen (15) inches) or more, measured fifty-four (54) inches above natural grade.

(B) An oak tree (*Quercus*) which is native to California and has a trunk with a circumference of 31.4 inches (diameter of ten (10) inches) or more, measured at fifty-four (54) inches above natural grade.

(C) A tree or group of trees of historical significance, special character or community benefit, specifically designated by resolution of the city council.

For purposes of subsections (5)(A) and (B) of this section, trees with more than one (1) trunk shall be measured at the diameter below the main union of all multi-trunk trees unless the union occurs below grade, in which case each stem shall be measured as a stand-alone tree. A multi-trunk tree under twelve (12) feet in height shall not be considered a heritage tree. (Ord. 1060 § 2 (part), 2019).

13.24.030 Maintenance and preservation of heritage trees

- (a) Any person who owns, controls, or has custody or possession of any real property within the city shall use reasonable efforts to maintain and preserve all heritage trees located thereon in a state of good health pursuant to the provisions of this chapter. Failure to do so shall constitute a violation of this chapter.
- (b) Any person who conducts any grading, excavation, demolition or construction activity on property shall do so in such a manner as to not threaten the health or viability or cause the removal of any heritage tree.
- (c) Any work performed within an area ten (10) times the diameter of a heritage tree (i.e., the tree protection zone) shall require submittal and implementation of a tree protection plan for review and approval by the public works director prior to issuance of any permit for grading or construction. The tree protection plan shall be prepared by a city-approved certified arborist and shall address issues related to protective fencing and protective techniques to minimize impacts associated with grading, excavation, demolition and construction. The public works director may impose conditions on any city permit to assure compliance with this section. (Ord. 1060 § 2 (part), 2019).

13.24.050 Permits and decision-making criteria for tree removal

- (a) **Permit Requirement and Removal Criteria.** Any person desiring to remove one (1) or more heritage trees or perform major pruning as described in Section 13.24.020 shall apply for a permit pursuant to procedures established by the public works director and shall pay a fee established by the city council. It is the joint responsibility of the property owner and party removing the heritage tree or trees, or portions thereof, to obtain the permit. The public works director may only issue a permit for the removal or major pruning of a heritage tree if he or she determines there is good cause for such action. In determining whether there is good cause, the public works director shall give consideration to the following:

- (1) Death. The heritage tree is dead.
- (2) Tree Risk Rating. The condition of the heritage tree poses a high or extreme risk rating under the International Society of Arboriculture Best Management Practices: Tree Risk Assessment and/or administrative guidelines; and the risk cannot be reasonably abated to a low risk rating with sound arboricultural treatments.
- (3) Tree Health Rating. The heritage tree is (A) dying or has a severe disease, pest infestation, intolerance to adverse site conditions, or other condition and pruning or other reasonable treatments based on current arboricultural standards will not restore the heritage tree to a fair, good or excellent health rating as defined in the Guide for Plant Appraisal, 10th Edition, or its successor manual or the administrative guidelines or (B) likely to die within a year.
- (4) Species. The heritage tree is a member of a species that has been designated as invasive or low species desirability by the public works director in the administrative guidelines.
- (5) Development. The heritage tree interferes with proposed development, repair, alteration or improvement of a site or the heritage tree is causing/contributing to structural damage to a habitable building (excluding amenities, such as walkways, patios, pools and fire pits); and there is no financially feasible and reasonable design alternative that would permit preservation of the heritage tree while achieving the applicant's reasonable development objectives or reasonable economic enjoyment of the property using the methodology established in the administrative guidelines.
- (6) Utility Interference. The removal is requested by a utility, public transportation agency, or other governmental agency due to a health or safety risk resulting from the heritage tree's interference with existing or planned public infrastructure and there is no financially feasible and reasonable design alternative that would permit preservation of the heritage tree.

(b) Notice Requirements.

- (1) The city will use its best efforts to maintain a publicly accessible data base of permit applications.
- (2) Before a heritage tree is removed, notice of removal shall be posted by the applicant on the property containing the heritage tree. When a permit is sought under subsection (5) (Development) or (6) (Utility Interference) of this section, property owners within three hundred (300) feet of the exterior boundary of the property containing the heritage tree shall be noticed by email or mail of the pending application. Failure to receive copies of such notice shall not invalidate any action taken by the city. (Ord. 1060 § 2 (part), 2019).

13.24.090 Heritage tree replacements

- (a) If a permit for removal of a heritage tree is granted under Section 13.24.050, the applicant shall replace the heritage tree with a tree from a list of species approved by the city arborist or pay a heritage tree in-lieu fee in accordance with this section.
- (b) For development-related removals, the applicant shall provide replacement heritage trees on site in an amount equivalent to the appraised value of the removed heritage tree. The city arborist shall approve the location, size, species and number of replacement heritage trees. If the appraised value of the removed heritage tree exceeds the value of the replacement heritage trees that can be accommodated on the property, the applicant shall pay the difference in value to the heritage tree fund.
- (c) For nondevelopment-related removals, the applicant shall provide replacement heritage trees on site, with a tree from a list of species approved by the city arborist, in an amount based on a replacement matrix based on trunk diameter as set forth in the administrative guidelines. If the property cannot accommodate all replacement trees on site, the applicant may pay an in-lieu fee equivalent to the value of the replacement trees not planted on site. The in-lieu fee shall be deposited into the heritage tree fund. (Ord. 1060 § 2 (part), 2019).

Discussion continued.

Tree Construction Tolerance

Healthy trees are generally better able to withstand construction stressors than are unhealthy trees, as they have stored nutrients available to use for recovery. A tree's roots grow in unpredictable patterns, generally within the top two feet of soil and the root systems of mature trees may extend much farther than the dripline. The tolerance of disturbance varies widely among species. The relative tolerance of Valley Oak trees in California to withstand

development impacts is rated “Moderate” (Clark pg. 176) and Coast Live Oak trees are rated “Good” (Clark pg. 174).

Soil Compaction

Most soil compaction results from vehicle and equipment traffic, although foot traffic and rainwater impact may also contribute to a lesser extent. The severity of compaction depends on the force per area unit applied to the soil, frequency of application, surface cover, soil texture, and soil moisture. Soils with a clay or loam texture, high moisture content, or low levels of organic matter are more susceptible to compaction than are dry or frozen, coarse-textured soils, and those high in organic matter. (Fite pg. 3)

Soil and Root Protection within the TPZ

When activities cannot be kept outside the tree’s dripline actions can be taken to disperse the load, minimizing soil compaction and mechanical root damage. These include:

- Applying 6 to 12 inches of wood chip mulch to cover the area where roots are located
- Laying ¾ inch minimum thickness plywood, beams, or road mats over a 4+ inch thick layer of wood chip mulch
- Applying 4 to 6 inches of gravel over a taut, staked, geotextile fabric

Supplemental Irrigation

Supplemental irrigation should be provided prior to beginning construction activities and continue weekly throughout the duration of the project for all trees planned for root pruning or for trees with reduced tree protection zones that encroach to within the tree’s dripline.

Irrigation water should penetrate the soil to the depth of the tree roots, generally within the upper 6 to 18 inches of the original soil surface. It is best to monitor soil moisture under high-value trees with soil moisture sensors. Lacking sensors, a general rule in humid, temperate regions is to **provide a minimum of 1 inch of irrigation water weekly in the absence of normal rainfall.** With drought adapted species in Mediterranean climates, a guideline is to provide 1 or 2 inches monthly. Water needs will vary with the season and tree species. Irrigation application methods include aboveground sprinklers, bubblers, soaker hoses, or injection of water into the soil. (Fite pg. 23)

Pruning Specifications

All tree pruning activities shall be performed prior to beginning development activities by a qualified Arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard (ANSI) for Tree Care Operations: Tree, Shrub and Other woody Plant Management: Standard Practices parts 1 through 10, adhering to ANSI Z133.1 safety standards and local regulations. Work shall be performed according to the most recent edition of the International Society of Arboriculture© Best

Management Practices for each subject matter (Tree Pruning etc.) *The use of spikes and/or gaffs when climbing is strictly prohibited unless the tree is being removed.*

- *Elevate Crown* (a.k.a. raise crown)-The selective removal of lower growing or low hanging limbs to gain vertical clearance. Do not remove living stems greater than 4" in diameter without the approval of the Project Arborist.
- *Reduce end-weight*-Cut the offending stem[s] back to a lateral that is $\frac{1}{3}$ the diameter or more of the parent stem and capable of maintaining apical dominance. Remove no more than 25 percent of the living tissue from the offending stem[s]. Remove all existing dead stubs and/or damaged
- branches per occurrence. Do not cut back into living stems that are 4" or greater in diameter without the approval of the Project Arborist.

Root Pruning Specifications

Root pruning is the process of cleanly cutting roots prior to mechanical excavation to minimize damage to the tree's root system. Root pruning and root damage from excavation can cause great harm to a tree, especially if structural roots are affected. Damage to these roots can reduce tree health and/or structural stability...Air, water, [or hand excavation] prior to root pruning allows the arborist to examine the roots and determine the best places to make cuts, preferably beyond sinker roots or outside root branch unions. (Fite pg. 17)

The principles of **Compartmentalization of Decay in Trees (CODIT)** apply to roots as well as to stems. Because root injuries are common in nature, roots have evolved to be strong compartmentalizers. Small root cuts do not usually lead to extensive decay. Decay development because of root cutting can take years or decades to develop in temperate climates. Just as flush cutting branches is no longer an acceptable practice, a pruning cut that removes a root at its point of origin should not cut into the parent root. The final cut should result in a flat surface with adjacent bark firmly attached. Smaller pruning cuts are preferred. (Costello pg. 17)

Should roots 2" in diameter or greater be unearthed, root pruning may prove necessary. Halt activities and contact the project arborist to advise. The following guidelines should be adhered to with the project Arborist on site to advise work crews.

- Pruning roots 2" in diameter or greater requires the use of a commercial grade 15-amp reciprocating saw with at least 3 new unused wood cutting blades available while on-site.
- Cleanly sever the root without ripping or tearing the root tissue. It is preferable to cut back to a lateral root, much like when reducing the length of a stem or branch.
- Exposed pruning wounds left more than 24 hours should be covered with burlap and wetted and kept wet until area is backfilled. If pour cement against exposed pruning wounds, cover end of root with plastic with a rubber band before pouring cement.
- A new unused Arborist hand saw will also be allowed i.e., Fanno™ Tri-Edge Blade Hand Saw.

Evaluation of the condition of the trees is based upon a scale of 1-5:

5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.

4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.

2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.

1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

Rating the trees suitability for preservation is described as: “High,” “Moderate,” and “Low:”

High:

- Trees with good health and structural stability that have the potential for long-term survivability at the site.
- Species that have good to moderate tolerance for root loss

Moderate:

- Trees with somewhat declining health and/or structural defects than can be abated with treatment.
- Species that have moderate tolerance for root loss

Low:

- Trees dead, in poor health or with significant structural defects that cannot be mitigated.
- Tree is expected to continue to decline.
- Species that have poor tolerance for root loss

CONCLUSIONS:

1. Coast live oaks #1 and #2 are proper candidates for removal due to their locations being located within the footprint of the proposed fence. Criteria for removal: *13.24.050 (5)*.
2. Coast live oak #3 will endure some level of soil compaction within the tree's dripline but will suffer negligible long-term adverse effects with a tree protection fence placed no closer than 18 feet on the side facing development activities. The tree is buffered (protected) on the other sides by existing grave sites. End-weight reduction and elevation pruning of the lower scaffold branches over hanging the development envelope will ensure the limbs do not suffer direct impacts.
3. Coast live oak #4 will suffer negligible levels of soil compaction with a tree protection fence placed no closer than 17 feet to the tree on its eastern aspect. The tree is buffered (protected) on the other sides by existing grave sites.
4. Valley oak #5 is not at risk despite a portion of its canopy overhanging the development envelope.
5. Valley oak #6 is at a slight risk of direct impacts and soil compaction. Wrapping the tree with straw wattle or with 2 x 4's will ensure protection from direct impacts. The tree is surrounded by existing marked, unmarked, and possible unknown grave sites. The storage of materials is prohibited within the dripline of the tree.
6. Bailey acacia #7 is an invasive species. The subject specimen is poorly structured and is requested for removal. Criteria for removal: *13.24.050 (4)*.
7. Coast live oak #8 is at risk of direct impacts and soil compaction and can be protected from direct impacts by wrapping the tree with straw wattle or with 2 x 4's to a height of no less than 6 feet.
8. Coast redwood #9 has reached the end of its safe and functional life span. The tree is requested for removal. Criteria for removal: *13.24.050 (3)*.
9. Coast live oak #10 is located such that it appears to be located within the footprint of the proposed fence. The tree is requested for removal. Criteria for removal: *13.24.050 (5)*.
10. Coast live oak #12 The tree is located such that it will likely interfere with the construction of the proposed fence. The tree is requested for removal. Criteria for removal: *13.24.050 (5)*.
11. Should the tree protection and preservation recommendations discussed throughout this report be clearly explained to and understood by all parties concerned with applying the practical aspects of this project, there is every reason to assert that the trees to remain will survive development activities and thrive well into the future.

RECOMMENDATIONS:

1. Submit this report with the heritage tree removal permit application online.
2. With the permits in hand, remove coast live oaks #1, 2, 10, and 12; bailey acacia #7; and coast redwood #9.
3. Prior to beginning construction activities, erect Type I TPZ fencing for coast live oak #3 with a radius of no less than 18 feet on the side facing N. Santa Cruz Avenue and 17 feet

for coast live oak #4 on the side facing the entrance from N. Santa Cruz Avenue. See Appendices C & D.

4. Prune the tree #3 in a manner described as “elevate canopy and reduce end-weights as needed to gain vertical clearance.” See Pruning Specifications.
5. Prior to beginning construction activities, install Type III TPZ wrap for valley oak #6 and coast live oak #8 to a height of no less than 6 feet on each tree. See Appendix F.
6. A certified arborist shall monitor all activities occurring within the driplines of all heritage trees discussed herein.
7. Leave all tree protection fencing in place and serviceable for the duration of the project. Entry or movement of the TPZ’s is prohibited unless with the approval of the City of Menlo Park or project arborist.
8. Any protected heritage tree damaged by construction activities shall be reported to the project arborist within 24 hours.
9. Any protected heritage tree damaged beyond repair is subject to replacement based on the City of Menlo Park’s planning requirements.
10. Replace removed heritage trees on site in an amount equivalent to the appraised value of the removed heritage tree. The city arborist shall approve the location, size, species, and number of replacement heritage trees. If the appraised value of the removed heritage tree exceeds the value of the replacement heritage trees that can be accommodated on the property, the applicant shall pay the difference in value to the heritage tree fund.

BIBLIOGRAPY:

- Clark, James R., and Nelda Matheny. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture, 1998.
- Costello, Larry, Ph.D., Gary Watson, Ph.D., et al. Best Management Practices. Root Management 2017. Champaign, IL; International Society of Arboriculture.
- Fite, Kelby, Ph. D. and E. Thomas Smiley, Ph. D. Best Management Practices. Managing Trees During Construction. Companion to ANSI A300 Part 5. Second Edition 2016. Champaign, IL: International Society of Arboriculture, 1998.

GLOSSARY:

CODIT (compartmentalization of decay in trees)-a trees ability to compartmentalize is described by the acronym CODIT. A natural defense process in trees by which chemical and physical boundaries are created that act to limit the spread of disease and decay organisms.

diameter at breast height (DBH)-measured at 54 inches above grade unless otherwise noted.

scaffold branches-permanent or structural branches of a tree.

Appendix A: Tree Inventory

Tree #	Common Name	Species	DBH (in.)	Spread (ft.)	Heritage Tree	Condition (0-5)	Suitability	Impacts	Disposition
1	Coast Live Oak	<i>Quercus agrifolia</i>	13.8 ¹	20	YES	4	Moderate	Direct impacts, root loss.	Remove
2	Coast Live Oak	<i>Quercus agrifolia</i>	16.6	25	YES	4	Moderate	Direct impacts, root loss.	Remove
3	Coast Live Oak	<i>Quercus agrifolia</i>	36	60	YES	4	High	Soil compaction from materials storage.	Type I TPZ
4	Coast Live Oak	<i>Quercus agrifolia</i>	35.4	60	YES	4	High	Soil compaction from materials storage.	Type I TPZ
5	Valley Oak	<i>Quercus lobata</i>	26.8	55	YES	3	High	Overhanging limbs, Negligible.	Buffered by grave sites.
6	Valley Oak	<i>Quercus lobata</i>	23.5	40	YES	4	High	Overhanging limbs, Negligible.	Type III TPZ
7	Bailey Acacia	<i>Acacia baileyana</i>	12.6, 8.3	40	YES	2	Low	Direct impacts, root loss.	Remove
8	Coast Live Oak	<i>Quercus agrifolia</i>	14.7	30	YES	4	High	Direct impacts, root loss.	Type III TPZ, Monitor
9	Coast Redwood	<i>Sequoia sempervirens</i>	15.2	20	YES	1	NA	NA	End of life, Remove
10	Coast Live Oak*	<i>Quercus agrifolia</i>	13.8	25	YES	3	Moderate	Direct impacts, root loss.	Remove
11	Coast Live Oak	<i>Quercus agrifolia</i>	6.1	15	NO	3	Low	Direct impacts, root loss, soil	Not a heritage tree.
12	Coast Live Oak*	<i>Quercus agrifolia</i>	18.7 ² ³	35	YES	3	Moderate	Direct impacts, root loss.	Remove
A	Coast Live Oak*	<i>Quercus agrifolia</i>	6.1	5	NO	3	Low	Direct impacts, root loss, soil	Not a heritage tree.
B	Coast Live Oak*	<i>Quercus agrifolia</i>	6.1	5	NO	3	Low	Direct impacts, root loss, soil	Not a heritage tree.
C	Coast Live Oak*	<i>Quercus agrifolia</i>	6.1	5	NO	3	Low	Direct impacts, root loss, soil	Not a heritage tree.
D	Coast Live Oak*	<i>Quercus agrifolia</i>	6.1 ⁴	5	NO	3	Low	Direct impacts, root loss, soil	Not a heritage tree.
E	Coast Live Oak*	<i>Quercus agrifolia</i>	6.1	5	NO	3	Low	Direct impacts, root loss, soil	Not a heritage tree.
F	Coast Live Oak*	<i>Quercus agrifolia</i>	6.1	5	NO	3	Low	Direct impacts, root loss, soil	Not a heritage tree.

¹: Measured at 36 inches above level grade.

²: Measured at 24 inches above level grade.

³: Utility trimmed for clearance from high-voltage electrical wires.

⁴: Measured at 12 inches above level grade.

*: Outside existing chained link fence.

Appendix B: Individual Tree Appraised Values

Tree #	Common Name	DBH (in.)	Physical Deterioration% (condition)	Functional Limitations%	External Limitations%	Appraised Value
1	Coast Live Oak Not Heritage	13.8	75	40	50	\$1,080.00
2	Coast Live Oak	16.6	75	40	50	\$1,540.00
3	Coast Live Oak	36	75	100	65	\$21,800.00
4	Coast Live Oak	35.4	75	100	65	\$21,200.00
5	Valley Oak	26.8	61	100	50	\$13,400.00
6	Valley Oak	23.5	75	100	65	\$16,500.00
7	Bailey Acacia	12.6, 8.3	30	65	65	\$1,060.00
8	Coast Live Oak Not Heritage	14.7	61	65	65	\$2,100.00
9	Coast Redwood	15.2	END OF FUNCTIONAL LIFE SPAN	0	0	\$0
10	Coast Live Oak Not Heritage Size	13.8	50	50	50	\$900.00
11	Coast Live Oak Not Heritage	6.1	75	65	100	Not heritage.
12	Coast Live Oak	18.7	50	65	65	\$2,770.00
TOTAL APPRAISED VALUE:						\$82,350.00
TOTAL REPLACEMENT TREE VALUE:						\$7,350.00

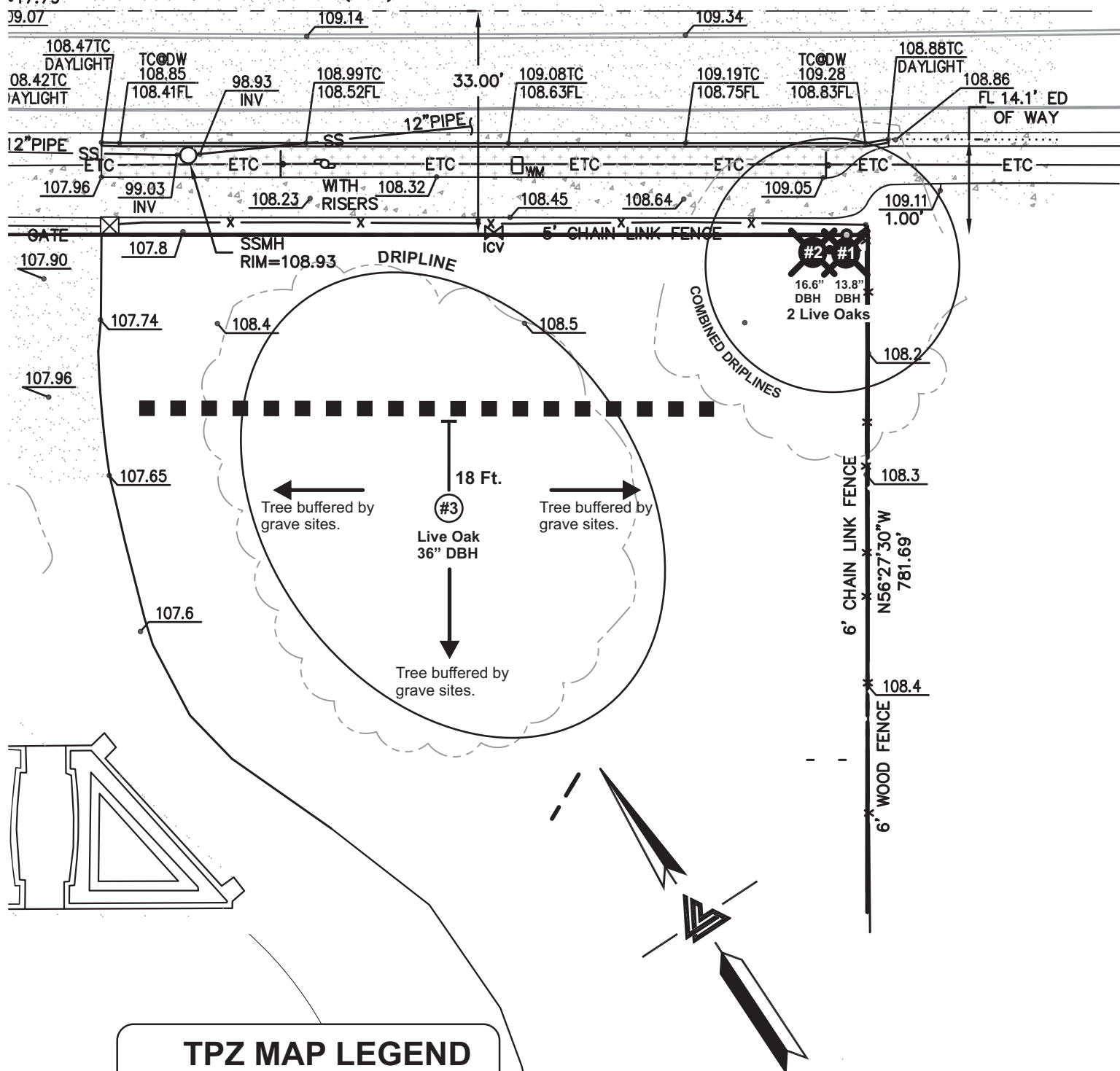
Not a heritage oak <10"

Physical Deterioration: formerly condition.

Functional Limitations (formerly location): factors associated with the interaction of a tree and its planting site i.e., site conditions, placement, genetic limitations, et al.

External limitations: factors outside the property, out of the control of the property owner, will affect plant condition, limit development, or reduce utility in foreseeable future i.e., laws/ordinances, powerlines, water use limitations, et al.

Holy Cross Cemetery
1975 Santa Cruz Avenue
Menlo Park, CA 95024



Appendix D: TPZ Map 2

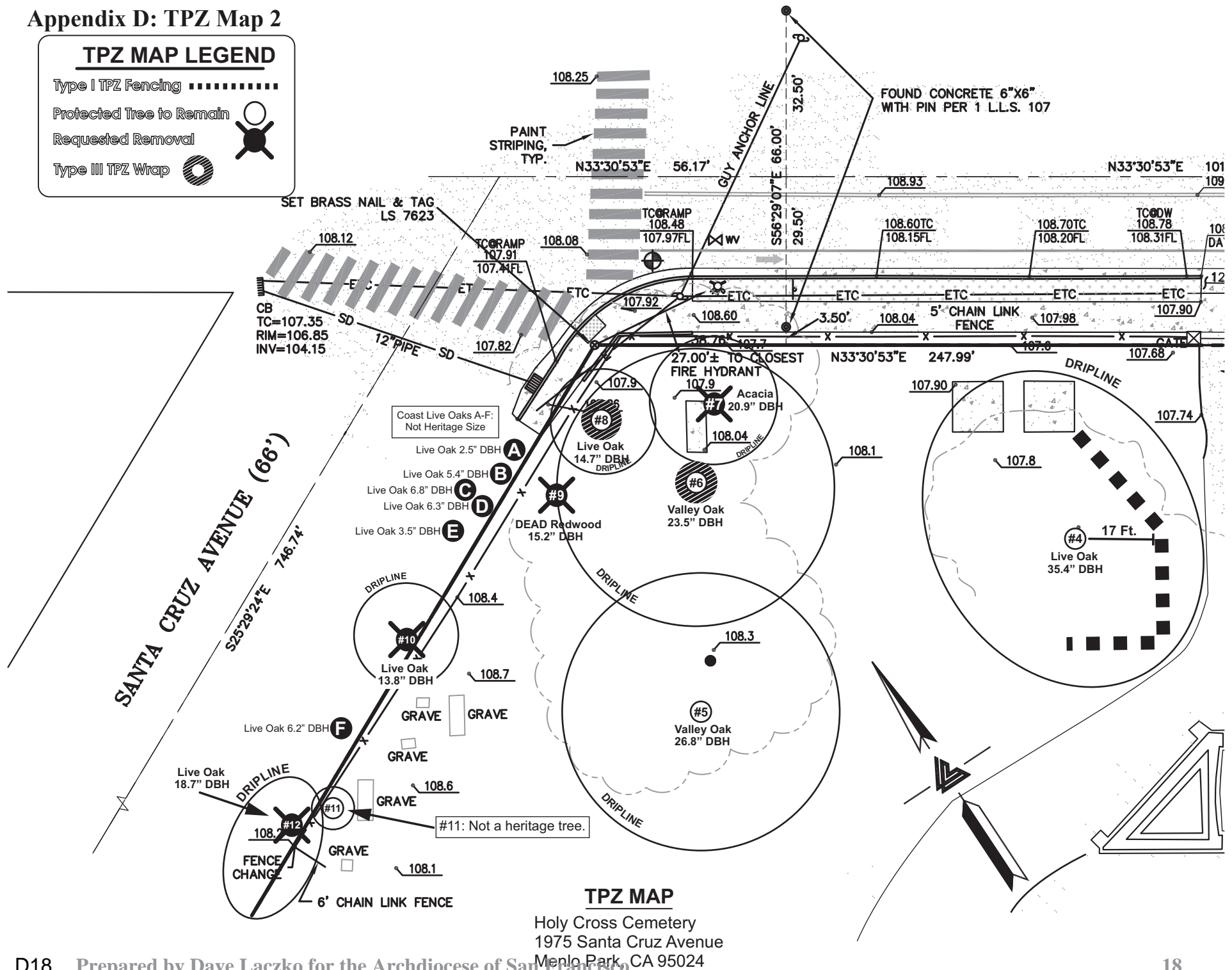
TPZ MAP LEGEND

Type I TPZ Fencing

Protected Tree to Remain

Requested Removal

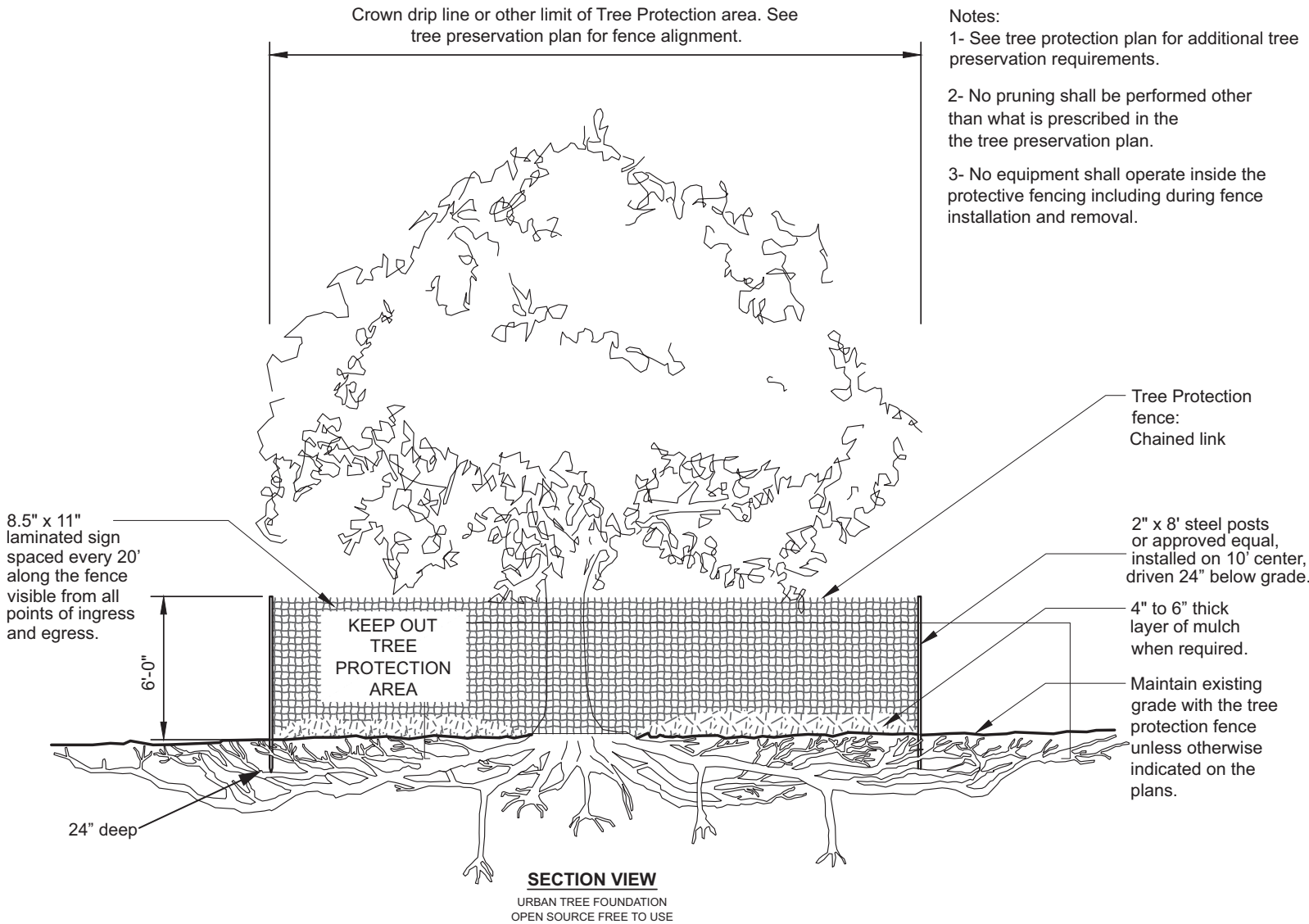
Type III TPZ Wrap



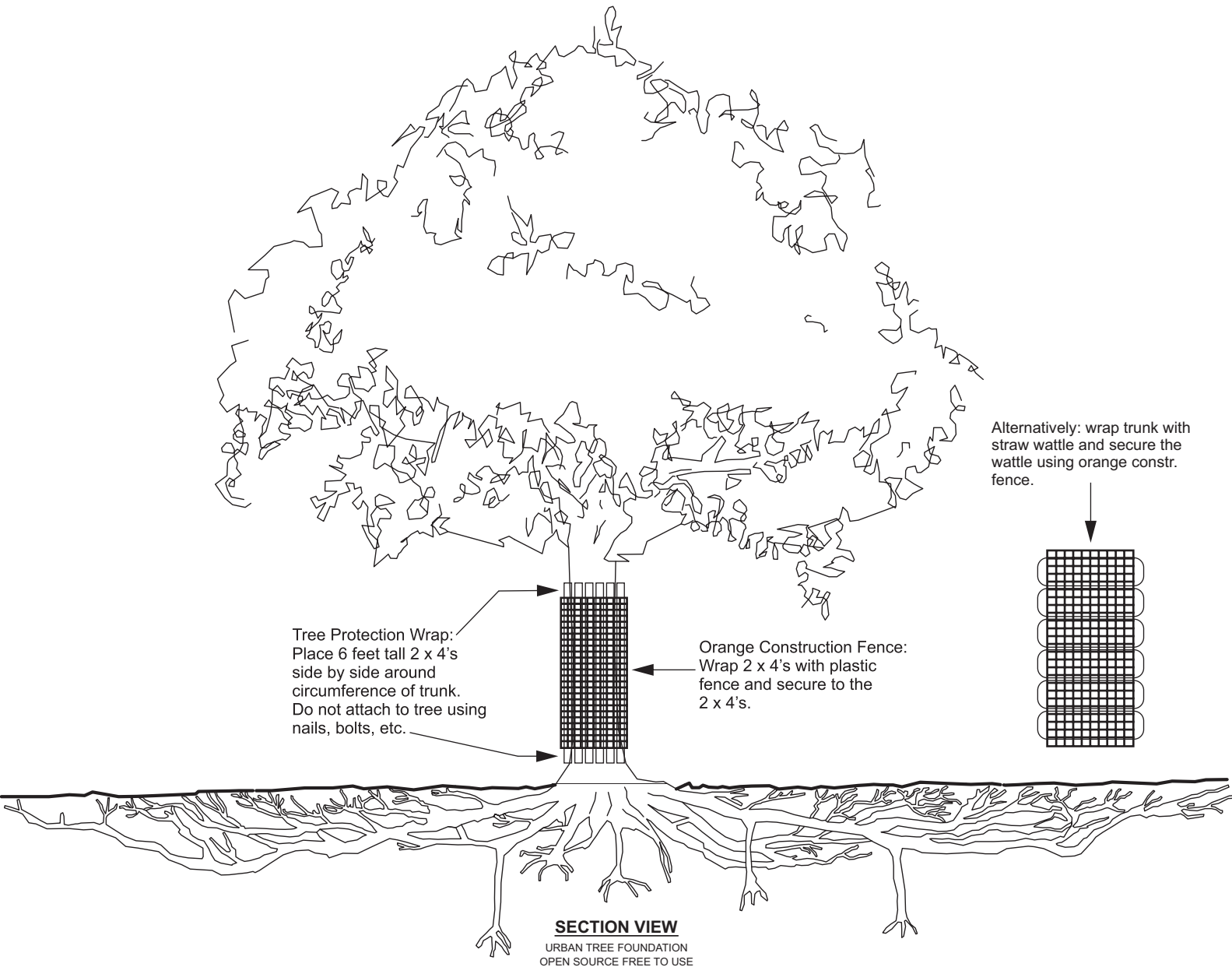
Type I & II TPZ Diagram

Type I TPZ: see arborist report.

Type II TPZ: for street trees, fence to surround the entire park strip planting bed.



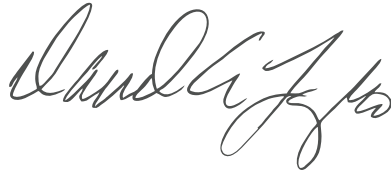
Type III TPZ Diagram



ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Loss, alteration, or reproduction of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
7. Neither all nor any part of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or initialed designation conferred upon the consultant/appraiser as stated in his qualification.
8. This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
10. Unless expressed otherwise: 1) information in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in future.

Respectfully submitted,



Dave

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A TCIA Accredited Company
ISA Certified Arborist #1233A PN
TRAQ Qualified
Office: 408 226-8733
Cell: 408 724-0168

www.andersonstreecare.com



TREE TABLE

Tree #	Common Name	Species	DBH (in.)	Spread (ft.)	Heritage Tree	Condition (0-5)	Suitability	Impacts	Disposition
1	Coast Live Oak	<i>Quercus agrifolia</i>	13.8 ¹	20	YES	4	Moderate	Direct impacts, root loss, soil compaction.	Remove
2	Coast Live Oak	<i>Quercus agrifolia</i>	16.6	25	YES	4	Moderate	Direct impacts, root loss, soil compaction.	Remove
3	Coast Live Oak	<i>Quercus agrifolia</i>	36	60	YES	4	High	Soil compaction from materials storage.	Type I TPZ
4	Coast Live Oak	<i>Quercus agrifolia</i>	35.4	60	YES	4	High	Negligible	Buffered by grave sites.
5	Valley Oak	<i>Quercus lobata</i>	26.8	55	YES	3	High	Overhanging limbs, Negligible.	Buffered by grave sites.
6	Valley Oak	<i>Quercus lobata</i>	23.5	40	YES	4	High	Overhanging limbs, Negligible.	Buffered by grave sites.
7	Bailey Acacia	<i>Acacia baileyana</i>	12.6, 8.3	40	YES	2	Low	Direct impacts, root loss.	Remove
8	Coast Live Oak	<i>Quercus agrifolia</i>	14.7	30	YES	4	High	Direct impacts, root loss, soil compaction.	Type III TPZ, Monitor excavation activities.
9	Coast Redwood	<i>Sequoia sempervirens</i>	15.2	20	YES	0	NA	NA	DEAD/Remove
10	Coast Live* Oak	<i>Quercus agrifolia</i>	13.8	25	YES	3	High	Direct impacts, root loss, soil	Type III TPZ, Monitor excavation activities.
11	Coast Live Oak	<i>Quercus agrifolia</i>	6.1	15	NO	3	Low	Direct impacts, root loss, soil	Not a heritage tree.
12	Coast Live* Oak	<i>Quercus agrifolia</i>	18.7 ^{2 3}	35	YES	3 ³	High	Direct impacts, root loss, soil	Type III TPZ, Monitor excavation activities.

¹: Measured at 36 inches above level grade.

²: Measured at 24 inches above level grade.

³: Utility trimmed for clearance from high-voltage electrical wires.

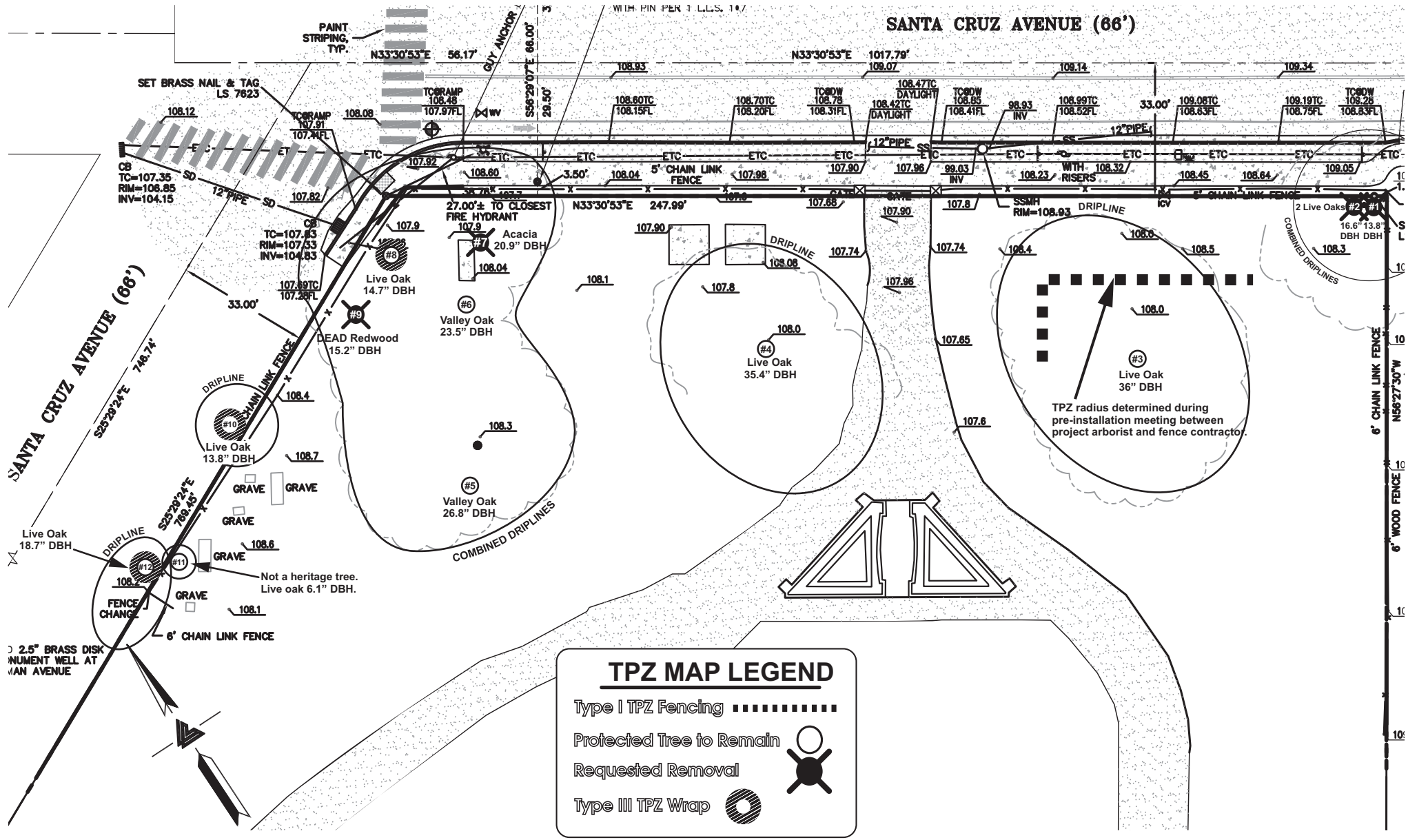
*: City tree.

APPRAISALS

Tree #	Common Name	DBH (in.)	Physical Deterioration% (condition)	Functional Limitations%	External Limitations%	Appraised Value
1	Coast Live Oak	13.8	75	40	50	\$1,080.00
2	Coast Live Oak	16.6	75	40	50	\$1,540.00
3	Coast Live Oak	36	75	100	65	\$21,800.00
4	Coast Live Oak	35.4	75	100	65	\$21,200.00
5	Valley Oak	26.8	61	100	50	\$13,400.00
6	Valley Oak	23.5	75	100	65	\$16,500.00
7	Bailey Acacia	12.6, 8.3	30	65	65	\$1,060.00
8	Coast Live Oak	14.7	61	65	65	\$2,100.00
9	Coast Redwood	15.2	DEAD	0	0	\$0
10	Coast Live Oak	13.8	50	50	50	\$900.00
11	Coast Live Oak	6.1	75	65	100	Not heritage.
12	Coast Live Oak	18.7	50	65	65	\$2,770.00

TOTAL APPRAISED VALUE:	\$82,350.00
-------------------------------	--------------------

TPZ MAP





#2 Coast Live Oak

#1 Coast Live Oak



D26



#3 Coast Live Oak




#4 Coast Live Oak



#5 Valley Oak

#6 Valley Oak




#8 Coast Live Oak

#7 Bailey Acacia



#10 Coast Live Oak



#12 Coast Live Oak

#11 Coast Live Oak,
not a heritage tree.



STAFF REPORT

Planning Commission

Meeting Date:

10/3/2022

Staff Report Number:

22-053-PC

Public Hearing:

Consider and adopt a resolution to approve a use permit to exceed the maximum night time noise limit of 50 dBA, measured at residential property lines, to accommodate electric pool heating equipment for the approved Menlo Park Community Campus (MPCC) development currently under construction at 100 Terminal Avenue, in the in the PF (Public Facilities) zoning district

Recommendation

Staff recommends that the Planning Commission approve a use permit to allow the Menlo Park Community Campus (MPCC) pool heaters to exceed the maximum nighttime noise limit of 50 dBA measured at the nearest residential property line (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 100 Terminal in the PF (Public Facilities) zoning district. The project site is surrounded by the Dumbarton rail corridor to the north, Highway 101 to the west, Beechwood School and residences in the R-1-U (Single Family Urban Residential) zoning district to the east, and a PG&E substation and other residences in the R-1-U zoning district to the south and southeast. A location map is included as Attachment B.

The Menlo Park Community Campus Project was approved by City Council on January 12, 2021. The project consists of redevelopment of the Onetta Harris Community Center, Menlo Park Senior Center, and Belle Haven Youth Center into one new community campus building. The project also consists of construction of new pool facilities to replace the existing Belle Haven pool facilities. In an effort to further the City's environmental policies and goals, the MPCC building was designed to achieve LEED Platinum and the entire development, including the new pool facilities, was designed to not require use of natural gas.

Analysis

Project description

Chapter 8.06 of the Menlo Park Municipal Code (MPMC) regulates noise, and places limitations on noise emanating from any source measured at residential property lines at 60 dBA during daytime hours (between 7 a.m. and 10 p.m.) and 50 dBA during nighttime hours (between 10 p.m. and 7 a.m.). Section 8.06.050 enumerates certain exemptions from the noise limitations, including for any use for which a use permit is granted that specifically allows noise levels to be exceeded. The applicant proposes to exceed the maximum nighttime noise limit for pool heating equipment.

The heating equipment consists of five air source heat pumps (ASHPs) that would be located on the southern side of the new MPCC building. Electric pool heaters are generally noisier than natural gas heaters. Not all ASHPs would be required to be running at all times in order to successfully heat the pool, however, the applicant states that there may be times when all five heat pumps would need to run simultaneously in the early morning (nighttime hours) in order to heat the pool for morning users. When all five ASHPs are running, the noise would exceed 50 dBA at residential properties along Del Norte Avenue and Terminal Avenue. The noise would not exceed the daytime limit of 60 dBA at any residential property line. Additionally, the noise from the heat pumps is below the ambient noise level of Highway 101 for the majority of the affected properties, and would likely not be perceivable.

Although heating the pool will require use of the ASHPs at times, the primary source of heating for the pools is solar source heat pumps. Solar source heat pumps do not require the use of fans, and only require pumps, which would be located in the basement of the pool equipment building and would not exceed noise limits. Use of the solar heat pumps would limit the amount of time the ASHPs would be required to run, and all five ASHPs may not be required to run simultaneously, limiting overall noise and the amount of time the noise limit would be exceeded.

The Applicant submitted a noise study (Attachment C) which indicates that the noisiest parts of the equipment are the top and the broad sides. The ASHPs would be located along a narrow strip of land between the MPCC building and the property line of the PG&E substation to the south, with the noisier sides pointed north towards the MPCC building and south towards the substation. The study and the project description letter indicate that several noise mitigation strategies were studied. The applicant states that there is insufficient land to construct an adequate sound wall, and it is unlikely that after-market sound dampeners or equipment enclosures would have the required clearances given the proximity to adjacent property lines. Additionally, the applicant states that alternative locations for the ASHPs were deemed infeasible, either due to cost or because the location would be closer to residential properties which would exacerbate exceedance of the noise limits. Therefore, noise mitigation measures that would adequately reduce noise levels below 50 dBA at the residential property lines were deemed infeasible.

Correspondence

Staff has not received any written correspondence on the project as of publication of the report.

Conclusion

In order to achieve the City's environmental goals, electric pool equipment has been selected for the MPCC development. Given the location of the proposed heat pumps, adequate mitigation measures could not be employed to reduce noise levels of the ASHPs to below nighttime limits at residential property lines. However, use of solar source heat pumps as the primary heat source for the pools would limit the amount of time the ASHPs would need to run simultaneously, limiting overall noise and the time the ASHPs would exceed noise limits. Staff believes that the Applicant has demonstrated that several noise mitigation options were studied and that no option was deemed to be feasible. Staff recommends approval of the use permit.

Impact on City Resources

In October 2019, Facebook (now Meta) announced its intent to collaborate with the City to fund the MPCC project. Meta's offer included design and construction of the MPCC building, however, reconstruction of the pool facilities was not included in the offer. On February 1, 2021, the City Council approved the design of the pool facilities with an estimated cost of \$7.4 million.

Environmental Review

The project is categorically exempt under Class 2 (Section 15302, "Replacement or Reconstruction") 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. Draft Planning Commission Resolution of Approval Adopting Findings for project Use Permit, including project Conditions of Approval
 - Exhibits to Attachment A
 - A. Project Plans
 - B. Project Description Letter
 - C. Conditions of Approval
- B. Location Map
- C. Noise Study
- D. 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, Associate Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2022-XX**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO ALLOW POOL HEATING EQUIPMENT TO EXCEED THE NIGHTTIME NOISE LIMIT MEASURED AT RESIDENTIAL PROPERTY LINES**

WHEREAS, the City of Menlo Park (“City”) received an application requesting to be permitted to exceed the noise limits established in Section 8.06.030 of the Menlo Park Municipal Code at a parcel in the in the PF (Public Facilities) zoning district, (collectively, the “Project”) from the City of Menlo Park (“Applicant”), located at 100 Terminal Avenue (APN 055-280-040) (“Property”). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Public Facilities (PF) district; and

WHEREAS, the Property is currently under construction with the new Menlo Park Community Campus (MPCC) project; and

WHEREAS, the City of Menlo Park is committed to reducing the use of fossil fuels and combatting global climate change; and

WHEREAS, the proposed pool heating equipment would be all-electric. Electric pool heating equipment is noisier than natural gas pool heating equipment and would exceed the maximum nighttime noise limit of 50 dBA measured at residential property lines; and

WHEREAS, Section 8.06.050 of the Menlo Park Municipal Code includes an exemption from the noise limitations for projects that are granted a use permit that allows noise limits to be exceeded; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA,” Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project’s environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15302 et seq. (Replacement or Reconstruction); and

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

WHEREAS, at a duly and properly noticed public hearing held on October 3, 2022, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project Revisions.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit to exceed nighttime noise limits measured at residential property lines is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
 - a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the Menlo Park Municipal Code because the noise limits established in Chapter 8.06 are allowed to be exceeded subject to granting of a use permit.
 - b. The proposed pool heating equipment would be all electric, consistent with the City's environmental goals and would not use natural gas which contributes to global climate change.
 - c. Due to the project's proximity to Highway 101, noise from the proposed pool heating equipment would likely not be perceived by the majority of affected properties.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2022-00017, which use permit is depicted in and subject to the development plans

and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

- A. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15302 et seq. (Replacement or Reconstruction)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Acting Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on October 3, 2022, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

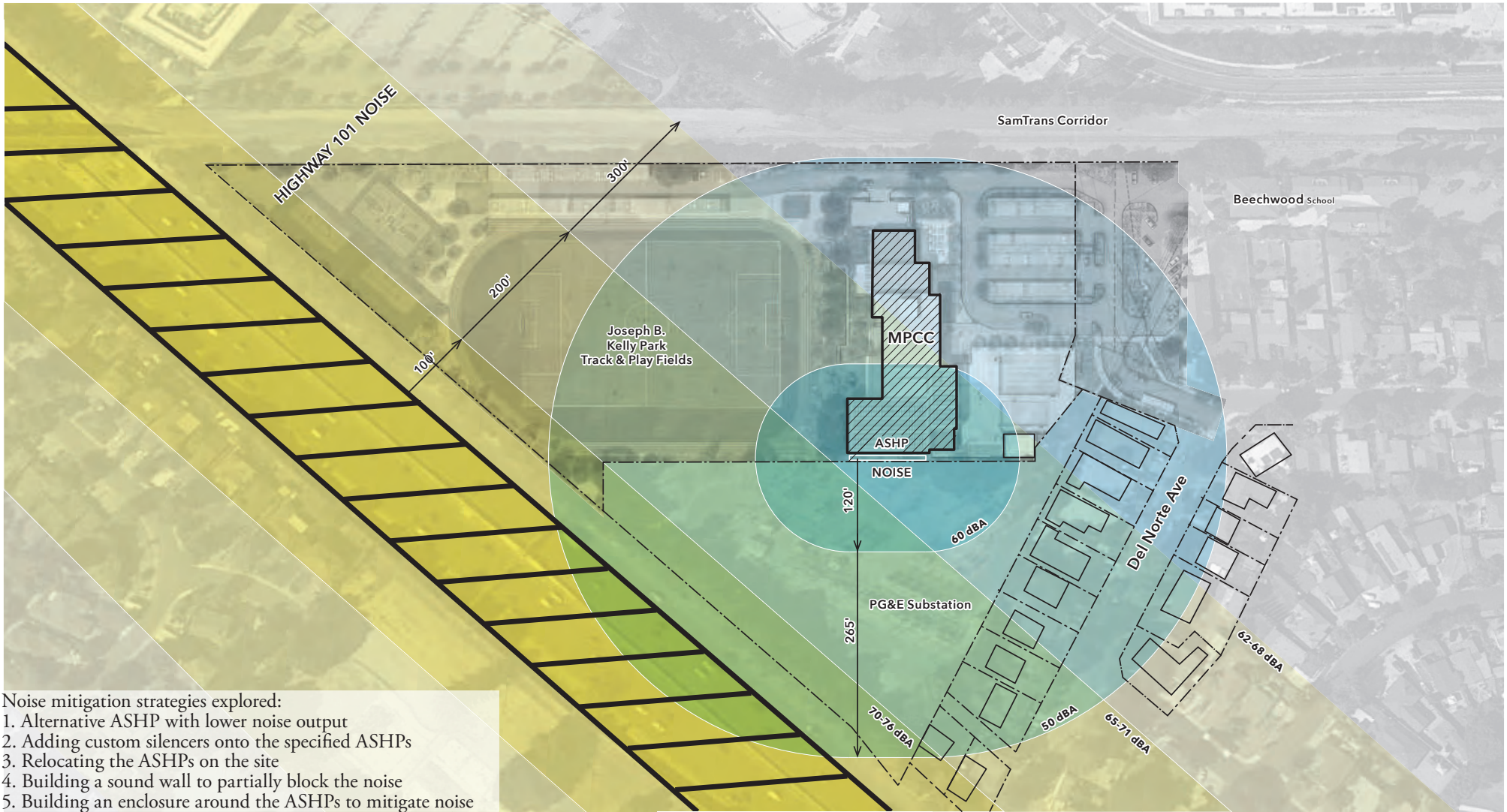
IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 3rd day of October, 2022

Corinna Sandmeier
Acting Principal Planner and Planning Commission Liaison
City of Menlo Park

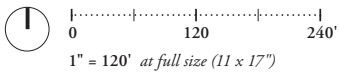
Exhibits

- A. Project Plans

- B. Project Description Letter
- C. Conditions of Approval



- Noise mitigation strategies explored:
1. Alternative ASHP with lower noise output
 2. Adding custom silencers onto the specified ASHPs
 3. Relocating the ASHPs on the site
 4. Building a sound wall to partially block the noise
 5. Building an enclosure around the ASHPs to mitigate noise



August 15, 2022

**Project Description Letter
100 Terminal Ave
Air Source Heat Pump (ASHP) Use Permit**

Dear Menlo Park Planning Commission,

The City of Menlo Park's future Community Campus, located at 100 Terminal Ave, is under construction and plans to open in 2023. As part of the project, to meet our goals of sustainable design and construction, we are not using fossil fuels in the operation of the building. To heat the two new pools, there will be 5 Air Source Heat Pumps (ASHPs), which will be in operation when heating the pool, year round. There were several studies done to carefully select the most efficient and capable equipment, while minimizing the amount of noise created.

Electrical heating is noisier than natural gas boilers, and there will be times when the Air Source Heat Pumps are running and exceed the Menlo Park noise ordinance.

Please see attached the Noise Attenuation Diagram, which shows the decibel readings regarding the ASHPs at the property lines. The residential noise limits are 50 dB during nighttime hours, and 60 dB during daytime hours. When all 5 pumps are running, the sound levels emanating from the ASHPs may exceed the nighttime residential limit of 50 dB. The noise levels would be below the daytime limit of 60 dB, however, and below the sound levels from nearby Highway 101. The ASHPs are expected to be on most of the time the pool is open.

The following possible noise mitigation strategies were evaluated:

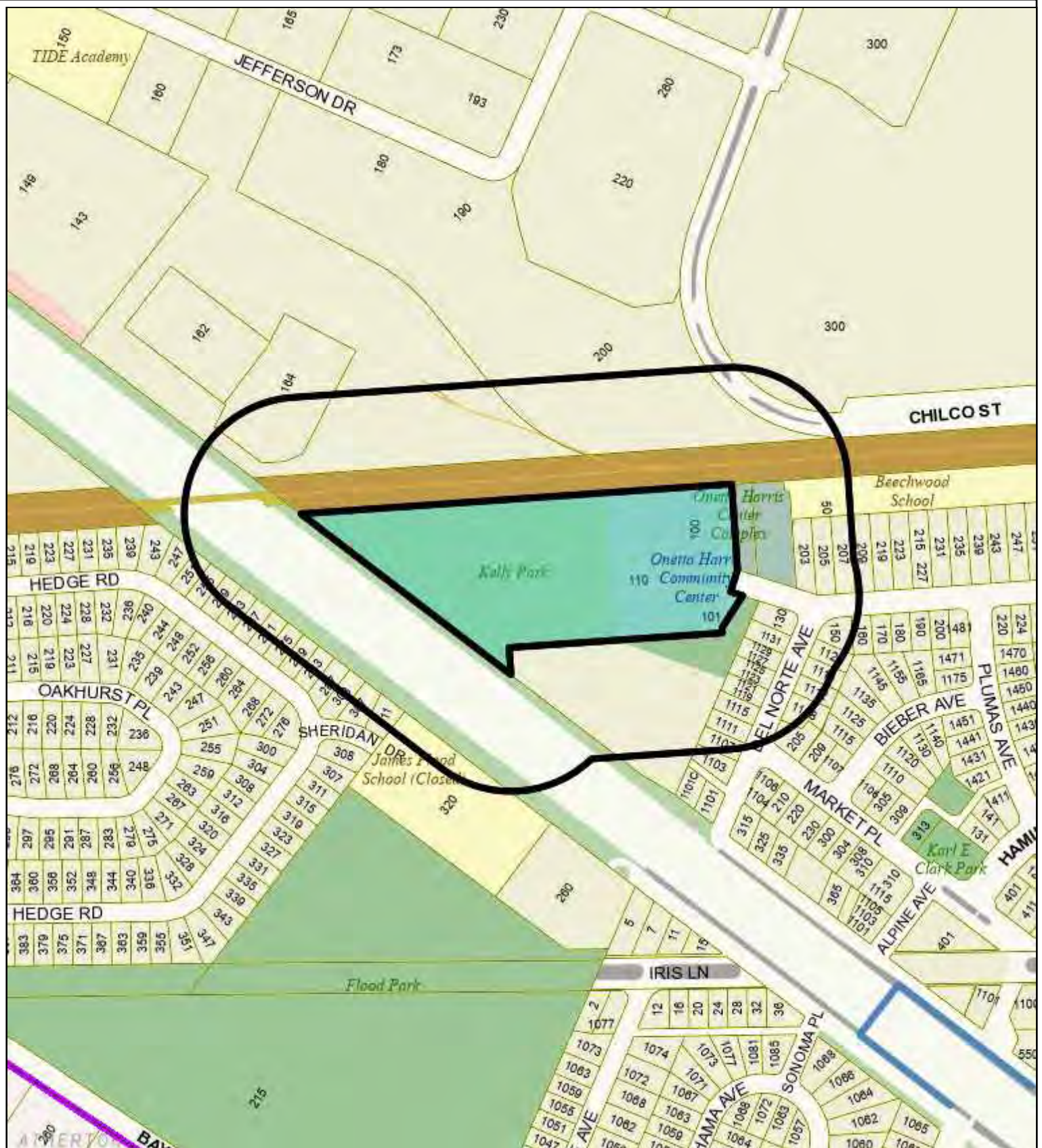
- Aftermarket attenuators (dampeners) attached to the ASHPs to lower the output would not work sufficiently to lower the sound levels
- Sound Walls Installed Surrounding the ASHPs. The proximity of the ASHPs to the property line on the south (and clearance required by the ASHPs for air circulation), the gymnasium to the north, and required Fire Access Clearance required on the East and West do not make it possible to install effective sound barriers anywhere on site.
- Other solutions such as relocating pumps to the pool house area increased the sound limits at the residential property lines, making alternates unfeasible.

Sincerely,

City of Menlo Park

100 Terminal Avenue – Exhibit C: Conditions of Approval

LOCATION: 100 Terminal Avenue	PROJECT NUMBER: PLN2022-00017	APPLICANT: City of Menlo Park	OWNER: City of Menlo Park
Project Conditions: 1. The use permit shall be subject to the following standard conditions: a. Development of the project shall be substantially in conformance with the plans prepared by Hart Howerton Architects, consisting of one plan sheet, dated received September 6, 2022, subject to review and approval by the Planning Division. b. Prior to issuance of a building permit, 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 issuance of a building permit, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. 2. The use permit shall be subject to the following project-specific condition: a. Exceedance of noise limits shall be limited to exceedance of nighttime noise limits (50 dBA). Should the pool heating equipment be found to exceed 60 dBA measured at residential property lines, the applicant shall submit an application for a use permit revision to be reviewed by the Planning Commission.			



City of Menlo Park
Location Map
100 TERMINAL AVENUE (MPCC)



Scale: 1:4,000

Drawn By: CRT

Checked By: CDS

Date: 10/3/2022

Sheet: 1

MEMORANDUM

DATE: 8 September 2021**NAME:**
Jon Swain**COMPANY:**
Hart Howerton**EMAIL:**
jswain@harthowerton.com**FROM:** Skyler Carrico and Ethan Salter, PE, LEED® AP**SUBJECT:** Menlo Park Community Center (MPCC) Pool Equipment Building
ASHP Acoustic Attenuator/Enclosure Memo**PROJECT:** 20-0145

We understand that five at-grade AquaCal model GBB air-source heat pumps (ASHPs) serving the community center pools are to be provided along the south façade of the gymnasium, near the PG&E substation to the south, and residential property lines along Del Norte Avenue to the east. Menlo Park Municipal Code requires that noise from these units not exceed 50 dBA during nighttime hours (i.e., 10pm to 7am) at nearby residential property lines (per Section 8.06.030).

Salter has conducted noise analyses and provided insight to the design team with respect to Code compliance through numerous conference calls and email correspondence, finding noise from the ASHPs to be in exceedance of property line noise requirements by approximately 10 dBA. It is our understanding that as a mitigation solution, constructing solid barrier walls is not a feasible or otherwise desirable option, and aftermarket enclosures/attenuators surrounding each unit are instead preferred.

After coordinating with your firm and Aquacal, a Salter employee in Hawaii conducted field measurements of a similar AquaCal GBB ASHP installation on 28 July 2021. Our measurements and analysis indicate that the dominant source of noise emissions is the top of the unit and the also intake sides (Sides 1 and 3, per the image markups attached below). Utilizing these measurements, we have updated our ASHP property line noise calculations to determine the amount of insertion loss (in dB) necessary for an ASHP enclosure/attenuator to achieve the 50 dBA property line noise requirement at the Menlo Park Community Center.

**Salter**

C1

San Francisco | San Jose | Los Angeles | Honolulu | Seattle
salter-inc.comAcoustics
Audiovisual
Telecommunications
Security



Our analysis assumes the following:

- All five ASHPs could run simultaneously and at full capacity within nighttime hours (i.e., 10pm to 7am)
- The City's 50 dBA at 50-foot Code requirement for roof-mounted mechanical equipment (Section 16.08.095) is not applicable to this equipment since it is to be mounted at-grade

At Side 1, Side 3, and at the top of each unit, we recommend that attenuators be designed to provide at least 10 dB insertion loss in each octave band between 125 Hz to 2000 Hz.

We understand that these attenuators will increase the overall dimensions of the units, which could cause clearance issues due to space constraints. A third-party enclosure/attenuator manufacturer (e.g., a firm such as Vibro-Acoustics offers "custom" schemes to reduce noise of similar machines¹) should confirm the overall width of the silencers, which the AquaCal team can then evaluate with respect to clearance. If there are resulting clearance constraints, it may be possible to eliminate one of the side-wall attenuators by adding surface-mounted absorption to the façade at the side of the building. The silencer vendor should also coordinate with AquaCal to understand the mechanical constraints of the system, such as fan static pressure, accessibility, etc.

AquaCal also noted that their GBB ASHPs could also have the compressors wrapped (lagged) to reduce radiated noise emissions. Compressor noise was measured along with all the other sources during our July 2021 measurements, but they were not able to be parsed out from the other sound energy. As the different dominant sources of noise are addressed, other sources may become evident.

We look forward to continuing our analysis as the design and noise mitigation solution progresses. Please let us know if you have any questions.

¹ <https://noisecontrol.vibro-acoustics.com/applications/chillers/>.



STAFF REPORT

Planning Commission

Meeting Date:

10/3/2022

Staff Report Number:

22-054-PC

Public Hearing:

Consider and adopt a resolution to approve a use permit for hazardous materials to install a diesel back-up generator for an under-construction development including a two-story office building and a three-story residential building with 27 residential units and an underground parking garage at 1540 El Camino Real in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district

Recommendation

Staff recommends that the Planning Commission approve a use permit for hazardous materials to install a diesel back-up generator for an under-construction development including a two-story office building and a three-story residential building with 27 residential units and an underground parking garage in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district (Attachment A). The generator would be located in the underground garage under the office building.

Policy Issues

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

Background

Site location

The subject site is located at 1540 El Camino Real, and is part of the El Camino Real/Downtown Specific Plan (SP-ECR/D) zoning district. Within the Specific Plan, the parcel is part of the El Camino Real Mixed Use (ECRMU) land use designation and the El Camino Real North-East (ECR-NE) sub-district. The site is currently under construction, based on an earlier architectural control approval for the site in 2018 and subsequent architectural control revision for the office building in 2021. Previously, the site was developed with a two-story commercial building occupied by Beltramo's Wines and Spirits. A location map is included as Attachment B.

The subject site is a through lot with frontages on El Camino Real and San Antonio Street. This report uses El Camino Real as the primary front, for purposes of "left" and "right" side references. Using El Camino Real in an east-west orientation, the surrounding properties to the east and west are likewise part of the SP-ECR/D district. The property to the west (1550 El Camino Real) contains a commercial office building. In January 2022, the Planning Commission approved an eight-unit, three-story residential

building along the San Antonio street frontage of the 1550 El Camino Real property. There are two properties to the east of the subject property. The adjoining property fronting El Camino Real (1460 El Camino Real) contains an office building and there are multifamily residential condominiums to the rear of 1460 El Camino Real, with 1485 San Antonio Street located closest to the proposed generator location. The subject parcel contains an ingress/egress easement for the benefit of 1550 El Camino Real, allowing that property to use the left side driveway for access. The parcels to the north (across San Antonio Street) contain multi-family residential buildings and are zoned R-3 (Apartment). The parcels to the south (across El Camino Real) contain single-family residential homes within the Town of Atherton.

Analysis

Project description

Both the office building, fronting on El Camino Real, and the residential building, fronting along San Antonio Street, are currently under construction. The center of the site is developed with some surface parking and open courtyard space. The applicant is now requesting a use permit for hazardous materials to install one diesel-powered emergency back-up generator. The generator would provide emergency power in the event of a power outage, with the applicant stating that the key emergency energy need would be during a storm, when sump pumps located in the underground garage would need to continue operations and prevent underground flooding. This generator would be located on Floor B1, one floor below grade, and underneath the office building, along the southern or right side of the building.

The applicant states in the project description letter (Attachment C) that the generators would only be used for emergencies but would be tested for 10 to 15 minutes monthly during mid-morning, to minimize residential disturbance. Project-specific condition of approval 2a would ensure that the testing would only occur once per month and only on weekdays. The applicant also proposes to install a silencer on the generator. Exhaust would travel through the office building, through a vent system that travels upward, and would exit through a flue on the rooftop, not visible from the public right-of-way. The project plans (Attachment D) show the location of the proposed generator, as well as additional details. The Municipal Code exempts emergency generator usage from noise limitations during a power outage or other emergency. The applicant's acoustical engineer has submitted a letter (Attachment E), confirming the diesel generators would not exceed the Municipal Code's 60-decibel threshold at the nearest residential property line during the daytime hours, when testing is proposed to occur. The nearest residential building is located at 1485 San Antonio Avenue, which is to the right and rear, or northeast of the proposed generator location.

Hazardous materials information

The Hazardous Materials Information Form for the proposed generator, the supplemental diesel generator form, and a discussion of protection measures in the event of an emergency are included as Attachment F.

The applicant indicates in the project description letter that they evaluated the possible use of battery back-up as an alternative to the use of diesel generators but that battery storage systems would require approximately six to eight times the space required for a comparable diesel emergency generator and so cannot be accommodated on the project site.

Agency review

The City of Menlo Park Building Division, the Menlo Park Fire Protection District, the West Bay Sanitary District and the San Mateo County Environmental Health Services Division were contacted regarding the proposed use of hazardous materials on the project site. Each entity found the proposal to be in compliance with applicable standards, with some providing additional requirements. Project-specific condition of approval 2b would require the applicant to provide documentation of having completed the additional requirements outlined in the agency referral forms prior to building permit issuance. The agency referral forms are included as Attachment G.

Correspondence

As of the writing of this report, staff received two letters of correspondence about the proposed project (Attachment H). The letters both contain concerns regarding the choice of diesel as the fuel source for the back-up generator. The applicant is aware of these concerns, and has reviewed the possible use of a battery back-up as an alternative to the use of a diesel generator, but the applicant has stated that battery storage systems would require approximately six to eight times the space required for a comparable diesel emergency generator and so cannot be accommodated on the project site.

Conclusion

Staff believes that the proposed use and quantities of hazardous materials would be safe and appropriate. The Hazardous Materials Information Form includes a discussion of protection measures in the event of an emergency. Relevant agencies have indicated their approval of the proposed hazardous materials use on the property. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 1,320-foot (quarter-mile) 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. Draft Planning Commission Resolution of Approval Adopting Findings for project Use Permit, including project Conditions of Approval

Exhibits to Attachment A

- A. Project Plans (See Attachment D to this (October 3, 2022) Planning Commission Staff Report)
 - B. Project Description Letter (See Attachment C to this (October 3, 2022) Planning Commission Staff Report)
 - C. Conditions of Approval
- B. Location Map
- C. Project Description Letter
- D. Project Plans
- E. Letter from Acoustical Engineer
- F. Hazardous Materials Information Form
- G. Hazardous Materials Agency Referral Forms
- H. Correspondence

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

Exhibits to Be Provided at Meeting

None

Report prepared by:
Matt Pruter, Associate Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT FOR HAZARDOUS MATERIALS TO INSTALL A DIESEL BACK-UP GENERATOR FOR AN UNDER-CONSTRUCTION DEVELOPMENT INCLUDING A TWO-STORY OFFICE BUILDING AND A THREE-STORY RESIDENTIAL BUILDING WITH 27 RESIDENTIAL UNITS AND AN UNDERGROUND PARKING GARAGE IN THE SP-ECR/D (EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN) ZONING DISTRICT

WHEREAS, the City of Menlo Park (“City”) received an application requesting the use of hazardous materials to install a diesel back-up generator for an under-construction development including a two-story office building and a three-story residential building with 27 residential units and an underground parking garage in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district (collectively, the “Project”) from Rich Ying (“Applicant”), on behalf of the property owner 1540 ECR Owner LLC (“Owner”), located at 1540 El Camino Real (APN 061-422-370) (“Property”). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the El Camino Real North-East (ECR NE) district within the El Camino Real/Downtown Specific Plan (ECR/D SP) zoning district. The ECR NE district supports a variety of retail uses, business and professional offices, and residential uses; and

WHEREAS, the Project complies with all objective standards of the Specific Plan and the ECR NE district; and

WHEREAS, the Project was reviewed by the Menlo Park Fire Protection District, the Menlo Park Building Division, the San Mateo County Environmental Health Services Division, and West Bay Sanitary District, and found to comply or conditionally comply with all applicable rules and regulations to ensure the safety of the on-site occupants and surrounding community; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA,” Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project’s environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (Existing Facilities); and

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

WHEREAS, at a duly and properly noticed public hearing held on October 3, 2022, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project Revisions.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit to install a diesel back-up generator for an under-construction development including a two-story office building and a three-story residential building with 27 residential units and an underground parking garage is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
 - a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the Specific Plan, as well as the General Plan, and would allow the addition of a fuel tank supplying a diesel emergency back-up generator to an approved infill project that would be compatible with the surrounding uses. The diesel fuel tank is necessary to supply the emergency generator, which is required to adequately ensure uninterrupted electricity for the Project and its residents, with the prime focus being to provide continuous service to sump pumps and prevent flooding.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2021-00038, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

- A. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (Existing Facilities)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Acting Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on October 3, 2022, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 3rd day of October, 2022

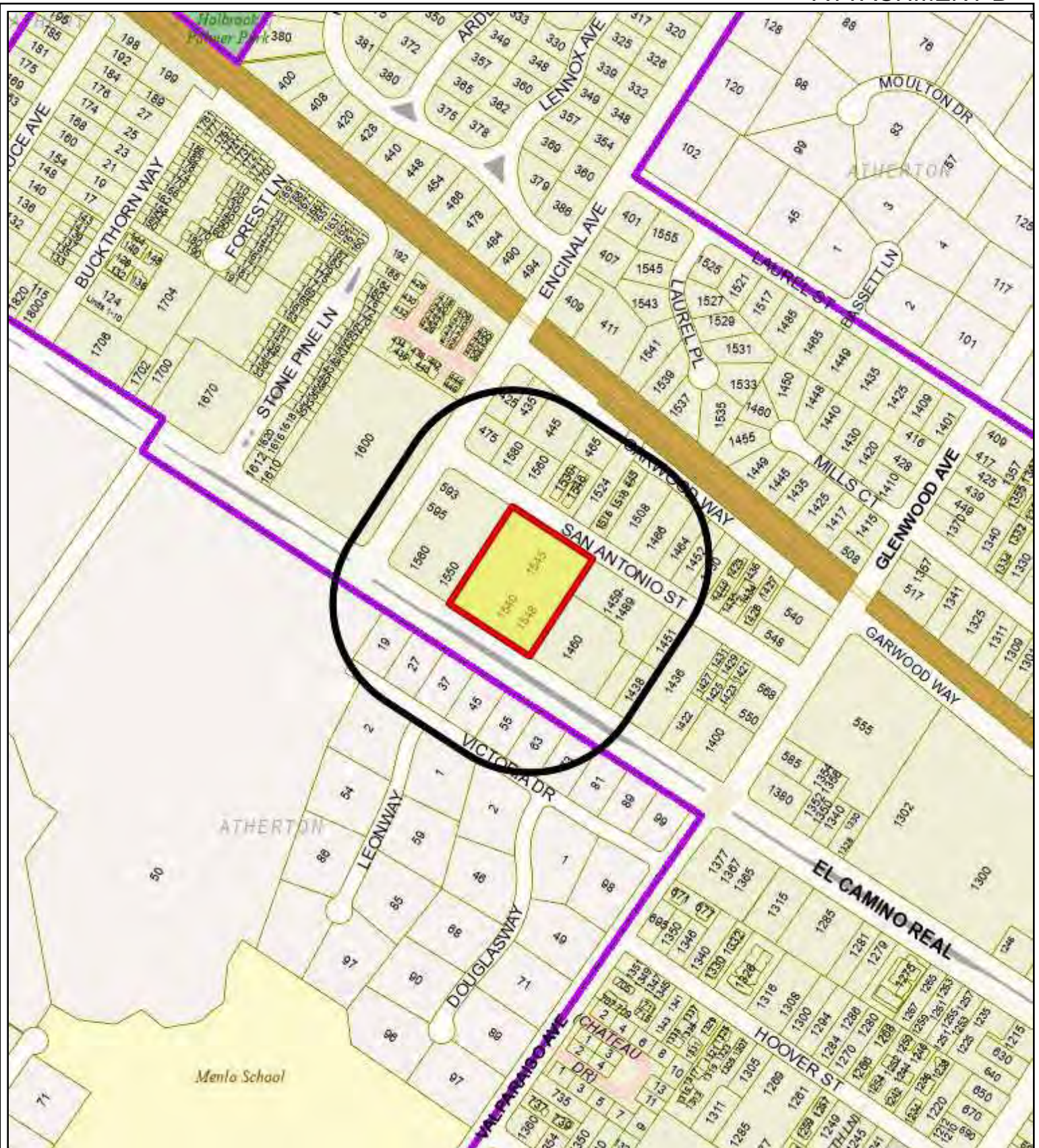
Corinna Sandmeier
Acting Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

- A. Project Plans
- B. Project Description Letter
- C. Conditions of Approval

LOCATION: 1540 El Camino Real	PROJECT NUMBER: PLN2021-00038	APPLICANT: Rich Ying	OWNER: 1540 ECR Owner LLC
<p>PROJECT CONDITIONS:</p> <ol style="list-style-type: none"> 1. The use permit shall be subject to the following standard conditions: <ol style="list-style-type: none"> a. The applicant shall be required to apply for a building permit within one year from the date of approval (by October 3, 2023) for the use permit to remain in effect. b. Development of the project shall be substantially in conformance with the plans prepared by KSH Architects, consisting of 21 plan sheets, dated received July 22, 2022 and approved by the Planning Commission on October 3, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division. c. 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. d. 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. e. 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. f. 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. g. 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. h. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application. i. If there is an increase in the quantity of hazardous materials on the project site, a change in the location of the storage of the hazardous materials, or the use of additional hazardous materials after this use permit is granted, the applicant shall apply for a revision to the use permit. j. Any citation or notification of violation by the Menlo Park Fire Protection District, San Mateo County Environmental Health Department, West Bay Sanitary District, Menlo Park Building Division, or other agency having responsibility to assure public health and safety for the use of hazardous materials will be grounds for considering revocation of the use permit. k. If operations discontinue at the premises, the use permit for hazardous materials shall expire unless a new user submits a new hazardous materials information form to the Planning Division for review by the applicable agencies to determine whether the new hazardous materials business plan is in substantial compliance with the use permit. 			

LOCATION: 1540 El Camino Real	PROJECT NUMBER: PLN2021-00038	APPLICANT: Rich Ying	OWNER: 1540 ECR Owner LLC
PROJECT CONDITIONS: <ol style="list-style-type: none"> I. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings. 2. The use permit shall be subject to the following <i>project-specific</i> conditions: <ol style="list-style-type: none"> a. Testing of the generator shall be limited to one test per month, between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday. b. Applicant shall provide documentation of having completed the requirements outlined in the agency referral forms (Attachment G of the staff report) prior to building permit issuance subject to review and approval of the Planning and Building Divisions. 			



City of Menlo Park
Location Map
1540 El Camino Real



September 26, 2022

City of Menlo Park
Planning Department
Matt Pruter
701 Laurel Street
Menlo Park, CA 94025

1540 El Camino Real – Generator
Project Description Letter

The 100 kW below grade generator will provide emergency power to the sump pumps in the below grade garage to allow continued operation during power outages, especially large storms. The sump pumps transport all the storm water back above grade into bioswales for treatment before the water is gravity drained into the city storm drain. To provide uninterrupted power to the pumps, the applicant proposes a use permit to construct and operate a below grade diesel fuel generator. Given the high amperage required for initial startup of the pumps, a generator is the only practical solution for standby power. The equivalent battery alternative setup would require approximately 6 – 8 times the amount of space as required by the currently proposed generator, which is not possible given the absence of any excess parking or available open space in the garage.

The proposed location of the generator is in the below grade garage along the eastern wall in the southern half of the garage, in compliance with City requirements. There will be no extra fuel stored on site, only the 209 gallons in the belly tank. It is anticipated that fueling will need to occur every year through a fuel filler door on the western wall of the garage ramp. Because of this, the plans do not address the need for installation of hazardous materials on site.

The generator flue exhaust is ducted through a shaft that is located at gridlines 8 and D.7. Once the exhaust duct reaches the roof, it is routed horizontally just above the roof surface to a location that is a minimum of 10' from the parapet wall and a minimum of 10' from Mechanical Room R05 per CMC requirements. At this location, the exhaust duct turns up vertically and discharges 3' above the adjacent roof surface. See A2.03 for the approximate path of the exhaust duct routing.

The generator will only be used during emergency power outages. Per City of Menlo Park standards Chapter 8.06, the project is allowed a 60db maximum output during daytime hours and a 50db maximum during evening hours at the nearest residential property lines. The generator will be in an **enclosed room and below grade**, in addition to being approximately 120 lineal feet away from the nearest **above grade** residential line (located at 1481 San Antonio Street). The enclosure combined with the silencer (which reduces sound output by 40db; spec sheet attached), we believe the generator will comply with the maximum noise requirements from within the closest residences.

Per Caterpillar's Field Service Supervisor (who will be servicing the unit), weekly start up of 10 – 15 minutes is recommended. If this interval cannot be accommodated, monthly start up is acceptable. This will allow the engine and fluid levels to reach normal operating temperature, which prevents oxidation while allowing for operational functionality. To reiterate, the recommended testing interval has several



objectives. As the case study documented by the attached white paper, regular exercising of the generator ensures "...that the equipment can be relied upon in case of emergency. The second is to comply with laws, regulations, and industry standards that are designed to mitigate power outage risks at mission-critical facilities." The white paper documents a hospital generator that was not exercised regularly and subsequently failed when emergency power was needed. An investigation revealed that inadequate maintenance and testing contributed to the failure of the generator.

This periodic testing can take place in the mid-morning to minimize disturbance.

1540 EL CAMINO REAL



GENSET
PERMIT RESUBMITTAL #3

3/16/22

Sheet Number	Sheet Name
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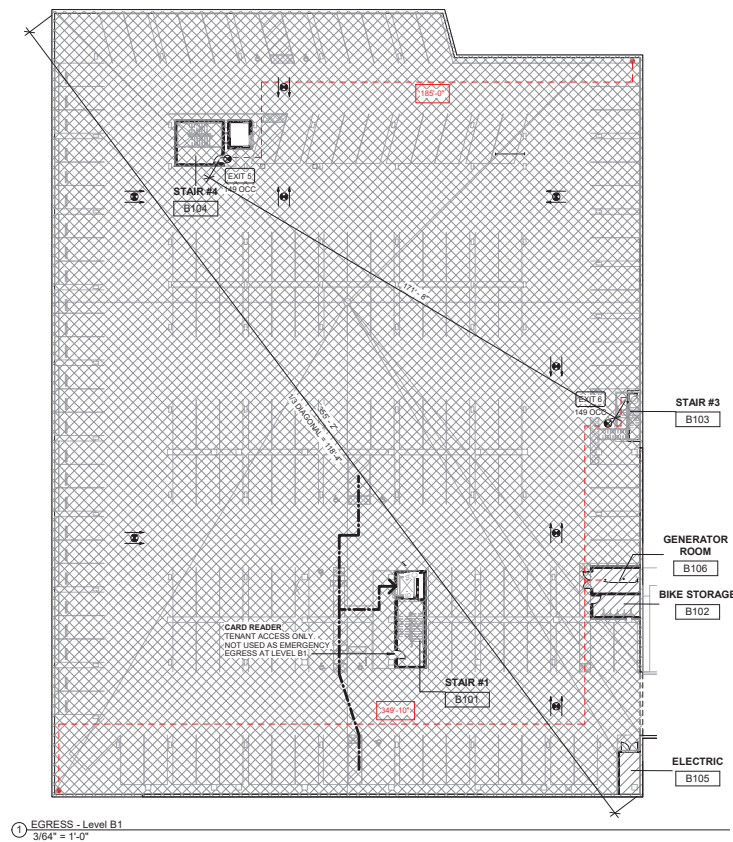
Sheet Number	Sheet Name
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2



KSH
ARCHITECTS
KORTH SUNSERI HAGEY

A0.01



EGRESS LEGEND

--- EGRESS PATH OF TRAVEL
 --- ACCESSIBLE PATH OF TRAVEL
 EXIT SIGN

EGRESS SUMMARY

CBC TABLE 1004.1.2
 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

Occupancy Type	Area	Load Factor	Occupant Load
Level B1	471 SF	300 SF	1.6
B-1	55,006 SF	200 SF	295.0
B-2	55,477 SF	200 SF	295.0
TOTALS			296.6

CBC TABLE 1005.3.1 EGRESS SIZING - STAIRWAYS
REQUIRED
 LEVEL B1
 297 OCC x 0.3 = 89.1" EGRESS WIDTH REQ'D
PROVIDED
 LEVEL B1
 48" + 48" (STAIR #3 + STAIR #4) = 96" PROVIDED

CBC TABLE 1005.3.2 EGRESS SIZING - DOORS
REQUIRED
 LEVEL B1
 297 OCC x 0.2 = 59.4" EGRESS WIDTH REQ'D
PROVIDED
 LEVEL B1
 34" + 34" (EXIT 5 + EXIT 6) = 68" PROVIDED

CBC TABLE 1006.3.1 NUMBER OF EXITS PER STORY
 TWO EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED FROM ANY SPACE WITH AN OCCUPANT LOAD GREATER THAN 1 AND LESS THAN 500

CBC TABLE 1006.2.1 COMMON PATH OF EGRESS TRAVEL
 MAX ALLOWABLE (SPRINKLERED):
 100' FOR GROUP "S" OCCUPANCY

CBC TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
 MAX ALLOWABLE (SPRINKLERED):
 400' FOR GROUP "S" OCCUPANCY

1540 El Camino Real
 MENLO PARK, CA



ISSUES AND REVISIONS

No.	Date	Description
1	08/10/21	GEN PERMIT SET
2	11/05/21	GEN PERMIT RESUBMITTAL #1

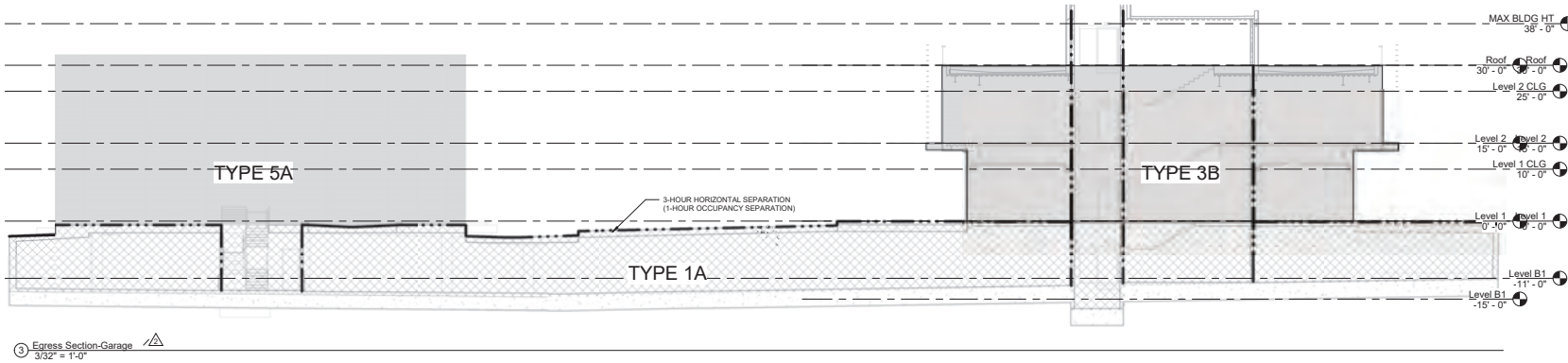
PROJECT NUMBER
 16010.00

SHEET TITLE
EGRESS AND OCCUPANCY

SCALE
 As indicated

SHEET NUMBER

A0.03



3 Egress Section-Garage
 3/32" = 1'-0"

1540 El Camino Real
MENLO PARK, CA



ISSUES AND REVISIONS

No.	Date	Description
1	08/10/21	GEN PERMIT SET
2	11/05/21	GEN PERMIT RESUBMITTAL #1

PROJECT NUMBER
15010.00

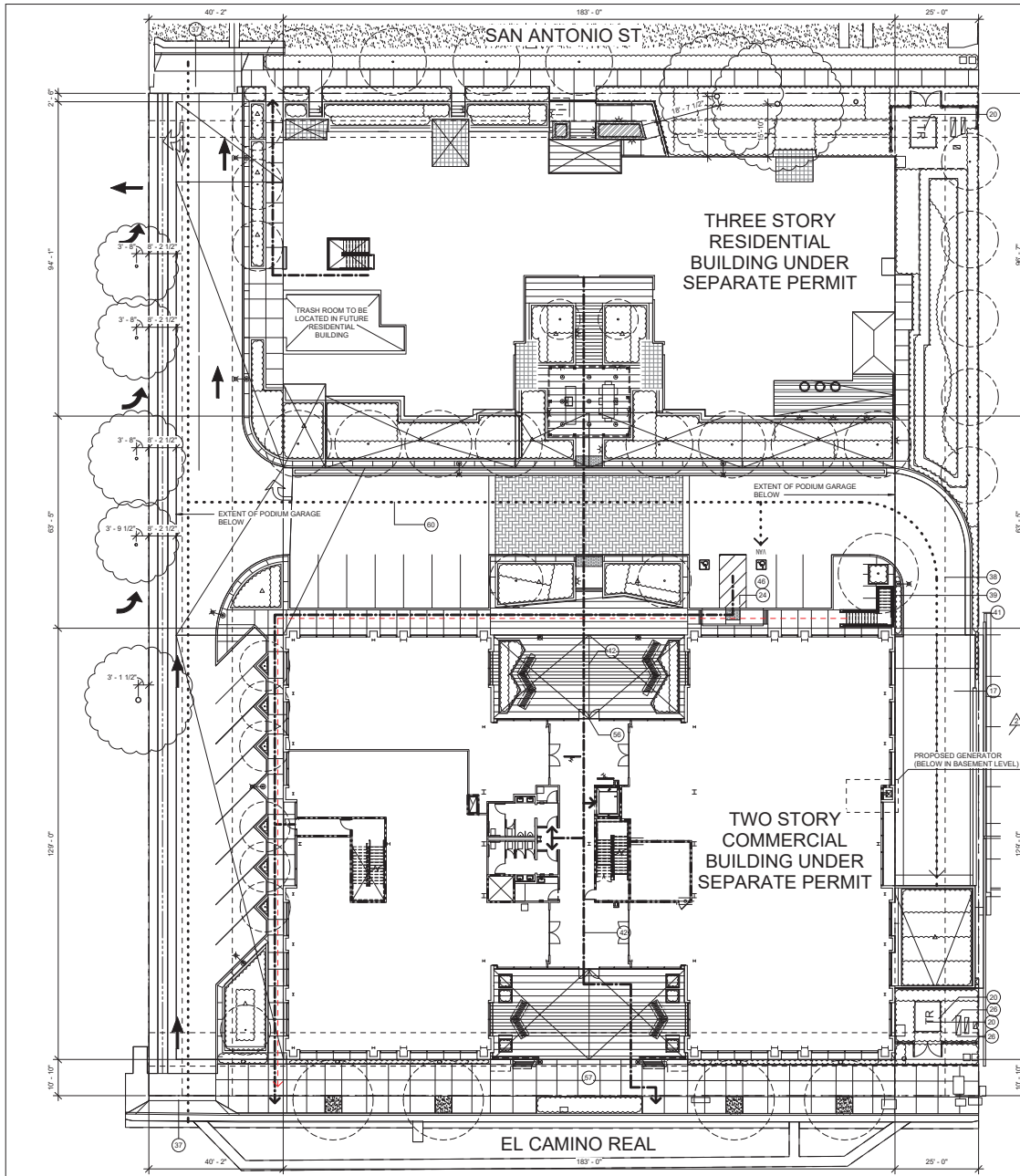
SHEET TITLE
AREA PLAN

SCALE

SHEET NUMBER

A1.00





SHEET NOTES	
Key Value	Keynote Text
17	2-WAY GARAGE SPEED RAMP
20	PGE TRANSFORMER
24	TRUNCATED DOME, SEE DETAIL 7/AG0.05
25	FIRE AND DOMESTIC BACK FLOW PREVENTERS
37	VEHICULAR SITE ACCESS
38	MINIMUM SETBACK LINE
39	MAXIMUM SETBACK LINE
41	PROPERTY LINE
42	ACCESSIBLE PATH OF TRAVEL
46	ACCESSIBLE PARKING STALL, SEE 2/AG0.05
56	ACCESSIBLE BUILDING ENTRANCE
57	PUBLIC SIDEWALK
60	VEHICULAR ACCESS (8'-2" MINIMUM CLEAR)

LEGEND	
---	EGRESS PATHS OF TRAVEL
---	ACCESSIBLE PATHS OF TRAVEL: (1) ARE CONTINUOUSLY ACCESSIBLE (2) HAVE MAX. 1/2" CHANGES IN ELEVATION WITH A 1:2 BEVEL OR A RAMP PER CBC 11B-405 (3) 48" MIN. WIDE (4) HAVE A MAX. RUNNING SLOPE OF 1:20 (5%) AND A MAX. CROSS SLOPE OF 1:50 (2%) PER CBC 403.3 (5) SHALL CONCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS, WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR.

GENERAL NOTES

1. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY (11B-403.3)

2. THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36" MINIMUM. THE CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" (11B-403.5.1) (SEE SECTIONS 403.5.2 & 403.5.3 FOR TURNS & PASSING SPACES REQUIREMENTS)

3. WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS, 60" IN LENGTH, AT INTERVALS OF 400 FEET MAXIMUM. THE RESTING AREA SHALL BE AT LEAST AS WIDE AS THE WALK WITH 1:48 MAXIMUM SLOPES IN ALL DIRECTIONS. (11B-403.7)

4. CHANGES IN LEVEL UP TO 1/4" INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" INCH AND 1/2" INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN 2 UNITS HORIZONTAL (11B-403.4, 11B-303.3)

5. CHANGES IN LEVEL GREATER THAN 1/2" INCH SHALL BE RAMPED, AND SHALL COMPLY WITH SECTIONS 11B-405 OR 11B-406, (11B-403.4, 11B-303.4)

6. THE VERTICAL CLEARANCE SHALL BE 80 INCHES HIGH MINIMUM. (11B-204.1, 11B-307.4)

1540 El Camino Real
MENLO PARK, CA



ISSUES AND REVISIONS		
No.	Date	Description
1	08/10/21	GEN PERMIT SET
2	11/05/21	GEN PERMIT RESUBMITTAL #1

PROJECT NUMBER
16010.00

SHEET TITLE
SITE PLAN

SCALE
As indicated

SHEET NUMBER

A1.01



1540 El Camino Real
MENLO PARK, CA



ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

No.	Date	Description
1	08/10/21	GEN PERMIT SET

PROJECT NUMBER
1001.00

SHEET TITLE
STREETSCAPE

SCALE

SHEET NUMBER

A1.02

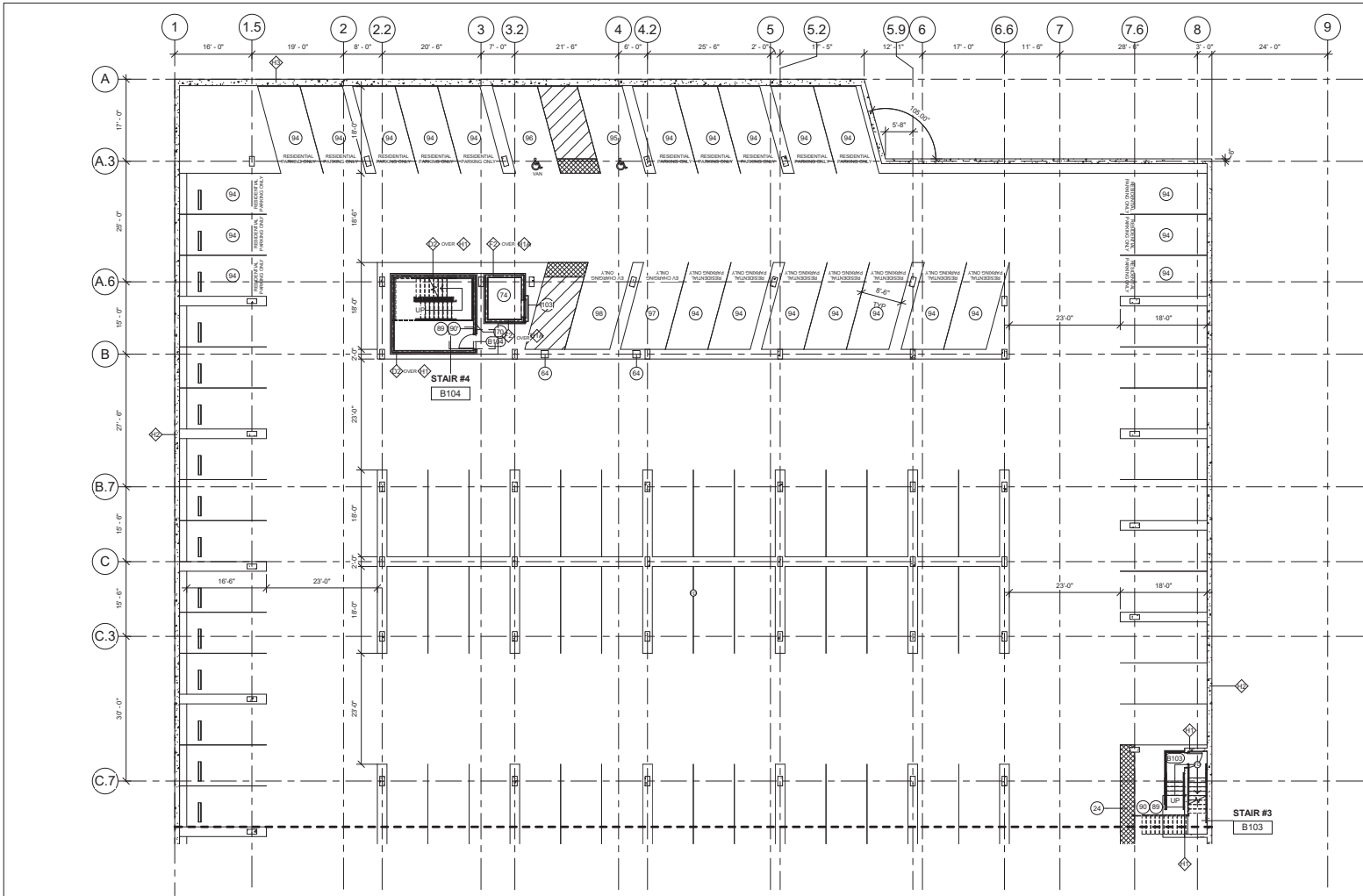
ISSUES AND REVISIONS

No.	Date	Description
2	11/05/21	GEN PERMIT RESUBMITTAL #1

PROJECT NUMBER
16010.00

SHEET TITLE
LEVEL B1 PLAN - SECTOR A

SCALE
3/32" = 1'-0"



GENERAL NOTES		SHEET NOTES		LEGEND			
<p>1. GRIDLINES LOCATE CENTERLINE OF STRUCTURAL STEEL COLUMNS.</p> <p>2. DIMENSIONS (EXCEPT GRIDLINES - (SEE NOTE 1 ABOVE) ARE TO:</p> <ul style="list-style-type: none">- FACE OF MILLION FRAMING (NOT INCLUDING DECORATIVE TRIM CAPS) U.O.N.- FACE OF CONCRETE FOR CONC. CURBS AND CONC. EDGE OF SLAB U.O.N.- FACE OF WALL ASSEMBLY FOR EXTERIOR WALLS U.O.N.- FACE OF PARTITION ASSEMBLY FOR INTERIOR PARTITIONS U.O.N. <p>3. REFER TO SHEET AG-10.02 FOR GARAGE DOOR SCHEDULE AND AG-10.02 FOR COMMERCIAL DOOR SCHEDULE.</p> <p>5. ALL THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE-RESISTANT RATED WALL ASSEMBLIES SHALL BE PROVIDED AS SPECIFIED IN CBC SECTION 712.</p> <p>6. LAYOUT OF ALL SCORE LINES, CONTROL JOINTS, ETC. FOR ANY MATERIALS TO REMAIN EXPOSED TO VIEW SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO BEING CONSTRUCTED.</p> <p>7. LIGHTING AND SIGNAGE SHALL COMPLY WITH CBC CH. 10.</p> <p>8. STAIRWAY FLOOR NUMBER SIGNS SHALL BE PROVIDED PER CBC 1023.9.</p> <p>9. ELEVATORS SHALL COMPLY WITH ALL ACCESSIBLE REQUIREMENTS SPECIFIED IN CBC 11B-206.6, CFC CHAPTER 6, AND CBC CHAPTER 30.</p> <p>10. UTILITY POINTS OF ENTRY ARE TO BE UNDERGROUND U.O.N.</p> <p>11. ALL FASTENERS ATTACHED TO PRESSURE-TREATED MATERIAL SHALL BE HOT-DIPPED GALVANIZED (PER ASTM A153) OR STAINLESS STEEL OR SILICON BRONZE OR COPPER MATERIAL (D465.4).</p> <p>12. ALL EXTERIOR WALL AND FOUNDATION ENVELOPE COMPONENTS TO BE COMPLIANT WITH CBC SECTION 1403 AND CALIFORNIA ENERGY CODE SECTION 150.</p>		<p>13. PER CBC 11B-502.4 MAX. PERMITTED SLOPE OF ACCESSIBLE PARKING SPACE AND ACCESS AISLES IS 2% IN ANY DIRECTION.</p> <p>14. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY. (11B-403.3).</p> <p>15. THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36" MINIMUM. THE CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" (11B-403.5.1) (SEE SECTIONS 403.5.2 & 403.5.3 FOR TURNS & PASSING SPACES REQUIREMENTS).</p> <p>16. WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS, 60" IN LENGTH AT INTERVALS OF 400 FEET MAXIMUM. THE RESTING AREA SHALL BE AT LEAST AS WIDE AS THE WALK WITH 1:48 MAXIMUM SLOPES IN ALL DIRECTIONS. (11B-403.7).</p> <p>17. CHANGES IN LEVEL UP TO 1/4" INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" INCH AND 1/2" INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN 2 UNITS HORIZONTAL. (11B-403.4, 11B-303.3).</p> <p>18. CHANGES IN LEVEL GREATER THAN 1/2" HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH SECTIONS 11B-405 OR 11B-406. (11B-403.4, 11B-303.4).</p> <p>19. THE VERTICAL CLEARANCE SHALL BE 80 INCHES HIGH MINIMUM. (11B-204.1, 11B-307.4).</p>		<p>Keynote Text</p> <p>24 TRUNCATED DOME, SEE DETAIL 71AG0.05.</p> <p>64 EV CHARGER, S.E.D.</p> <p>70 EXIT ROUTE TACTILE SIGNAGE PER CBC 1013.4. SEE DETAIL 11AG0.05A.</p> <p>74 FUTURE RESIDENTIAL ELEVATOR, TO BE SUBMITTED UNDER SEPARATE PERMIT.</p> <p>89 EXIT STAIR UP TACTILE SIGNAGE PER CBC 1013.4. SEE DETAIL 11AG0.05A.</p> <p>90 FLOOR IDENTIFICATION SIGNAGE PER CBC 1023.9. SEE DETAIL 6AG0.05A.</p> <p>94 ASSIGNED RESIDENTIAL PARKING SPACE.</p> <p>95 STANDARD ACCESSIBLE ASSIGNED RESIDENTIAL PARKING SPACE.</p> <p>98 VAN ACCESSIBLE ASSIGNED RESIDENTIAL PARKING SPACE.</p> <p>99 STANDARD ACCESSIBLE RESIDENTIAL EVCS SPACE. SEE 6AG0.05B.</p> <p>98 VAN ACCESSIBLE RESIDENTIAL EVCS SPACE. SEE 6AG0.05B.</p> <p>103 SMOKEGUARD MODEL 200 ROLL-DOWN SMOKE CURTAIN.</p>		<p>TWO HOUR RATING SEE PARTITION TYPES D2, F2, H1, H2, H3 ON SHEET AG10.04.</p> <p>PARTITION TAG. SEE PARTITION SCHEDULE ON AG10.02.</p> <p>DOOR TAG. SEE DOOR SCHEDULE ON AG10.02.</p>	

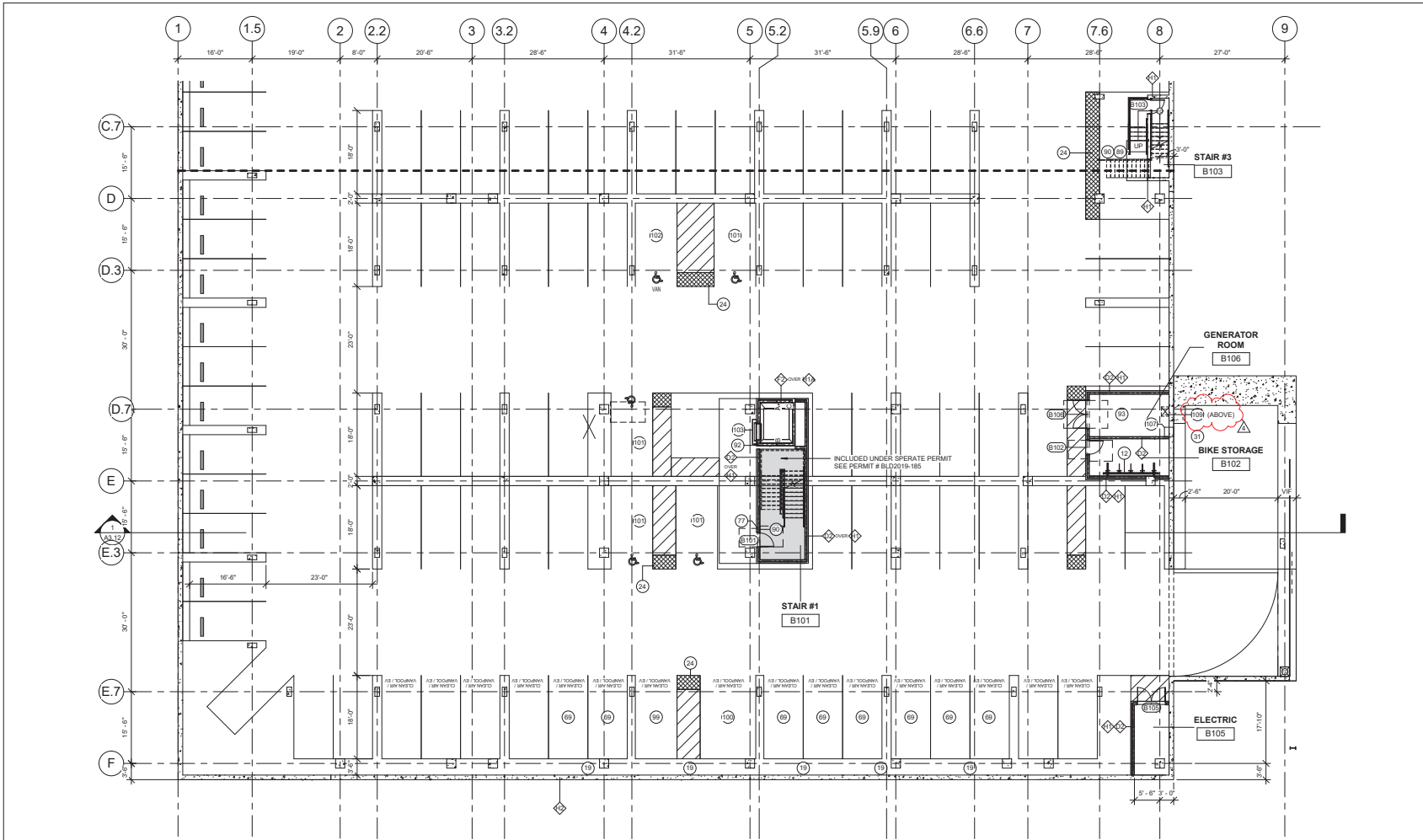
ISSUES AND REVISIONS

No.	Date	Description
2	11/05/21	GEN PERMIT RESUBMITTAL #1
4	03/16/22	GEN PERMIT RESUBMITTAL #3

PROJECT NUMBER
15010.00

SHEET TITLE
LEVEL B1 PLAN - SECTOR B

SCALE
3/32" = 1'-0"



ISSUES AND REVISIONS

No.	Date	Description
1	08/10/21	GEN PERMIT SET
4	03/16/22	GEN PERMIT RESUBMITTAL #3

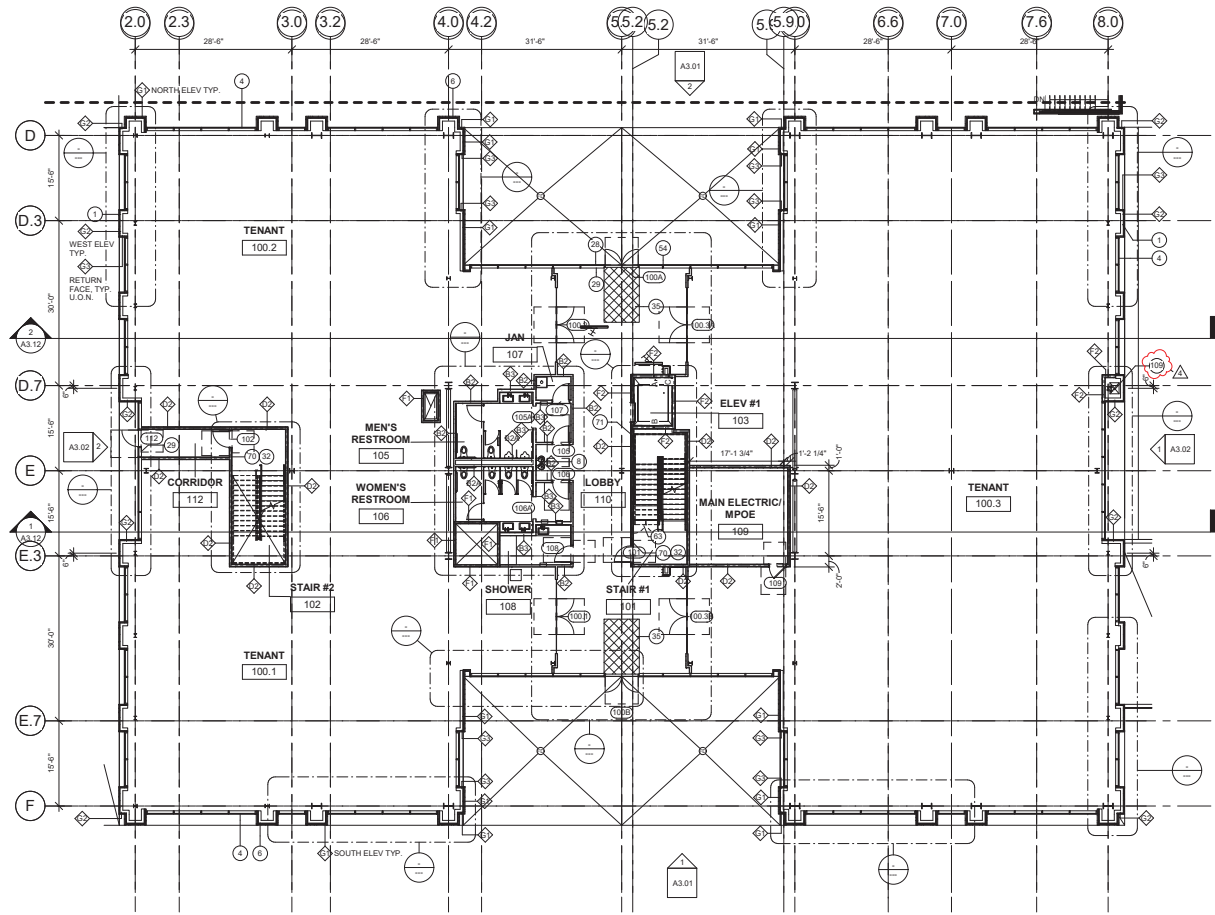
PROJECT NUMBER
15010.00

SHEET TITLE
LEVEL 1 FLOOR PLAN (FOR
REFERENCE)

SCALE
3/32" = 1'-0"

SHEET NUMBER

A2.01
(FOR REFERENCE)



GENERAL NOTES

- GRIDLINES LOCATE CENTERLINE OF STRUCTURAL STEEL COLUMNS.
- DIMENSIONS (EXCEPT GRIDLINES - (SEE NOTE 1 ABOVE)) ARE TO:
 - FACE OF MILLION FRAMING (NOT INCLUDING DECORATIVE TRIM CAPS) U.O.N.
 - FACE OF CONCRETE FOR CONC. CURBS AND CONC. EDGE OF SLAB U.O.N.
 - FACE OF WALL ASSEMBLY FOR EXTERIOR WALLS U.O.N.
 - FACE OF PARTITION ASSEMBLY FOR INTERIOR PARTITIONS U.O.N.
- REFER TO SHEET AC-10.04 FOR ALL SCHEDULED ASSEMBLIES.
- REFER TO SHEET AC-10.02 FOR GARAGE DOOR SCHEDULE AND AC-10.02 FOR COMMERCIAL DOOR SCHEDULE.
- ALL THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE-RESISTANT RATED WALL ASSEMBLIES SHALL BE PROVIDED AS SPECIFIED IN CBC SECTION 712.
- LAYOUT OF ALL SCORE LINES, CONTROL JOINTS, ETC. FOR ANY MATERIALS TO REMAIN EXPOSED TO VIEW SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO BEING CONSTRUCTED.
- LIGHTING AND SIGNAGE SHALL COMPLY WITH CBC CH. 10.
- STAIRWAY FLOOR NUMBER SIGNS SHALL BE PROVIDED PER CBC 1023.9.
- ELEVATORS SHALL COMPLY WITH ALL ACCESSIBLE REQUIREMENTS SPECIFIED IN CBC 11B-206.8, CPC CHAPTER 6, AND CBC CHAPTER 30.
- UTILITY POINTS OF ENTRY ARE TO BE UNDERGROUND U.O.N.
- ALL FASTENERS ATTACHED TO PRESSURE-TREATED MATERIAL SHALL BE HOT-DIPPED GALVANIZED (PER ASTM A153) OR STAINLESS STEEL OR SILICON BRONZE OR COPPER MATERIAL (2405.4).
- ALL EXTERIOR WALL AND FOUNDATION ENVELOPE COMPONENTS TO BE COMPLIANT WITH CBC SECTION 1403 AND CALIFORNIA ENERGY CODE SECTION 150.

- PER CBC 11B-502.4 MAX. PERMITTED SLOPE OF ACCESSIBLE PARKING SPACE AND ACCESS AISLES IS 2% IN ANY DIRECTION.
- THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY. (11B-403.3)
- THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36" MINIMUM. THE CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" (11B-403.5.1) (SEE SECTIONS 403.5.2 & 403.5.3 FOR TURNS & PASSING SPACES REQUIREMENTS).
- WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS, 60" IN LENGTH AT INTERVALS OF 400 FEET MAXIMUM. THE RESTING AREA SHALL BE AT LEAST AS WIDE AS THE WALK WITH 1:48 MAXIMUM SLOPES IN ALL DIRECTIONS. (11B-403.7)
- CHANGES IN LEVEL UP TO 1/4" INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" INCH AND 1/2" INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN 2 UNITS HORIZONTAL. (11B-403.4, 11B-303.3)
- CHANGES IN LEVEL GREATER THAN 1/2" INCH SHALL BE RAMPED, AND SHALL COMPLY WITH SECTIONS 11B-405 OR 11B-406. (11B-403.4, 11B-303.4)
- THE VERTICAL CLEARANCE SHALL BE 80 INCHES HIGH MINIMUM. (11B-204.1, 11B-307.4)

SHEET NOTES

Key	Value	Keynote Text
1	PAINTED STUCCO CLADDING	
4	CLEAR VISION GLAZING	
5	TERRAZZOTA CLADDING	
6	HIGH-LOW DRINKING FOUNTAIN. SEE 11AC0.05B.	
28	NO SMOKING SIGNAGE. SEE DETAIL 4A0.05A.	
29	EXIT TACTILE SIGNAGE PER CBC 1013.4. SEE DETAIL 11AC0.05A.	
32	FLOOR IDENTIFICATION SIGNAGE PER CBC 1023.9. SEE DETAIL 8AC0.05A.	
35	ROLL-OUT WALK OFF MAT FOR AIR QUALITY CONTROL, 10'-0" LENGTH.	
34	AUTO OPERATOR MOUNTED TO CURTAIN WALL MILLION. SEE 5AC0.05B.	
53	BARRIER COMPLYING WITH CBC 1023.8. SEE 6AC7.30.	
70	EXIT ROUTE TACTILE SIGNAGE PER CBC 1013.4. SEE DETAIL 11AC0.05A.	
71	TWO-WAY COMMUNICATION. TO BE SUBMITTED UNDER SEPARATE PERMIT. SEE 12AC0.05B FOR SAMPLE SIGNAGE DETAILS.	
109	EXHAUST SHAFT FOR GENERATOR FLUE.	

LEGEND

- ONE HOUR RATING. SEE PARTITION TYPE D1 ON SHEET AC10.04.
- TWO HOUR RATING. SEE PARTITION TYPES D2, F1, F2, G4 ON SHEET AC10.04.
- PARTITION TAG. SEE PARTITION SCHEDULE ON A10.04.
- DOOR TAG. SEE DOOR SCHEDULE ON A10.02.

ISSUES AND REVISIONS

No.	Date	Description
1	08/10/21	GEN PERMIT SET
4	03/16/22	GEN PERMIT RESUBMITTAL #3

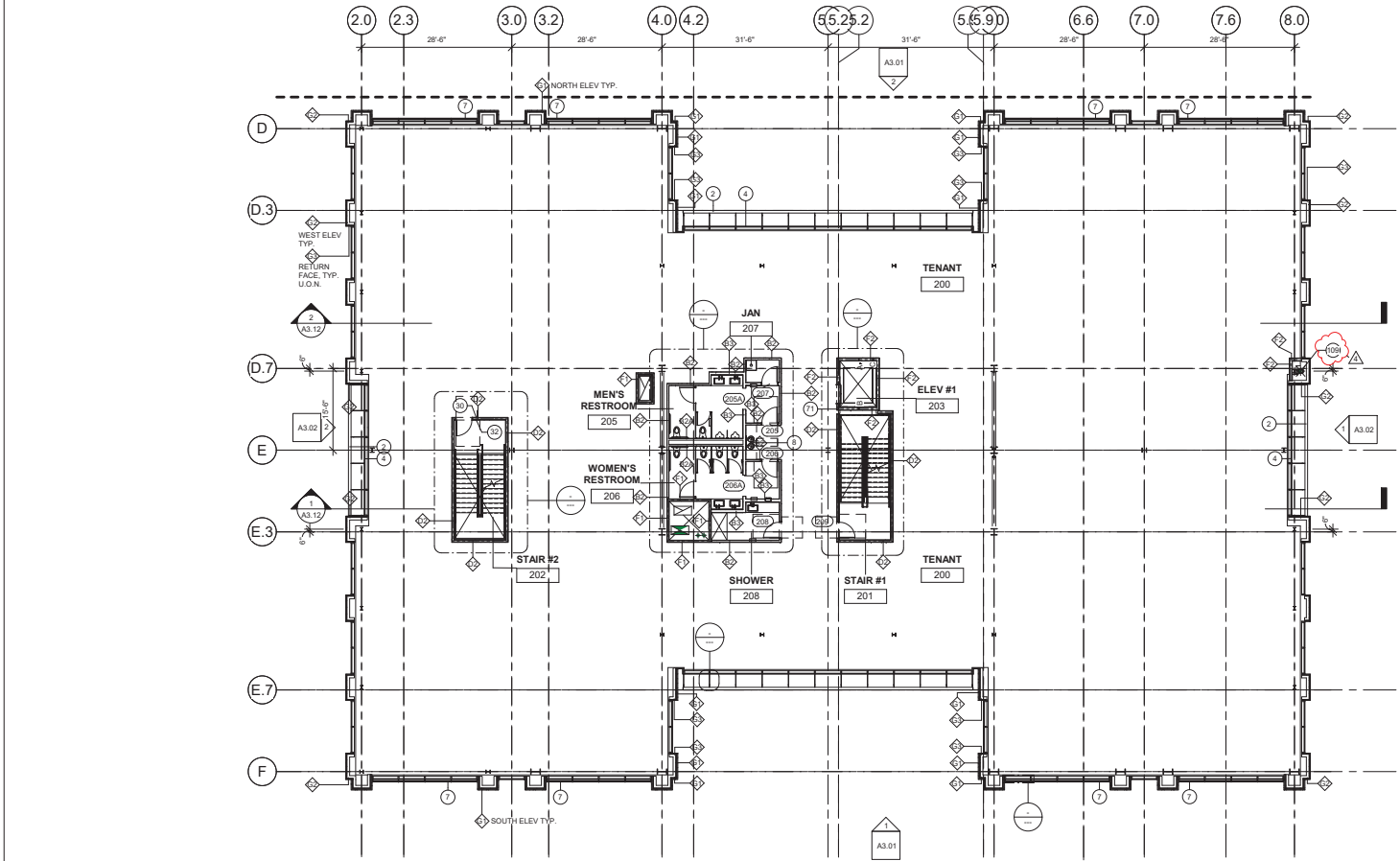
PROJECT NUMBER
1601030

SHEET TITLE
LEVEL 2 FLOOR PLAN (FOR
REFERENCE)

SCALE
3/32" = 1'-0"

SHEET NUMBER

A2.02
(FOR REFERENCE)



GENERAL NOTES

- GRIDLINES LOCATE CENTERLINE OF STRUCTURAL STEEL COLUMNS.
- DIMENSIONS (EXCEPT GRIDLINES - (SEE NOTE 1 ABOVE)) ARE TO:
 - FACE OF MILLION FRAMING (NOT INCLUDING DECORATIVE TRIM CAPS) U.O.N.
 - FACE OF CONCRETE FOR CONC. CURBS AND CONC. EDGE OF SLAB U.O.N.
 - FACE OF WALL ASSEMBLY FOR EXTERIOR WALLS U.O.N.
 - FACE OF PARTITION ASSEMBLY FOR INTERIOR PARTITIONS U.O.N.
- REFER TO SHEET AC-10.04 FOR ALL SCHEDULED ASSEMBLIES.
- REFER TO SHEET AC-10.02 FOR GARAGE DOOR SCHEDULE AND AC-10.02 FOR COMMERCIAL DOOR SCHEDULE.
- ALL THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE-RESISTANT RATED WALL ASSEMBLIES SHALL BE PROVIDED AS SPECIFIED IN CBC SECTION 712.
- LAYOUT OF ALL SCORE LINES, CONTROL JOINTS, ETC. FOR ANY MATERIALS TO REMAIN EXPOSED TO VIEW SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO BEING CONSTRUCTED.
- LIGHTING AND SIGNAGE SHALL COMPLY WITH CBC 04.10.
- STAIRWAY FLOOR NUMBER SIGNS SHALL BE PROVIDED PER CBC 1023.9.
- ELEVATORS SHALL COMPLY WITH ALL ACCESSIBLE REQUIREMENTS SPECIFIED IN CBC 11B-206.8, CBC CHAPTER 6, AND CBC CHAPTER 30.
- UTILITY POINTS OF ENTRY ARE TO BE UNDERGROUND U.O.N.
- ALL FASTENERS ATTACHED TO PRESSURE-TREATED MATERIAL SHALL BE HOT-DIPPED GALVANIZED (PER ASTM A153) OR STAINLESS STEEL OR SILICON BRONZE OR COPPER MATERIAL (0405.4).
- ALL EXTERIOR WALL AND FOUNDATION ENVELOPE COMPONENTS TO BE COMPLIANT WITH CBC SECTION 1403 AND CALIFORNIA ENERGY CODE SECTION 150.

SHEET NOTES

Key Value	Keynote Text
2	PAINTED ALUMINUM SUNSHADES
4	CLEAR VISION GLAZING
7	TERRACOTTA "BAGUETTE" SUNSHADES
8	HIGH-LOW DRINKING FOUNTAIN. SEE 11AAC0.05B.
20	EXIT STAIR DOWN TACTILE SIGNAGE PER CBC 1013.4. SEE DETAIL 11AAC0.05A.
21	FLOOR IDENTIFICATION BRONZE PER CBC 1023.9. SEE DETAIL 11AAC0.05A.
71	TWO-WAY COMMUNICATION. TO BE SUBMITTED UNDER SEPARATE PERMIT. SEE 12AAC0.05B FOR SAMPLE SIGNAGE DETAILS.
109	EXHAUST SHAFT FOR GENERATOR FLUE.

LEGEND

- ONE HOUR RATING
SEE PARTITION TYPE D1 ON SHEET AC10.04
- TWO HOUR RATING
SEE PARTITION TYPES D2, F1, F2, G4 ON SHEET AC10.04
- PARTITION TAG. SEE PARTITION SCHEDULE ON A10.04
- DOOR TAG. SEE DOOR SCHEDULE ON A10.02

ISSUES AND REVISIONS

No.	Date	Description
1	08/10/21	GEN PERMIT SET
2	11/05/21	GEN PERMIT RESUBMITTAL #1
4	03/16/22	GEN PERMIT RESUBMITTAL #3

PROJECT NUMBER
160100

SHEET TITLE
ROOF PLAN

SCALE
3/32" = 1'-0"

FOR ANY RESIDENTIAL PROPERTY, SOUND SHALL NOT EXCEED 60 DBA DURING THE DAYTIME HOURS OR 50 DBA DURING THE NIGHTTIME HOURS AT THE NEAREST RESIDENTIAL PROPERTY LINE.

GENERAL NOTES

- GRIDLINES LOCATE CENTERLINE OF STRUCTURAL STEEL COLUMNS.
- DIMENSIONS (EXCEPT GRIDLINES - (SEE NOTE 1 ABOVE) ARE TO:
 - FACE OF MILLION FRAMING (NOT INCLUDING DECORATIVE TRIM CAPS) U.O.N.
 - FACE OF CONCRETE FOR CONC. CURBS AND CONC. EDGE OF SLAB U.O.N.
 - FACE OF WALL ASSEMBLY FOR EXTERIOR WALLS U.O.N.
 - FACE OF PARTITION ASSEMBLY FOR INTERIOR PARTITIONS U.O.N.
- REFER TO SHEET AC-10.04 FOR ALL SCHEDULED ASSEMBLIES.
- REFER TO SHEET AS-10.02 FOR GARAGE DOOR SCHEDULE AND AC-10.02 FOR COMMERCIAL DOOR SCHEDULE.
- ALL THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE-RESISTANT RATED WALL ASSEMBLIES SHALL BE PROVIDED AS SPECIFIED IN CBC SECTION 712.
- LAYOUT OF ALL SCORE LINES, CONTROL JOINTS, ETC. FOR ANY MATERIALS TO REMAIN EXPOSED TO VIEW SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO BEING CONSTRUCTED.
- LIGHTING AND SIGNAGE SHALL COMPLY WITH CBC CH. 10.
- STAIRWAY FLOOR NUMBER SIGNS SHALL BE PROVIDED PER CBC 1023.9.
- ELEVATORS SHALL COMPLY WITH ALL ACCESSIBLE REQUIREMENTS SPECIFIED IN CBC 11B-206.6, CPC CHAPTER 6, AND CBC CHAPTER 30.
- UTILITY POINTS OF ENTRY ARE TO BE UNDERGROUND U.O.N.
- ALL FASTENERS ATTACHED TO PRESSURE-TREATED MATERIAL SHALL BE HOT-DIPPED GALVANIZED (PER ASTM A153) OR STAINLESS STEEL OR SILICON BRONZE OR COPPER MATERIAL (2405.4).
- ALL EXTERIOR WALL AND FOUNDATION ENVELOPE COMPONENTS TO BE COMPLIANT WITH CBC SECTION 1403 AND CALIFORNIA ENERGY CODE SECTION 150.

- PER CBC 11B-502.4 MAX. PERMITTED SLOPE OF ACCESSIBLE PARKING SPACE AND ACCESS AISLES IS 2% IN ANY DIRECTION.
- THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY. (11B-403.3)
- THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36" MINIMUM. THE CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" (11B-403.5.1) (SEE SECTIONS 403.5.2 & 403.5.3 FOR TURNS & PASSING SPACES REQUIREMENTS).
- WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS, 60" IN LENGTH AT INTERVALS OF 400 FEET MAXIMUM. THE RESTING AREA SHALL BE AT LEAST AS WIDE AS THE WALK WITH 1:48 MAXIMUM SLOPES IN ALL DIRECTIONS. (11B-403.7)
- CHANGES IN LEVEL UP TO 1/8" INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/8" INCH AND 1/4" INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN 2 UNITS HORIZONTAL. (11B-403.4, 11B-303.3)
- CHANGES IN LEVEL GREATER THAN 1/4" INCH SHALL BE RAMPED, AND SHALL COMPLY WITH SECTIONS 11B-405 OR 11B-406. (11B-403.4, 11B-303.4)
- THE VERTICAL CLEARANCE SHALL BE 80 INCHES HIGH MINIMUM. (11B-204.1, 11B-307.4)

SHEET NOTES

Key	Value	Keynote Text
11	ROOF SCREEN, 7/8" CEMENT PLASTER OVER 5/8" PLYWOOD SHEATHING OVER 6" METAL STUD. SEE 91AC9.00.	
52	ROOF DRAIN/OVERFLOW DRAIN COMBINATION UNIT. PIPE OVERFLOW DRAIN TO OVERFLOW SCUPPER. SEE DETAIL 5/AB.00 AND S.P.D. FOR ADDITIONAL INFORMATION.	
71	TWO WAY COMMUNICATION, TO BE SUBMITTED UNDER SEPARATE PERMIT. SEE 12/AC3.00B FOR SAMPLE SIGNAGE DETAILS.	
108	GENERATOR FLUE. PIPE TO TERMINATE AT LEAST 10' MEASURED HORIZONTALLY FROM ALL BUILDING ELEMENTS AND EXTEND AT LEAST 3' ABOVE ADJACENT ROOF SURFACE.	
109	EXHAUST SHAFT FOR GENERATOR FLUE.	

LEGEND

- ONE HOUR RATING
SEE PARTITION TYPE D1 ON SHEET AC10.04
- TWO HOUR RATING
SEE PARTITION TYPES D2, F1, F2, G4 ON SHEET AC10.04
- PARTITION TAG. SEE PARTITION SCHEDULE ON A10.04
- DOOR TAG. SEE DOOR SCHEDULE ON A10.02

A2.03

ISSUES AND REVISIONS

No.	Date	Description
1	08/10/21	GEN PERMIT SET

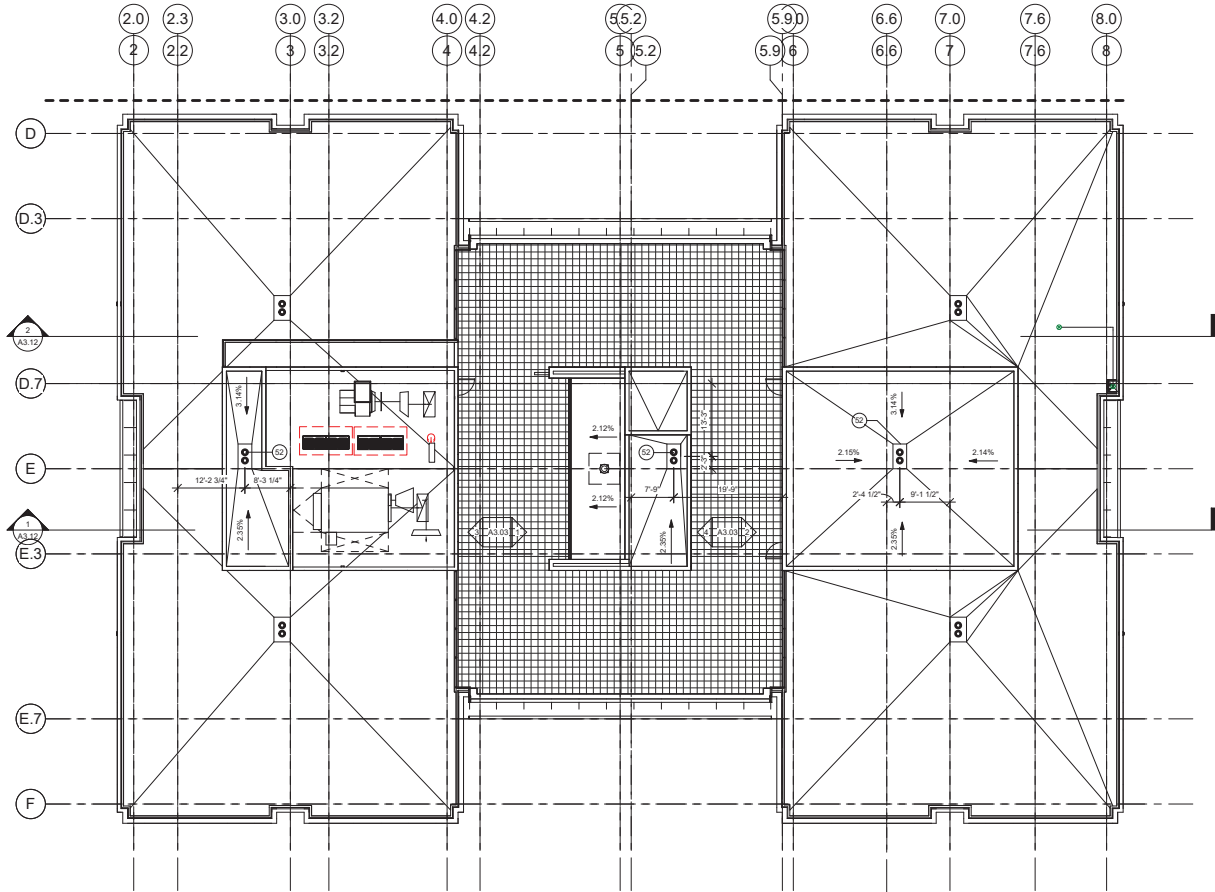
PROJECT NUMBER
15010.00

SHEET TITLE
HIGH ROOF PLAN (FOR
REFERENCE)

SCALE
3/32" = 1'-0"

SHEET NUMBER

A2.04
(FOR REFERENCE)



GENERAL NOTES

- GRIDLINES LOCATE CENTERLINE OF STRUCTURAL STEEL COLUMNS.
- DIMENSIONS (EXCEPT GRIDLINES - (SEE NOTE 1 ABOVE) ARE TO:
 - FACE OF MILLION FRAMING NOT INCLUDING DECORATIVE TRIM CAPS) U.O.N.
 - FACE OF CONCRETE FOR CONC. CURBS AND CONC. EDGE OF SLAB U.O.N.
 - FACE OF WALL ASSEMBLY FOR EXTERIOR WALLS U.O.N.
 - FACE OF PARTITION ASSEMBLY FOR INTERIOR PARTITIONS U.O.N.
- REFER TO SHEET AC-10.04 FOR ALL SCHEDULED ASSEMBLIES.
- REFER TO SHEET AS-10.02 FOR GARAGE DOOR SCHEDULE AND AC-10.02 FOR COMMERCIAL DOOR SCHEDULE.
- ALL THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE-RESISTANT RATED WALL ASSEMBLIES SHALL BE PROVIDED AS SPECIFIED IN CBC SECTION 712.
- LAYOUT OF ALL SCORE LINES, CONTROL JOINTS, ETC. FOR ANY MATERIALS TO REMAIN EXPOSED TO VIEW SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO BEING CONSTRUCTED.
- LIGHTING AND SIGNAGE SHALL COMPLY WITH CBC CH. 10.
- STAIRWAY FLOOR NUMBER SIGNS SHALL BE PROVIDED PER CBC 1023.9.
- ELEVATORS SHALL COMPLY WITH ALL ACCESSIBLE REQUIREMENTS SPECIFIED IN CBC 11B-206.8, CFC CHAPTER 6, AND CBC CHAPTER 50.
- UTILITY POINTS OF ENTRY ARE TO BE UNDERGROUND U.O.N.
- ALL FASTENERS ATTACHED TO PRESSURE-TREATED MATERIAL SHALL BE HOT-DIPPED GALVANIZED (PER ASTM A153) OR STAINLESS STEEL OR SILICON BRONZE OR COPPER MATERIAL (PER 4).
- ALL EXTERIOR WALL AND FOUNDATION ENVELOPE COMPONENTS TO BE COMPLIANT WITH CBC SECTION 1403 AND CALIFORNIA ENERGY CODE SECTION 150.

- PER CBC 11B-502.4 MAX. PERMITTED SLOPE OF ACCESSIBLE PARKING SPACE AND ACCESS AISLES IS 2% IN ANY DIRECTION.
- THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY. (11B-403.3)
- THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36" MINIMUM. THE CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" (11B-403.5.1) (SEE SECTIONS 403.5.2 & 403.5.3 FOR TURNS & PASSING SPACES REQUIREMENTS).
- WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS, 60" IN LENGTH AT INTERVALS OF 400 FEET MAXIMUM. THE RESTING AREA SHALL BE AT LEAST AS WIDE AS THE WALK WITH 1:48 MAXIMUM SLOPES IN ALL DIRECTIONS. (11B-403.7)
- CHANGES IN LEVEL UP TO 1/8" INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN 1/8" INCH AND 1/8" INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN 2 UNITS HORIZONTAL. (11B-403.4, 11B-303.3)
- CHANGES IN LEVEL GREATER THAN 1/2" HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH SECTIONS 11B-405 OR 11B-406. (11B-403.4, 11B-303.4)
- THE VERTICAL CLEARANCE SHALL BE 80 INCHES MINIMUM. (11B-204.1, 11B-307.4)

SHEET NOTES

Key	Value	Keynote Text
52	ROOF DRAIN/OVERFLOW DRAIN COMBINATION UNIT. PIPE OVERFLOW DRAIN TO OVERFLOW SCUPPER. SEE DETAIL S1A9.00 AND S.P.D. FOR ADDITIONAL INFORMATION.	

LEGEND

ONE HOUR RATING SEE PARTITION TYPE D1 ON SHEET AC10.04
TWO HOUR RATING SEE PARTITION TYPES D2, F1, F2, G4 ON SHEET AC10.04
PARTITION TAG. SEE PARTITION SCHEDULE ON A10.04
DOOR TAG. SEE DOOR SCHEDULE ON A10.02

1540 El Camino Real
MENLO PARK, CA



ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

No.	Date	Description
1	08/10/21	GEN PERMIT SET
3	01/06/22	GEN PERMIT RESUBMITTAL

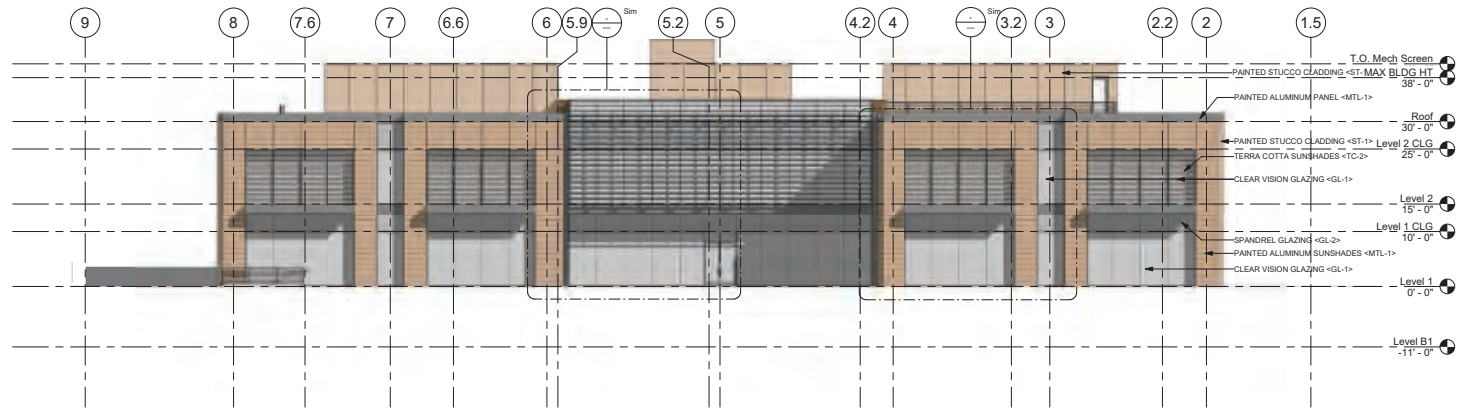
PROJECT NUMBER
16010.00

SHEET TITLE
NORTH AND SOUTH ELEVATIONS

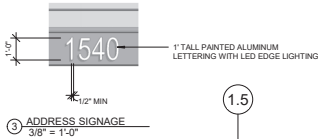
SCALE
As indicated

SHEET NUMBER

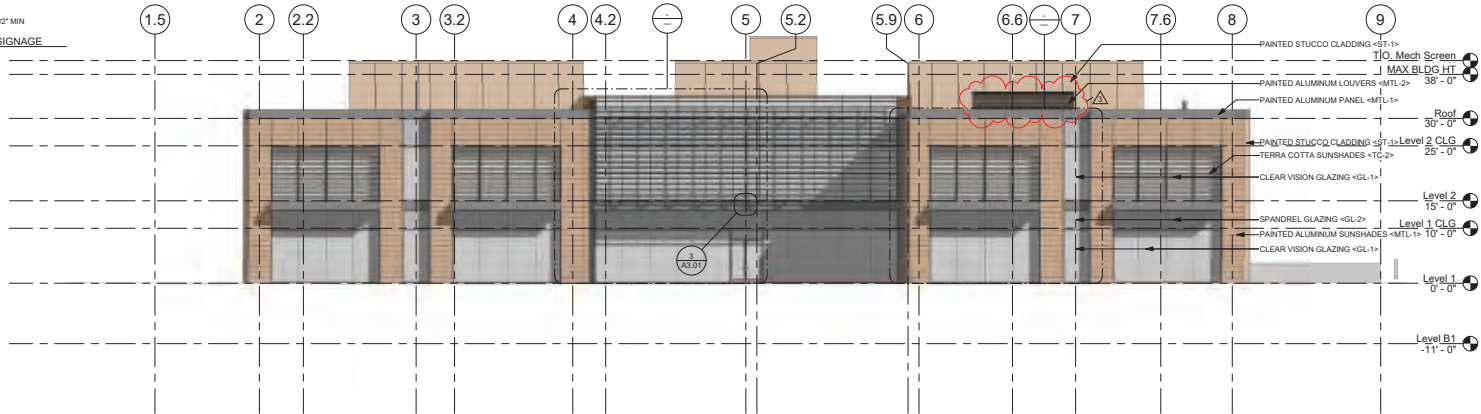
A3.01



② North
3/32" = 1'-0"



③ ADDRESS SIGNAGE
3/8" = 1'-0"



① South
3/32" = 1'-0"

ISSUES AND REVISIONS

No.	Date	Description
1	08/10/21	GEN PERMIT SET
3	01/06/22	GEN PERMIT RESUBMITTAL

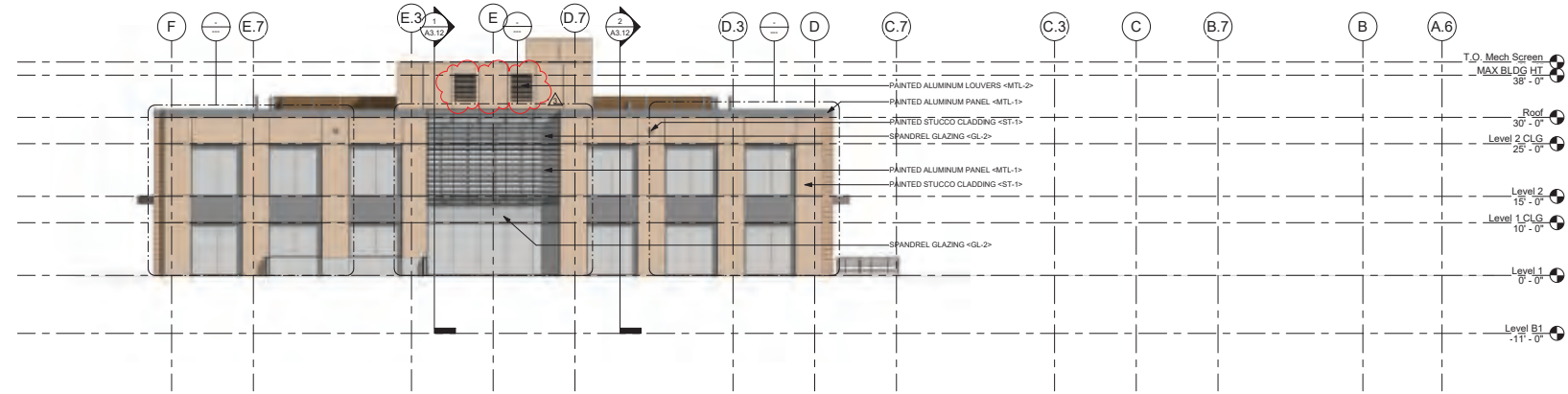
PROJECT NUMBER
16010.00

SHEET TITLE
EAST AND WEST ELEVATIONS

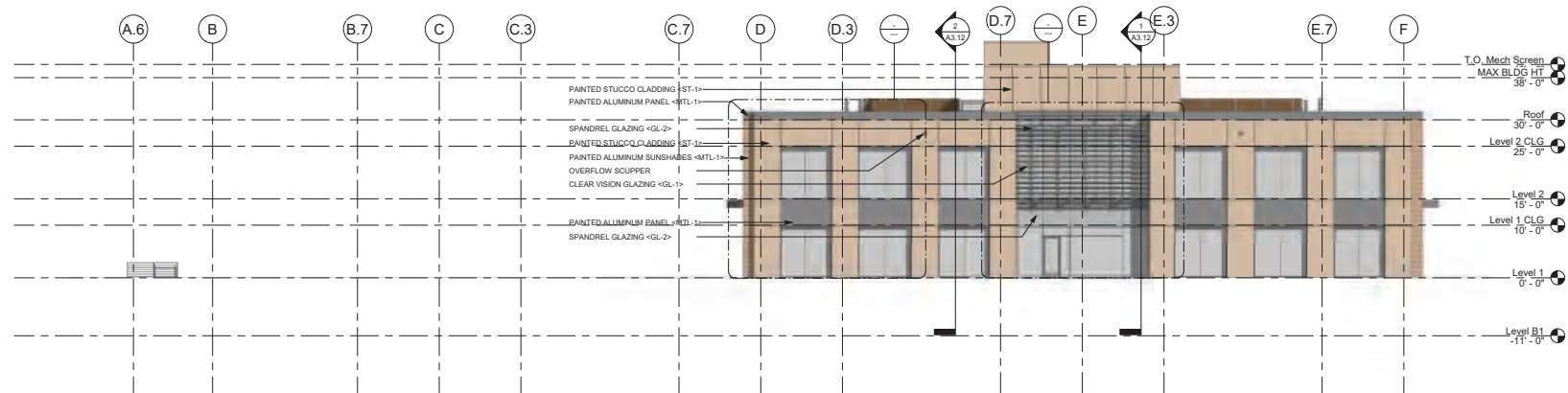
SCALE
3/32" = 1'-0"

SHEET NUMBER

A3.02



① East
3/32" = 1'-0"



② West
3/32" = 1'-0"

ISSUES AND REVISIONS

No.	Date	Description
1	08/10/21	GEN PERMIT SET
2	11/05/21	GEN PERMIT RESUBMITTAL #1

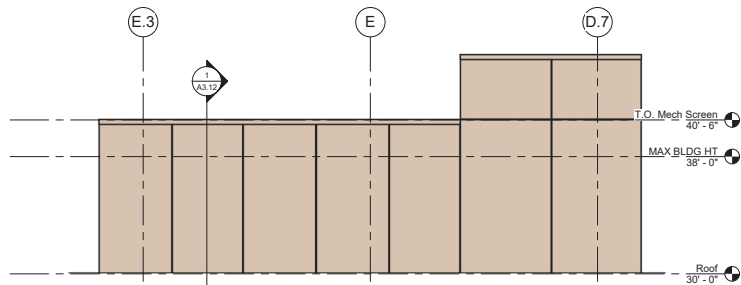
PROJECT NUMBER
16010.00

SHEET TITLE
ROOF LEVEL ELEVATIONS

SCALE
1/4" = 1'-0"

SHEET NUMBER

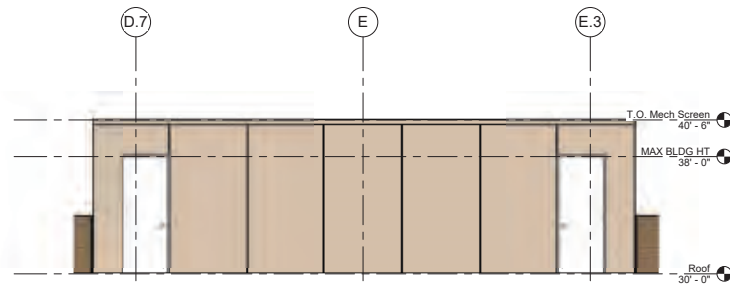
A3.03



④ East Elevation - Elevator & Stair #1
1/4" = 1'-0"



③ East Elevation - Mechanical Penthouse
1/4" = 1'-0"



② West Elevation Mechanical Penthouse
1/4" = 1'-0"



① West Elevation - Elevator & Stair #1
1/4" = 1'-0"

1540 El Camino Real
MENLO PARK, CA



ISSUES AND REVISIONS		
No.	Date	Description
1	08/10/21	GEN PERMIT SET
2	11/05/21	GEN PERMIT RESUBMITTAL #1

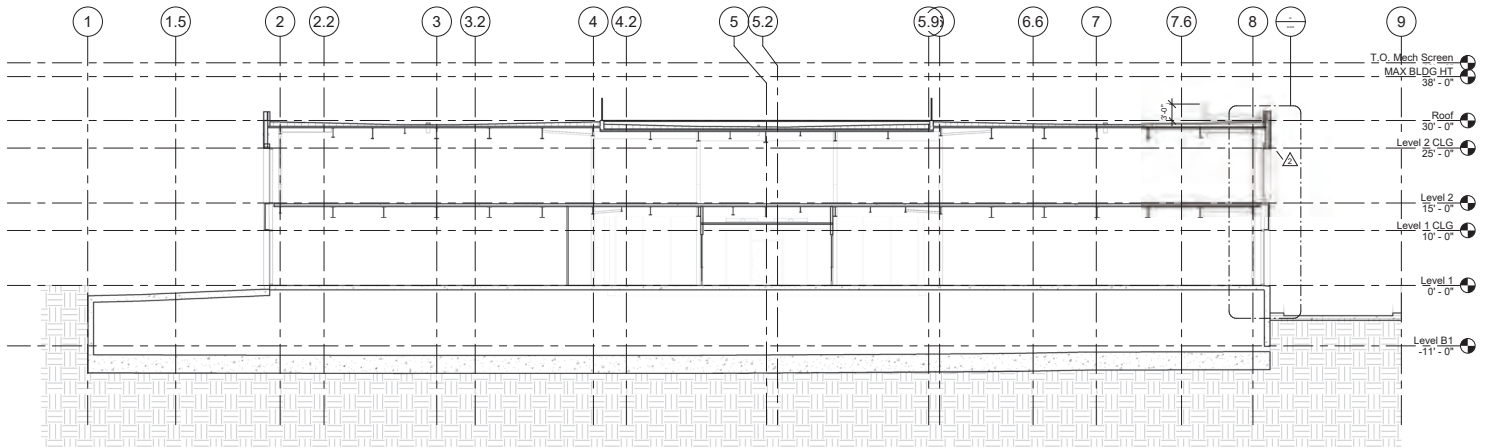
PROJECT NUMBER
15010.00

SHEET TITLE
BUILDING SECTIONS

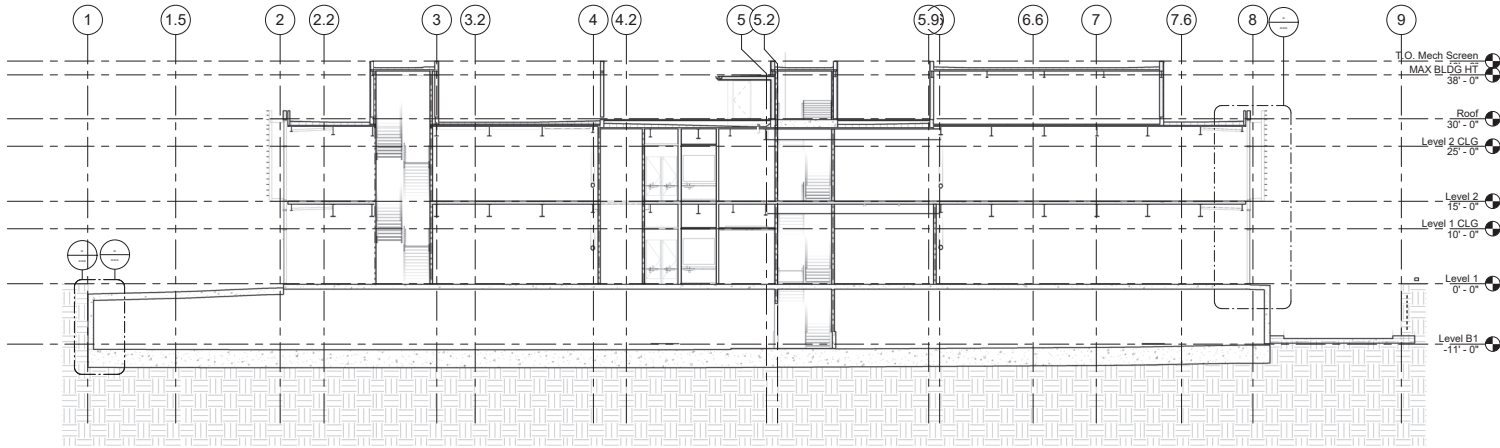
SCALE
3/32" = 1'-0"

SHEET NUMBER

A3.12



② Section 4
3/32" = 1'-0"



① Section 2
3/32" = 1'-0"

1540 El Camino Real
MENLO PARK, CA



ISSUES AND REVISIONS

No.	Date	Description
5	07/22/22	GEN PERMIT RESUBMITTAL #4

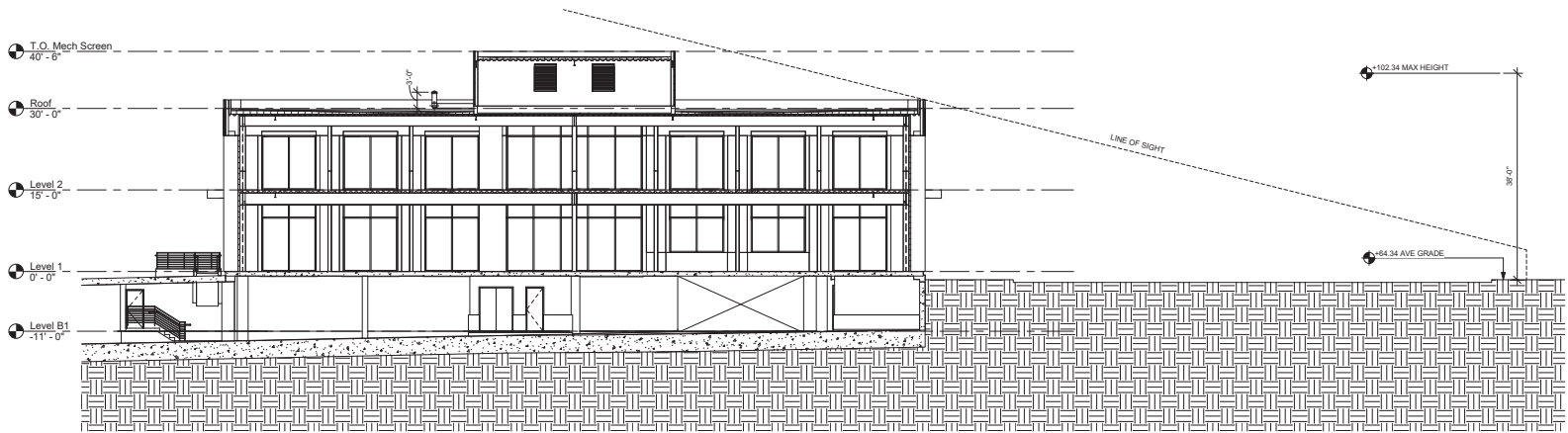
PROJECT NUMBER
15010.00

SHEET TITLE
SITE SECTIONS

SCALE
3/32" = 1'-0"

SHEET NUMBER

A3.13



① SITE SECTION
3/32" = 1'-0"

1540 El Camino Real
MENLO PARK, CA



No.	Date	Description
1	08/10/2021	GEN PERMIT SET



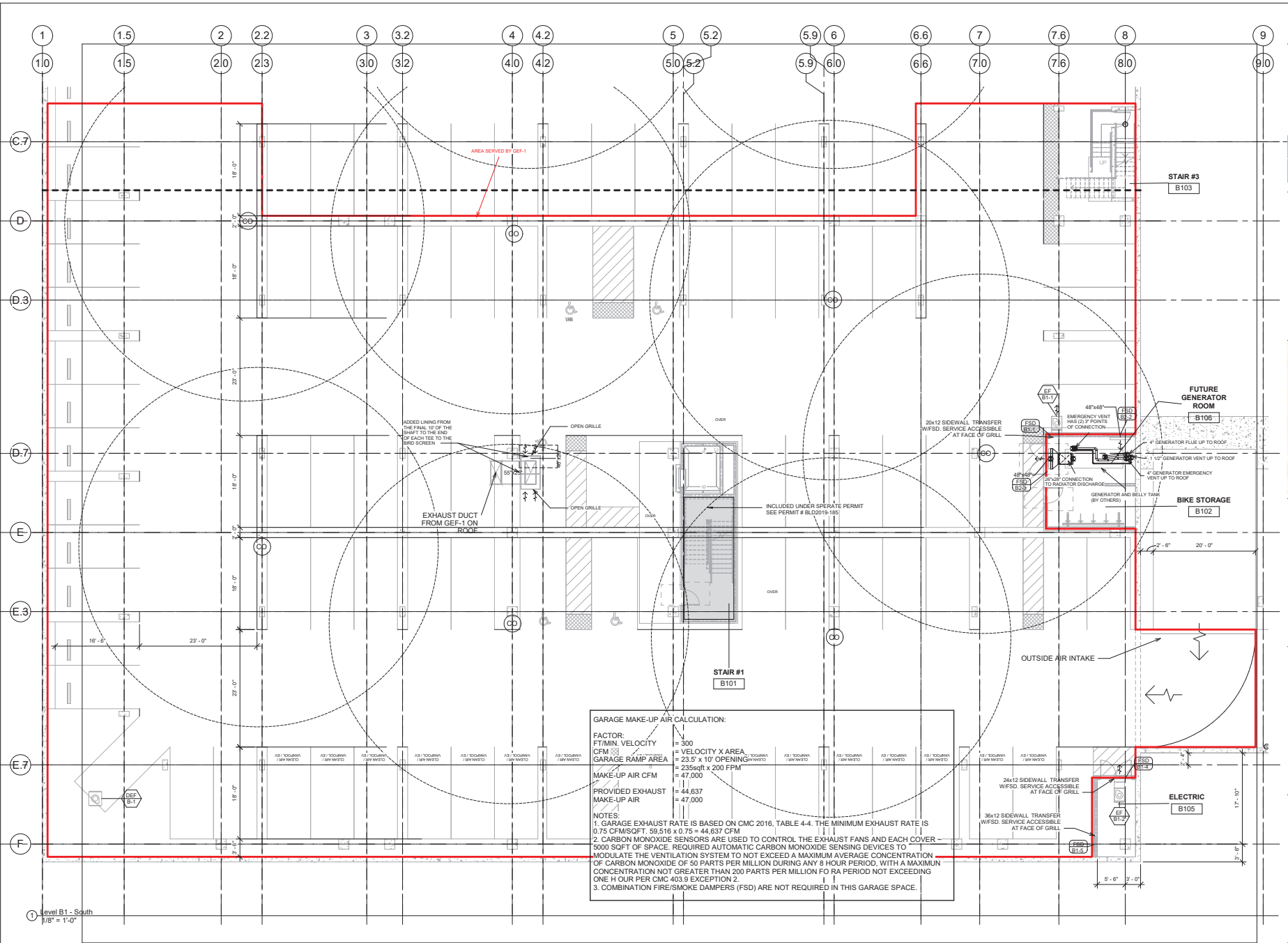
SHEET TITLE
MECHANICAL PARTIAL BASEMENT
PLAN - SOUTH

SCALE
1/8" = 1'-0"

SHEET NUMBER

MG-2.0S

PROGRESS ISSUE:
8/10/2021 2:03:51 PM



MINIMUM HANGER SIZES FOR ROUND DUCT				
DIA.	MAXIMUM SPACING	WIRE DIA.	ROD	STRAP
10" DN	12'	ONE 12 GA	1/4"	1" x 22 GA
11"-18"	12'	TWO 12 GA OR ONE 8 GA	1/4"	1" x 22 GA
19"-24"	12'	TWO 10 GA	1/4"	1" x 22 GA
25"-36"	12'	TWO 8 GA	1/4"	1" x 20 GA
37"-50"	12'	_____	TWO 3/8"	TWO 1" x 20 GA
51"-60"	12'	_____	TWO 3/8"	TWO 1" x 18 GA
61"-84"	12'	_____	TWO 3/8"	TWO 1" x 16 GA
MINIMUM HANGER SIZES FOR ALUMA FLEX DUCT				
4"-24"	6'	ONE 12 GA	1/4"	1" x 22 GA

NOTES:

- STRAPS ARE GALVANIZED STEEL; RODS ARE UNCOATED OR GALVANIZED STEEL; WIRE IS BLACK ANNEALED, BRIGHT BASIC OR GALVANIZED STEEL. ALL ARE ALTERNATIVES.
- TABLES ALLOW FOR CONVENTIONAL WALL THICKNESS, AND JOINTS SYSTEMS PLUS ONE LB/SF OF INSULATION WEIGHT IF HEAVIER DUCTS ARE TO BE INSTALLED, ADJUST HANGER SIZES TO BE WITHIN THEIR LOAD LIMITS.
- DESIGNERS: FOR INDUSTRIAL GRADE SUPPORTS, INCLUDING SADDLES, SINGLE POINT TRAPEZE LOADS, LONGER SPANS AND FLANGED JOINT, SEE SMACNA'S ROUND INDUSTRIAL DUCT CONSTRUCTION STANDARDS.

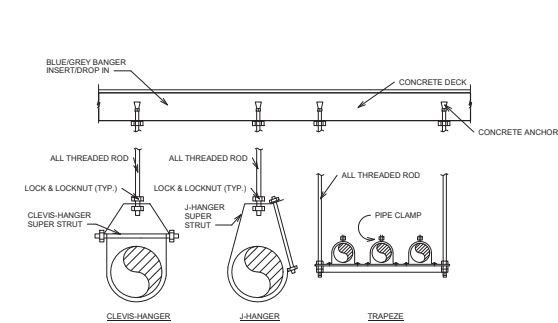
5 SVM-D121 - DUCT HANGER SIZE DETAIL.
1/8" = 1'-0"

MIN. HANGER SIZES FOR RECTANGULAR DUCT				
MAXIMUM SIDE	MAX. SPACING STRAP (ROD)	SUPPORT/ANGLE BRACKET (IF REQ'D)	ROD	STRAP
24"	10' (8')	1-1/2"x1-1/2"x1/8"	1/4"	1" x 18 GA
36"	10' (8')	1-1/2"x1-1/2"x1/8"	1/4"	1" x 18 GA
48"	10' (8')	2" x 2" x 1/8"	1/4"	1" x 1/8"
60"	10' (8')	2" x 2" x 1/8"	5/16"	1" x 1/8"
80"	10' (8')	2" x 2" x 1/8"	3/8"	1" x 1/8"
80"+	N/A (8')	2" x 2" x 1/8"	3/8"	N/A

NOTES:

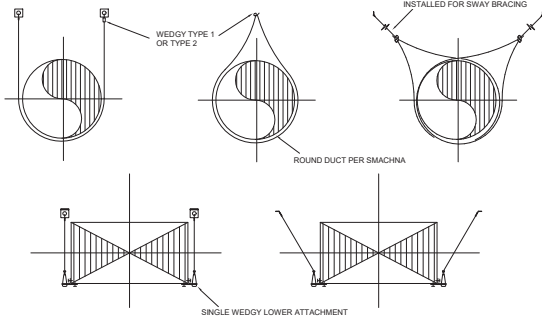
- STRAPS ARE GALVANIZED STEEL; RODS ARE UNCOATED OR GALVANIZED STEEL; WIRE IS BLACK ANNEALED, BRIGHT BASIC OR GALVANIZED STEEL. ALL ARE ALTERNATIVES.
- TABLES ALLOW FOR CONVENTIONAL WALL THICKNESS, AND JOINTS SYSTEMS PLUS ONE LB/SF OF INSULATION WEIGHT IF HEAVIER DUCTS ARE TO BE INSTALLED, ADJUST HANGER SIZES TO BE WITHIN THEIR LOAD LIMITS.
- DESIGNERS: FOR INDUSTRIAL GRADE SUPPORTS, INCLUDING SADDLES, SINGLE POINT TRAPEZE LOADS, LONGER SPANS AND FLANGED JOINT, SEE SMACNA'S INDUSTRIAL DUCT CONSTRUCTION STANDARDS.
- SPACING DEPENDENT UPON STRAP OR ROD SUPPORT AND SIZE. SEE SMACNA'S DUCT CONSTRUCTION STANDARDS.

6 SVM-D121A - RECT. DUCT HANGER SIZE DETAIL.
1/8" = 1'-0"



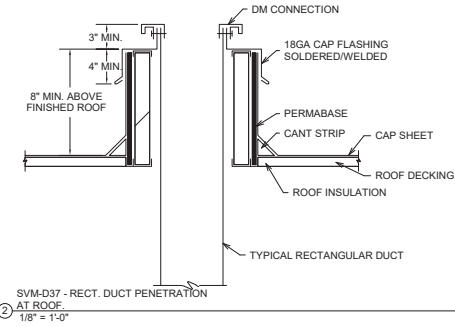
NOTE:
PROVIDE LATERAL AND SWAY SEISMIC BRACING PER SMACNA SEISMIC GUIDELINES

7 SVM-D47 - PIPE SUPPORT DETAIL.
1/8" = 1'-0"

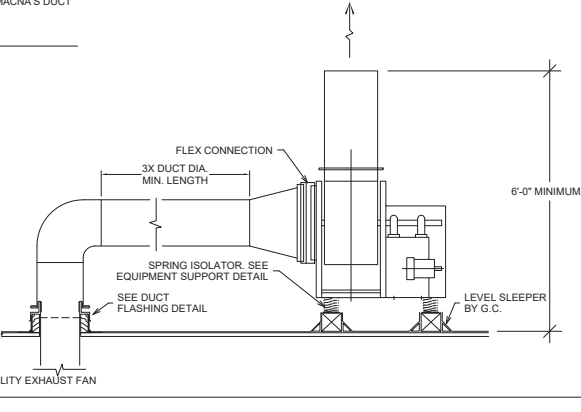


NOTES:
1. PROVIDE SWAY BRACING & SEISMIC BRACING PER SMACNA SEISMIC GUIDELINES.
2. SEE SMACNA TABLE S-1 FOR SPACING GUIDELINES

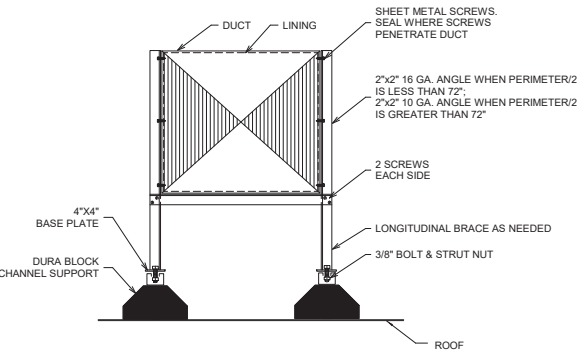
1 SVM-D92A - DUCT HANGING DETAIL.
1/8" = 1'-0"



2 AT ROOF.
1/8" = 1'-0"



4
1/8" = 1'-0"



3 SVM-D40 - DUCT ROOF SUPPORT ON DURA BLOCKS.
1/8" = 1'-0"

GENERAL NOTES

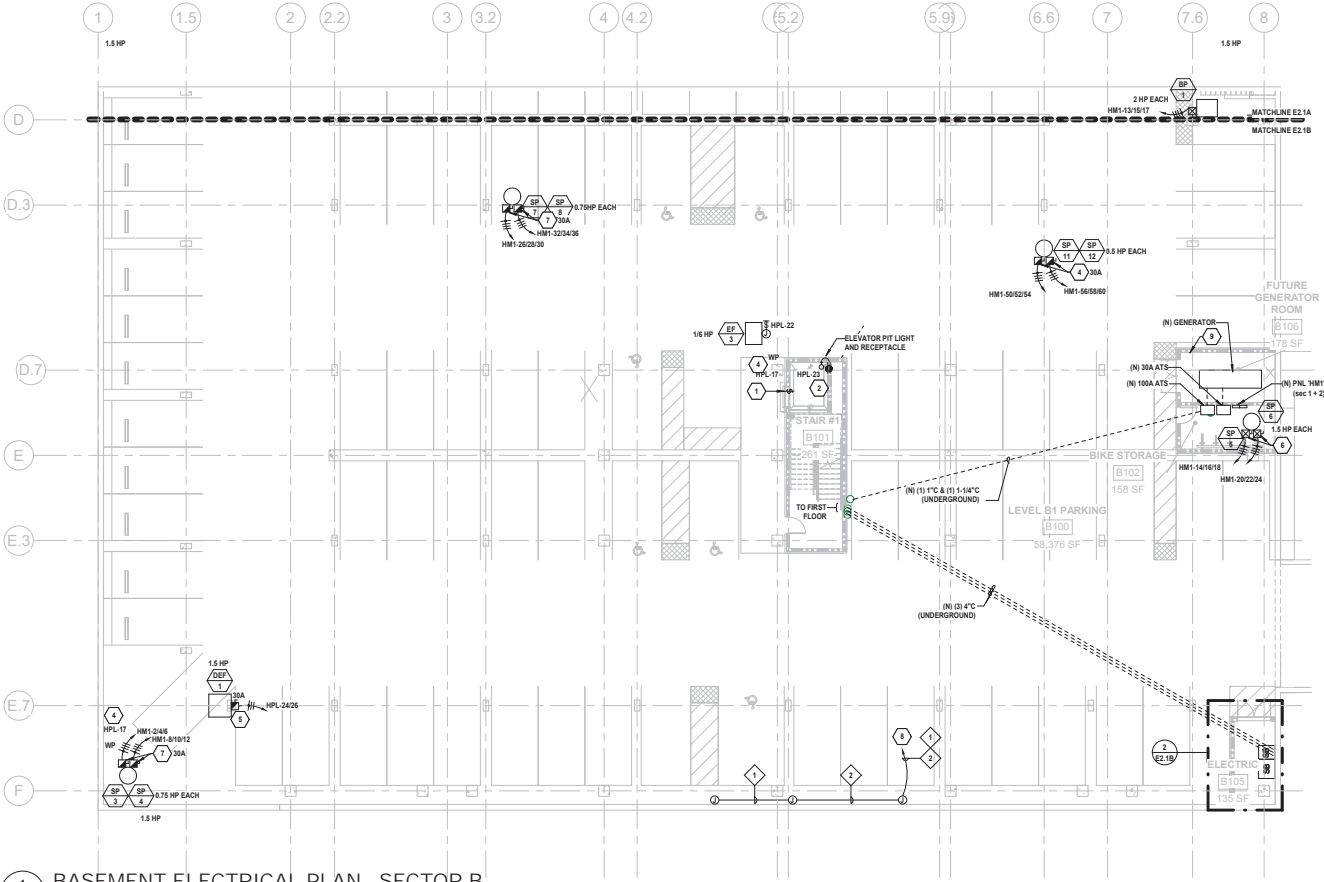
1. ALL ELECTRICAL WORK SHALL COMPLY WITH 2016 CALIFORNIA ELECTRICAL CODE.
2. LABEL ALL (N) RECEPTACLES WITH PANEL DESIGNATION AND CIRCUIT NUMBER.
3. COORDINATE ALL BRANCH CIRCUITS OUTLET LOCATIONS WITH ARCHITECTURAL DRAWINGS.

SHEET NOTES

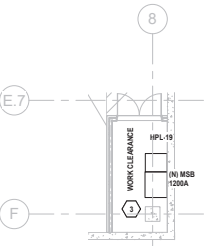
1. MOUNT WEATHERPROOF TOGGLE SWITCH FOR PIT LIGHTING CIRCUIT BY TOP OF PIT LADDER.
2. ALL ELECTRICAL EQUIPMENT LOCATED IN ELEVATOR PIT SHALL BE NEMA 3R RATED.
3. PANIC HARDWARE AT THIS EXIT TO COMPLY WITH EGRESS DOOR HARDWARE PER CEC 110.26.
4. SERVICE OUTLET FOR MECHANICAL UNIT.
5. 30A 1 PHASE 250V FUSED DISCONNECT SWITCH. SIZE FUSE PER NAMEPLATE RATING. VERIFY EXACT LOCATION AND ELECTRICAL TERMINATIONS WITH MECHANICAL CONTRACTOR.
6. POWER CONNECTION FOR PUMP. PROVIDE COMBINATION STARTER/FUSED DISCONNECT SWITCH. SIZE FUSE PER NAMEPLATE RATING. VERIFY EXACT LOCATION AND ELECTRICAL TERMINATIONS WITH PLUMBING CONTRACTOR.
7. POWER CONNECTION FOR PUMP. PROVIDE FUSED DISCONNECT SWITCH. SIZE FUSE PER NAMEPLATE RATING. VERIFY EXACT LOCATION AND ELECTRICAL TERMINATIONS WITH PLUMBING CONTRACTOR.
8. CONDUIT ONLY WITH PULL STRING SHALL HOMERUN TO (N) PANEL 'EV'.
9. EMERGENCY SHUTDOWN PROCEDURES WILL BE CONSPICUOUSLY POSTED NEAR THE ENGINE INDICATING THE LOCATION OF FUEL SHUTOFF VALVES PER NFPA 32 SECTION 9.2. REFER TO PLUMBING PLANS.

FEEDER SCHEDULE

1. (N) 1-1/4" C. WITH PULL STRING.
2. (N) 1-1/2" C. WITH PULL STRING.



1 BASEMENT ELECTRICAL PLAN - SECTOR B
EG2.1B SCALE: 3/32" = 1'-0"



2 ENLARGED ELECTRICAL ROOM
EG2.1B SCALE: 1/8" = 1'-0"

15 September 2022

Rich Ying

Four Corners Properties

339 South San Antonio Road, #2B

Los Altos, CA 94022

rying@fourcornersproperties.com

**Subject: 1540 El Camino Real
Use Permit Requirement – Noise Analysis for Emergency Engine Generator
Salter Project 22-0108**

Dear Rich:

Thank you for providing information on the subject matter.

CITY REQUIREMENTS

The City of Menlo Park requires a letter from a qualified noise consultant explicitly stating that the proposed generator would comply with the residential noise requirement for neighboring properties: “Specifically, for any residential property, sound shall not exceed 60 dBA during the daytime hours and 50 dBA during nighttime hours at the nearest residential property line.” The nearest existing residential property line is at 1459-1489 San Antonio Street.

ACOUSTICAL ANALYSIS

Attached is information provided by the generator manufacturer. The generator will be 100 kW and generate 87 dBA at a distance of 23 feet.

The existing residential property line is 120 feet from the location of the generator. Therefore, noise at 120 feet from the generator will be 14 dBA less than at a distance of 23 feet.

The manufacturer will provide a silencer for the discharge of the generator. The critical silencer will attenuate the noise by 40 dBA. Thus, the predicted noise at the residential property line will be a maximum of 33 dBA. The predicted 33 dBA noise level is substantially below both the daytime and nighttime noise criteria of 60 dBA and 50 dBA respectively. Therefore, the discharge noise meets the City criteria.

We also evaluated the intake noise of the generator. The generator will be located below-grade in a room. The supply air vents are aimed away from the residential property line and do not have line of sight because of the solid wall construction at this level of the parking structure. As a result, we predict that there will not be a noise contribution resulting from the intake noise from the generator.

CITY REVIEW COMMENTS (DATED 4 MAY 2022)

The City would like us to evaluate the property line noise if 1460 El Camino Real became residential.

Based on the 40 dBA silencer, assuming no additional attenuation due to directivity, we predict the property line noise would be 47 dBA. This would meet the City's nighttime property line noise level.

Sincerely yours,

SALTER



Charles Salter, PE
President

atch/chsa P: 2022-09-15 Noise Analysis for Emergency Engine Generator

**COMMUNITY DEVELOPMENT
PLANNING DIVISION**

701 Laurel St.
Menlo Park, CA 94025

HAZARDOUS MATERIALS INFORMATION FORM

In order to help inform City Staff and the external reviewing agencies, the Planning Division requires the submittal of this form. If the use permit application is approved, applicants are required to submit the necessary forms and obtain the necessary permits from the Menlo Park Fire Protection District, San Mateo County Environmental Health Services Division, West Bay Sanitary District, and other applicable agencies. Please complete this form and attach additional sheets as necessary.

1. List the types of hazardous materials by California Fire Code (CFC) classifications. This list must be consistent with the proposed Hazardous Materials Inventory Statement (HMIS), sometimes referred to as a Chemical Inventory. (The HMIS is a separate submittal.)
2. Describe how hazardous materials are handled, stored and monitored to prevent or minimize a spill or release from occurring (e.g., secondary containment, segregation of incompatibles, daily visual monitoring, and flammable storage cabinets).
3. Identify the largest container of chemical waste proposed to be stored at the site. Please identify whether the waste is liquid or solid form, and general safeguards that are used to reduce leaks and spills.

4. Please explain how hazardous waste will be removed from the site (i.e. licensed haulers, or specially trained personnel).

5. Describe employee training as it pertains to the following:
 - a. Safe handling and management of hazardous materials or wastes;
 - b. Notification and evacuation of facility personnel and visitors;
 - c. Notification of local emergency responders and other agencies;
 - d. Use and maintenance of emergency response equipment;
 - e. Implementation of emergency response procedures; and
 - f. Underground Storage Tank (UST) monitoring and release response procedures.

6. Describe documentation and record keeping procedures for training activities.

7. Describe procedures for notifying onsite emergency response personnel and outside agencies (e.g. Fire, Health, Sanitary Agency-Treatment Plant, Police, State Office of Emergency Services "OES") needed during hazardous materials emergencies.

8. Describe procedures for immediate inspection, isolation, and shutdown of equipment or systems that may be involved in a hazardous materials release or threatened release.

9. Identify the nearest hospital or urgent care center expected to be used during an emergency.

**COMMUNITY DEVELOPMENT
PLANNING DIVISION**

701 Laurel St.
Menlo Park, CA 94025

APPLICATIONS INVOLVING HAZARDOUS MATERIALS – GENERATOR SUPPLEMENT

The following information is required for hazardous materials applications that include generators.

GENERATOR PURPOSE the purpose of this generator is to provide power to the pumps in the basement when utility power is not available.	
FUEL TANK SIZE (in gallons) AND FUEL TYPE 209 Gallons using Diesel #2	NOISE RATING 100% load at 23 feet is 87.3 DBA
SIZE (output in both kW (kilowatt) and hp (horsepower) measurements) 100KW and 161HP	ENCLOSURE COLOR Unit installed indoors, no enclosure
ROUTE FOR FUELING HOSE ACCESS run hose down side of drive ramp to remote fuel fill location	PARKING LOCATION OF FUELING TRUCK Above ground in parking stall closes to garage ramp
FREQUENCY OF REFUELING Depends on usage	HOURS OF SERVICE ON A FULL TANK Roughly 25 hours on a full tank
PROPOSED TESTING SCHEDULE (including frequency, days of week, and time of day) CAT recommends exercising unit 20 minutes a week. End user responsible for routine maintenance..	
ALARMS AND/OR AUTOMATIC SHUTOFFS (for leaks during use and/or spills/over-filling during fueling, if applicable) 5 Gallon spill containment box. Mechanical overfill prevention valve. Low and high fuel level detection alarm. Leak detection alarm.	
OTHER APPLICATION SUBMITTAL REQUIREMENTS (please attach) <ul style="list-style-type: none"> Section showing the height of the pad, the isolation base (if there is one), the height of the generator with the appropriate belly (fuel storage tank) and exhaust stack Status of required Bay Area Air Quality Management District (BAAQMD) permit, including confirmation of parental notification for any proposals within 1,000 feet of a school 	

Community Development



September 15, 2021

AGENCY REFERRAL FORM**RETURN by September 28, 2021 to Matt Pruter at mapruter@menlopark.org**

Chuck Andrews, Building Official
 City of Menlo Park Building Division
chandrews@menlopark.org

RE: 1540 El Camino Real (PLN2020-00038) – Use Permit

Business Name	1540 ECR Owner LLC
Description	Use Permit/1540 ECR Owner LLC/1540 El Camino Real: Request for a use permit for a diesel back-up generator for an under-construction development including a two-story office building and a three-story residential building with 27 residential units with an underground parking garage in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. Use and storage of diesel is considered a use of a hazardous material, which requires Planning Commission review. The generator would be located in the underground garage.
Applicant Contact Information	Rich Ying, (650) 823-1111 rying@fourcomersproperties.com

- ☐ The hazardous materials listed are not of sufficient quantity to require approval by this Division.
- ☐ The Building Division has reviewed the applicant's plans and listed hazardous materials/chemicals and has found that the proposal meets all applicable California Building Code requirements.
- ☒ The Building Division has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures (below) to be made a part of the City's permit approval.

FIRE REVIEW REQUIRED.



Community Development

The applicant's proposal has been reviewed by the City of Menlo Park's Building Division by:

Printed Name/ Date	
Signature	Chuck Andrews <small>Digitally signed by Chuck Andrews Date: 2021.12.16 06:40:45 -08'00'</small>
Comments	

RE: 1540 El Camino Real (PLN2020-00038) – Use Permit	
Additional Comments	



September 15, 2021

AGENCY REFERRAL FORM

RETURN by September 28, 2021 to Matt Pruter at mapruter@menlopark.org

Jon Johnston, Fire Marshal
Menlo Park Fire Protection District
jonj@menlofire.org

RE: 1540 El Camino Real (PLN2020-00038) – Use Permit


Business Name	1540 ECR Owner LLC
Description	Use Permit/1540 ECR Owner LLC/1540 El Camino Real: Request for a use permit for a diesel back-up generator for an under-construction development including a two-story office building and a three-story residential building with 27 residential units with an underground parking garage in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. Use and storage of diesel is considered a use of a hazardous material, which requires Planning Commission review. The generator would be located in the underground garage.
Applicant Contact Information	Rich Ying, (650) 823-1111 rying@fourcornersproperties.com

- ☐ The hazardous materials listed are not of sufficient quantity to require approval by this agency.
- ☒ The Fire District has reviewed the applicant's plans and listed hazardous materials/chemicals and has found that the proposal meets all applicable fire codes.
- ☐ The Fire District has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures (below) to be made a part of the City's permit approval.



Community Development

The applicant's proposal has been reviewed by the Menlo Park Fire Protection District by:

Printed Name/ Date	Kimberly Giuliacci
Signature	
Comments	Project presents no extraordinary hazards. Applicant is to follow plan check comments provided by Fire on Dec. 21, 2020, conditions of approval letter for permit. (MGR20-0006)

RE: 1540 El Camino Real (PLN2020-00038) – Use Permit (cont.)	
Additional Comments	Applicant will be subject to initial and ongoing annual fire district permit and inspection requirements.



September 15, 2021

AGENCY REFERRAL FORM

RETURN by September 28, 2021 to Matt Pruter at mapruter@menlopark.org

Amy DeMasi, Hazardous Materials Specialist
San Mateo County Environmental Health Services Division
ademasi@smcgov.org

RE: 1540 El Camino Real (PLN2020-00038) – Use Permit

Business Name	1540 ECR Owner LLC
Description	Use Permit/1540 ECR Owner LLC/1540 El Camino Real: Request for a use permit for a diesel back-up generator for an under-construction development including a two-story office building and a three-story residential building with 27 residential units with an underground parking garage in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. Use and storage of diesel is considered a use of a hazardous material, which requires Planning Commission review. The generator would be located in the underground garage.
Applicant Contact Information	Rich Ying, (650) 823-1111 rying@fourcornersproperties.com

☐ The hazardous materials listed are not of sufficient quantity to require approval by this agency.

☐ The Health Division has reviewed the applicant's plans and listed hazardous materials/chemicals and has found that the proposal meets all applicable codes.

~~XXXX~~ The Health Division has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures (below) to be made a part of the City's permit approval. The Health Division will inspect the facility once it is in operation to assure compliance with applicable laws and regulations.



Community Development

The applicant's proposal has been reviewed by the San Mateo County Environmental Health Services Division by:

Printed Name/ Date	dan rompf/ 10/15/21
Signature	
Comments	Facility will need to apply for a CUPA permit for Diesel Storage at the facility

RE: 1540 El Camino Real (PLN2020-00038) – Use Permit (cont.)	
Additional Comments	Facility will need a CUPA permit as well as completion of hazardous materials business plan. They will need to get a new facility permit application from our website.



September 15, 2021

AGENCY REFERRAL FORM

RETURN by September 28, 2021 to Matt Pruter at mapruter@menlopark.org

Jed Beyer Water Quality Manager
West Bay Sanitary District
jbeyer@westbaysanitary.org

RE: 1540 El Camino Real (PLN2020-00038) – Use Permit

Business Name	1540 ECR Owner LLC
Description	Use Permit/1540 ECR Owner LLC/1540 El Camino Real: Request for a use permit for a diesel back-up generator for an under-construction development including a two-story office building and a three-story residential building with 27 residential units with an underground parking garage in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. Use and storage of diesel is considered a use of a hazardous material, which requires Planning Commission review. The generator would be located in the underground garage.
Applicant Contact Information	Rich Ying, (650) 823-1111 rying@fourcornersproperties.com

- ☐ The hazardous materials listed are not of sufficient quantity to require approval by this agency.
- ☒ The Sanitary District has reviewed the applicant's plans and listed hazardous materials/chemicals and has found that the proposal meets all applicable codes.
- ☐ The Sanitary District has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures (below) to be made a part of the City's permit approval.



Community Development

The applicant's proposal has been reviewed by the West Bay Sanitary District by:

Printed Name/ Date	Jed Beyer 10/18/2021
Signature	<i>Jed Beyer</i>
Comments	

RE: 1540 El Camino Real (PLN2020-00038) – Use Permit (cont.)	
Additional Comments	

Pruter, Matthew A

From: pericaylor@gmail.com
Sent: Thursday, September 23, 2021 2:28 PM
To: Pruter, Matthew A
Subject: 1540 El Camino Real Use Permit

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Matt,

At a time when the city is focusing on reducing fossil fuel emissions and moving toward electrification, consideration of a permit request to install a diesel back-up generator seems incongruous. I object to any consideration of new, nonessential use of fossil fuel-based appliances in Menlo Park. There must be a better alternative, whether that means using a battery-based option or forgoing back-up energy supplies.

Sincerely,

Peri Caylor
164 Stone Pine Lane
Menlo Park, CA 94025

Pruter, Matthew A

From: Winnie Lewis <winilewis@yahoo.com>
Sent: Tuesday, September 20, 2022 7:59 AM
To: Pruter, Matthew A
Subject: Planning Commission 10/3/2022 Issue

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Really? A diesel back up generator in this day and age of pollution? If this is a permanent installation, please encourage them to go solar with a storage unit.

The City of Menlo Park is not known for forward looking. About a decade when we installed the first commercial building with solar panels, no one there know what to do. After 4 decades for not switching to traffic light sensors, there is little change.

Please no diesel.

Thank you for your consideration.

Sincerely
Winnie Lewis



STAFF REPORT

Planning Commission

Meeting Date:

10/3/2022

Staff Report Number:

22-055-PC

Regular Business:

Consider and adopt a resolution to approve the Below Market Rate (BMR) Housing in-lieu fee for conversion of existing light industrial commercial space to research and development space in an existing commercial building over 10,000 square feet at 1190 O'Brien Drive, in the LS (Life Science) zoning district

Recommendation

Staff recommends that the Planning Commission approve payment of the Below Market Rate (BMR) in-lieu fee for the proposed change of land use from warehouse to research and development (R&D) of an existing building at 1190 O'Brien Drive, in the LS (Life Science) zoning district (Attachment A). The tenant improvement is subject to building permit approval, and is not a discretionary action.

Policy Issues

Each BMR Housing Agreement is considered individually. The Planning Commission should consider whether the proposal would be in compliance with the BMR Housing Program Guidelines requirements and the BMR Housing Ordinance.

Background

Site location

The approximately 27,800-square-foot subject site is located at 1190 O'Brien Drive. The site is located in the LS (Life Sciences) zoning district. The parcel is located on the corner of O'Brien Drive and Kavanaugh Drive. The properties to the north across Kavanaugh Drive and directly to the south are located in the LS district. The properties across O'Brien Drive to the west are in the LS-B (Life Science, Bonus) district. The property borders residential properties in East Palo Alto to the east. A location map is included as Attachment B.

Housing Commission review

The Housing Commission reviewed the proposal at its regular meeting on September 7, 2022. During the meeting the Commission asked the applicant if they were amenable to payment of the BMR in-lieu fee, to which the applicant responded that they were. The Housing Commission unanimously recommended approval of the BMR in-lieu fee payment.

Analysis

Project description

The existing building is approximately 15,180 square feet, including a 3,168-square-foot mezzanine level. The building has been used as machine shop since 1983 and included associated administrative office space. The applicant is requesting a building permit for interior modifications to the building to facilitate a change of use to an R&D use, along with associated site improvements for flood fortification. Select sheets from the project plans are included for reference as Attachment C. The Planning Commission should note that the building permit is still under staff review, and aspects of the design are subject to change before final project actions. No exterior work that would trigger Planning Commission review is proposed. As long as the project scope regarding the conversion of the use remains consistent, the Planning Commission's action would remain applicable to the project.

BMR housing program requirement

The applicant is required to comply with Chapter 16.96 of City's Municipal Code, ("BMR Ordinance"), and with the BMR Housing Program Guidelines adopted by the City Council to implement the BMR Ordinance ("Guidelines"). At this time, the Planning Commission should review the commercial in-lieu fee requirement.

Commercial development projects 10,000 square feet, and greater, in size are subject to the City's BMR Ordinance. The BMR Guidelines provide various alternatives to meet the intent of the BMR program. A commercial development may be required to provide BMR housing on site (if allowed by the zoning district) or off-site. If it is not feasible to provide below market rate housing units, the applicant shall pay an in-lieu fee. In this specific project, the residential unit equivalent is 0.21 units. However, residential use of the property is not allowed in the LS zoning district. Further, the applicant does not own any sites zoned for residential uses within the City. Based on the site's zoning designation, proposed land use, and the small residential unit equivalent, staff believes that payment of the in-lieu fee would be the appropriate method for meeting the City's BMR requirement.

The in-lieu fee would be calculated as set forth in the table below. The applicable fee for the project would be based upon the per square foot fee in effect at the time of payment and the proposed square footages within Group A and Group B at the time of payment. Areas for office and research and development (R&D) uses are considered Group A. Group B areas represent uses that are all other commercial and industrial uses not in Group A. The rates are adjusted annually at the beginning of each fiscal year. The applicant would be required to pay the applicable in-lieu fee prior to building permit issuance.

Table 1: BMR Requirements and Applicant Proposal			
	Fee per square foot	Square feet	Component fees
Existing Building – Storage Warehouse (Group B)	\$11.46	15,180	(\$173,962.80)
Proposed Building – R&D (Group A)	\$21.12	15,180	\$320,601.60
BMR In-Lieu Fee Option			\$146,638.80

Correspondence

Staff has not received any written correspondence as of publication of the staff report.

Conclusion

Given that the residential unit equivalent for the project is 0.21 units and residential use of LS-zoned properties is not permitted under current zoning regulations, staff recommends that the Planning Commission approve of payment of the applicable in-lieu fees prior to building permit issuance for the project.

Impact on City Resources

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

Environmental Review

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

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

- A. Draft Planning Commission Resolution
 - Exhibits to Attachment A
 - A. Conditions of approval
- B. Location Map
- C. Project Plans (Select Sheets, for reference only)

Report prepared by:
Chris Turner, Associate Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2022-XX**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING THE BELOW MARKET RATE HOUSING IN-LIEU FEE FOR CONVERSION OF EXISTING LIGHT INDUSTRIAL COMMERCIAL SPACE TO RESEARCH AND DEVELOPMENT SPACE IN THE LS (LIFE SCIENCES) ZONING DISTRICT**

WHEREAS, the City of Menlo Park (“City”) received a building permit application for alterations to an existing commercial building approximately 15,180 square feet in size on a parcel in the in the Life Sciences (LS) zoning district, (collectively, the “Project”) from DES Architects (“Applicant”), located at 1190 O’Brien Drive (APN 055-434-080) (“Property”). The Project is under review by the City of Menlo Park Building Division; and

WHEREAS, the Property is located in the Life Sciences (LS) district; and

WHEREAS, Section 19.96.030 of the Menlo Park Municipal Code requires developers to mitigate the demand for affordable housing created by commercial development projects; and

WHEREAS, the existing building is over 10,000 square feet in size and is therefore subject to the provisions of the Below Market Rate (BMR) Housing Program (Chapter 16.96 of the Menlo Park Municipal Code); and

WHEREAS, the Applicant has submitted a building permit application for tenant improvements that would change the use of the building from light industrial (Group B) to research and development (Group A); and

WHEREAS, per Section 19.96.030(a) any housing impacts resulting from converting existing square footage from a use in Group B to a use in Group A must be mitigated, and

WHEREAS, the BMR Housing Program allows for payment of in-lieu fees to satisfy the requirements of the program in the event that it is not feasible to provide BMR housing units on-site or off-site; and

WHEREAS, the proposed payment of the BMR housing in-lieu fee was considered by the Housing Commission at its regular meeting on September 7, 2022, and was found to be consistent with the provisions of the BMR Housing Program; and

WHEREAS, the BMR in-lieu fee would be required to be paid prior to issuance of a building permit to construct the tenant improvements; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA,” Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14,

§15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (Existing Facilities), and

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

WHEREAS, at a duly and properly noticed public hearing held on October 3, 2022, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Consistency with the Below Market Rate Housing Program. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The proposed payment of in-lieu fees is consistent with the provisions of the Below Market Rate Housing Program (Menlo Park Municipal Code Chapter 16.96) because:

1. Section 16.96.030 pertains to below market rate housing requirements for commercial development project and allows for the payment of in-lieu fees if it is infeasible to provide below market rate housing units on site or off site.
2. The project is located in the Life Sciences (LS) zoning district which is not zoned for residential uses and the applicant does not own residentially-zoned property within the city, and therefore it is infeasible to provide below market rate housing units.
3. The applicant would be required to pay the in-lieu fee prior to issuance of the building permit, subject to the applicable in-lieu fee rate in effect at the time of payment.

Section 3. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

- A. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (Existing Facilities)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Acting Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on October 3, 2022, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 3rd day of October, 2022

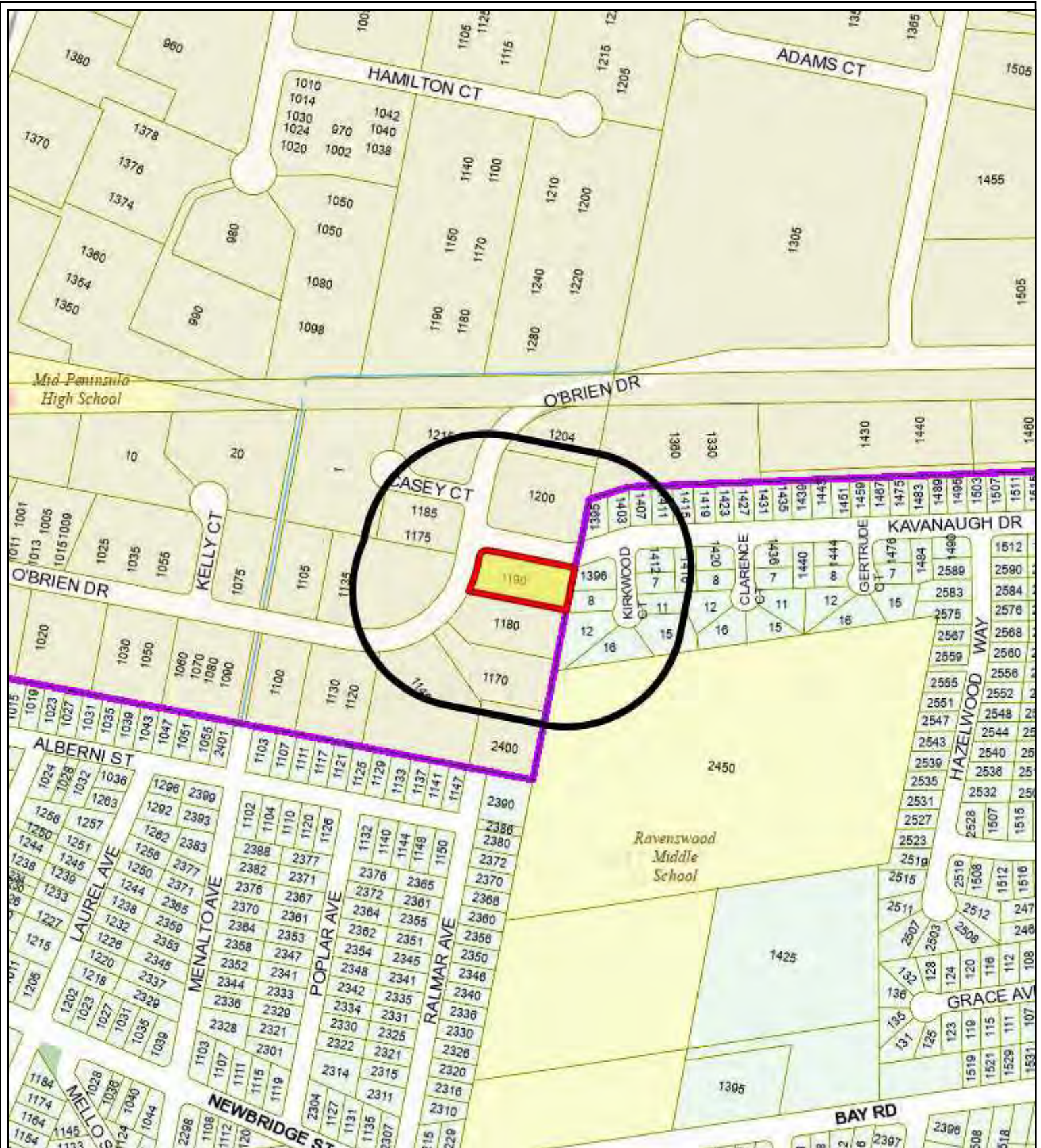
Corinna Sandmeier
Acting Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

- A. Conditions of Approval

1190 O'Brien Drive – Exhibit A: Conditions of Approval

LOCATION: 1190 O'Brien Drive	PROJECT NUMBER: BLD2022-01793	APPLICANT: Tarlton Properties, Inc.	OWNER: George J. Schmidt and Mark Gilbert Schmitt, Trustees
PROJECT CONDITIONS: <ol style="list-style-type: none">1. Prior to building permit issuance, the applicant shall pay the Below Market Rate in-lieu fee of \$146,1638.80, or applicable fee in effect at the time of fee payment.2. 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.3. 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.4. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.			



City of Menlo Park
Location Map
1190 O'BRIEN DRIVE



1190 O'BRIEN DRIVE

MENLO PARK, CA 94025

DES
ARCHITECTS
ENGINEERS

399 Bradford Street Redwood City, Ca. 94063
Tel: (650) 364-6453
Fax: (650) 364-2618
www.des-ac.com

TARLTON

TARLTON PROPERTIES
1530 O'BRIEN DRIVE, SUITE C
MENLO PARK, CA 94025

1190 O'BRIEN DRIVE

1190 O'Brien Dr,
Menlo Park, CA 94025.

TITLE SHEET

DATE	DESCRIPTION
A 4/26/22	ISSUE FOR BUILDING PERMIT

DRAWN BY: AT
REVIEWED BY: EM
APPROVED BY: FJAST
DES PROJECT NO.: 10295.0001

SHEET INDEX

SHEET NUMBER	SHEET NAME	NO. OF SHEETS
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GENERAL	
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G0.02	ABBREVIATIONS AND OUTLINE SPECIFICATIONS
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G1.02	REFERENCE DETAILS - RESTROOMS AND FIXTURES
G1.03	ACCESSIBILITY DETAILS - MISCELLANEOUS
G1.20	CAL GREEN COMPLIANCE FORMS
G2.01	EXISTING PLAN - LEVEL 1
G2.02	EXISTING PLAN - MEZZANINE LEVEL

CIVIL SURVEY	
C1.0	TOPOGRAPHY SURVEY

CIVIL	
C0.01	GENERAL NOTES, LEGEND ABBREVIATIONS AND SPECIFICATIONS
C1.01	DEMOLITION, EROSION AND SEDIMENT CONTROL PLAN
C2.01	HORIZONTAL CONTROL PLAN
C3.01	GRADING AND DRAINAGE PLAN
C4.01	SITE DETAILS
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C10.01	CONSTRUCTION BMPs

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D2.01	DEMOLITION - LEVEL 1
D3.01	DEMOLITION - LEVEL 1 RCP

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A2.01	PLAN - LEVEL 1
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A2.03	PLAN - ROOF LEVEL
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A7.01	ENLARGED STAIR PLANS AND SECTIONS
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A10.02	FINISH PLAN AND SCHEDULE - MEZZANINE LEVEL

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M0.3	TITLE 24 DOCUMENTS & SCHEDULES
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ELECTRICAL	
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E3.1	LIGHTING PLAN
E4.1	POWER PLAN
E5.1	TITLE 24
E5.2	SCHEDULES

PROJECT TEAM

CLIENT:
MELRO PARK PARTNERS
1110 O'BRIEN DRIVE, SUITE C
MENLO PARK, CA 94025
PHONE: (650) 334-8000
CONTACT: RON PETERMAN

GENERAL CONTRACTOR:
CIVIL CONSTRUCTION
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PHONE: (650) 764-0800
CONTACT: LES HELLWELL

GLA ENGINEER:
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CONTACT: CHRIS BOYLE

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CONTACT: JACOB RUSSELL

ARCHITECTS - ENGINEERS, INC.:
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CONTACT: ELITE ARCHITECT

STRUCTURAL ENGINEER:
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CONTACT: JACOB RUSSELL

ELECTRICAL ENGINEER:
WESTERLY MECHANICAL, INC.
1190 O'BRIEN DRIVE
MENLO PARK, CA 94025
PHONE: (650) 334-8000
CONTACT: DON HOSUE

SEAL OF RECORD

ARCHITECT OF RECORD



© 2021



G0.01

SHEET NO.

SCOPE OF WORK

THE PROJECT SCOPE INVOLVES INTERIOR IMPROVEMENTS WITHIN THE EXISTING BUILDING.

INTERIOR IMPROVEMENTS TO INCLUDE:

1. NEW OFFICES, CONFERENCE ROOM AND LAB AREAS.
2. NEW CEILING AND LIGHT FIXTURES.
3. RELATED ELECTRICAL, MECHANICAL, AND PLUMBING IMPROVEMENTS.

SITE IMPROVEMENTS TO INCLUDE:

1. NEW TRASH ENCLOSURE AND PARKING STRIPING.
2. FLOOD COMPLIANCE AT ALL EXTERIOR WALLS AND OPENINGS.

PROJECT DATA

1. APPLICABLE CODES

CONFORM TO ALL APPLICABLE BUILDING CODES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

2019	CA BUILDING CODE (CBC) PARTS 1 & 2 TITLE 24, COR 2019 BIC WITH CALIFORNIA AMENDMENTS
2019	CA GREEN BUILDING STANDARDS (GBS) PART 11 TITLE 24
2019	CA ELECTRICAL CODE (CEC) PART 3 TITLE 24, COR 2019 NEC WITH CALIFORNIA AMENDMENTS
2019	CA MECHANICAL CODE (CMC) PART 4 TITLE 24, COR 2019 UFG WITH CALIFORNIA AMENDMENTS
2019	CA PLUMBING CODE (CPC) PART 5 TITLE 24, COR 2019 UPC WITH CALIFORNIA AMENDMENTS
2019	CA FIRE CODE (CFC) PART 6 TITLE 24, COR 2019 IFGC WITH CALIFORNIA AMENDMENTS
2019	CA ENERGY CODE (CEC) PART 6 TITLE 24, COR

2. LEGAL JURISDICTION

STATE OF CALIFORNIA

3. ZONING DESIGNATION

LS

4. OCCUPANCY TYPE

BUILDING OCCUPANCY - B

5. CONSTRUCTION TYPE

TYPE IIB

6. FIRE PROTECTION

FULLY SPRINKLED

7. AREA SUMMARY

BUILDING AREA	FIRST LEVEL = 12,000 SF
	MEZZANINE LEVEL = 2,100 SF
TOTAL	= 14,100 SF

8. AREA OF IMPROVEMENT

7,400 SF

9. PARKING AREAS

SEE SHEET A-10 FOR PARKING ON SITE

10. PLUMBING REQUIREMENTS

PLUMBING FEATURES PROVIDED IN THIS SHELL PERMIT ARE BASED ON THE ASSUMPTION OF LAB OFFICE USE THROUGHOUT.

A. MAX OCCUPANT LOAD PER FLOOR USING CBC TABLE A: 15,000 SF/200 = 75

B. MAX OCCUPANT LOAD PER FLOOR GENDER: 750/20

PLUMBING REQUIRED PROVIDED PER CBC TABLE 4.1

	<u>WC</u>		<u>URINAL</u>		<u>LAVATORY</u>		<u>DRINKING FOUNTAIN</u>	
	<u>REQ</u>	<u>PROV</u>	<u>REQ</u>	<u>PROV</u>	<u>REQ</u>	<u>PROV</u>	<u>REQ</u>	<u>PROV</u>
MEN	1	1	1	1	1	2	1	x
WOMEN	3	3	0	0	1	2		

SYMBOL LEGEND

ROOM NAME	ROOM SYMBOL	ROOM NAME & NO.	SEARCH SYMBOL	ADDENDUM LETTER
DOOR	DOOR SYMBOL	DOOR NUMBER	S.I. NUMBER	REVISION CLOUD
WINDOW	WINDOW SYMBOL	WINDOW NUMBER	N.T. ELEV. SYMBOL	ELEVATION ID
FINISH	FINISH SYMBOL	FINISH NUMBER	SHEET NUMBER	
NOTE	NOTE SYMBOL	KEYNOTE NUMBER	NORTH ARROW	PROJECT NORTH
WALL	WALL SYMBOL	WALL TYPE	DETAIL SYMBOL	DETAIL ID
ELEVATION MARK	ELEVATION MARK	SUFFIX	SHEET NUMBER	
SECTION OUT SYMBOL	SECTION OUT SYMBOL	SECTION ID	CALLOUT TAG	PLANY SECTION / DETAIL

CALGREEN COMPLIANCE

1. PROVIDE READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND ARE IDENTIFIED FOR THE OFFICE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - a. NEW OFFICES, CONFERENCE ROOM AND LAB AREAS.
 - b. NEW CEILING AND LIGHT FIXTURES.
 - c. RELATED ELECTRICAL, MECHANICAL, AND PLUMBING IMPROVEMENTS.
2. PROVIDE ACCESSIBLE PARKING, ADJACENT PARKING, DESIGNATED PARKING ENTRY, PRIMARY PATH OF TRAVEL, AND RESTROOMS IN COMPLIANCE WITH CURRENT CBC 11B REQUIREMENTS.

GENERAL NOTES

1. TENANT WILL SUBMIT A CHEMICAL INVENTORY TO THE CITY OF MP, FIRE & PLANNING DEPT. NO CHEMICALS SHALL BE USED ON SITE WITH CUP PRODUCTS COMPLETE AND APPROVED.
2. THERE ARE NO OPENING FOUNTAINS, FILTERED WATER WILL BE PROVIDED AT ACCESSIBLE SINKS WITH ACCESSIBLE REUSABLE CUPS PROVIDED.

PROJECT MAP



DEFERRED SUBMITTAL LIST

1. FIRE SINKER DESIGN
2. FIRE ALARM SYSTEMS
3. HMB FOR HAZARDOUS MATERIALS

ENERGY COMPLIANCE

EXISTING BUILDING SHELL IS NOT BEING MODIFIED. SEE ELECTRICAL AND MECHANICAL PLANS FOR TITLE 24 COMPLIANCE.

FEMA

PROJECT TO BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH CURRENT FEMA REGULATIONS AND THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE.

- a. FIRM 12.5 (2 ABOVE BFD)
- b. IMPROVEMENTS INCLUDE:
 - ELEVATIONS PART AT FLOOD PREVENTER
 - CURB AT THE MENLO DRIVE ENTRANCE
 - REPLACING EXISTING MANHOLES FOR FLOOD DOORS
 - FLOOD BARRIERS AT EXISTING ROLL UP DOORS

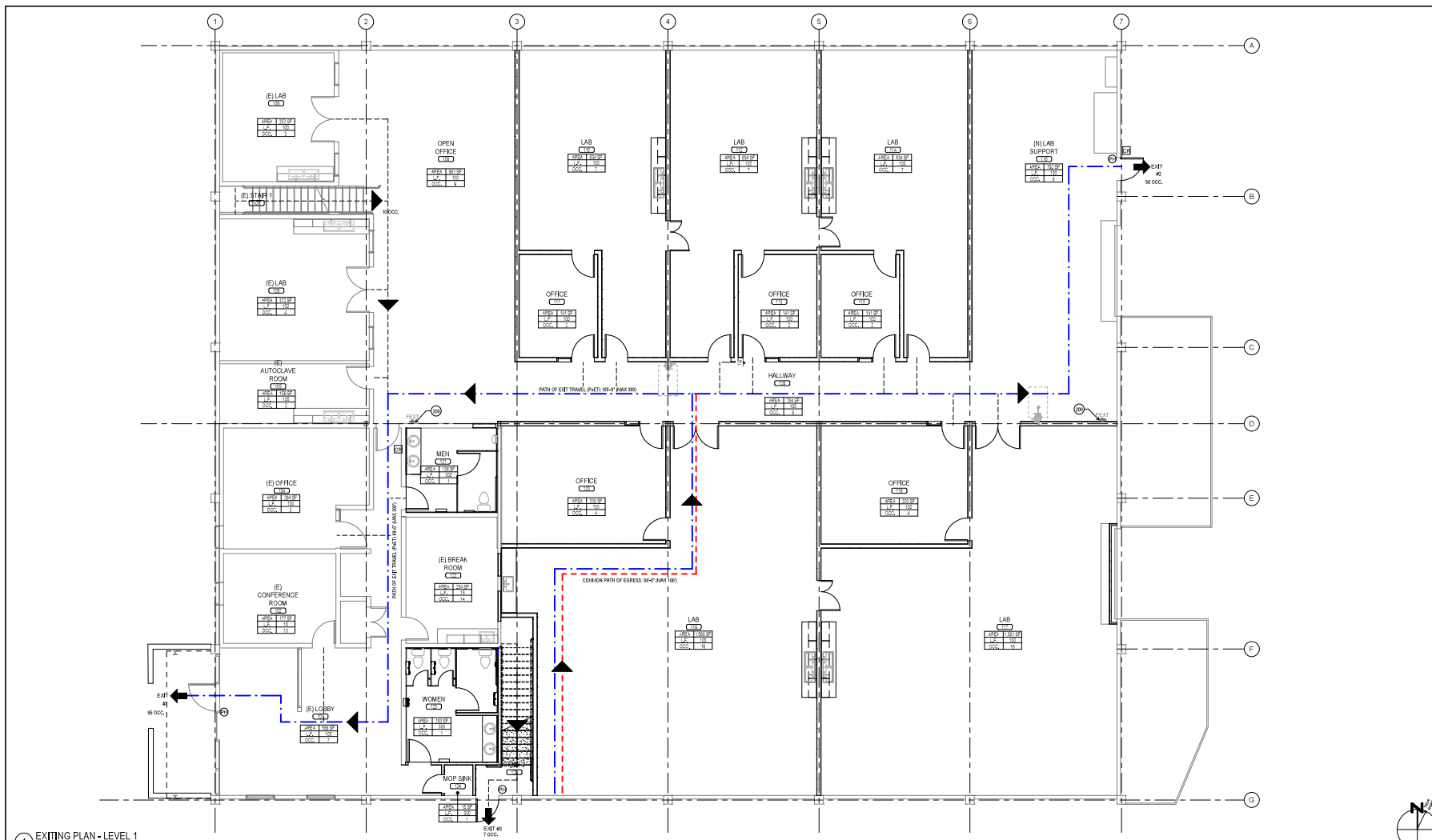
PROJECT SITE



PROJECT SITE



C1

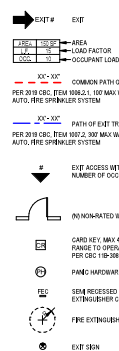


1 EXITING PLAN - LEVEL 1

SHEET NOTES

4. FOR ACCESS/STANDARDS REVIEW: SEE SHEETS 51.1, 51.2, 51.3 AND 51.4
5. PROVIDE EYE SIGNS PER 2016 SECTION 911.05 USE ELECTRICAL PANEL FOR EYE SIGNS LOCATION.
6. PROVIDE 17" TACTILE EYE SIGNAL AT EACH GRADE LEVEL EXTERIOR DOORS.
7. PROVIDE 17" TACTILE EYE SIGNAL AT EACH ACCESS DOOR FROM AN INTERIOR ROOM.
8. FIRE EXTINGUISHERS SHALL COMPLY WITH 2016 CHAPTER 9 AND 2016 CFCs AND SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE DEPARTMENT. FIRE EXTINGUISHERS SHALL BE MAINTAINED BY THE FIRE DEPARTMENT.
9. A FLOOR PLAN WITH EMERGENCY EVACUATION PROCEDURES SHALL BE POSTED AT THE BOTTOM OF EACH DOOR TO THE BUILDING. INFORMATION SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
 - a. LOCATION OF EXITS AND FIRE ALARM/STATION STATUSES.
 - b. DESCRIPTION OF THE ALARM/STATION SYSTEMS.
 - c. FIRE DEPARTMENT EMERGENCY TELEPHONE NUMBER + 1.
 - d. LOCATION OF THE EMERGENCY EVACUATION ROUTES, AND PHYSICALLY CIRCUMFERENCED IN RED IN THE EVENT OF EMERGENCY.
10. SIGN SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE DEPARTMENT. LETTERING PROVIDED ON A SHARP CONTRAST TO THE BACKGROUND. THE INFORMATION SHALL BE POSTED AT THE BOTTOM OF EACH DOOR TO THE BUILDING. INFORMATION SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
 - a. A COPY OF THE FIRE DEPARTMENT WITH A CLEAR CLASSIFICATION OF THE SIGN SHALL BE MOVED TO THE MAIN FLOOR, LOCATED TO BE EASY TO REACH, ON A FLOOR OR FLOOR SLABS 18" IN HEIGHT OR MORE ABOVE THE FLOOR. THE SIGN SHALL BE EASY TO REACH AND NOT NEARER THAN 18" FROM THE FLOOR. OUTDOOR SIGNS WHICH ARE NOT REACHABLE BY VISUAL MEANS SHALL BE LOCATED TO BE EASY TO REACH, ON A FLOOR OR FLOOR SLABS 18" IN HEIGHT OR MORE ABOVE THE FLOOR.
11. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A SPECIAL KEY OR ANY SPECIAL KNOWLEDGE OR EQUIPMENT. EXCEPTION FOR USE: PROVIDE REACHABLE VISUAL INDICATION ON THE INSIDE OF THE DOOR TO INDICATE WHEN THE DOOR IS LOCKED. PROVIDE THE SIGNALS SHALL BE LOCATED: 1. LETTERS SHALL BE 1" HIGH ON CONTRAST TO BACKGROUND.
12. ALL EXITS SHALL BE LOCKED UNDER NO CIRCUMSTANCES TO BE EQUIPPED WITH MECHANISMS (TO MATCH EXITS).
13. MAXIMUM EYE ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 100' IN COMPLIANCE WITH CFC 911.05.10.1. PROVIDE EYE ACCESS TRAVEL DISTANCE TO THE LOCKED MAXIMUM REACH RANGE TO BE 60'

LEGEND



OCCUPANCY

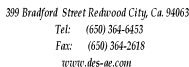
FIRST LEVEL - OCCUPANCY				
Room No.	Room Name	Area	Occupant Load Factor	Total Occupants
101	(E) LOBBY	560 SF	100	6
102	(E) CONFERENCE ROOM	177 SF	15	12
103	(E) OFFICE	264 SF	100	3
106	(E) AUTOCLAVE ROOM	156 SF	100	2
106	(E) LAB	372 SF	100	3
108	(E) LAB	262 SF	100	3
130	OPEN OFFICE	485 SF	100	6
130	LAB	634 SF	100	7
111	OFFICE	141 SF	100	2
112	LAB	634 SF	100	7
113	OFFICE	141 SF	100	2
114	LAB	634 SF	100	7
115	OFFICE	141 SF	100	2
116	(N) LAB SUPPORT	729 SF	100	8
117	LAB	1,383 SF	100	16
118	OFFICE	500 SF	100	4
119	LAB	1,568 SF	100	16
120	OFFICE	338 SF	100	4
121	MEN	136 SF	300	1
122	(E) BREAK ROOM	206 SF	15	14
123	WOMEN	136 SF	300	1
124	MOP SINK	15 SF	200	0
126	HALLWAY	784 SF	100	8

EXIT WIDTH CALCULATIONS

EXITS	OCCUPANT LOAD	LOAD FACTOR	DOOR WIDTH	
			REQ. WIDTH (INCHES)	PROVIDE (INCHES)
EXIT #1	95	0.2	19	36
EXIT #2	56	0.2	11.2	36
EXIT #3	10	0.2	2	36
TOTAL OCCUPANTS	161			

KEYNOTES

200	RELOCATE EXISTING FIRE EXTINGUISHER
-----	-------------------------------------



190 O'Brien Dr,
Menlo Park, CA 94025

EXITING PLAN - MEZZANINE
LEVEL

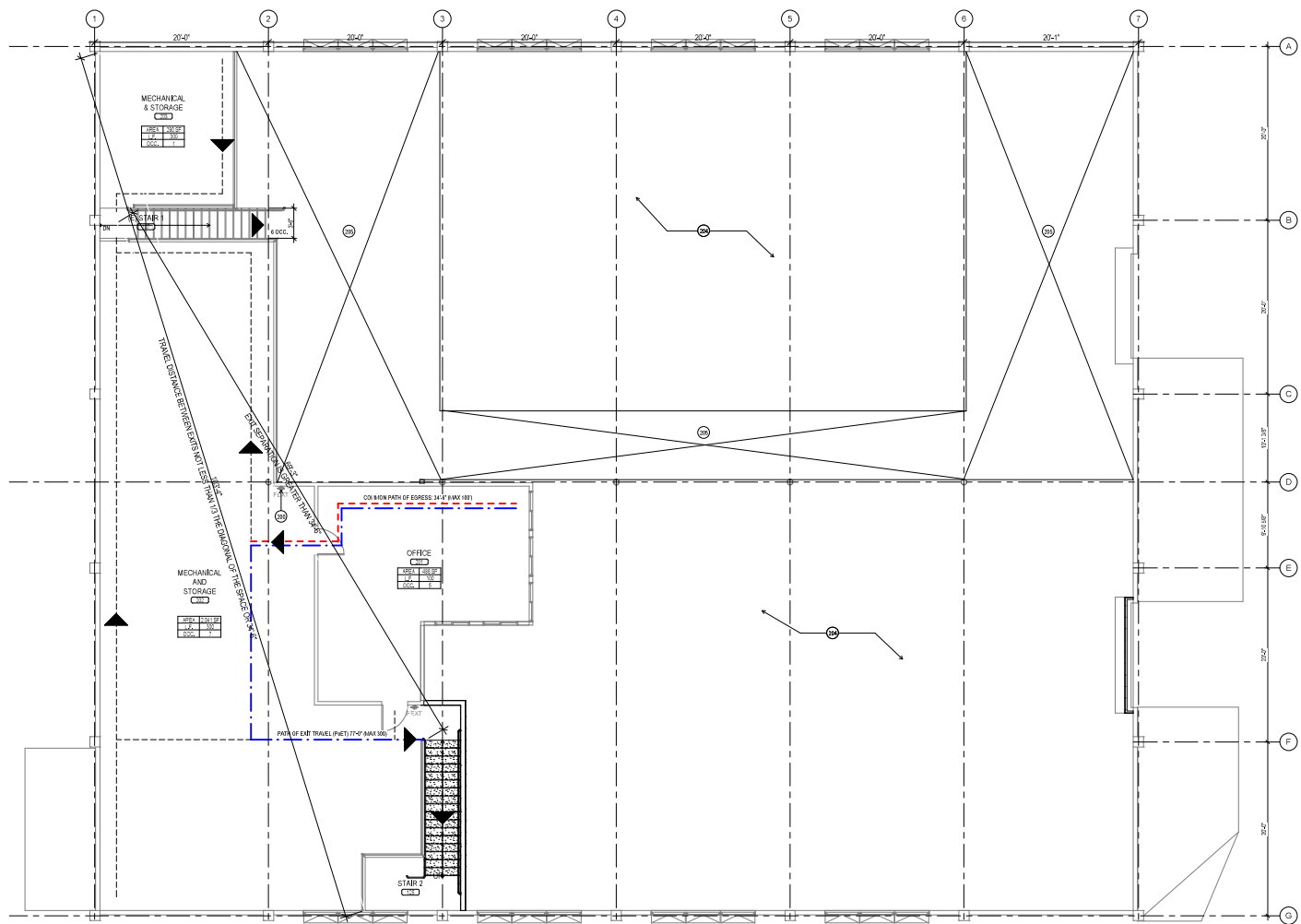
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RAWN BY:	Author
VIEWED BY:	EM
PROVED BY:	F.LAST
ES PROJECT NO.:	10295.001

© 2021

G2.02

SHEET NO.



1 EXITING PLAN - MEZZANINE LEVEL
3/16" = 1'-0"

FOR ACCESSIBILITY STANDARDS REFER TO SHEETS 01-01, 01-02 AND 01-03

7. PROVIDE ELEV 3600S PER 2010 SECTION 01.05.01, ELECTRICAL PANELS AT EACH STAIR LOCATION

8. PROVIDE "EXIT" TACTILE SIGN AT EACH STAIR AND ELEVATOR DOOR.

9. PROVIDE "EXIT" TACTILE SIGN AT EACH ACCESS DOOR FROM AN INTERIOR ROOM.

10. FIRE SMOKEPULLERS SHALL COMPLY WITH 2010 SECTION 01.05.01 AND 2010 CFC SHALL BE SUBMITTED TO THE LOCAL AUTHORITY PRIOR TO PROJECT INSTALLATION. CONCEALED SPACES SHALL BE SPINFINISHED.

11. ALL FLOOR PLAN PROVIDING EMERGENCY PROTECTION. INFORMATION SHALL BE POSTED AT ALL PUBLIC AREAS OF THE PROJECT. THE INFORMATION SHALL BE LIMITED TO THE FOLLOWING:

- A. LOCATION OF THE FIRST AND SECOND ALARMING STATIONS.
- B. LOCATION OF THE EMERGENCY TELEPHONE.
- C. FIRE DEPARTMENT EMERGENCY TELEPHONE NUMBER 9-1-1.
- D. LOCATION OF THE EMERGENCY EXIT.
- E. LOCATION OF THE EMERGENCY EXIT.
- F. LOCATION OF THE EMERGENCY EXIT.
- G. LOCATION OF THE EMERGENCY EXIT.
- H. LOCATION OF THE EMERGENCY EXIT.
- I. LOCATION OF THE EMERGENCY EXIT.
- J. LOCATION OF THE EMERGENCY EXIT.
- K. LOCATION OF THE EMERGENCY EXIT.
- L. LOCATION OF THE EMERGENCY EXIT.
- M. LOCATION OF THE EMERGENCY EXIT.
- N. LOCATION OF THE EMERGENCY EXIT.
- O. LOCATION OF THE EMERGENCY EXIT.
- P. LOCATION OF THE EMERGENCY EXIT.
- Q. LOCATION OF THE EMERGENCY EXIT.
- R. LOCATION OF THE EMERGENCY EXIT.
- S. LOCATION OF THE EMERGENCY EXIT.
- T. LOCATION OF THE EMERGENCY EXIT.
- U. LOCATION OF THE EMERGENCY EXIT.
- V. LOCATION OF THE EMERGENCY EXIT.
- W. LOCATION OF THE EMERGENCY EXIT.
- X. LOCATION OF THE EMERGENCY EXIT.
- Y. LOCATION OF THE EMERGENCY EXIT.
- Z. LOCATION OF THE EMERGENCY EXIT.

12. ALL EXITS SHALL BE IDENTIFIABLE BY A SIGN, CLASSIFICATION OF THE SIGN SHALL BE MOTION SENSITIVE THAT THE MAX. TRAVEL DISTANCE TO THE EXIT SIGN, ON A FLOOR OF FLOOR BASE, IS IN COMPLIANCE WITH 2010 SECTION 01.05.01, ELECTRICAL PANELS AT EACH STAIR LOCATION. THE SIGN SHALL BE IDENTIFIABLE BY A SIGN, CLASSIFICATION OF THE SIGN SHALL BE MOTION SENSITIVE THAT THE MAX. TRAVEL DISTANCE TO THE EXIT SIGN, ON A FLOOR OF FLOOR BASE, IS IN COMPLIANCE WITH 2010 SECTION 01.05.01, ELECTRICAL PANELS AT EACH STAIR LOCATION.

13. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A SPECIALLY KEY OR SPECIAL KNOWLEDGE OR EQUIPMENT. EXCEPTION FOR LOCK, PROVIDE REVERSIBLE LOCKING. SIGN ON THE INSIDE OF THE DOOR SHALL BE IDENTIFIABLE BY A SIGN, CLASSIFICATION OF THE SIGN SHALL BE MOTION SENSITIVE THAT THE MAX. TRAVEL DISTANCE TO THE EXIT SIGN, ON A FLOOR OF FLOOR BASE, IS IN COMPLIANCE WITH 2010 SECTION 01.05.01, ELECTRICAL PANELS AT EACH STAIR LOCATION.

14. ALL EXITS SHALL BE IDENTIFIABLE BY A SIGN, CLASSIFICATION OF THE SIGN SHALL BE MOTION SENSITIVE THAT THE MAX. TRAVEL DISTANCE TO THE EXIT SIGN, ON A FLOOR OF FLOOR BASE, IS IN COMPLIANCE WITH 2010 SECTION 01.05.01, ELECTRICAL PANELS AT EACH STAIR LOCATION.

15. MAINTAINANCE ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 10 FEET COMPLIANCE WITH 2010 SECTION 01.05.01, ELECTRICAL PANELS AT EACH STAIR LOCATION.

16. CARE HANDICAP ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 10 FEET COMPLIANCE WITH 2010 SECTION 01.05.01, ELECTRICAL PANELS AT EACH STAIR LOCATION.

➔ EXIT A EXIT

AREA	AREA
LOAD FACTOR	LOAD FACTOR
OCCUPANT LOAD	OCCUPANT LOAD

--- "X" --- COMMON PATH OF EGRESS
PER 2018 IBC, ITEM 1008.1.1 100 MAX W/ APPROVED
AUTO, THE SPRINKLER SYSTEM

--- "X" --- PATH OF EXIT TRAVEL (PWT)
PER 2018 IBC, ITEM 1008.2.1 300 MAX W/ APPROVED
AUTO, THE SPRINKLER SYSTEM

EXIT ACCESS WITH
NUMBER OF OCCUPANTS

NO INDICATED BUILD/DOOR

CARD READER MAX 40 FEET
RANGE TO REACH PARTS
PER IBC 100.100

PANEL HARDWARE

SEAL RECESSED FIRE
EXTINGUISHER CABINET

FIRE EXTINGUISHER COVERAGE AREA

EXIT SIGN

MEZZANINE - OCCUPANCY				
Rm. No.	Name	Area	Occupant Load Factor	Total Occupants
001	OFFICE	486 SF	100	5
002	MECHANICAL AND STORAGE	2,041 SF	300	7
003	MECHANICAL & STORAGE	290 SF	300	1

EXITS	OCCUPANT LOAD	LOAD FACTOR	DOOR WIDTH	
			REQ. WIDTH (INCHES)	PROVIDED (INCHES)
STAIR 1	6	0.2	1.2	36
STAIR 2	7	0.2	1.4	36
TOTAL OCCUPANTS	13			

100	RELOCATE EXISTING FIRE EXTINGUISHER
104	LEVEL 1 ROOMS BELOW
105	OPEN TO STRUCTURE

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C3

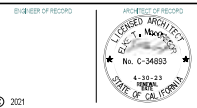


190 O'Brien Dr,
Menlo Park, CA 94025.

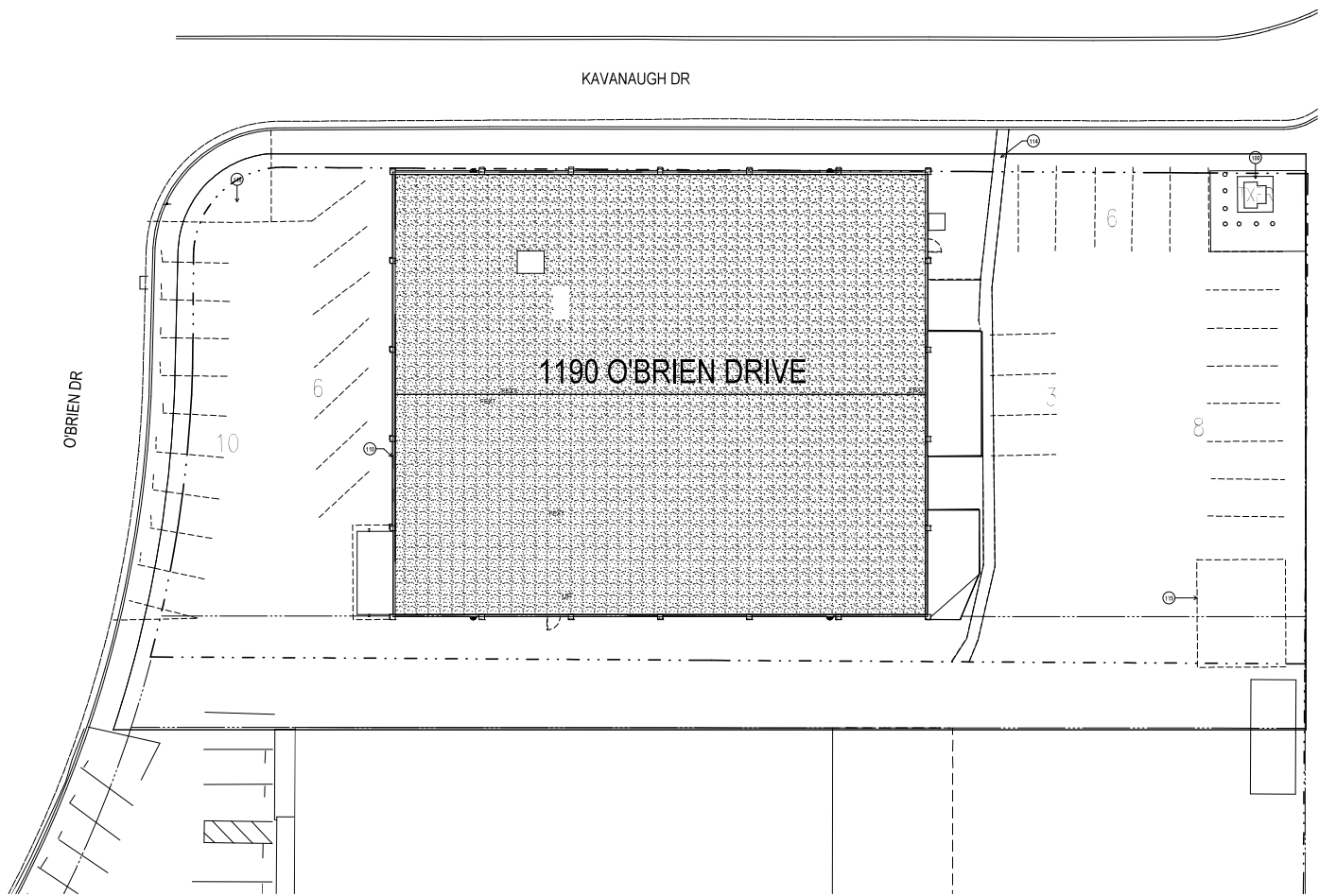
SITE DEMOLITION PLAN

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RAWN BY:	A.TANAKA
VIEWED BY:	EM
APPROVED BY:	F.LAST
ES PROJECT NO.:	10295.001



BLDG. D1.01 SHEET NO.



1 SITE DEMOLITION PLAN
3/12 = 1-2'




SHEET NOTES

SEE CIVIL SHEETS FOR SITE DETAILS

 KEYNOTES

100	EXISTING TRANSFORMER TO REMAIN
110	EXISTING GAS METER, RAISE 12" ABOVE 8FE
114	EXISTING VALLEY GUTTER
115	REMOVE EXISTING CONTAINERS
116	DEMOL EXISTING LANDSCAPING

LEGEND

	DEMO PARKING STALL
	(E) CURB TO BE REMOVED
	(E) CURB TO REMAIN
	PROPERTY LINE



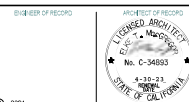
1190 O'BRIEN DRIVE

190 O'Brien Dr,
Menlo Park, CA 94025.

DEMO PLAN - LEVEL 1

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RAWN BY:	Author
VIEWED BY:	EM
APPROVED BY:	FJAST
ES PROJECT NO.:	10295.001



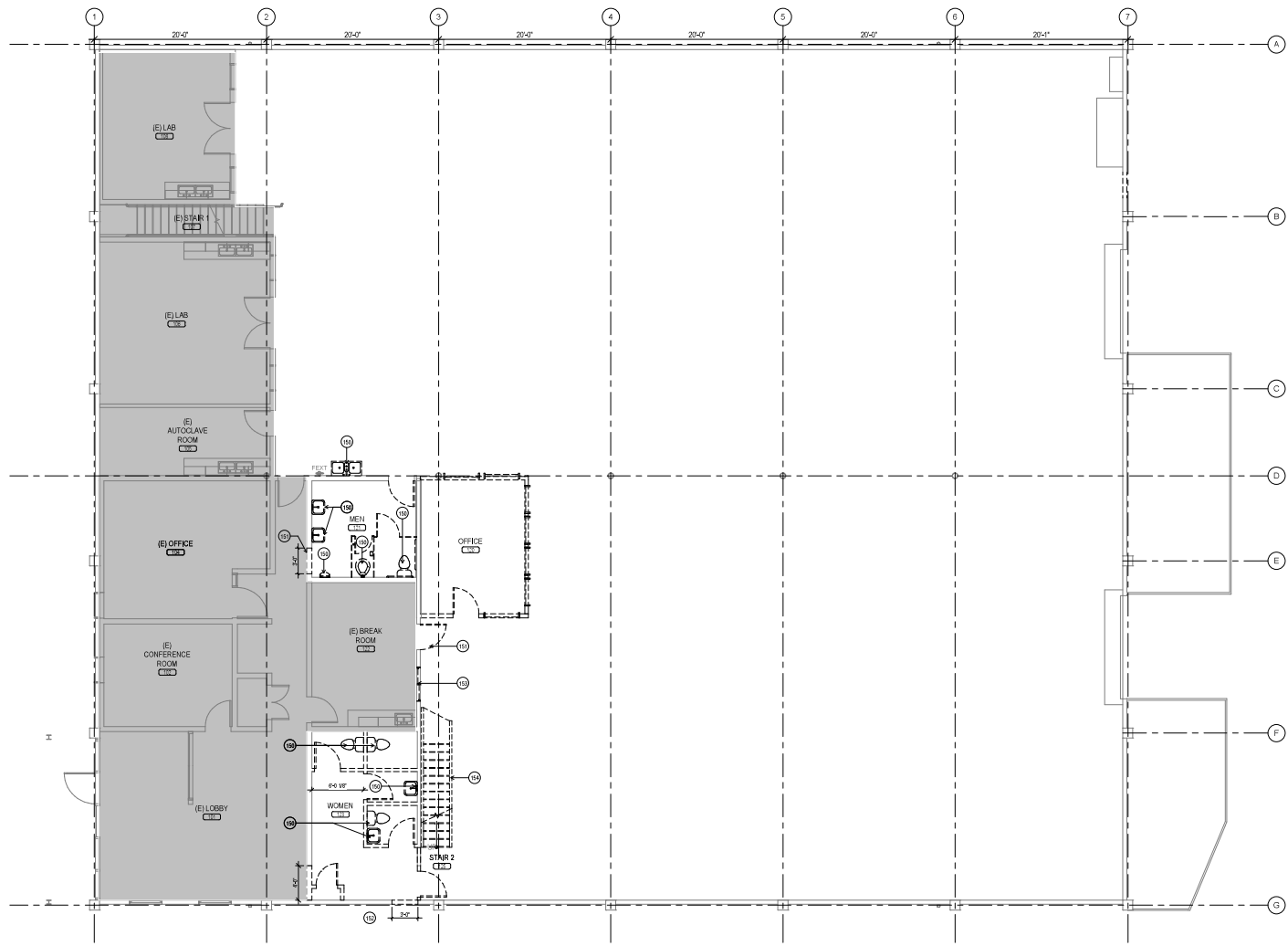
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SHEET N



4 DEMO PLAN - LEVEL 1





SHEET NOTES

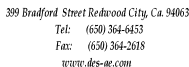
- | | |
|---|---|
| 1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE DEMOLITION ACTIVITIES SO THAT THEY ARE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AND THE REQUIREMENTS OF THE PROPERTY OWNER. | 5. PERFORM ALL DEMOLITION IN AN ORDERLY MANNER, CAUSE NO DAMAGE TO EXISTING CONSTRUCTION TO REMAIN, PROTECT ALL EXISTING FINISHES, DOORS, FRAMES, ETC. WHICH ARE TO REMAIN, DEMOLITION CONTRACTOR SHALL PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER. |
| 2. DEMOLITION CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD. | 6. COMPLY WITH ANSI A10.6 "AMERICAN NATIONAL STANDARD SAFETY REQUIREMENTS FOR DEMOLITION". |
| 3. CEASE OPERATIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF WORK APPEARS TO BE ENDANGERED OR IN CONFLICT WITH EXISTING CONDITIONS TO REMAIN. DO NOT RESUME WORK UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN. | 7. DISPOSE OF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY OFF THE SITE, COMPLY WITH ALL LOCAL HAULING AND DISPOSAL REQUIREMENTS. |
| 4. CAP ALL UTILITIES TO BE ABANDONED BEFORE THE FACE OF FINISH IE. AT WALLS, FLOORS, CEILINGS, FINISH GRADED EARTH AND MECHANICAL ROOMS, ETC. PROVIDE FINISHES FOR SPECIFIC REQUIREMENTS TO REMAIN AND RECORD ALL CONCEALED TERMINATION AND PLACEMENT OF ITEMS CAPPED OR REROUTED, IDENTIFY SIZE AND TYPE OF INFRASTRUCTURE INCLUDING UTILITIES, CONDUITS, PIPES, ETC. TO BE SUBMITTED TO THE OWNER. SUBMITTING ABANDONED PIPING, CONDUIT, AND WIRING NOT SCHEDULED TO BE REUSED SHALL BE REMOVED COMPLETELY. | 8. CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. |
| 5. ASBESTOS CONTAINING PRODUCTS OR OTHER HAZARDOUS MATERIALS MAY BE PRESENT ON THE SITE OR IN THE BUILDING WHERE THE DEMOLITION WORK IS OCCURRING. IF SUSPECT MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER FOR INSTRUCTIONS PRIOR TO PROCEEDING WITH ADDITIONAL WORK AREAS AFFECTED. THE CONTRACTOR SHALL IMMEDIATELY POST NOTICES AND TAKE CARE TO ENSURE THE SAFETY OF ALL WORKERS, THE STAFF, AND THE PUBLIC. PER CFC SECTION 8707, ASBESTOS REMOVAL. | 9. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. |
| 6. VARIOUS MATERIALS, FIXTURES, AND EQUIPMENT SHOWN TO BE REMOVED MAY CONTAIN HAZARDOUS MATERIALS AND/OR LEAD. ITEMS CONTAINING HAZARDOUS MATERIALS AND/OR LEAD SHALL BE REMOVED BY A LICENSED ABATEMENT CONTRACTOR. THE CONTRACTOR TO COORDINATE THE REMOVAL OF ALL MATERIALS CONTAINING HAZARDOUS MATERIALS AND/OR LEAD. | 10. SCHEDULE ALL SERVICE SHUTDOWNS WITH THE OWNER, NOTIFY OWNER A MINIMUM OF 24 HOURS PRIOR TO ANY SHUTDOWN. |
| 7. VERIFY WITH OWNER ITEMS TO BE SAVED AND/OR STORED ON SITE, ITEMS NOT WANTED BY OWNER TO BE RECYCLED OR SALVAGED. | |
| 8. THE INTENT OF THE DEMOLITION PLANS IS TO SHOW THE GENERAL NATURE OF THE SCOPE OF THE DEMOLITION, THE CONTRACTOR RESPONSIBLE FOR VISITING THE JOB SITE TO VERIFY THE EXISTING CONDITION, NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. | |

KEYNOTES

150	REMOVE EXISTING FIXTURES
151	REMOVE EXISTING DOOR, INFILL WITH NEW WALL
153	REMOVE EXISTING WINDOW, INFILL WITH NEW WALL
154	REMOVE EXISTING STAIR AND HANDRAILS

LEGEND

-  (E) WALL TO REMAIN
-  (E) 1-HOUR RATED WALL TO REMAIN
-  (E) WALL TO BE REMOVED
-  OUT OF SCOPE



190 O'Brien Dr,
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DEMO PLAN - LEVEL 1 RCP

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RAWN BY: Author

REVIEWED BY: EM

APPROVED BY: F. LAST

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DISCLOSURE OF RECORDS

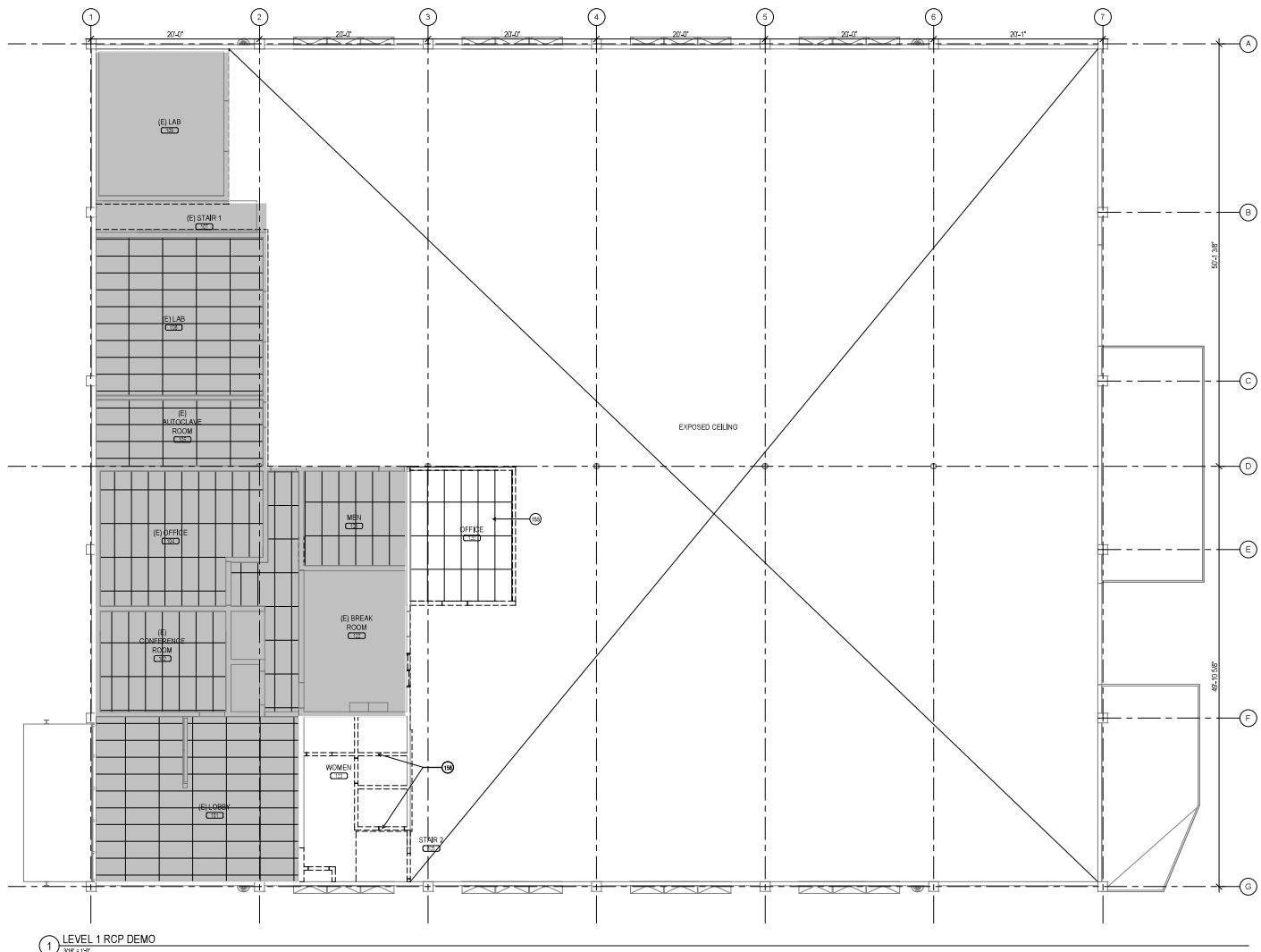


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IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE DEMOLITION ACTIVITIES SO THAT THEY ARE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AND THE REQUIREMENTS OF THE PROPERTY OWNER.

2. DEMOLITION CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD.

3. CEASE OPERATIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF WORK APPEARS TO BE ENDANGERED OR IN CONFLICT WITH EXISTING CONDITIONS TO REMAIN, DO NOT REMOVE WORK, UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.

4. CAP ALL UTILITIES TO BE ABANDONED BEFORE THE FACE OF FINISH IE, AT WALLS, FLOORS, CEILING, FISH GRADE, ETC. FOR MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SPECIFIC REQUIREMENTS, DOCUMENT AND RECORD ALL CONCEALED TERMINATION AND CAP LOCATIONS AND ITEMS CAPPED OR REMOVED, IDENTIFY SIZE AND TYPE OF INFRASTRUCTURE INCLUDING WIRING, GAS, AND WATER, ETC. TYPE, ETC. SUBMIT THESE TO ARCHITECT/ALSO NOTIFY NEARBY EXISTING PIPING CONDUIT, AND MINING AND OTHER SCHEDULED ITEMS. SCHEDULED ITEMS SHALL BE REMOVED COMPLETELY.

5. ASBESTOS CONTAINING MATERIALS OR OTHER HAZARDOUS MATERIALS MAY BE PRESENT ON THE SITE OR IN THE BUILDING WHERE THE DEMOLITION WORK IS OCCURRING. IF SUSPECT MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER FOR INSTRUCTIONS PRIOR TO PROCEEDING WITH ADDITIONAL WORK. WITH A WARNING, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND TAKE THE CARE TO ENSURE THE SAFETY OF ALL WORKERS, THE STAFF, AND THE PUBLIC. PER CSP SECTION 807, ASBESTOS REMOVAL.

6. VARIOUS MATERIALS, FIXTURES, AND EQUIPMENT SHOWN TO BE REMOVED MAY CONTAIN HAZARDOUS MATERIALS AND/OR LEAD. ITEMS CONTAINING HAZARDOUS MATERIALS AND/OR LEAD SHALL BE REMOVED BY A LICENSED ABATEMENT CONTRACTOR TO COORDINATE THE REMOVAL. ALL MATERIALS CONTAINING HAZARDOUS MATERIALS AND/OR LEAD.

7. VERIFY WITH OWNER ITEMS TO BE SAVED AND/OR STORED ON SITE. ITEMS NOT WANTED BY OWNER TO BE RECYCLED OR SALVAGED.

8. THE INTENT OF THE DEMOLITION PLAN IS TO SHOW THE GENERAL NATURE OF THE SCOPE OF THE DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE TO VERIFY THE EXISTING CONDITION, NOTIFY THE ARCHITECT

155	REMOVE CEILING AND LIGHT FIXTURES
156	PATCH AND PAINT WHERE WALLS WERE REMOVED. REMOVE EXISTING LIGHT FIXTURES

	(E) WALL TO REMAIN
	(E) 1-HOUR RATED WALL TO REMAIN
	(E) WALL TO BE REMOVED
	OUT OF SCOPE



1190 O'Brien Dr,
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PLAN - LEVEL 1

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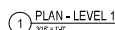
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A2.01

SHEET NO.



SHEET NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF FINISH WOOD.
2. ALL NEW PARTS ARE TO BE TYPE A-1, WOOD. FOR PARTITION TYPES DETAILS SEE SHEET A4.10.
3. COORDINATE LOCATION AND PROVIDE BOLLARDS, BACKINGS AND/OR REINFORCEMENT IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS AND AN WALL-BOUNDED TENS. REFER TO THE PLANS, ELEVATIONS AND DETAILS FOR DIMENSIONS OF TENS AND/OR REINFORCEMENT.
4. REFER TO SHEET A4.02 FOR DOOR AND HARDWARE SCHEDULE.
5. ALL DOORS TO COMPLY WITH THE REQUIRED MINIMUM CLEARANCE AT THE DOORS. ALL DOORS ARE LOCATED ON UNFINISHED FLOOR PERPENDICULAR TO THE DOOR UNLESS OTHERWISE NOTED.
6. ALL DOORS AND PENETRATIONS IN PARTITIONS SHALL MAINTAIN THE REQUIRED FIRE PROTECTION RATING OF PARTITION AND PARTITION SHALL BE IDENTICAL BETWEEN PARTITION RATING AND DOORFRAME RATING. OCCURS NOT BY ARCHITECT PER DESIGN DETAILS.
7. FOR GENERAL ACCESSIBILITY STANDARDS A DETAILS SEE SHEET 04.01.04.01.

 KEYNOTES

261	EXISTING UTILITIES TO REMAIN
266	TYPICAL LAB CASEWORK, SEE ELEVATION 13A4.01
267	EMERGENCY SHOWER & EYEWASH STATION
268	EXISTING STAIR TO REMAIN, NEW HANDRAILS

LEGEND

	NOT IN SCOPE
	NON-RATED GYPSUM BO. WALL
	1-HR RATED WALLS
	2-HR RATED WALLS
	PARTITION TYPES
	WINDOW TYPES
	SEM RECESSED FIRE EXTINGUISHER CABINET
	WALL HUNG FIRE EXTINGUISHER W/BACKET
	ELECTRICAL PANEL
	DOOR TAG
	CARD READER, REFER TO DOOR SCHEDULE
	PANIC HARDWARE, REFER TO DOOR SCHEDULE

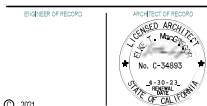


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PLAN - MEZZANINE LEVEL

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DES PROJECT NO.: 10295.001



A2.02

SHEET NO.



1 PLAN - MEZZANINE LEVEL
3/16" = 1'-0"

KEYNOTES

1. ALL CONDITIONS ARE TO THE FACE OF FINISHWORK.
2. ALL NEW PARTITIONS ARE TO PROVIDE A 1.0 L.F. JOINT FOR PARTITION TYPES DETAILS SEE SHEET AS10.
3. COORDINATE LOCATION AND POSITION TO ALL ELECTRICAL, MECHANICAL, AND/OR REINFORCEMENT IN PARTITIONS FOR ALL PARTS. COORDINATE ALL PARTITION TYPES TO THE PLANS, ELEVATIONS AND DETAILS FOR LOCATION OF ITEMS WHICH MAY REQUIRE SUPPORT.
4. REFER TO SHEET AS20 FOR DOOR AND HARDWARE SCHEDULE.
5. ALL DOORS TO COMPLY WITH THE REQUIRED MINIMUM CLEARANCE AT THE DOORS. ALL DOORS ARE LOCATED AT 0' MINUS 1/8" FROM ALL FINISHED FLOOR TO THE DOOR UNLESS OTHERWISE NOTED.
6. ALL DOORS AND PENETRATIONS FOR PARTITIONS SHALL MAINTAIN THE REQUIRED FIRE PROTECTION RATING OF THAT WALL OR PARTITION. WHERE A COMPARTMENT RATING AND DOORFRAME RATING OCCURS NOTIFY AND RECTIFY PRIOR TO PROCEEDING.
7. FOR GENERAL ACCESSIBILITY STANDARDS DETAILS SEE SHEET 01-04-01A.

KEYNOTES	
204	LEVEL 1 ROOMS BELOW
205	OPEN TO STRUCTURE

	NOT IN SCOPE
	NONPATED GYPSUM BD. WALL
	1HR RATED WALLS
	2HR RATED WALLS
	PARTITION TYPES
	WINDOW TYPES
	SEM RECESSED FIRE EXTINGUISHER CABINET
	WALL MOUNT FIRE EXTINGUISHER W BRACKET
	ELECTRICAL PANEL
	DOOR TAG
	CARD READER, REFER TO DOOR SCHEDULE
	PANIC HARDWARE, REFER TO DOOR SCHEDULE