



## REGULAR MEETING AGENDA

**Date:** 5/15/2023  
**Time:** 7:00 p.m.  
**Location:** Zoom.us/join – ID# 862 5880 9056 and  
City Council Chambers  
751 Laurel St., Menlo Park, CA 94025

Members of the public can listen to the meeting and participate using the following methods.

### How to participate in the meeting

- Access the live meeting, in-person, at the City Council Chambers
- Access the meeting real-time online at:  
[zoom.us/join](https://zoom.us/join) – Meeting ID# 862 5880 9056
- Access the meeting real-time via telephone (listen only mode) at:  
(669) 900-6833  
Regular Meeting ID # 862 5880 9056  
Press \*9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:  
[planning.commission@menlopark.gov](mailto:planning.commission@menlopark.gov)\*  
Please include the agenda item number related to your comment.

\*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: 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 website [menlopark.gov](https://menlopark.gov). 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.gov/agendas](https://menlopark.gov/agendas)).

## 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. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. 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 and court report transcript from April 10, 2023, Planning Commission meeting. ([Attachment](#))

### F. Public Hearing

- F1. Sign Review/Amrita Meher/2 Meta Way:  
Consider and adopt a resolution to approve three illuminated signs with bright colors (red) comprising more than 25 percent of the signage area. Two of the signs would be new wall-mounted signs featuring lettering greater than 24 inches in size, and one freestanding monument sign is also proposed. The signage is associated with the citizenM hotel located on the Meta West Campus, in the O (Office) zoning district and regulated by a conditional development permit; Determine this action is categorically exempt under CEQA Guidelines Section 15301’s Class 1 exemption for existing facilities and determine this action is consistent with the certified EIR and the first and second addenda to the certified EIR for the Facebook Campus Expansion Project. ([Staff Report #23-034-PC](#))

### G. Study Session

- G1. Study Session/MidPen Housing Corporation/795 Willow Road (Menlo Park Veterans Affairs Campus):  
Request for a study session for a proposed three-story, 62-unit, multifamily affordable housing development located in the P-F (Public Facilities) zoning district on the Menlo Park Veteran Affairs Campus at 795 Willow Road. The proposed affordable housing development is being evaluated for consistency with the R-4-S (High Density Residential, Special) zoning district; Study sessions are not CEQA projects. ([Staff Report #23-035-PC](#))



## **H. Informational Items**

H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: June 5, 2023
- Regular Meeting: June 26, 2023

## **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 before, 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.gov](mailto:jaherren@menlopark.gov). 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:** 04/10/2023  
**Time:** 7:00 p.m.  
**Location:** Zoom.us/join – ID# 862 5880 9056 and  
Council Chambers  
751 Laurel St., Menlo Park, CA 94025

### A. Call To Order

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

### B. Roll Call

Present: Cynthia Harris (Acting Chair), Andrew Barnes, Henry Riggs, Michele Tate

Absent: Linh Dan Do, Jennifer Schindler

Staff: David Hogan, Contract Planner; Fahteen Khan, Associate Planner; Kyle Perata, Planning Manager; Matt Pruter, Associate Planner; Corinna Sandmeier, Principal Planner; Ed Shaffer, Assistant City Attorney; Mariam Sleiman, City Attorney's Office

### C. Reports and Announcements

None

### D. Public Comment

- Gita Dev spoke on behalf of the Sierra Club Loma Prieta chapter to share that they hosted a webinar recently entitled "Planning for Life Sciences for Bay Area Cities" and that they wanted to provide more information about different levels of laboratories to the city as Menlo Park had designated a life sciences zoning district adjacent to the Facebook mixed use area.

### E. Consent Calendar

- E1. Approval of minutes from the December 12, 2022, Planning Commission meeting. ([Attachment](#))
- E2. Approval of minutes from the January 9, 2023, Planning Commission meeting. ([Attachment](#))

Acting Chair Harris noted a typo on page 14 under item F5 in the January 9 minutes "Planner Turned," noting it was "Planner Turner."

ACTION: Motion and second (Riggs/Barnes) to approve the Consent Calendar consisting of the minutes from the December 12 and January 9 Planning Commission meetings with the typographical error to be corrected as noted for the January 9 minutes; passes 3-0-1-2 with Commissioner Tate abstaining and Commissioners Do and Schindler absent.

## F. Public Hearing

- F1. Architectural Control and Use Permit/Jamie D'Alessandro/961 El Camino Real:  
Consider and adopt a resolution to approve an architectural control for exterior and interior modifications to an existing commercial building to remove a door and window, reconfigure gross floor area to close off an existing recessed area, add a window to the front facade and create a new entry to the side of the building, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The gross floor area of the building would not increase as part of the project. Additionally, the proposal includes modifications to the landscaping including a new deck and trellis. The request also includes. As part of the review, the Planning Commission will need to determine whether the sale of alcohol at a use permit for a live entertainment, on-site consumption of alcohol and outdoor seating for the proposed restaurant use; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities this location serves a public convenience or necessity, in accordance with the requirements of the State Department of Alcoholic Beverage Control (ABC). (Staff Report #23-025-PC)

Associate Planner Fahteen Khan noted correspondence received from both the property owner and applicant after publication of the staff report.

Jaime D'Alessandro, applicant, and Chris Wasney, project architect, spoke on behalf of the project.

Acting Chair Harris opened the public hearing and closed it as no persons requested to speak.

The Commission discussed the site circulation, potential electrification uses rather than gas, solar installation, and the area and hours proposed for entertainment. Ensuing discussion highlighted addressing noise and safety concerns with the intent that noise complaints were not unfairly assigned unilaterally to the subject property in recognition of the existing nightlife in the area with a note that noise disturbance prevention from entertainment be applied equitably citywide.

**ACTION:** Motion and second (Barnes/Riggs) to adopt a resolution to approve an architectural control for exterior and interior modifications to an existing commercial building to remove a door and window, reconfigure gross floor area to close off an existing recessed area, add a window to the front facade and create a new entry to the side of the building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, a use permit for a live entertainment, on-site consumption of alcohol and outdoor seating for the proposed restaurant use, and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities with the following added condition; passes 4-0 with Commissioners Do and Schindler absent.

**Add Condition 2b:** Twelve months after occupancy, staff shall review complaints within the community. If, depending on trend lines in the community, staff believes this establishment may be responsible for disturbances between 11 p.m. to 2 a.m., the live entertainment use between the hours of 11 p.m. and 2 a.m. shall be scheduled for review by the Planning Commission. The Commission's review would be limited to live entertainment use between the hours of 11 p.m. and 2 a.m.

F2 and G1 are associated items with a single staff report

- F2. Draft Environmental Impact Report (Draft EIR) Public Hearing/ Tarlton Properties, LLC/1105-1165 O'Brien Drive and 1 Casey Court (referred to as the 1125 O'Brien Drive project):
- Public hearing to receive comments on the Draft EIR to develop a five-story research and development (R&D) building containing approximately 131,825 square feet of gross floor area, in the LS-B (Life Sciences, Bonus) zoning district. This includes 129,166 square feet of R&D uses and 2,659 square feet of commercial (Café) uses. The proposed project floor area ratio (FAR) would be 74 percent. The project site consists of four parcels containing three one-story buildings of approximately 59,866 square feet and an existing drainage channel. The project site is commonly referred to as 1125 O'Brien Drive and includes buildings currently addressed 1105, 1135 and 1165 O'Brien Drive and 1 Casey Court. The proposed project would include 229 parking spaces in surface parking lots located behind the building and adjacent to the building along O'Brien Drive. The two surface parking lots would be accessed from O'Brien Drive and Casey Court. The proposed project includes requests for a use permit, architectural control, below market rate housing in-lieu fee, and environmental review. The proposal includes a request for an increase in height and FAR under the bonus level development allowance in exchange for community amenities. The applicant is proposing payment of a community amenities in-lieu fee. The project includes a hazardous materials use permit request to allow a diesel generator to operate the facilities in the event of a power outage or emergency. The proposed project includes requests to modify the surface parking along street frontage requirements along Casey Court, and to transfer development rights (height) from the applicant controlled parcel at 1140 O'Brien Drive to comply with the Zoning Ordinance average height requirement. If necessary to ensure water flow volumes for the proposed project meet the requirements of the Menlo Park Fire Protection District and based on timing of the necessary water line improvements, the proposed project also could include upgrades of water lines beneath O'Brien Drive from the project site frontage to the intersection with Willow Road. The environmental effects of upgrading the waterlines were previously evaluated in the certified EIR for the 1350 Adams Court project. The proposed project is requesting an exception from the City's reach code to allow for the use of natural gas for space conditioning in the laboratory spaces. The proposed project also includes a request to remove 11 heritage trees. The focused Draft EIR was prepared to address potential physical environmental effects of the proposed project in the following areas: transportation, population and housing, air quality, greenhouse gas emissions, noise (operation – traffic noise, construction noise and vibration), cultural and tribal resources, and biological resources. In accordance with CEQA, the certified program-level ConnectMenlo EIR served as the first-tier environmental analysis. Further, the focused Draft EIR was prepared in compliance with the terms of the Settlement Agreement between the City of East Palo Alto and the City of Menlo Park. The Draft EIR identifies significant and unavoidable environmental impacts from noise (construction noise and vibration) and greenhouse gas (GHG) emissions (conflicts with applicable plans and policies and cumulative GHG emissions). The project site does not contain a toxic release site, per Section 6596.2 of the California Government Code. The City is requesting comments on the content of this Draft EIR. Written comments on the Draft EIR may be also submitted to the Community Development Department (701 Laurel Street, Menlo Park) no later than 5:00 p.m. on May 8, 2023. (Staff Report #23-026-PC)

Item F2 was transcribed by a court reporter.

## **G. Study Session**

- G1. Study Session for a Use Permit, Architectural Control, Lot Merger, Below Market Rate Housing In-Lieu Fee, and Environmental Review/Tarltan Properties, LLC/1105-1165 O'Brien Drive and 1 Casey Court (referred to as the 1125 O'Brien Drive project):
- Request for a study session for a use permit, architectural control, below market rate housing in-lieu fee, and environmental review to develop a five-story research and development (R&D) building containing approximately 131,825 square feet of gross floor area, in the LS-B (Life Sciences, Bonus) zoning district. This includes 129,166 square feet of R&D uses and 2,659 square feet of commercial (Café) uses. The proposed project floor area ratio (FAR) would be 74 percent. The project site consists of four parcels containing three one-story buildings of approximately 59,866 square feet and an existing drainage channel. The project site is commonly referred to as 1125 O'Brien Drive and includes buildings currently addressed 1105, 1135 and 1165 O'Brien Drive and 1 Casey Court. The proposed project would include 229 parking spaces in surface parking lots located behind the building and adjacent to the building along O'Brien Drive. The two surface parking lots would be accessed from O'Brien Drive and Casey Court. The proposed project includes requests for a use permit, architectural control, below market rate housing in-lieu fee, and environmental review. The proposal includes a request for an increase in height and FAR under the bonus level development allowance in exchange for community amenities. The applicant is proposing payment of a community amenities in-lieu fee. The project includes a hazardous materials use permit request to allow a diesel generator to operate the facilities in the event of a power outage or emergency. The proposed project includes requests to modify the surface parking along street frontage requirements along Casey Court, and to transfer development rights (height) from the applicant controlled parcel at 1140 O'Brien Drive to comply with the Zoning Ordinance average height requirement. If necessary to ensure water flow volumes for the proposed project meet the requirements of the Menlo Park Fire Protection District and based on timing of the necessary water line improvements, the proposed project also could include upgrades of water lines beneath O'Brien Drive from the project site frontage to the intersection with Willow Road. The environmental effects of upgrading the waterlines were previously evaluated in the certified EIR for the 1350 Adams Court project. The proposed project is requesting an exception from the City's reach code to allow for the use of natural gas for space conditioning in the laboratory spaces. The proposed project also includes a request to remove 11 heritage trees. (Staff Report #23-026-PC)

Acting Chair Harris opened public comment.

Public Comment:

- Gita Dev, Sierra Club Loma Prieta Chapter, noted concerns of the community related to biosafety levels, operational noise of biotech labs, and with privately funded labs. She suggested looking at comparables regarding noise. She said other cities such as Milpitas with biotech labs did not allow diesel or natural gas-powered emergency generators because of greenhouse gas emissions. She said loading and unloading for biotech labs was often an all-night operation with issues of light pollution. She said the greatest biosafety concern was that this was an area of liquefaction and high earthquake damage. She said the potential of a biosafety level 3 lab here close to residential and the bay was greatly concerning and noted national concern about privately funded biosafety labs.

Acting Chair Harris closed public comment.

Contract Planner Hogan outlined topic areas for focus: site layout, architectural design and detailing of the buildings, average building height calculation, publicly accessible open space design and layout, onsite parking layout, and community amenity in-lieu fee.

Commissioner Tate asked for clarification about the public access connecting this project with Willow Village as it appeared too far away to serve Belle Haven residents, but which had been indicated on the slide presented. She said she thought it would serve the East Palo Alto neighbors.

Planner Hogan said the public access would get more use from people in the businesses in the area and from the East Palo Alto area. He said with the location of the project the Belle Haven neighborhood was more likely to access through the SFPUC right of way from where it connected closer to Willow Road. He said as proposed it had the potential to benefit more the residences in East Palo Alto located near the project.

Commissioner Tate noted the public comment about gas heating and asked whether or not something other than gas was being considered for the heating.

Planner Hogan said the applicant was proposing to use natural gas for the heating and other HVAC activities. He said the city's REACH code had a mechanism to submit a justification for exception and the city required peer review of that document. He said the document had been prepared and was being preliminarily reviewed. He said the final decision on that would be made at the building permit stage. He said the EIR assumed the use of natural gas and had found a significant and unavoidable impact for that, and that was what the applicant was proposing in the project.

Commissioner Tate said in previous discussions on the project that natural gas was purported as the most efficient energy for certain uses in the lab space but had not been specified for heating throughout the building. She asked why this was proposed noting the commenter's observation that other municipalities did not allow gas for heating for biotech.

Mr. Tarlton said technological progress with regards to electric heating for laboratories was not feasible at this time.

Acting Chair Harris said she had spoken with another project at 4055 Bohannon that was a biology lab and she understood that they were planning to be 100% electric except for the diesel emergency generator. She suggested if they needed gas for the lab spaces perhaps there was potential for electric heating otherwise. She said her concern was they seemed to be moving toward 100% electrification in the city, but this project was not doing so.

Mr. Tarlton said the building industry in general was moving in that direction, but laboratory spaces had not moved in that direction. He said the challenge with laboratory spaces and heating them was the number of air changes as those were significantly higher than those for an office. He said the physics of heating a laboratory space with electricity right now was not feasible and reliable.

Commissioner Tate asked if it was possible to zone where the offices were. She said she did not know how other jurisdictions were doing this. She said they had heard that a nearby city was not planning to allow gas energy for a similar use as this building. She said the industry was moving along if slowly but maybe there was something out there to use as neighboring jurisdictions were attempting to do so.



Mr. Tarlton said they were doing an all-electric laboratory building across the street from the project site at 1190 O'Brien Drive, but this project was a 12,000 square foot facility. He said he could not address the specific project the Chair referred to and noted that they were happy to look into that. He said they looked at many different projects with similar uses. He said there was a single laboratory building, a single-user building, in Newark that was all electric. He said that project was not yet completed nor fully commissioned because they were having problems with it. He said their standard practice, in part for the benefit of their tenants but also for the city, was to build life science buildings that were flexible. He said this proposed building would be around for 40 years or more and that tenants moved in and out. He said they needed to have a building that could be transformed from a single tenant building into a multi-tenant one. He said if they were to designate specific zones for office and specific zones for lab that would eliminate that flexibility.

Acting Chair Harris said that this building would be here for 40 years made her think that gas would be used there for 40 years. She recognized the applicant's struggle but expressed disappointment that they were not at the goal of electrification yet.

Commissioner Barnes asked for information from the applicant about biosafety levels.

Mr. Tarlton said they wanted to continue to conduct themselves in the Menlo Park community in a way that was transparent and made everyone comfortable and feel safe. He said much reference had been made that the life science zoning district in Menlo Park was in a high liquefaction zone and that was categorically false. He said the former Sun campus area now occupied by Facebook was a liquefaction area. He said the area geographically south of the railroad tracks, which included all of the life science zoning district, was on solid soil and was not a liquefaction zone. He said life science was a broad term and covered many different types of uses. He said to clarify the life science district in Menlo Park did not have every building conducting biosafety level research, whether at level 1, 2, or 3 and that quite a lot of the square footage in the life science district was not conducting any biosafety activity. He said for instance one of their largest tenants, Pacific Biosciences, made genomic sequencing equipment. He said another one of their tenants, formerly Intersect ENT and now owned by Medtronic, were making a sinus implant. He said within the very large category of life science they had medical device manufacturers, medical instrument manufacturers, and diagnostics as examples. He estimated that on the high side maybe 20% of the total area in the life science zoning district was conducting biosafety activities of some kind, most of it at level 1 and a little at level 2.

Ron Kreitemeyer, Chief Operating Officer for Tarlton Properties, said he formerly served as the biosafety officer and also as a chemical hygiene officer and environmental health and safety officer for a number of life science companies, several of which were in Menlo Park. He said the biosafety levels (BSL) program was designed as a type of escalating system. He said BSL 1 was typically biological materials that would not cause harm to humans; BSL 2 was typically materials such as human blood, synovial fluid and things like that, which were potentially infectious; and BSL 3 was potentially lethal bio agents. He said these BSLs had increasing controls associated with them moving from BSL 1 to BSL 3. He said within the country there were 15 BSL 4 labs but none in California to his knowledge. He said the BSL 4 lab closest to California was in either Colorado or Montana. He said most BSL 4 labs were operated by the government. He said quite a few BSL 3 labs existed at major universities such as at Stanford and UC San Francisco. He said BSL 3 labs were typically small. He reviewed operating safety programs and protocols for BSL 1, 2 and 3 that were regulated by state codes. He said in their business park they had some BSL 2 labs but no BSL 3 labs. He said this was a well-regulated industry despite what people were saying. He said with

BSL 3 the program to obtain agents was strictly regulated by the CDC and that applied to private biotech companies.

Acting Chair Harris asked what mechanism would be used if the city decided not to allow anything greater than BSL 2 for this project.

Planner Sandmeier said she thought that might be made a condition of approval when the project came for final entitlements.

Acting Chair Harris said she appreciated the transportation analysis done by Hexagon and the independent traffic analysis undertaken by Tarlton. She said Hexagon made several recommendations, one of which was that current on street parking should be removed for 20 feet on either side of the driveways and that landscape plans should be modified to ensure that exiting drivers could see pedestrians on the sidewalk as well as bicyclists. She said it also recommended the project install a sidewalk along its frontage on Casey Court to provide better pedestrian connection between the project site and surrounding area. She asked if the applicant was planning to do either of those items and how it was determined which of those recommendations the city would require or whether it could require those.

Planner Hogan said the mitigation measures related to VMT were in the EIR and the other improvement requirements the project was proposing, frontage improvements along O'Brien Drive and Casey Court, were pretty typical in terms of new development in an area where there was a new standard. He said regarding the recommended improvements by the traffic analysis that he assumed the Public Works department would include those in their list of conditions of approval that would be presented to the Planning Commission.

Acting Chair Harris said the recommendations she would want added as conditions of approval as the project moved forward was that the current on street parking be removed 20 feet on either side of driveways and landscape plans modified to ensure exiting drivers could see pedestrians and bicyclists and that the project install sidewalk along Casey Court to provide better pedestrian connection.

Planner Hogan said the project plans did include sidewalks along Casey Court.

Acting Chair Harris asked about the bicycle lane around the project and if it went along O'Brien Drive to connect to Willow Road and also connected around Casey Court with drop-off and pickups from the school there or other businesses.

Planner Hogan said he was not sure between this project and others in the area where the Class 2 bicycle lane was intended to be constructed.

Mr. Tarlton said there were a number of considerations noting there was a separate project in the works between Tarlton Properties and the City of Menlo Park, a public-private partnership to install a continuous sidewalk as well as a bicycle lane from Willow Road to University Avenue on the south side of O'Brien Drive. He said the current construct of that project that was separate from this proposed project and separate from the 1350 Adams Court project, previously approved, had a compromise with existing neighbors to allow for street parking to still happen on one side of the road, which would allow for a sidewalk and a bicycle lane on the south side but parking on the north



side. He said regarding drop-off and pickups for the daycare facility they understood that was actually off O'Brien Drive and not Casey Court.

Acting Chair Harris asked how mitigation measures for construction noise were monitored noting recently the commission had heard neighbor complaints about other projects wherein such measures were not adhered to, nor could they get response from the city to monitor. She questioned whether the city had adequate staff for that monitoring and the protocol for monitoring during the construction process noting a school virtually next door to the proposed project.

Planner Hogan said they spent considerable time working on the construction noise impacts on the school and the idea was to construct a noise barrier along the property line to hopefully reduce noise levels within the school playground. He said even though they thought the mitigation measures would be effective that it might not be able to achieve the reduction in noise to get it to an insignificant level. He said the EIR included the construction of a sound barrier around the playground area as a requirement. He said monitoring was complicated and suggested perhaps installing a noise monitor at the site might be possible. He said they were open to suggestions from the Commission.

Planner Sandmeier said noise monitoring was enforced by building department inspectors; she said the public also could call code enforcement for issues. She asked if commissioners received concerns from neighbors about projects to forward those to staff so they could look into those.

Acting Chair Harris said she would like more information and details about the proposed café. She said they had heard from many residents and from previous commission discussions on the project that the café should be a community service as well as a business service. She said the need for a local café operating beyond business hours in the evening and on weekends for new and future residents to gather with opportunities for local community events such as music or art had been identified. She said another suggestion the community might want would be additional food for takeout versus just a café. She said when this project was before the commission previously the recommendation was made that the applicants go into the community and see what they might do to help the community related to the café. She said she wanted assurance the outreach was happening and how from the city's perspective they might help facilitate that.

Planner Hogan said he understood the need for additional services in the area but that might be more of a commercial use than what the applicant was envisioning on the site. He said he would consult with department management and the applicant to provide some information to the commission on this. He suggested that the Willow Village project might be a more appropriate location for something like that.

Planner Sandmeier said the café was not the proposed community amenity for the project and the applicant was proposing to pay the in-lieu fee for the community amenity.

Replying to Commissioner Barnes, Mr. Tarlton said the two parking areas were separated for one reason as they had a meandering publicly accessible path with seating and landscaping that would travel between the two. He said they felt that operationally it would work fine to have a parking area primarily designated for employees and a parking area that would be available for visitors and others.

Replying further to Commissioner Barnes, Mr. Tarlton said going back even further about four years ago when they brought this project to the commission there was strong opposition to a structured parking solution that was parallel to the face of the building, which was their option at that time. He said they then tried to address that strong opposition. He said there had been a nearly universal pushback on parking in general. He said the proposed solution had a reduced parking ratio. He said at some point in the future structured parking might be found appropriate for this entire site but today the appropriate solution that addressed prior pushback from the commission and staff about the parking structure previously proposed was to acquire land for surface parking rather than structure parking. He said acquiring the land and all the accoutrements for this project of landscaping and the parking lot materials that would reflect solar to avoid the heat island effect was not a great cost savings versus the cost of building structure parking. He said a project at 1005 O'Brien Drive that the commission had not yet seen had mostly structure parking and noted replying further to Commissioner Barnes that the business park would have a mix of structured parking and surface parking. He said over time it would be mostly structured parking but there would be interim periods where they would have surface parking whether it was because a particular site would be developed in phases or because when they were doing a larger master plan and took down two buildings and replaced one of those with a larger structure they would need surface parking for a while until the second building was developed.

Commissioner Barnes referred to the topic areas for discussion presented by staff. He said regarding site layout that they had seen that before and he had no comments. He said the proposal was a fine architectural design. He said the detailing on the front worked well and he was not exercised about the lack of detailing on the other areas. He said the publicly accessible open space was well done and in the amounts proposed was creatively utilized. He said they just heard about the onsite parking layout. He asked regarding the community in-lieu payment what the applicant could do with the \$3.1 million that would be a creative benefit to the community and something the applicant could do better than the city could.

Mr. Tarlton said going back in time they had proposed a library but that was done by someone else. He said they proposed an aquatic center but that was deemed a city responsibility and not an appropriate use of public benefit funds. He said they could build sidewalks, they could underground utilities, and do all kinds of wonderful things. He said the starting point was an agreement between the Planning Commission and City Council enacted into law that provided a list of projects EIR ready. He said it did not do any good for applicants for the city to approve a list of projects that applicants then had to go get a separate EIR for. He said another thing they would love to do was improvements at Bayfront Bedwell Park, which they thought was the perfect proposal, only to find out that there was a list of things needed there but no EIR for those. He said if they were to suggest the \$3 million go to improvements at Bayfront Bedwell Park, they would be putting their own project at risk as there was no EIR for that separate piece. He said he would be happy to devote his personal time, their staff time, and consultant time to help. He encouraged getting an approved list that was EIR ready so they could do actual projects for community amenities. He said it pained him to write checks that sat in funds and did nothing for the community. He said the fundamental basis of the whole life science district and the community benefit fee was that they would build projects for the community.

Commissioner Barnes said this was the third study session on the project. He said it was well done and suited the community. He said it was what ConnectMenlo envisioned and was a life science building in a life science zoning district.

Acting Chair Harris said she wanted to acknowledge and praise the applicant for the surface level parking, reducing the parking, and for the addition of more trees and the solar reflection materials. She said she thought regarding the community amenities that some city council members were working on that and had thought by now it would have been finalized. She said it was frustrating as the applicant could build things and they wanted them to.

Recognized by the Acting Chair, Mr. Kreitemeyer said the community amenities money could be used to do the EIRs to do all of the desired community amenity projects rather than putting the development projects at risk by having to do a separate EIR for the community amenity projects.

Commissioner Tate asked about light at night and how that would be mitigated on the Flood Estates and Alberní neighborhoods.

Ms. MacGraegor said all was downlighting and was mitigated to the perimeter of the site. She said a lighting engineer had done the lighting study to show light levels of the property so there would be no light pollution to the neighborhood.

Commissioner Tate said another property had a café open to the public like what was proposed with this project. She asked who really utilized that existing café and whether it was primarily employees at the other buildings around it. She said the East Palo Alto residents who had written in were enthusiastic about using whatever new services would come online.

Mr. Tarlton said they had been operating an eatery in the park continuously for 40 years. He said the original one was Belly Deli and then Jesse Cool ran Cool Eats until she left that business. He said it was now Eats at 1440 and had been the most successful one in 40 years attracting outside users. He said the café proposed at the proposal site would not be as large nor have nearly as large a menu as Eats at 1440. He said it would be more in the form of grab and go simply because there was only so much food service that would be viable in that location. He said they would have more options for food as the park grew into the vision that was established when the life science district was put into place. He said they were trying to measure increasing food service to meet the actual need. He said Eats at 1440 when it first opened was open for breakfast and coffee service but had such limited use it was not justifiable to continue. He said they would continue to try to expand not only the menu, but the locations and hours as the park evolved. Replying further to Commissioner Tate, Mr. Tarlton said Eats at 1440 was open only during business hours.

Acting Chair Harris said the average building height calculation was one of the focus topics for discussion and to clarify the linkage between 1140 was to get the average height down. She said it seemed that that side of the street was only allowed at 35-foot height as it abutted residences. She said the applicants had been interested in acquiring nearby properties to 1140 O'Brien Drive and asked if all of those properties would be limited to a 35-foot height. She said at the 2021 Planning Commission study session for the project, staff had mentioned that they needed to go back and calculate what the building height of 1140 O'Brien Drive would be and that it actually might be lower than 35 feet.

Mr. Tarlton said the facility height at 1140 O'Brien Drive was currently lower than 35 feet. He said regarding average height between the north side of the street and south side of the street that in the establishment of the life science zoning district they had had many conversations about that. He said it was Councilmember Ohtaki who was specifically concerned about having a variance in building

height in the neighborhood. He said the idea of pairing lower buildings on the south side of the street with taller buildings on the north side of the street was specifically contemplated.

Commissioner Tate asked why the lot merger was highlighted in the staff report noting for another project the commission had recently seen with a lot merger that that had been a non-issue.

Planner Hogan described when a lot merger was commonly required.

ACTION: Motion and second (Barnes/Tate) to continue the meeting until 11:05 p.m.; passes 4-0 with Commissioners Do and Schindler absent.

Commissioner Tate said that the way the lot merger was highlighted in the staff report seemed to indicate that there was some challenge regarding it.

Planner Hogan said there was no challenge about it. He said in this case it was a required component of the project, which was why they mentioned and highlighted it.

No additional comments were made.

## **H. Informational Items**

### **H1. Future Planning Commission Meeting Schedule**

- Regular Meeting: April 24, 2023

Planner Sandmeier said a request for an ADU in the front setback at 1143 Woodland Avenue, an amended below market rate agreement for 1162 El Camino Real, and a use permit and architectural control request for 4055 Bohannon Drive would be on the April 24 agenda.

- Regular Meeting: May 1, 2023

## **I. Adjournment**

Acting Chair Harris adjourned the meeting at 11:05 p.m.

Staff Liaison: Corinna Sandmeier, Principal Planner

Recording Secretary: Brenda Bennett

1 CITY OF MENLO PARK  
2 Planning Commission  
3

4 In re:  
5 Draft Environmental Impact  
6 Report (Draft EIR) Public  
7 Hearing/ Tarlton Properties,  
8 LLC/1105-1165  
9 O'Brien Drive and 1 Casey Court  
10 (referred to as the 1125 O'Brien  
11 Drive project)

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ENVIRONMENTAL IMPACT REPORT  
REPORTER'S TRANSCRIPT OF PROCEEDINGS  
AGENDA ITEM F2  
MONDAY, APRIL 10, 2023

Reported by AMBER ABREU-PEIXOTO  
(Via ZOOM Videoconference)  
Certified Shorthand Reporter No. 13546  
State of California

1 ATTENDEES

2

3 The Planning Commission:

4 Cynthia Harris - Acting Chairperson  
Andrew Barnes  
5 Michele Tate  
Henry Riggs  
6

7 SUPPORT STAFF:

8 Matt Pruter, Associate Planner  
Corinna Sandmeier, Principal Planner  
9

10 PROJECT PRESENTERS:

David Hogan, Contract Planner  
11 John Tarlton, Tarlton Properties

12

CONSULTANTS:

13 Elke MacGregor, DES Architects & Engineers  
Victoria Chung, ICF  
14

15

16 ---o0o---

17

18 BE IT REMEMBERED that, pursuant to Notice of the  
19 Meeting, and on April 10, 2023, via ZOOM Videoconference,  
20 before me, AMBER ABREU-PEIXOTO, CSR 13546, State of  
21 California, there commenced a Planning Commission meeting  
22 under the provisions of the City of Menlo Park.

23

24 ---o0o---

25

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

2

3 ACTING CHAIR HARRIS: We are now moving on in the  
4 Agenda in F2 and G1, which are associated, with a single  
5 Staff Report. And I'm going to read F2. It's rather  
6 long, so just bear with me.

7 It's a Draft Environmental Impact Report for  
8 Tarlton Properties at 1105 to 1165 O'Brien Drive and 1  
9 Casey Court, which we're going to refer to as 1125 O'Brien  
10 Drive Project.

11 The public hearing is to receive comments on the  
12 Draft EIR to develop a five-story research and development  
13 building containing approximately 131,000 square feet of  
14 gross floor area in the Life Sciences, Bonus zoning  
15 district. This includes 129,000 of R&D, and 2,659 square  
16 feet of commercial cafe uses.

17 The project site consists of four parcels,  
18 containing three one-story buildings with approximately  
19 29,860 square feet and will be referred to as 1125 O'Brien  
20 Drive.

21 The proposed project would include 229 parking  
22 spaces in surface parking lots located behind the building  
23 and adjacent to the building along O'Brien Drive. The  
24 proposed project includes requests for a use permit,  
25 architectural control, below market rate housing in-lieu



1 fee, and environmental review.

2           The proposal includes a request for an increase  
3 in height and FAR under the bonus level development  
4 allowance in exchange for community amenities. The  
5 applicant is proposing payment of a community amenities  
6 in-lieu fee. The project includes a hazardous materials  
7 use permit request to allow a diesel generator to operate  
8 the facilities in the event of a power outage or  
9 emergency.

10           The proposed project includes requests to modify  
11 the surface parking along street frontage requirements  
12 along Casey Court and to transfer development rights in  
13 height from the applicant-controlled parcel at 1140  
14 O'Brien Drive to comply with the Zoning Ordinance average  
15 height requirement.

16           The proposed project is requesting an exception  
17 from the City's reach code to allow for the use of natural  
18 gas for space conditioning and laboratory spaces.

19           The proposed project also includes a request to  
20 remove 11 heritage trees.

21           The focused Draft EIR was prepared to address  
22 potential physical environmental effects of the proposed  
23 project in the following areas: Transportation,  
24 population and housing, air quality, greenhouse gas  
25 emissions, noise -- and that's with operation, traffic

1 noise, construction noise, and vibration, cultural and  
2 tribal resources, and biological resources.

3           The Draft EIR identifies significant and  
4 unavoidable environmental impacts from noise and  
5 greenhouse gases. And the City is requesting comments on  
6 the content of this Draft EIR. Written comments on the  
7 Draft EIR may be submitted to the Community Development  
8 Department at 701 Laurel Street no later than 5:00 p.m.,  
9 on May 8th, of 2023.

10           So as we discussed, the EIR staff, would you like  
11 to advise the -- how you would like to proceed; if there  
12 is a staff presentation and EIR consultant presentation,  
13 applicant presentation?

14           MR. HOGAN: Vice Chairman, I guess I will begin.  
15 My name is Dave Hogan. I'm the contract planner on this  
16 project. We had envisioned, with the Commission's  
17 permission, to have three presentations tonight. The  
18 first, an introduction by staff, followed up by a  
19 presentation by the project applicant, and then ending  
20 with the presentation by the City's EIR consultant to help  
21 frame in the comments on the EIR.

22           So if that's acceptable, then we will -- I will  
23 begin with my presentation.

24           ACTING CHAIR HARRIS: Thank you, Mr. Hogan. That  
25 sounds like a plan.

1 MR. HOGAN: Fantastic.

2 This is item F2, which is the public hearing on  
3 the Draft Environmental Impact Report.

4 Next, please, because I don't have -- there we  
5 go.

6 So our recommended format for the evening is  
7 starting off with a Draft EIR. Then again, as I said, my  
8 -- you'll have my presentation, then the presentation by  
9 the applicant, presentation by the EIR consultant. At  
10 that point, we're recommending that you open up the public  
11 hearing to receive public comments on the Draft EIR,  
12 comments on the EIR, on environmental issues. Even if  
13 they're not in writing -- if they are presented verbally  
14 tonight, they'll still be evaluated by the City and the  
15 EIR consultant and incorporated in a Response to Comments  
16 in the Final EIR.

17 After public comments, then we would recommend  
18 that the Commission provide comments on the Draft EIR.  
19 And when all the comments on the EIR, not necessarily the  
20 design of the project, then staff would recommend that you  
21 close the draft -- the public hearing, which would be item  
22 F2, and then go to item G1. Again, there will be a very  
23 brief introduction by staff.

24 Commissioner questions on the project, on the  
25 staff report, and those will be answered by either staff

1 or the applicant, depending upon the nature of the  
2 question.

3 At that point, we would recommend that the public  
4 comments on the proposed project be made available. And  
5 then after the public has commented, then we'd like to see  
6 the Commission's comments on the proposed project.

7 Next, please. Thank you.

8 Okay. This just gives a general location for the  
9 project. You can -- you see the Facebook --  
10 Commissioners, can you see my mouse on the screen?

11 ACTING CHAIR HARRIS: Is it moving? Move it a  
12 little.

13 MR. HOGAN: Yeah. Okay. Maybe not. Okay.  
14 Never mind.

15 You can see the project is -- consists of four  
16 lots and largely, right in the industrial area of the  
17 city. Yeah. There it is. And then you can see the  
18 residential areas surrounding it and its location. You  
19 see the Facebook campus at the top.

20 Next slide, please. Thank you.

21 This is the zoning map. Based upon the  
22 ConnectMenlo process the City went through, a lot of this  
23 area was redesignated to life sciences. The properties  
24 north of O'Brien Drive all have the life science bonus.  
25 The life science areas adjacent to East Palo Alto and the

1 residential neighborhoods there do not have the balance,  
2 do not have the bonus potential. Okay.

3 Next -- next slide, please. Thank you.

4 So there are five future actions on this project.  
5 First is the environmental review. That's what we're  
6 discussing.

7 There's also a use permit request for the  
8 generator and some of the parking issues. The actual use  
9 is permitted. So the use is permitted under the Zoning  
10 Code. The use permit is for other design elements.

11 Then there's architectural review, which is  
12 definitely something that we would like to hear back from  
13 the Commission on tonight, on the design of the building  
14 and design of the site. One of the issues is going to be  
15 a lot merger, and we will be -- in your Staff Report, I  
16 believe it is attachment B, shows the three lots being  
17 merged into one, which is being called Parcel 1 of the  
18 project.

19 Parcel 2 is the existing parcel, which is going  
20 to be the accessory parking lot. And, of course, there is  
21 heritage tree removal permits.

22 As the applicant went through this process, two  
23 of the 13 heritage trees -- the project then was modified  
24 to preserve those on-site.

25 Next, please.

1           Here we have a close-up of the site of the  
2 applicant. We'll go into much more detail. See Parcel 1  
3 with the building, and Parcel 2, which is just the parking  
4 lot above that. The two parking lots do not connect  
5 internally, and that was something that staff would  
6 potentially like the Commission's feedback on.

7           Next, please.

8           So this is a reminder to a lot of the people  
9 monitoring the meeting. There's two elements tonight.  
10 And we've talked about it previously. The first is  
11 getting comments on the Draft Environmental Impact Report.  
12 Then there's a study session, getting design comments on  
13 the project. The Commission will not be taking any formal  
14 actions tonight on the project or the Draft EIR. The  
15 comment period ends on Monday, May 8th, at 5:00 p.m. So  
16 all comments received before that will be evaluated.

17           And in the final event, the Planning Commission  
18 will be the final decisionmaking body that will certify  
19 the EIR and consider the land -- various land use  
20 entitlements that the applicant has submitted for.

21           Next, please. Thank you.

22           I am just about done with my brief presentation.  
23 Next we will have the project applicant, and then followed  
24 by the EIR consultant. And at that point we will -- we  
25 are recommending that you open up the public hearing, get

1 comments from the public, your comments, and then we will  
2 proceed with the study session.

3 And next, please.

4 That concludes my presentation. And I'd ask that  
5 the applicant's presentation be loaded up and give them  
6 the opportunity to share their project with the  
7 Commission.

8 Thank you.

9 ACTING CHAIR HARRIS: Thank you.

10 To the applicant, please.

11 (Audio disruption.)

12 JOHN TARLTON: ... EIR consultants for all their  
13 hard work, and each of you for the service you provide to  
14 the City in reviewing applications like ours and  
15 participating in countless hours of public hearings.

16 In an effort to be efficient, my comments will be  
17 tailored to both the EIR comment agenda item and the study  
18 session. The proposed project, which has received  
19 positive feedback from this body several times over the  
20 last four-and-a-half years, has been updated to  
21 incorporate comments we received during our last public  
22 hearing, in addition to feedback from staff.

23 As you all know, because you've -- you've heard  
24 me up here a couple of times, the Menlo Park Life Sciences  
25 District has been quietly churning out world-changing life

1 science innovations for 40 years, from the original  
2 nicotine patch to the first commercially-available pan  
3 cancer biopsy, not to mention the first  
4 commercially-available COVID-19 test in the U.S. Menlo  
5 Park labs has helped future dozens and dozens of  
6 innovations that have simultaneously lowered the cost of  
7 health care and improved patient outcomes.

8           Menlo Park labs has also been home to several  
9 sustainability leaders. You may be pleased to know that  
10 Impossible Foods, formerly Meat 2.0, was born in a  
11 building right across the street from this project, and  
12 our latest addition to the park, Windfall Bio, who is  
13 enabling climate-positive agriculture. At the same time,  
14 Menlo Park labs has been a leader in creating jobs across  
15 a broad socioeconomic and education spectrum and  
16 significant sales tax revenue for the City.

17           Finally, we have led in our own sustainable  
18 practices, often adopting and instituting sustainable  
19 practices long before they are required. And that  
20 sometimes set the new standards for others.

21           Since our last presentation, we have modified the  
22 project to address concerns previously raised by the  
23 Planning Commission, as well as by staff. You will see  
24 these changes in more detail later in the presentation.

25           I'd like to call your attention to two specific



1 areas: One is the potential heat island effect of surface  
2 parking areas. As you will see, we will be planting a  
3 large number of trees on this project. Many of these will  
4 help shade the parking areas. In addition, we will be  
5 utilizing solar-reflective materials in the parking areas  
6 to dramatically reduce residual heat island effect.

7 The second is connectivity. With the help of  
8 staff, we've been able to create a new pedestrian  
9 connection that will provide future access to the Willow  
10 Village site for both Menlo Park and East Palo Alto  
11 residents and visitors. There's a visual of this later in  
12 the presentation.

13 I'm available for questions, but with that, I  
14 will turn over the presentation to Elke MacGregor, an  
15 incredibly talented architect, who has successfully led  
16 countless life science projects for our team.

17 ELKE MACGREGOR: Good evening, Commissioners.  
18 I'm Elke MacGregor, with DES. And this is our 18th  
19 building that we've built with Tarlton Properties in Menlo  
20 Park. Kind of cool.

21 The focus on those buildings in the last 15 years  
22 has been life science. And this building is located in  
23 the center of the Life Science District.

24 Should I be looking at -- thank you.

25 Next.

1           So the circle there indicates where this building  
2 is in the center of the Life Science campus. And it is a  
3 block from residential. It's adjacent to the Hetch  
4 Hetchy, which runs through the center of the park and  
5 through the center of the Life Science District. It also  
6 borders Willow Village. So, yeah. Thanks.

7           It -- in this sketch here, you can see the whole,  
8 sort of, tree-planted street that's O'Brien Drive, that  
9 connects Willow to University. This drive was identified  
10 in ConnectMenlo as an area where they wanted to have a  
11 Class II bicycle connection. So in our building, as in  
12 most of the buildings in the park, we have bicycle parking  
13 at the interior and exterior, as well as shower  
14 facilities.

15           There's also a shuttle service that extends  
16 throughout the whole Menlo Park labs to provide connection  
17 to the adjacent public transit areas.

18           We have multiple traffic reduction measures that  
19 are included in this project. This goes into a list of  
20 some of those.

21           The shower/changing facilities on-site here are  
22 also complemented at the fitness center, which is two  
23 blocks down the road on O'Brien Drive.

24           The traffic reduction that we've been able to do  
25 on this site -- or what we're planning on this site is

1 bolstered by the efficiency that we've achieved on other  
2 projects. So our estimated efficiency, we usually double  
3 that on our projects. And we've reduced traffic nearly  
4 twice what the code requirements are.

5 Next slide, please.

6 This is -- these are some of the buildings in the  
7 current Menlo Park lab site. There are multiple large and  
8 small tenants on campus here. One of those is Pacific  
9 Biosciences, in the bottom left corner. And the top right  
10 and bottom right are images of the cafe that's on campus.  
11 It serves the area for all of the local people. So this  
12 is for the neighborhood, as well as the people that are in  
13 the buildings on campus. There's also a fitness center  
14 on-site.

15 The next slide, please.

16 There currently are four buildings, plus a  
17 mechanical shed on-site. These are all concrete-tilt  
18 buildings that will be replaced with a new building.

19 John mentioned that we had a garage on-site  
20 previously in the last image. So we are now -- we  
21 purchased the property adjacent. So the three concrete  
22 tilt buildings, plus the one behind it, will now be a  
23 building plus a parking at grade, which I think was  
24 preferred by the Planning Commission, I think, for future  
25 flexibility in the last time we were presenting this in

1 2018.

2           These are the images of those marvelous  
3 buildings. They probably were marvelous at one point. So  
4 this is just a quick image that shows you the two  
5 properties. The one on top, which is hatched, which will  
6 become parking; and the bottom one, which has the existing  
7 three concrete tilt buildings.

8           This slide shows you the connection that we're  
9 proposing. And we worked with Planning Commission. This  
10 wasn't a request from the Planning Commission. It was  
11 from the Planning Department, but it was definitely  
12 something we discussed at the last meeting, and it was the  
13 ability to provide a connection for the residents of Palo  
14 -- or Menlo Park through our property site, up to the  
15 Hetch Hetchy and future Willow Village connection.

16           So this provides connection from Kavanaugh Street  
17 and O'Brien Drive, between the two properties and up to  
18 the Hetch Hetchy area. This is provided by way of a  
19 meandering path. It shows it better on the next slide.  
20 What this slide indicates is, we are exceeding the public  
21 and the private open space requirements for the City.

22           This slide shows you that that pathway is tree  
23 covered. It provides lots of points of connection to  
24 adjacent buildings, in addition to having some open space  
25 seating that is also tree-shaded.

1           We kept as many healthy trees on the property as  
2 we could. Quite a few of them are high water or no longer  
3 in great shape. So the ones we did keep are what was  
4 possible for the site.

5           This building is going to be LEED Gold. We've  
6 been working with the mechanical, electrical, plumbing,  
7 structural teams, and our sustainability team, to provide  
8 quality daylighting views for the tenants, reduce the  
9 environmental footprint, and also incorporate sustainable  
10 materials.

11           The connecting pathway -- this shows you there's  
12 a cafe included on the main floor of the building in the  
13 bottom right-hand corner. That opens up to a plaza  
14 adjacent to the building and provides public open space,  
15 as well as the amenities pictured here to all of the local  
16 neighborhoods, as well as to the building tenants.

17           And the last slide is an image of some of the  
18 finishes. We have, of course, bird-safe glass on the  
19 building. The glazing on this building is scientifically  
20 specific tinted. It's low E. And the sod materials have  
21 been selected for longevity and beauty.

22           Next slide.

23           These are the last two images of the building.  
24 This is the overall facade. And the next slide shows you  
25 the entrance, if you're walking a little closer to the

1 building. You're looking at a view into the entry. To  
2 the right of the entrance is a conference room and a cafe  
3 facility that would be open to the public.

4 Thank you.

5 ACTING CHAIR HARRIS: Thank you. I'll move on to  
6 the EIR consultant.

7 VICTORIA CHUNG: Can we pull up our presentation?  
8 Thank you.

9 Good evening, Acting Chair Harris, Commissioners,  
10 and members of the public. My name is Victoria Chung, and  
11 I am the Project Manager for the 1125 O'Brien Drive  
12 project EIR.

13 Next slide.

14 We worked with the City of Menlo Park's Planning  
15 Department, along with Hexagon, who was the traffic  
16 consultant, and KMA, who did the housing needs' assessment  
17 on this -- on this EIR document.

18 Next slide.

19 So tonight I'll be going over the following  
20 presentation topics: The purpose of this hearing; project  
21 overview; the environmental review process; the overview  
22 of the Draft Environmental Impact Report, aka, EIR; the  
23 next steps in the CEQA process; and how to comment on the  
24 Draft EIR.

25 Next slide.

1           So the purpose of this public hearing is to  
2     summarize the proposed project and conclusions in the  
3     Draft EIR, and to provide an overview of the CEQA process  
4     and next steps; to receive public input on the analyses in  
5     the Draft EIR; and, finally, to review next steps in the  
6     CEQA process.

7           Next slide.

8           So the applicant and City staff have already gone  
9     over the project -- the proposed project, but basically,  
10    for our EIR, we sort of separated the bottom portion of  
11    the project as Parcel 1, and the top portion of the  
12    project as Parcel 2, just to make the more technical areas  
13    of analyses easier for us. And you'll see why, when we  
14    get to -- when we discuss the impacts that are going to  
15    occur in the -- for the project.

16          Next slide.

17          So this is generally for the general public, but  
18    the environmental review process and the purpose of CEQA,  
19    it provides decisionmakers with -- and the public with  
20    information about the significant environmental effects of  
21    the proposed project, and to also identify potential  
22    peaceful mitigation and alternatives that would reduce  
23    significant effects to the project.

24          And also, the environmental review process  
25    focuses on -- of the analyses focuses on the physical

1 impacts of the environment. And lastly, it is so that the  
2 agency decisionmakers are able to consider the EIR and  
3 other input in making the -- your decisions on the  
4 project.

5 Next slide.

6 So the environmental review process -- we're just  
7 going to focus on the black boxes for now. And then we'll  
8 discuss the gray boxes towards the end of this  
9 presentation.

10 So the Notice of Preparation and the initial  
11 study was done between July 30th, 2021, and August 31st,  
12 2021. The scoping meeting occurred August 9th, 2021, and  
13 that was to receive comments on the scope of the EIR.

14 And then the Draft EIR is currently under public  
15 review. And it's a 45-day public review period, and it  
16 started March 31st, and ends on May 8th, 2023.

17 And then, lastly, we're here at the public  
18 hearing today to discuss the EIR.

19 So the initial study that was done in 2021, it  
20 scoped out several impact areas. And so this is why this  
21 EIR has -- is primarily concentrated on specific impact  
22 areas.

23 The project itself is within the ConnectMenlo  
24 study area, and tiers off the ConnectMenlo EIR. This is  
25 required by CEQA, for projects that have -- that may have



1 significant environmental impacts. It identifies  
2 potential physical, environmental impacts of the project.

3 This informs the public and public agency  
4 decisionmakers, prior to project approval or disapproval,  
5 and recommends ways to reduce significant effects, and  
6 also considers project alternatives that may lessen  
7 potential impacts.

8 Next slide.

9 So the issues that are studied in this focused  
10 EIR are air quality, biological resources, cultural and  
11 tribal resources, greenhouse gases, noise, population and  
12 housing, transportation, and alternatives.

13 So the impacts and mitigation measures that we  
14 found, that we concluded in this EIR, we had significant  
15 and unavoidable impacts. Those were related to greenhouse  
16 gas. And there's a little error. It wasn't during  
17 construction; it was during operation. And that's due to  
18 the Bay Area Air Quality Management District's new updated  
19 thresholds, which is why we had to do the all-electric  
20 feasibility study.

21 And then the other significant and unavoidable  
22 impacts were related to construction noise and vibration.  
23 And this was due to the City's noise thresholds in  
24 relation to ambient noise.

25 And vibration. Significant unavoidable impacts.

1 That was due to potential construction being close to  
2 commercial areas. And that was -- it's vibration  
3 annoyance, and not -- related to vibration annoyances.

4 The EIR also found that the less-than-significant  
5 with implementation of mitigation measures were related to  
6 transportation, air quality, greenhouse gas, noise,  
7 cultural and tribal cultural resources, and biological  
8 resources.

9 Next slide.

10 And then, lastly, these issue areas found that  
11 there would be less than significant impacts with  
12 implementation of mitigation measures in this initial  
13 study. So those were cultural resources, geology and  
14 soils, and hazards.

15 Next slide.

16 At -- in our EIR, we discussed three different  
17 project alternatives. The first alternative is required  
18 by CEQA, which is the no-project alternative, which would  
19 assume that the existing uses on site and site conditions  
20 wouldn't change. So all four buildings would stay the  
21 same. No development would happen. All buildings on  
22 O'Brien Drive and Casey Court would remain in their  
23 current state.

24 The next alternative is the base level  
25 alternative, and that involves new development consistent

1 with the base level of development allowed by the City's  
2 Zoning Code, which is up to 55 percent floor area ratio,  
3 on both Parcel 1 and Parcel 2. And this was selected  
4 based on its potential to reduce the transportation and  
5 greenhouse gas emission impacts.

6 And then, finally, the environmentally-superior  
7 alternative, which is the reduced space level alternative.  
8 That involves development consistent with the base level  
9 development allowed by the City's Zoning Code; again, up  
10 to 55 percent floor area ratio, but the development would  
11 only happen on Parcel 1. And Parcel 2 would remain the  
12 same.

13 And the existing site uses and conditions would  
14 be available for future redevelopment, but development  
15 would primarily happen on Parcel 1.

16 Next slide.

17 And so what are the next steps for the  
18 environmental review process? We would -- after public  
19 hearing and collecting the comments during the public  
20 comment period, we would prepare the Final EIR that  
21 addresses the Response to Comments received in the Draft  
22 EIR comment period.

23 And then it would be up to the decisionmakers to  
24 take action on whether to approve the proposed project and  
25 EIR.

1           And if you would like to comment via e-mail, you  
2   would e-mail David Hogan at DWHogan@MenloPark.gov, or via  
3   letter and sending in the letter to David Hogan, Contract  
4   Planner, Community Development Department, Planning  
5   Division, at 701 Laurel Street, Menlo Park, California  
6   94025, or tonight you could raise your hand via Zoom, and  
7   you'll be notified to speak. And all comments must be  
8   received by May 8th, at 5:00 p.m.

9           And that concludes my presentation.

10          Thank you.

11          ACTING CHAIR HARRIS: Thank you, Ms. Chung.

12          Okay. With the presentations completed, I'd like  
13   to ask the Commission if there are any clarifying  
14   questions before we turn to public comment on the EIR.

15          Okay. Seeing none, I would like to open up  
16   public comment. And I just want to remind the public that  
17   these are comments for the EIR. We will have another  
18   option for public comment when we bring back the project  
19   to the study session. So please only raise your hand now  
20   if you have comments that relate to the Draft EIR.

21          All right. So, please. Let's -- how many -- do  
22   we have hands raised?

23          MR. PRUTER: Yes, we do. Thank you, Chair  
24   Harris. At the moment, I see three hands raised. Happy  
25   to give the comment period -- now we have four.

1           And as a reminder, anyone on Zoom, please press  
2 your hand icon, if you'd like to speak, or press star nine  
3 on the phone, if you're calling in. Or if you're in  
4 person, please come by with a comment card to yours truly,  
5 and I can assist with in-person commenting as well.

6           Happy to begin, if you'd like.

7           ACTING CHAIR HARRIS: Thank you. Let's begin.

8           MR. PRUTER: Thank you. Our first commenter is  
9 Gita Dev. I'll allow you to speak at this time. And  
10 you'll have three minutes in just one moment.

11           Okay. I'm going to allow you to un-mute  
12 yourself. You'll have three minutes. Sorry about that.  
13 Thank you.

14           GITA DEV: Am I un-muted? Hello?

15           MR. PRUTER: Yes, you are. We can hear you.  
16 Thank you.

17           GITA DEV: Okay. Great. Thank you.

18           Good evening. This is Gita Dev, with the Sierra  
19 Club, Loma Prieta Chapter. I wanted to bring up two  
20 comments regarding the EIR. One is, I just wanted to  
21 mention that in -- I believe in other cities, the biotech  
22 labs are able to have their HVAC systems not using natural  
23 gas. Most cities do allow natural gas to be used in the  
24 lab spaces because of the Bunsen Burners for experiments.  
25 But the actual heating and ventilating systems, I do not

1 believe they allow them to use natural gas. So I have not  
2 read the justification report, but I just wanted to  
3 mention that.

4           The other item was that there is not a water  
5 budget that's being mentioned in the EIR. And it  
6 mentioned there is a process for looking at a water budget  
7 after one year, but it does not say at this point any  
8 presumption of what the water budget might be. And I just  
9 wanted to know what that expectation is. I believe it  
10 should be spelled out.

11           One other item which the EIR doesn't seem to  
12 address very well is -- maybe it doesn't have a good  
13 category for it. What's the biosafety level? Are we  
14 assuming these will be biosafety labs, Level 1 and Level  
15 2?

16           But if there is anticipation to have biosafety  
17 Level 3, then that brings up a lot of environmental  
18 concerns because these are transmitted -- aerosol  
19 transmission have extremely stringent HVAC requirements  
20 and containment requirements. And those are -- there are  
21 a lot of environmental impacts from potential -- potential  
22 release of these agents. So the EIR is lacking in that  
23 area. I just wanted to bring that up.

24           The final item is noise. There seems to be a  
25 good amount of study done on the noise. However, they

1 make it very clear that they have no idea what actual  
2 equipment might be there or that -- when they're all on  
3 simultaneously, it could be extremely noisy. So this is  
4 an issue that has been brought up many times before with  
5 you guys to labs, and they are very robust HVAC systems.

6 Thank you very much.

7 MR. PRUTER: All right. Thank you for your  
8 comment.

9 Our next commenter is Lynne Bramlett. I'm going  
10 to allow you to un-mute yourself now. You'll have three  
11 minutes as well. Thank you.

12 LYNNE BRAMLETT: Good evening, Commissioners.  
13 I'm Lynne Bramlett, resident of District III, Mills Court.  
14 I'm also the leader of MPC Ready, which is a  
15 neighborhood-level disaster preparedness organization.

16 Tonight I'm speaking for myself. However, as the  
17 leader of MPC Ready, I've become quite informed about our  
18 areas' general preparedness or not for a disaster. And  
19 what I see in District I -- I realize this is a comment on  
20 the EIR, is a general piecemeal approach to development  
21 that I think new information warrants a review.

22 It also is starting very late at night, and the  
23 public is commenting after 9:30. And to my knowledge, the  
24 City has not conducted trainings, especially in District  
25 I, on how to comment effectively on EIRs.

1           This -- one of the prior speakers mentioned  
2 ConnectMenlo. I continue to hear tiering off ConnectMenlo  
3 EIR. However, the ConnectMenlo EIR is -- the program  
4 level EIR dismissed the threat of the Hayward Fault  
5 eruption, which is a very real hazard, with potentially  
6 significant impacts to Menlo Park. And I can say, in my  
7 role with MPC Ready, though I'm speaking for myself, the  
8 City of Menlo Park, the County of San Mateo, and the Menlo  
9 Park Fire Protection District are all completely  
10 un-prepared for bio-hazards or a bio-hazard-release  
11 incident, and also un-prepared for the eruption of the  
12 Hayward Fault.

13           So it seems to me that these EIR meetings don't  
14 take into account kind of a new model that incorporates  
15 issues pertaining to general safety, especially safety of  
16 the residents living near these areas; East Palo Alto,  
17 Belle Haven and, you know, any problems could very  
18 certainly affect not just that area, but the rest of Menlo  
19 Park.

20           So I agree with the speaker from the Sierra Club,  
21 the woman who spoke before me, with her concerns that  
22 she's raising; water, noise. I think a lot of concerns  
23 are kind of -- there is an adequate fact base assurances  
24 that the water will be there, et cetera.

25           So thank you, Commissioners, for your time



1 tonight. I think the industry itself should be looked at  
2 more from a public safety point of view.

3 Thank you.

4 MR. PRUTER: Thank you very much.

5 Our next commenter is Naomi Goodman. I'm going  
6 to let you un-mute yourself at this time as well. And  
7 you'll have three minutes to speak.

8 Thank you.

9 NAOMI GOODMAN: Can you hear me?

10 MR. PRUTER: Yes, we can.

11 NAOMI GOODMAN: Okay. Good. Thank you.

12 My name is Naomi Goodman. I'm speaking for  
13 myself, as a resident of Menlo Park District II.

14 Similar to the previous speakers, I have concerns  
15 regarding the lack of information in the EIR on the types  
16 of R&D that would be allowed in the proposed Life Sciences  
17 Building. It's located within 500 feet of a residential  
18 area and an elementary school in a high-hazard  
19 liquefaction zone.

20 Biotech research can run the gamut from innocuous  
21 to deadly, if a biological agent escapes from a lab. Such  
22 escapes do happen. I refer you to the U.S. Right to Know  
23 website for examples. The residents of Menlo Park and  
24 East Palo Alto deserve transparency on the risks to which  
25 they could be unknowingly exposed.

1           Neither the ConnectMenlo or the Draft EIR  
2 addresses allowable biosafety levels. Tenants could  
3 engage in research, requiring biosafety Level III  
4 containment. BSL III labs handle high-risk pathogens that  
5 are difficult to control, as they're airborne and very  
6 contagious when released. Containment depends on  
7 mechanical systems that can fail through human error,  
8 mechanical failure, or disasters. These labs are  
9 appropriate where there's scientific safety oversight  
10 committees that ensure and understand these risks.

11           Menlo Park does not have such a committee in  
12 place, and no other government agency has any  
13 responsibility for the safety of private biotech labs.  
14 Menlo Park is not prepared at present to take the role of  
15 guardian of public safety for biotech labs.

16           If the project is approved, the use permit should  
17 stipulate there will be no R&D requiring BSL III  
18 procedures, and a process should be set up by Menlo Park  
19 to verify those assurances.

20           Failure to consider potential impacts of future  
21 uses of the building is a major flaw in the EIR. I  
22 request that the Final EIR evaluate the potential for  
23 human health and ecological hazard from the spectrum of  
24 target organisms that may be used in the building.

25           Thank you.

1 MR. PRUTER: Thank you very much.

2 Our next commenter is Jenny Michel. I'd like to  
3 add, this appears to be the last commenter with their hand  
4 raised at this time. So I'm going to let you be able to  
5 speak. And you'll have three minutes starting now.

6 Thank you.

7 JENNY MICHEL: Good evening, Chair, Vice Chair,  
8 Commissioners, Staff, neighbors, members of the public.  
9 My name is Jenny Michel, from the Coleman Place  
10 Neighborhood Blog, bringing you tales from the leverage  
11 labor cribs; long-time renting resident on Willow Road,  
12 mother of IEP student, recovering homeless teacher, and by  
13 trade, a commercial property manager.

14 I support this applicant and the incredible  
15 inherent values you bring to our city. I'm excited about  
16 this development opportunity, both as a colleague in the  
17 industry, but also as a lights-on resident and parent.

18 One thing I'd like to call out, to ask this body  
19 to require or enact some mechanism to ensure this  
20 applicant hires local labor. In the spirit of the EIR,  
21 reducing vehicle miles driven and investing in local  
22 families is a bonus win-win to all.

23 As a world-class employer, we would hope, as  
24 residents, that you believe in us and offer us the  
25 opportunity to work with you on future endeavors.

1 Stabilizing the local labor force is an understated urgent  
2 priority to minimize overall risk applicable to all real  
3 property assets, which always impacts the environmental  
4 scope of a project.

5 To the public comments, reinforcing the structure  
6 to secure the residents away from some type of  
7 contamination, knowing that you're in a liquefaction zone,  
8 prone to water rise implications is a must. And although  
9 the area is zoned for the biolab pursuit, it does not take  
10 into consideration the risks of -- associated with such  
11 use.

12 The applicant is encouraged to support moving  
13 away from gas components. Outside of that, I appreciate  
14 your due diligence and your proposing this forward-looking  
15 project.

16 All my best, Jenny.

17 MR. PRUTER: Thank you very much for your  
18 comment.

19 At this time I see no additional commenter hands  
20 raised, and no one from the council chambers is looking to  
21 provide a comment as well. We've waited for a little  
22 while. If you would like to wait a moment longer, Acting  
23 Chair Harris, or we could close the public comment period  
24 for this particular part of the item.

25 ACTING CHAIR HARRIS: I think that we've waited

1 long enough. We can close public comment and bring it  
2 back to the Commission for discussion and questions  
3 related to the EIR.

4 Who would like to start?

5 Commissioner Riggs?

6 COMMISSIONER RIGGS: Yes. Thank you.

7 Although public comment by three Zoom  
8 participants is not exactly a representative of an overall  
9 city-wide reaction, one cannot help but notice the  
10 recurring theme regarding biosafety. So I would like to  
11 ask, through the Chair, if I may, ask of staff, when the  
12 tenants apply to Tarlton Properties to do their tenant  
13 improvements, is their scope of work brought to us for  
14 tenant space review?

15 MS. SANDMEIER: Through the Chair. So the normal  
16 procedure is for it to go to outside agencies, including  
17 county health and the fire district. And based on input,  
18 we can always update that process also.

19 And I think we have David Hogan here, too, to  
20 answer more specific questions about the project.

21 MR. HOGAN: At the -- Commissioners, at this  
22 point, according to the applicant, they don't have a  
23 specific tenant. So it's hard for staff to identify, you  
24 know, who is actually going to be in the building.

25 The Zoning Code does not provide specific

1 direction on how to address the different bio levels.  
2 Once the Commission receives this project, either the  
3 applicant will have a better idea of who their tenant will  
4 be and/or the Commission will be in a position then to  
5 consider the appropriate level or other requirements they  
6 might see that they think is appropriate, in terms of  
7 limiting or not limiting the bio level and the proposed  
8 building for future tenants.

9 COMMISSIONER RIGGS: All right. If I may  
10 summarize, then. This is the meeting. This is the  
11 hearing. This is the opportunity to talk about bio-hazard  
12 levels.

13 Is that correct, Mr. Hogan?

14 MR. HOGAN: From the perspective of the EIR, I  
15 would say yes. If you think that the EIR should address  
16 it, then I think this is a good time. Otherwise, I would  
17 suggest that maybe doing that as part of the study session  
18 might be a little bit more focused on the issue because  
19 that will facilitate staff and the applicant, in terms of  
20 taking the steps necessary to begin to address the  
21 Commission's concerns.

22 COMMISSIONER RIGGS: Agreed. Thank you very  
23 much.

24 MS. SANDMEIER: And through the Chair, I did want  
25 to clarify, any future tenant improvements would not go to

1 the Planning Commission. So those would go through an  
2 administrative process.

3 And, in this case, I don't know if the applicant  
4 has more information to share on potential -- potential  
5 future tenants.

6 COMMISSIONER RIGGS: No. I have the answer to my  
7 question. Thank you.

8 ACTING CHAIR HARRIS: Thank you, Commissioner  
9 Riggs.

10 Would anyone else like to speak on the EIR?

11 I have a question. I have some comments on the  
12 housing needs' assessment, as well as transportation, TDM  
13 and TIA.

14 And I'm wondering, the information that I've  
15 gleaned is from the EIR, especially the appendices.  
16 However, most of my comments would refer to items that I  
17 would want to be seen in the project. So I'm a little bit  
18 unclear as to whether I should discuss them now, or if I  
19 should wait until the study session.

20 MR. HOGAN: Madam Chair, based upon what you've  
21 told me, it sounds like it's more related to the project  
22 design than to the Environmental Impact Report.

23 The City's Settlement Agreement with the City of  
24 East Palo Alto required that population and housing and  
25 transportation both be addressed in the EIR. And the

1 Housing Need Assessment prepared by KMA is the source  
2 document for evaluating those issues, specifically at the  
3 request of the City of East Palo Alto.

4 So as I understand it, the document has been  
5 prepared, consistent with all the other documents. If you  
6 feel that the project should be adjusted or modified in  
7 some way, that I would suggest, that may come under the  
8 study session.

9 If your comments relate to the analysis in the  
10 EIR, then I think that would be best addressed now.

11 I hope that answers my -- answers your question.

12 ACTING CHAIR HARRIS: Thank you. I'll -- you  
13 know what? I will wait until the study session for some  
14 of these comments.

15 MR. HOGAN: Okay.

16 ACTING CHAIR HARRIS: Does anyone else have any  
17 comments on the Draft EIR?

18 Okay. It seems that we, as a Commission, don't  
19 have other comments on the Draft EIR. So I think we can  
20 close that portion of tonight's session and move on to G1,  
21 which is the study session.

22

23 (Whereupon, Agenda Item F2 completed.)

24

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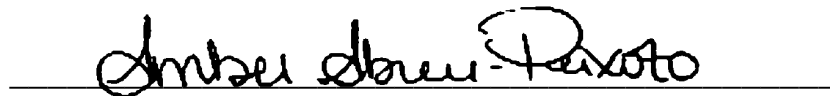
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CERTIFICATE OF REPORTER

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

That I am a disinterested person to the said action.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of May, 2023.

A handwritten signature in black ink, reading "Amber Abreu-Peixoto", is written over a horizontal line.

AMBER ABREU-PEIXOTO, CSR No. 13546

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## STAFF REPORT

### Planning Commission

**Meeting Date:**

**5/15/2023**

**Staff Report Number:**

**23-034-PC**

**Public Hearing:**

**Consider and adopt a resolution to approve three illuminated signs with bright colors (red) comprising more than 25 percent of the signage area. Two of the signs would be new wall-mounted signs featuring lettering greater than 24 inches in size, and one freestanding monument sign is also proposed. The signage is associated with the citizenM hotel located on the Meta West Campus, in the O (Office) zoning district and regulated by a conditional development permit**

### Recommendation

Staff recommends that the Planning Commission adopt a resolution approving the sign review for two new wall-mounted signs and one freestanding monument sign that would feature bright colors (red) comprising more than 25 percent of the signage area, at the citizenM hotel at 2 Meta Way. The wall-mounted signs would also include lettering greater than 24 inches in size. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

### Policy Issues

Each sign review permit request is considered individually. The Planning Commission should consider whether the signage is consistent with businesses and signage in the general area, the intent of the Design Guidelines for Signs (including the requested modifications), and the Third Amended and Restated Conditional Development Permit (CDP) for the Meta Campus Expansion Project.

### Background

#### *Site location*

The citizenM hotel, currently under construction, is located on the Meta West Campus, which upon buildout will include Meta Buildings 20, 21, 22, and 23, along with the hotel. The hotel's relative location, now addressed as 2 Meta Way, is in the northwestern corner of the Meta West Campus (at the intersection of Constitution Drive/Meta Way and Chilco Street). More broadly, the Meta West Campus extends along the southern side of Bayfront Expressway, between Chilco Street to the west and south and Willow Road to the east. Bayfront Expressway and the former salt ponds that are part of a current restoration project are located to the north of the project site. A location map identifying the entire Meta West Campus is included as Attachment B.

To the west of the hotel and across Chilco Street are commercial and industrial uses within the O (Office)

zoning district, including the Meta occupied buildings at 180-200 and 220 Jefferson Drive (known as the Chilco Campus). That site also includes the Meta Chilco Campus Transit Center, which provides shuttle services for Meta employees. Meta Building 22 and its parking structure are located to the east of the hotel, along with Meta Park to the southeast, which is a privately owned open space area available to the public. Directly to the south is Meta Building 23 and further south, across the Dumbarton Rail Corridor, are the Menlo Park Community Campus (currently under construction), Beechwood School, Menlo Park Fire Protection District Station 77, and single-family residences in the R-1-U (Single Family Urban Residential) zoning district. A detailed map showing these locations is included as Attachment C.

### ***Project history***

The following is a summary of the project timeline for the Meta West Campus. The project plans and the applicant's project description letter are included as Exhibits A and B within Attachment A, respectively.

- In March 2015, an application was submitted for the comprehensive redevelopment of the former TE Connectivity Campus (301-309 Constitution Drive), with two new office buildings and a new hotel, known as the Meta Campus Expansion Project.
- In November 2016, the City Council approved the land use entitlements and certified the EIR for the Meta Campus Expansion Project. The approved project included two new office buildings (Buildings 21 and 22) encompassing approximately 962,400 square feet and a 200-room limited-service hotel.
- On November 7, 2017 the City Council approved the CDP and DA amendments for Building 22 and the associated modifications to the site plan and project timing.
- On February 11, 2020 the City Council approved modifications to the existing CDP to make architectural modifications, increase the room count by 40 rooms, and reduce the required number of parking spaces for the hotel.
- On April 11, 2022, the Planning Commission approved major modifications for interior and exterior changes to the previously approved hotel building and changes to the landscaping and on-site circulation.

The April 11, 2022 Planning Commission staff report and minutes are included as Attachments D and E, respectively, and the CDP is included in Attachment F.

### **Analysis**

#### ***Project description***

The applicant is proposing to install three illuminated signs at the project site, including two wall-mounted signs and one freestanding monument sign near the hotel, facing Meta Way and the hotel drop-off. Both wall-mounted signs would be positioned along the fifth floor of the hotel, with one on the northern elevation, facing Bayfront Expressway, and the other on the southern elevation, facing Chilco Street and Meta Way. The third sign would be a one-sided monument sign located along the southern elevation.

Staff reviews a sign application for conformance with both the Zoning Ordinance regulations and the Design Guidelines for Signs. Additionally, because this project is located within the Meta West Campus, conformance with the CDP is also required. If the request meets the requirements in these documents, staff can approve the sign request administratively. If, however, the sign request would potentially be incompatible with the Design Guidelines for Signs, the review of the application is forwarded to the

Planning Commission, as a general review of the sign for consistency with the Design Guidelines. In this case, the proposal would not be strictly consistent with three elements of the Design Guidelines.

Specifically, the signs would not comply with the following items:

- B.4, which recommends limiting letter sizes to between 18 and 24 inches, but identifies that larger lettering may be considered with larger setbacks from the street;
- B.5, which recommends externally lit signs to internally illuminated signage; and
- B.7, which limits the use of bright colors (yellow, orange, and red) in signage.

The Design Guidelines for Signs is included as Attachment G.

#### Design Guideline B.4

Several characters on both of the identically sized wall-mounted signs would exceed 18 inches in height, which would not strictly comply with item B.4 of the Guidelines. This design guideline states that signage lettering between eight and 18 inches in height is generally acceptable. The “citizen” text in each proposed wall-mounted sign would be approximately 20.4 inches, and the “M” text/logo would be approximately 45.5 inches in height. As stated earlier, both wall-mounted signs would be positioned along the fifth floor of the hotel, with one on the northern elevation, facing Bayfront Expressway, and the other on the southern elevation, facing Chilco Street and Meta Way. The monument sign is approximately 51 feet from the nearest right-of-way, Meta Way (a private access street within the West Campus), while the wall-mounted sign on the same façade of the hotel is approximately 56 feet from Meta Way. The wall-mounted sign on the façade facing Meta Way would be 156 feet from Chilco Street and approximately 1,350 feet from the nearest residences to the south of the Dumbarton Corridor. On the northern side of the hotel, the other wall-mounted sign is approximately 122 feet from Bayfront Expressway. Bayfront Expressway is a multi-lane highway with a 50 mile per hour speed limit. The angle of this sign would be visible to motorists travelling eastbound on Bayfront Expressway. The angle of the sign would not be visible to the buildings located to the west of the site (which includes older industrial buildings and newer multi-family residential developments and office buildings). At these distances, the visibility of the three signs would be limited and the larger lettering would help ensure visibility of the signage from Bayfront Expressway and Chilco Street. Staff believes that the signs' location and position, notably their height, distance to the public right-of-way, and greater distance to residential units justify the additional height in letter size.

#### Design Guideline B.5

All three of the signs would be internally illuminated, which does not strictly comply with Item B.5 of the Guidelines, recommending externally lit signs over internally lit signs. However, this guideline also recommends that when illumination must occur internally, the illumination of letters and graphics is preferred over the illumination of the background.

Each sign would include illumination of individual letters and the “M” logo, and no background areas would be illuminated. The wall-mounted signs would contain individual letters that are separately lit. The monument sign would have a non-illuminated background, with individual letters being illuminated internally. Staff believes that the individual illumination of the lettering and logos for each sign is generally consistent with the Design Guidelines for Signs.

#### Design Guideline B.7

The applicant is proposing new signs that are consistent with the citizenM hotel's corporate colors and logo. The proposed signage would include white lettering for the "citizen" portion of the name and the letter "M" on each sign would be red. The "M" would be Pantone Matching System (PMS) color 199C, which is one of the bright colors identified in item B.7 of the Design Guidelines for Signs that is limited to 25 percent of the sign area. According to the applicant, the logo would be the same color as the red used on their hotels and marketing materials. The applicant's project description letter (Attachment A, Exhibit B) explains their request in more detail. The red logo on each wall-mounted sign would account for approximately 56 percent of the proposed sign area. The red logo on the monument sign would account for approximately 32 percent of the proposed sign area. The proposed sign is shown on the project plans (Exhibit A of Attachment A).

Staff believes that the sign colors would be appropriately positioned and scaled on the building relative to the subject property, and would generally be harmonious in relation to the hotel design, as the color would match other architectural features on the building (e.g., the red exterior staircase on the west façade). In addition, the angles of the facades and the distances from the nearby properties would reduce potential impacts of the bright red color on the surrounding areas. Staff believes the proposed use of red in the signage is appropriate for this project.

### ***Next steps***

In addition to this sign review by the Planning Commission, the CDP (Item 15.2.1) identifies that the Planning commission is required to review the location of the proposed artwork. The applicant is currently conducting its outreach and selection process with input from a local artwork selection committee. The Planning Commission's review will be limited to the artwork location on the hotel building and not the selection of the artist or the design. City staff is working with the applicant to bring the artwork location review to the Planning Commission in the near future.

### ***Correspondence***

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

### ***Conclusion***

Staff believes that the proposed signage would result in contemporary and attractive signage that would be adequately positioned and scaled to limit potential visual impacts from the size of the lettering and the amount of red incorporated into the signage. The proposed signage would be compatible and consistent with the hotel's brand identity. While larger in font size, the internally illuminated lettering would feature individual lighting, with no backgrounds being lit. Specifically, the letters on the wall-mounted signs would be individually lit. Staff recommends that the Planning Commission approve of the sign review request.

### ***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.

In addition, as part of the Facebook Expansion Project, in November 2016, the City Council approved an amended and restated conditional development permit for a 200-room limited-service hotel of approximately 174,800 square feet. Although it had not yet been designed, the Facebook Campus Expansion Project EIR analyzed the potential environmental impacts of a 200-room limited service hotel as part of the overall Campus Expansion Project. A First Addendum to the EIR was approved in 2017 for changes to the Facebook Campus plan unrelated to the hotel project.

In February 2020, the City Council approved the third amended and restated conditional development permit to increase the approved number of hotel rooms from 200 to 240 rooms, decrease the number of onsite parking spaces for the hotel use from 245 to 118 parking spaces, and incorporate a design review process for large scale exterior artwork. The environmental impacts of these changes were analyzed in a Second Addendum to the 2016 Facebook Campus Expansion Project EIR.

The Second Addendum concluded that the revised hotel would not result in any new significant impacts or increases in the severity of previously identified significant impacts. As described in the Addendum, the revised hotel would maintain the same uses identified in the 2016 EIR, include less gross square footage, and decrease the total height of the hotel as compared to the hotel analyzed in the 2016 EIR. Further, the revised hotel would result in fewer trips than were analyzed in the 2016 EIR, and the trip cap for the approved project would continue to apply. With respect to air quality, the revised hotel construction would be substantially the same as or, because of modular construction, less intense than the construction activities (i.e., schedule, demolition, construction equipment) analyzed for the hotel in the 2016 EIR.

Finally, the Second Addendum concluded that since certification of the EIR, there had been no substantial changes with respect to the circumstances under which the revised Hotel would be undertaken that would result in any new or substantially more severe significant impacts than the impacts identified in the 2016 EIR.

The proposed signage would not intensify or change the mix of uses analyzed in the Second Addendum, and the same number of parking spaces would be provided. As such, no impacts previously analyzed would be affected by the proposed signage. Therefore, none of the conditions described in CEQA Guidelines Section 15162 have occurred and no changes are needed to the EIR or the Addenda in order to address the proposed modifications. No further CEQA review is required.

The Certified EIR, First and Second Addenda to the Certified EIR are available on the city-maintained project page for the Campus Expansion Project (Attachment H).

## **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

Exhibits to Attachment A

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

B. Location Map

C. Detailed Location Map

D. Hyperlink: April 11, 2022 Planning Commission Staff Report

<https://menlopark.gov/files/sharedassets/public/agendas-and-minutes/planning-commission/2022-meetings/agendas/20220411-planning-commission-agenda-packet.pdf>

E. Hyperlink: April 11, 2022 Planning Commission Minutes

<https://menlopark.gov/files/sharedassets/public/agendas-and-minutes/planning-commission/2022-meetings/minutes/20220411-planning-commission-minutes.pdf>

F. Hyperlink: Resolution 6540 – Third Amended and Restated Conditional Development Permit

[https://menlopark.gov/files/sharedassets/public/community-development/documents/6540-third-amend-cdp-300-309-constitution-and-1-facebook-for-hotel-citizenm\\_202012141212203349.pdf](https://menlopark.gov/files/sharedassets/public/community-development/documents/6540-third-amend-cdp-300-309-constitution-and-1-facebook-for-hotel-citizenm_202012141212203349.pdf)

G. Hyperlink: City of Menlo Park Design Guidelines for Signs

[https://menlopark.gov/files/sharedassets/public/community-development/documents/building/sign-and-awning-design-guidelines\\_201402101531551631.pdf](https://menlopark.gov/files/sharedassets/public/community-development/documents/building/sign-and-awning-design-guidelines_201402101531551631.pdf)

H. Hyperlink: Campus Expansion Project page

<https://menlopark.gov/Government/Departments/Community-Development/Projects/Under-construction/Facebook-Campus-Expansion>

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:

Kyle Perata, Planning Manager

## PLANNING COMMISSION RESOLUTION NO. 2023-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A SIGN REVIEW PERMIT FOR THREE ILLUMINATED SIGNS AT THE CITIZENM HOTEL AT 2 META WAY AND DETERMINING THAT THE PROJECT IS CONSISTENT WITH THE CERTIFIED EIR, FIRST ADDENDUM, AND SECOND ADDENDUM TO THE CERTIFIED EIR FOR THE FACEBOOK CAMPUS EXPANSION PROJECT.**

**WHEREAS**, the City of Menlo Park (“City”) received an application requesting sign review for three illuminated signs, which would feature bright colors (red) that would comprise more than 25 percent of the signage area, of which two of the signs would be new wall-mounted signs featuring lettering greater than 24 inches in size, and one sign would be a freestanding monument sign for a hotel currently under construction and regulated by a conditional development permit (collectively, the “Project”) from Amrita Meher (“Applicant”), on behalf of Ben McGhee (“Owner”), located at 2 Meta Way (APN 055-260-300) (“Property”). The Project sign review request 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 O-H (Office, Hotel) zoning district. The O zoning district allows a mixture of land uses with the purposes of attracting professional office uses, allowing administrative and professional office uses and other services that support light industrial and research and development sites nearby, providing opportunities for quality employment and development of emerging technology, entrepreneurship, and innovation, and facilitating the creation of a thriving business environment with goods and services that support adjacent neighborhoods as well as the employment base; and

**WHEREAS**, the proposed Project complies with all applicable objective standards of the City’s Zoning Ordinance, is generally consistent with the design standards for signs with approval of the sign review permit application requesting certain modifications for the lettering size, internal illumination, and the use of the color red, is consistent with the City’s General Plan goals, policies, and programs, and is consistent with the Third Amended and Restated Conditional Development Permit; and

**WHEREAS**, the proposed Project would incorporate lettering that would be more than 24 inches in height that would be setback from property lines and would not be generally visible from nearby residential uses; and

**WHEREAS**, the proposed Project would incorporate signs that would be internally illuminated, but no background would be illuminated for either the wall-mounted signs or the monument sign; and

**WHEREAS**, the Project would contain signage using the color red that would comprise more than 25 percent of the total sign area, but would be similar in color to other

components of the hotel and would be located away from property lines and would not be generally visible from residential uses; 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 a determination regarding the Project’s compliance with CEQA; 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 CEQA Guidelines §15301 (Existing Facilities); and

**WHEREAS**, the Project is also consistent with the Certified EIR, First and Second Addenda to the Certified EIR for the Facebook Campus Expansion Project; 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 May 15, 2023, 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. Sign Review Permit Findings.** The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of a sign review permit to install three signs, for a hotel currently under construction, is granted based on the following findings, which are made pursuant to the City of Menlo Park Design Guidelines for Signs:

1. Sign lettering larger than 24 inches may be considered for buildings with large setbacks from the street, as the project’s signage is setback from the public right-of-way and aesthetically harmonious with the overall building design.

2. Internally illuminated signs may be used, with illumination of letters and graphics preferred over the illumination of the background, which is the illumination format proposed. The proposed design would illuminate individual letters and logos.
3. The three proposed signs all use Pantone 199C, which may be allowed through Planning Commission review and approval. The proposed amount of red is harmonious and compatible with the overall building design and scale, which is also consistent with the applicant's branding and corporate identity.

**Section 3. Sign Review Permit.** The Planning Commission approves Sign Review Permit No. PLN2023-00006, which 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 Sign Review 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, §15301 et seq. (Existing Facilities).
- B. The Project is consistent with the Certified EIR, First and Second Addenda to the Certified EIR for the Facebook Campus Expansion Project.

### **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, 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 May 15, 2023, 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 15<sup>th</sup> day of May, 2023.

---

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

Exhibits

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





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CONSTRUCTION

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PROJECT NUMBER  
2.200104.0

**citizenM Menlo Park**  
2 Meta Way, Menlo Park, CA 94025

ISSUE  
03/10/2023-  
SIGNAGE USE PERMIT  
MODIFICATION



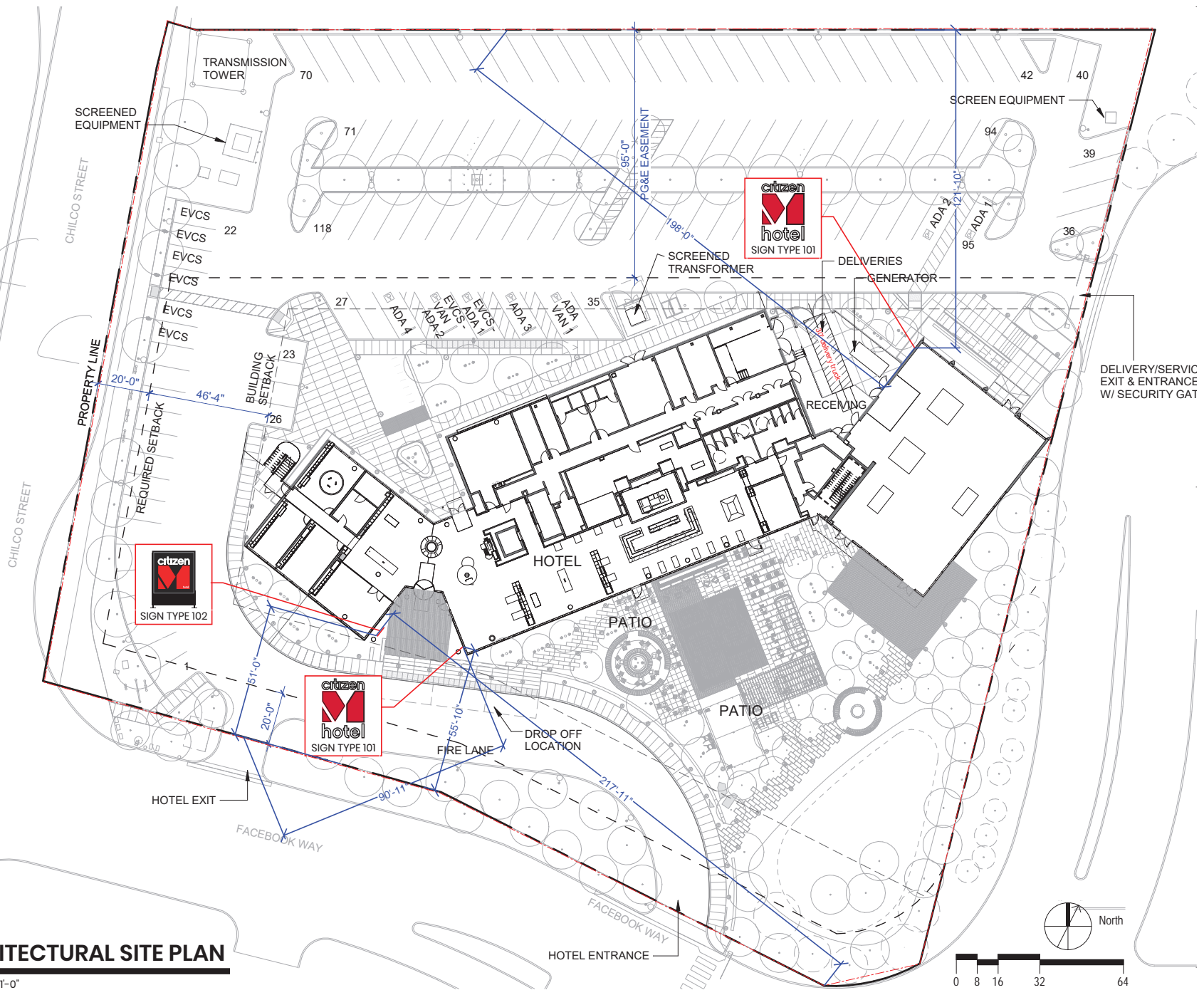
ARCHITECTURAL AREA PLAN  
**PAGE 1**



# 1 ARCHITECTURAL SITE PLAN

SCALE 1/16" = 1'-0"

A6



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PROJECT NUMBER  
2.200104.0

**citizenM Menlo Park**  
2 Meta Way, Menlo Park, CA 94025

ISSUE  
03/10/2023-  
SIGNAGE USE PERMIT  
MODIFICATION

ARCHITECTURAL SITE PLAN  
PAGE 2



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PROJECT NUMBER  
2.200104.0

**citizenM Menlo Park**  
2 Meta Way, Menlo Park, CA 94025

NOTE:  
DRAWING IS FOR  
REFERENCE ONLY AND ONLY  
THE PROPOSED SIGNAGE IS  
UNDER REVIEW.

ISSUE  
03/10/2023-  
SIGNAGE USE PERMIT  
MODIFICATION

COLOR ELEVATIONS  
PAGE 3

SIGN TYPE 101 ON  
SIDE OF FACADE, SEE  
EXTERIOR RENDERING

SIGN TYPE 102

1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

SIGN TYPE 101, SEE  
EXTERIOR RENDERING

2 NORTH ELEVATION

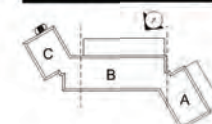
SCALE: 3/32" = 1'-0"





NORTH ELEVATION - PEDESTRIAN PERSPECTIVE

KEY PLAN



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PROJECT NUMBER  
2.200104.0

**citizenM Menlo Park**  
2 Meta Way, Menlo Park, CA 94025

NOTE:  
DRAWING IS FOR  
REFERENCE ONLY AND ONLY  
THE PROPOSED SIGNAGE IS  
UNDER REVIEW.

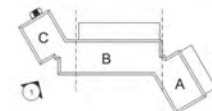
ISSUE  
03/10/2023-  
SIGNAGE USE PERMIT  
MODIFICATION

EXTERIOR RENDERING  
**PAGE 4**



SOUTH ELEVATION RENDERING - PEDESTRIAN PERSPECTIVE

KEY PLAN



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PROJECT NUMBER  
2.200104.0

**citizenM Menlo Park**  
2 Meta Way, Menlo Park, CA 94025

NOTE:  
DRAWING IS FOR  
REFERENCE ONLY AND ONLY  
THE PROPOSED SIGNAGE IS  
UNDER REVIEW.

REVISION  
03/10/2023-  
SIGNAGE USE PERMIT  
MODIFICATION

EXTERIOR RENDERING  
**PAGE 5**



# Color Board Sheet

## color



white



CMYK 0 / 0 / 0 / 0  
Pantone White  
RAL 9003

citizenM red



CMYK 0 / 100 / 68 / 0  
Pantone 199 C / 199 U  
RAL 3020

black



CMYK 20 / 20 / 20 / 100  
Pantone Process Black C / Process Black U  
RAL 9005

## typefaces

Chalet - New York 1960

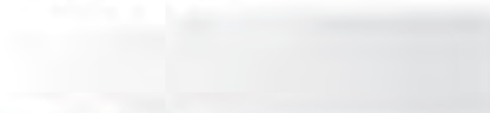
A B C D E F G H I J K L M N O P Q R S T V W X Y Z

a b c d e f g h i j k l m n o p q r s t v w x y z

0 1 2 3 4 5 6 7 8 9 ! ? @ £ € \$ & %

## finish

matte white



matte red

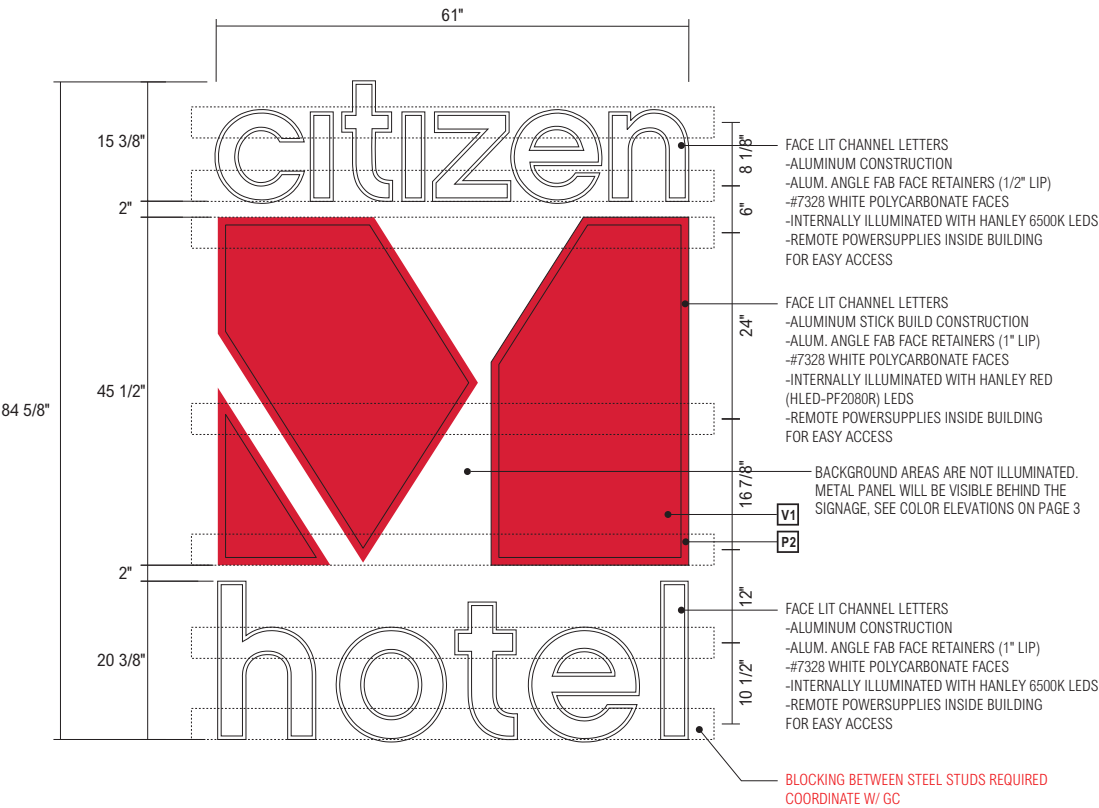


matte black



SIGN TYPE 101 : EXTERIOR FACADE LIGHTBOX  
FACE LIT CHANNEL LETTERS | FLUSH MOUNTED

QTY: 2



1 FRONT VIEW  
Scale: 3/4" = 1'-0" 36 SF.



- P1 AKZO NOBEL - BLACK TO MATCH RAL 9005 (MATTE)
- P2 AKZO NOBEL - TO MATCH PANTONE 199
- P3 AKZO NOBEL - WHITE
- V1 TRANSLUCENT DIGITAL PRINT TO MATCH PANTONE 199

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CLIENT:  
MORTENSON  
CONSTRUCTION

PROPERTY:  
2 FACEBOOK WAY  
MENLO PARK CA  
94025

PROJECT:  
SIGN PACKAGE

ACCOUNT MANAGER:  
JOHN POWERS

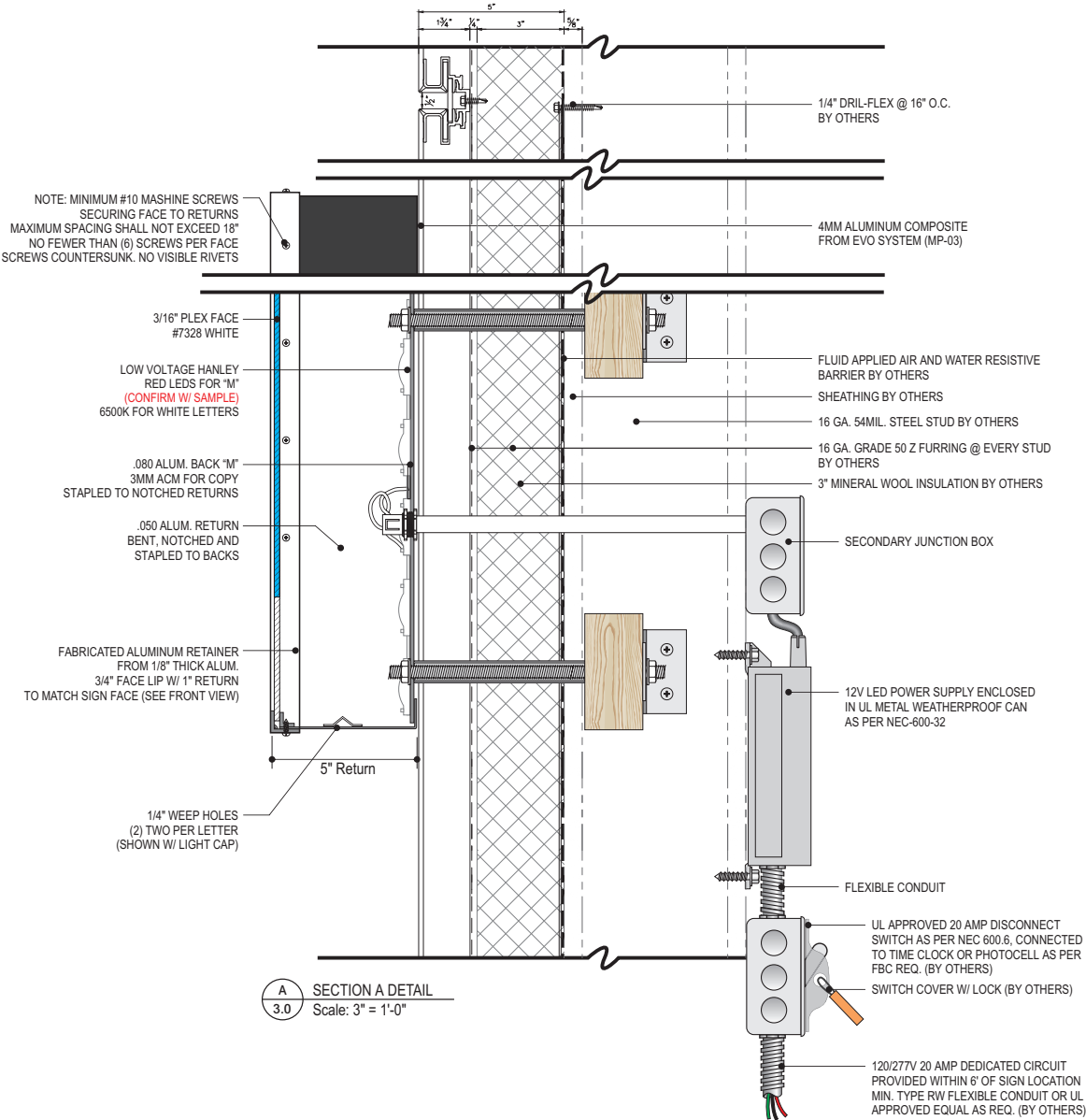
PROJECT MANAGER:  
JOHN BERNARD


DATE:  
06/21/22

VERSION:  
PERM 03

HISTORY	DATE	DESIGNER
PERM 02	01/17/23	DS
PERM 03	03/08/23	DS

SIGN TYPE 101 : EXTERIOR FACADE LIGHTBOX  
TYP. CONSTRUCTION DETAILS | FACE LIT CHANNEL LETTERS | FLUSH MOUNTED  
QTY: 2





**OAKHURST**  
SIGNS & GRAPHICS

12445 62ND ST N, SUITE 305  
LARGO, FL 33773  
PHONE: 727.532.8255  
FAX: 727.532.4354

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CLIENT:  
**MORTENSON  
CONSTRUCTION**

PROPERTY:  
**2 FACEBOOK WAY  
MENLO PARK CA  
94025**

PROJECT:  
**SIGN PACKAGE**

ACCOUNT MANAGER:  
**JOHN POWERS**

PROJECT MANAGER:  
**JOHN BERNARD**

DATE:  
**06/21/22**

VERSION:  
**PERM 03**

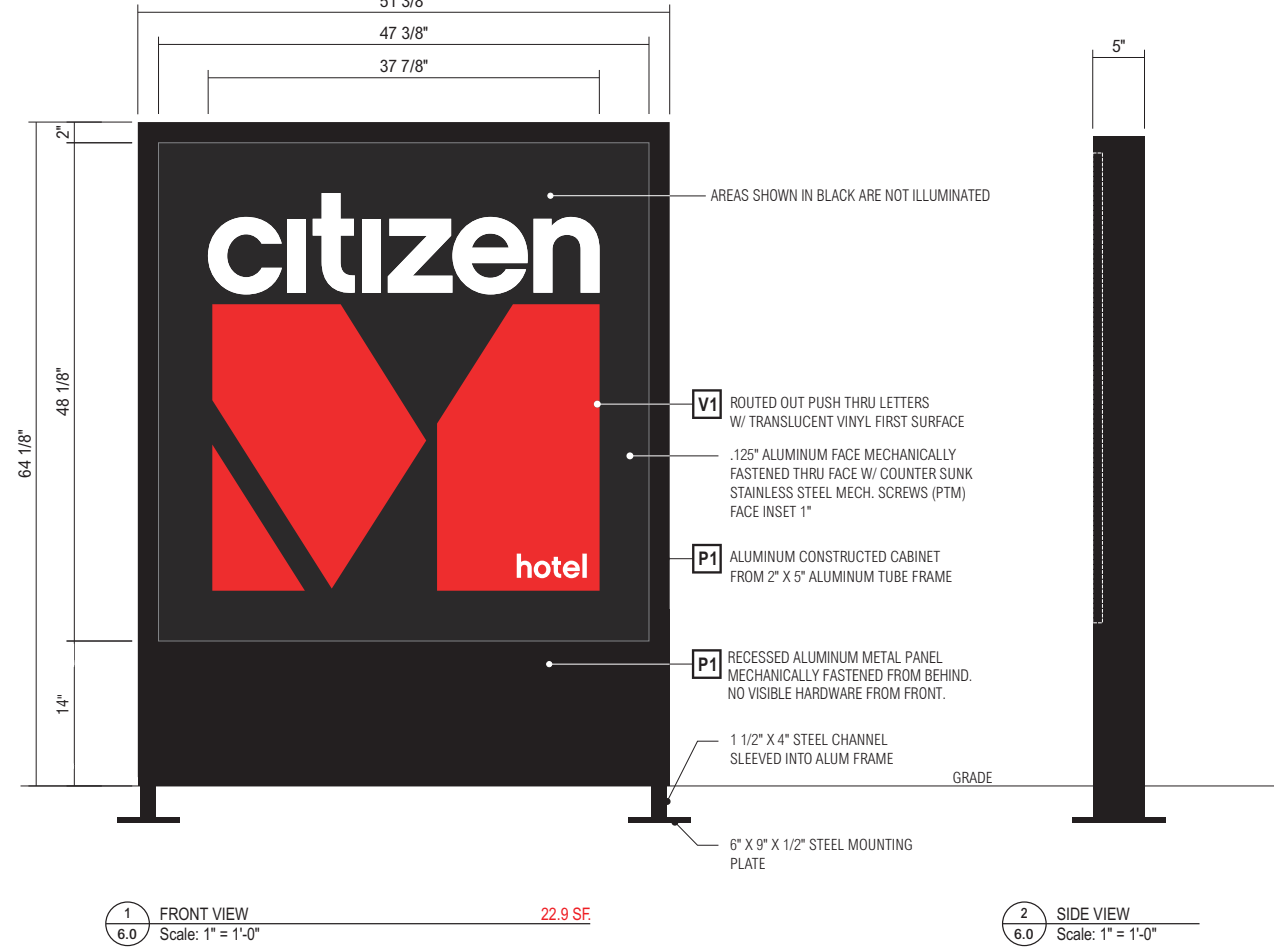
HISTORY	DATE	DESIGNER
PERM 02	01/17/23	DS
PERM 03	03/08/23	DS

**PAGE 8**

PROJ **38231**

SIGN TYPE 102 : EXTERIOR ENTRANCE MONUMENT  
FREESTANDING DOUBLE SIDED MONUMENT WITH ILLUMINATED LETTERS

QTY: 1



HISTORY	DATE	DESIGNER
PERM 02	01/17/23	DS
PERM 03	03/08/23	DS

SIGN TYPE 102 : EXTERIOR ENTRANCE MONUMENT  
FREESTANDING DOUBLE SIDED MONUMENT WITH ILLUMINATED LETTERS  
QTY: 1



**OAKHURST**  
SIGNS & GRAPHICS

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LARGO, FL 33773  
PHONE: 727.532.8255  
FAX: 727.532.4354

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CLIENT:  
**MORTENSON  
CONSTRUCTION**

PROPERTY:  
**2 FACEBOOK WAY  
MENLO PARK CA  
94025**

PROJECT:  
**SIGN PACKAGE**

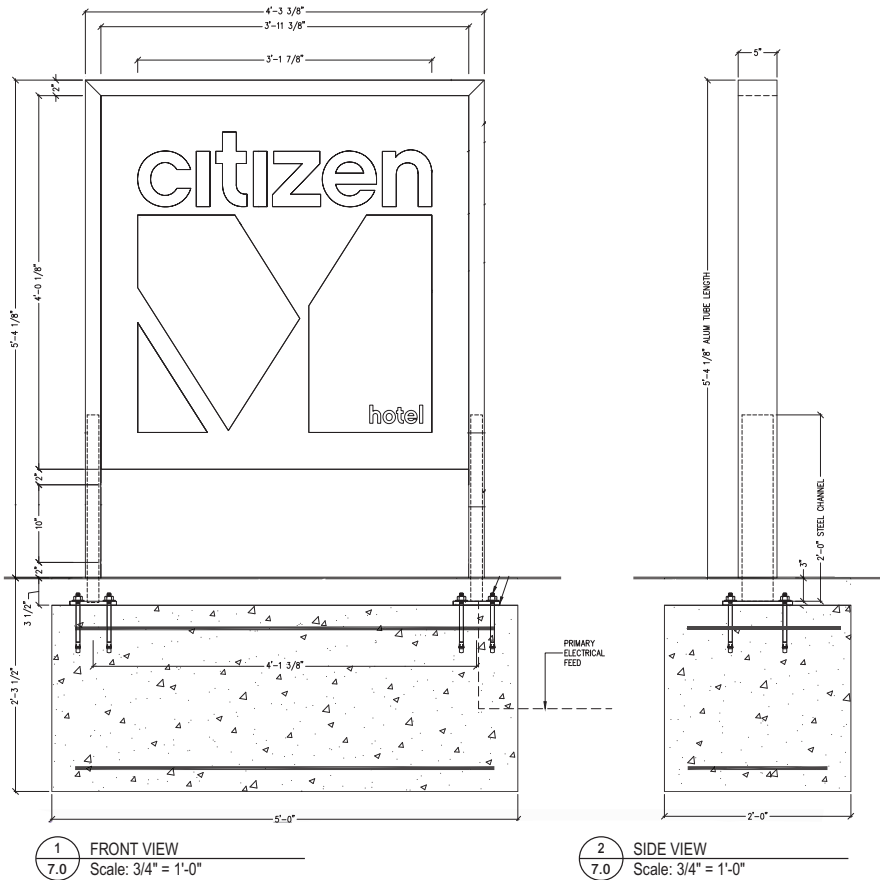
ACCOUNT MANAGER:  
**JOHN POWERS**

PROJECT MANAGER:  
**JOHN BERNARD**

DATE:  
**06/21/22**

VERSION:  
**PERM 03**

HISTORY	DATE	DESIGNER
PERM 02	01/17/23	DS
PERM 03	03/08/23	DS



- P1 AKZO NOBEL - BLACK TO MATCH RAL 9005 (MATTE)
- V1 TRANSLUCENT DIGITAL PRINT TO MATCH PANTONE 199C

**citizenM Hotel – Menlo Park**  
**Sign Review**  
**Project Description**  
**Revised April 20, 2023**

The citizenM Hotel project located on the Facebook West Campus is an approximately 79,000 square foot, 240-room hotel, with a 4,300 square foot restaurant. The hotel was originally approved by the City Council in connection with the Facebook Campus Expansion Project in November 2016. In February 2020, the City Council approved a revised project that, among other things, increased the number of rooms to 240. The Planning Commission subsequently approved major modifications to the Third Amended and Restated Conditional Development Permit (the “CDP,” which covers Buildings 20, 21, 22 and 23, in addition to the hotel) in April 2022 for, among other things, interior and exterior changes to the landscaping and on-site circulation. The hotel is currently under construction and anticipating a substantial completion date in September 2023.

The purpose of this application is to seek Sign Review of the two 36 square foot wall signs exhibiting citizenM’s corporate logo on the façade of the hotel, as well as an approximately 23 square foot freestanding pole sign located at the entrance to the hotel. The wall signs are comprised of face lit channel letters and constructed of aluminum with white polycarbonate faces. The signs are internally illuminated with hanley red LEDs and powered by a remote system inside the building for ease of access. The pole sign is over 5 feet tall and constructed of aluminum with a translucent vinyl surface and illuminated letters.

Each of the signs for which approval is being sought (including their location, color and size) were depicted in the renderings and elevation plans included in the approved plan set dated “received” March 16, 2022, which were presented to and approved by the Planning Commission in April 2022. However, because the Planning Commission did not formally consider a request for approval under the City’s Sign Design Guidelines for the color red, Planning Commission approval of the color red is now being sought.

**The Proposed Signage is Within the Allocation Allowed under the CDP**

Section 4 of the CDP limits the maximum sign area for the entire Facebook Campus Expansion Project to 600 square feet (which may be exceeded through a use permit) and requires the City’s approval of the square footage, location, and materials through the Sign Permit process. The existing signage on the site totals approximately 180 square feet, calculated as follows:

- MPK 20: Two 7’ x 4’ signs = 60 sq. ft. (located along the Bayfront Expressway)
  - MPK 21: One double-sided 7’ x 4’ sign = 60 sq. ft. (located along the Bayfront Expressway)
  - MPK 22/23: One 15’ x 4’ sign = 60 sq. ft. (located at the intersection of Chilco and Constitution)
- 

Total = 180 sq. ft.



The proposed signage totals approximately 95 square feet, for a cumulative total of 275 square feet within the Facebook Campus Expansion Project, which is 325 square feet less than the maximum allowed under the CDP.

### **The Proposed Signage Lettering Exceeds 24” and is Adequately Setback from Right-Of-Way**

In addition, citizenM’s corporate logo contains a prominent red “M” that takes up approximately 35% of the total sign area and is approximately 45” tall for the wall signs and 28” for the pole sign. Under General Criteria B4 of City’s Sign Design Guidelines, lettering larger than 24 inches may be considered for buildings with large setbacks for the street.

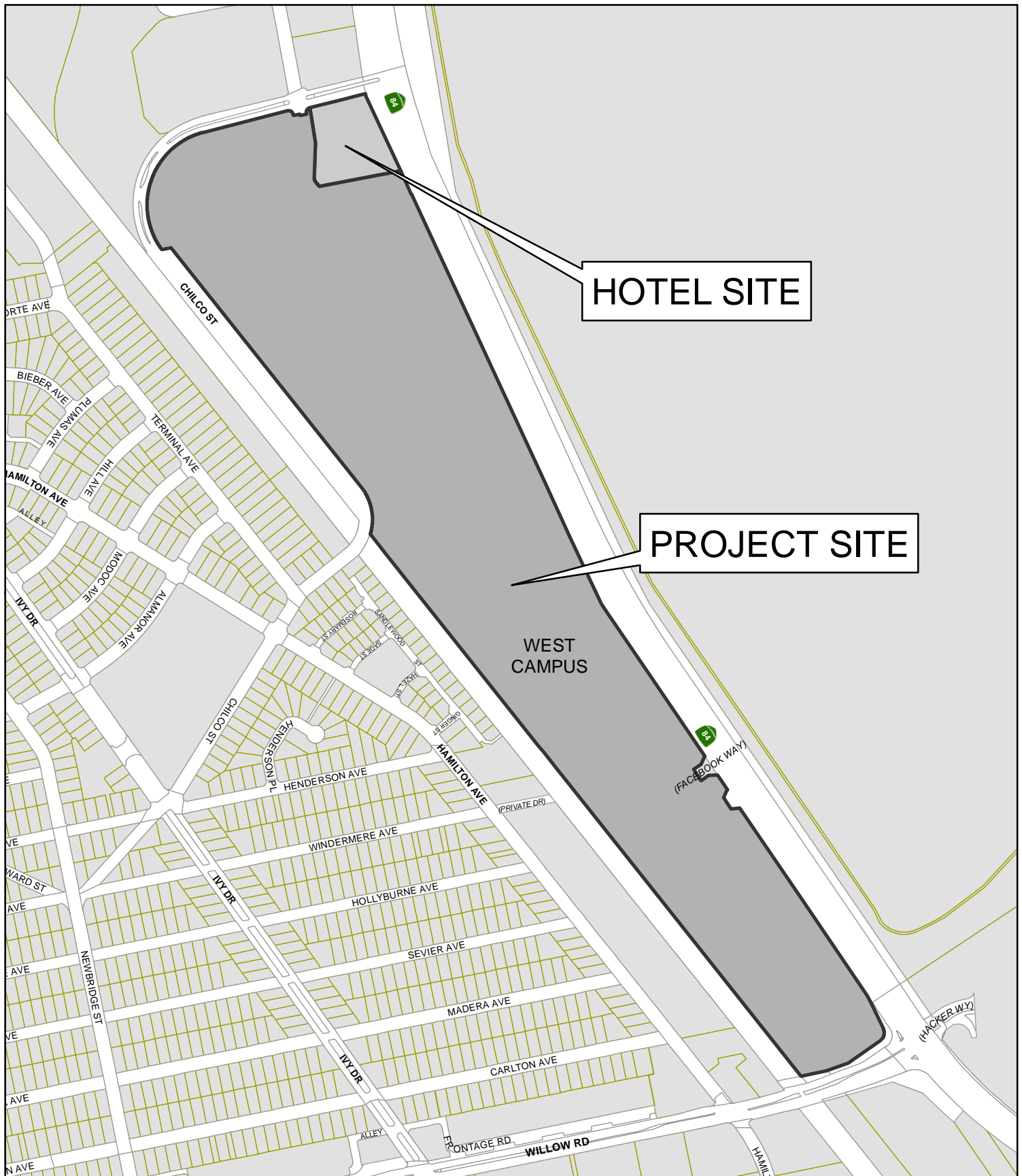
The wall sign facing the Bayfront Expressway is located approximately 180’ away from the right-of-way, and the second wall sign is located approximately 150’ away from the right-of-way at Chilco Street. The “M” on the pole sign is also appropriately sized to identify the hotel for visitors and guests who arrive at the drop off location and is also set back significantly from the public right-of-way. The location and height of the lettering in these signs is consistent with the renderings and elevations previously included in the plan set approved by the Planning Commission in April 2022, and is appropriately sized given the building setbacks described above.

### **Request for Approval of Red Signs**

Finally, the “M” is in a shade of red that is identified in the Sign Design Guidelines as requiring “review and approval” by the Planning Commission. citizenM’s corporate logo was shown on various iterations of the plans throughout the entitlement process, and the location and colors of the proposed wall signs (i.e., citizenM’s red and white corporate logo which is prominently featured on all of citizenM’s hotels) were depicted on the plans that were reviewed and approved by Planning Commission on April 11, 2022. citizenM’s red logo was included in all marketing materials that were made available to stakeholders. Given the location of the hotel site and the previous reviews that have occurred which depicted the prominent color of the hotel’s signage and citizenM’s logo, we believe the proposed signage is compatible and harmonious with the surrounding area and consistent with the plans that were previously reviewed and approved by the Planning Commission.

With respect to community outreach, citizenM conducted extensive outreach at the time of the original entitlement in 2020 and the subsequent modifications that were approved in 2022, which were processed without major objections to the hotel use or design. Because the City and community are familiar with the logo and since no changes have been made since the project was entitled, no further outreach related to this application is contemplated at this time.

<b>LOCATION:</b> 2 Meta Way	<b>PROJECT NUMBER:</b> PLN2023-00006	<b>APPLICANT:</b> Amrita Meher	<b>OWNER:</b> Ben McGhee
<p><b>PROJECT CONDITIONS:</b></p> <ol style="list-style-type: none"> <li>1. The sign review shall be subject to the following standard conditions: <ol style="list-style-type: none"> <li>a. Development of the project shall be substantially in conformance with the plans prepared by Baskervill, consisting of 10 plan sheets, dated received April 20, 2023 and approved by the Planning Commission on May 15, 2023, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.</li> <li>b. The project shall adhere to all ordinances, plans, regulations, and specifications of the City of Menlo Park and all applicable local, State, and Federal laws and regulations.</li> <li>c. Prior to building permit issuance, the applicant shall comply with all West Bay Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.</li> <li>d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.</li> <li>e. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.</li> <li>f. 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; 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.</li> <li>g. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.</li> </ol> </li> <li>2. The sign review shall be subject to the following <b>project-specific</b> condition: <ol style="list-style-type: none"> <li>a. Prior to building permit issuance, the applicant shall demonstrate compliance with all applicable project-specific conditions of approval outlined in Sections 9 and 15 of the Third Amended and Restated CDP and Mitigation, Monitoring, and Reporting Program (MMRP) mitigation measures, subject to review and approval by the Planning, Building, Engineering and Transportation Divisions.</li> </ol> </li> </ol>			

CITY OF  
MENLO PARK

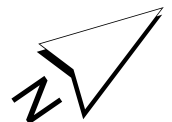
Scale: 1:4,000

## CITY OF MENLO PARK

LOCATION MAP

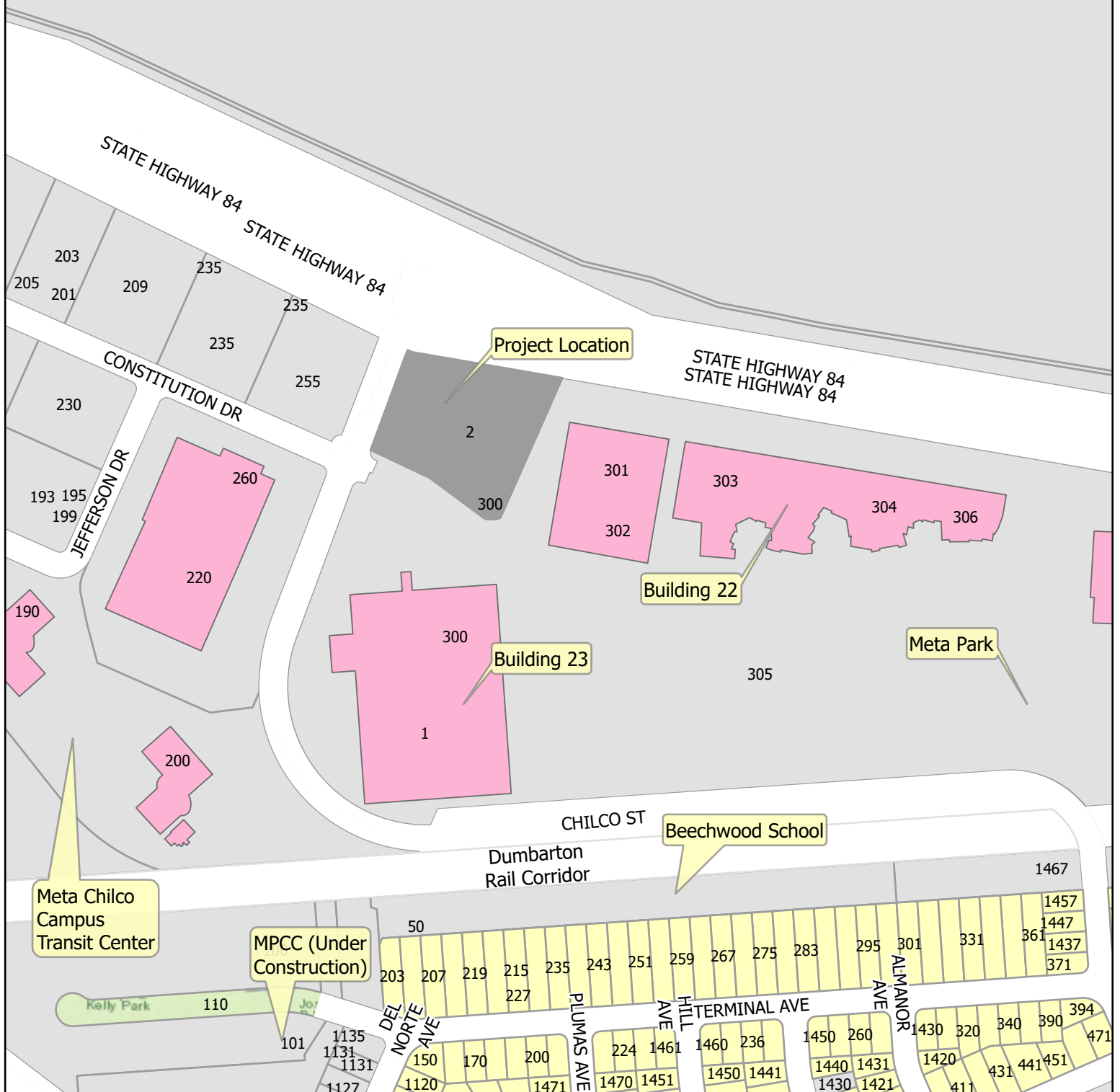
CITIZENM HOTEL SIGN REVIEW

DRAWN: MAP CHECKED: CDS DATE: 5/15/23 SCALE: 1" = 300' SHEET: 1



# Attachment C - Detailed Location Map

ATTACHMENT C



## Legend

- Project Location
- Select Meta Campus Buildings
- Single-Family Zoned Parcels

0 230 460 690 920 Feet





## STAFF REPORT

### Planning Commission

**Meeting Date:**

**5/15/2023**

**Staff Report Number:**

**23-035-PC**

**Study Session:**

**Review and provide feedback for a proposed three-story, 62-unit, multifamily affordable housing development located in the P-F (Public Facilities) zoning district at 795 Willow Road**

### Recommendation

Staff recommends that the Planning Commission review and provide feedback for a proposed 62-unit, affordable multifamily housing development located at 795 Willow Road (Menlo Park Veterans Affairs Medical Center). The proposal would include 60 units affordable to very-low income households and two manager units that would not be income restricted.

The project site is a federally owned and operated property, located within the City limits and zoned P-F (Public Facilities). The applicant is proposing the project in response to a Request for Proposal by the U.S. Department of Veterans Affairs (VA), which is further described below. Development on federal sites is generally exempt from local land use regulations and the City does not have permitting authority for the proposed development. The applicant informed the City that the VA requires a letter from the City stating general compliance with local regulations in order to secure federal approval. The applicant has worked with City staff and designed the proposed project utilizing the R-4-S (High Density Residential, Special) zoning regulations.

The purpose of this study session is to review the proposed residential development relative to the development regulations and design standards of the R-4-S zoning district. The study session provides the Planning Commission and members of the public an opportunity to give feedback on the proposal's general compliance with the R-4-S design standards and guidelines. The Planning Commission's review is advisory and will be taken into consideration as part of the Community Development Director's determination of whether the proposal is in general compliance with the R-4-S development regulations and design standards.

### Policy Issues

The proposed project is a 100-percent affordable housing project located on the Menlo Park Veterans Affairs Medical Center (VA Campus) in the P-F (Public Facilities) zoning district. The City does not have jurisdiction over federal properties and will not be issuing any permits for the affordable housing development project. The federal government is requesting that the applicant work with the City to obtain a letter of general compliance with zoning regulations in order to proceed with the development. Since the proposal is for a multi-family affordable housing development project, the proposed project is being reviewed for general compliance with the regulations in the R-4-S zoning district instead of the P-F zoning district.

Although located on a federal site, the VA Campus was identified as an opportunity site for affordable housing and housing for veterans in the 2023-2031 Housing Element, adopted by the City Council on January 31, 2023 to help meet the City's Regional Housing Needs Allocation (RHNA) of 2,946 units. The City's 2023-2031 Housing Element plans for a variety of housing options, including special needs housing (e.g., housing for seniors, persons with disabilities, veterans, etc.), at all income levels, to meet the City's RHNA of 2,946 housing units. This count also includes 740 very-low income units. The proposed development would help meet the City's requirement and those in need of affordable housing in the community, specifically by providing 60 very-low units. In addition, Program H3.I encourages collaboration between the City and the Department of Veterans Affairs on homeless issues.

In addition, the applicant has applied for funding for the proposed project through the City's 2022 Notice of Funding Availability (NOFA). The applicant presented its proposal and its funding request to the Housing Commission at its meeting on May 3, 2023. The NOFA funding request is being considered independently of the request for general compliance with the R-4-S zoning district.

## **Background**

### ***Site location***

The subject property is located at 795 Willow Road (project site), at the Menlo Park VA Campus, in the Willows neighborhood. Considering Willow Road as an east-to-west street, the project site is located along the northern side of Willow Road, to the east of Coleman Avenue and the west of US 101. The project site is zoned P-F. Additionally, the project site within the VA Campus is located along Willow Road within the southwest corner of the site, at the intersection of Willow Road and O'Keefe Street, and is approximately 2.1 acres, within the greater VA Campus. The general project location currently contains a parking lot that would be demolished to accommodate the proposed development. A location map is included as Attachment A.

The VA Campus itself contains several buildings on site, including a hospital, administrative and office buildings, and a 60-unit affordable multifamily residential building, located at 605 Willow Road that was completed in 2015. Nearby properties along Willow Road are zoned C-2-A (Neighborhood Shopping, Restrictive) and C-4 (General Commercial) and generally contain a mix of retail and restaurant uses. Properties to the south of Willow Road are predominately zoned R-1-U (Single Family Urban Residential). Properties to the west, along Coleman Avenue, are zoned R-3 (Apartment) and contain multifamily housing. Silicon Valley International School – Willows Campus is located to the south of the project site and across Willow Road, and is zoned P-F (Public Facilities).

### ***Request for proposal for affordable housing project***

The applicant, MidPen Housing Corporation (MidPen), provides a breakdown of their efforts to become the developer of the project site in their project description letter (Attachment B). In August 2019, the VA issued a request for proposals to develop housing on the VA Campus at 795 Willow Road. The VA chose MidPen as the developer. MidPen's proposal would provide housing for very-low income veterans and their families (making 30-50 percent area median income, or "AMI"). MidPen is further targeting veterans and their families who were formerly homeless or at-risk of homelessness.

## Analysis

### ***Project description***

The proposed project, as depicted in the plans in Attachment C, would be comprised of a 62-unit, multifamily housing development. Sixty of the 62 units would be affordable units. Table 1 provides a summary of the mix of unit types and the anticipated range of square footages. The project site would also provide a variety of common open spaces and indoor spaces, which would include a multi-purpose community room and kitchen, laundry facilities on each floor, a resident bicycle storage room, staff offices, a community garden, and other open areas. The proposed development would result in an increase of 60 affordable dwelling units to the City's housing stock, and the two additional units would be occupied by on-site managers and would not be income restricted. The 60 affordable units would be available for very-low income residents, making between 30 and 50 percent AMI.

Table 1: Unit type summary		
Number of bedrooms	Number of units	Square footage range (per unit)
One bedroom	55*	525-651 square feet
Two bedrooms	5*	825-900 square feet
Three bedrooms	2	978 square feet
Total	62	525-978 square feet

\* One of the one-bedroom units is a manager's unit.

\*\* One of the two-bedroom units is a manager's unit.

Additional development standard details are available in the R-4-S Compliance Review Checklist (Attachment D). As discussed in more detail below, the project is generally compliant with the R-4-S development standards.

### Site layout

The project site is located along the northern side of Willow Road, at the intersection of Willow Road and O'Keefe Street. The project site dimensions would be long and slightly curvilinear relative to the curvature of Willow Road. The proposed residential building would be three stories tall and would be designed in an L shape, with the longer mass generally positioned along the Willow Road frontage and the shorter side of the L shape angled inward, perpendicular to Willow Road. The front-facing massing would also feature some breaks at the front left and front right corners, with portions of the building mass extending toward Willow Road. All units would be accessed from interior hallways, with several entries around the perimeter of the building. Table 2 provides setbacks for the proposal, in relation to the R-4-S zoning requirements.



Table 2: Required yards and setbacks		
Minimum yards	Proposed project development	Zoning Ordinance requirement (R-4-S)
Front	10.7 ft.	10 ft.
Left side	5.1 ft.	10 ft., except may be reduced to 5 ft. abutting a private access easement
Right side	294.7 ft.	10 ft., except may be reduced to 5 ft. abutting a private access easement
Rear	6.1 ft.	10 ft.

The rear and left side setbacks are generally less than the required setbacks in the R-4-S zoning district, and the applicant states in their project description letter that the building position was determined based on proximity to existing water storage tanks and the goal of preserving the maximum number of existing trees. The three-story building would be approximately 38.5 feet tall, inclusive of stair and elevator overruns. In addition, the site would be enclosed in perimeter fencing, which would be six feet in height. At this time the applicant has not provided details on the potential materials for the fencing.

Vehicular and bicycle access would be provided via an access road to the rear of the building, which would allow for a connection to Willow Road at the intersection of Willow Road and Durham Street/VA Hospital Road. Although positioned at an angle relative to the curved portion of Willow Road, a large open space area, including a dog run and community garden, would be located between the proposed residential building and Willow Road. The proposed site layout includes an entry court and outdoor space between the surface parking and the proposed building. The open space areas, along with a number of existing and proposed trees, would soften and transition the scale of the three-story residential building to Willow Road and the mostly one- to two-story buildings across Willow Road.

#### Design and materials

The applicant states that the proposed building is intended to fit the style and context of the greater VA Campus, which generally contains a Mediterranean architectural style. The applicant describes the design of the proposed building as a generally contemporary design style with Mediterranean accents, colors, and materials. The proposed building includes contemporary design elements, with forms and colors based on existing buildings at the VA Campus. The proposed project would include warm colors, simple and contemporary building volumes, and open courtyard spaces within more contemporary volumes.

The three-story massing along Willow Road would be broken up by both the L shape, which angles toward the rear along the right side of the building, as well as the incorporation of some front-facing two-story portions of the building. The design would not completely comply with the minor and major modulation requirements, because the building façade along the Willow Road elevation does not consistently provide two-foot-deep by five-foot-wide recesses every 35 feet (minor modulations) or six-foot-deep by 20-foot-wide recesses every 75 feet (minor modulation) The applicant has stated in their project description letter



that the proposed building is being designed to reflect the pattern seen on the VA Campus, with a primary structure shaping a main courtyard.

The primary façade material would be smooth stucco, with white and beige as the predominant colors for much of the facades. However, there would be a reddish (sierra redwood) accent color applied to the stucco where stepped down portions of the building or building breaks would occur. Colors and materials are proposed to be used throughout the façade to demonstrate vertical or horizontal proportion and to generally achieve patterns of visual contrast. To discourage graffiti, the applicant is proposing an anti-graffiti coating, which is easier for cleaning and concealing vandalism. The applicant explains in their project description letter that the use of smooth stucco as the dominant material is intended to be consistent with other buildings on the VA Campus. The amount of stucco on the building façades would be below the maximum allowable (80 percent), with 77 percent of the façades containing stucco.

Fiber cement panels are proposed between some alternating sets of windows, namely above the second floor window and below the corresponding third floor window. Near the front right corner along the first floor, timber cladding panels are also proposed for an accent material and color. Along the right elevation, a wood trellis wraps around the façade as part of a larger entryway to the right side of the building. Roofing is proposed to be asphalt shingle, while awnings over some entryways would be comprised of standing seam metal. The proposed windows would be vinyl framed, and would contain simulated true divided lights, with interior and exterior grids and a spacer bar between the panes. Windows would be recessed from the face of the stucco wall or siding by two inches, which is consistent with the R-4-S standards.

### ***Parking and circulation***

Vehicular access to the project site and the site parking lot would be via the Durham Street/Hospital Plaza Road, which is the main entrance to the VA Campus. The majority of the site's internal circulation and parking would be located to the east of the proposed building (between the proposed building and Hospital Plaza Road). The parking for the residential building would be enclosed with sliding gates at each vehicular access point. There would also be five parking spaces located behind the rear of the building, and these would not be restricted with any fencing. All parking would be a short distance from the intersection of Willow Road and Durham Street/Hospital Plaza Road.

The proposal includes a total of 55 parking spaces, with 50 standard and five accessible spaces, as shown in Table 3. Pedestrian access would be provided through the main entrance gate located on Willow Road, near the intersection of Willow Road and O'Keefe Street. Eight short-term bicycle parking spaces are proposed to be located alongside the main parking lot, and 64 long-term bicycle parking spaces would be located within a secured room on the first floor of the main building, toward the rear, for a total of 72 spaces.

Table 3: Proposed parking		
Parking category	Proposed project*	R-4-S regulation
One-bedroom units	55 spaces	1 space per unit (55 spaces)
Two-bedroom units	0 spaces	1.5 spaces per unit (3 spaces)
Three-bedroom units	0 spaces	1.5 spaces per unit (8 spaces)
Total	55 spaces	66 spaces
EV parking	10 EV spaces	7 EV spaces**

\* The applicant has not specified which types of units would be allocated parking.

\*\* The EV parking requirement is 10 percent for 100 percent affordable housing development projects.

All parking spaces are proposed to be uncovered and located at-grade in the parking lot. As stated earlier, a total of 55 parking spaces are proposed, which would be less than the R-4-S parking requirement of 66 spaces. The applicant has explained in their project description letter that the VA Campus staff have worked with the applicant to determine that 55 total parking spaces would adequately serve the residents and their guests. This is based on the applicant's assessment of the existing 605 Willow Road development, which has a similar count of 60 units and contains 35 parking spaces. In this case, more family-sized units are anticipated with the proposed project, and so the applicant has proposed 20 additional spaces that would better accommodate families.

### ***Open space and landscaping***

Open space requirements would be generally met through a series of shared open space areas. The site layout includes two primary common open spaces, with one area located along the right side and the other in front of the building (between the proposed building and Willow Road). The total common open space would be approximately 6,140 square feet.

Landscaping, including sidewalks and similar paving, accounts for approximately 43 percent of the site area, which would exceed the minimum R-4-S requirement of 25 percent. Most of the proposed landscaped area would be located around the perimeter of the proposed building, but the large community open space areas along the right side and front of the building and to the left of the resident parking spaces would provide the majority of the open space on site.

The proposed project would also involve a variety of plantings of varying depth and size to discourage trespassing. The exact location, size, and species of the plantings and street trees would be determined during the construction process.

As stated earlier, a community garden and open space area are proposed between the building and

Willow Road. The community garden also includes a garden shed. The applicant has also proposed a wooden trellis structure in the open space area adjacent to the community garden. These features would all be enclosed by perimeter fencing. The increased setback of the proposed residential building from Willow Road, with the open space and garden areas, would soften the mostly three-story massing of the proposed building.

#### Trees and landscaping

The applicant has submitted an arborist report (Attachment E), detailing the species, size, and conditions of the nearby heritage and non-heritage trees. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and protection. As part of the project review process, the arborist report was reviewed by the City Arborist. However, because this project is located on a federal site, the City's heritage tree removal permitting and replanting requirements are not applicable to the proposed tree removals, apart from the one street tree identified within the City's public right-of-way. Table 4 below summarizes the project trees by species, heritage and non-heritage status, and whether the trees are proposed to be preserved or removed.

Table 4: Project site tree summary					
Species	Total trees assessed*	Heritage trees	Non-heritage trees	Heritage tree removals	Non-heritage tree removals
Coast redwood	33	33	0	6	0
Coast live oak	28	24	4	3	0
Deodar cedar	6	6	0	0	0
Italian stone pine	9	9	0	5	0
California buckeye	1	1	0	0	0
Italian cypress	9	4	5	2	1
Brazilian pepper	3	2	1	0	0
Trident maple	4	0	4	0	0
Peruvian pepper	1	0	1	0	0
Canary Island date palm	8	8	0	6	0
Pittosporum	21	10	11	4	4
Holly	1	0	1	0	0
Cypress	1	1	0	0	0
<b>Total Trees</b>	<b>125</b>	<b>98</b>	<b>27</b>	<b>26</b>	<b>5</b>

\* Of these 125 total trees assessed, only one is located in the City public right-of-way, a coast live oak tree along Willow Road.

The proposed landscape plan shows new street trees, in addition to several existing heritage trees, along Willow Road, as well as enhanced landscaping surrounding the rear of the building. As the applicant has stated in their R-4-S checklist, due to an effort to maximize sunlight for the community garden, and the unique locational challenges earlier referred to in placing the building relative to required setbacks, the proposed project generally would not meet the following R-4-S design standards:

- 1(1a): to provide at least one 15-gallon tree per 20 feet of property frontage along a public right-of-way.
- 1(1c): to provide at least one 15-gallon tree per 40 feet of property frontage not along a public right-of-way, respectively

A total of 60 new trees are proposed, with most located along the front and right side of the building, within the parking lot, and between the parking lot and Willow Road. However, the tree placements would not match the specific patterns per every 20 or 40 linear feet consistently, which is the R-4-S requirement for property lines fronting public rights-of way (e.g., Willow Road) and all other property lines, respectively. Many of the trees proposed for the site would be planted more within the interior of the property, between the building and the parking lot, and also in the vicinity of the central courtyard, which would additionally provide screening and shade for the site. Given the site constraints and the applicant's proposed site planting plan, staff believes that although the proposed planting plan does not meet the specific R-4-S requirements, when calculating the other existing and proposed trees between the building and Willow Road, and the trees located on other, more interior areas of the lot, the proposed project would meet the intent of the requirements generally.

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as tree protection fencing, monthly monitoring reports, informing the contract arborist if any utility work occurs within tree protection zones, and installing compaction mitigation (wood chips).

### ***Correspondence***

The applicant states in their project description letter that they have completed a variety of outreach efforts, including one-on-one meetings and a virtual community meeting. The applicant indicates that they have received some feedback regarding a request to preserve as many trees as possible on site, and questions about potential increases in the number of residential units, parking ratio decreases, and whether residents would receive supportive services.

As of the writing of this report, staff has not received any direct correspondence on the proposed project.

### ***Conclusion and next steps***

Based on staff's initial review of the plans, the proposed development generally complies with the R-4-S requirements. Although the proposed development would not strictly comply with the requirements for setbacks, parking, modulation, and frontage landscaping (e.g. trees), staff believes that the proposed project would generally comply with the intent and spirit of the R-4-S zoning district. As stated previously, the building position has been limited due to existing site constraints. While the parking would be less than the required amount, the applicant has completed site research with a comparable project on site that documents that 55 parking spaces would sufficiently serve the parking needs for residents, guests, and

staff. Lastly, although the proposed planting plan does not meet the specific R-4-S requirements for frontage planting frequency, when factoring in all existing and proposed trees between the building and Willow Road, and the trees located on other, more interior areas of the lot, staff believes the proposed project would meet the intent of the requirements generally. The proposed project, as a pipeline project, would implement the 2023-2031 Housing Element.

Following the Planning Commission's study session on the proposed development, the Community Development Director and the applicant will take the comments into consideration and potentially make changes, if appropriate. Following a final review of an updated and coordinated plan set, the Community Development Director will consider whether to issue a letter of general compliance with the R-4-S zoning district. This letter would identify that the project is generally in compliance with the R-4-S zoning district and would enable MidPen to continue to compete for State funding for the proposed project. As stated previously, the applicant has separately applied for funding for the proposed project through the City's NOFA process. That request will be reviewed independently and a determination of general compliance with the R-4-S zoning district does not commit the City to providing funding for the proposed project.

### **Impact on City Resources**

The project sponsor is required to pay all applicable 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 plans for the study session and the preparation of the R-4-S compliance review letter.

### **Environmental Review**

The project is not subject to CEQA, as it is located on a federal site and sponsored by the federal government in partnership with MidPen Housing. The proposed project is subject to the National Environmental Policy Act (NEPA). A Finding of No Significant Impact (FONSI) was prepared for the proposed project (Attachment F).

### **Public Notice**

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

### **Attachments**

- A. Location Map
- B. Project Description Letter
- C. Project Plans
- D. R-4-S Compliance Review Checklist
- E. Arborist Report
- F. Finding of No Significant Impact

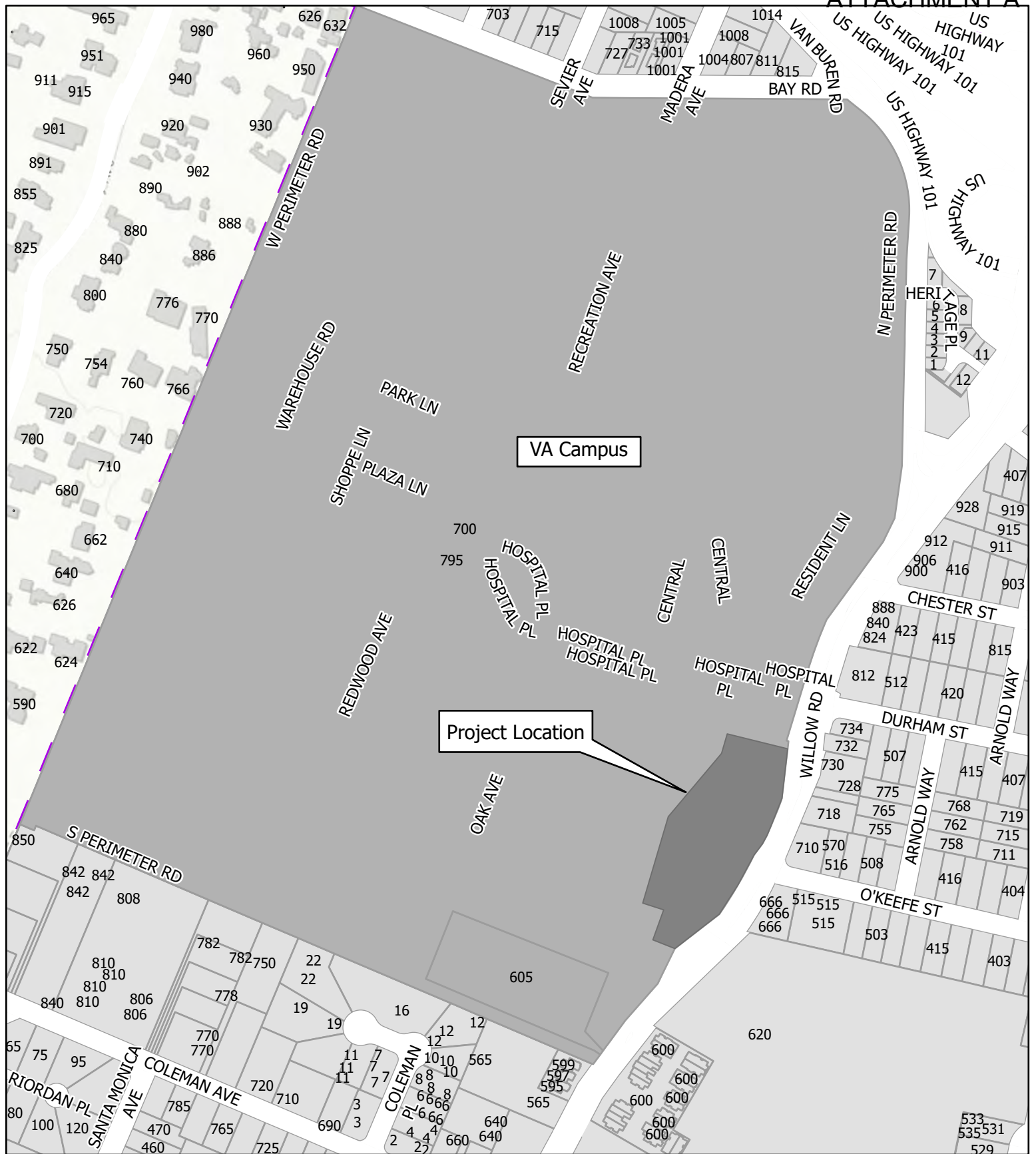
Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings, and exhibits are available 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:  
Kyle Perata, Planning Manager



CITY OF  
MENLO PARK  
A1

# CITY OF MENLO PARK

## LOCATION MAP

795 WILLOW ROAD



Scale: 1:4,000

Drawn By: MAP

Checked By: CDS

Date: 5/15/2023

**VA Menlo Park | 795 Willow Road, Menlo Park CA 94025**  
**Planning Commission Re-Submittal**

**Project Description**

Updated 5/9/23



## **Purpose of the Proposal**

MidPen is submitting an application for the VA Menlo Park project so that the Menlo Park Planning Commission has an opportunity to review this project as a Study Session item before the end of 2022. MidPen is seeking to obtain a R-4-S Compliance Determination Letter from the City's Community Development Director. This letter/verification are needed to demonstrate proof of entitlement for MidPen's upcoming State SuperNOFA and Tax Credit applications. Unlike past years, proof of entitlement (i.e. local approvals) is now a threshold requirement of the State SuperNOFA application, which is expected to be due late June 2023.

## **Background**

The United States Department of Veterans Affairs (VA), under its Enhanced-Use Leasing (EUL) authority, issued a competitive Request for Proposals (RFQ) in August 2019, seeking competitive responses from qualified organizations to develop housing on the VA Palo Alto Healthcare System in Menlo Park at 795 Willow Road, Menlo Park, CA. MidPen Housing Corporation was chosen as the developer of choice and is working to develop this site targeting Veterans and their families who formerly homeless or at-risk of homelessness with income limits ranging from 30% to 50% of Area Median Income (AMI).

## **Existing and proposed uses**

The proposed project site is currently being used as an overflow parking lot for employees of VA Palo Alto Healthcare Systems Campus, Menlo Park. The proposed use for the area would be the building of the 62-unit affordable housing targeting Veterans and their families who are at-risk of homelessness or formerly homeless

## **Site Boundary**

The project site is located directly on the VA's land and the EUL site boundary was defined by the VA before MidPen was selected as the preferred developer of the site. The VA-defined site boundary was influenced by various components and site constraints. The private road, west of the project site, was defined by the VA and could not be adjusted. Additionally, the storage tanks, located southwest of the site boundary, require a 50-foot clearance. This clearance requirement is mandated by the VA, and it means that no buildings or parking can be built within 50 feet of the storage tanks. The 6-foot perimeter fence, required by the VA, follows the outline of the site boundary.

## **Basis for site layout**

The basis for the site layout was to utilize underused space within the VA Palo Alto Healthcare Systems Campus, Menlo Park. The EUL that was released by the department of Veterans Affairs sectioned a space on the campus they deemed would be sufficient for the future development along with their study of the need for housing from at-risk/homeless Veterans and their families. The site layout is informed by both VA and City requirements and constraints. For

example, the building layout was influenced by our desire to preserve as many existing trees as possible on the site. We proposed courtyards, open space, and community gardens as mechanisms to preserve trees.

## **Scope of Work**

The proposed property will be a 100% permanent supportive housing community with 62 homes. The unit mix consists of 54 one-bedroom units, 4 two-bedroom units, 2 three-bedroom units, 1 one-bedroom manager's unit, and 1 two-bedroom manager's units. The proposed building will be 3-stories with a 2-story stepdown. Staff plans to provide approximately 0.96 parking spaces per unit for a total of 55 residential parking spaces. The project includes 16,421 square feet of on-site residential amenities. Indoor residential amenities include a multi-purpose community room and kitchen, computer station, laundry facilities on each floor, residential bicycle storage, and offices for MidPen's property management and resident services teams, as well as VA case managers. Outdoor amenities include residential surface parking, a community garden, social and meditative gathering spaces, and other open areas for residents to enjoy. This new residence is expected to achieve LEED Silver status.

## **Architectural style, materials, colors, and construction methods**

Given the proposed project's unique location on the VA Palo Alto Healthcare campus and along Willow Road, the proposed development is designed to fit the style and context of the VA Campus, while also fitting into the neighborhood fabric of Willow Road. The Architectural style of this project is what we are calling "Menlo Mediterranean", which is a compilation of traditional warm adobe colors, represented throughout the VA campus, with simple contemporary volumes. This 3-story building incorporates 2-story step downs that provide stylistic variation and a seamless transition to the surrounding residential neighborhood further down Willow Road. The building is a 3-story wood framed structure built on a slab-on-grade.

Given the site's proximity to Willow Road with frequent traffic coming and going in both directions, a strong emphasis has been given to development's outdoor residential landscaping. The design intent of the site landscaping is to provide healing spaces for veteran households by creating a visual and auditory buffer between the proposed building and Willow Road. The site landscaping incorporates a community garden, walking paths for residents, a dog run, and flexible open space. The site hosts several mature oak and redwood trees, and many trees are retained to provide a garden like landscape for the residents. Residents of this community and of Menlo Park alike will benefit from this landscaped area. The large flat roof provides space for mechanical equipment and seeks to generate as much renewable photovoltaic energy as possible. Systems will be all electric, including space heating & cooling and domestic hot water heating.

## **Environmental Review**

The Veterans Affairs obtained a Finding of No Significant Impact (FONSI) letter on September 2, 2022, which will serve as the project's NEPA approval. Additionally, the project was identified in the City of Menlo Park's 2023-2031 Housing Element and has obtained CEQA clearance through the City's Subsequent Environmental Impact Report.

## **Outreach to neighboring properties**

Beginning of March 2022, Staff began reaching out to community stakeholders to have one-on-one conversations. The purpose of this outreach was to provide information about the project and to understand the issues, concerns, and desires of neighbors and community leaders. We reached out to a number of stakeholders, including, but not limited to Menlo Together, Councilmembers Drew Combs and Jen Wolosin, and City of Menlo Park staff. Following these one-on-one stakeholder meetings MidPen hosted a virtual public community meeting on July 26, 2022. Invitations for the event were sent to all addresses within a 0.25-mile radius of the project site. The purpose of this community meeting was to introduce the VA and MidPen team (including the development, property management, and resident services teams), to share more information about the proposed project with attendees, and to answer questions. Some of the feedback that we received from community stakeholders included preserving as many trees as possible on the site, considering a density increase, and questions about the parking ratio and whether residents would receive supportive services.

The marketing materials used to advertise the virtual community meeting and the Community Outreach Plan are available upon request.

## **Site Control**

The US Department of Veteran's Affairs (the 'VA') currently owns the project site. The proposed project Owner is a to-be-formed limited partnership with an affiliate of MidPen Housing Corporation (the applicant) serving as the general partner. The to-be-formed limited partnership will have a leasehold interest in the land and fee interest in the improvements. This leasehold interest will be established through an Enhanced Use Lease Agreement with the VA. This lease agreement will be signed after the project receives a tax credit award and before the project closes its construction financing, which is estimated to take place before the end of 2024 based on the current financing schedule.

## **R-4-S Devotions**

Please see the attached R-4-S project checklist.

**2. General Comments: Please provide any additional LEED information, including an updated scorecard, if this information is available.**

Utility Type	Service Provider	Notes
Sewer	West Bay Sanitary District	Connecting to VA utilities
Water	Menlo Park Municipal Water	Connecting to City utilities
Storm	City of Menlo Park	Connecting to City utilities
Electric	PG&E	
Garbage	Recology	
Emergency - Fire	Menlo Fire Department	We confirmed with Menlo Fire that they will serve this project site.
Emergency - Police	TBD	VA is negotiating a roles/responsibilities MOU between the VA, Menlo Park Police Department, and VA Campus Police





WILLOW ROAD - STREET VIEW APPROACHING FROM NORTH

## MENLO PARK VETERANS HOUSING | COVER SHEET

795 WILLOW ROAD, MENLO PARK, CA | 05/03/2023 | MIDPEN HOUSING | 2013



PROJECT DESCRIPTION

Menlo Park Veterans Housing is a 62 unit residential complex on 2.137 acres (29 du/ac) for veterans, including formerly homeless vets. The project serves both individuals and families with fifty-four 1-bedroom units, four 2-bedrooms apartments, and two 3-bedroom units. Two on-site building managers will live in the complex on the top floor. The project is located on an enhanced use lease site at the Menlo Park Veterans Administration campus, with easy access to VA medical and support staff. The site has access to services, shops, grocery, restaurants, schools. At the ground floor a double height lobby welcomes residents and visitors alike and is next to community spaces like a large community room & kitchen, VA services for case management meetings, and MidPen resident services/activities. Each floor has a trash room for waste/recycling/compost disposal, and a shared laundry facility.

This new residence is expected to achieve LEED Gold status. The building is a 3-story wood framed structure built on a slab-on-grade. To reduce construction cost, the building massing is simple, with exterior cement plaster materials, fiber cement panel accents and recessed vinyl windows. The warm, welcoming color palette takes its design cues from the historic Spanish style architecture of the original Menlo Park VA hospital building. White, cream and redwood accent paint colors are featured by gutters, downspouts and other details. Simple sheds capped with single pitched roofs provide some visual interest, but the largely flat roof provides space for mechanical equipment and seeks to generate as much renewable photovoltaic energy as possible. Systems will be all electric, including space heating & cooling and domestic hot water heating.

Local transportation options include easy access to Highway 101, several SamTrans bus lines, and the Menlo Park and Palo Alto Caltrain stations are each about 2 miles away. Willow Road is also bikeable and pedestrian friendly. There is an outdoor area next to the bike room with a fixit stand. On site bicycle parking is at the lower level, near the new private road on the VA campus. There is some resident parking located at the surface lot adjacent to the structure, and five staff parking spaces in the rear.

One feature of this project is the strong integration of landscape with the building. The site hosts several mature oak and redwood trees, and many trees are retained to provide a garden like landscape for the residents. There are five outdoor spaces for the residents. The primary outdoor areas are adjacent to the community spaces at the first floor: a plaza framed by six ornamental trees and a patio for outdoor gathering just outside the community room. Outside of the laundry room is a large community garden next to a dog run which extends along Willow Road. A meditation circle under some Oak trees connects the plaza to Willow Road. There is a meandering walking path next to the parking lot, and a small contemplative courtyard in the rear, near the staff parking and utilities area.

SITE PHOTO



PROJECT LOCATION



BUILDING STATISTICS

HOUSING UNIT SUMMARY				
	1br	2br	3br	Unit Count
Phase 1	18	1	-	19
Phase 2	26	2	-	28
Phase 3	28	2	1	31
<b>TOTAL</b>	<b>72</b>	<b>5</b>	<b>1</b>	<b>78</b>
Unit %	91%	6%	3%	100%
Unit Size	500	500	500	100 ALU
Overall Residential Area	39,194	4,500	1,264	44,958

BUILDING RACE						
	Group Area	Residential	Commercial	Office	Construction	Other
1	27,000	9,300	1,800	0	3,000	1,900
2	11,941	13,117	234	-	2,000	0
3	16,004	13,403	234	-	2,000	0
<b>TOTAL</b>	<b>54,945</b>	<b>35,820</b>	<b>2,268</b>	<b>0</b>	<b>7,000</b>	<b>1,900</b>

SITE STATS					
Area	Site Area (ft)	Height	Area	FAR	Density (sq ft)
1	63,300	18.5' - 3 stories	2,140,000	33	33

HOUSING UNIT SUMMARY	
Type	Unit
Construction	40
Construction - Resident	40
Construction - Staff	0
<b>Total</b>	<b>40</b>

SITE STATISTICS	
Long Term	Site
Long Term	3

PROJECT DIRECTORY

**OWNER TEAM**  
**Veterans Administration**  
US Dept of Veterans Affairs  
Office of Asset Enterprise Management  
Contact: **DeCarol Smith**  
Email: DeCarol.Smith@va.gov  
Phone: 202.632.7093

**OWNER TEAM**  
**Office of Facility Planning & Development**  
3801 Miranda Avenue  
Palo Alto, CA 94304  
Contact: **Joanna Fong**  
Email: joanna.fong@va.gov  
Phone: 650.444.7531

**DEVELOPER PARTNER**  
**MidPen Housing**  
303 Vintage Park Dr  
Suite 250  
Foster City, CA - 94404  
www.midpen-housing.org  
Contact: **Cynthia Luzod**  
Email: cynthia.luzod@midpen-housing.org  
Phone: 510.671.1782

**ARCHITECT**  
**Van Meter Williams Pollack, LLP**  
333 Bryant St, Suite 300  
San Francisco, CA 94107  
Contact: **Rick Williams**  
Email: rick@vmwp.com  
Phone: 415.974.5352 x203

**CIVIL ENGINEER**  
**Luk & Associates**  
738 Alfred Nobel Drive  
Hercules, CA - 94547  
www.lukassociates.com  
Contact: **Chris Wood**  
Email: chris@lukassociates.com  
Phone: 510.829.2035

**STRUCTURAL ENGINEER**  
**Element Structural Engineer**  
39675 Cedar Blvd Suite 395C  
Newark, CA - 94650  
Contact: **James Enright**  
Email: jenright@elementse.com  
Phone: 415.730.9890

**MEP ENGINEER**  
**Emerald City Engineers**  
21705 Highway 99  
Lynnwood, WA - 98036  
Contact: **Matt Brooks (M&P)**  
Email: mbrooks@emeraldcityeng.com  
Phone: 425.741.1200

**LANDSCAPE ARCHITECT**  
**Jett Landscape Architecture**  
2 Theater Square  
Orinda, CA - 94563  
www.jettland.com  
Contact: **Lia Farley**  
Email: liaf@jettland.com  
Phone: 925.254.5422 x 105  
M: 510.923.0679

**ENERGY/SUSTAINABILITY**  
**Partners Energy**  
680 Knox Street Suite 150  
Los Angeles, CA - 90502  
Contact: **Greg Switzer**  
Email: gswitzer@ptrenergy.com  
Phone: 310.862.2399

**ARBORIST**  
**Aesculus Consulting Arbor**  
211 Hope Street  
Mountain View, CA - 94039  
Contact: **Katherine Naegle**  
Email: katherine@aacarbor.com  
Phone: 408.201.9607

**FIRE SPRINKLER**  
**Western States Fire Protection Co.**  
188 Kirby Way  
Roseville, CA - 95678  
Contact: **Travis Hulbert**  
Email: Travis.Hulbert@wsfp.us  
Phone: 510.363.6135

SHEET #	SHEET NAME
GENERAL	
A0.00	COVER SHEET
A0.01	PROJECT DIRECTORY/PROJECT INFO
A0.07	PROJECT RENDERINGS
A0.08	LEED CHECKLIST
A0.11	PLANNING DIAGRAMS
A0.12	PLANNING DIAGRAMS
A0.13	FIRE DEPT DIAGRAM
A0.14	ENVIRONMENTAL NOISE STUDY
A0.20	CODE ANALYSIS
A0.30	EXITING DIAGRAM
ARCHITECTURE	
A1.00	SITE PLAN CONTEXT
A1.10	EXISTING SITE PLAN
A1.11	PROPOSED SITE PLAN
A1.20	SITE DETAILS
A2.11	FIRST FLOOR PLAN
A2.12	SECOND FLOOR PLAN
A2.13	THIRD FLOOR PLAN
A2.14	ROOF PLAN
A3.10	MATERIALS BOARD
A3.11	ELEVATIONS
A3.12	ELEVATIONS
A3.13	BUILDING CONTEXT
A3.20	BUILDING SECTIONS
A4.10	ENLARGED UNIT PLANS
CIVIL	
C-1.1	CIVIL COVER SHEET
C-3.0.1	TOPOGRAPHIC SURVEY (BY OTHERS)
C-3.0.2	TOPOGRAPHIC SURVEY (BY OTHERS)
C-4.1.1	GRADING PLAN - ELEVATIONS
C-4.1.2	GRADING PLAN - ELEVATIONS
C-5.1	UTILITY PLAN
C-5.2	UTILITY PLAN
C-5.3	UTILITY PLAN
C-6.1	STORMWATER TREATMENT PLAN
C-6.2	STORMWATER TREATMENT PLAN
JOINT TRENCH	
JT1.01	DRY UTILITY STANDARDS
JT1.02	DRY UTILITY INTENT
LANDSCAPE	
L0.1	EXISTING TREE MITIGATION PLAN
L0.2	EXISTING TREE INVENTORY LIST
L1.1	PRELIMINARY LANDSCAPE PLAN
L2.1	PRELIMINARY PLANTING PLAN



**CIVIL ENGINEER**  
**LUK & ASSOCIATES**  
738 ALFRED NOBEL DRIVE  
HERCULES, CA 94547

**JOINT TRENCH UTILITY**  
**UDCE**  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107

**LANDSCAPE ARCHITECT**  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
ORINDA, CA 94563

**STRUCTURAL ENGINEER**  
**ELEMENT SE**  
39675 CEDAR BLVD SUITE 395C  
NEWARK, CA 94650

**MEP ENGINEER**  
**EMERALD CITY ENGINEER**  
21705 HIGHWAY 99  
LYNNWOOD, CA 98036

**ENERGY/SUSTAINABILITY**  
**PARTNERS ENERGY**  
680 KNOX STREET SUITE 150  
LOS ANGELES, CA 90502

**ARBORIST**  
**AESCULUS**  
211 HOPE STREET  
MOUNTAIN VIEW, CA 94039

**GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
200 FRESNO STREET  
FRESNO, CA 93721



ID	DATE	NAME
1	03/05/23	PLANNING COMMENTS
2	04/25/23	PLANNING COMMENTS 2
3	05/02/23	PLANNING COMMENTS 3

Project:

**MENLO PARK VETERANS HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



**PROJECT DIRECTORY/PROJECT INFO**

JOB #: 2013

SCALE: As Indicated

**A0.01**





STREET VIEW LOOKING SOUTH FROM WILLOW RD.



STREET VIEW LOOKING NORTH FROM WILLOW RD.

**VAN METER  
WILLIAMS  
POLLACK**

- ☐ **CIVIL ENGINEER**  
**LUK & ASSOCIATES**  
700 ALFRED HORN DRIVE  
HERCULES, CA 94641
- ☐ **JOINT TRENCH/RY UTILITIES**  
**UDCE**  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107
- ☐ **LANDSCAPE ARCHITECT**  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
ORINDA, CA 94661
- ☐ **STRUCTURAL ENGINEER**  
**ELEMENT SE**  
3875 CEDAR BLVD SUITE 3850  
NEWARK, CA 94660
- ☐ **MEP ENGINEER**  
**EMERALD CITY ENGINEER**  
27105 HIGHWAY 99  
LYNNWOOD, CA 98036
- ☐ **ENERGY/SUSTAINABILITY**  
**PARTNERS ENERGY**  
680 KANON STREET SUITE 150  
LOS ANGELES, CA 90062
- ☐ **ARBORIST**  
**ASCULUS**  
211 HICK STREET  
MOUNTAIN VIEW, CA 94039
- ☐ **GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
2017 FRESNO STREET  
FRESNO, CA 93721



ID	DATE	NAME
1	03/05/23	PLANNING COMMENTS

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



**PROJECT  
RENDERINGS**

JOB #: 2013

SCALE:

**A0.07**



LEED BOMI Home and Multitenant Linens v4 - LEED v4

Menlo Park Veterans Housing Scorecard (ID: 1000162307)

Project Address: 795 Willow Rd., Menlo Park, CA 94025, USA

View Your Scorecard

Download Your Scorecard

Print Your Scorecard

	Integrative Process	Preliminary	Y	2 of 3	Verified	2
	IPc	Integrative Process		2 of 3	Y	2

	Location and Transportation	Preliminary	Y	8 of 15	Verified	8
	LTc	Transit Accessibility		Required		Verified
	LTa	LEED for Neighborhood Development		8 of 15	Y	
	LTb	Proximity to Public Transit		Required		Verified
	LTc	Site Selection		4 of 8	Y	4
	LTd	Connect to Transit		2 of 3	Y	2
	LTe	Community Resources		2 of 3	Y	2
	LTf	Access to Transit		0 of 2	Y	

	Sustainable Sites	Preliminary	Y	23 of 27	Verified	23
	SSc	Construction Activity Pollution Prevention		Required		Verified
	SSd	No Invasive Plants		Required		Verified
	SSe	Test and Remediate		0 of 2	Y	
	SSf	Stormwater Management		0 of 3	Y	2
	SSg	Reconnect with Nature		0 of 2	Y	0.0

	Water Efficiency	Preliminary	Y	10 of 12	Verified	10
	WEc	Water Metering		Required		Verified
	WEa	Toilet Water Use		0 of 12	Y	
	WEb	Indoor Water Use		8 of 8	Y	8
	WEd	Outdoor Water Use		4 of 4	Y	4

	Energy and Atmosphere	Preliminary	Y	23 of 29	Verified	23
	EAc	Minimum Energy Performance		Required		Verified
	EAd	Energy Modeling		Required		Verified
	EAg	Submittal of the Performance Report of Building Manager		Required		Verified
	EAl	Annual Energy Use		0 of 28	Y	
	EAm	Performance and Commissioning Plans		Required		Verified
	EAn	Efficient Hot Water Distribution System		0 of 5	Y	
	EAp	Advanced Utility Tracking		0 of 2	Y	
	EAr	Active Solar Ready Design		0 of 1	Y	
	EAs	HVAC Run-Up Coordination		0 of 1	Y	
	EAt	Proximity to Public Transit		Required		Verified
	EAb	Home Size		Required		Not Verified
	EAc	Building Orientation for Passive Solar		0 of 3	Y	
	EAd	Air Infiltration		0 of 2	Y	
	EAd	Envelope Insulation		0 of 2	Y	
	EAd	Windows		0 of 3	Y	
	EAd	Space Heating and Cooling Equipment		0 of 4	Y	
	EAd	Heating and Cooling Distribution Systems		0 of 3	Y	
	EAd	Efficient Domestic Hot Water Equipment		0 of 3	Y	
	EAd	Lighting		0 of 2	Y	
	EAd	High-Efficiency Appliances		0 of 2	Y	
	EAd	Renewable Energy		0 of 4	Y	

	Materials and Resources	Preliminary	Y	1 of 10	Verified	1
	MRg	Curbic Thermal Mass		Required		Verified
	MRg	Quality Management		Required		Verified
	MRb	Durability Management Verification		1 of 1	Y	1
	MRc	Environmentally Preferable Products		0 of 4	Y	
	MRd	Construction Waste Management		0 of 3	Y	
	MRe	Material Efficient Planning		0 of 2	Y	

	Indoor Environmental Quality	Preliminary	Y	8.5 of 16	Verified	8.5
	EQa	Ventilation		Required		Verified
	EQa	Combustion Venting		Required		Verified
	EQa	Garage Pollutant Protection		Required		Verified
	EQa	Radon Resistant Construction		Required		Verified
	EQa	Air Filtration		Required		Verified
	EQa	Environmental Tobacco Smoke		Required		Verified
	EQa	Complemental Ventilation		Required		Verified
	EQa	Enhanced Ventilation		1 of 5	Y	1
	EQa	Contaminant Control		0.5 of 2	Y	0.5
	EQa	Reduction of Heating and Cooling Distribution Systems		1 of 2	Y	1
	EQa	Enhanced Complemental Ventilation		0 of 1	Y	
	EQa	Combustion Venting		0 of 3	Y	2
	EQa	Enhanced Garage Pollutant Protection		0 of 2	Y	2
	EQa	Low Emitting Products		0 of 3	Y	3

	Innovation	Preliminary	Y	2.5 of 6	Verified	2.5
	INp	Innovation Rating		Required		Verified
	INc	Innovation		1.5 of 5	Y	1.5
	INc	LEED Accredited Professional		1 of 1	Y	1

	Regional Priority	Preliminary	Y	1 of 1	Verified	1
	RPc	Regional Priority		1 of 1	Y	1

Point Floors

The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere

The project earned at least 2 points in Water Efficiency

The project earned at least 2 points in Indoor Environmental Quality

Total

Preliminary Y 38.5 of 110

Verified 38.5

Certification Thresholds

Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-100



☐ CIVIL ENGINEER  
LUK & ASSOCIATES  
78 ALFRED HOBBS DRIVE  
HERCULES, CA 94641

☐ JOINT TRENCHING UTILITIES  
UDCE  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107

☐ LANDSCAPE ARCHITECT  
JETT LANDSCAPE  
2 THEATER SQUARE  
ORINDA, CA 94550

☐ STRUCTURAL ENGINEER  
ELEMENT SE  
3075 CEDAR BLVD SUITE 350  
NEWARK, CA 94560

☐ MEP ENGINEER  
EMERALD CITY ENGINEER  
27105 HIGHWAY 99  
LYNNWOOD, CA 94026

☐ ENERGY SUSTAINABILITY  
PARTNERS ENERGY  
680 KNOX STREET SUITE 150  
LOS ANGELES, CA 90022

☐ ARBORIST  
AESCLUSUS  
211 HORN STREET  
MOUNTAIN VIEW, CA 94039

☐ GEOTECHNICAL ENGINEER  
MOORE TWINING  
207 FRESH STREET  
FRESNO, CA 93721



ID	DATE	NAME
1	03/05/23	PLANNING COMMENTS
2	04/25/23	PLANNING COMMENTS 2

Project:

MENLO PARK  
VETERANS  
HOUSING

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



LEED CHECKLIST

JOB #: 2013

SCALE: 12" = 1'-0"

A0.08



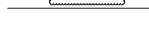
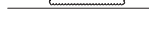
## C5


C5

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A0.12 

C6

ID	DATE	NAME
1	03/05/23	PLANNING COMMENTS

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

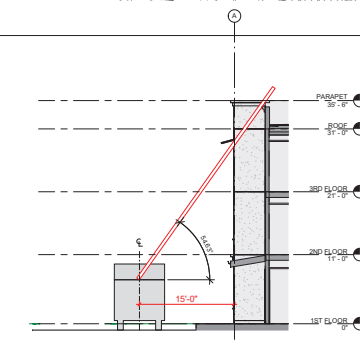
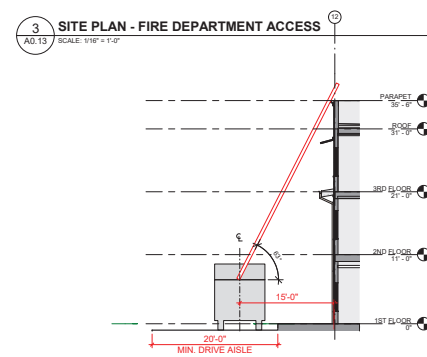
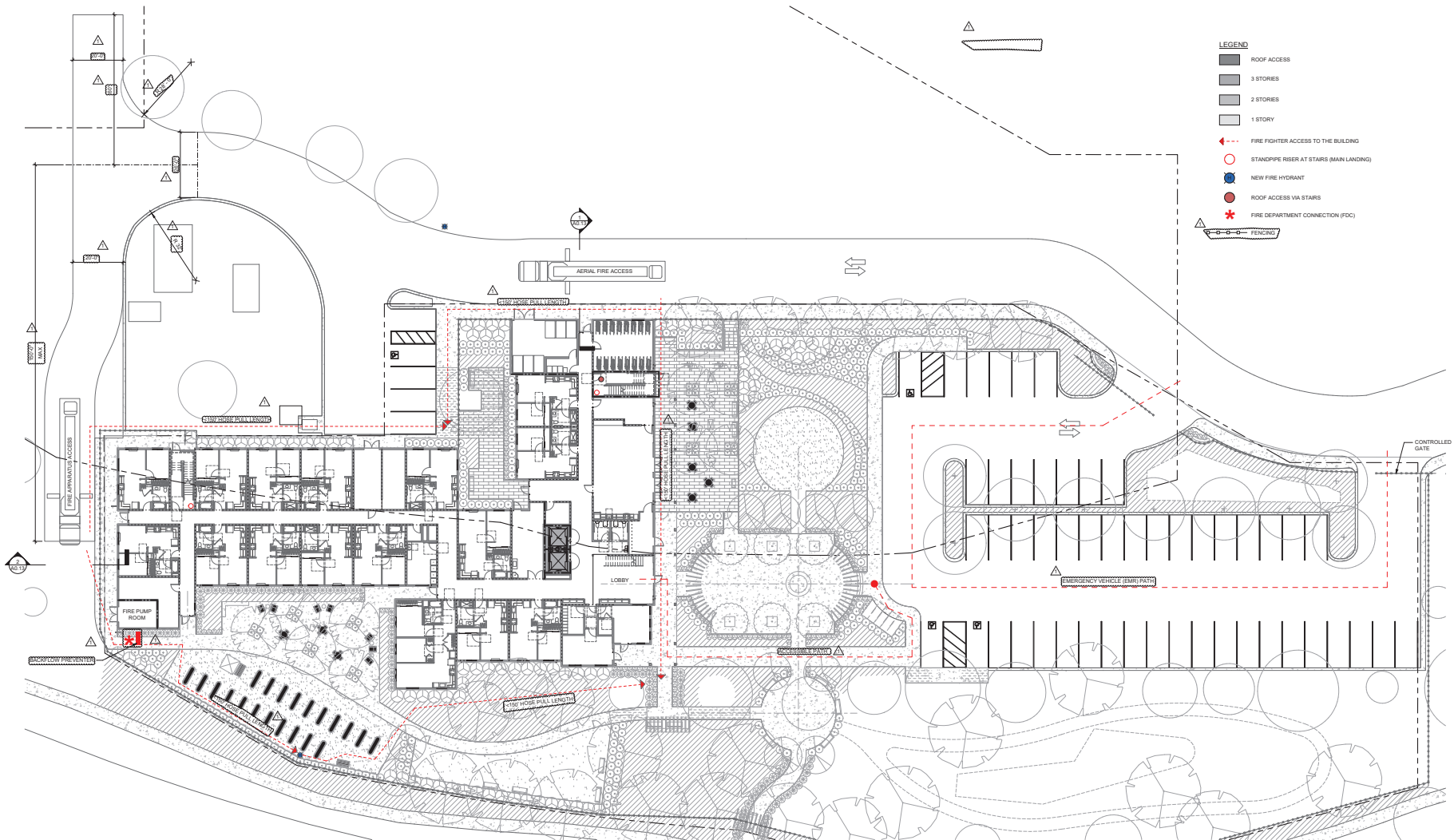
Client: MIDPEN HOUSING

FIRE DEPT DIAGRAM

JOB #: 2013

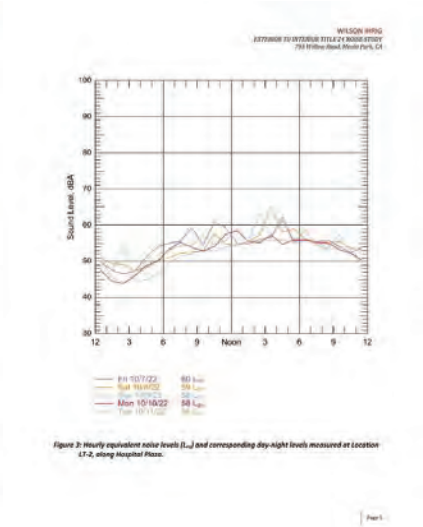
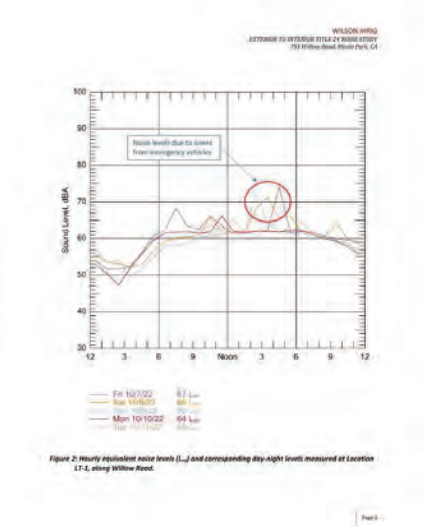
SCALE: As Indicated

**A0.13**



**C7**





- ☐ CIVIL ENGINEERS  
LUK & ASSOCIATES  
730 ALFRED NOBEL DRIVE  
HERCULES, CA 94641
- ☐ JOINT TRENCHING UTILITIES  
UDCE  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107
- ☐ LANDSCAPE ARCHITECT  
JETT LANDSCAPE  
2 THEATER SQUARE  
ORINDA, CA 94503
- ☐ STRUCTURAL ENGINEER  
ELEMENT SE  
3807 CEDAR BLVD SUITE 350  
NEWARK, CA 94560
- ☐ MEP ENGINEER  
EMERALD CITY ENGINEER  
2785 HIGHWAY 99  
LYNNWOOD, CA 94026
- ☐ ENERGY/SUSTAINABILITY  
PARTNERS ENERGY  
680 KANON STREET SUITE 150  
LOS ANGELES, CA 90052
- ☐ ARBORIST  
AESCLUS  
211 HOPKIN STREET  
MOUNTAIN VIEW, CA 94039
- ☐ GEOTECHNICAL ENGINEER  
MOORE TWINING  
267 FRESNO STREET  
FRESNO, CA 93721

ID	DATE	NAME
1	03/05/23	PLANNING COMMENTS

Project:

MENLO PARK  
VETERANS  
HOUSING

753 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



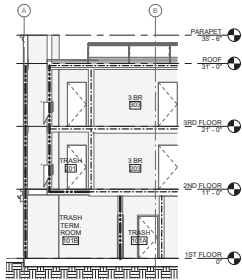
ENVIRONMENTAL  
NOISE STUDY

JOB #: 2013

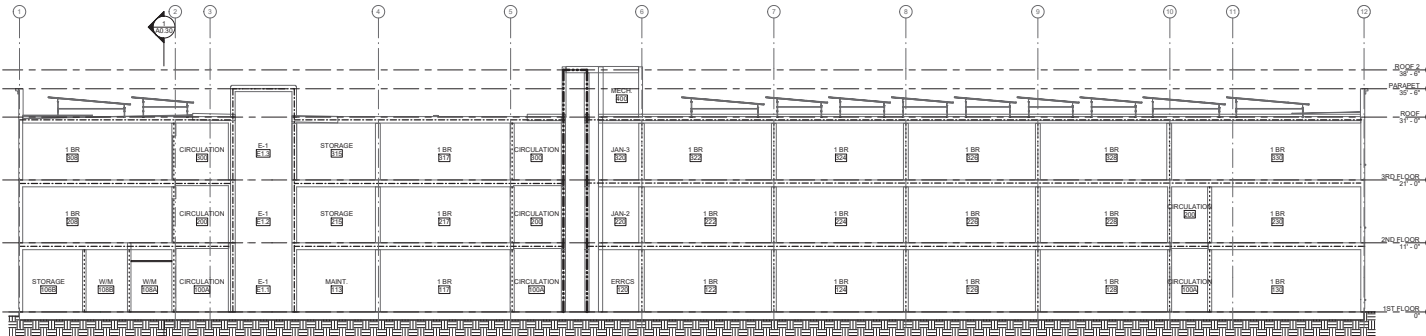
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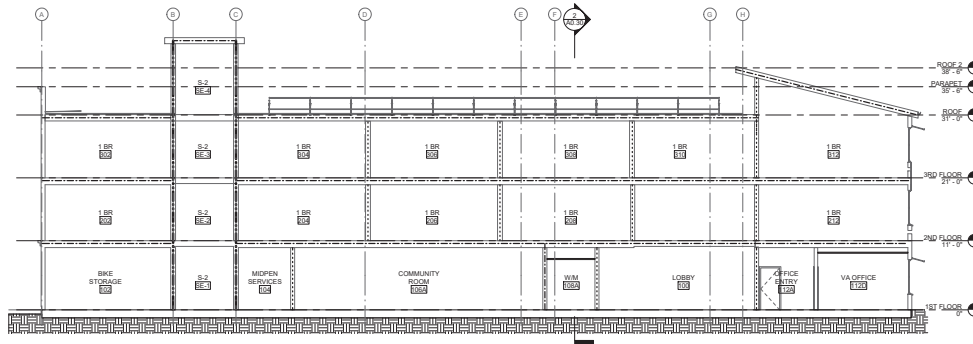




3 SECTION - FIRE RATING 03  
A0.30 SCALE 1/8" = 1'-0"



2 SECTION - FIRE RATING 02  
A0.30 SCALE 1/8" = 1'-0"



1 SECTION - FIRE RATING 01  
A0.30 SCALE 1/8" = 1'-0"

- FIRE RATING NOTES**
- PER CBC TABLE 601, TYPE VA EXTERIOR WALLS, TO BE 1-HR FIRE RATED CONSTRUCTION. PROTECTED OPENINGS ARE NOT REQUIRED. INTERIOR WALLS AND FLOOR/CEILING ASSEMBLIES TO BE 1-HR FIRE RATED CONSTRUCTION.
  - PER CBC TABLE 601, INTERIOR LOAD BEARING WALLS ARE REQUIRED TO BE 1-HR RATED. PROTECTED OPENINGS ARE NOT REQUIRED.
  - FIRE RESISTIVE WALLS SHALL BE MARKED AS APPLICABLE PER CBC 705.5.
  - 1-HR FIRE PARTITION PER CBC SECTION 708, TYPICAL AT CORRIDORS AND WALLS SEPARATING DWELLING UNITS. PROTECTED OPENINGS ARE REQUIRED.
  - 1-HR FIRE BARRIER AT OCCUPANCY SEPARATION WALLS TYPICAL AT WALLS SEPARATING DIFFERENT OCCUPANCIES. CBC TABLE 606 AT 1ST FLOOR AND AT SHAWT ENCLOSURES LESS THAN 3 STORIES.
  - PER CBC SECTION 713.13.13 WASTE ENCLOSURE ACCESS WALLS TO BE 1-HR FIRE BARRIERS. COMPLYING WITH SECTION 707. PER CBC SECTION 713.13.4 WASTE ENCLOSURE TERMINATION ROOMS TO BE 2-HR FIRE BARRIER COMPLYING WITH SECTION 707 (SAME RATING AS WASTE CHUTES).
  - PER CBC SECTION 713.13 HORIZONTAL ASSEMBLY AT TOP OF SHAFT SHALL BE CONSISTENT WITH THE REQUIRED HORIZONTAL ASSEMBLIES IN TABLE 601 AND SECTION 711.

- WALL RATING LEGEND**
- 1-HR FIRE PARTITION
  - 1-HR FIRE BARRIER & 1-HR HORIZONTAL ASSEMBLY
  - 2-HR FIRE BARRIER
  - 2-HR FIRE WALL

- LEGEND**
- RESIDENTIAL UNITS, R-2 OCCUPANCY
  - MANAGEMENT OFFICES & LOBBY, S-2 OCCUPANCY
  - COMMON ROOM OR COURTYARD, A-3 OCCUPANCY
  - UTILITY, S-2 OCCUPANCY
  - R-2 ACCESSORY

- EGRESS NOTES**
- CBC 1008.3.1 STAIRWAYS**  
WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.  
EXCEPTION 1: CAPACITY IN INCHES OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY EACH STAIRWAY BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.20.
  - CBC 1008.3.2 EGRESS COMPONENTS**  
EXCEPTION 1: OTHER EGRESS COMPONENTS, CAPACITY IN INCHES OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY EACH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.15.
  - CBC 1008.7.1 ENCRUSTMENT DOORS**  
WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 INCHES. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN HALF.

- EGRESS CALC LEGEND**
- EGRESS COMPONENT
  - # OCCUPANTS
  - WIDTH CALC
  - REQ'D WIDTH
  - PROVIDED WIDTH



**LUK & ASSOCIATES**  
700 ALFRED HODGES DRIVE  
HERCULES, CA 94641

**JOINT TRENCHORY UTILITIES**  
**UDCE**  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107

**LANDSCAPE ARCHITECT**  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
ORINDA, CA 94550

**STRUCTURAL ENGINEER**  
**ELEMENT SE**  
3800 CEDAR BLVD SUITE 3800  
NEWARK, CA 94560

**MEP ENGINEER**  
**EMERALD CITY ENGINEER**  
27165 HIGHWAY 99  
LYNWOOD, CA 94550

**ENERGY/SUSTAINABILITY**  
**PARTNERS ENERGY**  
680 KNOX STREET SUITE 150  
LOS ANGELES, CA 90062

**ARBORIST**  
**AESCULUS**  
21110101 STREET  
MOUNTAIN VIEW, CA 94039

**GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
2001 FRESNO STREET  
FRESNO, CA 93721



ID	DATE	NAME

Project:

**MENLO PARK VETERANS HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



EXITING DIAGRAM

JOB #: 2013  
SCALE: As Indicated

A0.30





**VAN METER  
WILLIAMS  
POLLACK**

☐ CIVIL ENGINEER  
**LUK & ASSOCIATES**  
700 ALFRED HODGE DRIVE  
HERCULES, CA 94647

☐ JOINT TRENCH/UTILITY  
**UDCE**  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94102

☐ LANDSCAPE ARCHITECT  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
ORINDA, CA 94661

☐ STRUCTURAL ENGINEER  
**ELEMENT SE**  
3007 CEDAR BLVD SUITE 350  
NEWARK, CA 94660

☐ MEP ENGINEER  
**EMERALD CITY ENGINEER**  
27105 HIGHWAY 99  
LYNNWOOD, CA 94026

☐ ENERGY/SUSTAINABILITY  
**PARTNERS ENERGY**  
680 KANON STREET SUITE 150  
LOS ANGELES, CA 90062

☐ ARBORIST  
**AESCULUS**  
211 HORN STREET  
MOUNTAIN VIEW, CA 94039

☐ GEOTECHNICAL ENGINEER  
**MOORE TWINING**  
207 FRESH STREET  
FRESNO, CA 93721



ID	DATE	NAME
3	05/05/23	PLANNING COMMENTS 3

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



SITE PLAN CONTEXT

JOB #: 2013

SCALE: 1" = 40'-0"

**A1.00**

1 VICINITY MAP - SITE CONTEXT  
A1.00 SCALE: 1" = 40'-0"

C11





- KEYNOTES - EXISTING SITE PLAN**
- 1 EXISTING PARKING LOT TO BE REMOVED
  - 2 EXISTING SIDEWALK
  - 3 ARBORIST PLANS FOR EXISTING TREES TO REMAIN VS. REMOVED



- ☐ CIVIL ENGINEER  
**LUK & ASSOCIATES**  
70 ALFRED NOBEL DRIVE  
HERCULES, CA 94647
- ☐ JOINT TRENCHING UTILITIES  
**UDCE**  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107
- ☐ LANDSCAPE ARCHITECT  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
ORINDA, CA 94661
- ☐ STRUCTURAL ENGINEER  
**ELEMENT SE**  
3875 CEDAR BLVD SUITE 3850  
NEWARK, CA 94660
- ☐ MEP ENGINEER  
**EMERALD CITY ENGINEER**  
27105 HIGHWAY 99  
LYNNWOOD, CA 94038
- ☐ ENERGY/SUSTAINABILITY  
**PARTNERS ENERGY**  
680 ANTON STREET SUITE 150  
LOS ANGELES, CA 90002
- ☐ ARBORIST  
**AESCULUS**  
211 HIGH STREET  
MOUNTAIN VIEW, CA 94039
- ☐ GEOTECHNICAL ENGINEER  
**MOORE TWINING**  
207 FRESNO STREET  
FRESNO, CA 93721



ID	DATE	NAME
1	03/05/23	PLANNING COMMENTS

Project:

**MENLO PARK VETERANS HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



EXISTING SITE PLAN

1 EXISTING SITE PLAN  
A1.10 SCALE: 1" = 20'-0"

C12



JOB #: 2013  
SCALE: As Indicated  
**A1.10**





#### KEYNOTES - PROPOSED SITE PLAN

- 1 PAD MOUNTED TRANSFORMER
- 2 8FT HIGH FENCE, MATERIAL TBD
- 3 (N) SIDEWALK
- 4 CONTROLLED-ACCESS SLIDING VEHICULAR GATE
- 5 UNCOVERED SURFACE PARKING LOT
- 6 DRIVEWAY ACCESS TO PARKING LOT
- 7 BIORETENTION AREA, SLD
- 8 PAVED WALKWAY, SLD
- 9 LANDSCAPED WALKWAY, SLD
- 10 ARBOR, SLD
- 11 PAVED PATIO, SLD
- 12 (N) TREES, TYP, SLD
- 13 (E) TREES, TYP, SLD
- 14 (E) TREE TO BE REMOVED, SLD
- 15 OUTDOOR BIKE STORAGE, SLD
- 16 OUTDOOR FURNITURE, SLD
- 17 PLAZA, SLD
- 18 RESIDENT COMMUNITY GARDEN, SLD
- 19 RESIDENT DOG PARK, SLD
- 20 CONTROLLED GATE ENTRANCE, MAIN ACCESS POINT FROM PUBLIC RIGHT-OF-WAY ALONG PUBLIC STREET
- 21 EXTENSION OF DRIVEWAY FOR FIRE APPARATUS ACCESS
- 22 DOWN-CAST LED PARKING LOT LIGHT
- 23 ELECTRIC VEHICLE CHARGING STATION WITH TWO CORDS
- 24 PROPERTY ADJACENT TO RIGHT-OF-WAY NOT IN SCOPE
- 25 EXTENT OF SITE WORK TO BE 2' BEHIND BACK OF CURB ALONG DRIVE

#### GENERAL NOTES - PROPOSED SITE PLAN

- A. ALL EXTERIOR LIGHT FIXTURES SHALL BE CONSTRUCTED AT LOW OFF-GLASS



**CIVIL ENGINEER**  
**LUK & ASSOCIATES**  
730 ALFRED HORN DRIVE  
HERCULES, CA 94647

**JOINT TRENCH/UTILITY**  
**UDCE**  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94102

**LANDSCAPE ARCHITECT**  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
ORINDA, CA 94550

**STRUCTURAL ENGINEER**  
**ELEMENT SE**  
3607 CEDAR BLVD SUITE 350  
NEWARK, CA 94560

**MEP ENGINEER**  
**EMERALD CITY ENGINEER**  
27105 HIGHWAY 99  
LYNNWOOD, CA 94038

**ENERGY/SUSTAINABILITY**  
**PARTNERS ENERGY**  
680 ANTON STREET SUITE 150  
LOS ANGELES, CA 90002

**ARBORIST**  
**AESCULUS**  
211 HIGHL STREET  
MOUNTAIN VIEW, CA 94039

**GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
2501 FREMONT STREET  
FREMONT, CA 94721



ID	DATE	NAME
1	03/05/23	PLANNING COMMENTS
2	04/25/23	PLANNING COMMENTS 2
3	05/25/23	PLANNING COMMENTS 3

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



PROPOSED SITE PLAN

JOB #: 2013  
SCALE: As Indicated

**A1.11**

**1 PROPOSED SITE PLAN**  
A1.11 SCALE: 1" = 20'-0"

**C13**



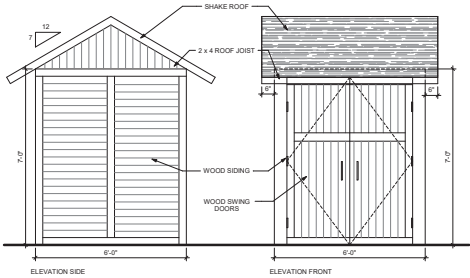


INTERIOR BIKE RACK - DERO DECKER  
16 DERO DECKERS TO STORE 64 BIKES

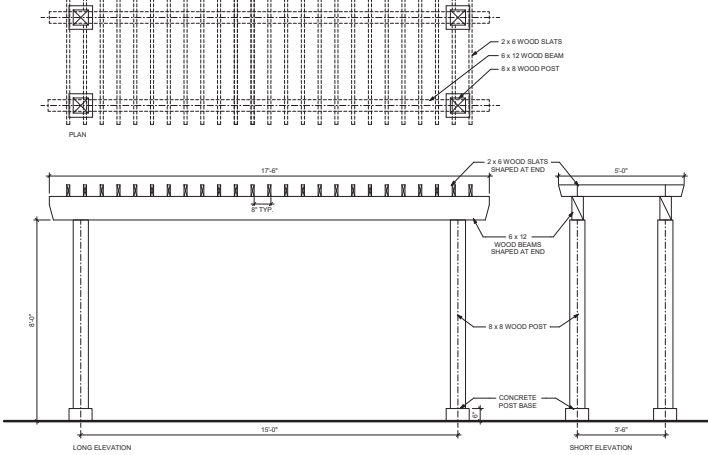
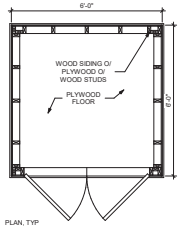


EXTERIOR BIKE RACK - WELLE CIRCULAR SQUARE TUBE  
4 BIKE RACKS TO STORE 8 BIKES

3 BIKE RACKS  
A1.20 SCALE: 1/2" = 1'-0"



2 GARDEN SHED  
A1.20 SCALE: 1/2" = 1'-0"



1 TRELLIS AT SMOKING AREA  
A1.20 SCALE: 1/2" = 1'-0"

**VAN METER  
WILLIAMS  
POLLACK**

**CIVIL ENGINEER**  
**LUK & ASSOCIATES**  
738 ALFRED HOBBS DRIVE  
HERCULES, CA 94647

**JOINT TRENCHING UTILITIES**  
**UDCE**  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107

**LANDSCAPE ARCHITECT**  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
ORINDA, CA 94661

**STRUCTURAL ENGINEER**  
**ELEMENT SE**  
3807 CEDAR BLVD SUITE 3850  
NEWARK, CA 94660

**MEP ENGINEER**  
**EMERALD CITY ENGINEER**  
27165 HIGHWAY 99  
LYNWOOD, CA 94038

**ENERGY/SUSTAINABILITY**  
**PARTNERS ENERGY**  
680 KANON STREET SUITE 150  
LOS ANGELES, CA 90062

**ARBORIST**  
**AESCULUS**  
211 HOPKIN STREET  
MOUNTAIN VIEW, CA 94039

**GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
267 FRESH STREET  
FRESNO, CA 93721



ID	DATE	NAME
2	04/25/23	PLANNING COMMENTS 2

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

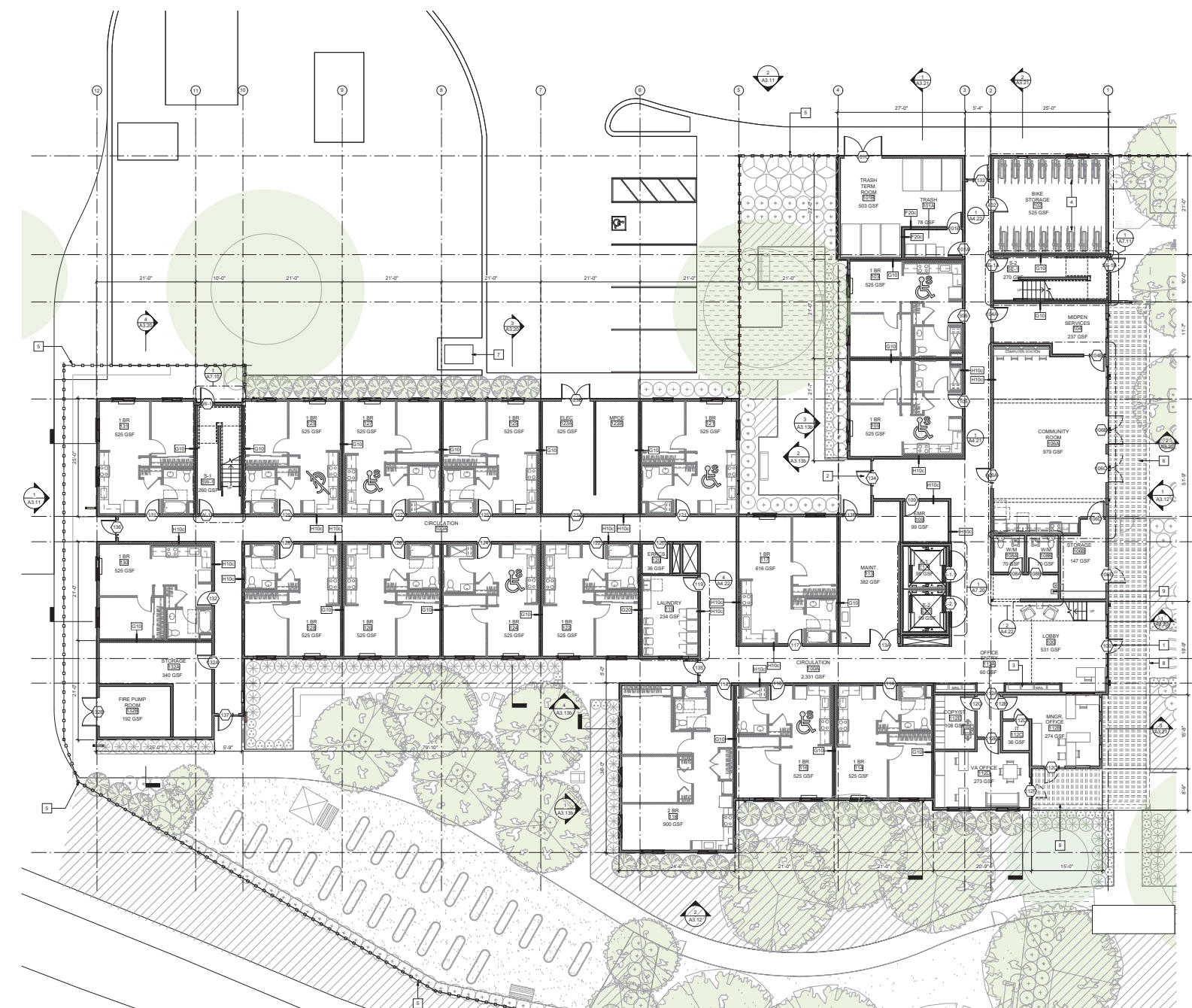
Client: MIDPEN HOUSING



**SITE DETAILS**

JOB #: 2013  
SCALE: 1/2" = 1'-0"

**A1.20**



- FLOOR PLAN LEGEND**
- MOBILITY UNIT - TUB
  - MOBILITY UNIT - ROLL-IN SHOWER
  - COMMUNICATION UNIT
- KEYNOTES - FLOOR PLAN**
- 1 MAIN ENTRANCE
  - 2 STAFF ENTRANCE
  - 3 MAILBOXES
  - 4 BIKE RACKS (LONG TERM PARKING FOR 84 BIKES)
  - 5 FENCE
  - 6 EXTERIOR WOOD TRELLIS
  - 7 TRANSFORMER
  - 8 FLEX-GLASS COVER OVER TRELLIS AT MAIN ENTRY WAY
  - 9 DRINKING FOUNTAIN



- ☐ CIVIL ENGINEER  
**LUK & ASSOCIATES**  
70 ALFRED HOBBS DRIVE  
HERCULES, CA 94641
- ☐ JOINT TRENCHORY UTILITIES  
**UDCE**  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94102
- ☐ LANDSCAPE ARCHITECT  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
ORINDA, CA 94550
- ☐ STRUCTURAL ENGINEER  
**ELEMENT SE**  
3075 CEDAR BLVD SUITE 350  
NEWARK, CA 94560
- ☐ MEP ENGINEER  
**EMERALD CITY ENGINEER**  
27105 HIGHWAY 99  
LYNNWOOD, CA 94026
- ☐ ENERGY/SUSTAINABILITY  
**PARTNERS ENERGY**  
680 KANON STREET SUITE 150  
LOS ANGELES, CA 90022
- ☐ ARBORIST  
**ASCULUS**  
211 HIGHL STREET  
MOUNTAIN VIEW, CA 94039
- ☐ GEOTECHNICAL ENGINEER  
**MOORE TWINING**  
201 FRESHMAN STREET  
FRESNO, CA 93721



ID	DATE	NAME	COMMENTS
1	03/05/23	PLANNING	COMMENTS

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



FIRST FLOOR PLAN

JOB #: 2013

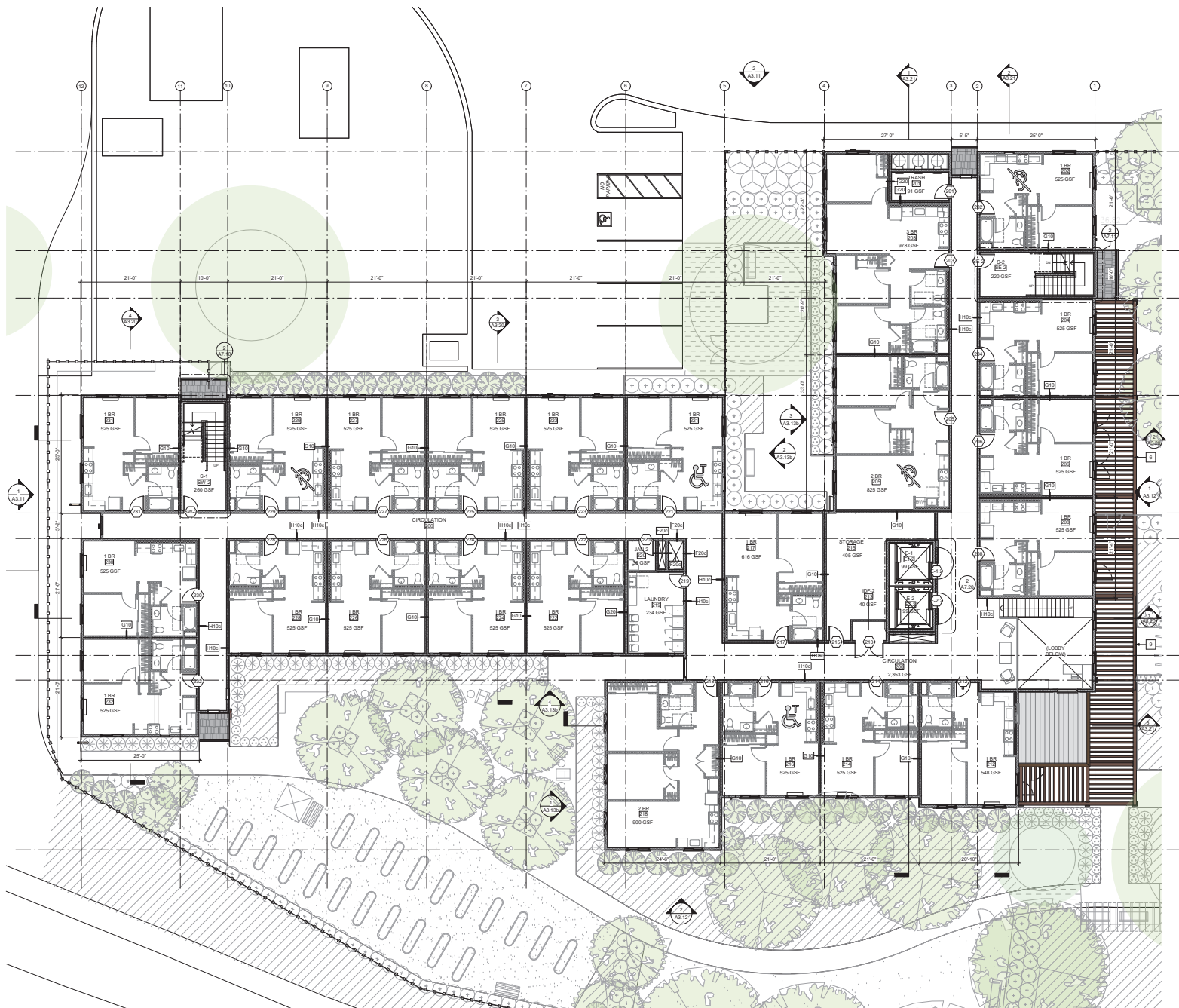
SCALE: As Indicated

A2.11

1 1ST FLOOR  
A2.11 SCALE: 1/8" = 1'-0"

C15





# FLOOR PLAN LEGEND

- MOBILITY UNIT - TUB
- MOBILITY UNIT - ROLL-IN SHOWER
- COMMUNICATION UNIT

## KEYNOTES - FLOOR PLAN

- MAIN ENTRANCE
- STAFF ENTRANCE
- MAILBOXES
- BIKE RACKS (LONG TERM PARKING FOR 84 BIKES)
- FENCE
- EXTERIOR WOOD TRELLIS
- TRANSFORMER
- FLEX-GLASS COVER OVER TRELLIS AT MAIN ENTRY WAY
- DRINKING FOUNTAIN

**VAN METER  
WILLIAMS  
POLLACK**

**CIVIL ENGINEER**  
**LUK & ASSOCIATES**  
78 ALFRED HODGE DRIVE  
HERCULES, CA 94647

**JOINT TRENCH/UTILITY UTILITY**  
**UDCE**  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107

**LANDSCAPE ARCHITECT**  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
ORINDA, CA 94550

**STRUCTURAL ENGINEER**  
**ELEMENT SE**  
3075 CEDAR BLVD SUITE 350  
NEWARK, CA 94660

**MEP ENGINEER**  
**EMERALD CITY ENGINEER**  
27105 HIGHWAY 99  
LYNNWOOD, CA 94026

**ENERGY/SUSTAINABILITY**  
**PARTNERS ENERGY**  
680 ANTON STREET SUITE 150  
LOS ANGELES, CA 90022

**ARBORIST**  
**AESCLUS**  
211 HIGHL STREET  
MOUNTAIN VIEW, CA 94039

**GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
207 FRENCH STREET  
FRESNO, CA 93721



ID	DATE	NAME	COMMENTS
1	03/05/23	PLANNING	COMMENTS

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



SECOND FLOOR PLAN

JOB #: 2013

SCALE: As Indicated

A2.12

1 2ND FLOOR

A2.12 SCALE: 1/8" = 1'-0"

C16



ID	DATE	NAME	COMMENTS
1	03/05/23	PLANNING	COMMENTS

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



THIRD FLOOR PLAN

JOB #: 2013

SCALE: As Indicated

**A2.13**

# FLOOR PLAN LEGEND

MOBILITY UNIT - TUB

MOBILITY UNIT - ROLL-IN SHOWER

COMMUNICATION UNIT

## KEYNOTES - FLOOR PLAN

1 MAIN ENTRANCE

2 STAFF ENTRANCE

3 MAILBOXES

4 BIKE RACKS (LONG TERM PARKING FOR 84 BIKES)

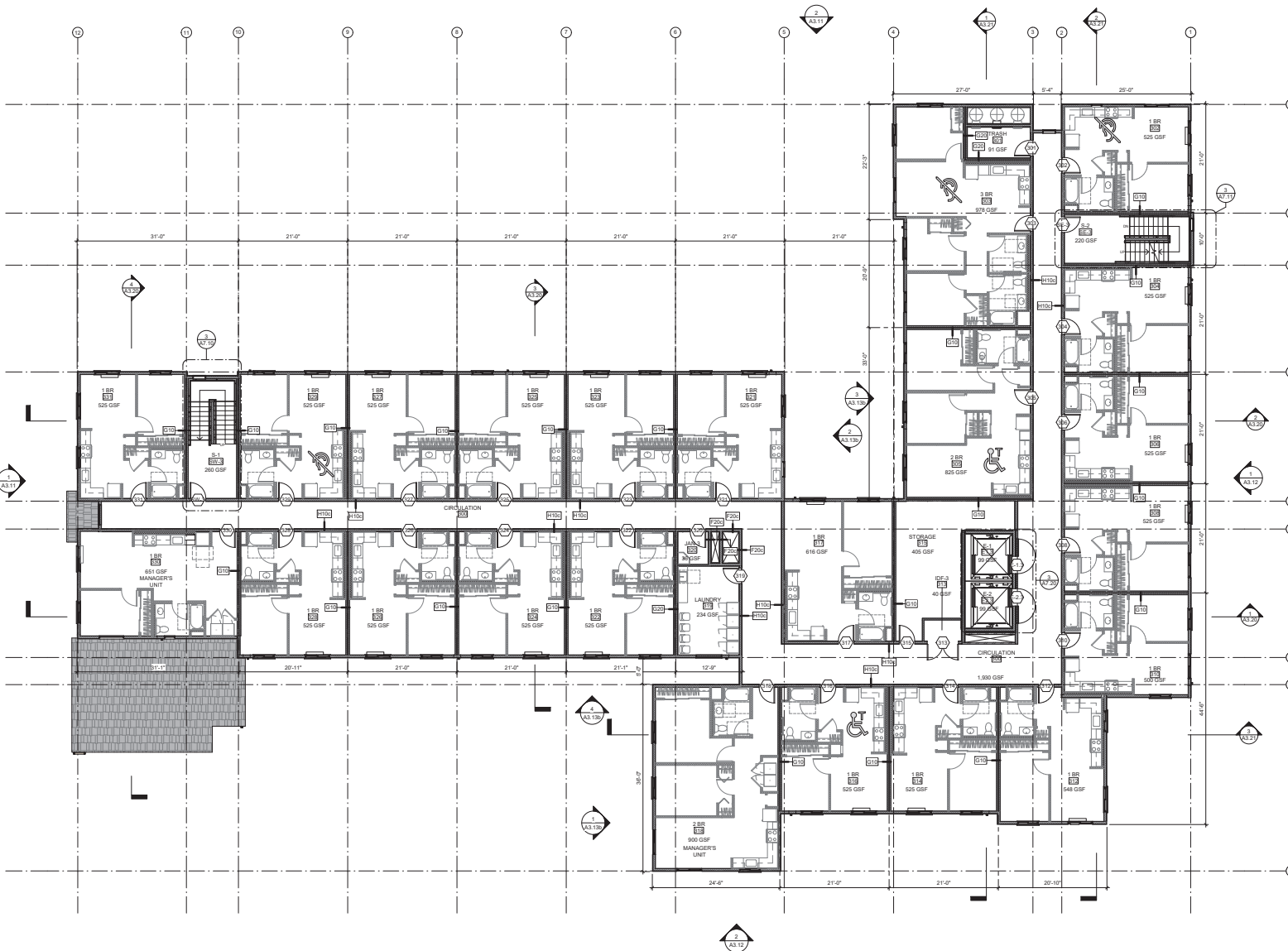
5 FENCE

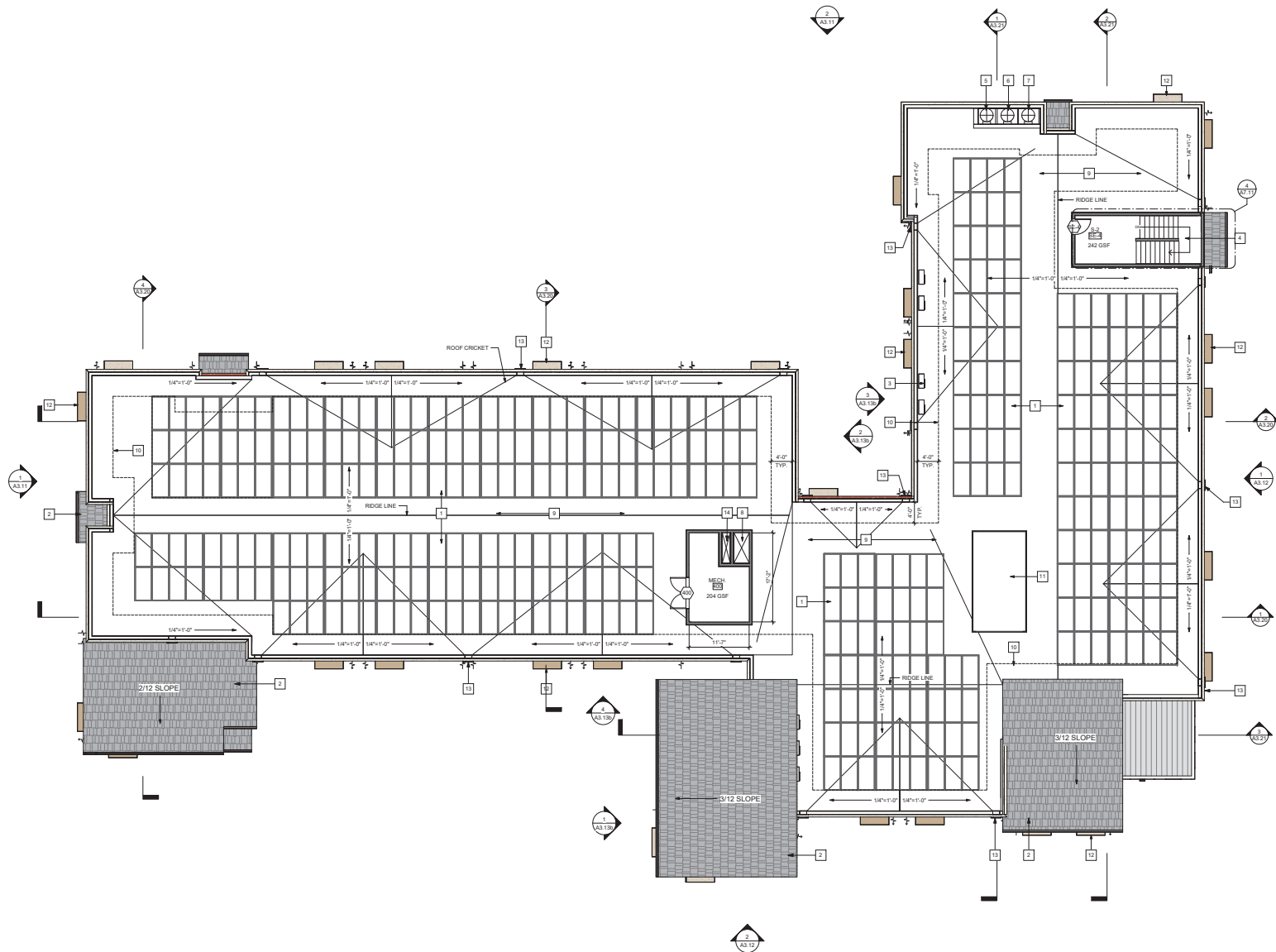
6 EXTERIOR WOOD TRELLIS (SEE DETAIL)

7 TRANSFORMER

8 FLEX-GLASS COVER OVER TRELLIS AT MAIN ENTRY WAY

9 DRINKING FOUNTAIN





- FLOOR PLAN LEGEND**
- MOBILITY UNIT - TUB
  - MOBILITY UNIT - ROLL-IN SHOWER
  - COMMUNICATION UNIT

- KEYNOTES - ROOF PLAN**
- 1 PHOTOVOLTAIC (PV) PANELS
  - 2 ASPHALT SHINGLE ROOF
  - 3 PACKAGED CONDENSER UNIT
  - 4 STAIRS PENTHOUSE
  - 5 RECYCLE CHUTE
  - 6 TRASH CHUTE
  - 7 COMPOST CHUTE
  - 8 MECHANICAL SHAFT
  - 9 THERMOPLASTIC MEMBRANE ROOFING
  - 10 4' CLEARANCE FROM PARAPET FOR PV PANELS
  - 11 ELEVATOR PENTHOUSE NO ROOF ACCESS
  - 12 METAL AWNING BELOW, TYP.
  - 13 METAL SCUPPERS
  - 14 ERRCS SHAFT



- CIVIL ENGINEER**  
LUK & ASSOCIATES  
738 ALFRED HOBBS DRIVE  
HERCULES, CA 94647
- JOINT TRENCHERY UTILITIES**  
UDCE  
300 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107
- LANDSCAPE ARCHITECT**  
JETT LANDSCAPE  
2 THEATER SQUARE  
ORINDA, CA 94550
- STRUCTURAL ENGINEER**  
ELEMENT SE  
3807 CEDAR BLVD SUITE 350  
NEWARK, CA 94660
- MEP ENGINEER**  
EMERALD CITY ENGINEER  
27105 HIGHWAY 99  
LYNNWOOD, CA 94038
- ENERGY/SUSTAINABILITY**  
PARTNERS ENERGY  
680 KANON STREET SUITE 150  
LOS ANGELES, CA 90052
- ARBORIST**  
AESCULUS  
211 HIGHL STREET  
MOUNTAIN VIEW, CA 94039
- GEOTECHNICAL ENGINEER**  
MOORE TWINING  
267 FRESNO STREET  
FRESNO, CA 93721

ID	DATE	NAME

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING





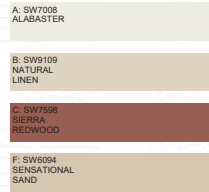


**SOUTH ELEVATION (STREET FACING)**

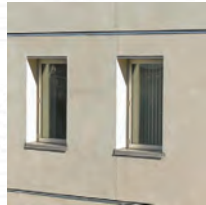


**EAST ELEVATION (FRONT ENTRY)**

**COLORS**



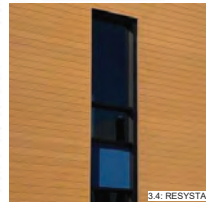
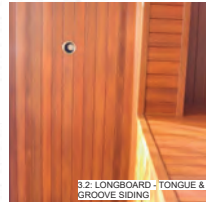
**1. SMOOTH STUCCO**



**2. EXTERIOR TRELLIS**



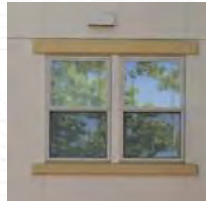
**3. ALTERNATE: ACCUATED CORNER CLADDING**



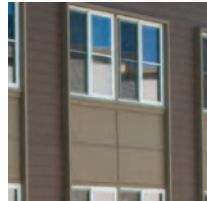
**4. METAL AWNING**



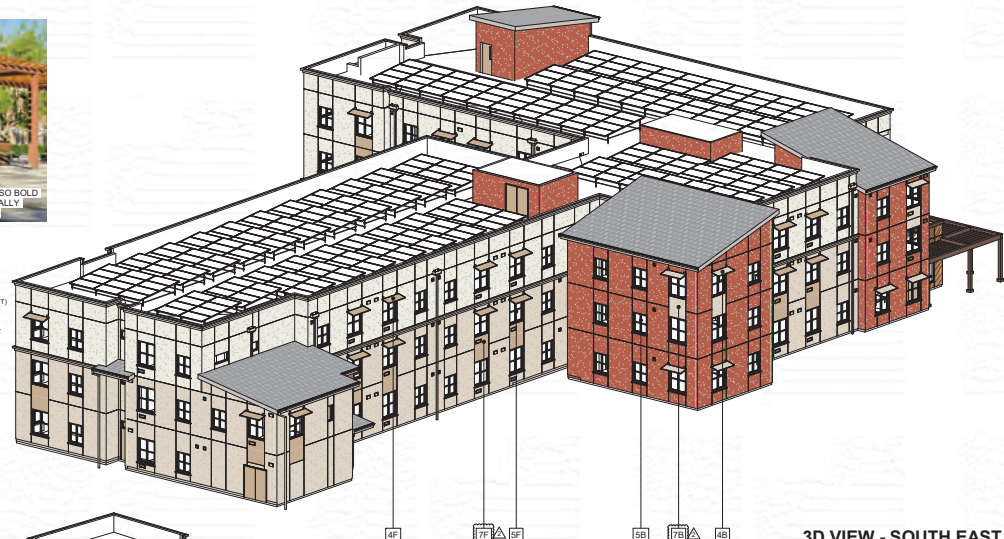
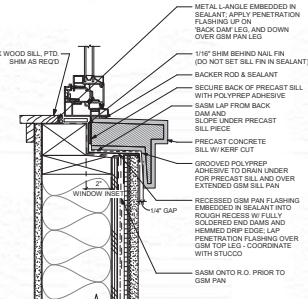
**5. VINYL WINDOWS**



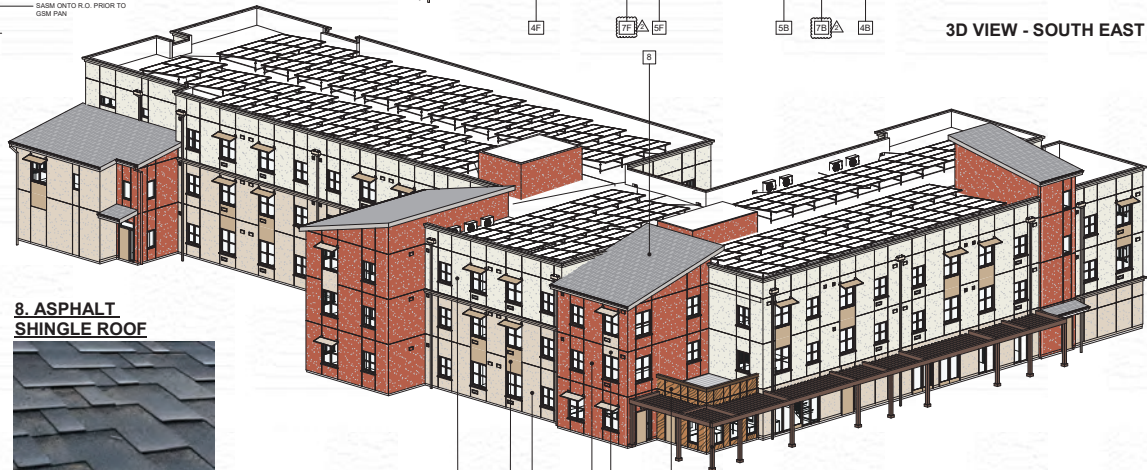
**7. FIBER CEMENT PANELS**



**8. ASPHALT SHINGLE ROOF**



**3D VIEW - SOUTH EAST**



**3D VIEW - NORTH WEST**

**VAN METER  
WILLIAMS  
POLLACK**

**CIVIL ENGINEERS**  
LUK & ASSOCIATES  
78 ALFRED HORN DRIVE  
HERCULES, CA 94641

**JOINT TRENCHING UTILITIES**  
UDCE  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107

**LANDSCAPE ARCHITECT**  
JETT LANDSCAPE  
2 THEATER SQUARE  
ORINDA, CA 94661

**STRUCTURAL ENGINEER**  
ELEMENT SE  
3801 CECIL BLVD SUITE 3850  
NEWARK, CA 94660

**MEP ENGINEER**  
EMERALD CITY ENGINEER  
27105 HIGHWAY 99  
LYNNWOOD, CA 94026

**ENERGY/SUSTAINABILITY**  
PARTNERS ENERGY  
680 ANTON STREET SUITE 150  
LOS ANGELES, CA 90022

**ARBORIST**  
AESCLUSUS  
211 HIGHL STREET  
MOUNTAIN VIEW, CA 94039

**GEOTECHNICAL ENGINEER**  
MOORE TWINING  
201 FREEMAN STREET  
FRESNO, CA 93721



ID	DATE	NAME
1	03/05/23	PLANNING COMMENTS
2	04/25/23	PLANNING COMMENTS 2

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



**MATERIALS BOARD**

JOB #: 2013

SCALE: As Indicated

**A3.10**

ID	DATE	NAME
1	03/05/23	PLANNING COMMENTS
2	04/25/23	PLANNING COMMENTS 2
3	05/25/23	PLANNING COMMENTS 3

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING

ELEVATIONS

JOB #: 2013  
SCALE: As Indicated

A3.11

# KEYNOTES - ELEVATIONS

## MATERIAL

- 1 SMOOTH SANDED STUCCO
- 2 EXTERIOR WOOD TRELLIS, 8x8 WOOD POST
- 3 TIMBER CLADDING PANELS
- 4 METAL AWNING
- 5 3" RECESSED VINYL SLIDING WINDOW W/ MULLIONS ON EXTERIOR AND INTERNAL DIVIDERS BETWEEN PANELED DIVIDED WINDOWS
- 6 3" RECESSED VINYL FIXED WINDOW
- 7 FIBER CEMENT PANELS
- 8 ASPHALT SINGLE ROOF OR METAL ROOF AS ALTERNATE
- 9 METAL ROOF
- 10 EXTERIOR LIGHT FIXTURE WITH DOWN CUTOFF ANGLE TYPE
- 11 JOINT TRENCHERY UTILITIES
- 12 HOLLOW METAL DOOR
- 13 ROOFTOP ELEMENT
- 14 METAL DOWNSPOUT

## COLOR

- A WHITE
- B BEIGE
- C COLOR ACCENT
- D NEUTRAL ACCENT
- E GREY
- F TAN

## GENERAL NOTES - ELEVATIONS

- ALL DIVIDED LIGHT WINDOWS SHALL BE SIMULATED TRUE DIVIDED LIGHTS WITH INTERIOR AND EXTERIOR GRIDS AND A SPACE BAR BETWEEN THE GLASS PANE
- AVERAGE NATURAL GRADE WAS CALCULATED FROM POINTS FOUND ON CIVIL DRAWINGS



**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

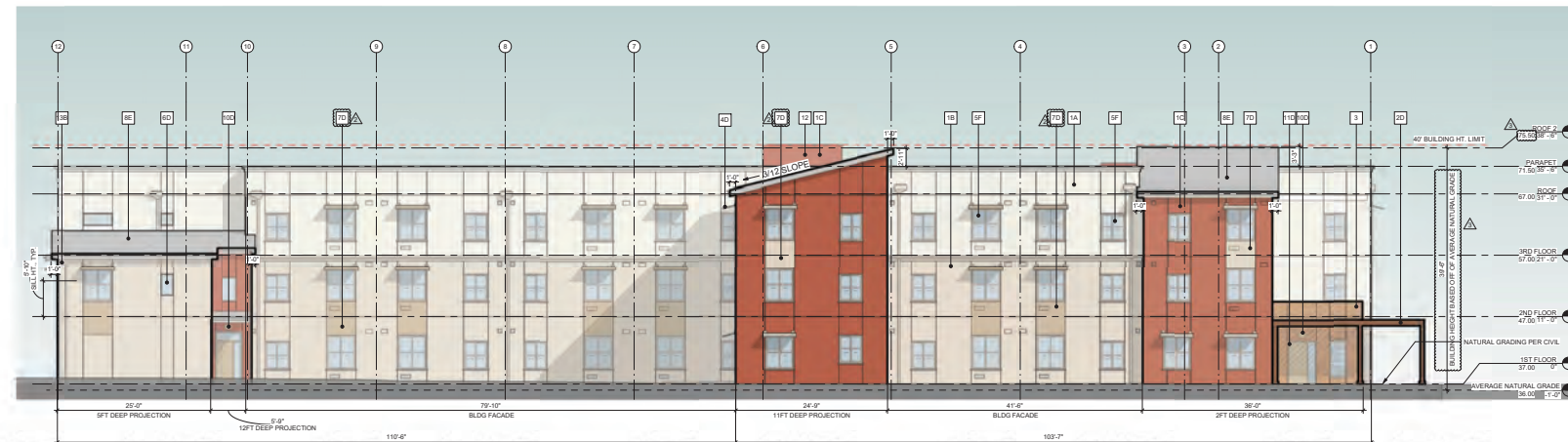


**2 NORTH ELEVATION (BACKSIDE)**  
SCALE: 1/8" = 1'-0"





**1 EAST ELEVATION (FRONT ENTRY)**  
SCALE: 1/8" = 1'-0"



**2 SOUTH ELEVATION (STREET FACING)**  
SCALE: 1/8" = 1'-0"

#### KEYNOTES - ELEVATIONS

##### MATERIAL

- 1 SMOOTH SANDED STUCCO
- 2 EXTERIOR WOOD TRELLIS, 3/4" WOOD POST
- 3 TIMBER CLADDING PANELS
- 4 METAL AWNING
- 5 3" RECESSED VINYL SLIDING WINDOW W/ MULLIONS ON EXTERIOR AND INTERNAL DIVIDERS BETWEEN PANELED FOR SIMULATED DIVIDED WINDOWS
- 6 3" RECESSED VINYL FIXED WINDOW
- 7 FIBER CEMENT PANELS
- 8 ASPHALT SINGLE ROOF OR METAL ROOF AS ALTERNATE
- 9 METAL ROOF
- 10 EXTERIOR LIGHT FIXTURE WITH LOW CUT-OFF ANGLE, TYP.
- 11 HOLLOW METAL DOOR
- 12 ROOFTOP ELEMENT
- 13 METAL DOWNSPOUT

##### COLOR

- A WHITE
- B BEIGE
- C COLOR ACCENT
- D NEUTRAL ACCENT
- E GREY
- F TAN

#### GENERAL NOTES - ELEVATIONS

- A. ALL DIVIDED LIGHT WINDOWS SHALL BE SIMULATED TRUE DIVIDED LIGHTS WITH INTERIOR AND EXTERIOR GRIDS AND A SPACE BAR BETWEEN THE GLASS PANE
- B. AVERAGE NATURAL GRADE WAS CALCULATED FROM POINTS FOUND ON CIVIL DRAWINGS

**VAN METER  
WILLIAMS  
POLLACK**

**CIVIL ENGINEER**  
**LUK & ASSOCIATES**  
700 ALFRED HOBBS DRIVE  
HERCULES, CA 94641

**JOINT TREASURY UTILITIES**  
**UDCE**  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107

**LANDSCAPE ARCHITECT**  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
ORINDA, CA 94550

**STRUCTURAL ENGINEER**  
**ELEMENT SE**  
3070 CEDAR BLVD SUITE 350  
NEWARK, CA 94660

**MEP ENGINEER**  
**EMERALD CITY ENGINEER**  
27105 HIGHWAY 99  
LYNNWOOD, CA 94026

**ENERGY/SUSTAINABILITY**  
**PARTNERS ENERGY**  
680 ANTON STREET SUITE 150  
LOS ANGELES, CA 90052

**ARBORIST**  
**ASCULUS**  
211 HIGHL STREET  
MOUNTAIN VIEW, CA 94039

**GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
201 FREEMAN STREET  
FRESNO, CA 93721



ID	DATE	NAME
1	03/05/23	PLANNING COMMENTS
2	04/25/23	PLANNING COMMENTS 2
3	05/22/23	PLANNING COMMENTS 3

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



ELEVATIONS

JOB #: 2013

SCALE: As Indicated

**A3.12**

## ADJACENT MENLO PARK VA BUILDINGS



MENLO PARK VETERANS - DEPARTMENT OF VETERANS AFFAIRS  
Traditional Mediterranean



MENLO PARK VETERANS - EXISTING MULTI-FAMILY HOUSING  
Traditional/Contemporary Mediterranean



MENLO PARK VETERANS - BUILDING 324  
red brick, Mid-Century Modern

## DESIGN INTENT

The Architectural style of this project is a compilation of the traditional warm adobe colors exhibited by the adjacent properties along with simple contemporary volumes, hence the creation of it's own unique style: Menlo Mediterranean. The proposed red-accent color is influenced by the terracotta color of the clay tile roofs and the adjacent red brick buildings. Given the site's proximity to Willow Road with frequent traffic coming and going in both directions, a strong emphasis has been given to the building's front corner as a focal point. With the adaption of a Menlo Mediterranean style, a precedence is set for all the upcoming development expected to occur along Willow Road.

The design intent of the site Landscaping is to provide healing spaces for the recovering veterans while also simultaneously paying homage to the outdoor lifestyle promoted by Sunset Magazine which was originally headquarter just down Willow Rd. There are a variety of exterior spaces that provide structured/formal courtyards for visitors to experience and more informal/casual spaces for daily access by residents.

## INSPIRATIONAL PROJECTS



VETERANS VILLAGE IN COLMA, CA BY VMWP  
Utilization of materials and textures to help add interest and break up building into smaller volumes



VETERANS VILLAGE IN COLMA, CA BY VMWP  
Raised planter beds integrated into site landscape



EAGLE PARK IN MOUNTAIN VIEW, CA BY VMWP  
Accentuated corner

**VAN METER  
WILLIAMS  
POLLACK**

☐ CIVIL ENGINEER  
**LUK & ASSOCIATES**  
730 ALFRED HOBBS DRIVE  
HERCULES, CA 94647

☐ JOINT TRENCHORY UTILITIES  
**UDCE**  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107

☐ LANDSCAPE ARCHITECT  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
ORINDA, CA 94661

☐ STRUCTURAL ENGINEER  
**ELEMENT SE**  
3007 CEDAR BLVD SUITE 350  
NEWARK, CA 94660

☐ MEP ENGINEER  
**EMERALD CITY ENGINEER**  
27155 HIGHWAY 99  
LYNNWOOD, CA 94038

☐ ENERGY/SUSTAINABILITY  
**PARTNERS ENERGY**  
680 KANON STREET SUITE 150  
LOS ANGELES, CA 90062

☐ ARBORIST  
**AESCULUS**  
211 HIGHL STREET  
MOUNTAIN VIEW, CA 94039

☐ GEOTECHNICAL ENGINEER  
**MOORE TWINING**  
257 FRESNO STREET  
FRESNO, CA 93721



ID	DATE	NAME
1	03/05/23	PLANNING COMMENTS

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING

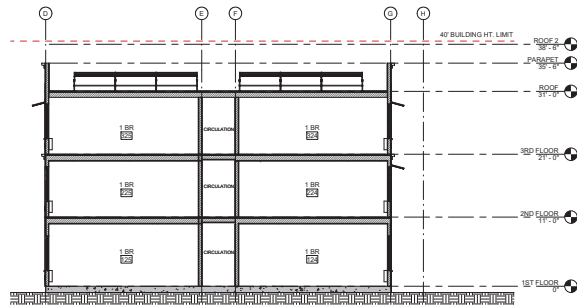
**MidPen**  
HOUSING

BUILDING CONTEXT

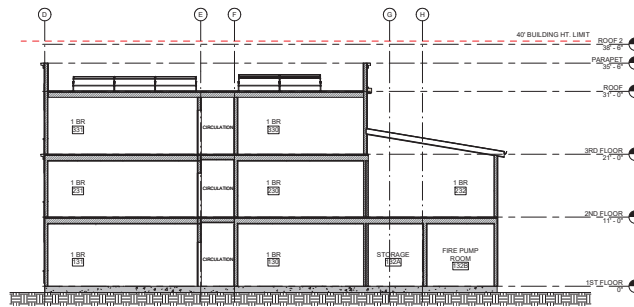
JOB #: 2013

SCALE: 6" = 1'-0"

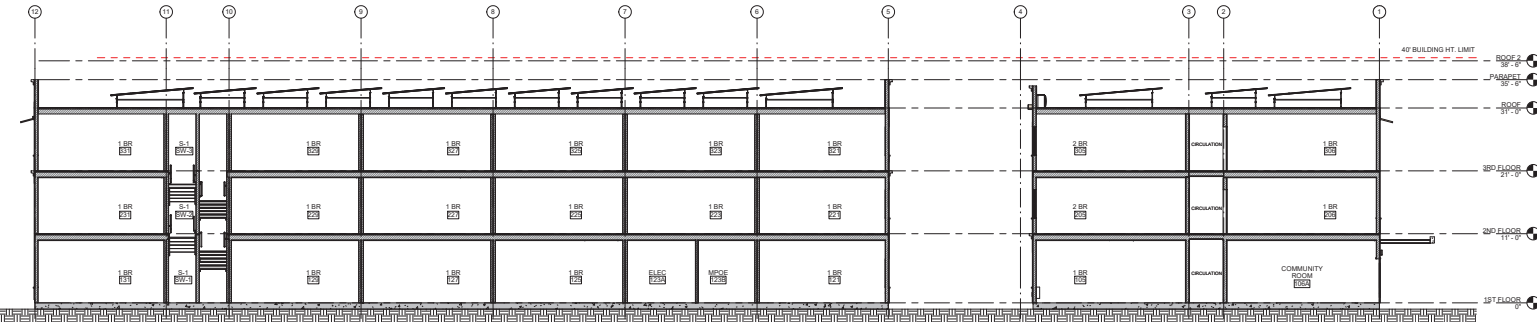
**A3.13**



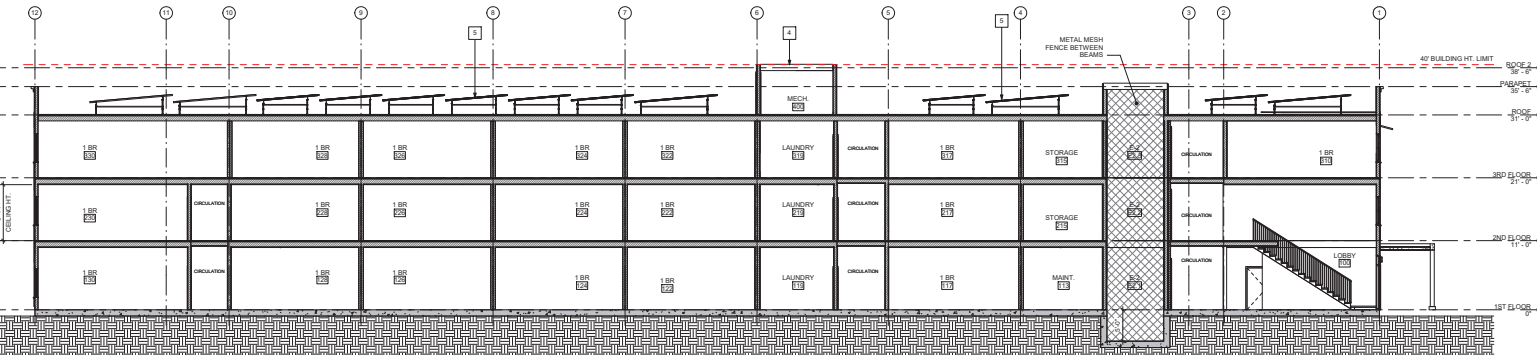
**3 BUILDING SECTION 03**  
A3.20 SCALE: 1/8" = 1'-0"



**4 BUILDING SECTION 04**  
A3.20 SCALE: 1/8" = 1'-0"



**2 BUILDING SECTION 02**  
A3.20 SCALE: 1/8" = 1'-0"



**1 BUILDING SECTION 01**  
A3.20 SCALE: 1/8" = 1'-0"

- FIRE RATING NOTES**
- PER CBC TABLE 601, TYPE VA EXTERIOR WALLS. TO BE 1-HR FIRE RATED CONSTRUCTION. PROTECTED OPENINGS ARE NOT REQUIRED. INTERIOR WALLS AND FLOOR/ROOF ASSEMBLIES TO BE 1-HR FIRE RATED CONSTRUCTION.
  - PER CBC TABLE 601, INTERIOR LOAD BEARING WALLS ARE REQUIRED TO BE 1-HR RATED. PROTECTED OPENINGS ARE NOT REQUIRED.
  - FIRE RESISTIVE WALLS SHALL BE MARKED AS APPLICABLE PER CBC 703.5.
  - 1-HR FIRE PARTITION PER CBC SECTION 708, TYPICAL AT CORRIDORS AND WALLS SEPARATING DWELLING UNITS. PROTECTED OPENINGS ARE REQUIRED.
  - 1-HR FIRE BARRIER AT OCCUPANCY SEPARATION WALLS TYPICAL AT WALLS SEPARATING DIFFERENT OCCUPANCIES. PER CBC TABLE 606 AT 1ST FLOOR AND AT SHAWT ENCLOSURES LESS THAN 1 STORY.
  - PER CBC SECTION 713.13.4 WASTE ENCLOSURE ACCESS WALLS TO BE 1-HR FIRE BARRIER. COMPLYING WITH SECTION 707. PER CBC SECTION 713.13.4 WASTE ENCLOSURE TERMINATION ROOM TO BE 2-HR FIRE BARRIER COMPLYING WITH SECTION 707 (SAME RATING AS WASTE CHUTE).
  - PER CBC SECTION 713.13 HORIZONTAL ASSEMBLY AT TOP OF SHAFT SHALL BE CONSISTENT WITH THE REQUIRED HORIZONTAL ASSEMBLIES IN TABLE 601 AND SECTION 711.

- WALL RATING LEGEND**
- 1-HR FIRE PARTITION
  - 1-HR FIRE BARRIER & 1-HR HORIZONTAL ASSEMBLY
  - 2-HR FIRE BARRIER
  - 2-HR FIRE WALL

- KEYNOTES - SECTION**
- PROPERTY LINE NEAR PUBLIC RIGHT OF WAY
  - BUILDING PROFILE LIMIT PRESCRIBED BY R-4-S REQUIREMENTS
  - PROPERTY LINE (EUL) NO ADJACENT SINGLE-FAMILY ZONED PROPERTY NOR ADJACENT PUBLIC RIGHT OF WAY
  - ROOFTOP ELEMENT
  - PHOTOVOLTAIC (PV) PANELS
  - TRASH CHUTE



**CIVIL ENGINEER**  
**LUK & ASSOCIATES**  
730 ALFRED HORN DRIVE  
HERCULES, CA 94641

**JOINT TRENCHING UTILITIES**  
**UDCE**  
30 TOWNSEND STREET #409  
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**LANDSCAPE ARCHITECT**  
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**STRUCTURAL ENGINEER**  
**ELEMENT SE**  
3007 CEDAR BLVD SUITE 350  
NEWARK, CA 94560

**MEP ENGINEER**  
**EMERALD CITY ENGINEER**  
27105 HIGHWAY 99  
LYNNWOOD, CA 94038

**ENERGY/STAINABILITY**  
**PARTNERS ENERGY**  
680 KNOX STREET SUITE 150  
LOS ANGELES, CA 90052

**ARBORIST**  
**AESCULUS**  
211 HIGHL STREET  
MOUNTAIN VIEW, CA 94039

**GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
200 FRESH STREET  
FRESNO, CA 93721



ID	DATE	NAME

Project:

**MENLO PARK VETERANS HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



**BUILDING SECTIONS**

JOB #: 2013

SCALE: As Indicated

**A3.20**



# UNIT PLAN KEYNOTES

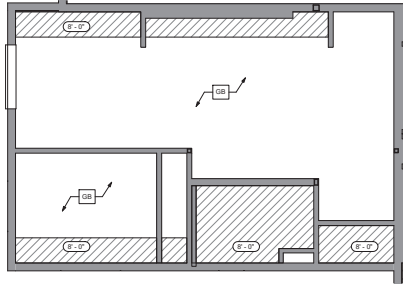
- 1 ELECTRICAL PANEL, SEE
- 2 MEDIA PANEL, PAINT TO MATCH EXISTING WALL, SEE LOW VOLTAGE
- 3 WASHER DRYER - STACKED
- 4 WASHER DRYER - SIDE BY SIDE
- 5 WATER HEATER
- 6 WATER SUBMETER 3/4"x1/2"
- 7 HPAC UNIT
- 8 DOOR BELL WITH SIGN TO HOLD FOR 5 SECS
- 9 SUBMETER READER
- 10 CONDENSATE LINE IN WALL
- 11 HORN & STROBE AT 8' AFF, WHERE OCCURS (E.G. HVI UNIT)
- 12 THERMOSTAT
- 13 DOORBELL CHIME
- 14 DIMMER SWITCH
- 15 SWITCH
- 16 SG-1 SEE MECHANICAL DWGS
- 17 HPAC UNIT UP IN UNITS

# GENERAL NOTES

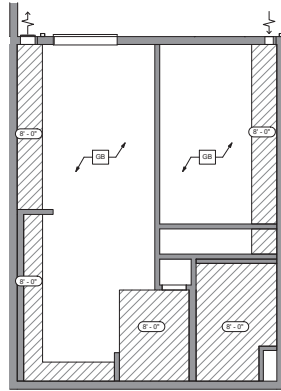
1. TACTILE SIGNAGE SHALL BE PROVIDED AT EACH EXIT OR EXIT ACCESS DOOR THAT CORRESPONDS TO SPECIFIC EXITING LOCATIONS PER CBC101.4 (E: EXIT STAIR DOWN, EXIT ROUTE, EXIT, ETC) SEE SIGNAGE PLANS A11.70 - A11.71 FOR LOCATIONS.
2. E2 FIXTURE IS IN PT SLAB AND WILL REQUIRE A SLEEVE AND A RECESSED J-BOX.
3. ILLUMINATED EXIT SIGNS SHALL BE ADDED OR RELOCATED AT THE DISCRETION OF THE BUILDING AND/OR FIRE DEPARTMENT INSPECTOR.
4. FURNITURE IS SHOWN IN PLANS FOR REFERENCE PURPOSES ONLY.

# REFLECTED CEILING PLAN LEGEND

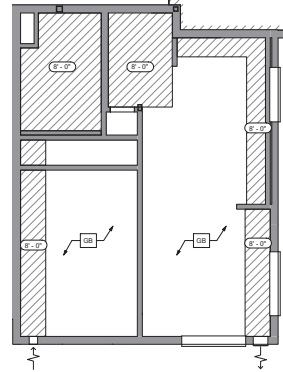
- EXPOSED CONCRETE CEILING, SEE PLAN FOR ELEVATION HEIGHT
- GWB DROP SOFFIT, SEE PLAN FOR ELEVATION HEIGHT
- WOOD SLAT CEILING
- ACOUSTIC TILE CEILING
- GWB CEILING, SEE PLAN FOR ELEVATION HEIGHT
- MECHANICAL ACCESS PANEL
- SPRAY FOAM INSULATION BENEATH CONDITIONED SPACE
- 1X4 TROFFER LIGHT
- 2X2 TROFFER LIGHT AT ACT
- 2X4 TROFFER LIGHT
- FLUSH MOUNT FIXTURE
- FIXTURE RATED FOR WET LOCATIONS
- PENDANT
- SUSPENDED TRACK LIGHT
- WALL MOUNTED SCONCE
- LINEAR WALL MOUNTED LIGHT
- LINEAR LIGHT
- 1X4 LIGHT
- FLUSH MOUNT
- EXHAUST WITH LIGHT
- SUPPLY, SEE MECH
- CEILING FAN - NOT USED
- CEILING HEIGHT FROM FFE
- EQPT., S.M.D.
- RING LIGHT
- EXIT SIGN



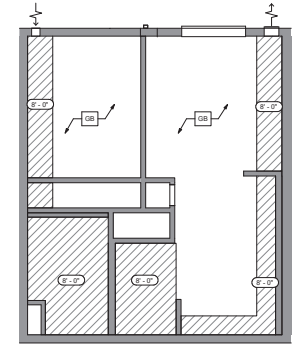
9 1BR UNIT RCP - TYPE 1D (MANAGER'S)  
A4.10 UNIT 330  
SCALE: 1/4" = 1'-0"



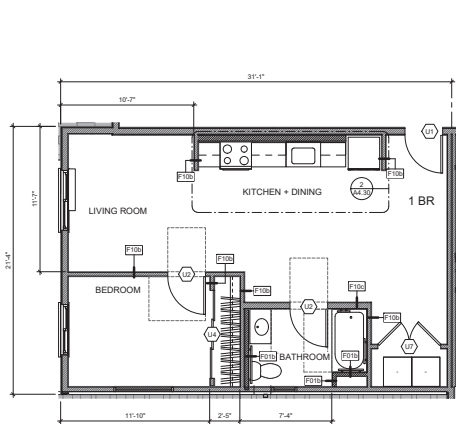
7 1BR UNIT RCP - TYPE 1C  
A4.10 UNIT 117  
SCALE: 1/4" = 1'-0"



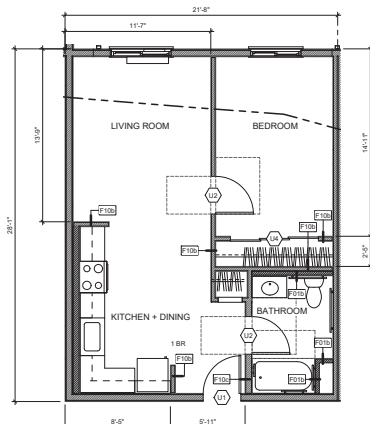
5 1BR UNIT RCP - TYPE 1B (LARGE)  
A4.10 UNIT 212  
SCALE: 1/4" = 1'-0"



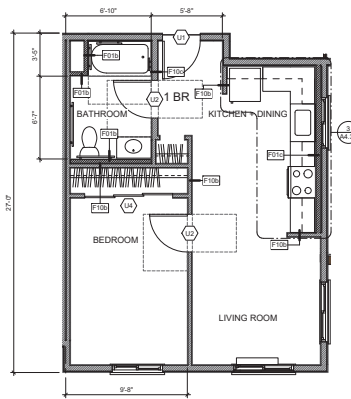
2 1BR UNIT RCP - TYPE 1A (TYPICAL)  
A4.10  
SCALE: 1/4" = 1'-0"



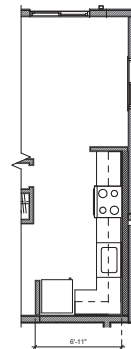
8 1BR UNIT - TYPE 1D (MANAGER'S)  
A4.10 UNIT 330  
SCALE: 1/4" = 1'-0"



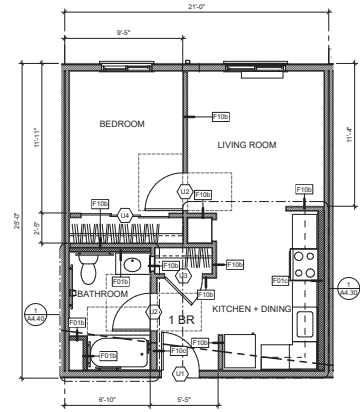
6 1BR UNIT - TYPE 1C  
A4.10 UNIT 117  
SCALE: 1/4" = 1'-0"



4 1BR UNIT - TYPE 1B (LARGE)  
A4.10 UNIT 212  
SCALE: 1/4" = 1'-0"



3 1BR UNIT - TYPE 1A-2  
A4.10 UNIT 310  
SCALE: 1/4" = 1'-0"



1 1BR UNIT - TYPE 1A-1 (TYPICAL)  
A4.10 UNIT 125  
SCALE: 1/4" = 1'-0"

**VAN METER  
WILLIAMS  
POLLACK**

**CIVIL ENGINEER**  
LUK & ASSOCIATES  
730 ALFRED HOBBS DRIVE  
HERCULES, CA 94641

**JOINT TRENCHING UTILITIES**  
UDCE  
30 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107

**LANDSCAPE ARCHITECT**  
JETT LANDSCAPE  
2 THEATER SQUARE  
ORINDA, CA 94503

**STRUCTURAL ENGINEER**  
ELEMENT SE  
3807 CEDAR BLVD SUITE 350  
NEWARK, CA 94560

**MEP ENGINEER**  
EMERALD CITY ENGINEER  
21705 HIGHWAY 91  
LYNNWOOD, CA 94026

**ENERGY/SUSTAINABILITY**  
PARTNERS ENERGY  
680 KNOX STREET SUITE 150  
LOS ANGELES, CA 90052

**ARBORIST**  
ASCULUS  
211 HICKORY STREET  
MOUNTAIN VIEW, CA 94039

**GEOTECHNICAL ENGINEER**  
MOORE TWINING  
2501 FREEMAN STREET  
FRESNO, CA 93721



ID	DATE	NAME

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING

**MidPen  
HOUSING**

**ENLARGED UNIT  
PLANS**

JOB #: 2013  
JOB #: 2013  
SCALE: 1/4" = 1'-0"

**A4.10**

## GENERAL NOTES:

1. BENCHMARK: SEE NOTES ON THIS SHEET.
2. THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE AGENCY OF THIS DESIGN CONTAINED HEREIN.
3. THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE GROSS NEGLIGENCE OF THE DESIGN PROFESSIONAL.
4. EXCAVATIONS SHALL BE ADEQUATELY SHORDED, BRACED AND SHEETED SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE, ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL AFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. EXCAVATION SHEETING AND BRACING SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENT.
5. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTION ENCOUNTERED.
6. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (811) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO EXCAVATION. THE ULLA NUMBER SHALL BE KEPT ON THE JOB SITE. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION, SIZE, AND DEPTH OF ANY UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR MAY HAVE TO REDUCE EXISTING UTILITIES OR FIELD ADJUST PROPOSED IMPROVEMENT AS REQUIRED. CONTRACTOR SHALL NOTIFY THE DIVISION OF INDUSTRIAL SAFETY PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL NECESSARY UTILITY COMPANIES FOR ANY REDUCTION OF THEIR FACILITIES.
7. THE CONTRACTOR SHALL EXPOSE AND CHECK INVERTS ON EXISTING STORM DRAIN, SEWER, WATER MAIN, JOINT TRENCHES AND CLEARANCES OF INHORN CROSSINGS OR OTHER UTILITIES BEFORE CONSTRUCTING NEW PIPELINES.
8. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC., AND TO AVOID ANY HARMFUL OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR UNDESIRABLE CONDITIONS.
9. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL GRADE OF CONCRETE UNLESS FORMS ARE CHECKED BY THE ENGINEER PRIOR TO POURING.
10. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, MARINE/LAKE POLICE AND FIRE DEPARTMENTS AT THE JOB SITE.
11. THE CONTRACTOR SHALL PROVIDE, AT ALL TIMES, LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER SERVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY PER CALIFORNIA TRAFFIC CONTROL SPECIFICATIONS AND ORDINANCES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PROPER TRAFFIC CONTROL AT ALL TIMES.
12. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO THE SITE THROUGHOUT THE PERIOD OF CONSTRUCTION.
13. PRIOR TO COMMENCEMENT OF ANY WORK ON OILY ADJACENT PROPERTIES (E.G., CALTRANS E.O. 123), THE OWNER SHALL OBTAIN WRITTEN PERMISSION FROM AFFECTED PROPERTY OWNERS.
14. HOURS OF OPERATION SHALL BE LIMITED TO 7:00 AM TO 6:00 PM ON WEEKDAYS. NO WORK IS PERMITTED ON WEEKENDS WITHOUT CITY COUNCIL APPROVAL. CONTRACTOR SHALL NOTIFY THESE HOURS WITH THE CITY PRIOR TO CONSTRUCTION) OR UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY ENGINEER OR AS OTHERWISE SPECIFIED IN THE CONDITIONS OF APPROVAL.
15. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THEREOF, IS NOT SUFFICIENTLY DETAILED OR EXPAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT LUK & ASSOCIATES AT (510) 724-3388 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
16. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SAFETY TESTING OF EQUIPMENT AND PERSONNEL. PRIOR TO PLACING CURBS, SIDEWALKS, ASPHALT CONCRETE, SIDEWALK OR BASE MATERIAL, ALL UNDERGROUND UTILITIES WITHIN THE RIGHT OF WAY SHALL BE INSTALLED, SHORDED, COMPLETED, TESTED AND APPROVED FOR SUCH UTILITY INSTALLATION.
17. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING, OR OTHER EXCAVATION EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCPA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES IF THEY DEEMED NECESSARY.
18. EXISTING CURBS AND SIDEWALKS WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED, EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE AS DETERMINED BY THE CITY ENGINEER.
19. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND DETAILS SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION. ALL REVISIONS MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
20. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY. STREETS SHALL BE WASHED OR SHIPPED AS DIRECTED BY THE CITY INSPECTOR.
21. TREES TO BE SAVED SHALL BE CLASSIFIED AND MARKED PRIOR TO ANY CLEARING OR STRIPPING WORK AND PROTECTIVE FENCING, WHERE REQUIRED BY THE CITY, SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING. LOCATIONS OF TREES SHALL BE ESTABLISHED IN THE FIELD BY THE CITY UPON COMPLETION OF THE STAKE-OUT OF ALIGNMENT LINES.
22. GRADING OR ANY OTHER OPERATION THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST AT ALL TIMES AND A DUST PALLIATIVE MAY BE REQUIRED BY THE CITY ENGINEER.
23. PROJECTS PROPOSED FOR CONSTRUCTION MUST HAVE AN EROSION AND SEDIMENTATION CONTROL PROGRAM APPROVED AND IMPLEMENTED PRIOR TO THE START OF ON-SITE EARTHWORK. CARETAKING THAT IS NECESSARY TO INSTALL EROSION AND SEDIMENTATION CONTROL FACILITIES, SUCH AS BARRIAGE FENCING AND SEDIMENTATION BASINS, MAY PROCEED CONCURRENT WITH THE INSTALLATION OF THE EROSION CONTROL FACILITIES.
24. ALL UNDERGROUND UTILITIES WITHIN THE RIGHT-OF-WAY OR ACCESS EASEMENT, INCLUDING MAINS AND LATERALS, SHALL BE INSTALLED AND BACKFILLED PRIOR TO THE START OF CURB, SIDEWALK AND PAVING CONSTRUCTION.
25. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITIES TO GRADE AFFECTED BY CONSTRUCTION.
26. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR MUNICIPAL CONSTRUCTION AND INDUSTRIAL ACTIVITIES AS PROMULGATED BY THE CALIFORNIA STATE WATER RESOURCE CONTROL BOARD OR ANY OF ITS REGIONAL WATER QUALITY CONTROL BOARDS.
27. ALL CURBS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
28. ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHTS OF WAY SHALL BE OBTAINED BY THE CONTRACTOR.
29. ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED BY OTHERS IN THE FIELD UNLESS OTHERWISE NOTED.
30. THE CONTRACTOR SHALL NOT DISTURB OR DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DISTURBED OR DESTROYED SHALL BE REPLACED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
31. CONTRACTOR SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING, AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.
32. THE CONTRACTOR SHALL NOT TURN OFF ANY VALVES OR MAKE ANY CONNECTIONS TO THE EXISTING DOMESTIC WATER DISTRIBUTION SYSTEM WITHOUT WRITTEN CONSENT OF THE BOARD.
33. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK TO AVOID CONFLICTS BETWEEN SEWER LATERALS, STORM DRAIN LINES, WATER MAINS, GAS LINES, AND OTHER UTILITIES.
34. WHERE EXISTING PAVEMENT IS TO BE EXTENDED, EXISTING PAVEMENT DEGS MUST BE SAW-CUT AT THE CORNER. ANY A.C. OR P.C.C. PAVEMENT REMOVED MUST BE SAWCUT OR REMOVED IN AN EXPANSION JOINT.
35. CONTRACTOR SHALL MAINTAIN SITE NEAT AND FREE OF TRASH, RUBBISH, AND OTHER DEBRIS. UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL EXCESS EXCAVATED MATERIALS FROM SITE.
36. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH THE WORK UNDER OTHER CONTRACTS THAT MAY BE UNDERWAY CONCURRENTLY WITH THIS PROJECT.
37. NO WORK SHALL BE PERFORMED WITHOUT INSPECTION BY THE CITY.
38. FOR DETAILS NOT SHOWN ON THESE PLANS, REFER TO CITY STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AVAILABLE AT THE CITY.

# MENLO PARK VETERANS HOUSING

795 WILLOW ROAD  
MENLO PARK, CALIFORNIA

## GRADING NOTES:

1. THE CONTRACTOR SHALL NOTIFY LUK AND ASSOCIATES, IMMEDIATELY IN WRITING, OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON HIS PLAN WHICH MAY REQUIRE CHANGES IN DESIGN.
2. THE CONTRACTOR SHALL GRADE EACH PAD TO WITHIN 6" FOOT OF THE PAD GRADE ELEVATION SHOWN ON THESE PLANS. THE AREAS OUTSIDE THE PADS SHALL BE GRADED AS SHOWN ON THE GRADING PLAN.
3. REPORT BEFORE STARTING WORK. ALL WORK SHALL MEET THE APPROVAL OF THE CITY BUILDING INSPECTION DEPARTMENT.
4. ANY SHOWN QUANTITY OF EXCAVATION CUT OR FILL IS AN ESTIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF PAD GRADING QUANTITY PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTE ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
5. ALL FINISHED GRADING SHALL BE CONTOURED INTO EXISTING GRAD. NO BANKS SHALL BE STEEPER THAN 2:1 (2 HORIZONTAL TO 1 VERTICAL).
6. UPON COMPLETION OF PAD GRADING, THE CONTRACTOR SHALL REQUEST THE LICENSED SURVEYOR TO CHECK THE GRADES. ANY PADS THAT DO NOT MEET THE SPECIFICATIONS AS STATED IN GRADING NOTE 2, SHALL BE REGRADDED BY THE CONTRACTOR AND RECHECKED BY THE SURVEYOR.
7. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. NO GRADING WILL BE PERMITTED BEYOND THE PROPERTY LINE, UNLESS OTHERWISE INDICATED ON THESE PLANS, OR THE PROPER PERMITS/AUTHORIZATIONS ARE OBTAINED.
8. GRADING OPERATIONS ARE TO BE OBSERVED AND TESTED BY A STAFF ENGINEER WORKING UNDER THE DIRECT SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER AND WILL CHECK COMPACT AND OBSERVE FILL PLACEMENT, AND WILL PROVIDE DOCUMENTATION THAT THE WORK CONFORMS TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS, AND THE GEOTECHNICAL INVESTIGATION REPORT.
9. A DISPOSAL SITE FOR ANY OFF-SITE HAUL ROUTE FOR THE EXCESS DIRT IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
10. ALL CUTS, FILLS, AND TRENCH BACKFILLS SHALL BE OBSERVED AND TESTED BY A STAFF ENGINEER WORKING UNDER THE DIRECT SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER AND WILL CHECK COMPACT AND OBSERVE FILL PLACEMENT, AND WILL PROVIDE DOCUMENTATION THAT THE WORK CONFORMS TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS, AND THE GEOTECHNICAL INVESTIGATION REPORT.

## BENCHMARK

SURVEY PROVIDED BY OTHERS. SEE TOPOGRAPHIC SURVEY SHEETS FOR AVAILABLE INFORMATION.

## BASIS OF BEARINGS

SURVEY PROVIDED BY OTHERS. SEE TOPOGRAPHIC SURVEY SHEETS FOR AVAILABLE INFORMATION.

## SHEET INDEX

SHEET#	DESCRIPTION
C-1.1	COVER SHEET
C-3.0.1	TOPOGRAPHIC SURVEY (BY OTHERS)
C-3.0.2	TOPOGRAPHIC SURVEY (BY OTHERS)
C-4.1	GRADING PLAN: ELEVATIONS
C-4.2	GRADING PLAN: ELEVATIONS
C-5.1	UTILITY PLAN
C-5.2	UTILITY PLAN
C-5.3	UTILITY PLAN
C-6.1	STORMWATER TREATMENT PLAN
C-6.2	STORMWATER TREATMENT PLAN



VICINITY MAP  
NO SCALE

## LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PARTNERS	AC	ASPHALT CONCRETE
---	RIGHT-OF-WAY LINE	FF	FINISH FLOOR
---	THE LINE	BLDG	BUILDING
---	MONUMENT LINE	BSW	EDGE OF SIDEWALK
---	STREET CENTERLINE	EP	EDGE OF PAVEMENT
---	BUILDING LINE	CONC	CONCRETE
---	LIP GUTTER	GB	GRADE BREAK
---	CURB LINE	GRD	GROUND
---	FIRE HYDRANT	COMM	COMMUNICATION BOX
---	FIRE DEPARTMENT CONNECTION	EB	ELECTRIC METER
---	CATCH BASIN	EB	ELECTRIC BOX
---	AREA DRAIN	GUY	GUY POLE
---	STORM DRAIN CLEANOUT	JP	JOINT POLE
---	STORM DRAIN MANHOLE	BFP	BACK FLOW PREVENTOR
---	SANITARY SEWER CLEANOUT	GAR	GARAGE
---	SANITARY SEWER MANHOLE	DI	DRAIN INLET
---	TELEPHONE BOX	HCP	HANDICAP
---	PACIFIC GAS & ELECTRIC BOX	COL	COLUMN
---	ROOF DRAIN	BRLL	BASKET BALL POLE
---	TREE	MB	MAILBOX
---	POWER POLE	PLTR	PLANTER
---	CABLE TELEVISION BOX	STRIP	STRIP
---	UTILITY BOX	TRWL	TREEWELL
---	5" BOLLARD	TE	TRASH ENCLOSURE
---	WATER METER	TC	TOP OF CURB
---	WATER VALVE	TFW	TOP FACE OF WALL
---	GAS METER	HDR	HEADER
---	GAS VALVE	HRL	HANDRAIL
---	JOINT POLE	DWY	DRIVEWAY
---	DOUBLE PARKING METER	SWALE	SWALE VALLEY GUTTER
---	TRAFFIC SIGNAL	FL	FLOW LINE
---	TRAFFIC SIGNAL BOX	CU	CURB LIP
---	STREET LIGHT BOX	SS	SANITARY SEWER SYSTEM
---	FOUND MONUMENT AS NOTED	SD	STORM DRAIN SYSTEM
---	MONUMENT TO THE DISTANCE	GRD	GROUND
---	MONUMENT TO MONUMENT	UT	UTILITY
---	RADIAL BEARING	IRRG	IRRIGATION
---	OFFICIAL RECORDS	LITE	LIGHT
---	TOTAL	MTL	METAL POST
---	POINT OF BEGINNING	---	---
---	TITLE EXPOSITION REFERENCE	---	---
---	ASSESSOR'S PARCEL NUMBER	---	---
---	DOCUMENT NUMBER	---	---
---	PRELIMINARY TITLE REPORT	---	---
---	RIGHT OF WAY	---	---
---	SEWER LINK FENCE	---	---
---	OVERHEAD WIRE LINE	---	---
---	LIMIT OF WORK	---	---
---	GRADING FEATURE LINE	---	---
---	(GRADE BREAK, TOP, TOE, SWALE)	---	---



Luk and Associates  
Civil Engineering  
Land Planning  
Land Surveying  
7398 Alfred Nobel Drive  
Hercules, CA 94547  
Phone (510) 724-3388  
Fax (510) 724-3383

Seal:



- ☐ CIVIL ENGINEER  
LUK & ASSOCIATES  
108 ALPHEA PARK DRIVE  
HERCULES, CA 94547
- ☐ JUNE TRECHENY/UTLITIES  
UDCE  
350 TOWNSEND STREET 4TH  
SAN FRANCISCO, CA 94107
- ☐ LANDSCAPE ARCHITECT  
JETT LANDSCAPE  
1 THEATRE SQUARE  
SAN FRANCISCO, CA 94103
- ☐ STRUCTURAL ENGINEER  
ELEMENT SE  
1015 GERRARD STREET WEST  
NEWARK, CA 94560
- ☐ MECHANICAL ENGINEER  
EMERALD CITY ENGINEER  
21705 HIGHWAY 99  
LYNNWOOD, CA 94026
- ☐ MECHANICAL ENGINEER  
MOORE TWINING  
880 KNOX STREET SUITE 150  
LOS ANGELES, CA 90002
- ☐ ARCHITECT  
AESULUS  
1111000 DEARBERT  
MOUNTAIN VIEW, CA 94039
- ☐ GEOTECHNICAL ENGINEER  
MOORE TWINING  
2027 FRESNO STREET  
FRESNO, CA 93721

ID	DATE	NAME

Project:

## MENLO PARK VETERANS HOUSING

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



Title:

COVER SHEET

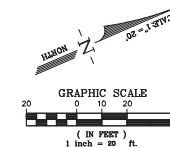
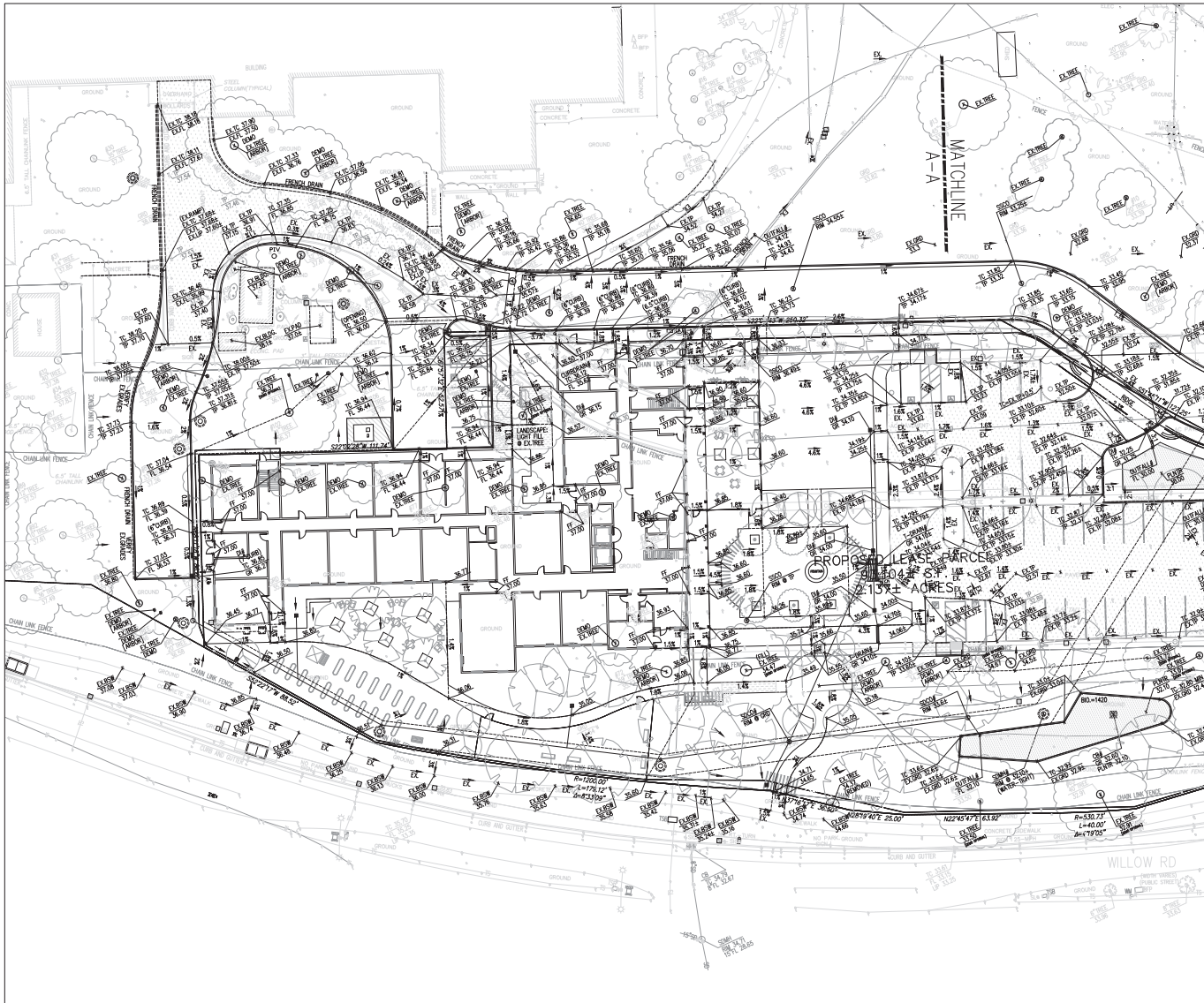
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Drawing No.: MASTER-20124410  
Scale: AS SHOWN  
Date: OCTOBER 2022  
Plot Date: 2023-02-06  
Sheet No.:

C-1.1









### SURVEY NOTES

TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY OTHERS (NO BENCHMARK OR BASIS OF BEARING INFORMATION).

### CITY NOTES:

1. FRONTAGE IMPROVEMENTS
  - A. ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO AN ENCROACHMENT PERMIT. MORE INFORMATION CAN BE FOUND HERE: <https://menlopark.gov/government/departments/public-works/engineering-division/encroachment-permits>
  - B. WILLOW ROAD AND MODIFIED ROAD WERE RECENTLY RESURFACED AND HAVE A 5-YEAR WARRANTY. ANY DAMAGES ON WILLOW ROAD MUST BE REPLACED IN KIND.
  - C. ADD THE FOLLOWING NOTES TO THE COVER SHEET:
    1. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED IN KIND FOR THE SATISFACTION OF CITY ENGINEER PER CITY STANDARDS.
    2. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.
    3. IT IS RECOMMENDED THAT STREET TREES BE PLANTED ALONG PROJECT FRONTAGE ON THE WILLOW ROAD PLANTING STRIP, FOLLOWS APPROVAL FROM THE CITY ARBORIST.
2. COORDINATION:
  - E. THE WATER PROVIDER IS MENLO PARK MUNICIPAL WATER (550-320-4700). COORDINATE APPROPRIATELY TO DETERMINE SUFFICIENCY OF SIZE OF THE EXISTING SERVICE LATERAL AND ANY APPLICABLE CONNECTION FEES.
  - F. THE SANITARY SEWER PROVIDER IS WEST BAY SANITARY SEWER DISTRICT - COORDINATE AS NECESSARY (550-321-0300).



**Luk and Associates**  
 Civil Engineering  
 Land Planning  
 Land Surveying  
 7338 Alfred Nobel Drive  
 Hercules, CA 94547  
 Phone (510) 724-3388  
 Fax (510) 724-3383



- ☐ **QUALIFIED**  
**LUK & ASSOCIATES**  
 7338 ALFRED NOBEL DRIVE  
 HERCULES, CA 94547
- ☐ **JOINT TENANCY/UTILITY**  
**UDCE**  
 350 TOWNSEND STREET #400  
 SAN FRANCISCO, CA 94102
- ☐ **LANDSCAPE ARCHITECT**  
**JETT LANDSCAPE**  
 THEFTON SQUARE  
 ORINDA, CA 94563
- ☐ **STRUCTURAL ENGINEER**  
**ELEMENT SE**  
 3800 CEDAR BLVD SUITE 200C  
 NEWARK, CA 94560
- ☐ **MEP ENGINEER**  
**EMERALD CITY ENGINEER**  
 21705 HIGHWAY 99  
 LYNWOOD, CA 94026
- ☐ **ENERGY/UTILITY/STABILITY**  
**PARTNERS ENERGY**  
 600 KNOX STREET SUITE 150  
 LOS ANGELES, CA 90002
- ☐ **ARBOREST**  
**AESCULUS**  
 211 HOPKINS STREET  
 MOUNTAIN VIEW, CA 94039
- ☐ **GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
 2507 FRESNO STREET  
 FRESNO, CA 93721

ID	DATE	NAME

Project:

**MENLO PARK VETERANS HOUSING**

795 WILLOW ROAD  
 MENLO PARK, CA

Client: MIDPEN HOUSING



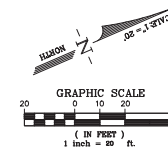
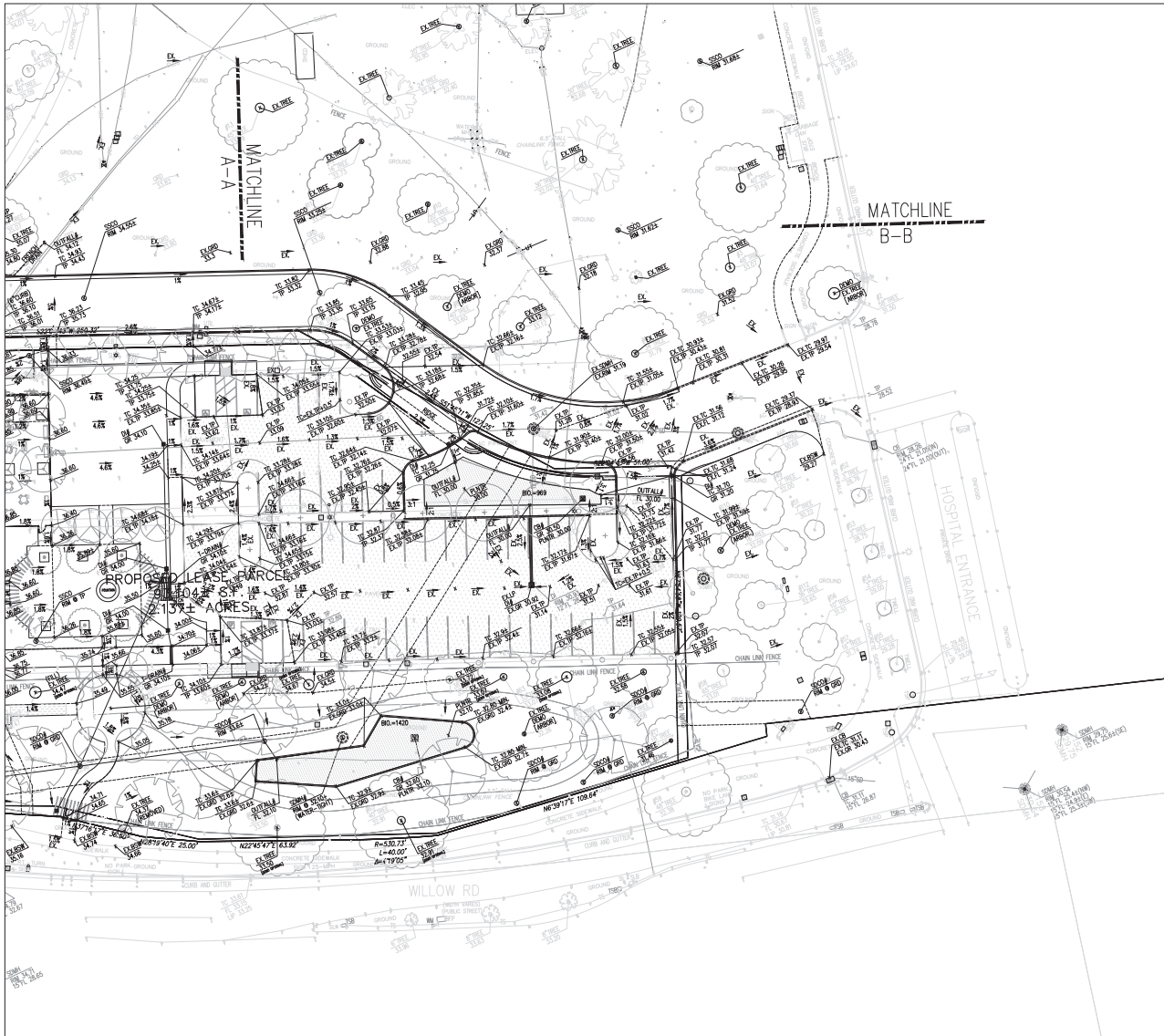
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GRADING PLAN:  
 ELEVATIONS

Job No.: 20124410  
 Drawing No.: MASTER-20124410  
 Scale: AS SHOWN  
 Date: OCTOBER 2022  
 Plot Date: 2023-02-06  
 Sheet No.:

C-4.1.1





**VAN METER  
WILLIAMS  
POLLACK** LLP

**Luk and Associates**  
Civil Engineering  
Land Planning  
Land Surveying  
738 Alfred Nobel Drive  
Hercules, CA 94547  
Phone (510) 724-3388  
Fax (510) 724-3383

Seal:



- ☐ **CIVIL ENGINEER**  
**LUK & ASSOCIATES**  
738 ALFRED NOBEL DRIVE  
HERCULES, CA 94547
- ☐ **JOINT TRENCHING UTILITIES**  
**UDCE**  
350 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107
- ☐ **LANDSCAPE ARCHITECT**  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
GRINDA, CA 94533
- ☐ **STRUCTURAL ENGINEER**  
**ELEMENT SE**  
1001 CEDAR BLVD SUITE 200C  
NEWARK, CA 94560
- ☐ **MFP ENGINEER**  
**EMERALD CITY ENGINEER**  
21705 HIGHWAY 99  
LYNNWOOD, CA 98036
- ☐ **ENERGY SUSTAINABILITY**  
**PARTNERS ENERGY**  
600 KNOX STREET SUITE 150  
LOS ANGELES, CA 90002
- ☐ **ARCHITECT**  
**AESCLUS**  
211 HOPKINS STREET  
MOUNTAIN VIEW, CA 94039
- ☐ **GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
2527 FRESNO STREET  
FRESNO, CA 93721

DATE	NAME

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING

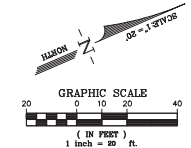
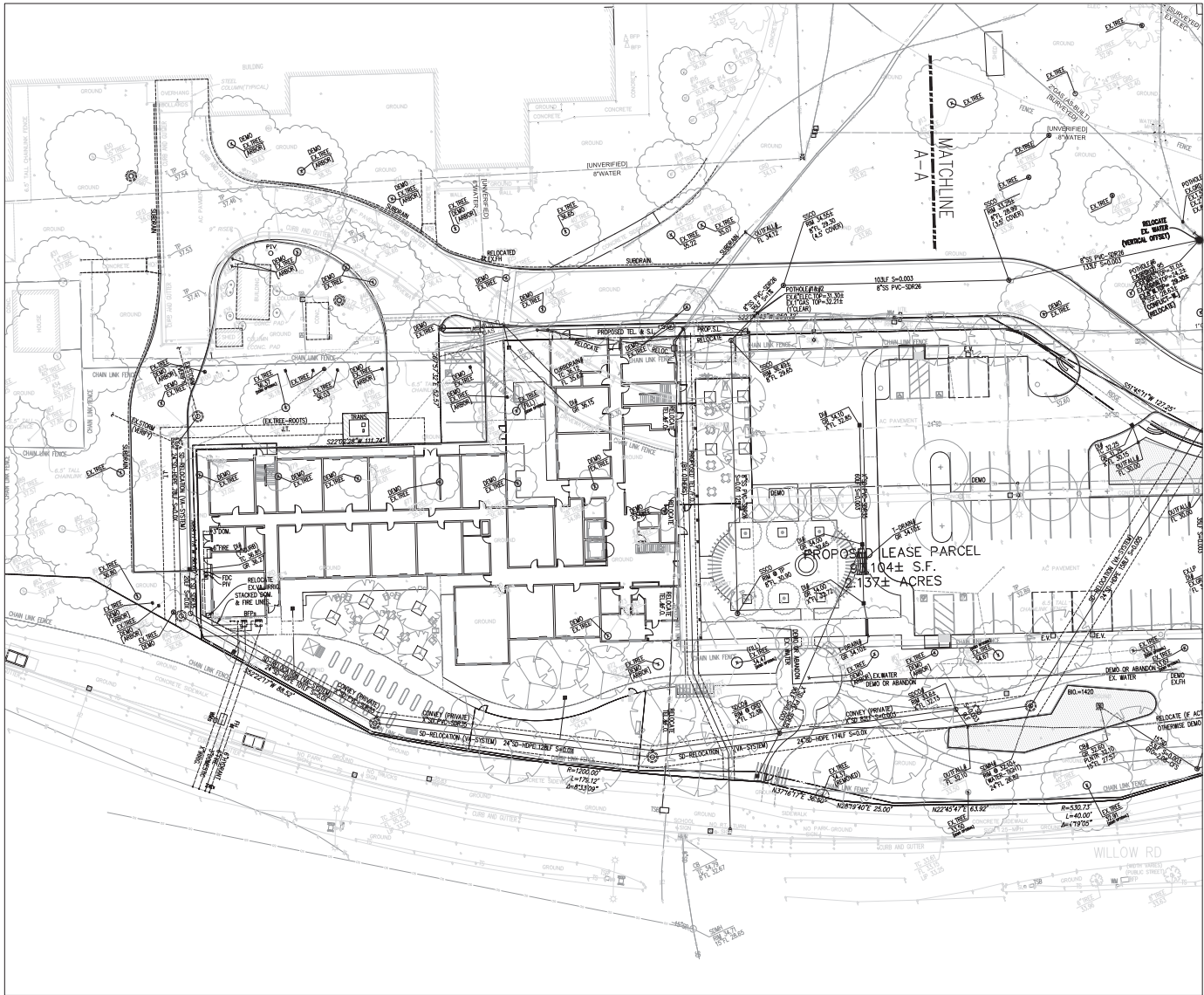


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**GRADING PLAN:  
ELEVATIONS**

Job No.: 20124410  
Drawing No.: MASTER-20124410  
Scale: AS SHOWN  
Date: OCTOBER 2, 2022  
Plot Date: 2023-02-06  
Sheet No.:

**C-4.1.2**



**SURVEY NOTES**  
 TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY OTHERS (NO BENCHMARK OR BASIS OF BEARING INFORMATION).

### V.A. UTILITY RELOCATION SHUTDOWN NOTES

UTILITY RELOCATION WORK WILL REQUIRE A UTILITY SHUTDOWN. DEVELOPER (CONTRACTOR) SHALL SUBMIT A SHUTDOWN NOTICE, WHICH CAN BE FOUND ON THE VA INTERNAL WEBSITE. A MAJOR UTILITY RELOCATION (TEMPORARY TURN-OFF) WILL REQUIRE A 30 DAY NOTICE.

THE SHUTDOWN NOTICE WILL BE SUBMITTED BY THE VAPARIUS (LAWSON DEVELOPER). THAT INDIVIDUAL WILL COORDINATE WITH YOUR CONTRACTOR AS WELL AS VA ENGINEERING STAFF FOR THE INFORMATION REQUESTED IN THE SHUTDOWN NOTICE. THE SHUTDOWN HAS TO BE REVIEWED AND APPROVED BY ENGINEERING CHIEF / SUPERVISORS BEFORE PROCEEDING.

### V.A. ELEC. NOTES

EXISTING 12.47KV LINES RUN ALONG OAK AVENUE AND HOSPITAL PLAZA, NORMALLY PRIMARY MEDIUM VOLTAGE LINES ARE AT LEAST 1' CLEAR IN CONCRETE ENCASED DUCT BANK.

ALL (E) UTILITIES SHOWN ON MPO SITE PLAN ARE 12.47KV LINES THAT SERVE PINE MOUNT TRANSFORMERS LOCATED IN THE PROXIMITY OF RESPECTIVE BLDGS.

- INDUSTRY STANDARD CLEARANCES ARE:
- 24' BETWEEN GAS & ELECTRIC
  - 12' BETWEEN WATER & ELECTRIC
  - 24' BETWEEN CABLE & ELECTRIC
  - 12' BETWEEN COMMUNICATIONS & ELECTRIC

### EX.UTILITY NOTES:

ALL EXISTING UTILITIES AFFECTED BY THE PROPOSED IMPROVEMENTS SHALL BE ASSESSED BY THE CONTRACTOR IN THE FIELD.

1. ALL ACTIVE UTILITIES SHALL BE RELOCATED (OR ADJUSTED), AS NECESSARY, TO MAINTAIN ACTIVE SERVICE AND TO ALLOW FOR NEW IMPROVEMENTS TO BE INSTALLED.
2. ALL IN ACTIVE UTILITIES SHALL BE ABANDONED IN-PLACE WHERE FEASIBLE, OR OTHERWISE DEMOLISHED (REMOVED) WHERE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
3. ALL RELOCATED EXISTING UTILITIES SHALL BE COORDINATED THROUGH THE V.A. (CAMPUS OWNERSHIP) AND PER THEIR CONSTRUCTION STANDARDS, PER NOTES ABOVE.



**Luk and Associates**  
 Civil Engineering  
 Land Planning  
 Land Surveying  
 738 Alfred Nobel Drive  
 Hercules, CA 94547  
 Phone (510) 724-3388  
 Fax (510) 724-3383



- ☐ **LAND ENGINEER**  
**LUK & ASSOCIATES**  
 738 ALFRED NOBEL DRIVE  
 HERCULES, CA 94547
- ☐ **JOINT TRENCH/UTILITY UTILITIES**  
**UDICE**  
 350 TOWNSEND STREET #400  
 SAN FRANCISCO, CA 94107
- ☐ **LANDSCAPE ARCHITECT**  
**JETT LANDSCAPE**  
 1 THEATRE SQUARE  
 ORINDA, CA 94563
- ☐ **STRUCTURAL ENGINEER**  
**ELEMENT SE**  
 1605 CEDAR AVE SUITE 200C  
 NEWARK, CA 94560
- ☐ **MEP ENGINEER**  
**EMERALD CITY ENGINEER**  
 21705 HIGHWAY 99  
 LYNWOOD, CA 91769
- ☐ **ENGINEERING/UTILITY**  
**PARTNERS ENERGY**  
 600 KNOX STREET SUITE 150  
 LOS ANGELES, CA 90022
- ☐ **ARCHITECT**  
**ASCULUS**  
 211 HOPE STREET  
 MOUNTAIN VIEW, CA 94039
- ☐ **GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
 2507 FRESNO STREET  
 FRESNO, CA 93721

ID	DATE	NAME

Project:

**MENLO PARK VETERANS HOUSING**

795 WILLOW ROAD  
 MENLO PARK, CA

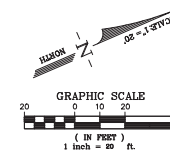
Client: MIDPEN HOUSING



Title:

UTILITY PLAN

Job No.: 20124410  
 Drawing No.: MASTER-20124410  
 Scale: AS SHOWN  
 Date: OCTOBER 2022  
 Plot Date: 2023-02-06  
 Sheet No.:



- ☐ **CIVIL ENGINEER**  
**LUK & ASSOCIATES**  
738 ALFRED NOBEL DRIVE  
HERCULES, CA 94547
- ☐ **JOINT TRENCHING UTILITIES**  
**UDCE**  
350 TOWNSEND STREET #400  
SAN FRANCISCO, CA 94107
- ☐ **LANDSCAPE ARCHITECT**  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
GRINDA, CA 94583
- ☐ **STRUCTURAL ENGINEER**  
**ELEMENT SE**  
1000 CEDAR BLVD SUITE 380C  
NEWARK, CA 94560
- ☐ **MFP ENGINEER**  
**EMERALD CITY ENGINEER**  
21705 HIGHWAY 99  
LYNWOOD, CA 94040
- ☐ **ENGINEERING RESPONSIBILITY**  
**PARTNERS ENERGY**  
600 KNOX STREET SUITE 150  
LOS ANGELES, CA 90002
- ☐ **ARBOREIST**  
**AESCULUS**  
211 HOPKIN STREET  
MOUNTAIN VIEW, CA 94039
- ☐ **GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
2507 FRESNO STREET  
FRESNO, CA 93721

ID	DATE	NAME

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



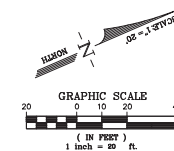
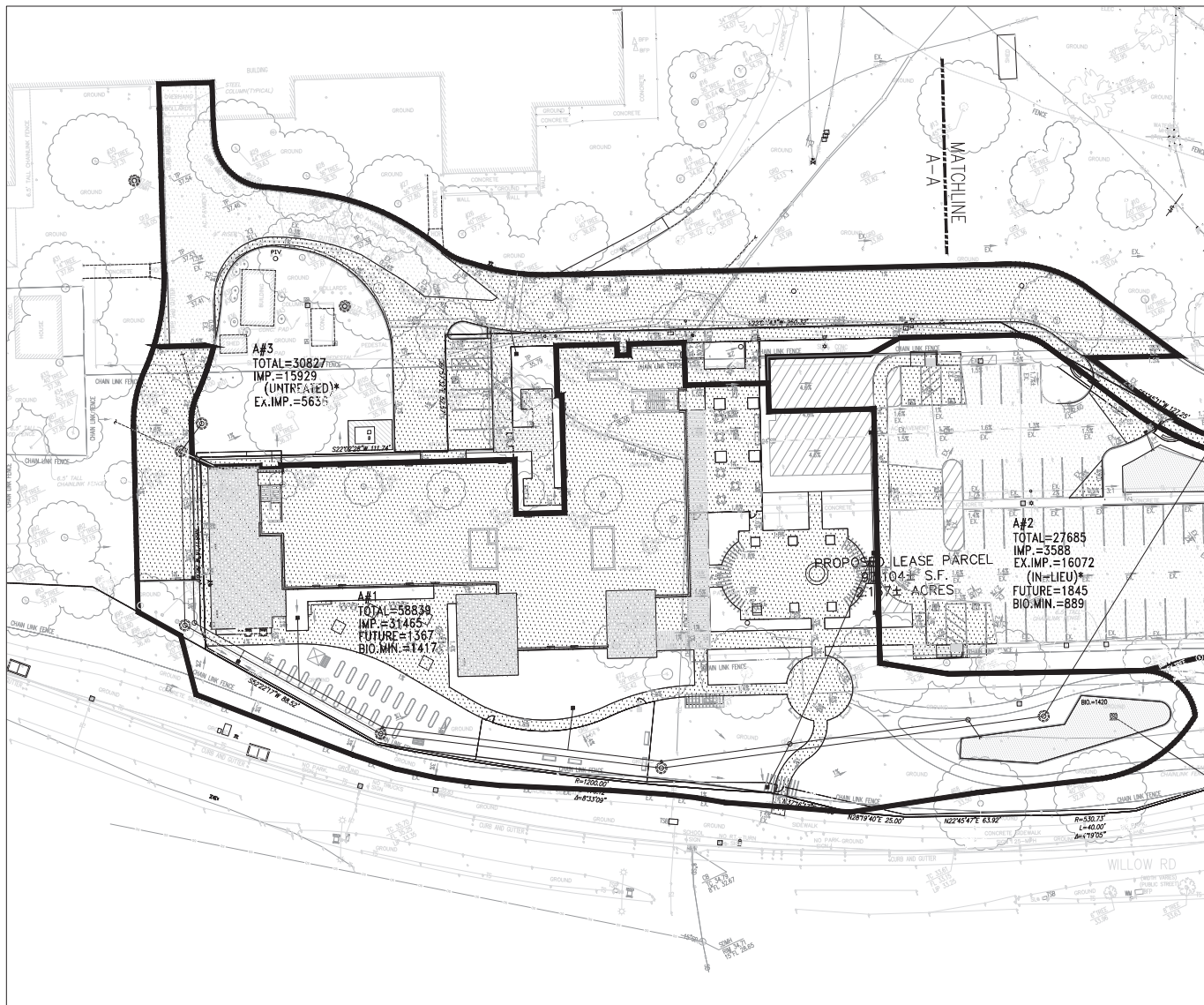
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**UTILITY PLAN**

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# **SURVEY NOTES**

TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY OTHERS (NO BENCHMARK OR BASIS OF BEARING INFORMATION).

## **LEGEND**

- NEW IMPERVIOUS AREA
- EXISTING IMPERVIOUS AREA
- FUTURE IMPERVIOUS AREA
- BIORETENTION TREATMENT AREA
- DRAINAGE MANAGEMENT AREA
- DRAINAGE MANAGEMENT AREA
- AREA#
- TOTAL = TOTAL DRAINAGE AREA
- IMP. = IMPERVIOUS AREA
- FUTURE = FUTURE IMPERVIOUS AREA
- BIO.MIN. = MINIMUM TREATMENT AREA REQUIRED

## **LEED NOTES**

- TOTAL LOT-AREA = 93,046-SF
- TREATED LOT-AREA = 86,524-SF (93%)
- (1) POINT FOR 60% TREATMENT (QUALIFIED)
- (2) POINTS FOR 60% TREATMENT (QUALIFIED)
- (3) POINTS FOR 100% TREATMENT (UNQUALIFIED)



- ☐ CIVIL ENGINEER  
**LUK & ASSOCIATES**  
738 ALFRED NOBEL DRIVE  
HERCULES, CA 94547
- ☐ JONIT TRESCOVICH, LICENSED  
**UDCE**  
350 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94102
- ☐ LANDSCAPE ARCHITECT  
**JETT LANDSCAPE**  
2 THEATRE SQUARE  
ORINDA, CA 94563
- ☐ STRUCTURAL ENGINEER  
**ELEMENT SE**  
10075 CEDAR BLVD SUITE 200C  
NEWARK, CA 94560
- ☐ MECHANICAL ENGINEER  
**EMERALD CITY ENGINEER**  
21705 HIGHWAY 99  
LYNNWOOD, CA 98036
- ☐ GEOTECHNICAL ENGINEER  
**PARTNERS ENERGY**  
680 KNOX STREET SUITE 150  
LOS ANGELES, CA 90002
- ☐ ARCHITECT  
**AESCULUS**  
211 HOPKINS STREET  
MOUNTAIN VIEW, CA 94039
- ☐ GEOTECHNICAL ENGINEER  
**MOORE TWINING**  
2027 FRESNO STREET  
FRESNO, CA 93721

DATE	NAME

Project:

**MENLO PARK VETERANS HOUSING**

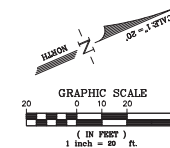
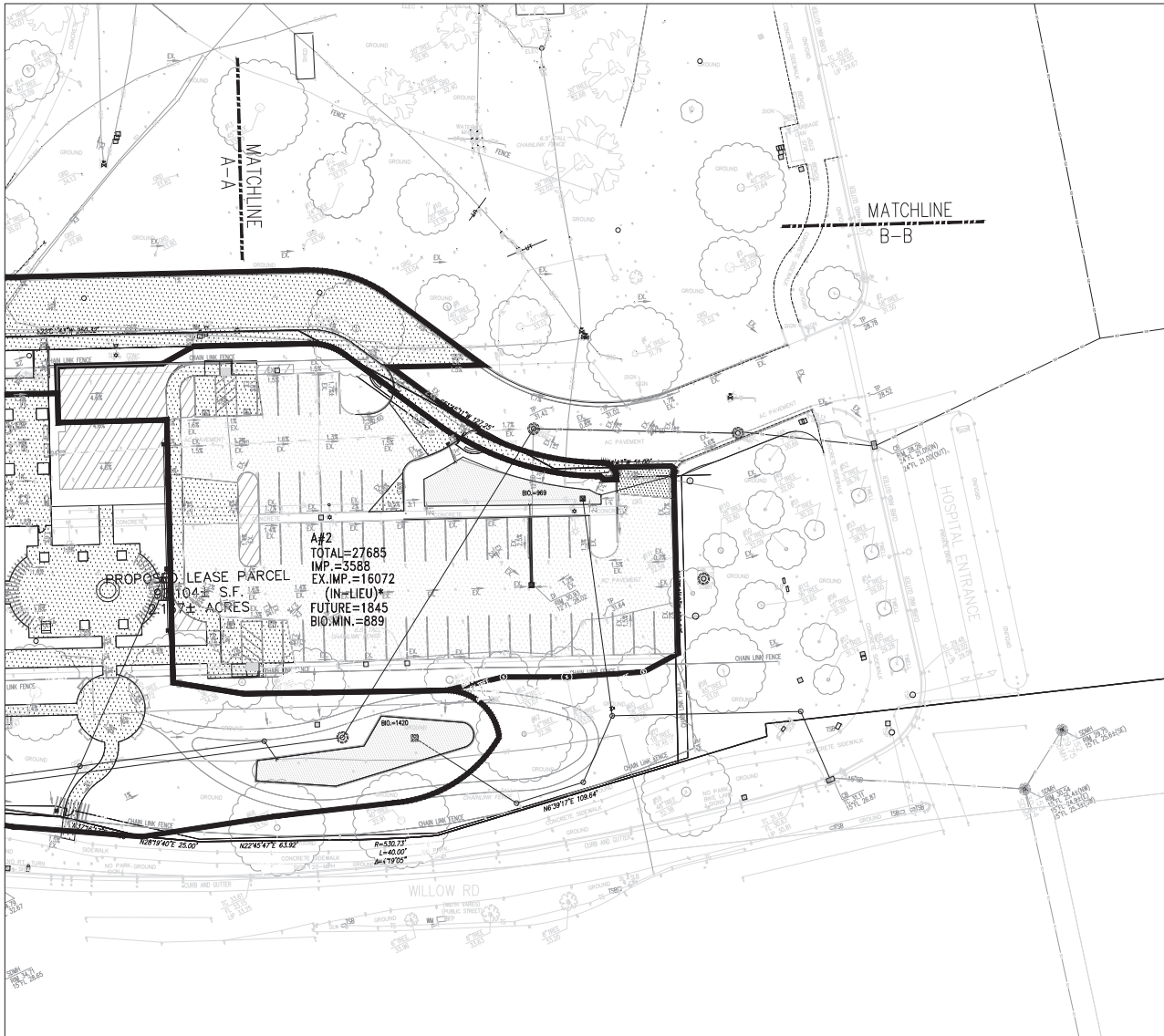
795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



Title:

**STORMWATER TREATMENT PLAN**  
Job No.: 20124410  
Drawing No.: MASTER-20124410  
Scale: AS SHOWN  
Date: OCTOBER 2022  
Plot Date: 2023-02-06  
Sheet No.:



**VAN METER  
WILLIAMS  
POLLACK** LLP

**Luk and Associates**  
Civil Engineering  
Land Planning  
Land Surveying  
738 Alfred Nobel Drive  
Hercules, CA 94547  
Phone (510) 724-3388  
Fax (510) 724-3383



- ☐ **CIVIL ENGINEER**  
**LUK & ASSOCIATES**  
738 ALFRED NOBEL DRIVE  
HERCULES, CA 94547
- ☐ **JOINT TRENCHORY UTILITIES**  
**UDCE**  
350 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107
- ☐ **LANDSCAPE ARCHITECT**  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
GRINDA, CA 94583
- ☐ **STRUCTURAL ENGINEER**  
**ELEMENT SE**  
1001 CEDAR BLVD SUITE 380C  
NEWARK, CA 94560
- ☐ **MFP ENGINEER**  
**EMERALD CITY ENGINEER**  
21705 HIGHWAY 99  
LYNNWOOD, CA 98036
- ☐ **ENERGY SUSTAINABILITY**  
**PARTNERS ENERGY**  
600 KNOX STREET SUITE 150  
LOS ANGELES, CA 90002
- ☐ **ARCHITECT**  
**AESCULUS**  
211 HOPKINS STREET  
MOUNTAIN VIEW, CA 94039
- ☐ **GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
2507 FRESNO STREET  
FRESNO, CA 93721

ID	DATE	NAME

Project:  
**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

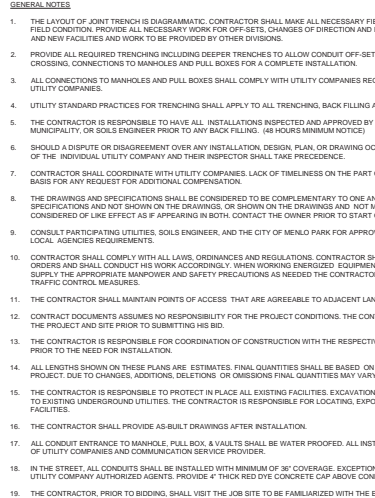
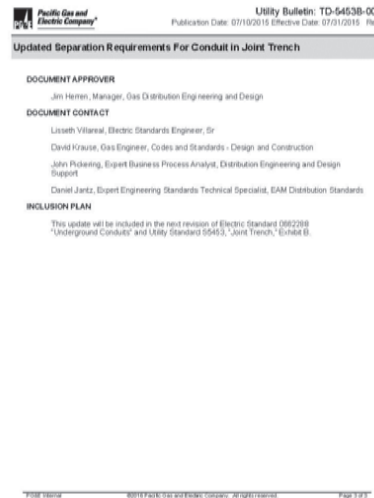
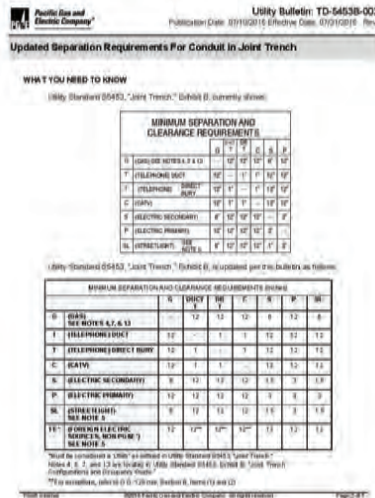
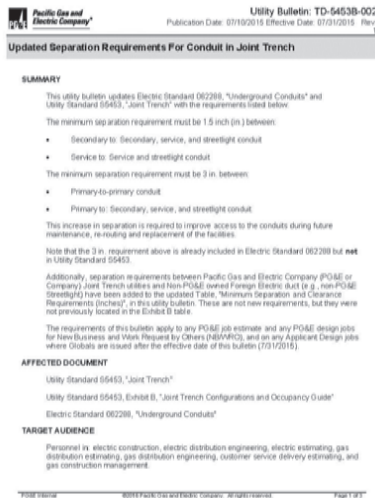
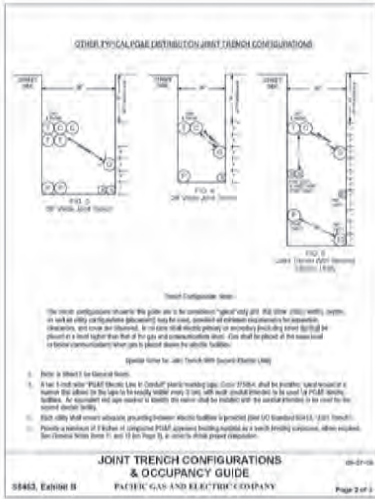
Client: MIDPEN HOUSING



Title:  
**STORMWATER  
TREATMENT PLAN**

Job No.: 20124410  
Drawing No.: MASTER-20124410  
Scale: AS SHOWN  
Date: OCTOBER 2022  
Plot Date: 2023-02-06  
Sheet No.:





**VAN METER WILLIAMS POLLACK**

CIVIL ENGINEER  
LUK & ASSOCIATES  
700 ALFRED NORDEN DRIVE  
HERCULES, CA 94547

JOINT TRENCH/UTILITY UTILITIES  
UDCE  
300 TOWNSEND STREET 400  
SAN FRANCISCO, CA 94107

LANDSCAPE ARCHITECT  
ETT LANDSCAPE  
2 THEATERS SQUARE  
CORONA, CA 94405

STRUCTURAL ENGINEER  
ELEMENT SE  
2100 HIGHWAY 99  
NEWARK, CA 94560

MEP ENGINEER  
EMERALD CITY ENGINEER  
21700 HIGHWAY 99  
LIVERMORE, CA 94550

ENERGY/SUSTAINABILITY  
PARTNERS ENERGY  
680 KNOX STREET SUITE 150  
LOS ANGELES, CA 90051

ARBORIST  
ASCULUS  
211 HORN STREET  
MOUNTAIN VIEW, CA 94039

GEOTECHNICAL ENGINEER  
MOORE TWINING  
211 HORN STREET  
FRESNO, CA 93721

URBANDESIGN  
URBANDESIGN  
350 Townsend Street, Suite 400  
San Francisco, California 94107  
415.618.5850  
www.urbandesigninc.com

Project: MENLO PARK VETERANS HOUSING

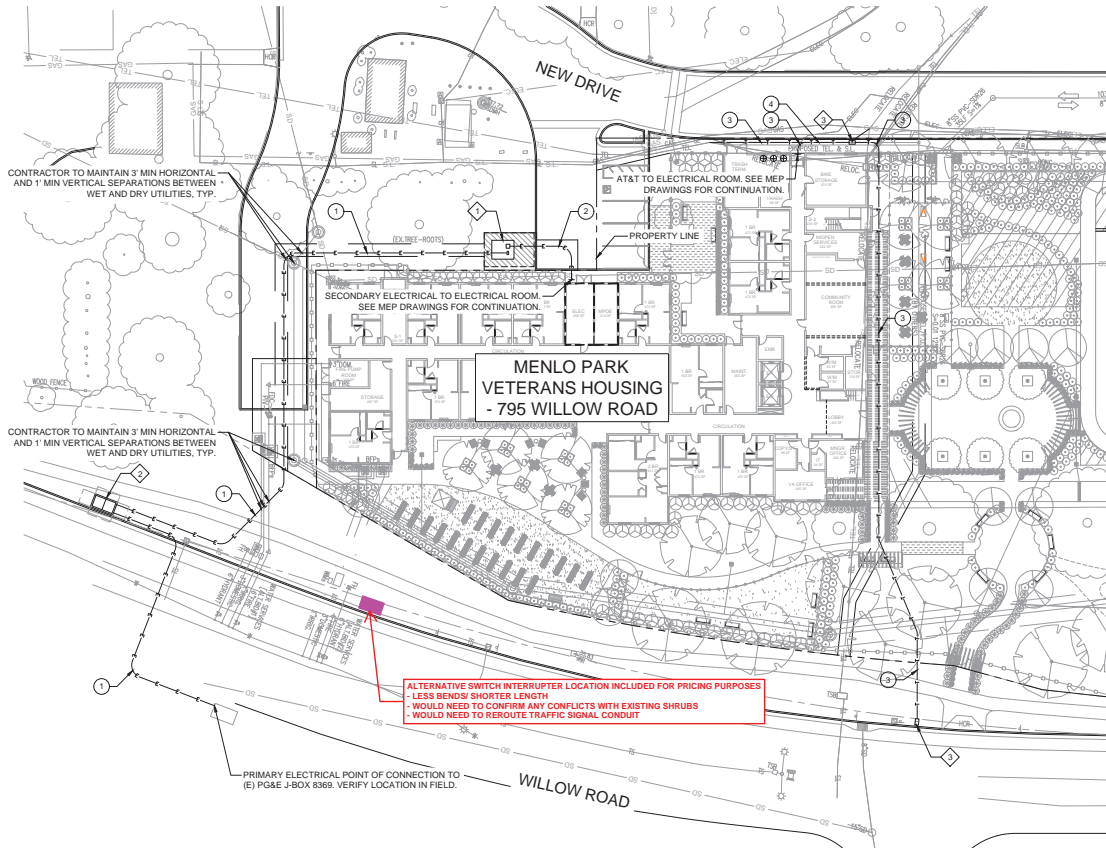
Client: MIDPEN HOUSING

Scale: AS SHOWN

Job #: 2013

Scale: AS SHOWN

JT1.01



**A**  
**JT1.02** DRY UTILITY INTENT  
SCALE: 1" = 20'

**LEGEND:**

- PROPERTY LINE
- PROPOSED ELECTRICAL TRENCH
- PROPOSED AT&T TRENCH
- ////// UNDERGROUND TELECOM LINES TO BE REMOVED

**EQUIPMENT TAG:**

- 1 PRECAST PAD FOR TRANSFORMER, TYPE IIE-LBM 90" X 106", SEE PG&E DRAWINGS. REFER TO PG&E GREENBOOK SECTION 040292 (PG&E ORDERING CODE: 040292)
- 2 PG&E SUBSURFACE INTERRUPTER SWITCH (PRIMARY UNDERGROUND EQUIPMENT ENCLOSURE) #7, TYPE 2, 4'-6" X 8'-6" X 6'-0" (PG&E ORDERING CODE: 043411)
- 3 AT&T VAULT, 17' X 30'

**CONDUIT NOTE TAG:**

- 1 PG&E PRIMARY ELECTRICAL (2) 4"
- 2 PG&E SECONDARY ELECTRICAL (7) 5"
- 3 AT&T (1) 4"
- 4 AT&T (2) 4"

**NOTES:**

1. CONTRACTOR TO MAINTAIN 3' MIN HORIZONTAL AND 1' MIN VERTICAL SEPARATIONS BETWEEN WET AND DRY UTILITIES, TYP.
2. CONTRACTOR TO MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN DRY UTILITY AND CENTER OF STREET TREE, TYP.

**VAN METER  
WILLIAMS  
POLLACK**

- CIVIL ENGINEER**  
**LUK & ASSOCIATES**  
736 ALFRED NORRIS DRIVE  
HERCULES, CA 94647
- JOINT TRENCHING UTILITIES**  
**UDCE**  
350 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107
- LANDSCAPE ARCHITECT**  
**PETT LANDSCAPE**  
2 THEATER SQUARE  
ORINDA, CA 94663
- STRUCTURAL ENGINEER**  
**ELEMENT SE**  
3600 CEDAR BLVD SUITE 3850  
NEWARK, CA 94660
- MEP ENGINEER**  
**EMERALD CITY ENGINEER**  
21705 HIGHWAY 99  
LYNNWOOD, CA 98036
- ENERGY/SUSTAINABILITY**  
**PARTNERS ENERGY**  
680 KNOX STREET SUITE 150  
LOS ANGELES, CA 90002
- ARBORIST**  
**AESCULUS**  
211 HOPE STREET  
MOUNTAIN VIEW, CA 94039
- GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
2601 FRESNO STREET  
FRESNO, CA 93721



**URBANDESIGN**  
350 TOWNSEND STREET, Suite 409  
San Francisco, California 94107  
415.638.5850 ext.  
www.urbandesignca.com

NO.	DATE	REVISION
1	1/10/2022	100% SCHEMATIC DESIGN

Project:

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING



KNOW WHAT'S BELOW  
CALL BEFORE YOU DIG!  
**NOT FOR  
CONSTRUCTION**

**MidPen  
HOUSING**

DRY UTILITY  
INTENT

JOB #: 2013

SCALE: AS SHOWN

**JT1.02**







EXISTING ON-SITE TREES						
TREE TAG	COMMON NAME	BOTANICAL NAME	TRUNK DIA	HERITAGE	REMOVE	ON/OFFSITE
1	COAST REDWOOD	SEQUOIA SEMPERVIRENS	51.6	X	--	OFFSITE
2	COAST REDWOOD	SEQUOIA SEMPERVIRENS	50.3	X	--	OFFSITE
3	COAST REDWOOD	SEQUOIA SEMPERVIRENS	48.1	X	--	OFFSITE
4	COAST LIVE OAK	QUERCUS AGRIFOLIA	34.6	X	--	OFFSITE
5	COAST LIVE OAK	QUERCUS AGRIFOLIA	8.7		--	OFFSITE
6	COAST LIVE OAK	QUERCUS AGRIFOLIA	33.1	X	--	OFFSITE
7	COAST REDWOOD	SEQUOIA SEMPERVIRENS	42.5	X	--	OFFSITE
8	COAST REDWOOD	SEQUOIA SEMPERVIRENS	43.0	X	YES	OFFSITE
9	COAST LIVE OAK	QUERCUS AGRIFOLIA	33.0	X	YES	OFFSITE
10	DECADAR CEDAR	CEDRUS DEODARA	23.0	X	--	OFFSITE
11	DECADAR CEDAR	CEDRUS DEODARA	26.4	X	--	OFFSITE
12	DECADAR CEDAR	CEDRUS DEODARA	16.8	X	--	OFFSITE
13	COAST LIVE OAK	QUERCUS AGRIFOLIA	47.8	X	--	OFFSITE
14	COAST REDWOOD	SEQUOIA SEMPERVIRENS	20.3	X	--	OFFSITE
15	COAST REDWOOD	SEQUOIA SEMPERVIRENS	34.2	X	--	OFFSITE
16	COAST REDWOOD	SEQUOIA SEMPERVIRENS	37.7	X	--	OFFSITE
17	COAST REDWOOD	SEQUOIA SEMPERVIRENS	44.5	X	--	OFFSITE
18	COAST REDWOOD	SEQUOIA SEMPERVIRENS	38.7	X	--	OFFSITE
19	COAST REDWOOD	SEQUOIA SEMPERVIRENS	44.6	X	--	OFFSITE
20	COAST REDWOOD	SEQUOIA SEMPERVIRENS	49.1	X	--	OFFSITE
21	COAST REDWOOD	SEQUOIA SEMPERVIRENS	27.8	X	YES	OFFSITE
22	COAST REDWOOD	SEQUOIA SEMPERVIRENS	49.7	X	YES	OFFSITE
23	COAST REDWOOD	SEQUOIA SEMPERVIRENS	47.3	X	--	OFFSITE
24	COAST LIVE OAK	QUERCUS AGRIFOLIA	31.0	X	YES	OFFSITE
25	ITALIAN STONE PINE	PINUS PINEA	33.5	X	YES	OFFSITE
26	ITALIAN STONE PINE	PINUS PINEA	43.6	X	--	OFFSITE
27	ITALIAN STONE PINE	PINUS PINEA	39.1	X	--	OFFSITE
28	ITALIAN STONE PINE	PINUS PINEA	40.8	X	--	OFFSITE
29	ITALIAN STONE PINE	PINUS PINEA	43.2	X	--	OFFSITE
30	COAST LIVE OAK	QUERCUS AGRIFOLIA	35.0	X	--	OFFSITE
31	CALIFORNIA BUCKEYE	AEGLICUS CALIFORNICA	40.0	X	--	OFFSITE
32	COAST LIVE OAK	QUERCUS AGRIFOLIA	33.0	X	--	OFFSITE
33	COAST LIVE OAK	QUERCUS AGRIFOLIA	40.0	X	--	OFFSITE
34	COAST REDWOOD	SEQUOIA SEMPERVIRENS	36.0	X	--	OFFSITE
35	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	9.1		--	OFFSITE
36	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	15.5	X	--	OFFSITE
37	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	16.0	X	--	OFFSITE
38	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	14.7		--	OFFSITE
39	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	15.1	X	YES	OFFSITE
40	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	16.1	X	YES	OFFSITE
41	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	12.3		--	OFFSITE
42	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	9.4		--	OFFSITE
43	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	8.7		--	OFFSITE
44	ITALIAN STONE PINE	PINUS PINEA	31.7	X	YES	OFFSITE
45	ITALIAN STONE PINE	PINUS PINEA	42.9	X	YES	OFFSITE
46	ITALIAN STONE PINE	PINUS PINEA	49.4	X	YES	OFFSITE
47	ITALIAN STONE PINE	PINUS PINEA	30.3	X	YES	ONSITE
48	COAST LIVE OAK	QUERCUS AGRIFOLIA	12.5	X	--	OFFSITE
49	BRAZILIAN PEPPER	SCHNUS TEREBINTHIFOLIUS	11.4		--	OFFSITE
50	BRAZILIAN PEPPER	SCHNUS TEREBINTHIFOLIUS	15.5	X	--	OFFSITE
51	COAST LIVE OAK	QUERCUS AGRIFOLIA	8.6		--	OFFSITE
52	TREIDENT MAPLE	ALER BULGERIANUM	3.1		--	OFFSITE
53	TREIDENT MAPLE	ALER BULGERIANUM	3.3		--	OFFSITE
54	TREIDENT MAPLE	ALER BULGERIANUM	4.5		--	OFFSITE
55	TREIDENT MAPLE	ALER BULGERIANUM	4.0		--	OFFSITE
56	BRAZILIAN PEPPER	SCHNUS TEREBINTHIFOLIUS	12.3		--	OFFSITE
57	BRAZILIAN PEPPER	SCHNUS TEREBINTHIFOLIUS	16.3	X	--	OFFSITE
58	COAST REDWOOD	SEQUOIA SEMPERVIRENS	61.3	X	--	OFFSITE
59	COAST LIVE OAK	QUERCUS AGRIFOLIA	43.8	X	--	OFFSITE
60	COAST REDWOOD	SEQUOIA SEMPERVIRENS	28.8	X	--	ONSITE
61	COAST REDWOOD	SEQUOIA SEMPERVIRENS	55.5	X	--	ONSITE
62	COAST LIVE OAK	QUERCUS AGRIFOLIA	26.0	X	--	ONSITE
63	COAST REDWOOD	SEQUOIA SEMPERVIRENS	35.0	X	--	ONSITE
64	COAST REDWOOD	SEQUOIA SEMPERVIRENS	37.5	X	--	ONSITE

TREE TAG	COMMON NAME	BOTANICAL NAME	TRUNK DIA	HERITAGE	REMOVE	ON/OFFSITE
65	COAST LIVE OAK	QUERCUS AGRIFOLIA	39.0	X	--	ONSITE
66	COAST LIVE OAK	QUERCUS AGRIFOLIA	41.0	X	--	ONSITE
67	COAST REDWOOD	SEQUOIA SEMPERVIRENS	51.5	X	YES	ONSITE
68	COAST LIVE OAK	QUERCUS AGRIFOLIA	32.5	X	--	ONSITE
69	COAST REDWOOD	SEQUOIA SEMPERVIRENS	36.5	X	--	ONSITE
70	COAST REDWOOD	SEQUOIA SEMPERVIRENS	36.6	X	YES	ONSITE
71	COAST LIVE OAK	QUERCUS AGRIFOLIA	49.0	X	--	ONSITE
72	COAST REDWOOD	SEQUOIA SEMPERVIRENS	47.7	X	YES	ONSITE
73	COAST REDWOOD	SEQUOIA SEMPERVIRENS	36.2	X	YES	ONSITE
74	COAST REDWOOD	SEQUOIA SEMPERVIRENS	39.2	X	YES	ONSITE
75	CANARY ISLAND DATE PALM	PHOENIX DACTYLIFERA	33.1	X	YES	ONSITE
76	CANARY ISLAND DATE PALM	PHOENIX DACTYLIFERA	31.0	X	YES	ONSITE
77	CANARY ISLAND DATE PALM	PHOENIX DACTYLIFERA	31.2	X	YES	ONSITE
78	CANARY ISLAND DATE PALM	PHOENIX DACTYLIFERA	29.2	X	YES	ONSITE
79	CANARY ISLAND DATE PALM	PHOENIX DACTYLIFERA	29.0	X	YES	ONSITE
80	CANARY ISLAND DATE PALM	PHOENIX DACTYLIFERA	27.3	X	YES	ONSITE
81	CANARY ISLAND DATE PALM	PHOENIX DACTYLIFERA	32.4	X	--	OFFSITE
82	COAST LIVE OAK	QUERCUS AGRIFOLIA	31.7	X	--	OFFSITE
83	COAST LIVE OAK	QUERCUS AGRIFOLIA	30.6	X	--	OFFSITE
84	PITISPORUM	PITISPORUM SP.	16.0	X	--	OFFSITE
85	COAST LIVE OAK	QUERCUS AGRIFOLIA	30.0	X	--	OFFSITE
86	COAST LIVE OAK	QUERCUS AGRIFOLIA	30.0	X	--	OFFSITE
87	PITISPORUM	PITISPORUM SP.	7.2		--	OFFSITE
88	PITISPORUM	PITISPORUM SP.	30.0		--	OFFSITE
89	PITISPORUM	PITISPORUM SP.	30.0		--	OFFSITE
90	PITISPORUM	PITISPORUM SP.	30.0		--	OFFSITE
91	PITISPORUM	PITISPORUM SP.	30.0		--	OFFSITE
92	PITISPORUM	PITISPORUM SP.	30.0		--	OFFSITE
93	PITISPORUM	PITISPORUM SP.	9.0		--	OFFSITE
94	PITISPORUM	PITISPORUM SP.	10.6		--	OFFSITE
95	PITISPORUM	PITISPORUM SP.	15.5	X	--	OFFSITE
96	PITISPORUM	PITISPORUM SP.	13.0		YES	OFFSITE
97	PITISPORUM	PITISPORUM SP.	16.0	X	YES	OFFSITE
98	PITISPORUM	PITISPORUM SP.	16.1	X	YES	OFFSITE
99	COAST LIVE OAK	QUERCUS AGRIFOLIA	30.1	X	YES	OFFSITE
100	PITISPORUM	PITISPORUM SP.	6.0		YES	OFFSITE
101	PITISPORUM	PITISPORUM SP.	1.0		--	OFFSITE
102	COAST LIVE OAK	QUERCUS AGRIFOLIA	40.1	X	--	OFFSITE
103	PITISPORUM	PITISPORUM SP.	5.0		--	OFFSITE
104	PITISPORUM	PITISPORUM SP.	9.0		--	OFFSITE
105	PITISPORUM	PITISPORUM SP.	4.6		--	OFFSITE
106	PITISPORUM	PITISPORUM SP.	6.5		YES	OFFSITE
107	PITISPORUM	PITISPORUM SP.	19.1	X	YES	ONSITE
108	COAST LIVE OAK	QUERCUS AGRIFOLIA	42.3	X	YES	ONSITE
109	COAST LIVE OAK	QUERCUS AGRIFOLIA	42.3	X	--	ONSITE
110	CANARY ISLAND DATE PALM	PHOENIX DACTYLIFERA	27.4	X	--	OFFSITE
111	COAST REDWOOD	SEQUOIA SEMPERVIRENS	21.8	X	--	OFFSITE
112	COAST REDWOOD	SEQUOIA SEMPERVIRENS	34.4	X	--	OFFSITE
113	COAST REDWOOD	SEQUOIA SEMPERVIRENS	33.2	X	--	OFFSITE
114	COAST REDWOOD	SEQUOIA SEMPERVIRENS	40.2	X	--	OFFSITE
115	PITISPORUM	PITISPORUM SP.	10.5		--	OFFSITE
116	COAST LIVE OAK	QUERCUS AGRIFOLIA	5.0		--	OFFSITE
117	COAST LIVE OAK	QUERCUS AGRIFOLIA	7.2		--	OFFSITE
118	COAST LIVE OAK	QUERCUS AGRIFOLIA	33.1	X	--	OFFSITE
119	DECADAR CEDAR	CEDRUS DEODARA	27.8	X	--	OFFSITE
120	DECADAR CEDAR	CEDRUS DEODARA	36.1	X	--	OFFSITE
121	CYPRESS	CUPRESSUS	17.4	X	--	OFFSITE
122	COAST LIVE OAK	QUERCUS AGRIFOLIA	49.2	X	--	OFFSITE
123	DECADAR CEDAR	CEDRUS DEODARA	36.2	X	--	OFFSITE
124	COAST REDWOOD	SEQUOIA SEMPERVIRENS	49.4	X	--	OFFSITE
125	COAST REDWOOD	SEQUOIA SEMPERVIRENS	40.5	X	--	OFFSITE
TOTAL NUMBER OF (E) HERITAGE TREES					93	
TOTAL NUMBER OF (E) HERITAGE TREES TO BE REMOVED					27	

## NOTES

1. REFER TO FULL ARBORIST REPORT AS PREPARED BY AESCULUS CONSULTING ARBORISTS, DATED FEBRUARY 2, 2022.
2. IN THE TABLE ABOVE, NON-HERITAGE TREES (NON-OAKS WITH TRUNK DIAMETERS UNDER 15" OR OAKS WITH TRUNK DIAMETERS UNDER 10") ARE SHOWN IN GRAY.
3. REPLACEMENT TREES FOR REMOVED HERITAGE TREES SHALL BE IN THE AMOUNT EQUIVALENT TO THE APPRAISED VALUE OF THE REMOVED HERITAGE TREES. THE CITY ARBORIST SHALL APPROVE THE LOCATION, SIZE, SPECIES, AND NUMBER OF REPLACEMENT TREES. IF THE APPRAISED VALUE OF THE REMOVED HERITAGE TREE EXCEEDS THE VALUE OF THE REPLACEMENT TREES THAT CAN BE ACCOMMODATED ON THE PROPERTY, THE APPLICANT SHALL PAY THE DIFFERENCE IN VALUE TO THE HERITAGE TREE FUND. REFER TO MUNICIPAL CODE CHAPTER 15.24 "HERITAGE TREES" FOR ADDITIONAL INFORMATION.



**SOIL ENGINEER**  
**LUK & ASSOCIATES**  
700 ALFRED NOBEL DRIVE  
HERCULES, CA 94647

**JOINT TREASURY UTILITIES**  
**UDCE**  
350 TOWNSEND STREET #409  
SAN FRANCISCO, CA 94107

**LANDSCAPE ARCHITECT**  
**JETT LANDSCAPE**  
2 THEATER SQUARE  
ORINDA, CA 94655

**STRUCTURAL ENGINEER**  
**ELEMENT SE**  
1800 CEDAR ROAD SUITE 380C  
NEWARK, CA 94660

**MEP ENGINEER**  
**EMERALD CITY ENGINEER**  
27105 HIGHWAY 99  
LYNNWOOD, CA 94026

**ENERGY/STAINABILITY**  
**PARTNERS ENERGY**  
680 KNOX STREET SUITE 150  
LOS ANGELES, CA 90001

**ARBORIST**  
**AESCULUS**  
211 HURST STREET  
MOUNTAIN VIEW, CA 94039

**GEOTECHNICAL ENGINEER**  
**MOORE TWINING**  
2601 FREMONT STREET  
FREMONT, CA 94721

**JETT**  
LANDSCAPE ARCHITECTURE + DESIGN  
ORA #1035 7 Third Street #218 Orinda CA 94661  
925.254.5427 www.jettland.com

ID	DATE	NAME

Project

**MENLO PARK  
VETERANS  
HOUSING**

795 WILLOW ROAD  
MENLO PARK, CA

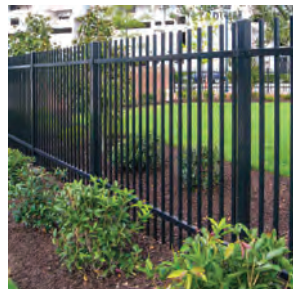
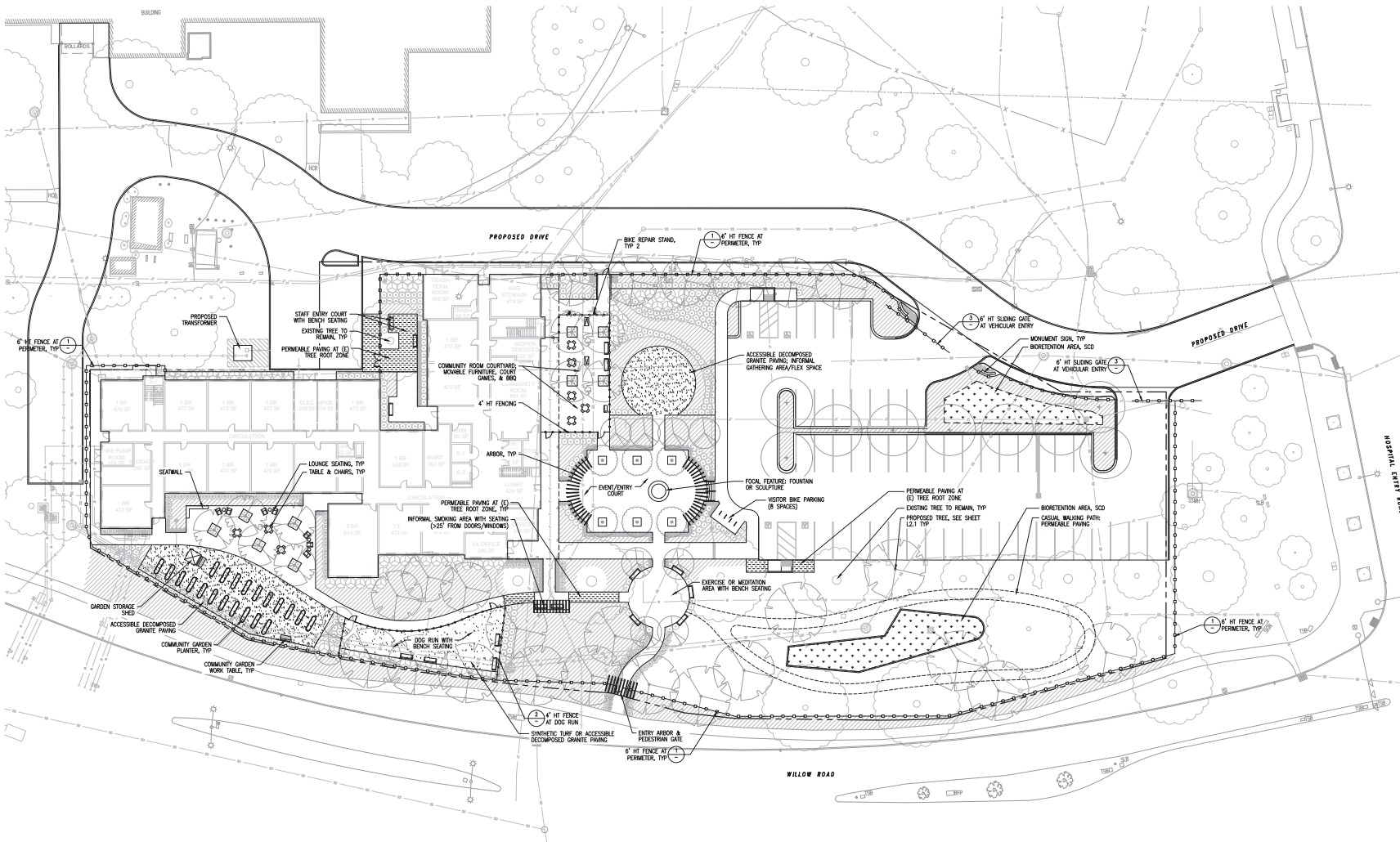
Client: MIDPEN HOUSING

EXISTING TREE  
INVENTORY LIST

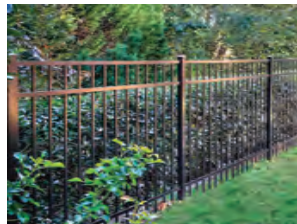
JOB #: 2013

SCALE: N/A

L0.2



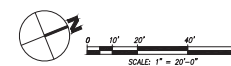
1 TYPICAL 6-FOOT HEIGHT PERIMETER FENCE  
SCALE: N/A



2 4-FOOT HIGH FENCE AT DOG RUN  
SCALE: N/A



3 6-FOOT HIGH SLIDING GATE  
SCALE: N/A



ID	DATE	NAME

Project:

## MENLO PARK VETERANS HOUSING

795 WILLOW ROAD  
MENLO PARK, CA

Client: MIDPEN HOUSING

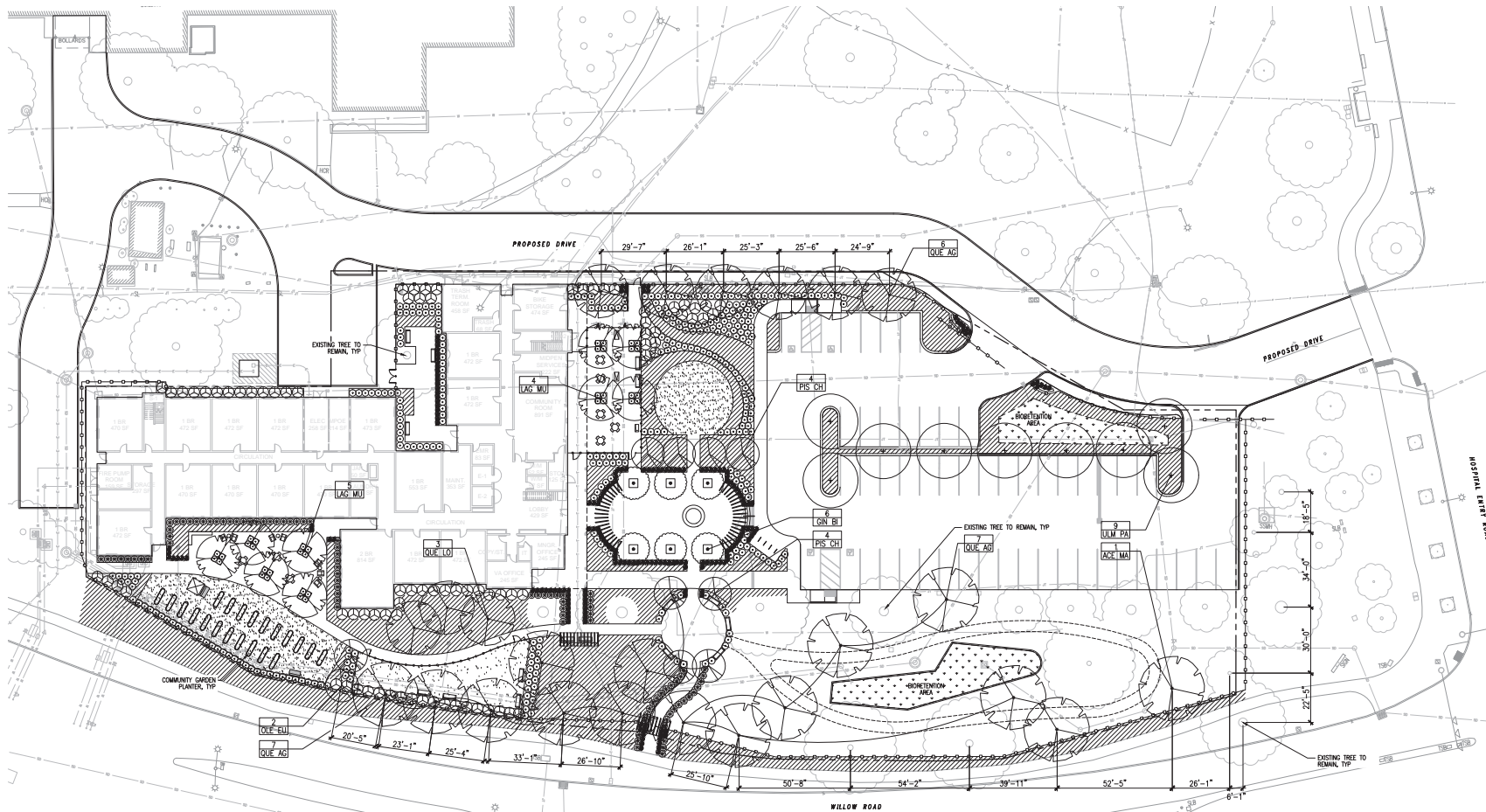
## PRELIMINARY LANDSCAPE PLAN

JOB #: 2013

SCALE: 1" = 20'-0"

L1.1





### R-4-S Compliance Review Checklist

	Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
	Y	N	N/A		
<b>16.23.050 Development Regulations</b>					
<b>Minimum Lot Area:</b> 20,000 sf.					
<b>Minimum Lot Width:</b> 100 ft.					
<b>Minimum Lot Depth:</b> 100 ft.					
<b>Minimum Density:</b> 20 du/ac					
<b>Maximum Density:</b> 30 du/ac					
<b>Minimum Front Yard:</b> 10 ft.					
<b>Minimum Interior Side Yard:</b> 10 ft., except may be reduced to 5 ft. abutting a private access easement					
<b>Minimum Corner Side Yard:</b> 10 ft.					
<b>Minimum Rear Yard:</b> 10 ft.					
<b>Maximum Floor Area Ratio:</b> Increase on an even gradient from 60% for 20 du/ac to 90% for 30 du/ac					
<b>Maximum Building Coverage:</b> 40%					
<b>Minimum Open Space (Landscaping):</b> 25%					
<b>Maximum building height:</b> 40 ft.					
<b>Building Profile:</b> Starting at a height of 25 feet, a 45-degree building profile shall be set at the minimum setback line contiguous with a public right-of-way or single-family zoned property.					
<b>Parking</b>					
<b>Vehicular:</b> 2 spaces for units w/ 2 or more bedrooms; 1.5 spaces for 1 bedroom unit; 1 space per studio. Spaces cannot be located in required front yard setbacks or in tandem.					
<b>Electric Vehicle:</b> A minimum of 3 percent of the required number of parking spaces shall provide dedicated electric vehicle/plug-in hybrid electric charging stations and a minimum of 2 percent of the required number of parking spaces shall be pre-wired for such equipment.					

## R-4-S Compliance Review Checklist

	Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
	Y	N	N/A		
<b>Bicycle</b> Long term – 1 space per unit where a private garage (per unit) is not provided  Short term (visitor) – 1 space per every 10 units					
<b>16.23.060 Mitigation Monitoring</b>					
All development within the R-4-S zoning district shall comply, at a minimum, with the Mitigation Monitoring and Report Program (MMRP) established through Resolution No. 6149 associated with the Housing Element Update, General Plan Consistency Update, and Zoning Ordinance Amendments Environmental Assessment prepared for the Housing Element adopted on twenty-first day of May, 2013.					
<b>16.23.070 Design Standards</b>					
<b>(1) Building Setbacks and Projections within Setbacks</b>					
1a. Min. of one (1) 15 gallon tree per 20 linear feet for the length of the property frontage along a public right-of-way.					
1b. Existing trees in the ROW shall count towards the minimum tree requirement for that frontage.					
1c. Min. of one (1) 15 gallon tree per 40 linear feet of property frontage not along a public right-of-way.					
2. Building projections, such as balconies and bay windows, at or above the 2 <sup>nd</sup> floor shall not project more than 5 feet into the setback area.					
3. Where a property is contiguous with a single-family zoned property, no projections into the setback are permitted for balconies or decks at or above the second floor.					

## R-4-S Compliance Review Checklist

		Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
		Y	N	N/A		
4.	The total of all horizontal and vertical projections shall not exceed 35% of the building façade area, and no one projection shall exceed 15% of the façade area on which the projections are located. Where such projections enclose interior living space, 85 percent of the vertical surface of the projection shall be windows or glazed.					
<b>(2) Façade Modulation and Treatment</b>						
1.	Building façades facing public rights-of-way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 35 feet of façade length, the minor vertical façade modulation shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2 foot setback of the building plane from the primary building façade.					
2.	Building façades facing public rights-of-way or public open spaces shall not exceed 100 feet in length without a major building facade modulation. At a minimum of every 75 feet of façade length, a major vertical façade modulation shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum 6 foot setback of building plane from primary building façade for the full height of the building.					
3.	In addition, the major building façade modulation shall be accompanied with a 4 foot minimum height modulation and a major change in fenestration pattern, material and/or color.					
<b>(3) Building Profile</b>						
1.	The façade of a building shall be limited to one major step back.					

## R-4-S Compliance Review Checklist

		Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
		Y	N	N/A		
2.	Horizontal building and architectural projections, like balconies, bay windows, dormer windows beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projections within Setbacks section and shall be architecturally integrated into the design of the building.					
3.	Vertical building projections like parapets and balcony railings shall not extend more than 4 feet beyond the 45-degree building profile and shall be architecturally integrated into the design of the building.					
4.	Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be architecturally integrated into the design of the building.					
<b>(4) Height</b>						
1.	Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum building height, and shall be architecturally integrated into the design of the building.					
2.	Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be architecturally integrated into the design of the building.					
3.	Towers, cupolas, spires, chimneys, and other architectural features not exceeding 10 percent of the roof area may exceed the maximum building height limit by a maximum of 10 feet. Such rooftop elements shall be architecturally integrated into the design of the building.					



## R-4-S Compliance Review Checklist

		Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
		Y	N	N/A		
<b>(5) External Materials</b>						
1.	Buildings shall be designed and incorporate materials that discourage graffiti. Windows, doors, and small architectural features are exempt from this requirement.					
2.	All external stucco shall be completed in textures that are smooth, sanded, or fine-scraped. Heavy-figuring or rough cast stucco are not permitted.					
3.	Stucco on the external façade shall be limited to no more than 80% of the entire area of an elevation, inclusive of all windows and doors.					
4.	All external windows where in solid walls shall be inset by a minimum of 2 inches from the face of the external finishes.					
5.	When simulated divided light windows are included in a development, the windows shall include mullions on the exterior of the glazing and contain internal dividers (spacer bars) between the window panes.					
<b>(6) Building Entries</b>						
1.	When a residential building is adjacent to a public street or other public space, the building shall provide entries, access points or features oriented to the street that are visible from the public right-of-way or public space and provide visual cues to denote access into the building. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street.					

## R-4-S Compliance Review Checklist

		Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
		Y	N	N/A		
<b>(7) Open Space</b>						
1.	Residential developments shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided.					
2.	Depending on the number of dwelling units, common open space shall be provided to meet the following criteria: <ul style="list-style-type: none"> <li>i. 10-50 units: Minimum of one space, 20 feet minimum dimension (400 sf. total, minimum).</li> <li>ii. 51-100 units: Minimum of one space, 30 feet minimum dimension (900 sf. total, minimum).</li> <li>iii. 101 or more units: Minimum of one space, 40 feet minimum dimension (1,600 sf. total, minimum).</li> </ul>					
<b>(8) Parking – See Development Regulations</b>						
<b>(9) Bicycle Parking</b>						
1.	Each long term bicycle parking space shall consist of a locker or locked enclosure, such as a secure room or controlled access area, providing protection for each bicycle from theft, vandalism and weather. A private locked storage unit that can accommodate a bicycle satisfies this requirement. Within a common residential building garage, bicycle parking shall be located within 40 feet of common access points into the building.					

## R-4-S Compliance Review Checklist

		Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
		Y	N	N/A		
2.	Short-term bicycle parking shall consist of a bicycle rack or racks at street level and is meant to accommodate visitors.					
3.	Bicycle parking facilities shall not impede pedestrian or vehicular circulation.					
<b>(10) Shade and Shadow</b>						
1.	Development shall be designed so that shadow impacts on adjacent shadow-sensitive uses (e.g. residential, recreational, churches, schools, outdoor restaurants, historic buildings, and pedestrian areas) are minimized to the best extent possible. Shadow-sensitive uses shall not be shaded by project-related structure for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October).					
<b>(11) Lighting</b>						
1.	Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.					
2.	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.					



3/6/2023

Elaine Uang  
Van Meter Williams Pollack LLP  
333 Bryant St., Suite 300  
San Francisco, CA 94107  
415.974.5352 x204  
elaine@vmwp.com

Re: Tree protection for proposed multifamily housing project on Veterans Affairs property at 795 Willow Rd, Menlo Park, CA 94025

Dear Elaine,

At your request, we have visited the property referenced above to evaluate the trees present with respect to the proposed project. The report below contains our analysis.

## Summary

There are 125 trees on and adjacent to this property, 83 of which are protected. Thirty-eight, all on this property, are recommended for removal, as they conflict with project features. An additional nine may need to be removed, depending on exact impacts from project features, but the client has expressed a desire to retain them if at all possible.

All other trees are in good condition and should be retained and protected as detailed in the Recommendations, below. With proper protection, all are expected to survive and thrive during and after construction, according to each tree's existing condition.

## Assignment and Limits of Report

We have been asked to write a report detailing impacts to trees from the proposed multifamily housing project on this property. This report may be used by our client and other project members as needed to inform all stages of the project.

All observations were made from the ground with basic equipment. No root collar excavations or aerial inspections were performed. No project features had been staked at the time of our site visit.

## Tree Regulations

In the City of Menlo Park, native oak trees are protected at 10 inches DBH (diameter at breast height, 4.5 feet above grade), and all other trees are protected at 15 inches DBH. Street trees are protected regardless of size.

According to the Heritage Tree Ordinance Administrative Guidelines, the dollar value of replacement trees is determined as follows:

- One (1) #5 container – \$100
- One (1) #15 container – \$200
- One (1) 24-inch tree box – \$400
- One (1) 36-inch tree box – \$1,200
- One (1) 48-inch tree box – \$5,000
- One (1) 60-inch tree box – \$7,000

We highly recommend that all members of the project team familiarize themselves with the following documents guiding tree protection during construction in Menlo Park, as they are complex, and failure to follow them can result in project delays:

1. Heritage Tree Ordinance Administrative Guidelines -  
<https://www.menlopark.org/DocumentCenter/View/25577/Heritage-tree-ordinance-administrative-guidelines---draft>
2. Arborist Report Requirements: Large Projects -  
<https://www.menlopark.org/DocumentCenter/View/25468/Arborist-report-large-project-requirements#:~:text=The%20Arborist%20Report%20shall%20include,proposed%20for%20removal%20of%20heavy>



### 3. Tree Protection Specifications -

<https://www.menlopark.org/DocumentCenter/View/90/Tree-Protection-Specifications>

## Observations

### *Trees*

There are 125 trees on and adjacent to this property (Images 1-125, below). Thirty-four are coast redwoods (*Sequoia sempervirens*), 27 are coast live oaks (*Quercus agrifolia*), 21 are pittosporums (*Pittosporum* sp.), and the remaining 43 are of various species.

Protected statuses - 93 Heritage Trees are present, comprising trees #1-4, 6-34, 36, 37, 39, 40, 44-48, 50, 57-86, 95, 97-99, 102, 107, 109-114, and 118-125. Tree #59 is a street tree and is also of heritage size. Trees #84-87, 89-91, and 93 overhang the property from adjacent properties, of which trees #84-86 are also of heritage size. Trees #5, 35, 38, 41-43, 49, 51-56, 87-94, 96, 100, 101, 103-106, 108, and 115-117 are not protected.

Health - trees #12, 119, and 121 are in poor health, with thin canopies. All other trees are in moderate to good health.

Structural issues - tree #48 has a serious bark inclusion between its two codominant leaders, with exudate bleeding from the inclusion. Palms #78 and 110 have significant penciling.<sup>1</sup> All other trees have moderate to good structure.

### *Current Site Conditions*

The proposed area of work is part of the larger Veterans Affairs (VA) campus. Several commercial buildings are present on and adjacent to the area, which is relatively flat. A long driveway opens onto a private road to the northeast, which connects the rest of the campus to Willow Road. A parking lot is present near the entrance to the driveway.

A chain link fence separates the area of work from Willow Road. A typical wooden property line fence separates it from neighboring properties to the southwest. No barrier exists between the area of work and the rest of the campus. Utilities appear typical.

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<sup>1</sup> Abnormal localized trunk taper caused by improper pruning - see Discussion section for more information.

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### *Project Features*

A new multifamily building is proposed in the large landscaped area along Willow Road. The driveway is proposed to be replaced, and extended to the southwest. Several existing outbuildings will be retained southwest of the proposed building.

The existing parking lot will be retained, with several ADA spaces added in the southeast corner, and limited parking is proposed on the west side of the building.

Minimal grading is needed for most of the site, but a bioretention area is proposed in a grove of trees northeast of the proposed building. New storm drains are proposed in various locations throughout the site.

A new utility corridor is proposed, extending from the proposed building to the northwest corner of the site.

A fence is proposed around the building.

### *Potential Conflicts*

Trees #1, 3-5, 10-18, 35, 42, 43, 48-60, 81-94, 101, 103-105, 110-122, 124, and 125 are all well away from project features.

Trees #2, 8, 9, 21, 22, 24-34, 39, 40, 44-47, 99, 100, 106, and 107 lie within or just outside the proposed driveway and parking lot footprint, such that their CRZs<sup>2</sup> would be affected. Trees #6, 7, 19, 20, 23, 36-38, 41, 95, and 109 lie near the proposed driveway and parking lot, far enough away that their TPZs<sup>3</sup> but not their CRZs would be affected. Bridging has been deemed infeasible for the driveway.

Tree #62 is incompatible with the bioretention area. Trees #61, 63-66, and 68 may also be incompatible, but the client states that the intent is to preserve as many trees as possible in this area by exercising caution and modifying the shape of the bioretention area within allowable limits during grading. Tree #61

Trees #67, 69, and 70 are incompatible with the proposed ADA parking spaces in the southeast corner of the existing parking lot, which is within their CRZs.

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<sup>2</sup> Critical root zone. See Discussion, Tree Map, and Tree Table for more detail.

<sup>3</sup> Tree protection zones. See Discussion, Tree Map, and Tree Table for more detail.

---

Trees #71 and 108-109 are incompatible with proposed paved walkways if usual construction methods are used; if walkways can be installed using bridging, retention may be feasible.

Trees #72-80 lie within the proposed building footprint.

Tree #95 lies near the proposed storm drain, such that the drain passes through its TPZ.

Trees #96-98 are incompatible with the proposed storm drain.

Tree #102 lies near the proposed building and the proposed storm drain. Over-excavation for the building foundation is partly within this tree's TPZ. Necessary construction access to the building lies just beyond this, also within the tree's TPZ. Excavation for the storm drain passes through its CRZ.

Tree #123 lies near the proposed utility corridor, such that the corridor passes through its TPZ.

## **Testing and Analysis**

Tree DBHs were taken using a diameter tape measure if trunks were accessible. Multitemmed trees were measured below the point where the leaders diverge, if possible. The DBHs of trees with non-accessible trunks were estimated visually. All trees over four inches in DBH were inventoried, as well as street trees of all sizes. Vigor ratings are based on tree appearance and our experiential knowledge of each species' healthy appearance.

Tree location data was collected using a GPS smartphone application and processed in Quantum GIS to create the maps included in this report. Due to the error inherent in GPS data collection, and due also to differences between GPS data and CAD drawings, tree locations shown on the map below are approximate except where matched to the survey. The percentages of TPZs impacted by project features were calculated in QGIS.

We visited the site three times, on 12/27/2021, 2/4/2022, and 10/18/2022. All observations and photographs in this report were taken at those site visits.

The tree protection analysis in this report is based on the plan set titled "Menlo Park Veterans Housing," dated 10/31/2022, provided to us electronically by the client.

## Discussion

### *Tree Protection Zones (TPZs)*

Tree roots grow where conditions are favorable, and their spatial arrangement is, therefore, unpredictable. Favorable conditions vary among species, but generally include the presence of moisture, and soft soil texture with low compaction.

Contrary to popular belief, roots of all tree species grow primarily in the top two to three feet of soil in the clay soils typical for this geographic region, with a small number of roots sometimes occurring at greater depths. Some species have taproots when young, but these almost universally disappear with age. At maturity, a tree's root system may extend out from the trunk farther than the tree is tall, and the tree maintains its upright position in much the same manner as a wine glass.

The optimal size of the area around a tree which should be protected from disturbance depends on the tree's size, species, and vigor, as shown in the following table (adapted from *Trees & Construction*, Matheny and Clark, 1998):

<b>Species tolerance</b>	<b>Tree vitality<sup>4</sup></b>	<b>Distance from trunk (feet per inch trunk diameter)</b>
Good	High	0.5
	Moderate	0.75
	Low	1
Moderate	High	0.75
	Moderate	1
	Low	1.25
Poor	High	1
	Moderate	1.25
	Low	1.5

It is important to note that some roots will almost certainly be present outside the TPZ; however, root loss outside the TPZ is unlikely to cause tree decline.

Some of the protected tree species present here are not evaluated in *Trees & Construction*. Our own evaluation of them based on our experience with the species is as follows:

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<sup>4</sup> Matheny & Clark uses tree age, but we feel a tree's vitality more accurately reflects its ability to handle stress.

Species	Estimated tolerance	Reason for tolerance rating
Holly	High	Grows vigorously with little care
Italian cypress	Moderate	Performs well but is relatively slow growing
Italian stone pine	High	Grows vigorously with no care
Pittosporum	High	Highly tolerant of most stressors if healthy
Trident maple	Moderate	Frequently used as a street tree for its high tolerance of urban pressures. My experience with this tree is insufficient to assign it a higher value.

### *Palms and Other Monocots*

Because palms, yuccas, and other monocots (grasses) are morphologically very different from woody trees, they respond differently to root disturbance. All palm roots are adventitious, arising as needed from the root initiation zone, and roots grow only in length but not in girth.

Palm species differ in their tolerance of root pruning, but all are much more tolerant than angiosperm trees. Optimal root ball sized, given in distance from the trunk, is summarized in the following table (reproduced from Broschat 2017)<sup>5</sup>:

Table 1. Average percentage of cut roots branching in four different root-length classes.

Species	Root-stub length (inches)				Avg. no. of new roots
		<6	6-12	12-24	
<i>Cocos nucifera</i>	47	61	50	50	20
<i>Phoenix reclinata</i>	0	2	8	32	62
<i>Roystonea regia</i>	1	6	24	36	97
<i>Sabal palmetto</i>	1	1	3	1	196
<i>Syagrus romanzoffiana</i>	3	41	49	57	13
<i>Washingtonia robusta</i>	2	14	31	59	144

Data from Broschat and Donselman (1984; 1990b).

For palms and other monocots not addressed in this table, we specify a tree protection zone extending 24" beyond the edge of the trunk, the most conservative distance tested in this study.

<sup>5</sup> Broschat, Timothy K. Publication #CIR1047: Transplanting Palms in the Landscape. Original publication date April 1992. Revised June 2009. Reviewed December 2017. UF IFAS Extension. Available at <https://edis.ifas.ufl.edu/pdf/files/EP/EP00100.pdf>



### *Critical Root Zones (CRZs)*

Although any root loss inside the tree protection zone (TPZ) may cause a short-term decline in tree condition, trees can often recover adequately from limited disturbance in this area.

Tree stability is impacted at a shorter distance from the tree trunk. For linear cuts on one side of the tree, the minimum distance typically recommended is three times the DBH, measured from the edge of the trunk (*Best Management Practices: Root Management*, Costello, Watson, and Smiley, 2017). This is called the critical root zone, as any distance shorter than this increases a tree's likelihood of failure.

### *Tree Appraisal Methods*

We use the trunk formula technique with discounting for condition and functional and external limitations, as detailed in the second printing of the 10th Edition of the *Guide for Plant Appraisal* (Council of Tree and Landscape Appraisers, 2019).

For palms, we use the approximate height of clear trunk (estimated visually) multiplied by the per-foot cost given in the Regional Plant Appraisal Committee Species Classification for California.

### *Pencil in Palms*

"Pencil in" is a condition in which a palm tree's trunk is markedly narrower in some areas than in others, resembling the tip of a sharpened pencil. This condition can be caused by either poor pruning or certain nutrient deficiencies. In either case, it is irreversible, and severe pencil in can lead to trunk failure (breakage).

## **Conclusions**

**Minimal** impacts are likely for trees #1, 3-5, 10-18, 35, 42, 43, 48-60, 81-94, 101, 103-105, 110-122, 124, and 125, as they are all well away from project features.

**Minor** impacts are likely for trees #6, 7, 23, and 95 from the proposed **driveway**. **Minor** impacts to tree #95 and 123 are likely from the proposed **utility corridor**.

**Moderate** impacts are likely for trees #19, 20, 36, 38, 41, and 109 from the proposed **driveway and parking lot**. Note that tree #109 is also impacted by **paved walkway** installation.

Trees #2, 8, 9, 21, 22, 24-34, 39, 40, 44-47, 67, 69, 70, 99, 100, 106, and 107 are **incompatible** with the proposed **driveway and parking lot**. **Major** impacts to tree #37 are likely from the proposed driveway.

**Major** impacts are likely for trees #61, 63-66, and 68 from the proposed **bioretention area**. Impacts to these trees may be reduced if grading can be performed sensitively and the footprint of the bioretention area can be modified to some degree during grading. Tree #62 is **incompatible** with the bioretention area.

Trees #71, 108, and 109 are **incompatible** with proposed **paved walkways** if constructed with usual methods. If these walkways can be constructed with bridging, likely impacts would be reduced to **moderate** for tree #71 and **major** for tree #109, while tree #108 would remain **incompatible**. Note that tree #109 is also impacted by the parking lot.

Trees #72-80 are **incompatible** with the proposed building. **Moderate** impacts to tree #102 are likely from the proposed **building**, with **minor** impacts from necessary construction access thereto. Note that tree #102 is also impacted by the proposed storm drain.

Trees #96-98 are **incompatible** with the proposed **storm drain**. Tree #102 may also be **incompatible** with the storm drain, unless most roots can be retained during installation; if most roots can be retained, likely impacts from the storm drain are **major**. Note that tree #102 is also impacted by the building footprint, and construction access.

## Recommendations

### *Design Phase*

1. Explore design options that minimize impacts to trees #71 and 109 from the proposed paved walkways, including, but not limited to:
  - a. Minimizing depth and compaction of subbase,
  - b. Using a gravel or coarse sand base to minimize root damage to the new pavement over time, and
  - c. Using permeable or porous paving material.

### *Preconstruction Phase*

1. Remove trees #2, 8, 9, 21, 22, 24-29, 39, 40, 44-47, 62, 67, 69, 70, 72-80, 96-100, and 106-108, upon receipt of a permit from the City of Menlo Park (note that trees #96, 100, 106, and 108 are not protected).
  - a. Trees #61, 63-66, 68, 71, 102, and 109 may also need to be removed, depending on how many roots are removed during construction.
2. Install tree protection fencing as shown in the Tree Map, below.
  - a. Minimum fencing distances are shown on the Tree Map. Fencing must be installed at or beyond these distances.
  - b. Where existing barriers which will be retained impede access comparably to tree protection fencing, these barriers are an acceptable substitute for tree protection fencing.
  - a. Please be aware that tree protection fencing may differ from ideal tree protection zones, and from canopy sizes.
  - c. Tree protection fencing shall comprise 6' chain link fabric mounted on 1.5" diameter metal posts driven into the ground.
  - d. Place a 6" layer of wood chips inside tree protection fencing.
  - e. Tree protection fencing shall adhere to the requirements in the document titled "Tree Protection Specifications," available at <https://www.menlopark.org/DocumentCenter/View/90/Tree-Protection-Specifications>
3. Install compaction mitigation as shown in the Tree Map, below.
  - a. Spread wood chips to a depth of 4-6".
  - b. Top with ¾"-thick plywood or other durable material secured to the ground to prevent shifting.

4. Tree Protection Verification Letter - notify the Project Arborist when tree protection measures are in place. The Project Arborists will inspect the tree protection measures to verify their presence and condition, and will issue a letter to the city with their findings.

#### *Construction Phase*

1. Maintain tree protection fencing as detailed above.
2. Monthly Monitoring Reports - inform the Project Arborist when construction is set to begin. The Project Arborist shall visit the site once per month thereafter to verify that all tree protection measures are maintained in working condition, and shall issue a letter to the city with their findings.
  - a. Final Report - inform the Project Arborist when construction is set to end. The Project Arborist will make one final site visit to document the trees' condition, and will issue any final mitigation recommendations if needed.
    - i. The Final Report may be completed by city staff instead at the client's discretion, pending staff availability.
3. Alert the project arborist if utility or other work becomes necessary within any tree TPZs.
1. If live roots over 1" in diameter are encountered when excavating in any location:
  - a. Hand-excavate edge nearest trunk to the full depth of the feature being installed or to a depth of three feet, whichever is shallower.
  - b. Retain as many roots as practical. Route conduit and other features around and between roots insofar as practical.
  - c. If roots 1-2" in diameter must be cut, sever them cleanly with a sharp saw or bypass pruners.
  - d. If roots over 2" must be cut, stop work in that area and contact the project arborist for guidance.
  - e. Notify project arborist when excavation is complete. Project arborist shall inspect work to make sure all roots have been cut cleanly.
  - f. If excavation will be left open for more than 3 days:
    - i. Cover excavation wall nearest trunk with several layers of burlap or other absorbent fabric.
    - ii. Install a timer and soaker hoses to irrigate with potable water twice per day, enough to wet fabric thoroughly.

### *Post-Construction Phase*

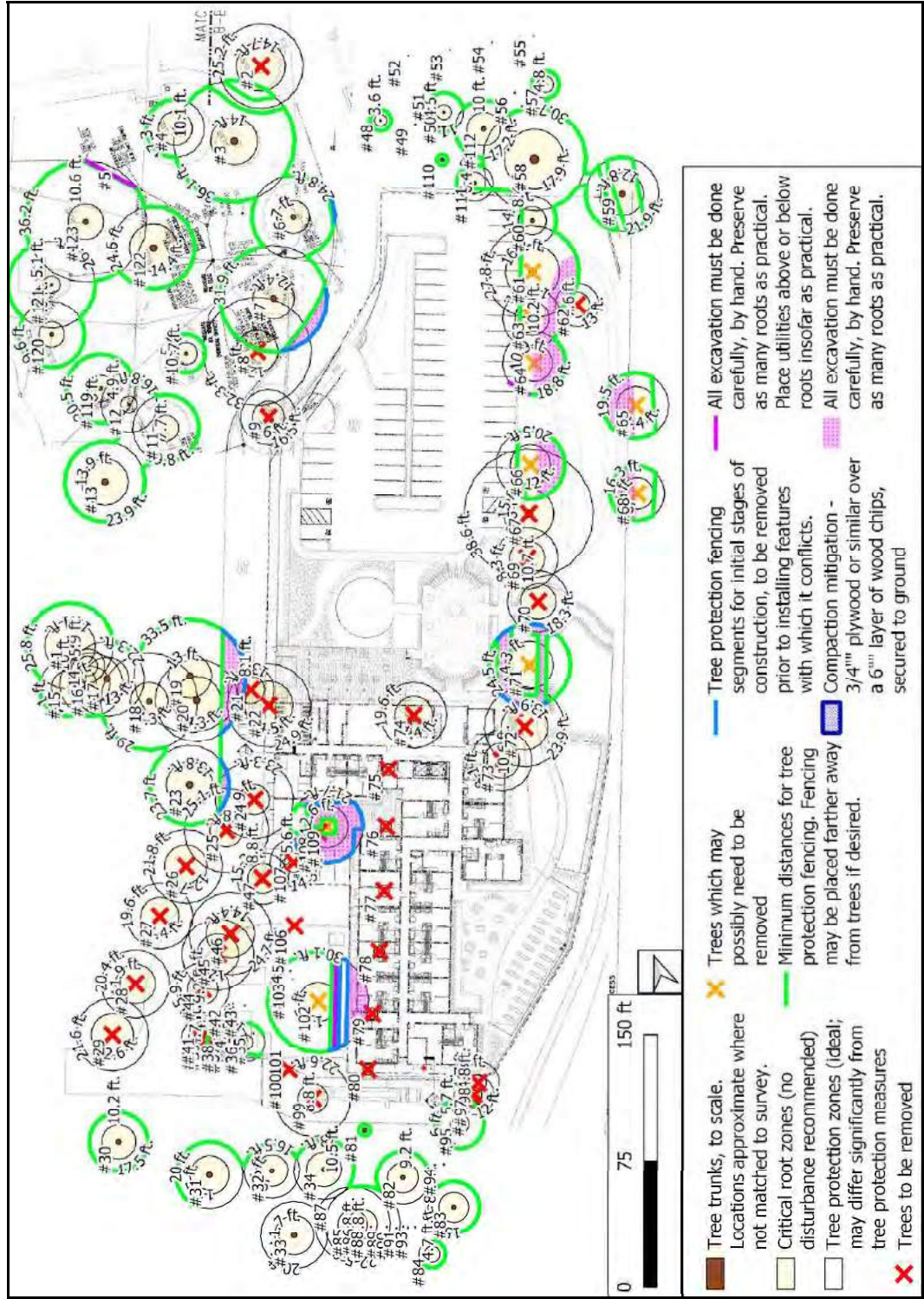
1. Install new trees and/or pay in-lieu fees to offset the removal of trees #2, 8, 9, 21, 22, 24-29, 39, 40, 44-47, 62, 67, 69, 70, 72-80, 97-99, and 107, per City of Menlo Park requirements.
  - a. This may also apply to some or all of trees #61, 63-66, 68, 71, 102, and 109, depending on whether they are removed.
  - b. Trees #2, 8, 9, 21, 22, 24-29, 39, 40, 44-47, 62, 67, 69, 70, 72-80, 97-99, and 107 are valued at **\$759,610.00**. Trees #61, 63-66, 68, 71, 102, and 109 are valued at **\$379,500.00**. The replacement values of various containerized trees is shown on the following list, taken from the [Heritage Tree Ordinance Administrative Guidelines](#):

In reference to Section 13.24.090(2), applicants may use the following monetary value of the replacement trees to help design their landscape plans for development-related removals:	
• One (1) #5 container –	\$100
• One (1) #15 container –	\$200
• One (1) 24-inch tree box –	\$400
• One (1) 36-inch tree box –	\$1,200
• One (1) 48-inch tree box –	\$5,000
• One (1) 60-inch tree box –	\$7,000

2. Provide supplemental irrigation for trees #6, 7, 19, 20, 23, 36-38, 41, 61, 63-66, 68, 71 (if retained), 95, 102, 109 (if retained), and 123. to aid in root regrowth for at least three years.
  - a. Irrigate at a very slow trickle for several hours to ensure infiltration. Once per month is usually sufficient.
  - b. Irrigation may be paused during the rainy season if rainfall is average or above.
  - c. Irrigation for coast live oaks #6, 65, 68, 71, 102, and 109 should only take place in the normal rainy season for this area (October - April), and only if rainfall is below average.
  - d. Trees #7, 19, 20, 23, 36-38, 41, 61, 63, 64, 66, 95, and 123 should be irrigated year-round.

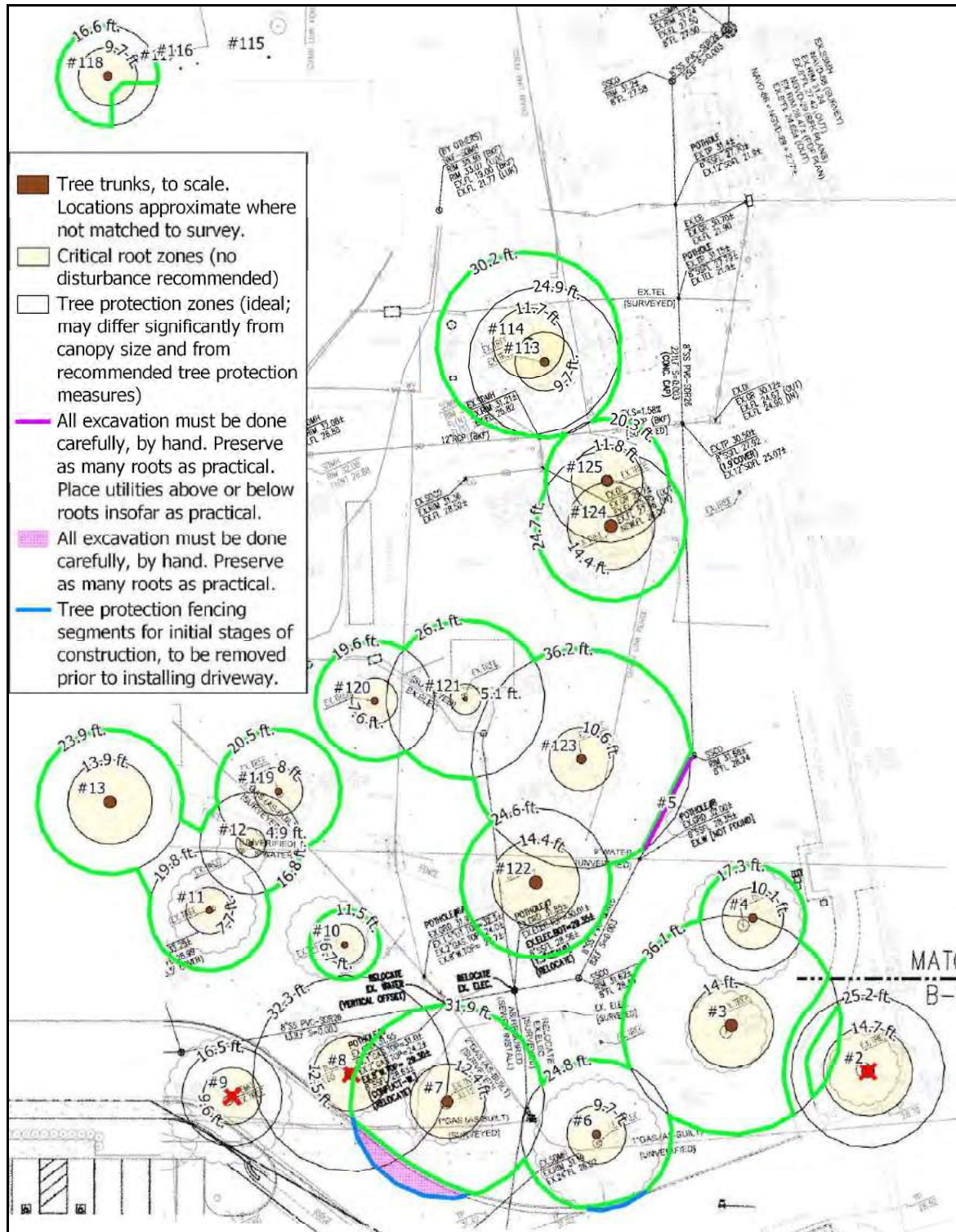


## Tree Map A - Building and Hardscape





## Tree Map B - Utility Corridor





## Supporting Photographs

*Image 1: coast redwood #1 (102)*





*Image 2: coast redwood #2 (406)*





*Image 3: coast redwood #3 (409)*





*Image 4: coast live oak #4 (408)*





*Image 5: coast live oak #5*





*Image 6: coast live oak #6 (51)*





*Image 7: coast redwood #7 (71)*





*Image 8: coast live oak #8 (72)*





*Image 9: coast live oak #9 (73)*





*Image 10: deodar cedar #10 (70)*



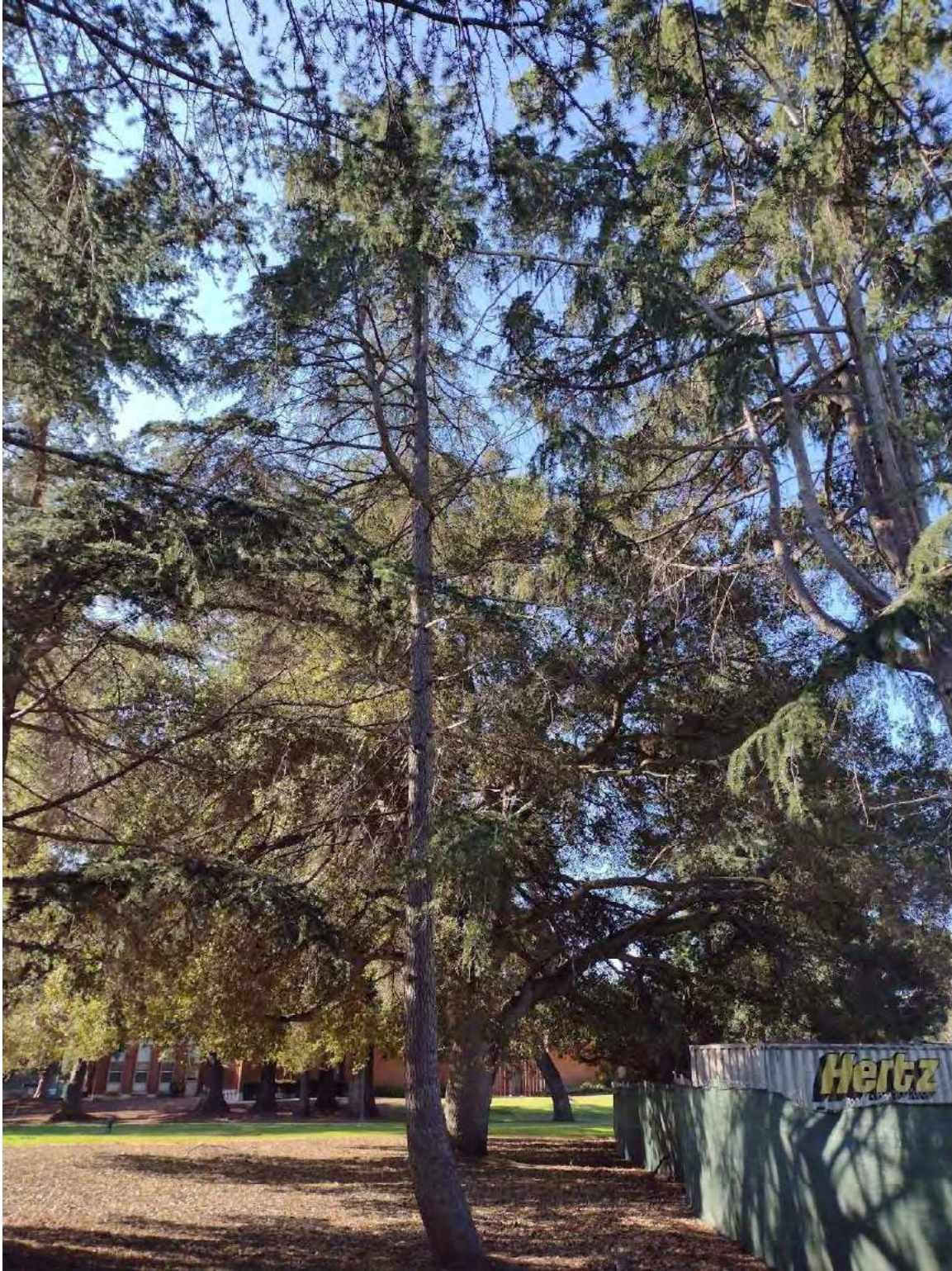


*Image 11: deodar cedar #11 (69)*





*Image 12: deodar cedar #12 (68)*





*Image 13: coast live oak #13 (74)*





*Image 14: coast redwood #14 (101) - small, overcanopied*





*Image 15: coast redwood #15 (100) - front center, with 16 and 17 behind*





*Image 16: coast redwood #16 (99), center*



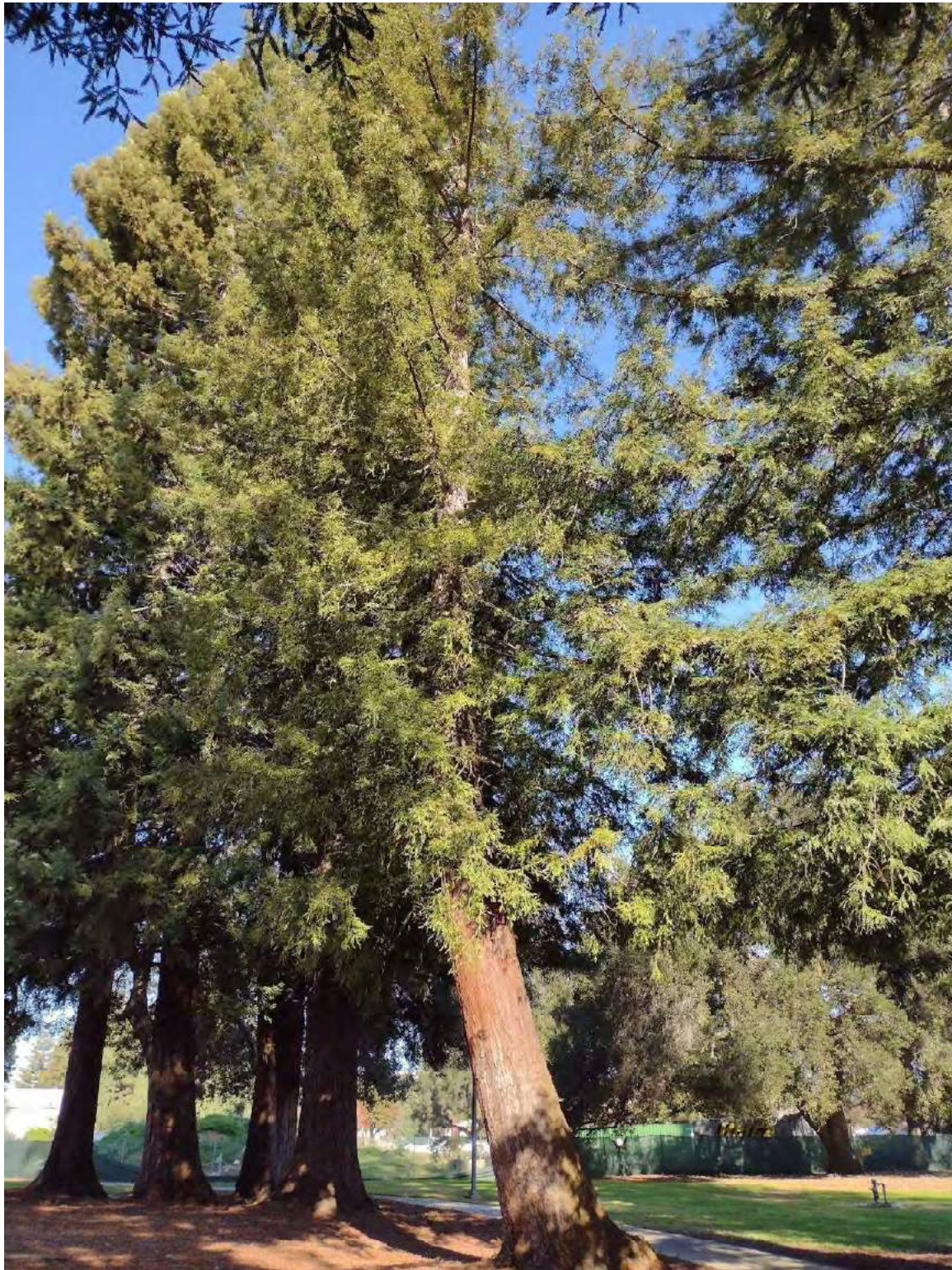


*Image 17: coast redwood #17 (98)*



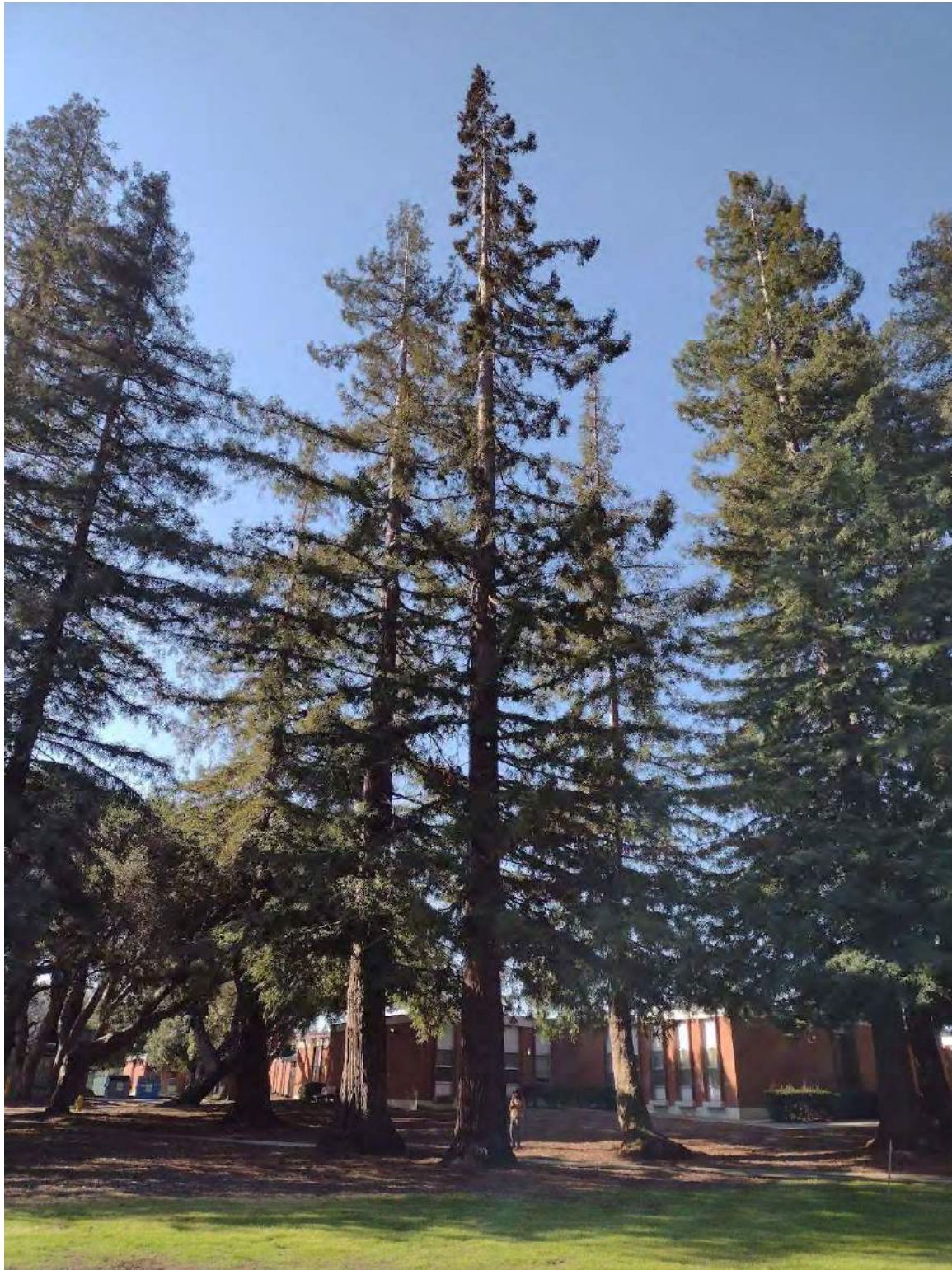


*Image 18: coast redwood #18 (no tag)*



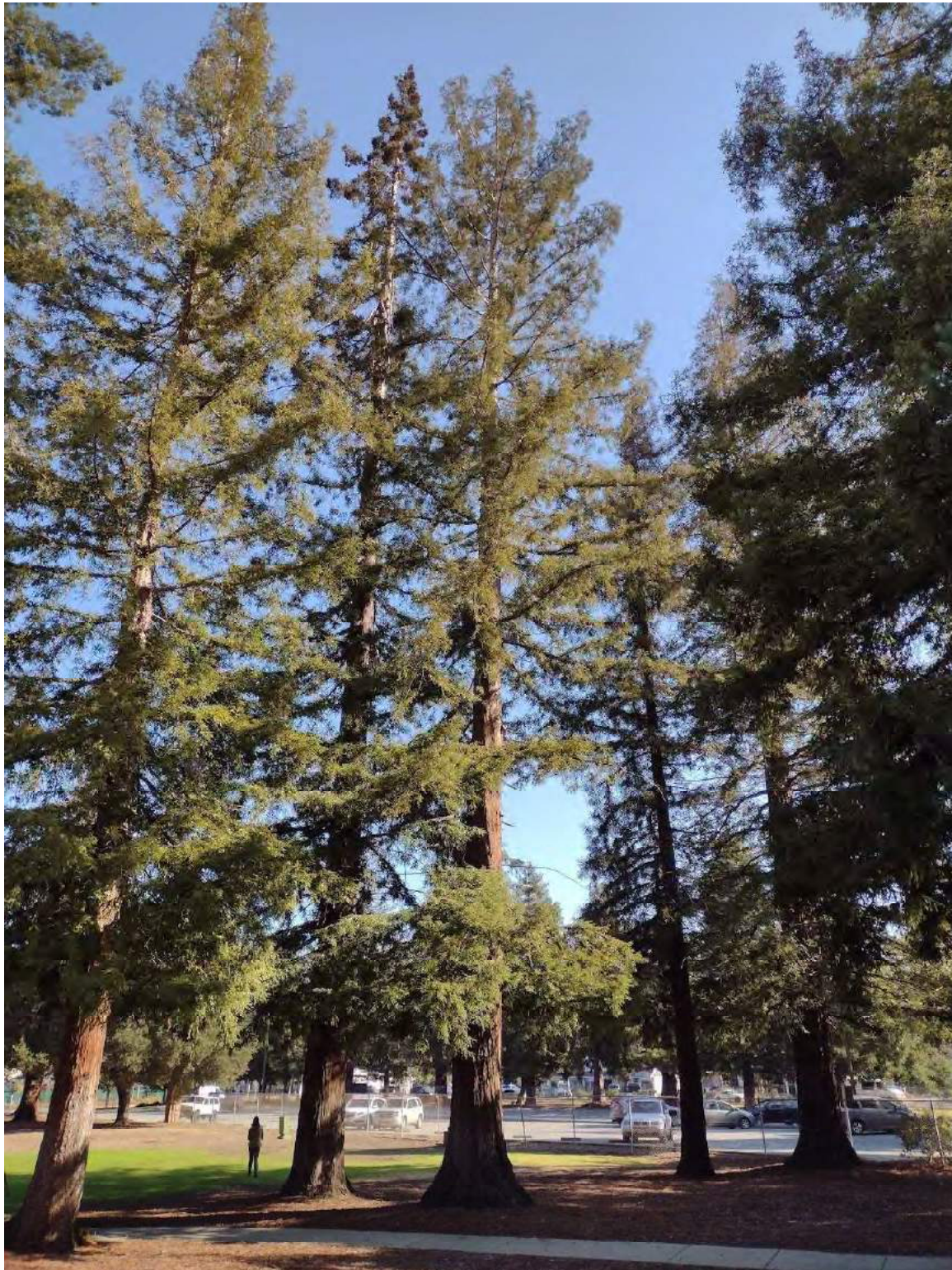


*Image 19: coast redwood #19 (75)75)*





*Image 20: coast redwood #20 (76)*



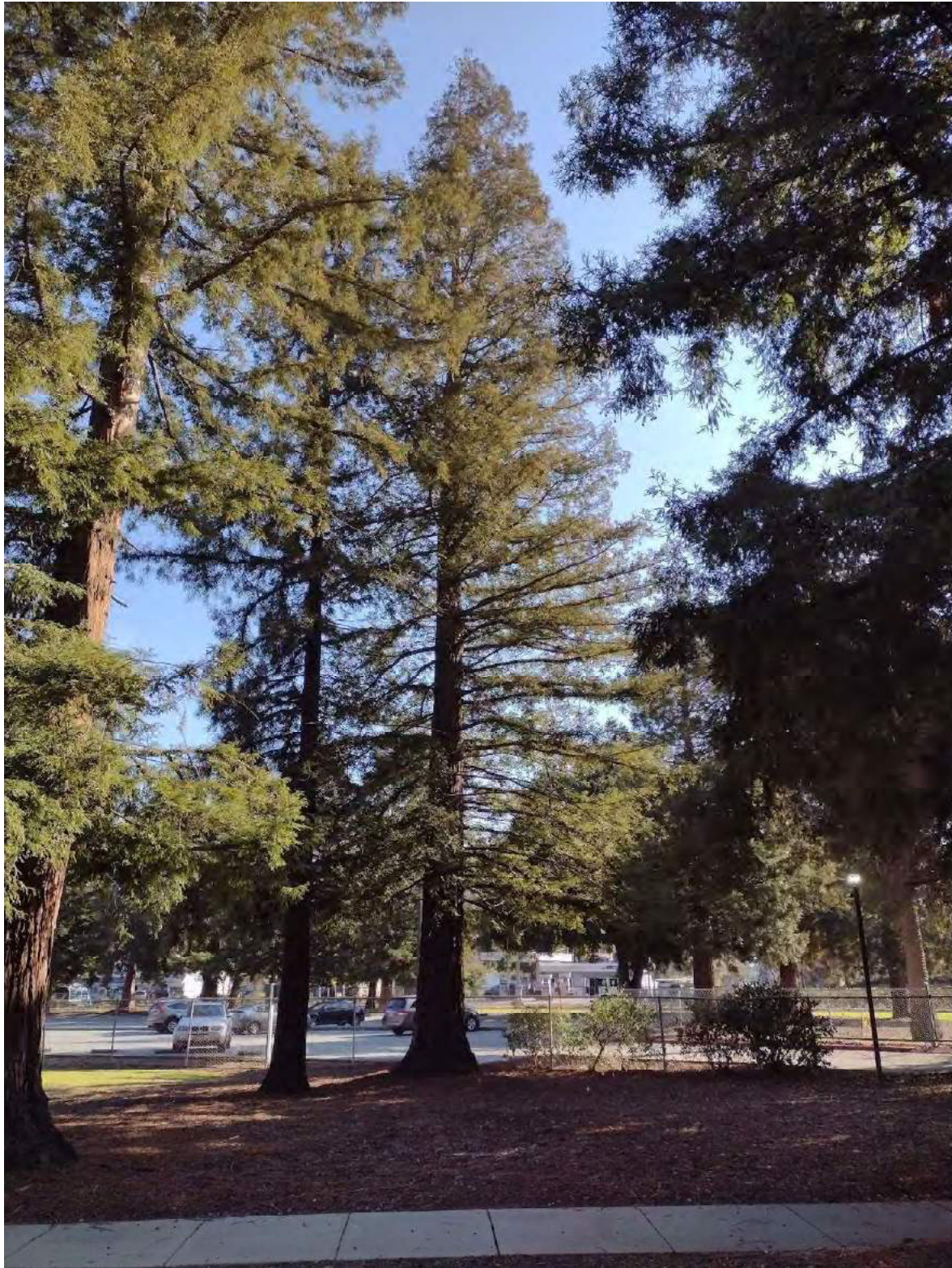


*Image 21: coast redwood #21 (no tag) small redwood on the right*





*Image 22: coast redwood #22 (78) - partly obstructed by other trees*





*Image 23: coast redwood #23 (96)*





*Image 24: coast live oak #24 (80)*





*Image 25: Italian stone pine #25 (no tag)*



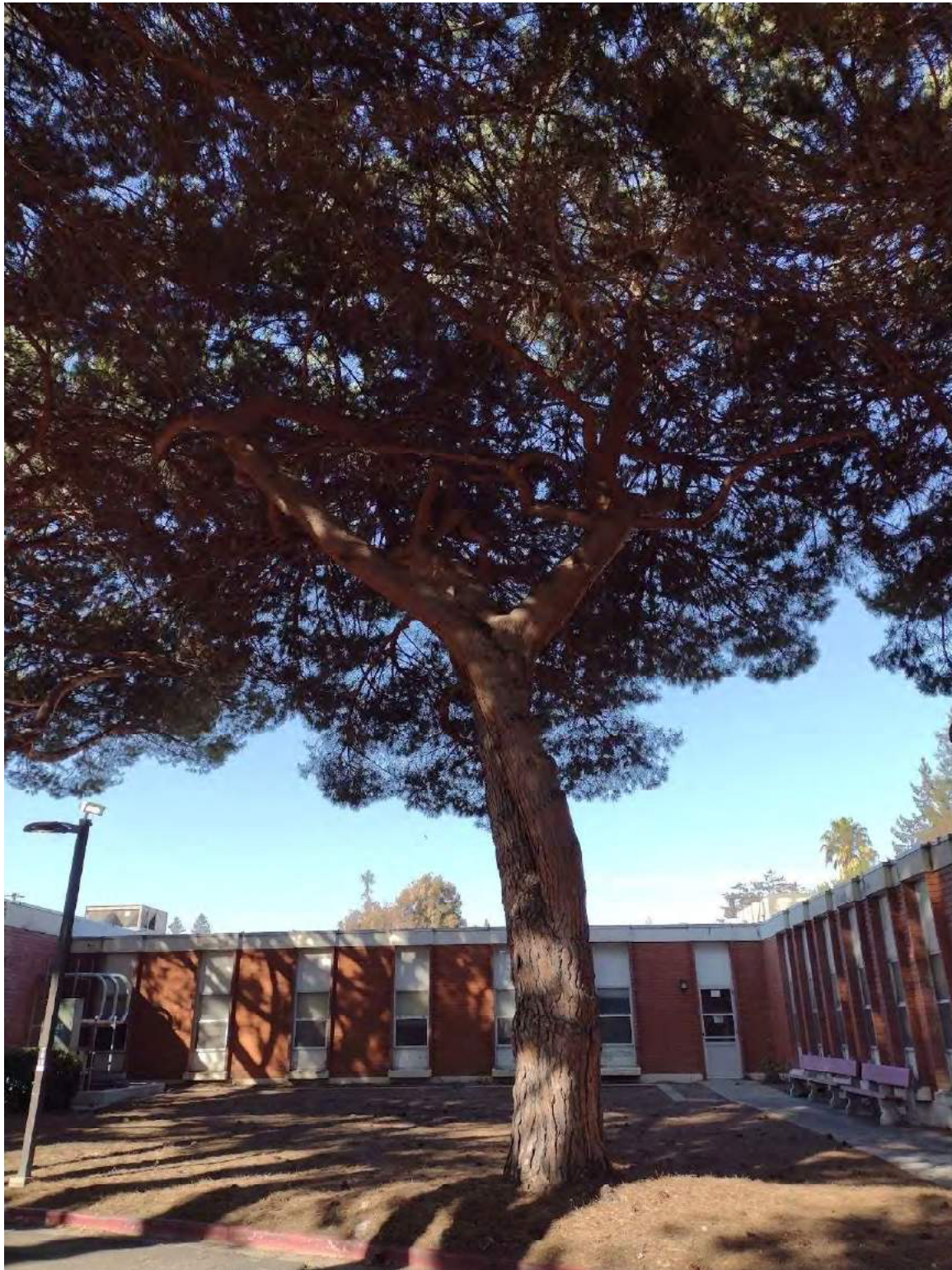


*Image 26: Italian stone pine #26 (no tag) - partly obstructed by another tree; extreme lean*



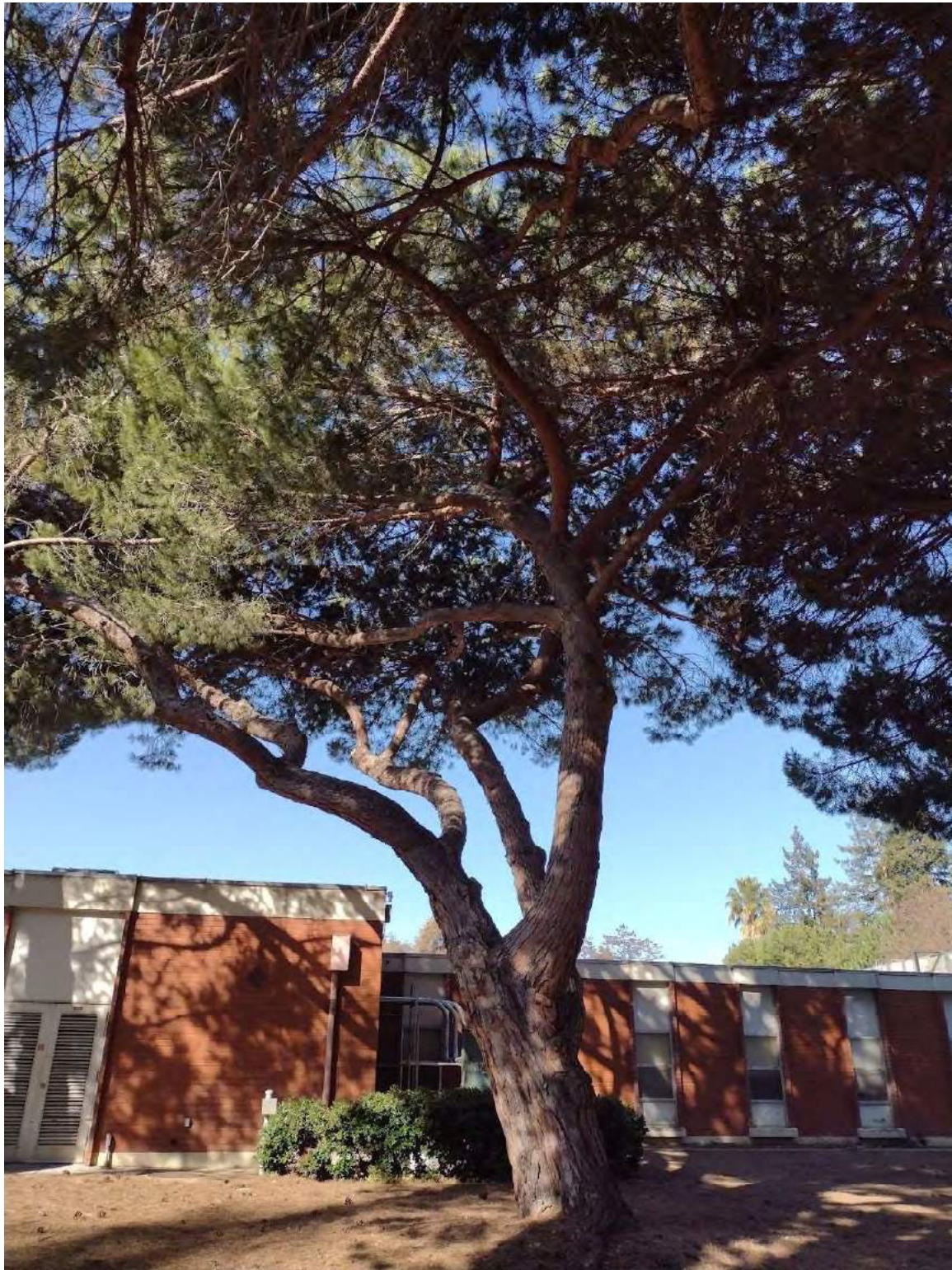


*Image 27: Italian stone pine #27 (93)*





*Image 28: Italian stone pine #28 (no tag)*





*Image 29: Italian stone pine #29 (91)*





*Image 30: coast live oak #30 (90)*





*Image 31: California buckeye #31 (89)*



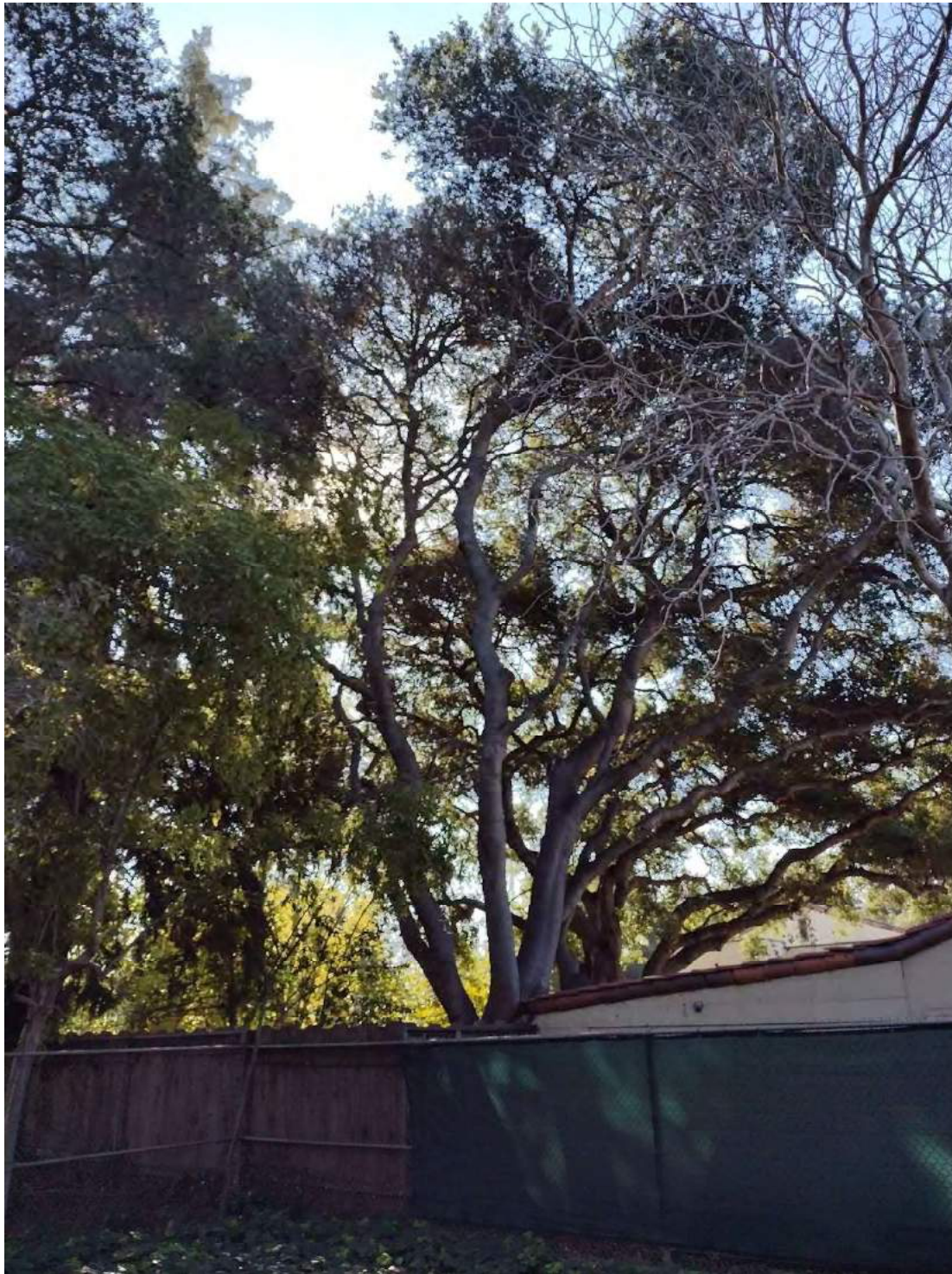


*Image 32: coast live oak #32 (background; obscured by coast live oak #33)*





*Image 33: coast live oak #33 (no tag) closest to fence line*



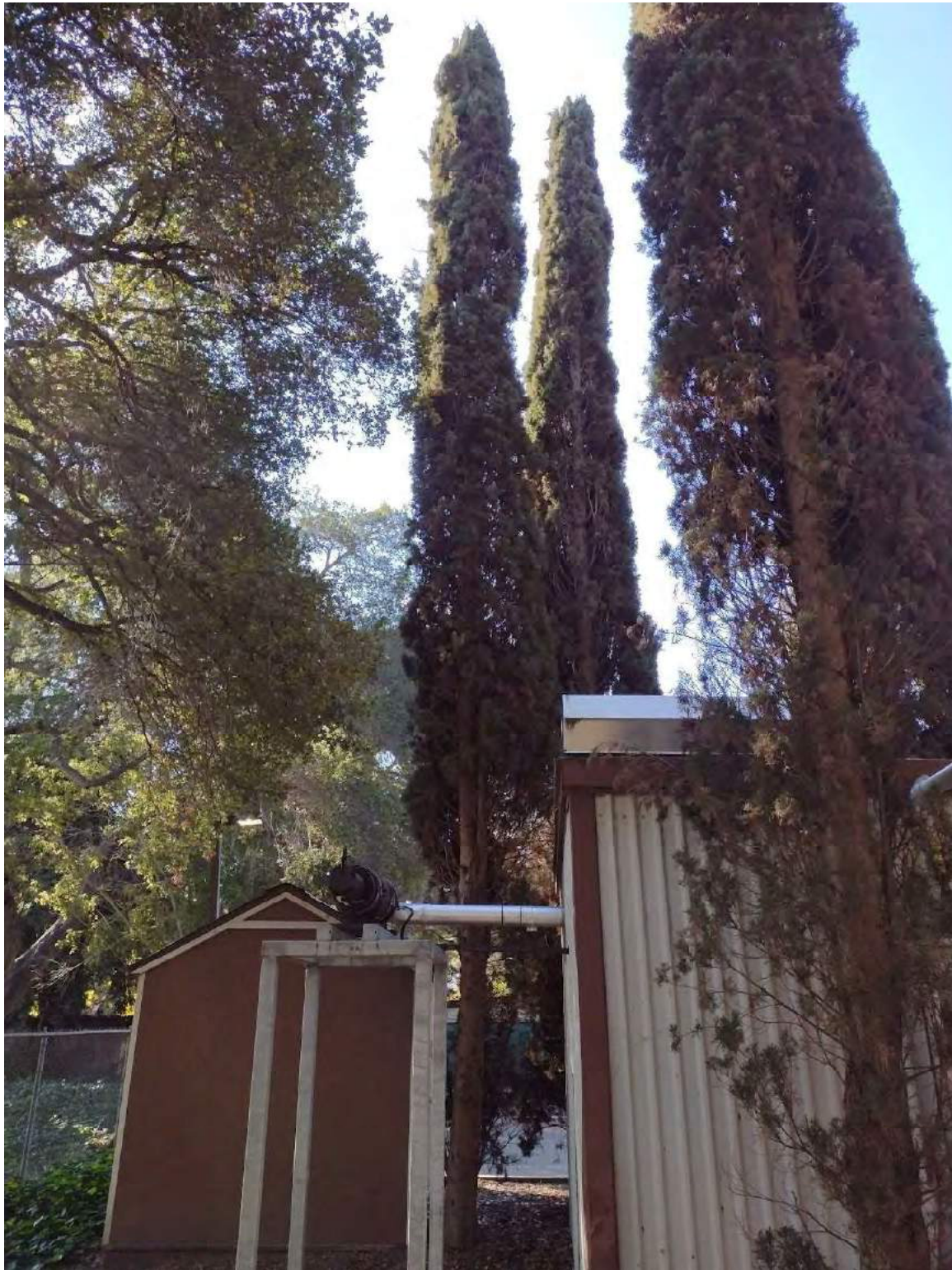


*Image 34: coast redwood #34 (no tag) - behind tree #81*





*Image 35: Italian cypress #35 (no tag) - center, trunk visible*





*Image 36: Italian cypress #36 (87) - center, with dead branches*





*Image 37: Italian cypress #37 (86) - right of two center trees*





*Image 38: Italian cypress #38 (no tag) - left of two center trees*





*Image 39: Italian cypress #39 (no tag) - right of two center trees*





*Image 40: Italian cypress #40 (85) - left of two center trees*





*Image 41: Italian cypress #41 (no tag) - leftmost of three center trees*





*Image 42: Italian cypress #42 (no tag) - top of tree partly obstructed; appears normal*





*Image 43: Italian cypress #43 (88) - center, partly obstructed*



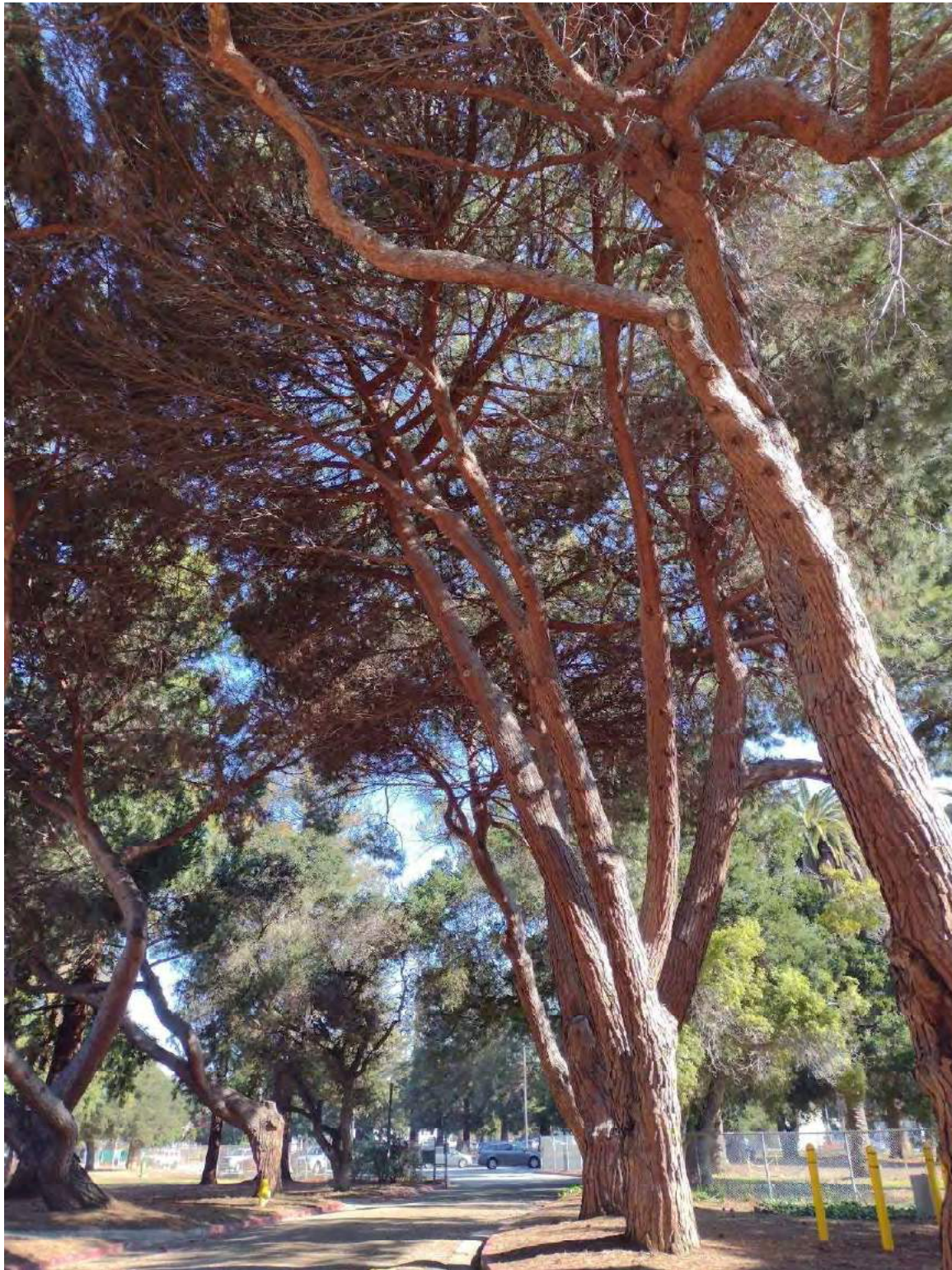


*Image 44: Italian stone pine #44 (84) - center; slight lean to left*



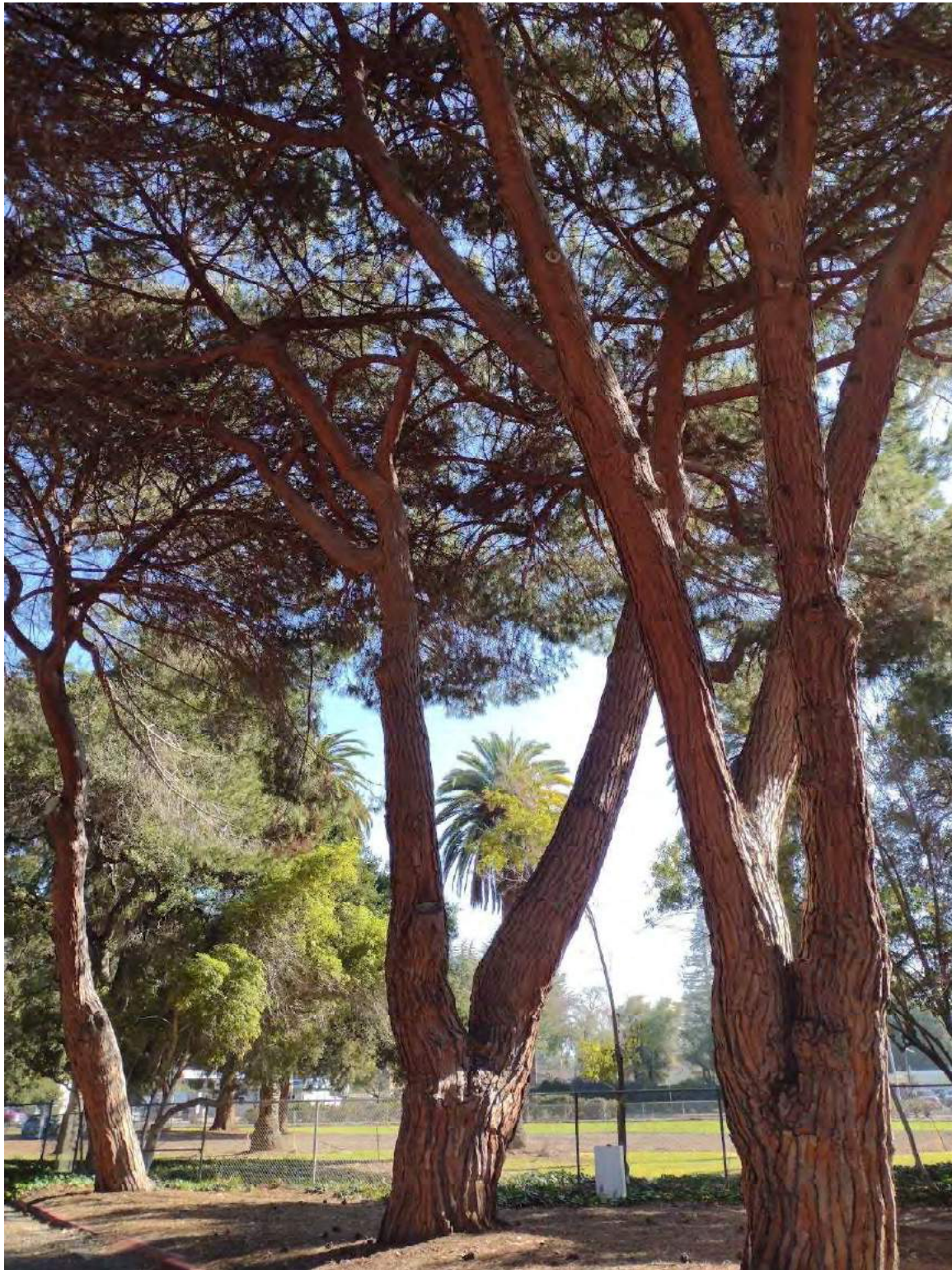


*Image 45: Italian stone pine #45 (83) - center, partly obstructed; leaning to left*





*Image 46: Italian stone pine #46 (84) - center; partly obstructed*





*Image 47: Italian stone pine #47 (85) - center, partly obstructed; leaning to left*



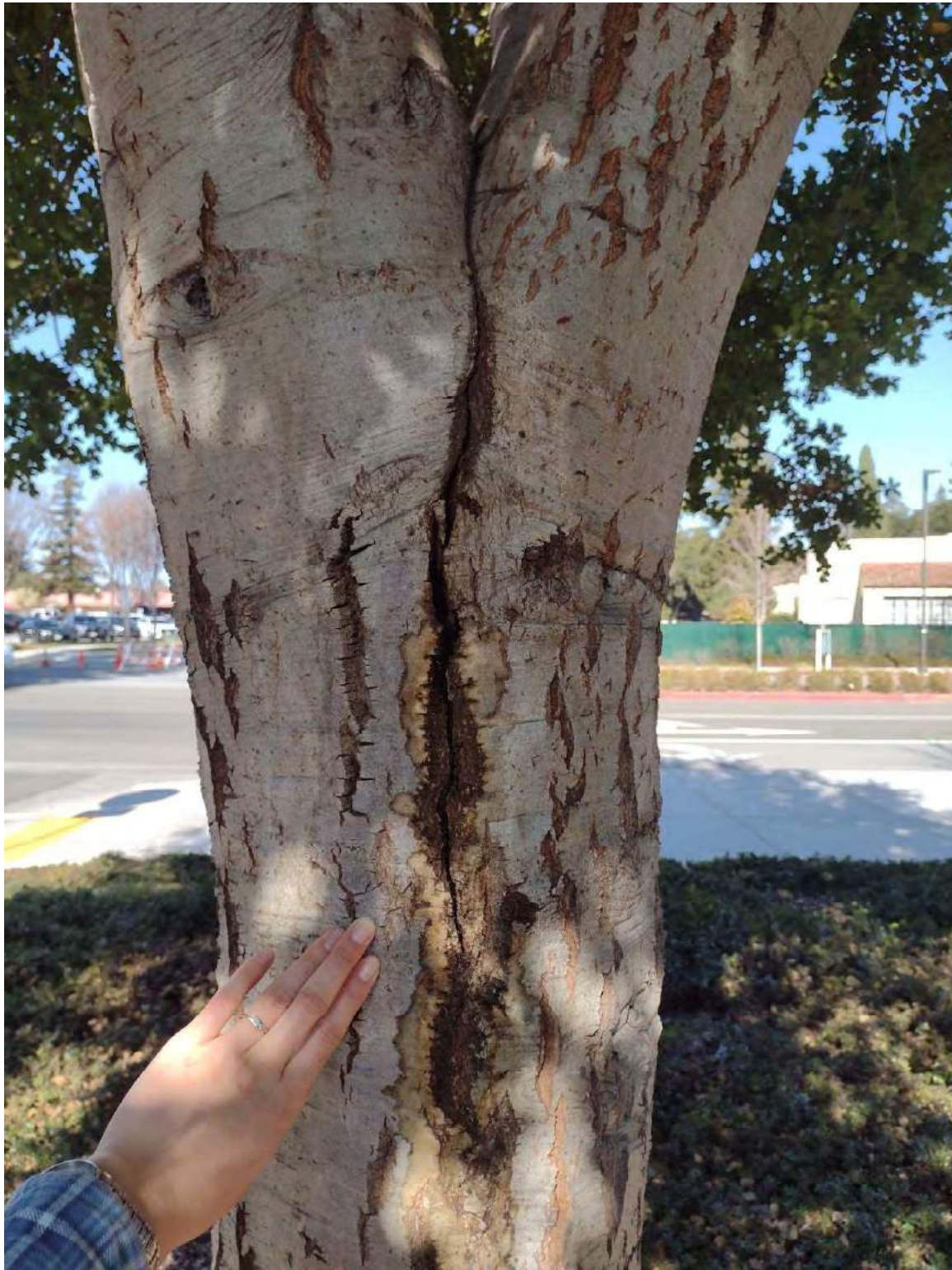


*Image 48: coast live oak #48 (no tag)*





Image 48B: tree #48 bark inclusion





*Image 49: Brazilian pepper #49 (47)*





*Image 50: Brazilian pepper #50 (46)*





*Image 51: coast live oak #51(no tag)*





*Image 52: trident maple #52 (no tag)*





*Image 53: trident maple #53 (no tag)*





*Image 54: trident maple #54 (no tag)*





*Image 55: trident maple #55 (no tag)*





*Image 56: Peruvian pepper #56 (45)*





*Image 57: brazilian pepper #57 (44)*





*Image 58: coast redwood #58 (1)*





*Image 59: coast live oak #59 (no tag)*



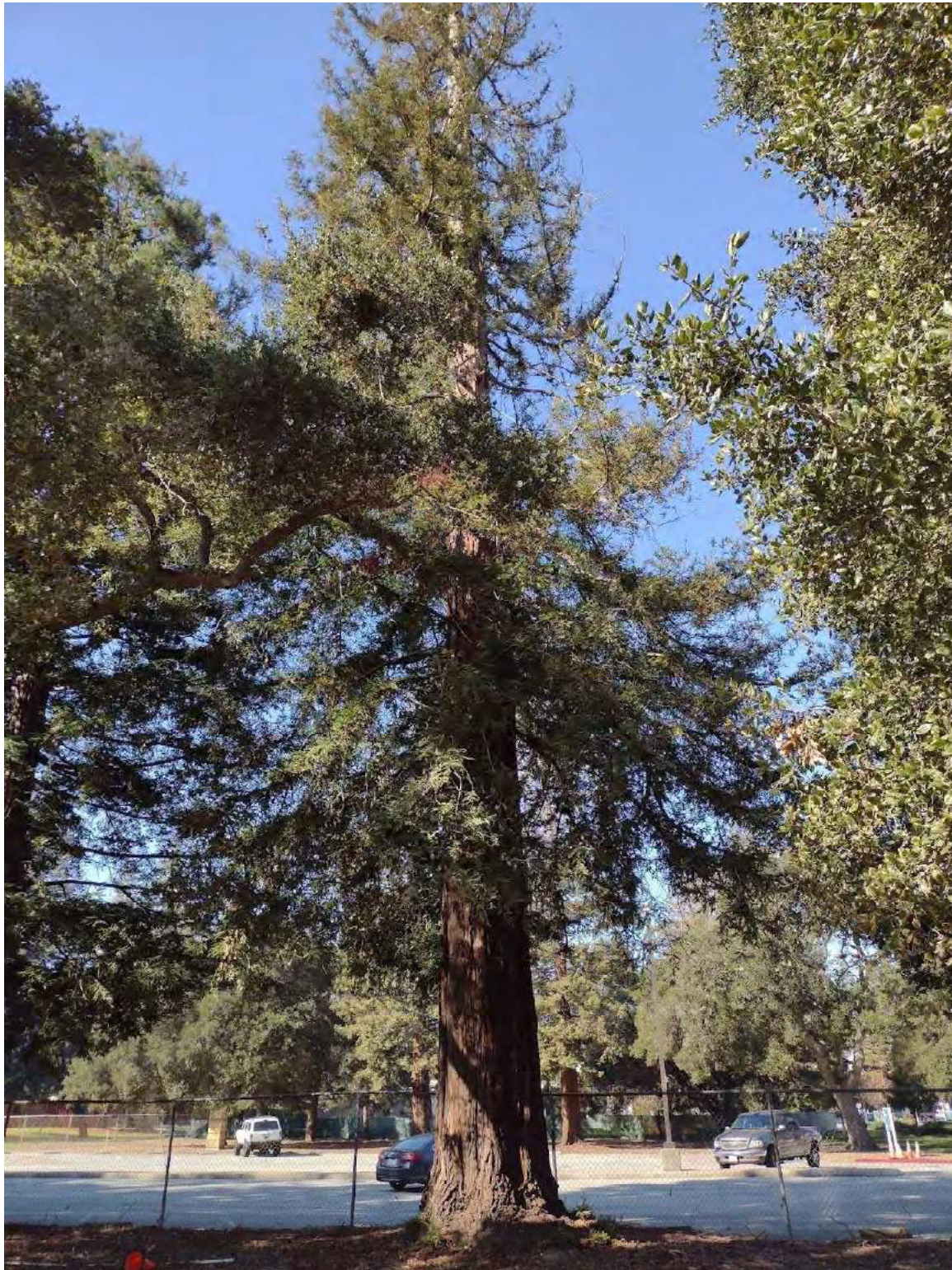


*Image 60: coast redwood #60 (3)*



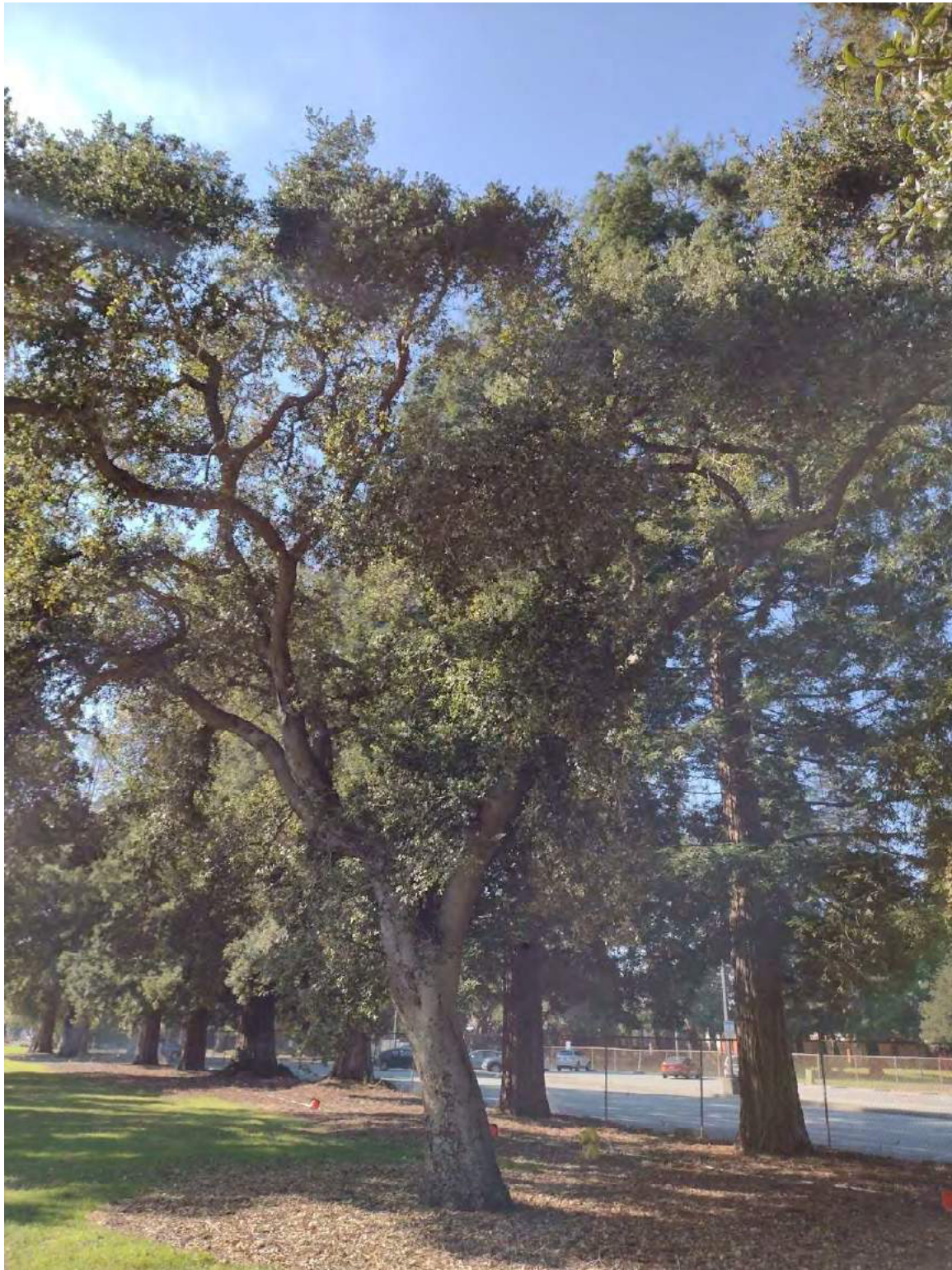


*Image 61: coast redwood #61 (4)*



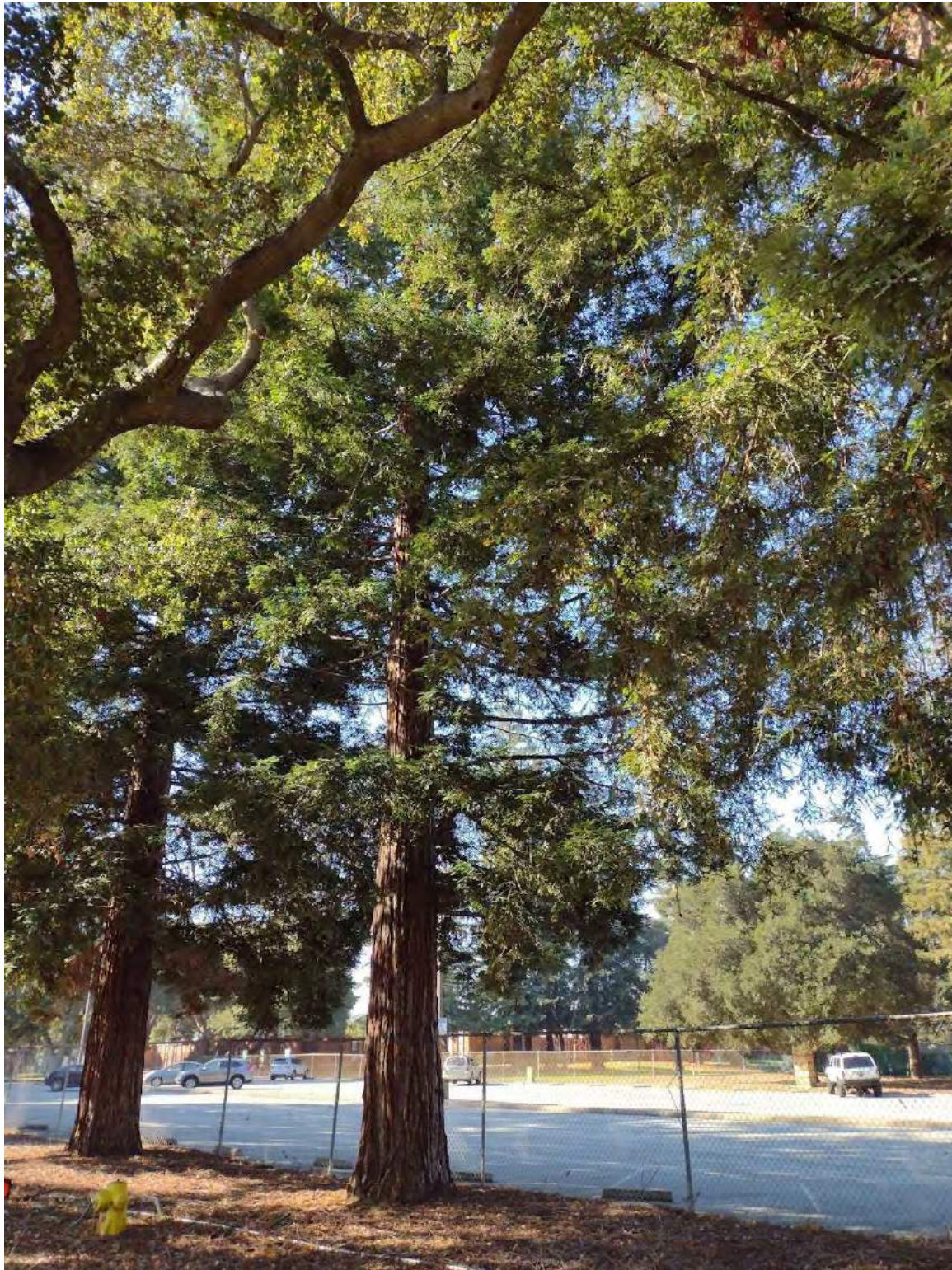


*Image 62: coast live oak 62 (5)*





*Image 63: coast redwood #63 (8)*





*Image 64: coast redwood #64 (9)*





*Image 65: coast live oak #65 (6)*





*Image 66: coast redwood #66 (10)*





*Image 67: coast redwood #67 (11)*



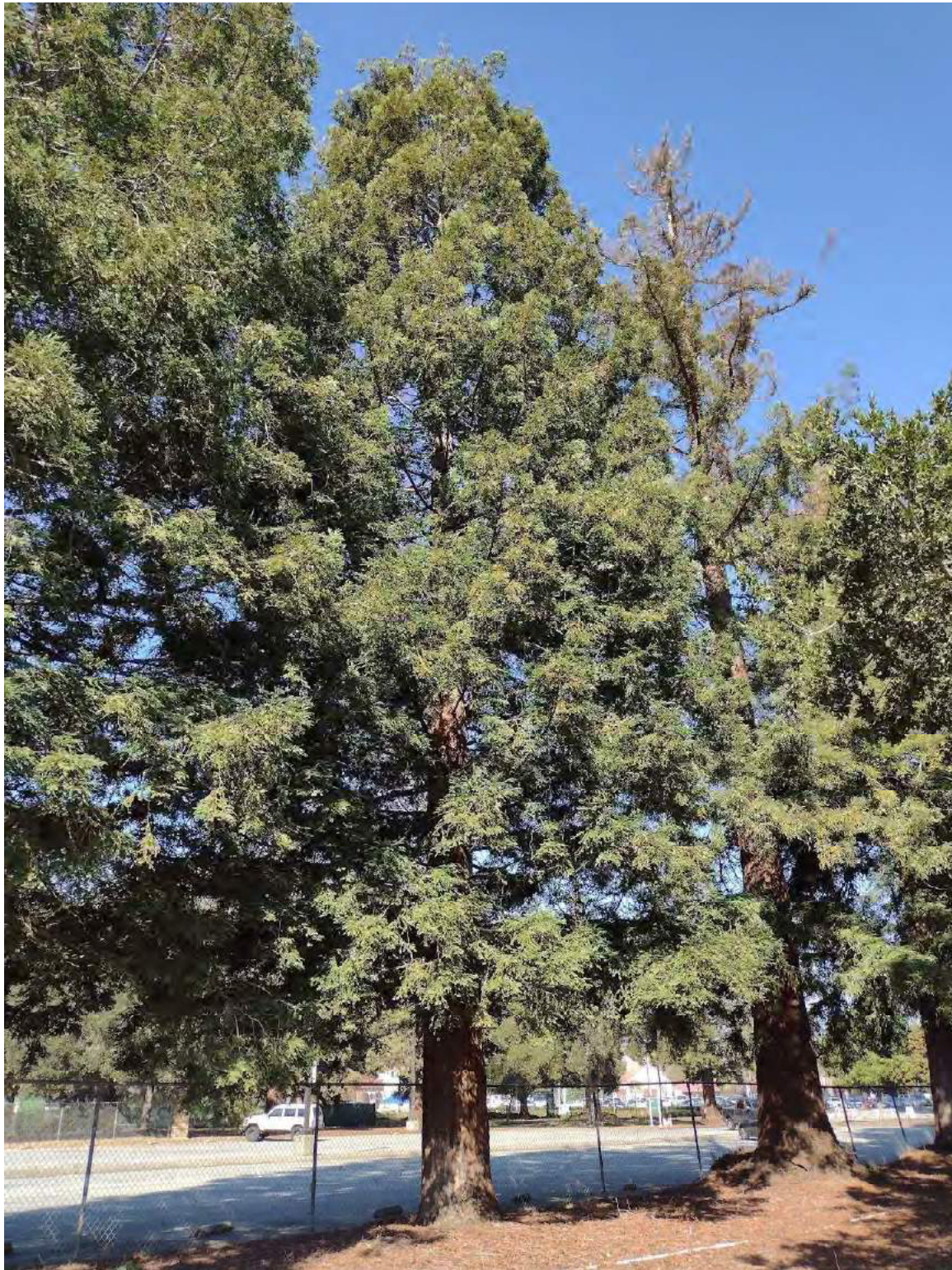


*Image 68: coast live oak #68 (7)*





*Image 69: coast redwood coast redwood #69 (12)*





*Image 70: coast redwood coast redwood #70 (13)*





*Image 71: coast live oak #71 (14)*





*Image 72: coast redwood #72 (15)*





*Image 73: coast redwood #73 (16)*





*Image 74: coast redwood #74 (35)*





*Image 75: canary island date palm #75 (34)*





*Image 76: canary island date palm #76 (33)*





*Image 77: canary island date palm #77 (32)*





*Image 78: canary island date palm #78 (31)*





*Image 79: canary island date palm #79 (30)*





*Image 80: canary island date palm #80 (29)*





*Image 81: canary island date palm #81 (28)*





*Image 82: coast live oak #82 (27)*





*Image 83: coast live oak #83 (26)*



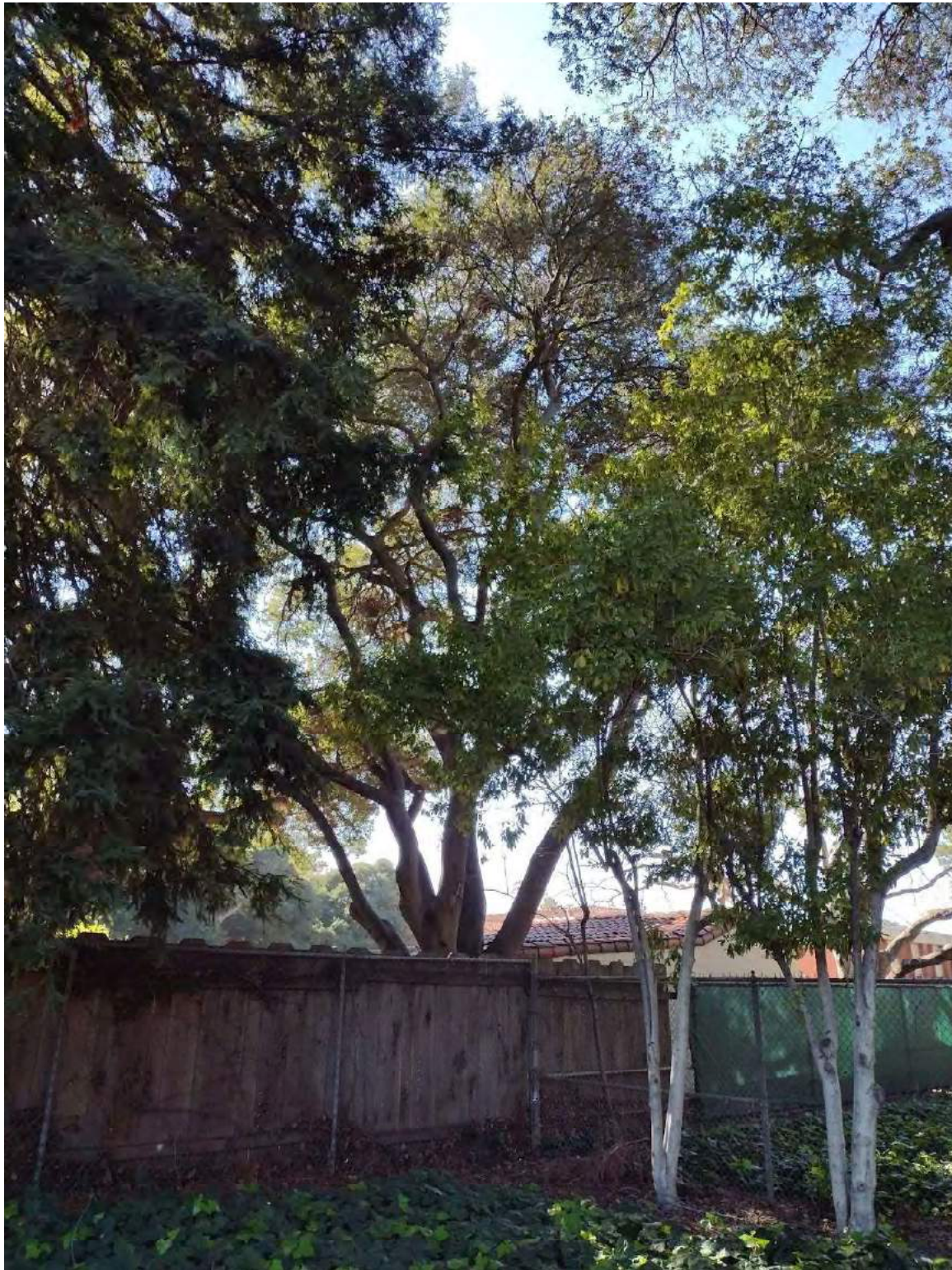


*Image 84: pittosporum #84 (no tag) - partly obstructed; largest trunk in photograph*





*Image 85: coast live oak #85 (no tag) - background, obstructed*



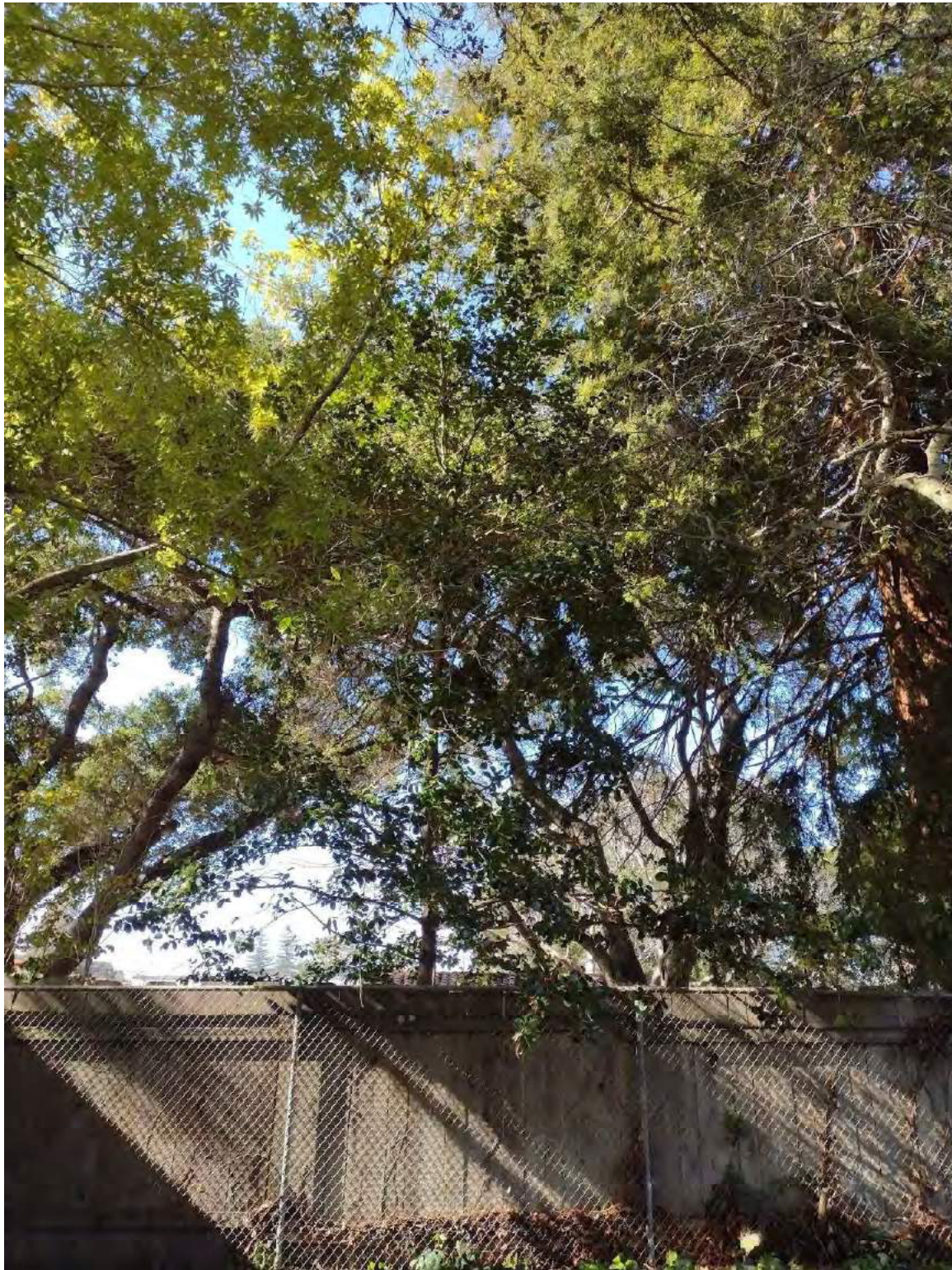


*Image 86: coast live oak #86 (no tag) - background, obstructed*





*Image 87: holly #87 (no tag) - small, in center of photograph*





*Image 88: pittosporums #88-92 (no tags) - some smaller specimens also present*



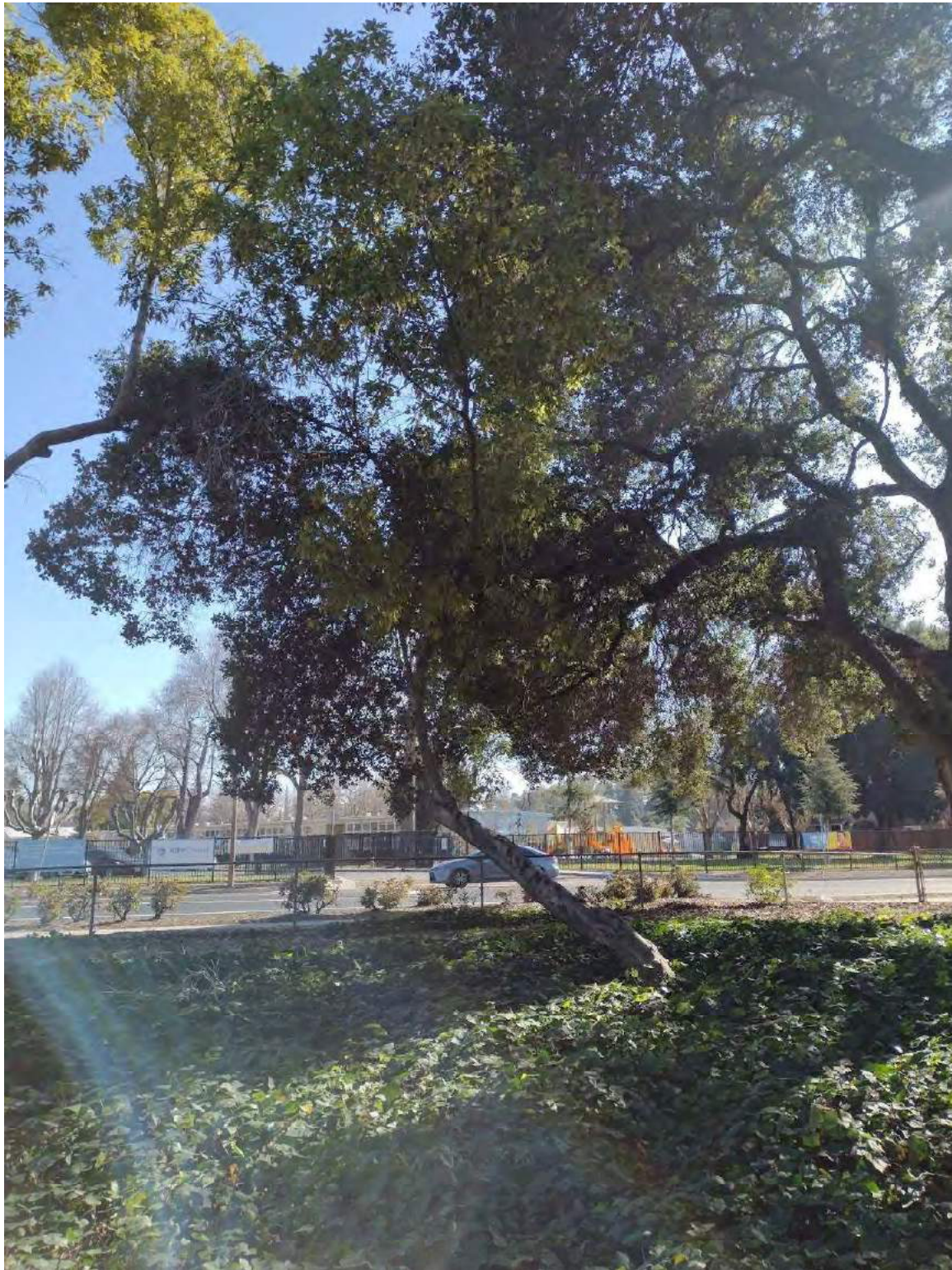


*Image 93: pittosporum #93 (no tag)*



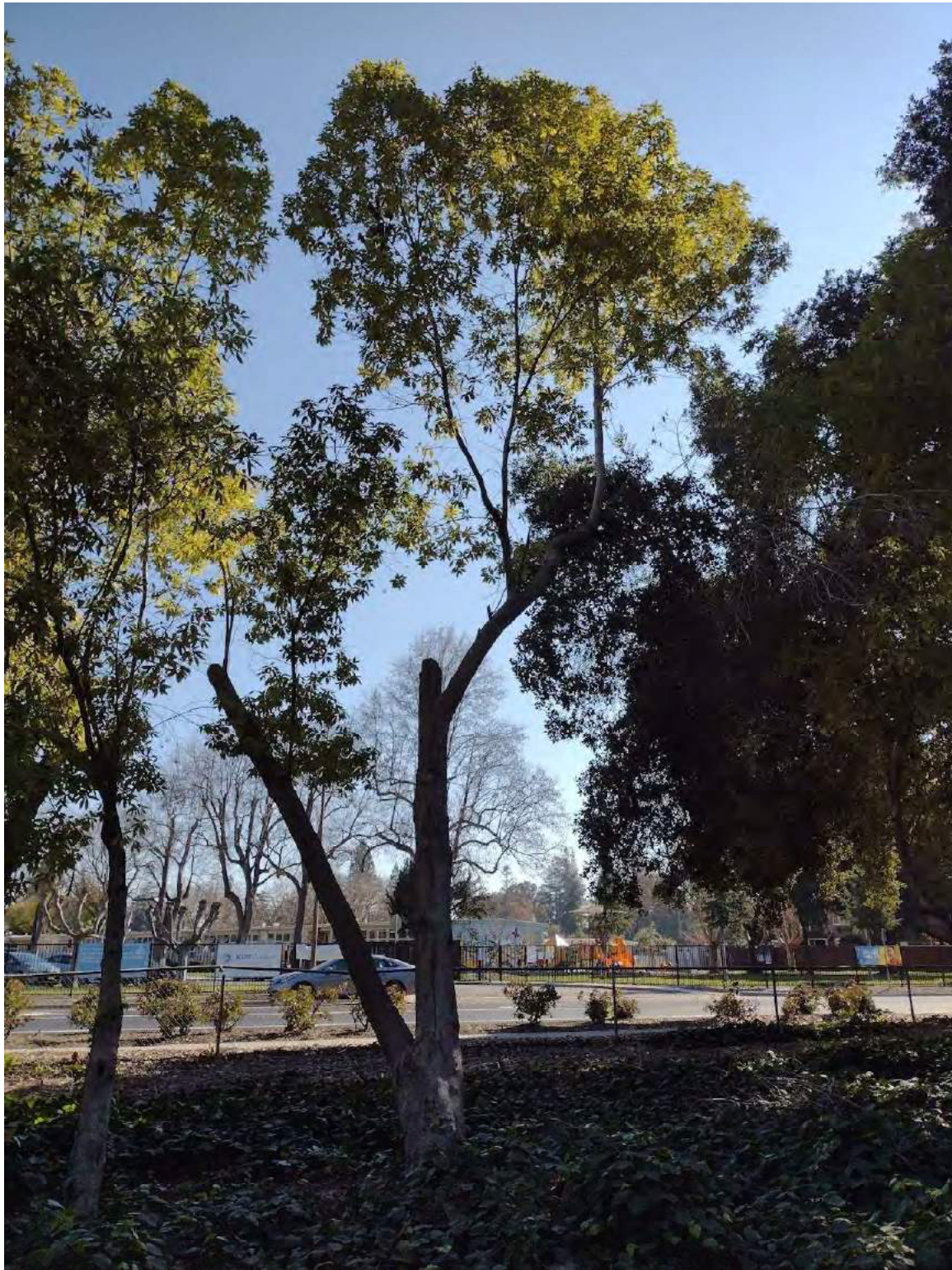


*Image 94: pittosporum #94 (no tag)*





*Image 95: pittosporum #95 (20)*



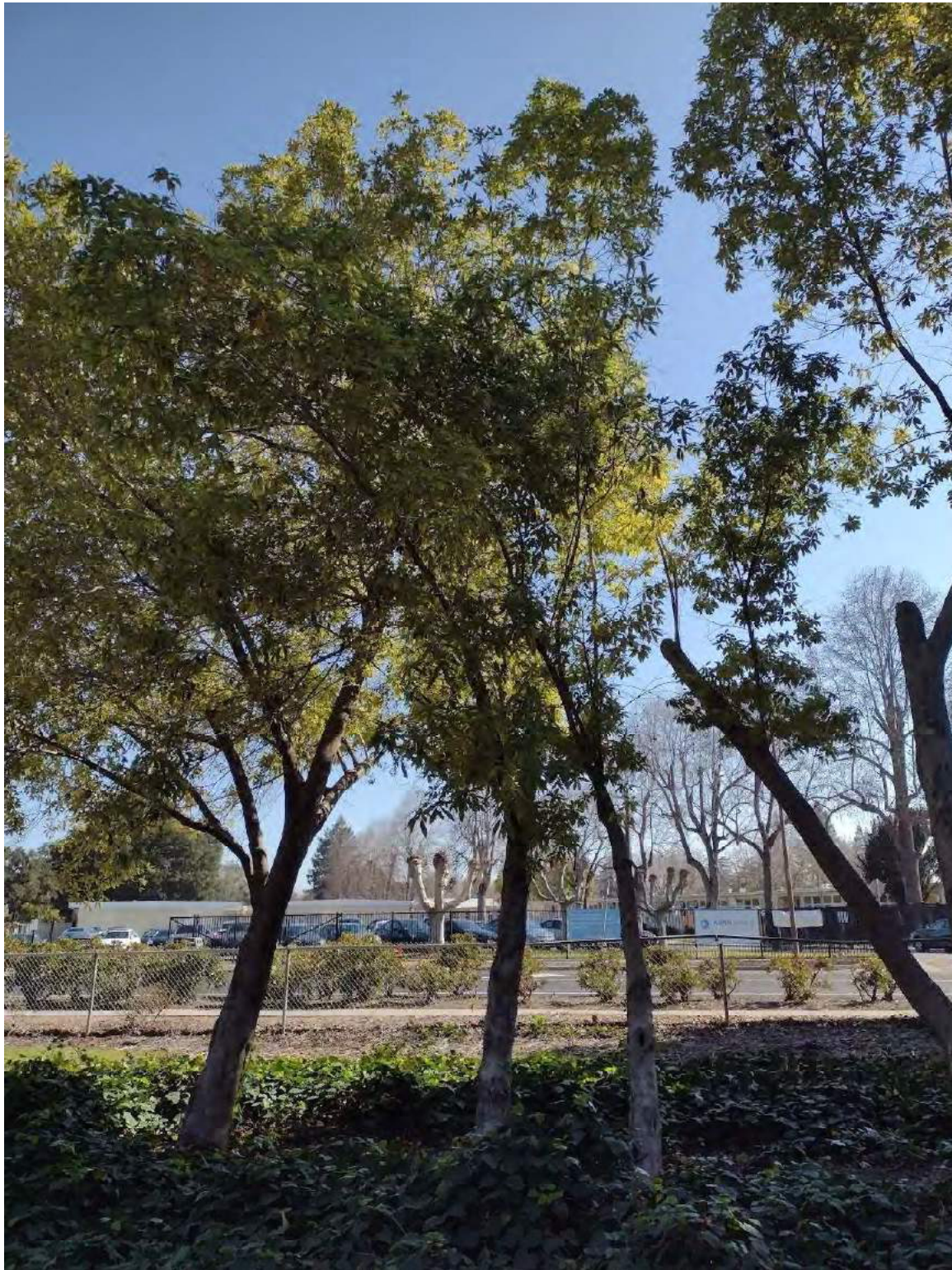


*Image 96: pittosporum #96 (19) - smallest tree, in center of photograph*





*Image 97: pittosporum #97 (18) - center of photograph*





*Image 98: pittosporum #98 (17)*



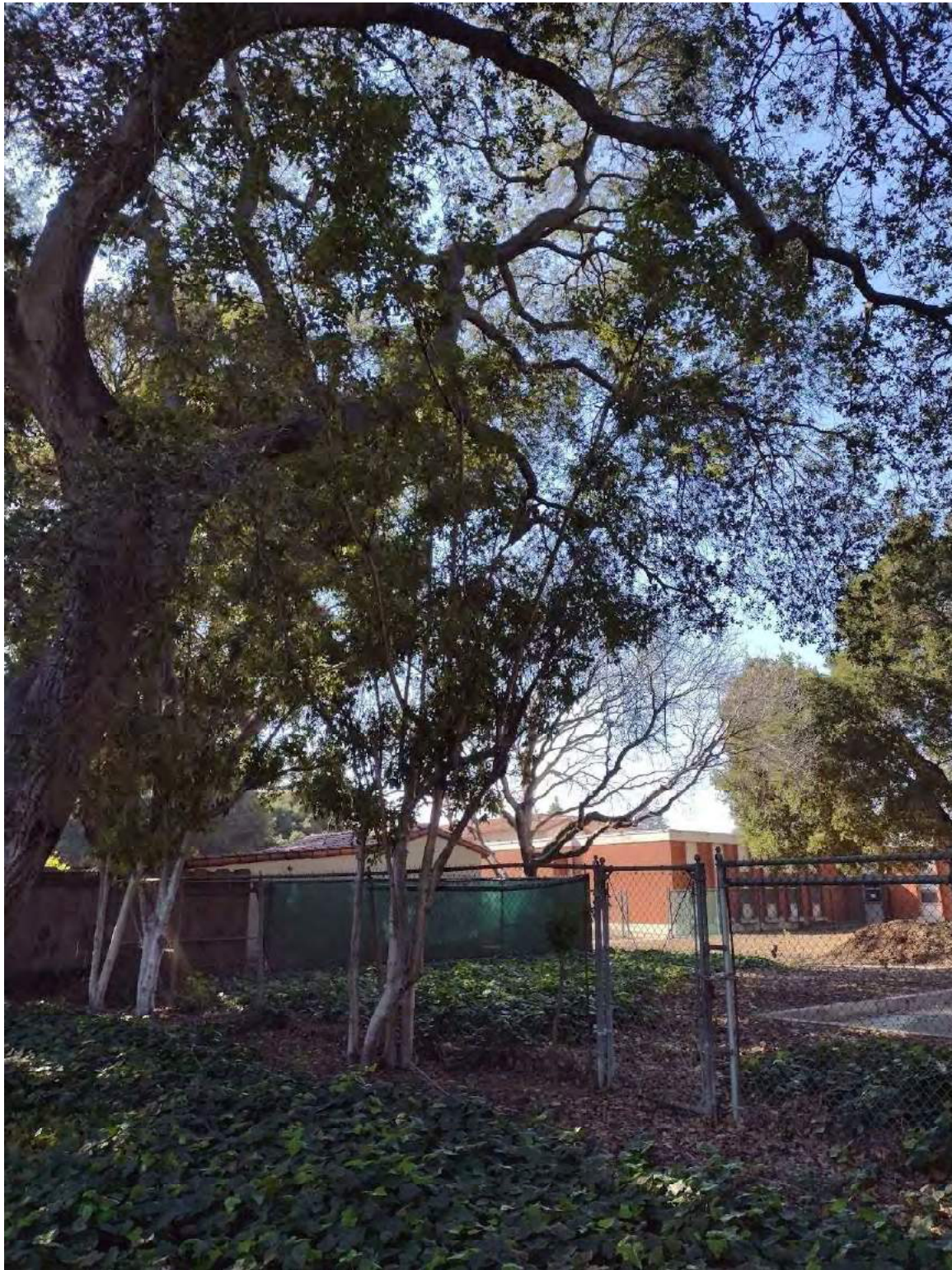


*Image 99: coast live oak #99 (42)*



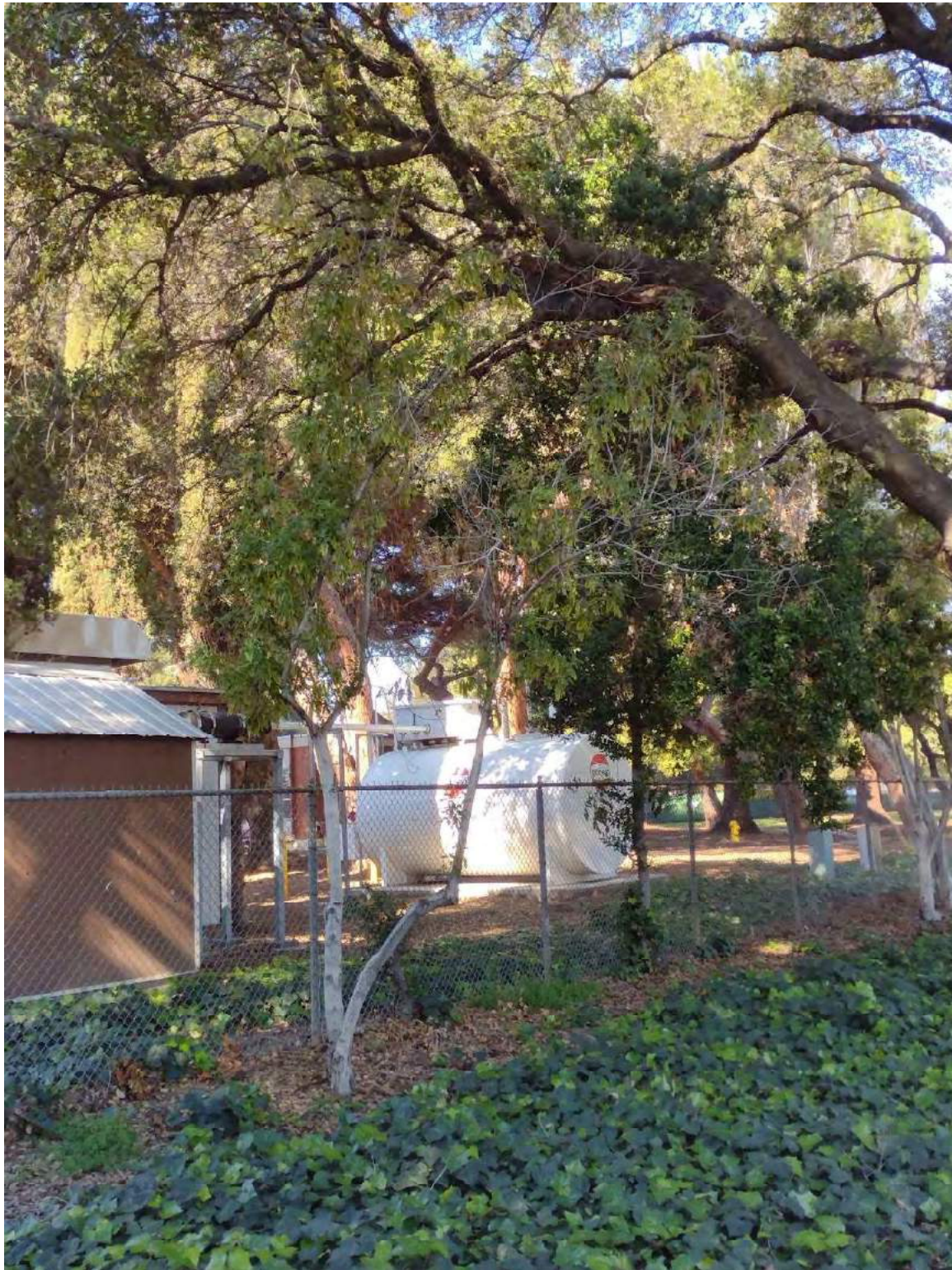


*Image 100: pittosporum #100 (no tag)*





*Image 101: pittosporum #101 (no tag)*



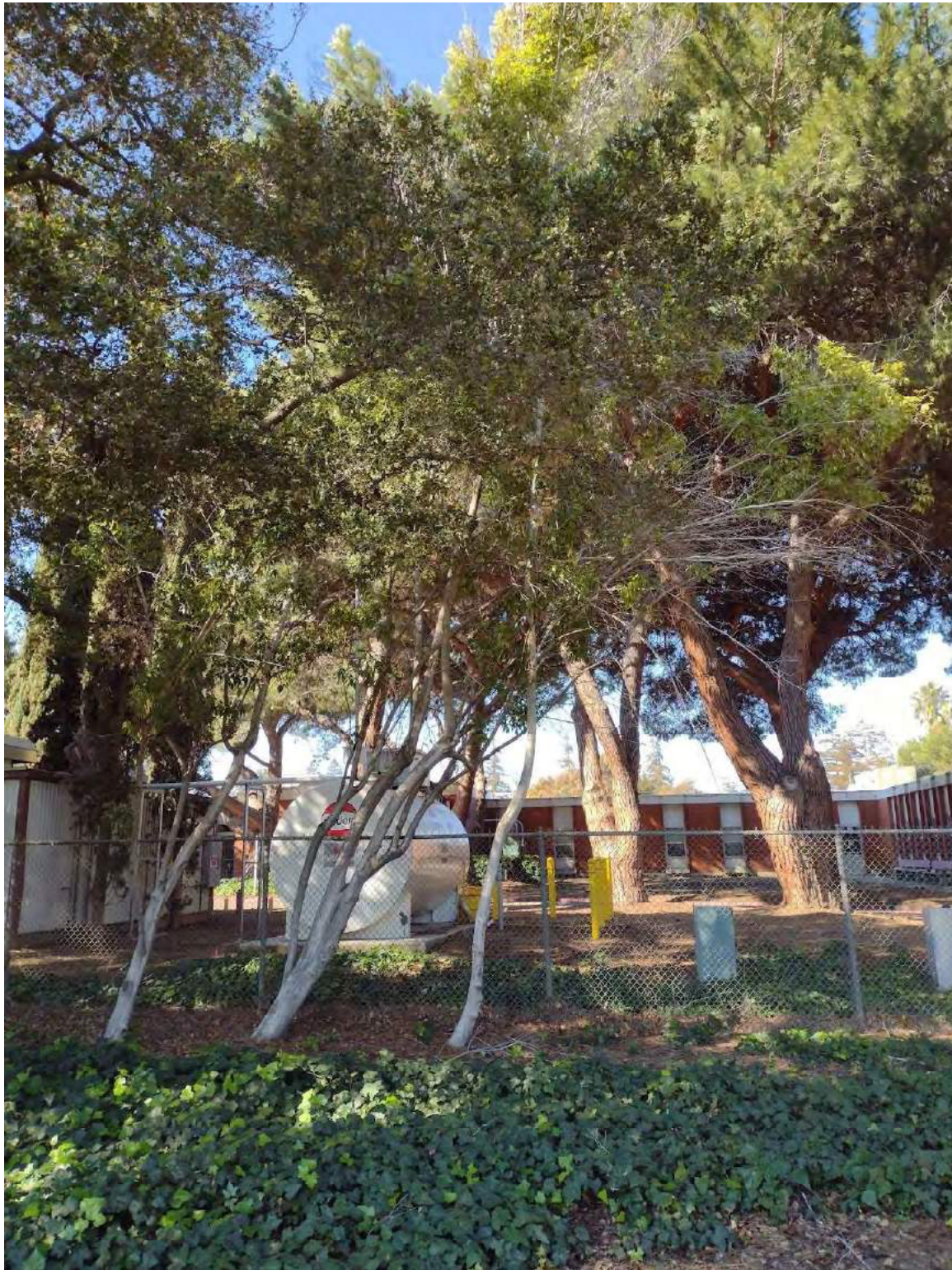


*Image 102: coast live oak #102 (39)*



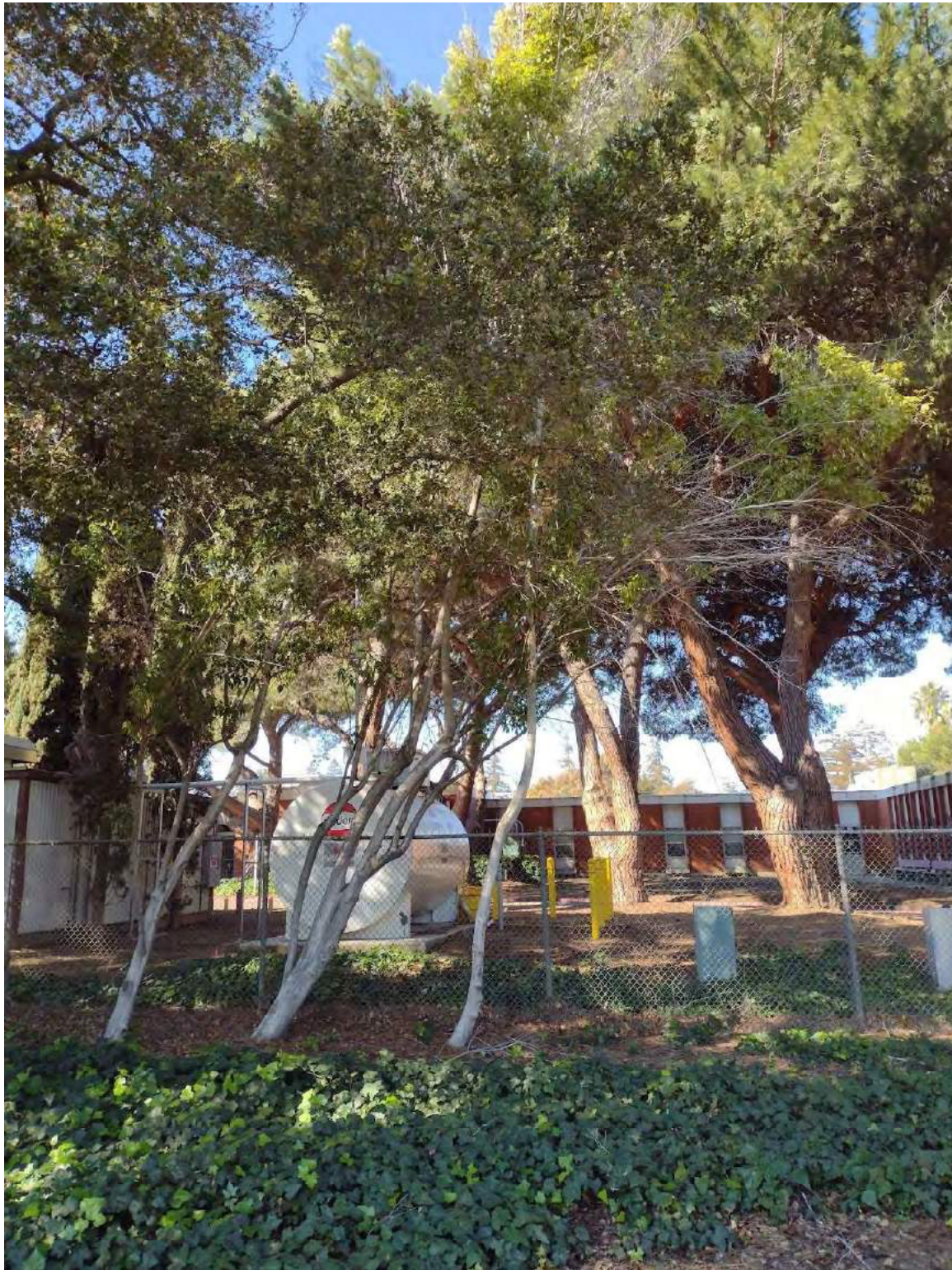


*Image 103: pittosporum #103 (no tag) - Rightmost of three trees, partly obstructed*



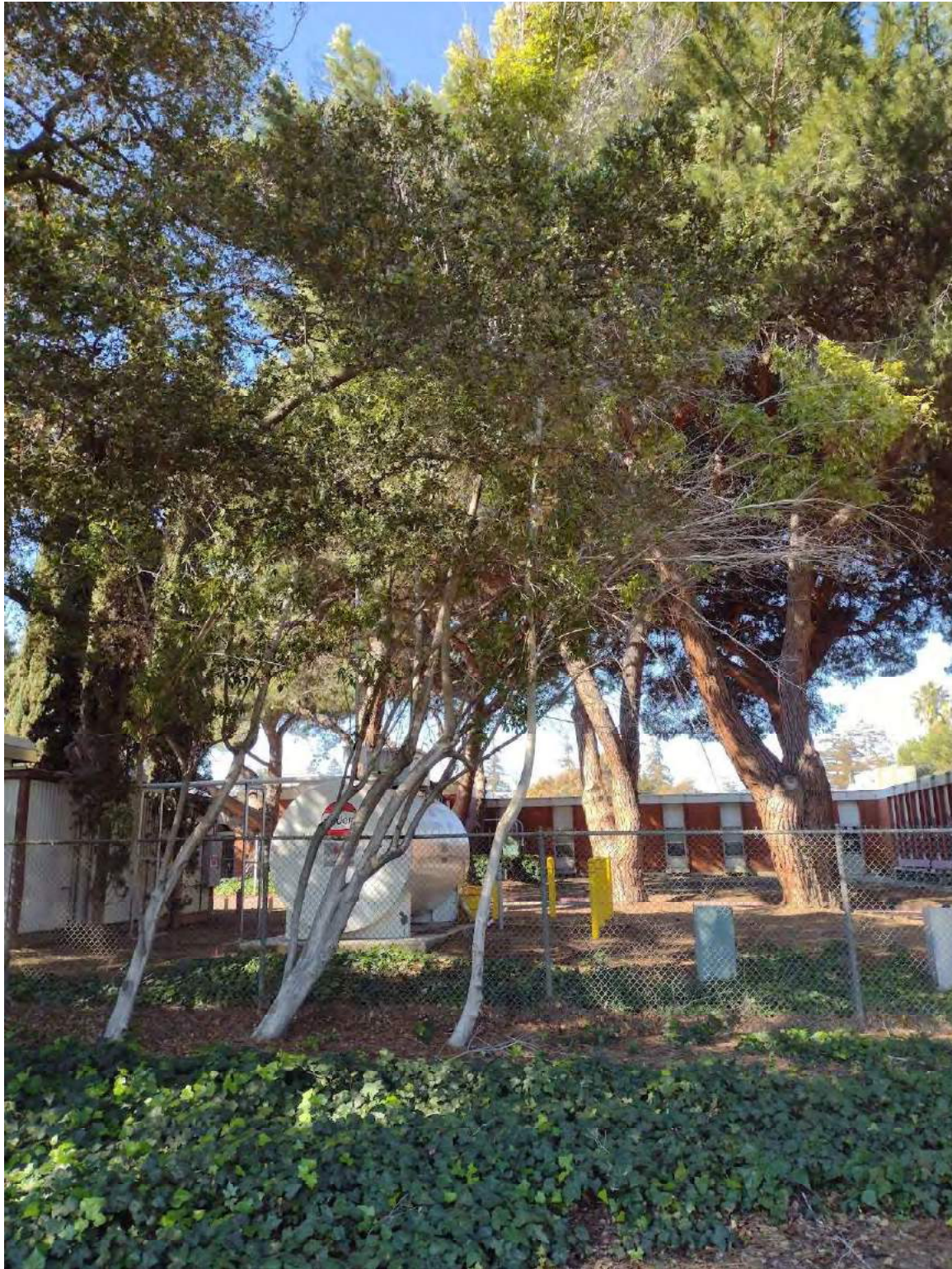


*Image 104: pittosporum # (no tag) - middle of three trees, partly obstructed*





*Image 105: pittosporum # (no tag) - leftmost of three trees, partly obstructed*





*Image 106: pittosporum # (no tag)*





*Image 107: pittosporum # (no tag)*





*Image 108: pittosporum #108 (no tag)*





*Image 109: coast live oak #109 (36)*





*Image 110: Canary Island date palm #110 (50)*





*Image 111: coast redwood #111 (49)*





*Image 112: coast redwood #112 (48)*





*Image 113: coast redwood #113 (right)*





*Image 114: coast redwood #114 (left)*



*Image 115: pittosporum #115*





*Image 116: coast live oak #116*





*Image 117: coast live oak #117*





*Image 118: coast live oak #118*





*Image 119: deodar cedar #119*





*Image 120: deodar cedar #120*





*Image 121: unknown cypress #121*





*Image 122: coast live oak #122*



*Image 123: deodar cedar #123*





*Image 124: coast redwood #124 (right)*





*Image 125: coast redwood #125 (left)*





Respectfully submitted,



Katherine Naegele

She/Her

Consulting Arborist

Master of Forestry, UC Berkeley

International Society of Arboriculture Certified Arborist #WE-9658A

ISA Tree Risk Assessment Qualification Credentialed

American Society of Consulting Arborists, Member

katherine@aacarbor.com

(408) 201-9607 (direct cell)

(408) 675-1729 (main cell)

[aacarbor.com](http://aacarbor.com)

[Yelp](#)



## Terms of Assignment

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections, and activities of Aesculus Arboricultural Consulting:

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



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
1	Coast redwood	Sequoia sempervirens	51.6	3	X			3		\$58,100.00	3	15.1	25.8	Minimal	-	-
2	Coast redwood	Sequoia sempervirens	50.3	3	X			3	X	\$58,300.00	3	14.7	25.2	Incompatible with driveway	-	Inside fenced area - DBH estimated visually
3	Coast redwood	Sequoia sempervirens	48.1	2	X			3		\$47,100.00	3	14.0	36.1	Minimal	-	Inside fenced area - DBH estimated visually
4	Coast live oak	Quercus agrifolia	34.6	3	X			3		\$30,400.00	3	10.1	17.3	Minimal	-	-
5	Coast live oak	Quercus agrifolia	6.7	3				3		-	3	-	-	Minimal	-	-
6	Coast live oak	Quercus agrifolia	33.1	2	X			3		\$26,000.00	3	9.7	24.8	Minor from driveway	1%	-
7	Coast redwood	Sequoia sempervirens	42.5	2	X			2		\$39,200.00	3	12.4	31.9	Minor from driveway	8%	Inside fenced area - DBH estimated visually
8	Coast redwood	Sequoia sempervirens	43.0	2	X			3	X	\$40,100.00	3	12.5	32.3	Incompatible with driveway	-	-
9	Coast live oak	Quercus agrifolia	33.0	3	X			3	X	\$24,900.00	3	9.6	16.5	Incompatible with driveway	-	-

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
10	Deodar cedar	Cedrus deodara	23.0	3	X			2		\$16,100.00	3	6.7	11.5	Minimal	-	Planting stakes should be removed
11	Deodar cedar	Cedrus deodara	26.4	2	X			2		\$16,800.00	3	7.7	19.8	Minimal	-	-
12	Deodar cedar	Cedrus deodara	16.8	1	X			1		\$2,520.00	3	4.9	16.8	Minimal	-	-
13	Coast live oak	Quercus agrifolia	47.8	3	X			3		\$62,000.00	3	13.9	23.9	Minimal	-	-
14	Coast redwood	Sequoia sempervirens	20.3	3	X			3		\$1,120.00	3	5.9	10.2	Minimal	-	-
15	Coast redwood	Sequoia sempervirens	34.2	3	X			3		\$28,500.00	3	10.0	17.1	Minimal	-	-
16	Coast redwood	Sequoia sempervirens	37.7	3	X			3		\$25,600.00	3	11.0	18.9	Minimal	-	-
17	Coast redwood	Sequoia sempervirens	44.5	3	X			3		\$45,800.00	3	13.0	22.3	Minimal	-	-
18	Coast redwood	Sequoia sempervirens	38.7	2	X			2		\$27,400.00	3	11.3	29.0	Minimal	-	-



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
19	Coast redwood	Sequoia sempervirens	44.6	2	X			3		\$36,300.00	3	13.0	33.5	Moderate from driveway	15%	-
20	Coast redwood	Sequoia sempervirens	49.1	3	X			3		\$44,000.00	3	14.3	24.6	Moderate from driveway	14%	-
21	Coast redwood	Sequoia sempervirens	27.8	3	X			3	X	\$10,600.00	3	8.1	13.9	Incompatible with driveway	-	-
22	Coast redwood	Sequoia sempervirens	49.7	3	X			3	X	\$45,100.00	3	14.5	24.9	Incompatible with driveway	-	-
23	Coast redwood	Sequoia sempervirens	47.3	3	X			3		\$51,600.00	3	13.8	23.7	Minor from driveway	6%	-
24	Coast live oak	Quercus agrifolia	31.0	2	X			2	X	\$16,800.00	3	9.0	23.3	Incompatible with driveway	-	-
25	Italian stone pine	Pinus pinea	33.5	2	X			2	X	\$17,900.00	3	9.8	25.1	Incompatible with driveway	-	-
26	Italian stone pine	Pinus pinea	43.6	3	X			3	X	\$36,900.00	3	12.7	21.8	Incompatible with driveway	-	-
27	Italian stone pine	Pinus pinea	39.1	3	X			3	X	\$29,700.00	3	11.4	19.6	Incompatible with driveway	-	-
28	Italian stone pine	Pinus pinea	40.8	3	X			3	X	\$32,300.00	3	11.9	20.4	Incompatible with driveway	-	-
29	Italian stone pine	Pinus pinea	43.2	3	X			3	X	\$36,200.00	3	12.6	21.6	Incompatible with driveway	-	-
30	Coast live oak	Quercus agrifolia	35.0	3	X			3		\$35,000.00	3	10.2	17.5	Incompatible with driveway	-	-

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
31	California buckeye	Aesculus californica	40.0	3	X			3		\$42,800.00	3	11.7	20.0	Incompatible with driveway	-	Codominant leaders bisected by chain link fence
32	Coast live oak	Quercus agrifolia	33.0	3	X			3		\$21,800.00	3	9.6	16.5	Incompatible with driveway	-	-
33	Coast live oak	Quercus agrifolia	40.0	3	X			3		\$25,200.00	3	11.7	20.0	Incompatible with driveway	-	-
34	Coast redwood	Sequoia sempervirens	36.0	3	X			3		\$26,600.00	3	10.5	18.0	Incompatible with driveway	-	-
35	Italian cypress	Cupressus sempervirens	9.5	2				2		-	2	-	-	Minimal	-	-
36	Italian cypress	Cupressus sempervirens	15.5	3	X			3		\$6,600.00	2	4.5	11.6	Moderate from driveway	15%	-
37	Italian cypress	Cupressus sempervirens	16.0	3	X			3		\$5,200.00	2	4.7	12.0	Major from driveway	23%	-
38	Italian cypress	Cupressus sempervirens	14.7	3				3		-	2	-	-	Minor to moderate from driveway	-	-
39	Italian cypress	Cupressus sempervirens	15.1	3	X			3	X	\$5,300.00	2	4.4	11.3	Incompatible with driveway	-	-
40	Italian cypress	Cupressus sempervirens	16.1	3	X			3	X	\$3,080.00	2	4.7	12.1	Incompatible with driveway	-	-
41	Italian cypress	Cupressus sempervirens	12.3	3				3		-	2	-	-	Moderate from driveway	-	-



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
42	Italian cypress	Cupressus sempervirens	9.1	2				2		-	2	-	-	Minimal	-	-
43	Italian cypress	Cupressus sempervirens	8.7	2				2		-	2	-	-	Minimal	-	-
44	Italian stone pine	Pinus pinea	31.7	3	X			3	X	\$19,500.00	3	9.2	15.9	Incompatible with driveway	-	-
45	Italian stone pine	Pinus pinea	42.9	3	X			3	X	\$35,700.00	3	12.5	21.5	Incompatible with driveway	-	-
46	Italian stone pine	Pinus pinea	49.4	3	X			3	X	\$47,400.00	3	14.4	24.7	Incompatible with driveway	-	-
47	Italian stone pine	Pinus pinea	30.3	3	X			3	X	\$17,800.00	3	8.8	15.2	Incompatible with driveway	-	-
48	Coast live oak	Quercus agrifolia	12.5	3	X			3		\$2,910.00	3	3.6	6.3	Minimal	-	Two leaders diverge at about 5 ft. above grade with a bark inclusion to about 6 and 1/2 ft. above grade that appears to be separating. Ants were observed crawling into and out of this crack.

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
49	Brazilian pepper	Schinus terebinthifolius	11.4	3				3		-	3	-	-	Minimal	-	-
50	Brazilian pepper	Schinus terebinthifolius	15.5	2	X			2		\$5,800.00	3	4.5	11.6	Minimal	-	-
51	Coast live oak	Quercus agrifolia	9.6	3				3		-	3	-	-	Minimal	-	-
52	Trident maple	Acer buergerianum	3.1	3				3		-	2	-	-	Minimal	-	-
53	Trident maple	Acer buergerianum	3.3	3				3		-	2	-	-	Minimal	-	-
54	Trident maple	Acer buergerianum	4.5	3				3		-	2	-	-	Minimal	-	-
55	Trident maple	Acer buergerianum	4.0	3				3		-	2	-	-	Minimal	-	-
56	Peruvian pepper	Schinus molle	11.3	3				3		-	2	-	-	Minimal	-	-
57	Brazilian pepper	Schinus terebinthifolius	16.3	3	X			3		\$6,100.00	3	4.8	8.2	Minimal	-	-
58	Coast redwood	Sequoia sempervirens	61.3	3	X			3		\$81,500.00	3	17.9	30.7	Minimal	-	-
59	Coast live oak	Quercus agrifolia	43.8	3	X	X		3		\$30,700.00	3	12.8	21.9	Minimal	-	-



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
60	Coast redwood	Sequoia sempervirens	28.8	3	X			3		\$16,100.00	3	8.4	14.4	Minimal	-	-
61	Coast redwood	Sequoia sempervirens	55.5	3	X			3	P	\$71,000.00	3	16.2	27.8	Major from bioretention area	17%, some inside CRZ	Bioretention grading intended to be flexible, to preserve as many trees as possible
62	Coast live oak	Quercus agrifolia	26.0	3	X			3	X	\$16,300.00	3	7.6	13.0	Incompatible with bioretention area	-	Bioretention grading intended to be flexible, to preserve as many trees as possible
63	Coast redwood	Sequoia sempervirens	35.0	3	X			3	P	\$28,300.00	3	10.2	17.5	Major from bioretention area	26%, some within CRZ	Bioretention grading intended to be flexible, to preserve as many trees as possible
64	Coast redwood	Sequoia sempervirens	37.5	3	X			3	P	\$34,300.00	3	10.9	18.8	Major from bioretention area	51% - 51% from bioretention area (much within CRZ); 0.4% from utility corridor	Bioretention grading intended to be flexible, to preserve as many trees as possible

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
65	Coast live oak	Quercus agrifolia	39.0	3	X			3	P	\$39,400.00	3	11.4	19.5	Major from bioretention area	46%, much within CRZ	Bioretention grading intended to be flexible, to preserve as many trees as possible
66	Coast redwood	Sequoia sempervirens	41.0	3	X			3	P	\$38,700.00	3	12.0	20.5	Major from bioretention area	38% from bioretention area, much within CRZ; 4% from walkway required for proposed ADA parking spaces	Bioretention grading intended to be flexible, to preserve as many trees as possible
67	Coast redwood	Sequoia sempervirens	51.5	2	X			3	X	\$57,500.00	3	15.0	38.6	Incompatible with ADA parking	-	-
68	Coast live oak	Quercus agrifolia	32.5	3	X			3	P	\$27,100.00	3	9.5	16.3	Major from bioretention area	48%, much within CRZ	Bioretention grading intended to be flexible, to preserve as many trees as possible
69	Coast redwood	Sequoia sempervirens	36.5	3	X			3	X	\$29,100.00	3	10.6	18.3	Incompatible with ADA parking	-	-
70	Coast redwood	Sequoia sempervirens	36.6	3	X			3	X	\$32,700.00	3	10.7	18.3	Incompatible with ADA parking	-	-



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal); ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
71	Coast live oak	Quercus agrifolia	49.0	3	X			3	P	\$54,800.00	3	14.3	24.5	Incompatible with paved walkway - moderate if walkway is bridged	38%	-
72	Coast redwood	Sequoia sempervirens	47.7	3	X			3	X	\$41,600.00	3	13.9	23.9	Incompatible with building	-	-
73	Coast redwood	Sequoia sempervirens	36.2	3	X			3	X	\$30,200.00	3	10.6	18.1	Incompatible with building	-	-
74	Coast redwood	Sequoia sempervirens	39.2	3	X			3	X	\$35,400.00	3	11.4	19.6	Incompatible with building	-	-
75	Canary Island date palm	Phoenix dactylifera	33.5	3	X			3	X	\$1,280.00	N/A	-	3.4	Incompatible with building	-	Diameter taken at base of tree to determine appropriate TPZ.
76	Canary Island date palm	Phoenix dactylifera	31.0	3	X			3	X	\$1,280.00	N/A	-	3.3	Incompatible with building	-	Diameter taken at base of tree to determine appropriate TPZ.
77	Canary Island date palm	Phoenix dactylifera	31.2	3	X			3	X	\$1,220.00	N/A	-	3.3	Incompatible with building	-	Diameter taken at base of tree to determine appropriate TPZ.

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
78	Canary Island date palm	Phoenix dactylifera	29.2	3	X			1	X	\$540.00	N/A	-	3.2	Incompatible with building	-	Diameter taken at base of tree to determine appropriate TPZ. Trunk penciling from improper past pruning
79	Canary Island date palm	Phoenix dactylifera	29.0	3	X			3	X	\$1,280.00	N/A	-	3.2	Incompatible with building	-	Diameter taken at base of tree to determine appropriate TPZ. Good candidate for transplanting.
80	Canary Island date palm	Phoenix dactylifera	27.3	3	X			3	X	\$1,280.00	N/A	-	3.1	Incompatible with building	-	Diameter taken at base of tree to determine appropriate TPZ. Good candidate for transplanting.
81	Canary Island date palm	Phoenix dactylifera	32.4	3	X			3		\$1,220.00	N/A	-	3.4	Minimal	-	Diameter taken at base of tree to determine appropriate TPZ.
82	Coast live oak	Quercus agrifolia	31.7	3	X			3		\$18,800.00	3	9.2	15.9	Minimal	-	-



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
83	Coast live oak	Quercus agrifolia	30.6	3	X			3		\$21,400.00	3	8.9	15.3	Minimal	-	-
84	Pittosporum	Pittosporum sp.	16.0	3	X		X	3		\$11,800.00	3	4.7	8.0	Minimal	-	-
85	Coast live oak	Quercus agrifolia	30.0	2	X		X	2		\$30,900.00	3	8.8	22.5	Minimal	-	-
86	Coast live oak	Quercus agrifolia	30.0	2	X		X	2		\$36,700.00	3	8.8	22.5	Minimal	-	-
87	Holly	Ilex sp.	7.0	3			X	3		-	3	-	-	Minimal	-	-
88	Pittosporum	Pittosporum sp.	10.0	2				2		-	3	-	-	Minimal	-	-
89	Pittosporum	Pittosporum sp.	10.0	2			X	2		-	3	-	-	Minimal	-	-
90	Pittosporum	Pittosporum sp.	10.0	2			X	2		-	3	-	-	Minimal	-	-
91	Pittosporum	Pittosporum sp.	10.0	2			X	2		-	3	-	-	Minimal	-	-
92	Pittosporum	Pittosporum sp.	10.0	2				2		-	3	-	-	Minimal	-	-
93	Pittosporum	Pittosporum sp.	9.0	2			X	2		-	3	-	-	Minimal	-	-
94	Pittosporum	Pittosporum sp.	10.6	2				2		-	3	-	-	Minimal	-	-

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
95	Pittosporum	Pittosporum sp.	19.5	2	X			2		\$3,100.00	3	5.7	14.6	Minor from driveway; minor from storm drain	3% from driveway; 1% from utility corridor	-
96	Pittosporum	Pittosporum sp.	13.0	2				2	X	-	3	-	-	Incompatible with storm drain	-	-
97	Pittosporum	Pittosporum sp.	16.0	2	X			2	X	\$3,250.00	3	4.7	12.0	Incompatible with storm drain	-	-
98	Pittosporum	Pittosporum sp.	16.6	2	X			2	X	\$6,500.00	3	4.8	12.5	Incompatible with storm drain	-	-
99	Coast live oak	Quercus agrifolia	30.1	2	X			3	X	\$16,000.00	3	8.8	22.6	Incompatible with driveway	-	-
100	Pittosporum	Pittosporum sp.	6.0	2				2	X	-	3	-	-	Incompatible with driveway	-	-
101	Pittosporum	Pittosporum sp.	3.0	2				2		-	3	-	-	Minimal	-	-
102	Coast live oak	Quercus agrifolia	40.1	2	X			2	P	\$38,200.00	3	11.7	30.1	Moderate from building; minor from construction access to building; major from storm drain (inside CRZ)	33% - 15% from building; 8% from construction access to building; 10% from storm drain (inside CRZ)	-



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
103	Pittosporum	Pittosporum sp.	5.0	2				2		-	3	-	-	Minimal	-	-
104	Pittosporum	Pittosporum sp.	9.0	2				2		-	3	-	-	Minimal	-	DBH estimated visually
105	Pittosporum	Pittosporum sp.	4.0	2				2		-	3	-	-	Minimal	-	-
106	Pittosporum	Pittosporum sp.	8.5	2				2	X	-	3	-	-	Incompatible with driveway	-	-
107	Pittosporum	Pittosporum sp.	19.1	2	X			2	X	\$6,600.00	3	5.6	14.3	Incompatible with parking area	-	-
108	Pittosporum	Pittosporum sp.	10.0	2				2	X	-	3	-	-	Incompatible with paved walkway	-	-
109	Coast live oak	Quercus agrifolia	43.3	3	X			3	P	\$47,700.00	3	12.6	21.7	Incompatible with paved walkway OR major if bridged; moderate from parking area	79% - 12% from parking area; 67% from pedestrian hardscape	-

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
110	Canary Island date palm	Phoenix dactylifera	27.4	3	X			1		\$540.00	N/A	-	3.1	Minimal	-	Diameter taken at base of tree to determine appropriate TPZ. Trunk penciling from poor pruning. Crown appears small for species.
111	Coast redwood	Sequoia sempervirens	21.8	3	X			3		\$10,400.00	3	6.4	10.9	Minimal	-	-
112	Coast redwood	Sequoia sempervirens	34.4	3	X			3		\$27,400.00	3	10.0	17.2	Minimal	-	Top was removed or split out, apparently years ago
113	Coast redwood	Sequoia sempervirens	33.2	2	X			3		\$17,600.00	3	9.7	24.9	Minimal	-	
114	Coast redwood	Sequoia sempervirens	40.2	2	X			3		\$25,800.00	3	11.7	30.2	Minimal	-	
115	Pittosporum	Pittosporum sp.	10.5	3				3		-	3	-	-	Minimal	-	
116	Coast live oak	Quercus agrifolia	5.0	3				3		-	3	-	-	Minimal	-	
117	Coast live oak	Quercus agrifolia	7.2	3				3		-	3	-	-	Minimal	-	



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 83	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,395,620.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
118	Coast live oak	Quercus agrifolia	33.1	3	X			3		\$33,200.00	3	9.7	16.6	Minimal	-	
119	Deodar cedar	Cedrus deodara	27.3	1	X			3		\$16,400.00	3	8.0	27.3	Minimal	-	
120	Deodar cedar	Cedrus deodara	26.1	2	X			3		\$13,300.00	3	7.6	19.6	Minimal	-	
121	Cypress	Cupressus sp.	17.4	1	X			3		\$12,900.00	1	5.1	26.1	Minimal	-	
122	Coast live oak	Quercus agrifolia	49.2	3	X			3		\$14,600.00	3	14.4	24.6	Minimal	-	
123	Deodar cedar	Cedrus deodara	36.2	2	X			3		\$7,000.00	3	10.6	27.2	Minor from utility corridor	2%	
124	Coast redwood	Sequoia sempervirens	49.4	3	X			3		\$58,700.00	3	14.4	24.7	Minimal	-	
125	Coast redwood	Sequoia sempervirens	40.5	2	X			3		\$29,900.00	3	11.8	30.4	Minimal	-	

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
1	Coast redwood	Sequoia sempervirens	51.6	3	X			3		\$58,100.00	3	15.1	25.8	Minimal	-	-
2	Coast redwood	Sequoia sempervirens	50.3	3	X			3	X	\$58,300.00	3	14.7	25.2	Incompatible with driveway	-	Inside fenced area - DBH estimated visually
3	Coast redwood	Sequoia sempervirens	48.1	2	X			3		\$47,100.00	3	14.0	36.1	Minimal	-	Inside fenced area - DBH estimated visually
4	Coast live oak	Quercus agrifolia	34.6	3	X			3		\$30,400.00	3	10.1	17.3	Minimal	-	-
5	Coast live oak	Quercus agrifolia	6.7	3				3		-	3	-	-	Minimal	-	-
6	Coast live oak	Quercus agrifolia	33.1	2	X			3		\$26,000.00	3	9.7	24.8	Minor from driveway	1%	-
7	Coast redwood	Sequoia sempervirens	42.5	2	X			2		\$39,200.00	3	12.4	31.9	Minor from driveway	8%	Inside fenced area - DBH estimated visually
8	Coast redwood	Sequoia sempervirens	43.0	2	X			3	X	\$40,100.00	3	12.5	32.3	Incompatible with driveway	-	-
9	Coast live oak	Quercus agrifolia	33.0	3	X			3	X	\$24,900.00	3	9.6	16.5	Incompatible with driveway	-	-



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
10	Deodar cedar	Cedrus deodara	23.0	3	X			2		\$16,100.00	3	6.7	11.5	Minimal	-	Planting stakes should be removed
11	Deodar cedar	Cedrus deodara	26.4	2	X			2		\$16,800.00	3	7.7	19.8	Minimal	-	-
12	Deodar cedar	Cedrus deodara	16.8	1	X			1		\$2,520.00	3	4.9	16.8	Minimal	-	-
13	Coast live oak	Quercus agrifolia	47.8	3	X			3		\$62,000.00	3	13.9	23.9	Minimal	-	-
14	Coast redwood	Sequoia sempervirens	20.3	3	X			3		\$1,120.00	3	5.9	10.2	Minimal	-	-
15	Coast redwood	Sequoia sempervirens	34.2	3	X			3		\$28,500.00	3	10.0	17.1	Minimal	-	-
16	Coast redwood	Sequoia sempervirens	37.7	3	X			3		\$25,600.00	3	11.0	18.9	Minimal	-	-
17	Coast redwood	Sequoia sempervirens	44.5	3	X			3		\$45,800.00	3	13.0	22.3	Minimal	-	-
18	Coast redwood	Sequoia sempervirens	38.7	2	X			2		\$27,400.00	3	11.3	29.0	Minimal	-	-

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
19	Coast redwood	Sequoia sempervirens	44.6	2	X			3		\$36,300.00	3	13.0	33.5	Moderate from driveway	15%	-
20	Coast redwood	Sequoia sempervirens	49.1	3	X			3		\$44,000.00	3	14.3	24.6	Moderate from driveway	14%	-
21	Coast redwood	Sequoia sempervirens	27.8	3	X			3	X	\$10,600.00	3	8.1	13.9	Incompatible with driveway	-	-
22	Coast redwood	Sequoia sempervirens	49.7	3	X			3	X	\$45,100.00	3	14.5	24.9	Incompatible with driveway	-	-
23	Coast redwood	Sequoia sempervirens	47.3	3	X			3		\$51,600.00	3	13.8	23.7	Minor from driveway	6%	-
24	Coast live oak	Quercus agrifolia	31.0	2	X			2	X	\$16,800.00	3	9.0	23.3	Incompatible with driveway	-	-
25	Italian stone pine	Pinus pinea	33.5	2	X			2	X	\$17,900.00	3	9.8	25.1	Incompatible with driveway	-	-
26	Italian stone pine	Pinus pinea	43.6	3	X			3	X	\$36,900.00	3	12.7	21.8	Incompatible with driveway	-	-
27	Italian stone pine	Pinus pinea	39.1	3	X			3	X	\$29,700.00	3	11.4	19.6	Incompatible with driveway	-	-
28	Italian stone pine	Pinus pinea	40.8	3	X			3	X	\$32,300.00	3	11.9	20.4	Incompatible with driveway	-	-
29	Italian stone pine	Pinus pinea	43.2	3	X			3	X	\$36,200.00	3	12.6	21.6	Incompatible with driveway	-	-
30	Coast live oak	Quercus agrifolia	35.0	3	X			3		\$35,000.00	3	10.2	17.5	Incompatible with driveway	-	-



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
31	California buckeye	Aesculus californica	40.0	3	X			3		\$42,800.00	3	11.7	20.0	Incompatible with driveway	-	Codominant leaders bisected by chain link fence
32	Coast live oak	Quercus agrifolia	33.0	3	X			3		\$21,800.00	3	9.6	16.5	Incompatible with driveway	-	-
33	Coast live oak	Quercus agrifolia	40.0	3	X			3		\$25,200.00	3	11.7	20.0	Incompatible with driveway	-	-
34	Coast redwood	Sequoia sempervirens	36.0	3	X			3		\$26,600.00	3	10.5	18.0	Incompatible with driveway	-	-
35	Italian cypress	Cupressus sempervirens	9.5	2				2		-	2	-	-	Minimal	-	-
36	Italian cypress	Cupressus sempervirens	15.5	3	X			3		\$6,600.00	2	4.5	11.6	Moderate from driveway	15%	-
37	Italian cypress	Cupressus sempervirens	16.0	3	X			3		\$5,200.00	2	4.7	12.0	Major from driveway	23%	-
38	Italian cypress	Cupressus sempervirens	14.7	3				3		-	2	-	-	Minor to moderate from driveway	-	-
39	Italian cypress	Cupressus sempervirens	15.1	3	X			3	X	\$4,640.00	2	4.4	11.3	Incompatible with driveway	-	-
40	Italian cypress	Cupressus sempervirens	16.1	3	X			3	X	\$5,300.00	2	4.7	12.1	Incompatible with driveway	-	-
41	Italian cypress	Cupressus sempervirens	12.3	3				3		-	2	-	-	Moderate from driveway	-	-

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
42	Italian cypress	Cupressus sempervirens	9.1	2				2		-	2	-	-	Minimal	-	-
43	Italian cypress	Cupressus sempervirens	8.7	2				2		-	2	-	-	Minimal	-	-
44	Italian stone pine	Pinus pinea	31.7	3	X			3	X	\$19,500.00	3	9.2	15.9	Incompatible with driveway	-	-
45	Italian stone pine	Pinus pinea	42.9	3	X			3	X	\$35,700.00	3	12.5	21.5	Incompatible with driveway	-	-
46	Italian stone pine	Pinus pinea	49.4	3	X			3	X	\$47,400.00	3	14.4	24.7	Incompatible with driveway	-	-
47	Italian stone pine	Pinus pinea	30.3	3	X			3	X	\$17,800.00	3	8.8	15.2	Incompatible with driveway	-	-
48	Coast live oak	Quercus agrifolia	12.5	3	X			3		\$2,910.00	3	3.6	6.3	Minimal	-	Two leaders diverge at about 5 ft. above grade with a bark inclusion to about 6 and 1/2 ft. above grade that appears to be separating. Ants were observed crawling into and out of this crack.



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
49	Brazilian pepper	Schinus terebinthifolius	11.4	3				3		-	3	-	-	Minimal	-	-
50	Brazilian pepper	Schinus terebinthifolius	15.5	2	X			2		\$5,800.00	3	4.5	11.6	Minimal	-	-
51	Coast live oak	Quercus agrifolia	9.6	3				3		-	3	-	-	Minimal	-	-
52	Trident maple	Acer buergerianum	3.1	3				3		-	2	-	-	Minimal	-	-
53	Trident maple	Acer buergerianum	3.3	3				3		-	2	-	-	Minimal	-	-
54	Trident maple	Acer buergerianum	4.5	3				3		-	2	-	-	Minimal	-	-
55	Trident maple	Acer buergerianum	4.0	3				3		-	2	-	-	Minimal	-	-
56	Peruvian pepper	Schinus molle	11.3	3				3		-	2	-	-	Minimal	-	-
57	Brazilian pepper	Schinus terebinthifolius	16.3	3	X			3		\$6,100.00	3	4.8	8.2	Minimal	-	-
58	Coast redwood	Sequoia sempervirens	61.3	3	X			3		\$81,500.00	3	17.9	30.7	Minimal	-	-
59	Coast live oak	Quercus agrifolia	43.8	3	X	X		3		\$30,700.00	3	12.8	21.9	Minimal	-	-

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
60	Coast redwood	Sequoia sempervirens	28.8	3	X			3		\$16,100.00	3	8.4	14.4	Minimal	-	-
61	Coast redwood	Sequoia sempervirens	55.5	3	X			3	P	\$71,000.00	3	16.2	27.8	Major from bioretention area	17%, some inside CRZ	Bioretention grading intended to be flexible, to preserve as many trees as possible
62	Coast live oak	Quercus agrifolia	26.0	3	X			3	X	\$16,300.00	3	7.6	13.0	Incompatible with bioretention area	-	Bioretention grading intended to be flexible, to preserve as many trees as possible
63	Coast redwood	Sequoia sempervirens	35.0	3	X			3	P	\$28,300.00	3	10.2	17.5	Major from bioretention area	26%, some within CRZ	Bioretention grading intended to be flexible, to preserve as many trees as possible
64	Coast redwood	Sequoia sempervirens	37.5	3	X			3	P	\$34,300.00	3	10.9	18.8	Major from bioretention area	51% - 51% from bioretention area (much within CRZ); 0.4% from utility corridor	Bioretention grading intended to be flexible, to preserve as many trees as possible



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
65	Coast live oak	Quercus agrifolia	39.0	3	X			3	P	\$39,400.00	3	11.4	19.5	Major from bioretention area	46%, much within CRZ	Bioretention grading intended to be flexible, to preserve as many trees as possible
66	Coast redwood	Sequoia sempervirens	41.0	3	X			3	P	\$38,700.00	3	12.0	20.5	Major from bioretention area	38% from bioretention area, much within CRZ; 4% from walkway required for proposed ADA parking spaces	Bioretention grading intended to be flexible, to preserve as many trees as possible
67	Coast redwood	Sequoia sempervirens	51.5	2	X			3	X	\$57,500.00	3	15.0	38.6	Incompatible with ADA parking	-	-
68	Coast live oak	Quercus agrifolia	32.5	3	X			3	P	\$27,100.00	3	9.5	16.3	Major from bioretention area	48%, much within CRZ	Bioretention grading intended to be flexible, to preserve as many trees as possible
69	Coast redwood	Sequoia sempervirens	36.5	3	X			3	X	\$29,100.00	3	10.6	18.3	Incompatible with ADA parking	-	-
70	Coast redwood	Sequoia sempervirens	36.6	3	X			3	X	\$32,700.00	3	10.7	18.3	Incompatible with ADA parking	-	-

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal); ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
71	Coast live oak	Quercus agrifolia	49.0	3	X			3	P	\$54,800.00	3	14.3	24.5	Incompatible with paved walkway - moderate if walkway is bridged	38%	-
72	Coast redwood	Sequoia sempervirens	47.7	3	X			3	X	\$41,600.00	3	13.9	23.9	Incompatible with building	-	-
73	Coast redwood	Sequoia sempervirens	36.2	3	X			3	X	\$30,200.00	3	10.6	18.1	Incompatible with building	-	-
74	Coast redwood	Sequoia sempervirens	39.2	3	X			3	X	\$35,400.00	3	11.4	19.6	Incompatible with building	-	-
75	Canary Island date palm	Phoenix dactylifera	33.5	3	X			3	X	\$1,280.00	N/A	-	3.4	Incompatible with building	-	Diameter taken at base of tree to determine appropriate TPZ.
76	Canary Island date palm	Phoenix dactylifera	31.0	3	X			3	X	\$1,280.00	N/A	-	3.3	Incompatible with building	-	Diameter taken at base of tree to determine appropriate TPZ.
77	Canary Island date palm	Phoenix dactylifera	31.2	3	X			3	X	\$1,220.00	N/A	-	3.3	Incompatible with building	-	Diameter taken at base of tree to determine appropriate TPZ.



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
78	Canary Island date palm	Phoenix dactylifera	29.2	3	X			1	X	\$540.00	N/A	-	3.2	Incompatible with building	-	Diameter taken at base of tree to determine appropriate TPZ. Trunk penciling from improper past pruning
79	Canary Island date palm	Phoenix dactylifera	29.0	3	X			3	X	\$1,280.00	N/A	-	3.2	Incompatible with building	-	Diameter taken at base of tree to determine appropriate TPZ. Good candidate for transplanting.
80	Canary Island date palm	Phoenix dactylifera	27.3	3	X			3	X	\$1,280.00	N/A	-	3.1	Incompatible with building	-	Diameter taken at base of tree to determine appropriate TPZ. Good candidate for transplanting.
81	Canary Island date palm	Phoenix dactylifera	32.4	3	X			3		\$1,220.00	N/A	-	3.4	Minimal	-	Diameter taken at base of tree to determine appropriate TPZ.
82	Coast live oak	Quercus agrifolia	31.7	3	X			3		\$18,800.00	3	9.2	15.9	Minimal	-	-

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
83	Coast live oak	Quercus agrifolia	30.6	3	X			3		\$21,400.00	3	8.9	15.3	Minimal	-	-
84	Pittosporum	Pittosporum sp.	16.0	3	X		X	3		\$11,800.00	3	4.7	8.0	Minimal	-	-
85	Coast live oak	Quercus agrifolia	30.0	2	X		X	2		\$30,900.00	3	8.8	22.5	Minimal	-	-
86	Coast live oak	Quercus agrifolia	30.0	2	X		X	2		\$36,700.00	3	8.8	22.5	Minimal	-	-
87	Holly	Ilex sp.	7.0	3			X	3		-	3	-	-	Minimal	-	-
88	Pittosporum	Pittosporum sp.	10.0	2				2		-	3	-	-	Minimal	-	-
89	Pittosporum	Pittosporum sp.	10.0	2			X	2		-	3	-	-	Minimal	-	-
90	Pittosporum	Pittosporum sp.	10.0	2			X	2		-	3	-	-	Minimal	-	-
91	Pittosporum	Pittosporum sp.	10.0	2			X	2		-	3	-	-	Minimal	-	-
92	Pittosporum	Pittosporum sp.	10.0	2				2		-	3	-	-	Minimal	-	-
93	Pittosporum	Pittosporum sp.	9.0	2			X	2		-	3	-	-	Minimal	-	-
94	Pittosporum	Pittosporum sp.	10.6	2				2		-	3	-	-	Minimal	-	-



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
95	Pittosporum	Pittosporum sp.	19.5	2	X			2		\$3,100.00	3	5.7	14.6	Minor from driveway; minor from storm drain	3% from driveway; 1% from utility corridor	-
96	Pittosporum	Pittosporum sp.	13.0	2				2	X	-	3	-	-	Incompatible with storm drain	-	-
97	Pittosporum	Pittosporum sp.	16.0	2	X			2	X	\$3,250.00	3	4.7	12.0	Incompatible with storm drain	-	-
98	Pittosporum	Pittosporum sp.	16.6	2	X			2	X	\$6,500.00	3	4.8	12.5	Incompatible with storm drain	-	-
99	Coast live oak	Quercus agrifolia	30.1	2	X			3	X	\$16,000.00	3	8.8	22.6	Incompatible with driveway	-	-
100	Pittosporum	Pittosporum sp.	6.0	2				2	X	-	3	-	-	Incompatible with driveway	-	-
101	Pittosporum	Pittosporum sp.	3.0	2				2		-	3	-	-	Minimal	-	-
102	Coast live oak	Quercus agrifolia	40.1	2	X			2	P	\$38,200.00	3	11.7	30.1	Moderate from building; minor from construction access to building; major from storm drain (inside CRZ)	33% - 15% from building; 8% from construction access to building; 10% from storm drain (inside CRZ)	-

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
103	Pittosporum	Pittosporum sp.	5.0	2				2		-	3	-	-	Minimal	-	-
104	Pittosporum	Pittosporum sp.	9.0	2				2		-	3	-	-	Minimal	-	DBH estimated visually
105	Pittosporum	Pittosporum sp.	4.0	2				2		-	3	-	-	Minimal	-	-
106	Pittosporum	Pittosporum sp.	8.5	2				2	X	-	3	-	-	Incompatible with driveway	-	-
107	Pittosporum	Pittosporum sp.	19.1	2	X			2	X	\$6,600.00	3	5.6	14.3	Incompatible with parking area	-	-
108	Pittosporum	Pittosporum sp.	10.0	2				2	X	-	3	-	-	-	-	-
109	Coast live oak	Quercus agrifolia	43.3	3	X			3	P	\$47,700.00	3	12.6	21.7	Incompatible with paved walkway OR major if bridged; moderate from parking area	79% - 12% from parking area; 67% from pedestrian hardscape	-



Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
110	Canary Island date palm	Phoenix dactylifera	27.4	3	X			1		\$540.00	N/A	-	3.1	Minimal	-	Diameter taken at base of tree to determine appropriate TPZ. Trunk penciling from poor pruning. Crown appears small for species.
111	Coast redwood	Sequoia sempervirens	21.8	3	X			3		\$10,400.00	3	6.4	10.9	Minimal	-	-
112	Coast redwood	Sequoia sempervirens	34.4	3	X			3		\$27,400.00	3	10.0	17.2	Minimal	-	Top was removed or split out, apparently years ago
113	Coast redwood	Sequoia sempervirens	33.2	2	X			3		\$17,600.00	3	9.7	24.9	Minimal	-	-
114	Coast redwood	Sequoia sempervirens	40.2	2	X			3		\$25,800.00	3	11.7	30.2	Minimal	-	-
115	Pittosporum	Pittosporum sp.	10.5	3				3		-	3	-	-	Minimal	-	-
116	Coast live oak	Quercus agrifolia	5.0	3				3		-	3	-	-	Minimal	-	-
117	Coast live oak	Quercus agrifolia	7.2	3				3		-	3	-	-	Minimal	-	-

Tree # (125 total)	Common Name	Species	DBH (in.)	Vitality (0-3)	Heritage Tree - 93	Street Tree - 1	Off-Site Tree - 8	Suitability for preservation (0-3)	Remove - 38 Possibly Remove - 9	Appraised Value - \$2,444,470.00	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Expected Impacts (with recommended protection)	Percent TPZ impacted (approximate)	Notes
118	Coast live oak	Quercus agrifolia	33.1	3	X			3		\$33,200.00	3	9.7	16.6	Minimal	-	-
119	Deodar cedar	Cedrus deodara	27.3	1	X			3		\$7,400.00	3	8.0	27.3	Minimal	-	-
120	Deodar cedar	Cedrus deodara	26.1	2	X			3		\$12,200.00	3	7.6	19.6	Minimal	-	-
121	Cypress	Cupressus sp.	17.4	1	X			3		\$1,590.00	1	5.1	26.1	Minimal	-	-
122	Coast live oak	Quercus agrifolia	49.2	3	X			3		\$51,800.00	3	14.4	24.6	Minimal	-	-
123	Deodar cedar	Cedrus deodara	36.2	2	X			3		\$30,400.00	3	10.6	27.2	Minor from utility corridor	2%	-
124	Coast redwood	Sequoia sempervirens	49.4	3	X			3		\$59,200.00	3	14.4	24.7	Minimal	-	-
125	Coast redwood	Sequoia sempervirens	40.5	2	X			3		\$37,500.00	3	11.8	30.4	Minimal	-	-



DEPARTMENT OF VETERANS AFFAIRS  
Palo Alto Health Care System  
3801 Miranda Ave.  
Palo Alto, CA 94304

ATTACHMETN F



SEP 01 2022

**Finding of No Significant Impact (FONSI)  
Enhanced-Use Lease Veteran Housing  
Palo Alto Health Care System  
Menlo Park District, Menlo Park, California**

The U.S. Department of Veteran Affairs (VA) is proposing the development of supportive housing for homeless and at-risk of homeless Veterans, and their families at the VA Palo Alto Health Care System (VAPAHCS), Menlo Park Division (MPD) Campus located in the City of Menlo Park, California (Proposed Action). The Proposed Action requires the VA to enter into an Enhanced Use Lease (EUL) agreement with a private entity, MidPen Housing Corporation (MidPen), and grant MidPen the rights to finance, design, construct, operate and maintain the proposed veteran housing development at the MPD Campus.

**BACKGROUND**

The Proposed Action is subject to the procedural requirements of the *National Environmental Policy Act of 1969* (NEPA) (42 U.S. Code 4321 et seq.). NEPA requires federal agencies to consider environmental consequences in their decision-making process. The Council on Environmental Quality (CEQ) issued regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) to implement NEPA that include provisions for both the content and procedural aspects of the required environmental analysis. The VA complies with NEPA and CEQ implementing regulations in accordance with 38 CFR Part 26 (51 FR 37182, Oct. 20, 1986).

In accordance with the above regulations, the VA has prepared an Environmental Assessment (EA) to provide the necessary information to make an informed decision regarding the Proposed Action. This study was performed to analyze potential direct, indirect, and cumulative environmental impacts associated with the Proposed Action. For purposes of comparison, the EA also evaluated the impacts associated with alternatives to the Proposed Action, including a No Action Alternative. The EA, entitled "National Environmental Policy Act, Environmental assessment, Enhanced-Use Lease Veteran Housing, Department of Veterans Affairs, Palo Alto Health Care System, Menlo Park District, Menlo Park, California, Jan 2022" is incorporated by reference in its entirety into this FONSI.

**PROPOSED ACTION**

The Proposed Action is comprised of a new 3-story supportive housing development with 61 residential units. The proposed EUL parcel for the Proposed Action is previously developed and disturbed land located within the southeast quadrant of the MPD Campus along Willow Road. The approximate 2.1-acre parcel is comprised of a paved parking lot for 100 vehicles, a grass covered auxiliary parking area, managed lawns and landscaping with irrigation, sidewalks, fencing, and below-ground utilities.

## **PURPOSE AND NEED FOR THE PROPOSED PROJECT**

The purpose of the Proposed Action is to construct, operate and maintain supportive housing for homeless and at-risk of homeless Veterans, and their families. The Proposed Action is needed to best reuse underutilized land at the MPD Campus to create, safe, affordable, supportive housing for Veterans and their families. The Proposed Action also helps to avoid ongoing operating costs to the VA and taxpayers, associated with the upkeep of underutilized assets, while providing aid to select Veterans.

This EA also analyzes the No Action alternative that serves as a benchmark against which the effects of the Proposed Action can be evaluated.

## **ENVIRONMENTAL ASSESSMENT**

An EA was prepared in accordance with NEPA and VA implementing regulations to evaluate the potential human and environmental impacts related to the Proposed Action. It was assumed for the purposes of this study that the operation of the Proposed Action will be consistent with all relevant laws and regulations; accordingly, the EA did not provide an analysis of the implications of these other compliance requirements. However, to the extent that these other laws, regulations and guidelines impose a specific environmental standard which may impact or influence the outcome of the Proposed Action, these requirements were considered in the final analysis.

For the EA, potential impacts included ecological (such as the effects on natural resources and on the components, structures, and functioning of affected ecosystems), aesthetic, historic, cultural, economic, social, or health, whether direct, indirect, or cumulative. Impacts may also include those resulting from actions which may have both beneficial and detrimental effects; even if on balance the agency believes that the effect will be beneficial (40 CFR 1508.8). The EA methodology used the following terms in assessing environmental impacts:

- **Short-term Impact:** Short-term impacts are those that would occur only with respect to a particular activity, for a finite period, or only during the time required for construction or installation activities.
- **Long-term Impact:** Impacts that are more likely to be persistent and chronic.
- **Direct Impact:** A direct impact is caused by an action and occurs around the same time at or near the location of the action.
- **Indirect Impact:** An impact caused by an action that may occur later in time or be farther removed in distance but still be a reasonably foreseeable outcome of the action.
- **Beneficial-and-not-significant:** This impact represents an improvement in existing conditions and an Environmental Impact Statement (EIS) is not required.
- **None-to-negligible:** A potential impact of this severity would be barely detectable and an EIS is not required for this impact.
- **Minimal-to-moderate:** A potential impact that is less-than-significant and would not require specific mitigation measures, other than those dictated by regulatory and permitting requirements and an EIS is not required for this impact.
- **Significant-but-mitigated:** A potential impact of this severity would require specific mitigation measures beyond those associated with permit requirements but an EIS is not required for this effect.
- **Significant:** A potential impact of this severity would have to be evaluated in an EIS.



Environmental impacts may be either significant or not significant impacts. The following environmental impacts are not significant environmental impacts because an Environmental Impact Statement is not required for these findings:

- Beneficial-and-not-significant
- None-to-negligible
- Minimal-to-moderate
- Significant-but-mitigated

**Summary of Environmental Impacts**

The following table summarizes the potential impacts of the Proposed Action in comparison to the No Action Alternative on the resources and attributes of the human environment at the subject property and within the local community.

Resource/Attribute	Proposed Action Impacts	No Action Impacts
Meets Purpose of and Need for Action	Yes	No
Aesthetics	Negligible, short-term impact from heavy equipment during construction. Negligible impact during operation. The Proposed Action will not alter any aesthetically sensitive locations within the MPD Campus, or produce any related impacts for the local neighborhood.	None
Air Quality	Negligible, short-term impact from construction equipment emissions, which are below the <i>De Minimis</i> threshold level. Negligible impact during operation due to new emissions sources, and increase vehicle traffic associated with operation of the Proposed Action.	None
Cultural Resources	Contributing resources of the National Historic Preservation Act (NRHP) eligible " <u>Personnel Quarters Historic District</u> " are located immediately north and south of the proposed EUL parcel. These sites are considered moderately sensitive for both historic and pre-historic cultural remains. As required per Section 106 of the NHPA, effects to historic resources must be considered in consultation with the State Historic Preservation Officer.	None
Geology and Soils	Negligible short-term impact during Construction. Impacts would be minimized through Best Management Practices (BMPs) and conformance with construction-related permit requirements from the National Pollutant Discharge Elimination System (NPDES) and the local requirements of the City of Menlo Park Building Division, including Menlo Park Stormwater Management program and the Bay Area Stormwater Management Agency Association.	None

<b>Resource/Attribute</b>	<b>Proposed Action Impacts</b>	<b>No Action impacts</b>
Hydrology and Surface Water Quality	<p>Negligible short-term impact during construction and operation. Construction impacts would be minimized through BMPs and conformance with construction-related permit requirements from NPDES and the local requirements of the Menlo Park Stormwater Management program and the Bay Area Stormwater Management Agencies Association (BASMAA).</p> <p>Overall design will comply with Section 438 of the Energy Independence and Security Act (EISA) to ensure similar pre- and post-development hydrology.</p>	None
Wildlife and Habitat	Negligible short-term impact to vegetation and local wildlife resources during construction, but the Proposed Action would not impact listed T&E species per VA's Effect Determination prepared in accordance with Section 7 of the Endangered Species Act.	None
Noise	Negligible short-term impact from construction and operation. Bordering vegetation between EUL site and potential receptors would be maintained to further attenuate potential noise impacts.	None
Land Use	Minimal short-term impacts are expected from the construction of the proposed Veteran Housing complex. Proposed Action is consistent and compatible with prior, current, and anticipated future land use at the site and surrounding area.	None
Floodplains and Wetlands	The Proposed Action is not located within or near any floodplains, wetlands or coastal zone management areas. There is no impact expected from the Proposed Action.	None
Socioeconomics	Negligible short-term benefit during construction due to hiring local construction workers, and long-term benefit from facility operations due to hiring of needed staff.	No benefit from local hiring for facility construction and/or operations.
Community Services	<p>The Proposed Action will have no net increased demand for community services (e.g., emergency, fire, and police services; schools; libraries; churches etc.).</p> <p>Long-term, beneficial impact on health care services and increase in affordable permanent housing stock.</p>	Long-term adverse impact, no increase in affordable permanent housing.
Solid Waste and Hazardous Materials	Negligible, short-term impact during construction. Identified regulated building materials would be handled and disposed of in accordance with local, state, and federal regulations. Negligible impact during operation from minor increase in solid wastes.	None



Resource/Attribute	Proposed Action Impacts	No Action Impacts
Transportation and Parking	<p>The existing facility is vehicle accessible with adequate extended roadways, parking lots, and walkways to support the added vehicle and pedestrian traffic from facility operations.</p> <p>Negligible, short-term impact during construction due to construction equipment entering and leaving site and construction of the new parking lot and access. Minor beneficial long-term impact during operation from improved traffic flow in the area.</p> <p>Long-term benefit on local traffic with the new access road to Building 324 that bypasses Lot 2.</p>	No long-term improvements associated with improved traffic flow.
Utilities	Negligible short-term impact during construction and operation. New connections and overall utilization will not interrupt or reduce utility services to current or future utility suppliers or users.	None
Environmental Justice	No impact during construction. Long-term beneficial impact on low-income populations through the provision of affordable permanent housing.	Long-term impact due to absence of permanent affordable housing.
Potential for Generating Substantial Controversy	No controversy currently expressed and no future opposition anticipated. The VA received no comments during the public review process.	Controversy could arise if Veteran Housing is not implemented.

### **CUMULATIVE IMPACTS**

The Federal Council on Environmental Quality regulations for implementing NEPA define cumulative effects as "the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonable foreseeable future actions regardless of what agency (federal or non-federal) or person undertakes such other actions.

Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time" (40 CFR 1508.7). Based on available information and the absence of any comments during the public review period, no cumulative significant adverse effects to any resources are anticipated from the Proposed Action.

### **PUBLIC INVOLVEMENT**

In accordance with CEQ NEPA regulations (40 CFR Section 1506.6, Public Involvement), the Draft EA was been made available to agencies and the public for a 30-day comment period. This review period provided the opportunity for the public to be involved in the preparation of this assessment. No comments were received on the Draft EA.

### **DETERMINATION**

The VA has selected Alternate No. 1 (Proposed Action). The environmental assessment of all project attributes considered did not result in "Significant impact" during construction and/or operation of the Proposed Action. Also, the environmental assessment of all project attributes considered did not result in "significant-if-not-mitigated impacts" during construction and operations.

The construction and operation under the Proposed Action will not result in any adverse impacts on the natural or human environments that would require mitigation to reduce impacts to less than significant, nor preclude the issuance of a Finding of No Significant Impact (FONSI).

#### **FINDING OF NO SIGNIFICANT IMPACT**

This FONSI has been prepared from the EA based on a determination that the implementation of the Proposed Action would not constitute a major Federal action that would have significant impact upon the quality of the human environment within the meaning of Section 102(2)(C) of NEPA of 1969. Based on the VA final determination, it has been concluded that a FONSI is appropriate for this project, and that preparation of an Environmental Impact Statement for the proposed action is not required. This FONSI becomes a federal decision document when evaluated and signed by the responsible VA official(s).

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#### **SIGNATORY APPROVAL**

**VA Palo Alto Health Care System**



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Drew A. DeWitt, FACHE  
Deputy Executive Director  
VA Palo Alto Health Care System