



## REGULAR MEETING AGENDA

**Date:** 9/29/2025  
**Time:** 7:00 p.m.  
**Location:** Zoom.us/join – ID# 846 9472 6242 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# 846 9472 6242
- Access the meeting real-time via telephone (listen only mode) at:  
(669) 900-6833  
Regular Meeting ID # 846 9472 6242  
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**

- E2. Approval of minutes from the August 25, 2025 Planning Commission meeting ([Attachment](#))

**F. Public Hearing Items**

- F1. Use Permit/Quinn Yi/945 Lee Dr.:  
Consider and adopt a resolution to approve a use permit to demolish an existing one-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district. Determine this action is categorically exempt under CEQA Guidelines Section 15303, Class 3 exemption for new construction or conversion of small structures. ([Staff Report #25-046-PC](#))
- F2. Use Permit/Ahmads Properties, LLC/1055 Sherman Ave.  
Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence on a substandard lot with regard to lot width and area in the R-1-U (Single Family Urban) zoning district. Determine this action is categorically exempt under CEQA Guidelines Section 15303, Class 3 exemption for new construction or conversion of small structures. The proposal also includes an attached accessory dwelling unit (ADU) which is a permitted use and not subject to discretionary review. ([Staff Report #25-047-PC](#))
- F3. Use Permit/Ami Ferreira/308 Yale Rd.:  
Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and detached garage and carport to construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district. Determine this action is categorically exempt under CEQA Guidelines Section 15303, Class 3 exemption for new construction or conversion of small structures. The proposal also includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. ([Staff Report #25-048-PC](#))

**G. Informational Items**

- G1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.
- Regular Meeting: October 6, 2025 - Cancelled
  - Regular Meeting: October 20, 2025

**H. 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:** 8/25/2025  
**Time:** 7:00 p.m.  
**Location:** Zoom.us/join – ID# 846 9472 6242 and  
City Council Chambers  
751 Laurel St., Menlo Park, CA 94025

**Commissioner Behrooz participated virtually from:**  
**Marlboro Music Festival Campus Center**  
**(Health Care Office)**  
**2472 South Road**  
**Marlboro, VT 05344**

### **A. Call To Order**

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

### **B. Roll Call**

Present: Andrew Ehrich (Chair), Ross Silverstein (Vice Chair), Katie Behrooz (virtually), Linh Dan Do, Katie Ferrick, Jennifer Schindler, Misha Silin

Staff: Michael Biddle, City Attorney's Office; Mary Wagner, City Attorney's Office; Kyle Perata, Assistant Community Development Director; Corinna Sandmeier, Principal Planner; Chris Turner, Senior Planner

### **C. Reports and Announcements**

Assistant Community Development Director Kyle Perata said the City Council at its August 29<sup>th</sup> meeting would consider adopting a resolution to authorize staff to release a request for proposals for development on the downtown parking plazas 1, 2 and 3.

Commissioner Do said September was Transit Month 2025 and highlighted a green building tour of the all-electric Burlingame Community Center on September 13<sup>th</sup>.

### **D. Public Comment**

None

### **E. Consent Calendar**

None



## F. Public Hearing Items

- F1. Consider and adopt a resolution recommending the City Council certify the Final environmental impact report, adopt CEQA findings and statement of overriding considerations for significant environmental effects, adopt a mitigation monitoring and report program; amend the General Plan Land Use Element and amend the General Plan Land Use Map to change the land use designation for the property at 201 Ravenswood Ave. to Commercial (Professional and Administrative Offices); amend the Zoning Ordinance and zoning map to create a new C-1-S (Administrative and Professional District, (Restrictive)) zoning district; rezone the project site from C-1(X) (Administrative and Professional District, (Restrictive)), R-1-S (Residential Single Family, Suburban), and P (Parking) to the proposed C-1-S district and include the "X" Conditional Development combining district overlay; approve a conditional development permit; approve a vesting tentative map; approve a development agreement; and approve a below market rate housing agreement for the proposed Parkline Master Plan Project located at 201, 301 and 333 Ravenswood Ave. and 555 and 565 Middlefield Rd. ([Staff Report #25-038-PC](#))

The Parkline Master Plan Project, proposed by LPGS Menlo, LLC commonly referred to as "Lane Partners" would redevelop the project site with a mix of uses consisting of primarily residential and office/research and development (R&D) uses, with small restaurant and potentially retail components. The proposed project includes the following components:

- 646 residential dwelling units, inclusive of 97 below market rate units, (46 townhome-style units in two components and 600 apartments in two multifamily buildings);
- An approximately 1.6-acre portion of land, to be dedicated to an affordable housing developer for the future construction of a 100% affordable housing development project of up to 154 dwelling units;
- Retaining three existing buildings (approximately 287,000 SF) for the continued operation of SRI International ("SRI") in Menlo Park;
- Demolition of two buildings at 201 Ravenswood Ave. and approximately 1.1 million square feet within 35 buildings on the SRI campus, to be replaced with up to five office/R&D/life science buildings, a new amenity building and three parking structures;
- A limit of 1 million square feet of non-residential square footage, inclusive of the three buildings to be retained (Buildings P, S, and T), new office/R&D space, and commercial retail space;
- Decommissioning of the existing 6-megawatt natural gas power plant;
- Inclusion of community-serving space within the 100 percent affordable building; and
- Dedication of an approximately 2.6-acre public park along Ravenswood Avenue, to be built and operated by the City of Menlo Park, with the potential for the City to locate a below-grade emergency water storage reservoir and well below it.

The requested City actions and entitlements for the proposed project include General Plan text and land use map amendments, Zoning Ordinance and zoning map amendments, rezoning, conditional development permit, development agreement, vesting tentative map, below market rate (BMR) housing agreement, and environmental review.

The proposed project would include approximately 29.9 acres of private and publicly accessible open space would be developed at the project site, including a network of publicly accessible bicycle and pedestrian trails, open spaces, and active/passive recreational areas. The proposed project would remove 264 heritage trees, including 202 trees for development-related reasons and 62 for nondevelopment-related reasons (i.e., declining health, invasiveness, etc.).

The proposed conditional development permit includes modifications to the development regulations in the proposed C-1-S zoning district, and establishes project specific design standards, signage requirements, transportation demand management (TDM) requirements, regulations for hazardous materials, and the process for future architectural reviews for building and site design. The proposed project also includes a request for the use and storage of hazardous materials (diesel fuel) for back-up emergency generators. A development agreement would be entered into between the City and the applicant for the provision of community benefits, development controls, and vested rights.

The project site is currently zoned "C-1(X)" (Administrative and Professional District, Restrictive), "P" (Parking) and R-1-S (Single Family Suburban Residential) and aside from 201 Ravenswood Avenue, is governed by a Conditional Development Permit (CDP) approved in 1975, and subsequently amended in 1978, 1997, and 2004.

The Final EIR pursuant to CEQA was released on Monday, July 7, 2025. The Final EIR identifies significant and unavoidable impacts from the proposed project and project variant in the following topic areas: construction noise, construction vibration, cumulative construction noise, and historical resources. The proposed project and the project variant would result in potentially significant impacts related to air quality, cultural resources, tribal cultural resources, biological resources, geology and soils, hydrology and water quality, and hazards and hazardous materials, but these impacts would be reduced to a less-than-significant level with implementation of identified mitigation measures. Impacts related to land use and planning, transportation, energy, greenhouse gas emissions, population and housing, public services and recreation, and utilities and service systems would be less than significant.

The project site contains a toxic release site, per §6596.2 ("Cortese List") of the California Government Code. The Cortese List is a compilation of several different lists of hazardous material release sites that meet the criteria specified in §65962.5 of the California Government Code. Two listings were identified within the State Water Resources Control Board's leaking underground storage tank (UST) database; a third listing was identified as a Department of Toxic Substances Control (DTSC) military evaluation site. All three listings meet the criteria specified in §65962.5 and were identified as being within the project site. Both USTs were granted case closure by the Regional Water Quality Control Boards (RWQCB) in 1995 and 1999, respectively. The third listing was granted "No Further Action" status as of December 2013.

Commissioner Do said her residence was within 500 feet of the proposed project but due to the nature of her lease the City Attorney's office said she was able to participate in this item's hearing without conflict.

Principal Planner Sandmeier outlined the format of the meeting, the proposed recommendations, the current site description, and the proposed site plan. She said the proposed text amendment to the General Plan Commercial designation in the Land Use Element would increase the floor area ratio (FAR) from 40% to 50% for nonresidential uses and that would comport with the maximum FAR allowed in the proposed C-1-S zoning district. She said it would revise the description of professional and administrative office to add neighborhood serving retail and services as a compatible use. She said the General Plan land use map would also be amended to change the designation of the parcel at 201 Ravenswood Avenue, which was the church parcel, from residential to commercial.

Planner Sandmeier reviewed the proposed conditional development permit (CDP) that would enable comprehensive redevelopment of the project site with permitted and conditionally permitted uses for the proposed project, and limits such as biosafety levels including how long the remaining biosafety level 3 (BSL) labs in Buildings P and T could remain. She said it contained modifications to the C-1-S zoning district regulations and municipal code section 16.92 that related to signage regulations and project specific design standards. She said modifications included increased open space requirements and the Parkline development regulations and design guidelines, attached and incorporated into the CDP. She said the CDP included phasing, operational requirements, and other project-specific conditions of approval.

Planner Sandmeier referred to the development regulations and design standards in the CDP that would modify zoning regulations including increased height allowances, decreased minimum lot sizes and setbacks, and increased parking maximums for residential units. She said they also included project-specific design requirements and were specific to the individual residential and nonresidential components including massing, building modulations, building projections, exterior materials, building entrances, ground floor transparency and frontage landscaping.

Planner Sandmeier referred to the draft Development Agreement (DA) and noted it provided community benefits in exchange for vested rights for the developer that included a nonresidential square footage cap of 1-million square feet, project phasing, limits on biosafety levels and removal of existing BSL-3 labs. She said the lab in Building T would be required to be decertified by January 1, 2027 and the lab in Building P would need to be decertified prior to issuance of the first residential certificate of occupancy. She said other benefits included parkland dedication and funding, publicly accessible open space and event space that the city could use, transportation benefits such as a commuter shuttle or payment towards the city's shuttle, an affordable housing land dedication for Building R3 that included 154 units, the pilot payment in lieu of property taxes agreement, recycled water infrastructure, sustainability benefits related to the REACH codes adherence, generators and other benefits. She said the DA provided the applicant with vested rights including an eight-year initial term with two six-year extensions, and limited future impact fees, provided for phased development, and streamlined review for potential amendments to the site plan.

Planner Sandmeier referred to the Below Market Rate (BMR) Housing proposal for up to 251 BMR units and that 97% of those or 15% of the market rate units would be inclusionary units and those would be available to low income households for the rental portions. She said if the townhomes were for sale that portion would be offered to moderate income households for the potentially three detached townhomes and the four attached townhomes. She said in addition to the 15% inclusionary units that up to 154 would be 100% affordable in Building R3.

Heidi Mekkelson, project director with ICF, the lead EIR consultant for the project, introduced Kai-Ling Kuo from Hexagon, the transportation consultant, and David Doezeema from Keyser Marston Associates for the preparation of the Housing Needs Assessment. She reviewed the EIR process, which began in December 2022 with the release of the Notice of Preparation and subsequent scoping followed in June 2024 with the release of the draft EIR. She said a public hearing was held to receive comments on the draft EIR on July 22, 2024. She said the Final EIR was released on July 7, 2025 and provided responses to comments received on the draft EIR, and minor revisions to the draft EIR based on the responses to comments. She said in August / September 2025 the city's decision makers would take action on the EIR and proposed project with the Planning Commission making recommendations to the City Council.

Ms. Mekkelson said the June 2024 draft EIR provided a detailed project description, a description of the environmental setting, an analysis of environmental impacts including cumulative impacts, mitigation measures and a reasonable range of alternatives to the proposed project and the project variant. She said the variant was included in the EIR because during the preparation period of the draft EIR, the project sponsor obtained control of the property at 201 Ravenswood Avenue and incorporated it into the project design so the EIR evaluated both the proposed project and the project variant at an equal level of detail so it could support approval of either design. She said staff's written recommended action to the Planning Commission was to recommend approval of the project variant to the City Council.

Ms. Mekkelson provided a list of the topics evaluated that provided a discussion of the existing setting and a discussion of environmental impacts. She said Chapter 4 of the draft EIR evaluated the potential impacts of the project variant for all of the same topics. She said impacts related to agricultural and forestry resources, mineral resources and wildfires were determined not to be significant due to the urban setting and were not addressed in detail in the EIR. She said the project site was an infill site located in a transit priority area and proposed a mixed-use residential project, so the EIR did not consider aesthetic or vehicular parking in determining the significance of impacts as allowed under CEQA. She noted for informational purposes that Appendix 3.1-1 of the draft EIR included a discussion of the potential aesthetic changes as a result of the project.

Ms. Mekkelson said for each impact identified as significant or potentially significant, the draft EIR identified mitigation measures to reduce, eliminate, or avoid the adverse effect. She said it was stated in the draft EIR if the mitigation measures would reduce the impact to a less than significant level and if they would not reduce the impact to a less than significant level the draft EIR clarified the impact would be significant and unavoidable. She presented a slide that summarized the significant and unavoidable impacts of the project and the prescribed mitigation measures to reduce those impacts to the extent feasible. She said they determined that the impacts would remain significant and unavoidable and included impacts related to construction noise, construction ground-borne vibration, cumulative construction noise, and historical resources. She presented a slide that summarized the significant and unavoidable impacts on historical resources and the mitigation measures.

Ms. Mekkelson said the Final EIR studied a total of 1.38 million square feet of nonresidential square footage and the project before the Commission tonight included 1-million square feet of nonresidential square footage. She said the Final EIR likely overstated the impacts of the project, which was a permissible approach under CEQA, and it sufficiently covered the impacts of the proposed project. She said recommending certification of the Final EIR would provide CEQA coverage for approving the proposed project.

Ms. Mekkelson said the draft EIR considered a range of reasonable alternatives as required under CEQA and those alternatives could attain most of the project's basic objectives while avoiding or substantially lessening any of the significant environmental effects of the project. She said alternatives were considered to reduce the significant and unavoidable impacts associated with construction noise and vibration but were determined to be infeasible. She said the draft EIR evaluated three preservation alternatives to the project variant intended to reduce or avoid the significant historic impacts of the project in addition to the required no-project alternative. She said none of the changes to the draft EIR warranted its recirculation as changes were points of clarification and minor corrections. She noted comments from other public agencies that received master responses and were included in the Final EIR. She said those master responses

responded to comments on project merits and non-CEQA issues, transportation demand management plan monitoring and compliance that provided detail of the project-specific TDM plan, the non-CEQA traffic analysis provided for planning and informational purposes related to traffic congestion, and for biosafety levels including that BSL-4 uses were not proposed with discussion of city policies and other applicable laws and industry practices regulating biological research labs.

Mark Murray, Lane Partners, noted they were in year five of the community outreach and emphasized how that shaped the project development and supported the opening of the campus with open space, bicycle and pedestrian circulation, and affordable housing. He said they would reduce the commercial square footage from 1.38-million square feet to 1-million square feet and under the DA terms if they came back for more square footage that would need to be residential and include required BMR units. He said residential neighbors wanted a two-story buffer that would then move from four-stories to six-stories noting the feedback to provide as close to 600 residential units as possible. He said it was with this that they first added the concept of dedicating land for one building to be dedicated to a third-party nonprofit so 100% affordable housing could be built. He said at a subsequent study session the feedback was that the Commission wanted them to strive to do 800 residential units. He said they were able to bring the church property into the development plan and were able to reach 800 units.

Mark Pfenninger, Studios Architecture, noted the closed off nature of the existing project site and the great number of heritage trees. He said they were proposing a linear park along Ravenswood that would connect Laurel to Middlefield to leverage the existence of those well grown trees to enhance the public experience. He said a multi-use path within the park was proposed and that would increase connectivity not just along the street but to the downtown as well. He said along Laurel Street the residential units would be stepped back and the heritage trees there would help define that step back creating another linear park. He said an important change was to move primary parking access off of Laurel Street for residential onto Ravenswood and into the back of the residential buildings. He noted they were able to get the height to four stories along Laurel with some five story elements along Ravenswood.

Charlie Cattlett, OJB Landscape Architecture, said their proposal extended and enhanced the existing bicycle network by introducing two multi-use paths, one from Ravenswood to Middlefield and one from Burgess to Ringwood, along with two pedestrian paseos. He said the design upgraded the Laurel Street bicycle lane to Class 4, which separated the vehicles from the bicycles and an interior Class 2 loop road that connected to the existing bicycle network. He showed slides of the setbacks along Laurel Street characterized by wide sidewalks, seating areas and heritage trees. He said the commercial space was designed to be a series of interconnected public open spaces linked together with pedestrian paths.

Mr. Murray highlighted the community benefits of the project proposal:

- Significant publicly accessible open space
- 2.7 acre land dedication to the city for a recreational field and public uses
- 1.6 acre land dedication to a nonprofit developer (up to 154 units of 100% affordable housing)
- 2.5 miles of bicycle trails and bicycle repair kiosks
- 31% total BMR units
- Amenity building with publicly accessible café



- Removal of co-generation power plant
- Capacity for city emergency water reservoir
- Contributions toward (1) Middle Avenue Caltrain Crossing and (2) Railroad Quiet Zone

Mr. Murray highlighted the sustainability improvement efforts of the project such as decommissioning the cogeneration plant, electric buildings with photovoltaics, and recycled water infrastructure from Middlefield and Ringwood across to Laurel with multiple connection points for others to tie into.

Chair Ehrich opened the public hearing.

Public Comment:

- Peter Leizak said he was representing the owners of the McCandless Triad Office Buildings located at 525, 535 and 545 McCandless Drive, and their concerns were for the quiet enjoyment of their office tenants and employees and potential cut through traffic. He said the access on what was called D Street, which was Ringwood, was actually their private driveway and not a public street. He said they were concerned about the next door parking garages and in response the Parkline team had moved those structures back off of their property lines, but a continuing concern was cut-through traffic through their property to those parking garages. He said they would like the parking garages decreased 28% commensurate with 28% less office space being used. He referred to the new TDM plan and monitoring stations to try to prevent cut-through traffic, but said there were no accountability (consequences) in the TDM plan and requested additional accountability for that be added to the CDP. He said they would like a gateway put on their private property line on their property similar to what was there now. He said they would like some of the transportation funds used for additional transportation improvements along Middlefield. He said in the level of service analysis that all of the intersections went from C to F. He said in the prior version of CEQA that would have been considered significant and unavoidable impacts. He referred to their great concern about construction noise that was identified as significant and unavoidable yet the only mitigation, condition 11.22, was a construction fencing plan which seemed an inadequate response, and requested monitoring of the construction noise element and that the planning for construction traffic to the project avoid their property entrance. He said in general they supported the project but with mitigations they would not have impacts to their tenants and employees.
- Sue Connelly (with donated time from Rob Connelly and Joanne Goldberg), Burgess Classics resident, noted existing traffic gridlock and traffic safety concerns. She said the parking was inadequate for the complex and would create additional on street parking in surrounding areas and that was a safety issue for pedestrians and children, and would add more traffic and pollution to everyone. She referred to the theory that if parking was limited it would force people to use public transit but noted her own physical limitations. She said transit was imperfect in reality. She said her neighborhood worked closely with the Parkline development team, which had been great in listening to them and trying to incorporate some concessions and protections. She said they had found out if those concessions were not encoded in the DA, then there were no protections, and if another developer or SRI decided to sell off parts of the property, there was no protection. She said after buildout that the management team would be a different entity so they wanted assurance the needed safeguards would remain in place in perpetuity. She requested that specific additions be made to the DA to condition the agreements they had reached with the Parkline team. She said number one was to keep the

height limits agreed to with Lane Partners and that to be codified in the DA for the new apartments, townhomes and namely parking garage number three, that was along the entire back wall of all the Burgess Classics residents. She said their street was very busy and all of the new residents and office users in the project would also use that circular road. She said there would also be people cutting through to avoid gridlocks on Ravenswood and Middlefield which created very busy loud traffic immediately behind their homes. She said in the DA specifically for garage number three, the development team had agreed to keep the footprint of the 44.5-foot height the same as the current SRI building, but the zoning would allow double that or a seven-story building looking into the living spaces of the homes in Burgess Classics. She said with that garage they had discussed with the development team to have a solid wall facing their homes to add noise, pollution and light invasion protection. She said another agreement to ensure safety and security was having office use only for the garage. She said reducing the residential parking spaces and having the community access the building in the middle of the property meant that there would be a great deal of competition for that space. She said it needed to be in the DA that that garage was for office space use only with gated, keycard access. She said they also wanted a protective fence noting that currently SRI was a gated and protected secure area. She said safety screening was needed for the dust and dirt and safeguards for the removal of contaminated and biohazard materials.

- Brooke said she did not agree with finding 7D that the project would not cause detriment to the general health, well-being and safety of the community. She said she supported the project but wanted it done very thoughtfully with safeguards in place for the community as it grew. She said a concern was traffic on Laurel. She said for years they had repeatedly asked for a mockup of what the project would look like without any traffic egress or ingress on Laurel, but that was never provided. She said the development team indicated they were working on it, but it was not in any of the agreements she reviewed. She said the design was u-shaped into Laurel suggesting ingress and egress and asked how that could be safeguarded against. She said the project needed to adhere to the City's plan that had Laurel as a neighborhood street and was intended for prioritizing bicyclists and pedestrians. She said regarding Class 4 bike paths that she and her children bike and the biggest point of impact was a driveway and was where people were killed on their bikes. She said the two most recent large projects in Menlo Park were the Stanford Plaza and Springline and those both included 200 residential units and was on El Camino Real, a six lane road and this proposal had 800 units on a neighborhood street.
- Steve Schmidt said Menlo Park had the reputation of building a lot of office and not sufficient amounts of housing and it was in the city's interest to build projects that were heavy on housing and light on office space. He suggested modifying the phasing of the project outlined in the EIR so that 100% of the housing was built first. He said with the high vacancy rate of office on the peninsula and in this area at about 30% that would give the developers an opportunity to evaluate that vacancy rate and what happened to the office market. He said he thought the right thing was to pause the office building development until the last possible moment. He referred to the EIR and two alternatives that were determined to be infeasible with one an increase in housing for the basic project and the other to do 100% housing. He said those should be studied and if they had an opportunity to modify the EIR or do a supplemental EIR on those two alternatives that would be appreciated by many.
- Vincent Bressler said he shared the last speaker's concern about housing imbalance and what that was doing to their city. He noted his eight years as a planning commissioner and that he

could not support a project that increased the housing deficit. He said he estimated that this project would create at least a 500 up to 2,000 housing unit deficit even with the reduction of office square footage. He asked where all the employees of the offices were going to live noting discussions about building housing on parking lots around Burgess. He said at some point it had a real impact on the quality of life and public amenities in the city. He said the state seemed to be telling them do not add commercial uses unless you had housing. He said he thought the proposed plan should be sent back and an employee cap put in place.

- Paul Collacci noted multiple references to office space reduction of about 381 or 281 thousand square feet, and he did not think that was true. He said in the CDP and DA that there was a loophole. He said the city would basically approve the project plans for the original 1.1-million square feet with zoning changes and CDP changes that would allow for 95-foot tall office buildings although those were no longer needed anymore. He said all other obstacles to that original 1.1-million square feet project would be eliminated except for the 1-million square foot commercial cap. He said in the DA there was a modified project plan that contemplated eliminating Buildings R, S and T in favor of housing, which was a good thing, but that also freed up 287,000 square feet of commercial development that could be redeployed elsewhere on the site as new offices as part of the approvals made already. He said there was a difference between SRI lab and office so those should not be converted from one-to-one square footage. He said 700 employees in those buildings would generate about 900 trips. He said if it was redeployed as office and filled with R&D users it would generate about 3,100 trips which was a four-to-one intensity. He said the employment density would increase if buildings P, S and T were converted into office buildings. He said they could ask that the commercial cap be an office cap at 731,000 square feet or have a commercial cap of 731,000 square feet exclusive of buildings P, S and T. He said that way if buildings P, S and T were ever converted to housing, square footage could not be redeployed elsewhere on the site as brand new office. He said he appreciated the alleged reductions in office but did not think it was enough. He said he was part of the Council in 1997 that put the employee count protections in there to prevent what was actually happening now.
- Bob McDonald said he was representing the Christian Science Church members. He noted the subject property proposal came at a time when their church independently concluded it was time to sell their property and right size the footprint for their current congregation population. He said they entered into a purchase option agreement with Lane Partners as the project would create needed housing, especially affordable, open space and other community features. He said they advocated for timely approval of the project. He said to protect their interests that their contract with Lane Partners had limited time frames for the developer to achieve entitlements and proceed with the property purchase. He said he was happy to discuss the letter he sent with any of the commissioners.
- George Chang said his home on Ravenswood was directly across the street from the church property and noted the project plans showed a proposed six-story apartment complex to be built directly in front of his home and neighbors' homes that were single-story ranch-style homes. He noted privacy and access to sunlight would be impacted greatly. He said the current design was out of scale, intrusive and unsafe for residents. He asked that the design of that particular parcel be reevaluated, the current designs be rejected and alternatives required to respect the existing neighborhood character.



- Adina Levin, Menlo Park resident and part of Menlo Together, expressed support for the project noting the increased housing and reduced office space. She said she wanted to see the most attention paid to street-safety improvements particularly for people walking and biking, and to the green and recreational space offered to the city. She referred to the project's TDM plan and said the overall region was making progress in creating a multi-agency transit pass, and as written the plan should accommodate changes in transit passes that would allow it to be multi-agency. She referred to the comment by a nearby office about traffic impacts and said the TDM plan could include participation in a Transportation Management Association open to nearby existing businesses to opt into.
- Kevin Rennie, Willows neighborhood, said he wanted to echo the concerns raised by the Burgess Classics' residents noting that once a week at least he bicycled on Laurel and participated in summer camps at Menlo College and Encinal. He said that was critical infrastructure and it needed more attention as to how the proposed project would impact it. He said level of service at those intersections going from C to F was highly concerning for him as most of his family's transportation within Menlo Park was by biking or walking. He said regarding RHNA he would like this project to be net positive for Menlo Park. He said he would like Lane Partners to reach out to the state representatives and further assist or motivate the state to look at regions instead of one particular city for housing needs assessment noting the significant amount required of Menlo Park and that the richest neighboring areas with the lowest amount of housing were Atherton and Woodside. He said some outreach had been made with the community about bicycle and pedestrian safety, but the city's Complete Streets Commission had not been reached out to, and he encouraged that to happen as the city had tasked that commission to review large land use projects.
- Naomi Goodman, Menlo Park resident, said she had previously expressed concerns about the BSL-3 labs in buildings P and T and thanked the development team and EIR consultants for providing an expert opinion on the safety record of BSL-3 labs. She said the industry had an overall good safety record but the age of the SRI buildings and proximity to future residents required extra caution. She said she strongly supported the DA conditions that SRI would decommission the BSL-3 facilities and that any new R&D buildings would not accommodate BSL-3 labs. She requested a process in the DA to ensure that that agreement was kept by SRI and their future tenants with consequences for violations. She said another concern was the lack of an employee cap and its impact on jobs-housing ratios and traffic. She said the master response in the EIR simply said that CEQA did not require consideration of jobs-housing ratio unless the city had a policy and suggested it was long past time for the city to develop such policy. She said the five new commercial buildings could accommodate over 4,000 workers if those were leased to startups more than twice the number of residents in the new housing. She asked that an employee cap be reconsidered. She said the drawings of the new proposed commercial buildings showed violations of the requirements for bird-friendly design in areas of reflective glass, transparent corners and railings. She said Menlo Park needed stronger bird-safety design standards.
- Elia Kazemi, attorney with Lozano Smith, said her firm represented Sequoia Union High School District (District), and she was speaking on behalf of their client. She said the city's environmental review of the project was inadequate noting that for over a decade the District had raised concerns about the cumulative impact of large-scale residential projects. She said this project was just the latest in a series of developments that would bring more families and

students into already overburdened schools. She said as enrollment grew, school facilities became less functional, affecting the quality and efficiency of its educational programs. She said the District in its comment letter on the draft EIR outlined the gaps in environmental analysis especially regarding cumulative impacts and no-facility related impacts. She said CEQA required a full review of all significant environmental impacts, including those indirectly affecting schools. She said the city continued to dismiss the District's concerns, relying heavily on SB50 and government code 65996 to claim that school impact fees were sufficient to mitigate these impacts on the District. She said case law was clear and SB50 limited developer fees and not CEQA review. She said CEQA still mandated analysis and mitigation of school-related impacts. She said there were many costly impacts associated with growth that did not directly relate to the ability to accommodate new students and examples included increased traffic and road safety concerns, safety measures to address pedestrian travel to school, and noise pollution that required soundproofing. She said the EIR claimed the District would be able to accommodate the students generated directly and indirectly by the project, but by its own admission the city did not know where those students would be accommodated. She said concerning it also admitted that future enrollment trends were not used to inform their analysis, despite ongoing development in the area. She said without knowing which schools would absorb new students, the city could not assess traffic shifts, safety needs and environmental impacts. She said CEQA demanded analysis of cumulative impacts when they were considerable, and they clearly were. She said the District was not opposing development, but was advocating for responsible planning that supported the entire community. She said it had proposed constructive solutions in the past such as the inclusion of school facility improvements through the city's community amenities process, but those suggestions had been disregarded. She said the District was prepared to work with the city and developers to ensure the new development strengthened not only housing but also the city's educational needs.

- David Crabbe, Sierra Club's Sustainable Land Use Committee, said they had commented on the draft EIR and the DA, and were supportive of the project noting the plan had evolved positively. He noted in particular sustainability efforts including electric buildings and favorable responses to biosafety concerns. He said they urged the city to include the DA specifically and the biosafety recommendations in the staff report before approving either the EIR or DA.
- Will Oursler, District 3 resident and Housing Commissioner, said he was speaking as a private resident. He said he was excited to see the project moving forward and thought it was the right project and in the right place. He said he was especially enthusiastic about the added public space near his home. He encouraged the Commission to keep in mind the time sensitive nature of negotiations.
- Patti Fry said she had sent several letters regarding the project that she did not think had been sent through to the Planning Commission. She said she hoped they would ask staff some of the questions she had posed in her correspondence. She said the reduction in office space as noted by others was not really that much as what was studied before was 1.1-million square feet of incremental nonresidential and now it had 1.0-million square feet of incremental nonresidential. She said that was a real issue as the SRI buildings that were going to stay there were very low impact and now could be replaced wholly by high-impact nonresidential development. She asked they consider removing those because in most of the analyses in the EIR they were considered part of the existing conditions and not part of the incremental growth and remove it from the DA as an option for later redevelopment. She said what was really

wanted was to replace nonresidential with residential and expressed appreciation that the developer was willing to consider that. She said that should be done when the time came and to let the P, S and T buildings continue there but not be included in the developable, re-developable square feet. She said that 5% of the housing might not be built because of field adjustments and suggested the units could just be smaller rather than reducing the total number of units, noting 5% was 40 units.

- Karen Grove, Menlo Park resident, said she was speaking for herself and Menlo Together, which envisioned a city that was integrated and diverse, multi-generational and environmentally sustainable. She said they enthusiastically supported the proposed project and encouraged the Planning Commission to recommend approval to the City Council without delay. She said Lane Partners and SRI had been extremely responsive to community input and creative and tireless in finding ways to meet what seemed to be conflicting demands.
- Brielle Johnck said they had been waiting a long time for redevelopment of the property but admitted disappointment as she thought it could be so much better. She said it was a 1-million square foot office park with housing scattered around the edges. She said Menlo Together worked hard to get those 800 housing units and she appreciated that, but they failed in accepting the large office component, and city planners failed in rejecting the alternative for a 100% residential project as well as another alternative that had a reduction in office and could have added 900 housing units to the 800 units that Menlo Together had won. She said 1700 housing units would have made a balanced project with a one-to-one ratio for jobs and housing. She said they needed housing and not office and suggested there was time to correct the proposal.

Chair Ehrich closed the public hearing.

Commissioner Silverstein noted the commitment to reduce the total commercial square footage to 1-million square feet and potentially add more housing and asked if Lane Partners was willing to commit to how much more housing that would be.

Mr. Murray said this was a relatively new concept they had introduced. He said they would have an absolute maximum of commercial product under the DA and no process within the DA to come back and do more in the future. He said they had studied the 800 housing units proposed and agreed to in the DA. He said anything they might want to add to the project would have to be housing with the appropriate amount of affordability and if they did that, they had the benefits of a fast track approval process. He said assuming the initial project was approved certain elements could go directly to architectural review so in theory office buildings could go forward, and the apartment buildings, townhomes and 100% affordable building could go forward. He said their goal was to add housing to whatever they submitted next but adding housing would not go straight to architectural review but would be a resubmittal of the CDP with more housing added that would trigger a determination of what level of CEQA review was needed. He said their goal by next year in conjunction with, or even before they submitted anything for architectural review, was that they would have a new CDP showing the additional housing.

Commissioner Silverstein referred to the concerns about traffic particularly on Laurel Street. He said access from Laurel Street currently was proposed for emergency only and noted public comment that be formalized as part of the DA. He asked if that was subject to change in the future.

Mr. Murray said it was a legal question as to whether that was already ensured or not, but if it was not, they were completely comfortable committing to that and to not changing anything in the project as it related to having additional driveways or even capacity increased on those driveways as it related to Laurel.

Commissioner Silverstein said the plans currently had a Class 4 bike lane on Laurel. He said it had been communicated to him that part of the reason Menlo Park had not been able to have a Class 4 separate bike lane was because the city did not have small enough street sweepers to keep them free of debris. He asked if that was something the applicant had discussed with Public Works.

Mr. Murray said he did not think they had that discussion with Public Works.

Commissioner Silverstein recommended as they moved forward that Public Works and the Complete Streets Commission as noted by a public speaker be kept abreast of all these various network intersection connectivity questions particularly as it pertained to the actual streets as opposed to the project site itself. He said he had concern about retail space and appreciated mixed-use development that allowed people to live, shop, go to restaurants, and work within a walking distance. He said in this proposal all of the commercial space could either be office space or in theory, somewhat more retail, but he did not think that was outlined or specified in the DA. He asked the applicant to address that.

Mr. Murray said in the proposed plan they had a two-story amenity building with fitness amenities on the second floor currently planned to be reserved for office tenants and on the first floor to have food and beverage service that would be open to the public. He said as they went into architectural review, they were considering potentially evaluating looking at retail, either replacing the amenity building with more organic retail or supplementing it with more inline retail on the ground floor of office buildings, noting that would not increase the nonresidential square footage cap.

Commissioner Silverstein referred to Springline as a great example of a network of formal office spaces with retail that the public might use at its discretion, and housing. He said he would like to see more retail.

Commissioner Do referred to concerns about traffic, multi-modal neighborhood streets, and particularly the public comment about the Class 4 bike lane that the weakness of the best bike lanes was at the intersections where people were turning. She said she appreciated the clarification that the access on Laurel Street was limited to emergency services. She said Laurel Street had a very different street character and classification than Ravenswood but nonetheless many students used Ravenswood to go to school and noted the renderings of the meandering bike path that would still have those turns affecting safety. She said while Ravenswood was a 25-mile per hour street, it was a wide street and that encouraged fast driving and fast turns. She asked how safety would be addressed there.

Mr. Murray said they had heard from residents to limit traffic on Laurel. He said the two paseos looked like they could accommodate cars but were for bike and pedestrian only, and also only emergency vehicles. He said there was a large apartment building on the corner of Ravenswood and Laurel with ingress and egress from Ravenswood and also ingress and egress out the rear into the campus. He said there was zero connectivity from the commercial area and the first apartment building to Laurel Street. He said for the second apartment building they could not find a

feasible way for it to operate with no front door and only ingress and egress on the back so there was an ingress driveway and a front turnout into that building. He said related to Ravenswood they were improving the bike lane and if a bicyclist preferred to ride fast, they could stay on that road but those uncomfortable with that could use the parallel meandering bike paths. He said they had to design carefully where driveways and things like that were intersected to be as safe as possible. He said they tried to offer different options for different levels of bicyclists' expertise.

Commissioner Schindler referred to the discussion regarding additional housing and a revised CDP in a year-ish timeframe and asked what CEQA level of analysis would be needed and within what expected timeframe.

Ms. Mekkelson said if additional housing units beyond the 800 covered in the EIR were proposed at some point that they would need to take a look at how to clear those under CEQA, but they would not be cleared under the current EIR. She said it would depend on how many new housing units were proposed and specifics of the new proposal, but a general rule of thumb when looking at whether a supplemental review was needed tiering off a previously certified EIR was if the project change had the potential to result in a new significant impact not covered in the EIR, or that would increase the severity of a significant impact identified in the EIR. She said if the change was minor enough that it appeared no new significant impacts would occur or no significant impacts would be increased in severity then an appropriate pathway typically was to prepare an addendum. She said an addendum was a document under CEQA that varied the most in terms of format and presentation so the time to complete those ranged quite a bit. She said if there was potential for a new significant impact or potential for increased significant impact such as noise then a supplemental or subsequent EIR would be needed and that had a much longer process than an addendum but involved the same requirements for public review as a regular EIR, but it could generally be streamlined somewhat compared to the first EIR itself.

Commissioner Schindler asked if it were approximately accurate to say that a larger assessment that would require a subsequent EIR would be measured in years whereas an addendum would be measured in months. Ms. Mekkelson said she thought that was accurate. She said an addendum could be prepared in as short as four months to as long as nine to ten months and depended on the degree of the change and what needed to be analyzed. She said an EIR typically took about a year to prepare and a supplemental or subsequent EIR could take a little less time as it was more of a streamlined document.

Commissioner Schindler said she assumed that the revision to the master plan and CDP would have to precede the EIR analysis. She said in the draft DA the city was committed to quick collaboration and review in making all feasible efforts to do a review within a year and limit public meetings to five and asked if she understood that correctly. Planner Sandmeier said that was correct under specific circumstances and with the addition of housing.

Commissioner Schindler said it appeared that it would take about 18 to 36 months to put all the things together involved in revising the CDP. Planner Sandmeier said work on the CDP could be concurrent with the environmental review so a timeframe shorter than that was estimated.

Chair Ehrich recessed the meeting at 9:31 p.m. for a break and reconvened the meeting at 9:40 p.m.



Commissioner Schindler asked if Mr. Murray could confirm her understanding of the draft DA part that discussed the modified project approach and the conditions of the maximum 1-million square feet of office space inclusive of the existing 287,000 square feet in buildings P, S and T, which was that those buildings were included in that 1-million square feet, and what would occur in any future scenarios related to them.

Mr. Murray said the 1-million square foot cap was an absolute cap for all commercial use including new office, R&D, retail and was inclusive of the P, S and T buildings. He said while those buildings still existed the cap limitation was right around 720,000 square feet. He said as those buildings were demolished and redeveloped that they then had the ability to go up to 1-million square feet of commercial use.

Commissioner Schindler referred to the TDM plan and that the documents describing it came to the conclusion that with all of the project's proposals and features it could actually deliver a 40% reduction in residential trips and a 45.5% reduction in commercial trips. She said that was essentially prepared by summing the expected total impacts of all of the different aspects of the TDM including subsidies. She said she thought the point of that section of the report was that by offering subsidies that would take up a significant amount. Robert Eckols from Fehr and Peers said having subsidies for transit definitely helped improve the performance of a TDM plan.

Commissioner Schindler said the draft DA called for how and when some of the measurement scenarios were done or the way the TDM plan was monitored. Mr. Eckols said the TDM plan and program had a monitoring component made up of actually measuring the trips and traffic coming to all the different components of the project, and was a physical way of saying it was successful or not and did not tie itself to a very specific performance. He said rather than getting too wrapped up in what was the drive-alone rate or transit use, the trip cap was very measurable and could be monitored.

Commissioner Schindler said a couple of pages in the master plan documented that for each of the potential phases of development that would require different placements of the measurements and different ways of understanding how many trips there were and how those compared to the caps. Mr. Eckols said the caps were adjusted based on the level of development. Commissioner Schindler confirmed with Mr. Eckols that at each point of the phased development the cap would be adjusted accordingly.

Commissioner Ferrick noted a great deal of discussion in the correspondence and public comment about housing demand and there were some paragraphs in the EIR pages 3-5 and 3-6 on that. She said the project had a net loss of commercial space and the way the RHNA cycles worked was that the employment number had already been kind of closed for the cycle, but the housing had not. She said the housing would count toward the housing, but the commercial would count at a later date in a bigger way than project-specific or even city-specific and it was a commutable distance calculation with the city getting a ratio of housing assessed. She said she wanted to have that explained more clearly for everybody's benefit.

Planner Sandmeier said she would like to defer the question to David Doezenia from Keyser Marston Associates.

David Doezenia, Keyser Marston Associates, clarified the question related to how the project might fit into the future RHNA allocations to the city. He said that process occurred once every

eight years and resulted in an allocation of housing units that the city had to plan for. He said for the methodology behind that process they had tried to explore how a specific project might play into that a few different times over the years. He said the basic conclusion was that the methodology changed every time. He said each eight years a new methodology was developed for what specific considerations went into that allocation process. He said it was uncertain how the allocation process would play out the next time, and it was correct that the allocation for this eight-year period was closed. He said allocation in the future would be made on a set of demographic projections, which for the current allocation looked out to 2050. He said it was not possible to know exactly how a particular project might be taken into account or not into a set of demographic projections through maybe 2060 next time. He said looking at the most recent allocation and the specific factors considered there might give some idea of what the future process might look like as it had always considered housing and jobs. He said looking at the job element of that current allocation process it looked at the jobs a jurisdiction had access to within a commuting distance out of the share of all jobs in the region. He said he thought it was projecting somewhere in the order of 4.7-million jobs would be in the region in a future period of time, and then of those 4.7-million jobs how many were within a 30-minute auto commute distance or a 45-minute transit commute distance of Menlo Park. He said the way jobs were specifically considered in the allocation methodology was not very sensitive to a project-level change.

Commissioner Ferrick asked what the big needle movers for large projects were for RHNA. Mr. Doezenia said if the projections that were used for this future allocation process were such that a lot of growth in housing or jobs was anticipated in Menlo Park in the future that would have the effect, if things worked the way they had in the past, of allocating more RHNA toward the city. He noted policy based considerations that went into creating those projections in the first place such as where they wanted to direct growth regionally.

Commissioner Ferrick asked if RHNA looked at more transit-oriented development differently than non-transit development, noting this project's proximity to the Caltrain station among other main transit corridors. Mr. Doezenia said they had buckets for jobs close to transit or auto-commute and both were taken into consideration. He said jobs limited in auto-commute were given sort of a 15% weight with very low and low for the most recent allocation and then for moderate and above moderate units it was weighted to the auto-commute in terms of how they took those two factors into consideration. He said they did not consider the jobs near transit and where those were allocated in terms of taking that specific factor into account.

Commissioner Ferrick asked for the past cycle if a housing unit was closer to transit whether it was worth more than a job close to transit. Mr. Doezenia said housing units with access to jobs within a 45-minute commute he guessed was a consideration as you would have to be able to access the transit on both ends, but the explicit factor was jobs near transit as opposed to housing or transit. He said they did consider housing in high opportunity areas and most of Menlo Park was classified as a high opportunity area.

Commissioner Ferrick said her takeaway from this was they could not just compute x-number of jobs versus x-number of houses mathematically for RHNA as there was weighting and factors more regional in nature, economics and transit, and others. Mr. Doezenia said that was it and those factors were not yet known for the next cycle but would be decided in the coming years.

Commissioner Ferrick asked if the land development project was sold what happened to the project-specific requirements not articulated in the DA.

Planner Sandmeier said the CDP and the DA were part of the project and someone could not develop the project without adhering to those.

Commissioner Ferrick said she had heard considerable concerns about things that might not be included in the DA and somehow were subject to change.

Michael Biddle, City Attorney's Office, said the DA was a contract with a term of 20 years and to the extent there was a desire to have certain provisions live beyond the 20 years, for the life of the project essentially, then those conditions should live in the CDP. He said he thought the question arose from some of the comments from the speaker from the Burgess Classics neighbors and those requests should be in the CDP and not the DA.

Commissioner Ferrick noted agreements made by the applicant about the construction period about sound mitigation and other things that were not articulated specifically in the DA but were in the CDP and asked if that was the protection. Mr. Biddle said the CDP were conditions that run with the land so to the extent anybody was to develop the property it was subject to those conditions.

Commissioner Ferrick said a number of times that comments had been made about differences between commercial space, office space and R&D space as it related to counting jobs and people. She asked for clarification to make sure they were all on the same page with the terminology being used.

Planner Sandmeier said the 1-million square foot cap would apply to anything nonresidential and the proposal for the majority of that was office and/or R&D. She said the CDP allowed for up to 45,000 square feet for an office amenity building for office workers that could also include a restaurant or café open to the public which equaled about 40,000 square feet and the additional 5,000 square feet to provide room for the community amenity spaces proposed, which could be small retail or something similar.

Commissioner Ferrick asked about the removal of the employee cap. Planner Sandmeier said the TDM plan included the trip threshold, which seemed more important than an employee cap as much of the employment concern was about traffic. She said it provided more flexibility for the developer just to know that it was trip thresholds for vehicles rather than an actual employee cap.

Commissioner Ferrick said there was a \$2-million in-lieu payment for transportation, and then \$9.8-million transportation impact fee (TIF) and for a range of projects, but it was unclear which were designed to address existing and future congestion along Ravenswood and Middlefield and other kinds of impacted intersections and roadway segments identified in the EIR, noting page 179 and in the CDP, page 29.

Planner Sandmeier said Section 13.3 of the draft CDP talked about the estimated fee of about \$9.8-million approximately and then included projects that would be credited against that amount. She said she thought the majority of those were intended to lessen impacts from the project to those intersections and also included green infrastructure improvements that would not impact traffic. She said Section 13.5 included the non-TIF intersection improvements that were related to the project; for example, the Middlefield Seminary Drive improvements and then 13.5-2 the Seminary Drive approach to the project.



Regarding how the projects were selected, Planner Sandmeier said the TIA looked at level of service and delays at intersections and that related to the conditions in the CDP.

Commissioner Ferrick asked if the project had a screening plan or wall for parking garage 3 on the residential side or what the plan was to mitigate impacts.

Mr. Murray said it was a three-story garage and from the residential back fence line the visual was into a three-story parking deck. He said what they showed the neighbors there and committed to was to berm up the landscaping so the lowest level of the three stories would disappear in the green space and then they would make the remaining elevation of the building as opaque as possible. He said it could not literally be a wall as ventilation openings were needed. He said visually the neighbors' main concern was lights, sound and things like that would be fully blocked off. He said they were comfortable too with the operational requests the neighbors made so that the commercial parking deck would not be open to either guest parking for residential or people using the amenities things like that after business hours, and for the parking to be restricted to office use only. He said those were the assurances they had given and planned to keep.

Commissioner Ferrick said she thought parking garages had to be 65% permeable, and suggested perhaps the fourth wall might be solid. Mr. Murray said they would do that but noted they were trying not to have it completely open on other sides too. Commissioner Ferrick said she would like to see a solution to make the garage as solid as possible. Mr. Murray said when they showed the visuals of the garage a couple of years it was very well received. He said it was mostly 90% opaque. Commissioner Ferrick referred to the berm and trees, noting a small landscape area, and asked if that would remain or if it was programmed to be something that would cause other impacts. Mr. Murray said it would be landscaped and green space but not programmed.

Commissioner Ferrick said neighbors had expressed concern about improving the security gate that was currently there. She asked if there was a plan for the areas against residential to have security fence in the backyards of Burgess Classics. She said she meant the backyards against the green space in the parking garage. Mr. Murray said they would be happy to extend that fence there.

Commissioner Ferrick asked about the parking for the affordable housing portion of the project. Mr. Murray referred to the high cost of building parking structures and said they would tell the affordable developer to build what parking they could within the one-level podium and then other parking would be available for nights and weekends.

Commissioner Ferrick referred to a neighbor of that portion of the project and asked about some landscape buffer to soften the difference between the single-story and six-story. Mr. Murray said they were not in design review yet and understood the concerns and would keep those in mind.

Commissioner Ferrick asked how tall the townhomes 2 were. Mr. Murray said they were three-story townhomes. Commissioner Ferrick asked whether they studied the feasibility of swapping to have the three-story on the street on that corner and then the six-story further back. Mr. Murray said they could look into that noting they had played with a lot of different scenarios.

Commissioner Ferrick asked about the BMR Ownership Opportunity Plan. Mr. Murray said this related to the 46 townhomes and Townhome 1 and Townhome 2. He said at the beginning everything was on a ground lease. He said they worked out an arrangement with SRI to make the

product types for sale. He said 15% of the 46 units would be at the moderate income level for purchase.

Commissioner Ferrick confirmed with Mr. Murray the phasing out and prohibiting further of BSL-3 labs and that that would also apply to BSL-4.

Commissioner Ferrick asked about the feasibility of doing all the residential development first. Mr. Murray said the housing part of the project had no restrictions, but they were restricted where they could not build one square foot of office without a residential component going forward. He said they could build up to 250,000 square feet of commercial with one of the apartment buildings; another 250,000 square feet of commercial with the second apartment building, and another 250,000 square feet with all of the townhomes moving forward. He said the remaining 250,000 square feet could be done with the R3 affordable building going forward. He said it was not very comfortable for them to be tied to buying land for a third party nonprofit that might not move quickly.

Commissioner Silverstein referred to comments from the developer such as they would be happy to do or look into that, and asked if staff was taking notes on those to include in the DA or the CDP or was that something the Planning Commission needed to ask explicitly to be included.

Planner Sandmeier said staff was taking notes but if there were changes the Commission would want as part of the recommendation of approval that should be explicit in the motion.

Commissioner Silin noted the land dedication for the affordable housing developer but asked whether there was responsibility on this developer to move that forward and was there anything that could be added to ensure that moved forward quickly to meet the city's goals.

Mr. Murray said their goal was to select a very qualified developer and provide a phenomenal starting point of free land in a great community close to transit. He said affordable housing developers relied on different funding sources and had challenges when those financing conditions changed. He said a project of 150 units even with the free land was over \$100-million in total capitalization. He said the project might even move faster than theirs due to financing challenges.

Responding further to Commissioner Silin, Mr. Murray said unless the affordable housing developer made major changes to the design, they should be able to do architectural review right away. He said as far as what might be streamlined that would be a question for those affordable developers but anything that reduced fees would help. He said with this first requested approval they would have much of the expensive, difficult part of development behind them, noting architectural review was pretty light compared to what they were doing now. Replying further to Commissioner Silin, Mr. Murray said he thought after demolition they could record a final map where you could convey in finance and things like that. He said as part of conveying the final map on R1 or R2 of any of the phases that was not the affordable they had to record a final map on the dedications, one to the city and then another to the nonprofit affordable developer. He said that would facilitate the literal dedication which was required but the affordable developer could begin architectural work before that.

Mr. Biddle said the first final map that was recorded they had to create the parcel for R3, which at that point gets dedicated. He said a provision in the DA also obligated Lane Partners to enter into an agreement with whomever they select as the affordable housing developer and that agreement

required that they submit permit applications to the city he believed 12 months from the date of the recording of the final map and within 18 months a building permit following approval of the architectural control permit. He said of course they could go faster than that.

Commissioner Silin said it generally sounded like things were in place to kind of incentivize and facilitate this moving forward quickly. He asked about the 154 housing units for the affordable housing project from the total of the 800 units and if that was the limit regardless of any state laws, housing or affordable housing overlay. Planner Sandmeier said she believed that they could use laws such as the state density bonus. She said they would have to look at the specific proposal to see what CEQA review would be required.

Commissioner Silin asked if the developer might address what number of housing units they might possibly add or what their limitations were. Mr. Murray said they were committed to reducing office square footage and trying to free up land for residential, but it was a moving target. He said they would try to add a ballpark figure of 200 more units with the consideration of what CEQA review action that might involve as that had major impacts to time, risk and cost. He said they wanted to add a meaningful amount of housing but definitely stay within EIR addendum territory.

Ms. Mekkelson said there was a world where if the nonresidential component of the project was reduced and the residential component was increased that those two things could balance each other and a world where an addendum could be done for that. She said it was more about the maximum envelope of the physical impact of the environment, whether from residential or nonresidential, that was trigger for an addendum versus a subsequent EIR.

Replying to Commissioner Silin, Mr. Murray said they were open to increasing retail within the confines of a retail program that would stay leased. He said retail was a good idea for leasing office and for a community amenity, but they had to figure out the right tenant mix and where it would go.

**ACTION:** Motion and second (Silverstein/Ferrick) to extend the meeting to 11:15 p.m.; passes 7-0.

Commissioner Silin asked about the implications of the new zoning district created through the project. Planner Sandmeier said that for now it would apply to the Parkline parcel but in the future, it could apply to other parcels within .5-miles of a major transit stop. She said the CDP modified the proposed zoning district but could not modify the density or intensity. She said it could modify all other standards, a lot which were modified by development regulations and design standards. She said as done for the Parkline project that the zoning district actually required separate design standards.

Commissioner Silin asked about studies to prevent cut through traffic related to the project changes. Planner Sandmeier said the driveways were purposely offset from streets like Marcusson and Pine so it would be difficult to use them as cut through streets.

Commissioner Behroozi said reviewing the Housing Element for the current cycle she looked at a list of pipeline projects and Parkline was one of those. She said there was one very large pipeline project Willow Village that at the time of the Housing Element people were optimistic that building permits might be issued as early as 2023 but that did not happen. She asked about the 400 units from Parkline that were currently counted in the pipeline projects summary and what needed to be materialized by the end of the Housing Element cycle for those to count.

Planner Sandmeier said the Parkline Project as a pipeline project was considered for 400 units, and that had doubled to 800 units. She said it was counted at various stages from entitlement all the way to the certificate of occupancy. She said it was not just counted at a certain point but at different stages.

Commissioner Behrooz asked if it was enough to have entitlements, which was something the City Council might vote on as early as this year, for that to be acceptable to HCD when it reviewed the city's progress.

Mary Wagner, City Attorney's Office, said as staff mentioned the city reported at various stages in the project so if the project were to be entitled this year, then that would appear on the city's next annual progress report next year reporting on 2025. She said a report was made on application, entitlement, building permit and certificate of occupancy. She said the planning period for the RHNA cycle began the June before the January deadline so projects in the works could be counted toward the next RHNA cycle.

Commissioner Behrooz asked hypothetically speaking what happened if projects that were entitled and reported did not get built or even permitted within the current RHNA cycle. Ms. Wagner said if they kind of split cycles, entitled in one cycle and permits issued in another cycle, or permits not issued in another cycle, the projects would fall off at some point from the reporting cycle depending on how they had been developing over time. Commissioner Behrooz asked if they reached 2031 and building permits had not been issued for this project yet whether that would mean they would lose the 400 units count. Ms. Wagner said they would essentially have a shortfall of RHNA units but those were not necessarily carried forward to their next RHNA cycle.

Commissioner Schindler said she understood they reported to HCD at multiple points during the process and asked if units were counted against RHNA when the building permits were issued. Ms. Wagner said actually when the certificates of occupancy were issued. She said units did not necessarily carry forward. She said if they began the 7<sup>th</sup> cycle and for example, they were down 100 very low-income units that that did not necessarily get added to the RHNA allocation for that 7<sup>th</sup> cycle unless other very specific circumstances applied and they had carry-forward units. She said the housing element was supposed to plan for these units to be able to be developed; they had to have the development capacity in place for those units to be developed; but those did not necessarily have to have been developed.

Commissioner Behrooz asked about potential liability and projects that they thought would be developed within a certain time frame that did not get developed and whether that could put the city at risk for not meeting RHNA numbers. She asked what the consequences would be for being short a certain number of BMR or market rate units. She said people were worried about the consequences of not getting their Housing Element approved on time and potential builder remedy projects. She asked what would happen if they did not get enough new units built, permitted, or occupied.

Ms. Wagner said there was great deal of concern to get the housing element completed within the statutorily required time frames to avoid the so-called builder's remedy. She said the city now had a certified housing element. She said if a city was not actively pursuing implementation of its housing element programs, there could be a situation where HCD would relook at that city and through their enforcement division seek to have the city explain why they were not making progress on

certain programs in their housing element and that could lead to other repercussions and ultimately decertification of the housing element. She said regarding meeting their RHNA number that they were planning for the number of units that they were allocated, and had to provide the capacity for those units to be developed and provide the incentives through the programs and housing element for the development of those units. She said the city had to actively be working towards having those units developed.

Chair Ehrich said he appreciated the level of responsiveness and creativity involved through the five years the city and applicant had been developing the project. He said the dynamism showed in the quality of the design. He said the issue of jobs and housing was relevant; he said as a city one thing they could do, which he thought they had, was to look at it holistically. He said it was hard to look at this issue project by project. He referred to the Housing Element and said the city should do as much as it possibly could to execute it. He said this project was giving the city an extra boost compared to where they thought they were. He said if the city executed on its Housing Element it would be in a pretty good spot with regards to the jobs and housing issue. He said with a project as complex as this one that it could not possibly have everything that everyone wanted but it had so much to be excited about. He said regarding the potential for the reservoir that such infrastructure was incredibly difficult to build in a city, and he was really excited about it. He said the soccer field would be a huge benefit to the city and the opening up of the site would create more parks. He said he would echo comments made about retail and he would be interested in making some sort of recommendation or direction around maximizing ground floor retail. He noted a public comment perhaps last week they had received with a concern about the public space within the office park part of the development that it would not be used as such by the residents as it would sort of be considered part of the office development. He said it was a reasonable concern and having ground floor retail in the office part would be an obvious sign the area was meant to be used by the public.

Commissioner Behroozi said she wanted to second some of what the Chair just said. She commented that the project had gone from 100% jobs and no housing project that was walled off from the community with a noisy power plant to a community based site with retail, housing and jobs at a site where historically they have had a high percentage of people commuting using alternatives to single occupancy vehicles. She said it was great to see all the people now from SRI getting off the train to walk to work in the morning and she thought they could really build on that success and have something that was vibrant. She said the project offered a lot of promise and the developer as others had mentioned had gone to remarkable lengths to meet and talk with the community, and try to adjust the project. She said that it stood to offer even more housing than what was currently in the proposed CDP. She said she was concerned what would happen if they did not make good faith progress against their RHNA numbers. She said to send the project back to the drawing board as some had recommended did not seem like a good message to send to HCD. She said she was excited about the permeability, the family-friendliness of the project and the vibrancy it would bring. She said she supported and would recommend for Council to approve.

ACTION: Motion and second (Silverstein/Ferrick) to extend the meeting to 11:30 p.m.; passes 7-0.

Commissioner Do referred to the comments about retail and asked if that was a suggestion to add into the recommendations and was something specific.

Chair Ehrich said he did not want something hyper-specific but would like to see if in their motion to recommend for approval they could include strong direction to maximize ground floor retail or some



language like that.

Commissioner Silverstein referred to the comment about intersections being the most dangerous part of bicyclists' commute, particularly the high school on the corner of Ravenswood and Middlefield, and middle schoolers biking on Laurel Street to Oak Grove and Hillview and noted in the TIF of \$9-million to some fund to reduce traffic impact. He asked what requirements were there for those specific intersections to be improved, or at least Ravenswood and Middlefield and Ravenswood and Laurel. He said he felt strongly that those improvements should be made particularly with the other improvements and adding protected bike lanes.

Mr. Biddle said those improvements were called out in the CDP and were requirements for the project. He said the ones identified as TIF improvements were a part of the city's Traffic Impact Fee Program so those improvements would be provided as part of the development of the project. He said with respect to the \$9.8 million the developer got credit against that sort of obligation based on the value of the improvements they made. He said the improvements in the CDP were going to be required improvements.

Commissioner Silverstein asked if that was a guarantee they would happen and asked whether or not they would happen with funds from the developer through the city or by the developers themselves. Mr. Biddle said the TIF in-lieu improvements were recommended conditions of approval of the project that the developer would be required to construct as part of the project and those costs would be credited towards their \$9.8-million TIF payments.

Commissioner Silverstein asked why the intersection of Ravenswood and Laurel was not included as part of those improvements, and asked about the possibility of adding those improvements as part of the formal improvements. Mr. Perata said his understanding was that the intersection of Ravenswood and Laurel did not see a potential level of service deficiency created by the project so there were no recommended improvement measures for level of service or vehicle delay at the intersection. Mr. Biddle said there were some frontage improvements along Laurel.

Commissioner Silverstein said that none of the recommended improvements were to improve the safety of children biking to school. Mr. Perata said the frontage improvements were for Class 4 bicycle lanes. He said the TIA looked at level of service impacts. He said there were also bike improvements along Ravenswood and pedestrian frontage improvements but those were different than an intersection improvement per se.

Commissioner Silverstein said he was specifically reminded about intersections with the comment made that those were major safety conflict points for bicyclists and that scared him as a parent whose children biked to school. He said that would not impact his desire to vote on the project but if other commissioners were interested in having that as some form of amendment in the resolution that would be great.

Commissioner Ferrick said she appreciated the excellent open space integrated into the project in various areas that would benefit everyone that used the project, that lived, worked there or went through there. She said she appreciated the nice range of affordability in the BMR units and the ownership opportunities for those seven units, which she thought was a great step forward for the city. She said she appreciated the sustainability elements such as removing the power generation plant, undergrounding utilities, the addition of the water reservoir and electrification and other things. She said regarding the retail element, she was supportive of Lane Partners exploring the

feasibility of it, but she would not want to require it as a condition of the project at this point. She thanked the applicant for reassuring the community of all of the things they were doing for the Burgess Classics neighborhood's protection through the CDP, DA and other connected agreements.

Commissioner Silin noted his discussion with Mr. Murray about the affordable housing portion of the project and that once that developer was selected and the land dedicated that could move forward to architectural control review; he asked staff to speak to that. Planner Sandmeier said if the project followed the CDP as expected then it would just be architectural control.

Commissioner Silin asked regarding the \$9.8-million TIF whether staff knew if all or some portion of those funds would be absorbed by the improvements listed in the CDP. Planner Sandmeier said those were the projects identified, and the requirement was for the applicant to provide a cost estimate for each improvement, which was a process that would occur. She said now they did not know how much those improvements would cost.

**ACTION:** Motion and second (Silin/Ferrick) to extend the meeting time to 11:45 p.m.; passes 7-0.

Commissioner Silin said like other commissioners he thought the project had a huge potential impact to Menlo Park and he appreciated the work of staff, consultants, the applicant and community thus far. He noted the applicant's responsiveness to not have access from Laurel, to increase housing, to lower the amount of commercial square footage, removing the BSL-3 labs out of the plan, doing a trip cap, and creating bike paths for access to the local schools. He said it was a fiscally positive project for the fire department and school districts. He said the project did create a housing imbalance but with the alternative of leaving the site as it was or what SRI might do with it given the employee cap that was much higher than they had now that it made sense to move forward. He said with their recommendations he would like to highlight for City Council to consider something to add more certainty for retail later on down the line. He said related to traffic improvements that \$2-million was set aside for something nearby. He said people were very concerned about traffic on Ravenswood and given that there might be money left over from the \$9.8-million he wanted to urge Council to be more specific with that money use, to target something more concrete that would deliver improvements. He said his preference would be the Middle Avenue Tunnel, which would provide access for bicyclists going to MA High School from the other side of El Camino Real. He said whatever certainty they could get that more housing would be built was optimal.

Commissioner Schindler said for a project of this magnitude she looked at the context of their role as planning commissioners and all of the kinds of projects they look at. She said she reminded herself of the broader context that California had a severe housing shortage that stemmed from decades of a range of different factors that got in the way of building housing that kept up with California's growth. She said Menlo Park specifically had the RHNA number of housing units they were committed to, and the Housing Element was the city's strategy to deliver those, and she thought part of her job as a commissioner was to help support that. She said the list of benefits from the proposed project was long including lots of housing with 31% of those units being affordable, reduced and better office space, access to a whole section or property in the middle of the city with open spaces and public spaces and biking. She said it was a net financial lift to the city and in every scenario basically it was more revenue to the city, both school districts and the fire district. She said it was great for the environment. She said what she heard tonight and in comment letters boiled down to two questions, and that was whether the housing number was too

small and was the traffic number too big. She said they absolutely needed more housing; they needed more than what was in the current proposal, but additional housing could not be added to the project without further CEQA considerations. She said they had heard strong emphasis from Lane Partners about their intent to include more housing. She said at this point that if they did not approve the project, they were talking about a potentially multi-year delay on the 800 units if they wanted to wait for the entire project and the next phase to be defined. She said the cost of such a delay did not meet the criteria for her. She said regarding traffic and the office space that they would know through monitoring that the TDM and the commitment to hit the 35% reduction and phased project was working or if it was going over the trip cap. She said the incremental car traffic that would be attributable to this project was not grounds to deny approval. She said she would support approval without any added conditions.

Commissioner Silin asked if there was support for highlighting things such as the desire for retail and to tie TIF more specifically to the Middle Avenue Tunnel or something like that, and ensuring that the additional housing mentioned by the applicant was built.

Commissioner Schindler asked how the key elements of the Commission's discussion would be conveyed to Council. Planner Sandmeier said they would provide a summary of the discussion in the staff report to City Council. She said there was the option if there was a specific change recommended in the CDP for example to include in a motion, but if that was not the case, they would certainly highlight the discussion around those specific items.

Commissioner Silin said he would be in favor of including in the motion discussion points they would ask staff to highlight in its report to the City Council rather than a change to the actual conditions of approval or any of the six documents under consideration.

Commissioner Ferrick said that information would be in the notes, and noted for example that the commercial retail space was already included in the articulated 1-million square feet of nonresidential square footage.

Commissioner Silverstein said he liked the specific callout of commercial retail space in contrast to the current tentative proposal around the limitation of commercial retail space being the two-story amenity building with the second story for exclusive use of office tenants. He said the first story might be a cafeteria but potentially culturally as commented upon might only be utilized by office tenants. He suggested without recommending amendments to the formal documents to call out if the Planning Commission agreed that it wanted to see more ground floor retail, and it was important to call out to the City Council and to the developer as they finalized their plans.

**ACTION:** Motion and second (Silin/Silverstein) to extend the meeting to 12:00 a.m.; passes 7-0.

Commissioner Behroozi said she was agnostic as to whether to call out the comment about ground floor retail as it would be in the notes, but it reminded her about something that came up in public comment and looking through the site map. She said the location of the proposed retail seemed great and accessible to people in Burgess Classics and to local people, but she was concerned about the adjacent garage because of the agreement with the Burgess Classic residents for it to be inaccessible outside of she thought weekday business hours, which she thought could potentially hurt the opportunities for viable retail there. She referred to subsidies for commercial retail at other project sites and just wanted to plant the seed for the developer and Burgess Classics' residents to be careful about hampering their ability to go and buy a sandwich two minutes from their house if



there were really restrictive rules about how that garage might be used.

Commissioner Silin moved to recommend approval of the project to the City Council and highlight for Council's consideration the Commission's recommendation that 1) the applicant add additional retail space in the project on top of the 45,000 square feet already allocated; and 2) funds were directed specifically to the Middle Avenue undercrossing; and 3) the applicant will seek to build additional housing beyond the proposed 800 units.

Commissioner Do said she thought they had been expressing enthusiasm for welcoming accessible ground floor retail but not necessarily above 45,000 square feet. Commissioner Silin said he believed the 45,000 square feet was already spoken for in the amenities and the intention was to add additional ground level retail beyond that. Commissioner Do said her understanding was that they were acknowledging that it was included in the 1-million square feet. Commissioner Silin said yes to the 1-million square foot nonresidential cap but to move some of the space around noting retail was capped at 45,000 square feet within the 1-million square feet. He said he thought they were saying to increase the retail cap within the total nonresidential cap.

Commissioner Silverstein said his position was that 955,000 square feet for generic office space and 45,000 square feet for retail space was an imbalance he would like corrected so there was slightly less office space and slightly more retail space.

Commissioner Silin said his motion was just that they wanted the applicant to add additional retail space in the project.

Chair Ehrich said the motion included dedicating funds to the Middle Avenue undercrossing and asked if Commissioner Silin could be more explicit as to what funds would be used. Commissioner Silin said he thought that there was \$2-million in the DA as community benefit and potentially funds leftover from the TIF.

Mr. Biddle said that fees from the TIF could not be dedicated unless the Middle Avenue Undercrossing project was in the TIF program itself. He said he did not believe it was.

Chair Ehrich asked if the motion might be amended to state the Commission's desire to see the project contribute to the completion of the Middle Avenue Undercrossing project.

Commissioner Silin restated his motion that the Planning Commission recommend approval of the project to the City Council, and highlight for Council's consideration the Commission's desire that 1) the applicant add additional retail to the project; 2) the project contribute to the completion of the Middle Avenue Undercrossing and 3) the applicant will seek to build additional housing on top of the 800 units already committed.

Commissioner Silverstein seconded the motion.

Commissioner Ferrick said she did not think they had to articulate the third item as the applicant had already expressed that it was part of their plan, and it felt redundant to communicate it in this mechanism. Mr. Biddle said that concept was already in the DA so if they were to move forward with a modified project approval as a result of the removal of Buildings P, S, or T or all three then the primary focus of that sort of revised development plan had to show an increase of housing.

Commissioner Silin said the spirit of his motion was to highlight the desire that that happen without specifying any sort of action to be taken.

Mr. Murray said related to the Middle Avenue Tunnel he was concerned about the wording of the motion as it sounded like a request to dedicate additional funds to the \$2-million they had committed to projects like the Middle Avenue Tunnel. He asked if the Commission wanted those funds prioritized toward the Middle Avenue Tunnel specifically as opposed to additional dollars toward the Middle Avenue Tunnel.

Commissioner Silin said his preference was to remove that component and trust whoever negotiated the DA to have the flexibility to use that money wisely.

Commissioner Silverstein seconded the amended motion.

Commissioner Ferrick requested that the third component of the motion regarding additional housing be removed as that concept was clearly baked into the DA and to focus on something not in the DA like additional ground floor retail.

Commissioner Schindler said she shared Commissioner Ferrick's sentiment.

Commissioner Silin agreed and moved that the Planning Commission recommend approval of the project to the City Council and highlight for Council's consideration the Commission's desire that the applicant add additional retail to the project. Commissioner Silverstein seconded the motion.

Replying to Commissioner Schindler, Mr. Biddle said he was not troubled by the language of the motion, and it was helpful for the applicant to know that more ground floor retail was desired as they proceeded with their plans.

**ACTION:** Motion and second (Silin/Silverstein) to approve the resolution recommending that the City Council certify the Final Environmental Impact Report and approve the project: 7-0

As part of its motion, the Planning Commission highlighted for Council's consideration the Commission's desire that the applicant add additional ground floor retail to the project.

## **G. Informational Items**

### **G1. Future Planning Commission Meeting Schedule**

- Regular Meeting: September 8, 2025

Mr. Perata said they had a number of items for the September 8<sup>th</sup> agenda regarding single-family home use permits and a commercial project for alcohol sales at 325 Sharon Park Drive

## **H. Adjournment**

Chair Ehrich adjourned the meeting at 11:57 p.m.

Staff Liaison: Corinna Sandmeier, Principal Planner

Recording Secretary: Brenda Bennett



## STAFF REPORT

### Planning Commission

Meeting Date:

9/29/2025

Staff Report Number:

25-046-PC

### Public Hearing:

**Consider and adopt a resolution to approve a use permit to demolish an existing one-story residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district at 945 Lee Drive and determine this action is categorically exempt under CEQA Guidelines Section 15303, Class 3 exemption for new construction or conversion of small structures.**

## Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to demolish an existing one-story residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

## Policy Issues

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

## Background

### *Site location*

The subject property is located at the end of a cul-de-sac located southeast of Valparaiso Avenue near downtown. All properties in the immediate vicinity are also in the R-1-U zoning district, however a property to the southeast along Johnson Street is developed with a condominium development and is located in the R-1-U(X) (Single Family Urban Residential, Conditional Development combining overlay) district. A location map is included as Attachment B. Properties along Lee Drive are generally developed with older, one-story ranch houses, however newer two-story residences with varying styles have been developed in recent years.

## Analysis

### *Project description*

The applicant is proposing to construct a new two-story residence. The project plans and project description letter are included as Attachment A, Exhibits A and B, respectively. The proposed residence would be a four-bedroom, four-and-one-half-bathroom residence. The required parking for the residence would be

provided in a new attached, front-loading, two-car garage accessed from Lee Drive. The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note, the project would have the following characteristics with regard to the Zoning Ordinance requirements:

- The proposed floor area would be approximately 2,791 square feet, where 2,800 square feet is the maximum.
- The proposed building coverage would be 28.9 percent where 35 percent is the maximum.
- The proposed second floor would be approximately 38.1 percent of the total allowable floor area where 50 percent is the maximum.
- The height of the residence would be approximately 27 feet, three inches, where 28 feet is the maximum permitted height.

The proposed residence would have a front setback of 20 feet and a rear setback of approximately 33 feet, eight inches, where 20 feet is required in either case. The residence is proposed to have both left-side and right-side setbacks of approximately five feet where five feet is required. The proposed second story would be stepped back from the first story on the right side and the front, but would generally be flush with the first floor on the left side. Due to the angle of the lot and design of the house, the second floor on the left side would be approximately seven feet, four inches from the left side property line. The second floor on the on the right side of the house would have a setback of approximately seven feet, six inches at its closest point to the side property line, however, the majority of the second floor would be much further from the right side property line with a setback of approximately 22 feet, two inches at its furthest point from the right side property line. A data table summarizing parcel and project attributes is included as Attachment C.

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

The property has an existing driveway of approximately nine feet in width along the left side of the property. The driveway would be demolished and replaced with frontage improvements consistent with existing improvements in the cul-de-sac. A new driveway would be constructed near the center of the property and would be 18 feet in width, which would provide access to a new front-loading garage. Due to the property's narrow frontage, the driveway would occupy a relatively high proportion of the frontage. The garage would also be a prominent feature of the front façade, but existing trees may help mitigate the visual impact.

### ***Design and materials***

The applicant describes the architectural style as modern farmhouse. The siding material would be board and batten. The roof would be composition shingle roofing material with painted wood fascia at the eaves. The house would have a wood door and a fiberglass garage door. Windows would be painted fiberglass with simulated divided lite grids with interior muntins.

Second-story windows would have sill heights of two feet, 11 inches which is slightly lower than the three feet minimum second-story sill heights that staff typically recommends. However, given the increased setback from the side property lines and existing trees, described below, staff does not believe this would pose a significant privacy concern. The stairwell window would have a height of five feet, five inches from the stair landing.

### ***Trees and landscaping***

The applicant submitted an arborist report (Attachment A, Exhibit C), detailing the species, size (trunk diameter), and conditions of on-site and nearby trees, summarized in Table 1 below.

| Table 1: Tree summary and disposition |                    |                |           |              |                      |                                      |
|---------------------------------------|--------------------|----------------|-----------|--------------|----------------------|--------------------------------------|
| ID #                                  | Species            | Trunk Diameter | Condition | Status       | Removal or Retention | Off-site or On-site                  |
| 1                                     | Douglas Fir        | 41             | Good      | Heritage     | Retention            | Shared tree with right-side neighbor |
| 2                                     | Coast Live Oak     | 32             | Fair      | Heritage     | Retention            | Off-site (street)                    |
| 3                                     | Italian Stone Pine | 32             | Fair      | Heritage     | Retention            | Off-site (neighboring)               |
| 4                                     | Japanese Maple     | 16             | Poor      | Heritage     | Remove               | On-site                              |
| 5                                     | Glossy Privet      | 11             | Fair      | Non-heritage | Remove               | On-site                              |
| 6                                     | Coast Live Oak     | 16             | Fair      | Heritage     | Retention            | Off-Site (neighboring)               |

The project arborist inventoried a total of six trees on-site and on surrounding properties, with five trees being considered heritage trees (one on-site, one street tree, two neighboring trees and one shared tree). The applicant proposes to remove one heritage Japanese maple tree, which was determined to be in poor health and was conditionally approved by the City Arborist due to its tree health rating. The heritage tree removal permit application also included a proposed removal of the shared Douglass fir (Tree #1) for development purposes, which was denied and the tree would be retained. One non-heritage glossy privet tree would also be removed. All other trees would be retained. The arborist report specifies tree protection measures, including three tree protection zones to minimize potential injury to trees during construction. The proposed project includes one new 48-inch box Chinese pistache tree in the left rear corner of the property as a heritage tree replacement. The majority of the existing landscaping, including an existing concrete patio in the rear and existing front lawn, would remain. The City Arborist has reviewed the application, and all recommended tree protection measures identified in the arborist report would be implemented and ensured as part of draft condition of approval 1h (see Attachment A, Exhibit D).

### ***Correspondence***

The applicant states in their project description letter that they have made efforts to inform and engage neighboring property owners, and the proposal has received positive responses. Staff has also received one email from a neighboring property owner in support of the project. The email correspondence is included as Attachment D.

### ***Conclusion***

Staff believes that the design, scale, and materials of the proposed residence are generally compatible with the surrounding neighborhood. The modern farmhouse style would be generally attractive and well proportioned. The large second story setbacks on the rear and sides would help alleviate any potential privacy concerns. Staff recommends that the Planning Commission approve the use permit 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 3 (Section 15303, "New construction or conversion of small structures") of the current California Environmental Quality Act (CEQA) Guidelines.

### **Public Notice**

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

### **Appeal Period**

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

### **Attachments**

- A. Draft Planning Commission resolution approving the use permit  
Exhibits to Attachment A
  - A. Project plans
  - B. Project description letter
  - C. Arborist report
  - D. Conditions of approval
- B. Location map
- C. Data table
- D. Correspondence

Report prepared by:  
Chris Turner, Senior Planner

Report reviewed by:  
Corinna Sandmeier, Principal Planner

**PLANNING COMMISSION RESOLUTION NO. 2025-0XX****A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH AND AREA IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT AT 945 LEE DRIVE.**

WHEREAS, the City of Menlo Park (“City”) received an application requesting a use permit to construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district (collectively, the “Project”) from Qing Yee (“Applicant”), on behalf of Yunwen Zhou and Hui ren Li (“Owners”) at 945 Lee Drive (APN 071-082-070) (“Property”). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Urban Residential (R-1-U) district. The R-1-U district supports single-family residential uses and accessory dwelling units; and

WHEREAS, the proposed project would comply with all objective standards of the R-1-U district; and

WHEREAS, the Applicant submitted an arborist report prepared by Bo Firestone Trees and Gardens, incorporated herein as Exhibit C, which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the City Arborist conditionally approved a Heritage Tree Removal permit to remove one heritage Japanese maple tree due to a poor health rating; and

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

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

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



WHEREAS, the Project is exempt from environmental review pursuant to CEQA Guidelines section 15303 (New construction or conversion of small structures); and

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

WHEREAS, at a duly and properly noticed public hearing held on September 29, 2025, 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. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit to construct a new two-story, single-family residence on a substandard lot is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
  - a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-U zoning district and the General Plan because new two-story residences are allowed to be constructed on substandard lots, subject to granting of a use permit.
  - b. The proposed project would comply with all standards of the R-1-U zoning district including, but not limited to maximum floor area limit, maximum building coverage, maximum height, minimum setbacks and daylight plane requirements.

- c. The proposal would be compliant with all parking requirements and would include a new driveway and provide two covered parking spaces.
- d. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the proposed residence would be located in a single-family neighborhood and has been designed in a way to complement the existing scale of surrounding homes.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2025-00014, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The use permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit D.

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:

1. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New construction or conversion of small structures)

#### Section 5. SEVERABILITY

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

I, Corinna Sandmeier, Principal Planner 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 September 29, 2025, 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 \_\_\_\_ day of September 2025.

PC Liaison Signature

---

Corinna Sandmeier  
Principal Planner  
City of Menlo Park


Exhibits

- A. Project plans
- B. Project description letter
- C. Arborist report
- D. Conditions of approval

address, 274 Redwood Shores Pkwy  
STE 310  
Redwood City CA 94065  
phone, 650 . 797 . 3999  
email, logichomeinc@gmail.com

945 NEW RESIDENCE

945 LEE RD, MENLO PARK, CA 94025

| PROJECT DATA   | PROJECT SUMMARY  | DRAWING INDEX  | VICINITY MAP  |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
|--|--|--|---|----------|-----------------------|-----|----------|--------------|---------|------|----------|------|----------------|--------|------------|-----|----------------------|-----|---------------|---------------------|----------|-----|---------------------------------|----|------------|-----------------------------------|-----------|------|----------|----|-------------|-----------------|------------|--------------|---------------------|----------|----------|-----------------|------------|--------------|---------------|--------|---|----------------|---------------|-------|--------------|-----------|-------|--------------------|----------|----------|----------------|------------|------------|---------------|------------|------------|---------------|-----------|-----------|----------------|-----------|-----------|--|--|-------|----|-------------|-----|----------------------|-----|---------|----|-------------|--|--|----|----------|-----|-------------|-----|--------|------|----------|------|-----------|-----|---------|-------|------------|-----|---------|----|---------------|----|-----------|---------|----------------|-----|---------|----|--------|-----|-----------------|-----|---------|----|------------|-----|----------|------|----------|--|--|-----|-------|------|------------|-------|------------|--|--|-----|--------|-----|----------|---|------------|--|--|-----|---------|------|----------|-----|--------|------|------------|-----|-------------|------|------------|-----|--------------|----|---------|-----|----------|-----|---------|------|------------------|-----|-----------|------|---------------|-------|--|----|------|-----|---------|------|----------|----|------|--|--|-----|-----------------|-----|---------|--|--|--|--|----|------------|---|-------|--|--|---|------|-----|-----|----|------|-----|----------|-----|----------------|----|---------|------|------------|-----|--------------|----|--------------|----|-------|--|--|----|------|-----|----------|----|-----------|----|--------------|--|--|-----|------|------|--------------|----|-------------|------|---------------|----|-----------------|-----|------------|----|------------------|----|--------|-----|--------|-------|--|------|--|
| ADDRESS : 945 LEE RD, MENLO PARK, CA 94025<br>A.P.N. : 071-082-070<br>TYPE OF CONSTRUCTION : V-B<br>OCCUPANCY : R-3/U<br>ZONING : R1U<br>LOT SIZE : 6188<br>LOT ARVERAGE SLOPE: NA<br>FIRE SPRINKLERS: YES<br>FLOOD ZONE : NO<br>TOTAL NUMBER OF UNITS: 1<br>STORIES: 2<br>NUMBER OF PARKING: 2 (1 COVERED PARKING)<br>EASEMENT: NO<br>DEFERRED SUBMITTAL: FIRE SPRINKLER SYSTEM   | <table><tr><th></th><th>EXISTING</th><th>PROPOSED</th></tr><tr><td>TOTAL NUMBER OF UNITS</td><td>1</td><td>1</td></tr><tr><td>GFA IN TOTAL</td><td>1380</td><td>2798</td></tr><tr><td>LIVING</td><td>1380</td><td>2359</td></tr><tr><td>GARAGE</td><td>0</td><td>439</td></tr><tr><td>NUMBER OF BEDROOMS</td><td>3</td><td>4</td></tr><tr><td>NUMBER OF BATHROOMS</td><td>2</td><td>4.5</td></tr><tr><td>NUMBER OF COVERED PARKING SPACE</td><td>0</td><td>2</td></tr><tr><td>NUMBER OF UNCOVERED PARKING SPACE</td><td>1</td><td>2</td></tr><tr><td>STORIES</td><td>1</td><td>2</td></tr><tr><td>BUILDING HEIGHT</td><td>13'</td><td>27' 2 11⁄16"</td></tr></table> <table><tr><th>ZONING RESTRICTIONS</th><th>REQUIRED</th><th>PROPOSED</th></tr><tr><td>BUILDING HEIGHT</td><td>MAX. 28 FT</td><td>27' 2 11⁄16"</td></tr><tr><td>STORIES</td><td>MAX. 3</td><td>2</td></tr><tr><td>COVERAGE RATIO</td><td>MAX. 35%</td><td>28.9%</td></tr><tr><td>GFA IN TOTAL</td><td>MAX. 2800</td><td>2798</td></tr></table> <table><tr><th>MAIN HOUSE SETBACK</th><th>REQUIRED</th><th>PROPOSED</th></tr><tr><td>SETBACK- FRONT</td><td>MIN. 20 FT</td><td>20' 0"</td></tr><tr><td>SETBACK- REAR</td><td>MIN. 20 FT</td><td>33' 8 1⁄2"</td></tr><tr><td>SETBACK- LEFT</td><td>MIN. 5 FT</td><td>5' 0 1⁄2"</td></tr><tr><td>SETBACK- RIGHT</td><td>MIN. 5 FT</td><td>5' 0 1⁄2"</td></tr></table> |  | EXISTING  | PROPOSED | TOTAL NUMBER OF UNITS | 1   | 1        | GFA IN TOTAL | 1380    | 2798 | LIVING   | 1380 | 2359           | GARAGE | 0          | 439 | NUMBER OF BEDROOMS   | 3   | 4             | NUMBER OF BATHROOMS | 2        | 4.5 | NUMBER OF COVERED PARKING SPACE | 0  | 2          | NUMBER OF UNCOVERED PARKING SPACE | 1         | 2    | STORIES  | 1  | 2           | BUILDING HEIGHT | 13'        | 27' 2 11⁄16" | ZONING RESTRICTIONS | REQUIRED | PROPOSED | BUILDING HEIGHT | MAX. 28 FT | 27' 2 11⁄16" | STORIES       | MAX. 3 | 2 | COVERAGE RATIO | MAX. 35%      | 28.9% | GFA IN TOTAL | MAX. 2800 | 2798  | MAIN HOUSE SETBACK | REQUIRED | PROPOSED | SETBACK- FRONT | MIN. 20 FT | 20' 0"     | SETBACK- REAR | MIN. 20 FT | 33' 8 1⁄2" | SETBACK- LEFT | MIN. 5 FT | 5' 0 1⁄2" | SETBACK- RIGHT | MIN. 5 FT | 5' 0 1⁄2" | <p><b>ARCHITECTURAL:</b></p> <p>T-1 TREE PROTECTION PLAN-1<br/>T-2 TREE PROTECTION PLAN-2<br/>T-3 TREE PROTECTION PLAN-3</p> <p>A0.1 COVER SHEET<br/>A0.2 RENDERING<br/>A0.3 FLOOR AREA CALCULATIONS</p> <p>A1.1 SURVEY PLAN<br/>A1.2 DEMO SITE PLAN (1/8"= 1')<br/>A1.3 SITE PLAN (1/8"= 1')<br/>A1.4 AREA PLAN (1/8"= 1')</p> <p>A2.1 EXISTING FLOOR PLAN (1/4"= 1')<br/>A2.2 PROPOSED FLOOR PLAN_<br/>1ST FLOOR(1/4"= 1')<br/>A2.3 PROPOSED FLOOR PLAN_<br/>2ND FLOOR(1/4"= 1')<br/>A2.4 ROOF PLANS(1/4"= 1')</p> <p>A4.1 EXISTING ELEVATIONS (1/4"= 1')<br/>A4.2 EXISTING ELEVATIONS (1/4"= 1')<br/>A4.3 PROPOSED ELEVATIONS (1/4"= 1')<br/>A4.4 PROPOSED ELEVATIONS (1/4"= 1')<br/>A4.5 SECTIONS (1/4"= 1')<br/>A4.6 SECTIONS (1/4"= 1')<br/>A4.7 STREETSCAPE (1/8"= 1')<br/>A4.8 DAYLIGHT PLANES</p> | <p>SUBJECT PROJECT</p>  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
|  | EXISTING   | PROPOSED   |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| TOTAL NUMBER OF UNITS  | 1  | 1  |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| GFA IN TOTAL   | 1380   | 2798   |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| LIVING   | 1380   | 2359   |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| GARAGE   | 0  | 439  |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| NUMBER OF BEDROOMS   | 3  | 4  |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| NUMBER OF BATHROOMS  | 2  | 4.5  |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| NUMBER OF COVERED PARKING SPACE  | 0  | 2  |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| NUMBER OF UNCOVERED PARKING SPACE  | 1  | 2  |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| STORIES  | 1  | 2  |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| BUILDING HEIGHT  | 13'  | 27' 2 11⁄16"   |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| ZONING RESTRICTIONS  | REQUIRED   | PROPOSED   |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| BUILDING HEIGHT  | MAX. 28 FT   | 27' 2 11⁄16"   |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| STORIES  | MAX. 3   | 2  |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| COVERAGE RATIO   | MAX. 35%   | 28.9%  |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| GFA IN TOTAL   | MAX. 2800  | 2798   |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| MAIN HOUSE SETBACK   | REQUIRED   | PROPOSED   |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| SETBACK- FRONT   | MIN. 20 FT   | 20' 0"   |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| SETBACK- REAR  | MIN. 20 FT   | 33' 8 1⁄2"   |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| SETBACK- LEFT  | MIN. 5 FT  | 5' 0 1⁄2"  |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| SETBACK- RIGHT   | MIN. 5 FT  | 5' 0 1⁄2"  |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| PROJECT SCOPE  |  | PROJECT DIRECTORY  |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| THIS PROJECT IS TO :<br>1. DEMO A (E) 1380-SF SINGLE FAMILY HOUSE.<br>2. CONSTRUCT A (N) 2362-SF SINGLE FAMILY HOUSE, AND A (N) ATTACHED 2-CAR GARAGE.   |  | PROJECT OWNERS: YUNWEN ZHOU, HUIREN LI<br>ADDRESS: 945 LEE RD, MENLO PARK, CA 94025<br>PHONE: 217.281.2166, 858.900.8034<br>EMAIL: ZHOUYUNWEN31@GMAIL.COM, LIHUIRENWX@GMAIL.COM  |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| GENERAL NOTES  |  | DESIGNER: LOGIC HOME DEVELOPMENT<br>ADDRESS: 274 REDWOOD SHORES PKWY, STE 318<br>REDWOOD CITY CA 94065<br>PHONE: 650 797 3999<br>EMAIL: LOGICHOMEINC@GMAIL.COM   |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| 1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.<br>2. THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.<br>3. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.<br>4. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.<br>5. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODE (UBC), UNIFORM MECHANICAL CODE (UMC), NATIONAL ELECTRICAL CODE (NEC), NATIONAL PLUMBING CODE (NPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.<br>6. THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.<br>7. CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.<br>8. ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.<br>9. ALL PROJECT IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.<br>10. RETROFIT HOLLOW WALL ANCHORS SHALL BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HALLOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION.<br>11. A GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.<br>12. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.<br>13. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY... | <p><b>APPLICABLE CODES</b></p> <p>2022 CBC, CRC, CECB, CES, CPC, CMC, CFC, CEC, INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1889.<br/>CALGREEN<br/>CALIFORNIA ENERGY EFFICIENCY STANDARDS<br/>CITY OF MENLO PARK MUNICIPAL CODE 2024<br/>CITY OF MENLO PARK REACH CODE</p>  | <p><b>CONSTRUCTION HOURS</b></p> <p>IT IS UNLAWFUL TO CREATE, PERMIT, ALLOW, OR MAINTAIN A NOISE DISTURBANCE IN THE CITY OF MENLO PARK. CONSTRUCTION NOISE RESTRICTIONS ARE AS FOLLOWS:<br/>BETWEEN THE HOURS OF 7AM AND 10PM, NOISE CANNOT EXCEED 60 dBA AT A RESIDENTIAL PROPERTY LINE.<br/>ALL CONSTRUCTION NOISE DURING THE HOURS OF 8AM AND 6PM, MONDAY THROUGH FRIDAY, IS EXEMPT FROM THE 60 dBA LIMIT. DURING THESE HOURS, NOISE GENERATED BY POWERED EQUIPMENT CANNOT EXCEED 85 dBA MEASURED AT 50 FEET FROM THE SOURCE.<br/>FOR RESIDENTS/PROPERTY OWNERS PERSONALLY UNDERTAKING CONSTRUCTION ACTIVITIES, CONSTRUCTION NOISE IS EXEMPT FROM THE 60 dBA LIMIT DURING THE HOURS OF 9AM TO 5PM, SATURDAYS, SUNDAYS, AND HOLIDAYS. DURING THESE HOURS, NOISE GENERATED BY POWERED EQUIPMENT CANNOT EXCEED 85 dBA MEASURED AT 50 FEET FROM THE SOURCE.</p> |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| OBSERVATION & TESTING  | 1.EARTHWORK, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION BASEMENT DRAINAGE AND BACKFILLING, FOUNDATION, SLAB & DRIVEWAY CONSTRUCTION SITE DRAINAGE AND GEOTECHNICAL OBSERVATION AND TESTING DURING CONSTRUCTION SHALL BE PERFORMED AS RECOMMENDED IN THE GEOTECHNICAL REPORT DATED 08-05-202 BY SILICON VALLEY SOIL ENGINEERING.<br>2.PROPERTY LINE SURVEY AND FIRST FLOOR FINISHED ELEVATION VERIFICATION, IF REQUIRED, WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.<br>3.BUILDING HEIGHT VERIFICATION, IF REQUIRED, WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO BUILDING INSPECTOR PRIOR TO FRAMING INSPECTION.<br>PRIOR TO OCCUPANCY OF THE BUILDING, A LETTER FROM A CERTIFIED GREENPOINT RATER WILL BE PROVIDED TO VERIFY COMPLIANCE WITH THE CHECKLIST AND MINIMUM POINTS REQUIRED .  |  | <p><b>ABBREVIATIONS</b></p> <table><tr><td>A/C</td><td>AIR CONDITIONING</td><td>FLR</td><td>FLOORING</td><td>PLYWD</td><td>PLYWOOD</td></tr><tr><td>ADI</td><td>ADJACENT</td><td>FOF</td><td>FACE OF FINISH</td><td>RRC</td><td>REINFORCED</td></tr><tr><td>AFF</td><td>ABOVE FINISHED FLOOR</td><td>FOS</td><td>FACE OF STUDS</td><td>RCR</td><td>CONCRETE</td></tr><tr><td>AL</td><td>ALUMINUM</td><td>FR</td><td>FIRE RATED</td><td>REF</td><td>REFERENCE</td></tr><tr><td>ANOD</td><td>ANODIZED</td><td>FT</td><td>FOOT / FEET</td><td>RD</td><td>ROOF DRAIN</td></tr><tr><td>APPROX</td><td>APPROXIMATELY</td><td>FTG</td><td>FOOTING</td><td>RM</td><td>ROOM</td></tr><tr><td>ARCH</td><td>ARCHITECTURAL</td><td></td><td></td><td>RO</td><td>ROUGH OPENING</td></tr><tr><td>BD</td><td>BOARD</td><td>GA</td><td>GAUGE</td><td></td><td></td></tr><tr><td>BLDG</td><td>BUILDING</td><td>GALV</td><td>GALVANIZED</td><td></td><td></td></tr><tr><td>BLK</td><td>BLOCK</td><td>GL</td><td>GLASS</td><td>5</td><td>SOUTH</td></tr><tr><td>BOT</td><td>BOTTOM</td><td>GR</td><td>GRADE</td><td>SD</td><td>STORM DRAIN</td></tr><tr><td>BTU</td><td>BRITISH THERMAL UNIT</td><td>CYP</td><td>CYPULUM</td><td>SF</td><td>SQUARE FOOT</td></tr><tr><td></td><td></td><td>HB</td><td>HOSE BIB</td><td>SHT</td><td>SHEET (ING)</td></tr><tr><td>CEM</td><td>CEMENT</td><td>HDWR</td><td>HARDWARE</td><td>SHTG</td><td>SHEATHING</td></tr><tr><td>CER</td><td>CERAMIC</td><td>HORIZ</td><td>HORIZONTAL</td><td>SIM</td><td>SIMILAR</td></tr><tr><td>CJ</td><td>CONTROL JOINT</td><td>HW</td><td>HOT WATER</td><td>SPEC(S)</td><td>SPECIFICATIONS</td></tr><tr><td>CLG</td><td>CEILING</td><td>HT</td><td>HEIGHT</td><td>SSL</td><td>STAINLESS STEEL</td></tr><tr><td>CLR</td><td>CEILING</td><td>HP</td><td>HORSEPOWER</td><td>STD</td><td>STANDARD</td></tr><tr><td>CONC</td><td>CONCRETE</td><td></td><td></td><td>STL</td><td>STEEL</td></tr><tr><td>CONT</td><td>CONTINUOUS</td><td>INSUL</td><td>INSULATION</td><td></td><td></td></tr><tr><td>CTR</td><td>CENTER</td><td>INT</td><td>INTERIOR</td><td>T</td><td>THERMOSTAT</td></tr><tr><td></td><td></td><td>MAX</td><td>MAXIMUM</td><td>TEMP</td><td>TEMPERED</td></tr><tr><td>DBL</td><td>DOUBLE</td><td>MECH</td><td>MECHANICAL</td><td>TOP</td><td>TOP OF SLAB</td></tr><tr><td>DEMO</td><td>DEMOLITION</td><td>MFR</td><td>MANUFACTURER</td><td>TY</td><td>TYPICAL</td></tr><tr><td>DIA</td><td>DIAMETER</td><td>MIN</td><td>MINIMUM</td><td>UNOT</td><td>UNLESS OTHERWISE</td></tr><tr><td>DIM</td><td>DIMENSION</td><td>MISC</td><td>MISCELLANEOUS</td><td>NOTED</td><td></td></tr><tr><td>DN</td><td>DOWN</td><td>MTD</td><td>MOUNTED</td><td>VERT</td><td>VERTICAL</td></tr><tr><td>DR</td><td>DOOR</td><td></td><td></td><td>VIF</td><td>VERTIF IN FIELD</td></tr><tr><td>DWG</td><td>DRAWING</td><td></td><td></td><td></td><td></td></tr><tr><td>DS</td><td>DOWN SPOUT</td><td>N</td><td>NORTH</td><td></td><td></td></tr><tr><td>E</td><td>EAST</td><td>(N)</td><td>NEW</td><td>W/</td><td>WITH</td></tr><tr><td>(E)</td><td>EXISTING</td><td>N/A</td><td>NOT APPLICABLE</td><td>WO</td><td>WITHOUT</td></tr><tr><td>ELEC</td><td>ELECTRICAL</td><td>NTS</td><td>NOT TO SCALE</td><td>WC</td><td>WATER CLOSET</td></tr><tr><td>EQ</td><td>EQUAL</td><td></td><td></td><td>WD</td><td>WOOD</td></tr><tr><td>EXT</td><td>EXTERIOR</td><td>OC</td><td>ON CENTER</td><td>WH</td><td>WATER HEATER</td></tr><tr><td></td><td></td><td>OPP</td><td>OPPO</td><td>W.A.</td><td>WHERE OCCURS</td></tr><tr><td>FD</td><td>FLOOR DRAIN</td><td>PERP</td><td>PERPENDICULAR</td><td>WR</td><td>WATER RESISTANT</td></tr><tr><td>FDN</td><td>FOUNDATION</td><td>PL</td><td>PROPERTY LINE OR</td><td>WT</td><td>WEIGHT</td></tr><tr><td>FIN</td><td>FINISH</td><td>PLATE</td><td></td><td>SITE</td><td></td></tr></table> | A/C      | AIR CONDITIONING      | FLR | FLOORING | PLYWD        | PLYWOOD | ADI  | ADJACENT | FOF  | FACE OF FINISH | RRC    | REINFORCED | AFF | ABOVE FINISHED FLOOR | FOS | FACE OF STUDS | RCR                 | CONCRETE | AL  | ALUMINUM                        | FR | FIRE RATED | REF                               | REFERENCE | ANOD | ANODIZED | FT | FOOT / FEET | RD              | ROOF DRAIN | APPROX       | APPROXIMATELY       | FTG      | FOOTING  | RM              | ROOM       | ARCH         | ARCHITECTURAL |        |   | RO             | ROUGH OPENING | BD    | BOARD        | GA        | GAUGE |                    |          | BLDG     | BUILDING       | GALV       | GALVANIZED |               |            | BLK        | BLOCK         | GL        | GLASS     | 5              | SOUTH     | BOT       | BOTTOM   | GR   | GRADE | SD | STORM DRAIN | BTU | BRITISH THERMAL UNIT | CYP | CYPULUM | SF | SQUARE FOOT |  |  | HB | HOSE BIB | SHT | SHEET (ING) | CEM | CEMENT | HDWR | HARDWARE | SHTG | SHEATHING | CER | CERAMIC | HORIZ | HORIZONTAL | SIM | SIMILAR | CJ | CONTROL JOINT | HW | HOT WATER | SPEC(S) | SPECIFICATIONS | CLG | CEILING | HT | HEIGHT | SSL | STAINLESS STEEL | CLR | CEILING | HP | HORSEPOWER | STD | STANDARD | CONC | CONCRETE |  |  | STL | STEEL | CONT | CONTINUOUS | INSUL | INSULATION |  |  | CTR | CENTER | INT | INTERIOR | T | THERMOSTAT |  |  | MAX | MAXIMUM | TEMP | TEMPERED | DBL | DOUBLE | MECH | MECHANICAL | TOP | TOP OF SLAB | DEMO | DEMOLITION | MFR | MANUFACTURER | TY | TYPICAL | DIA | DIAMETER | MIN | MINIMUM | UNOT | UNLESS OTHERWISE | DIM | DIMENSION | MISC | MISCELLANEOUS | NOTED |  | DN | DOWN | MTD | MOUNTED | VERT | VERTICAL | DR | DOOR |  |  | VIF | VERTIF IN FIELD | DWG | DRAWING |  |  |  |  | DS | DOWN SPOUT | N | NORTH |  |  | E | EAST | (N) | NEW | W/ | WITH | (E) | EXISTING | N/A | NOT APPLICABLE | WO | WITHOUT | ELEC | ELECTRICAL | NTS | NOT TO SCALE | WC | WATER CLOSET | EQ | EQUAL |  |  | WD | WOOD | EXT | EXTERIOR | OC | ON CENTER | WH | WATER HEATER |  |  | OPP | OPPO | W.A. | WHERE OCCURS | FD | FLOOR DRAIN | PERP | PERPENDICULAR | WR | WATER RESISTANT | FDN | FOUNDATION | PL | PROPERTY LINE OR | WT | WEIGHT | FIN | FINISH | PLATE |  | SITE |  |
| A/C  | AIR CONDITIONING   | FLR  | FLOORING  | PLYWD    | PLYWOOD               |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| ADI  | ADJACENT   | FOF  | FACE OF FINISH  | RRC      | REINFORCED            |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| AFF  | ABOVE FINISHED FLOOR   | FOS  | FACE OF STUDS   | RCR      | CONCRETE              |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| AL   | ALUMINUM   | FR   | FIRE RATED  | REF      | REFERENCE             |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| ANOD   | ANODIZED   | FT   | FOOT / FEET   | RD       | ROOF DRAIN            |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| APPROX   | APPROXIMATELY  | FTG  | FOOTING   | RM       | ROOM                  |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| ARCH   | ARCHITECTURAL  |  |   | RO       | ROUGH OPENING         |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| BD   | BOARD  | GA   | GAUGE   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| BLDG   | BUILDING   | GALV   | GALVANIZED  |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| BLK  | BLOCK  | GL   | GLASS   | 5        | SOUTH                 |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| BOT  | BOTTOM   | GR   | GRADE   | SD       | STORM DRAIN           |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| BTU  | BRITISH THERMAL UNIT   | CYP  | CYPULUM   | SF       | SQUARE FOOT           |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
|  |  | HB   | HOSE BIB  | SHT      | SHEET (ING)           |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| CEM  | CEMENT   | HDWR   | HARDWARE  | SHTG     | SHEATHING             |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| CER  | CERAMIC  | HORIZ  | HORIZONTAL  | SIM      | SIMILAR               |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| CJ   | CONTROL JOINT  | HW   | HOT WATER   | SPEC(S)  | SPECIFICATIONS        |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| CLG  | CEILING  | HT   | HEIGHT  | SSL      | STAINLESS STEEL       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| CLR  | CEILING  | HP   | HORSEPOWER  | STD      | STANDARD              |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| CONC   | CONCRETE   |  |   | STL      | STEEL                 |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| CONT   | CONTINUOUS   | INSUL  | INSULATION  |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| CTR  | CENTER   | INT  | INTERIOR  | T        | THERMOSTAT            |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
|  |  | MAX  | MAXIMUM   | TEMP     | TEMPERED              |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| DBL  | DOUBLE   | MECH   | MECHANICAL  | TOP      | TOP OF SLAB           |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| DEMO   | DEMOLITION   | MFR  | MANUFACTURER  | TY       | TYPICAL               |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| DIA  | DIAMETER   | MIN  | MINIMUM   | UNOT     | UNLESS OTHERWISE      |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| DIM  | DIMENSION  | MISC   | MISCELLANEOUS   | NOTED    |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| DN   | DOWN   | MTD  | MOUNTED   | VERT     | VERTICAL              |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| DR   | DOOR   |  |   | VIF      | VERTIF IN FIELD       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| DWG  | DRAWING  |  |   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| DS   | DOWN SPOUT   | N  | NORTH   |          |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| E  | EAST   | (N)  | NEW   | W/       | WITH                  |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| (E)  | EXISTING   | N/A  | NOT APPLICABLE  | WO       | WITHOUT               |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| ELEC   | ELECTRICAL   | NTS  | NOT TO SCALE  | WC       | WATER CLOSET          |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| EQ   | EQUAL  |  |   | WD       | WOOD                  |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| EXT  | EXTERIOR   | OC   | ON CENTER   | WH       | WATER HEATER          |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
|  |  | OPP  | OPPO  | W.A.     | WHERE OCCURS          |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| FD   | FLOOR DRAIN  | PERP   | PERPENDICULAR   | WR       | WATER RESISTANT       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| FDN  | FOUNDATION   | PL   | PROPERTY LINE OR  | WT       | WEIGHT                |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |
| FIN  | FINISH   | PLATE  |   | SITE     |                       |     |          |              |         |      |          |      |                |        |            |     |                      |     |               |                     |          |     |                                 |    |            |                                   |           |      |          |    |             |                 |            |              |                     |          |          |                 |            |              |               |        |   |                |               |       |              |           |       |                    |          |          |                |            |            |               |            |            |               |           |           |                |           |           |  |  |       |    |             |     |                      |     |         |    |             |  |  |    |          |     |             |     |        |      |          |      |           |     |         |       |            |     |         |    |               |    |           |         |                |     |         |    |        |     |                 |     |         |    |            |     |          |      |          |  |  |     |       |      |            |       |            |  |  |     |        |     |          |   |            |  |  |     |         |      |          |     |        |      |            |     |             |      |            |     |              |    |         |     |          |     |         |      |                  |     |           |      |               |       |  |    |      |     |         |      |          |    |      |  |  |     |                 |     |         |  |  |  |  |    |            |   |       |  |  |   |      |     |     |    |      |     |          |     |                |    |         |      |            |     |              |    |              |    |       |  |  |    |      |     |          |    |           |    |              |  |  |     |      |      |              |    |             |      |               |    |                 |     |            |    |                  |    |        |     |        |       |  |      |  |

945 NEW RESIDENCE

945 LEE DR  
MENLO PARK, CA 94025  
APN: 071 082 070

PROJECT OWNERS:  
YUNWEN ZHOU, HUIREN LI

ADDRESS:  
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EMAIL:  
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LIHUIRENWX@GMAIL.COM

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217.281.2166, 858.900.8034

DESIGN REVIEW01-31-2025

CNMTS RESPONSE C104-28-2025

CNMTS RESPONSE C206-30-2025

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DESIGN REVIEW 01-31-2025

CNMTS RESPONSE C1 04-28-2025

CNMTS RESPONSE C2 06-30-2025

Rev. Date Issue

Project No: 2024-33

Scale: NA

COVER PAGE



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COMMENTS RESPONSE C1 04-28-2025

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Rev. Date Issue

Project No: 2024-33  
Scale: NA

RENDERING

A0.2

address. 274 Redwood Shores Pkwy  
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945 NEW RESIDENCE

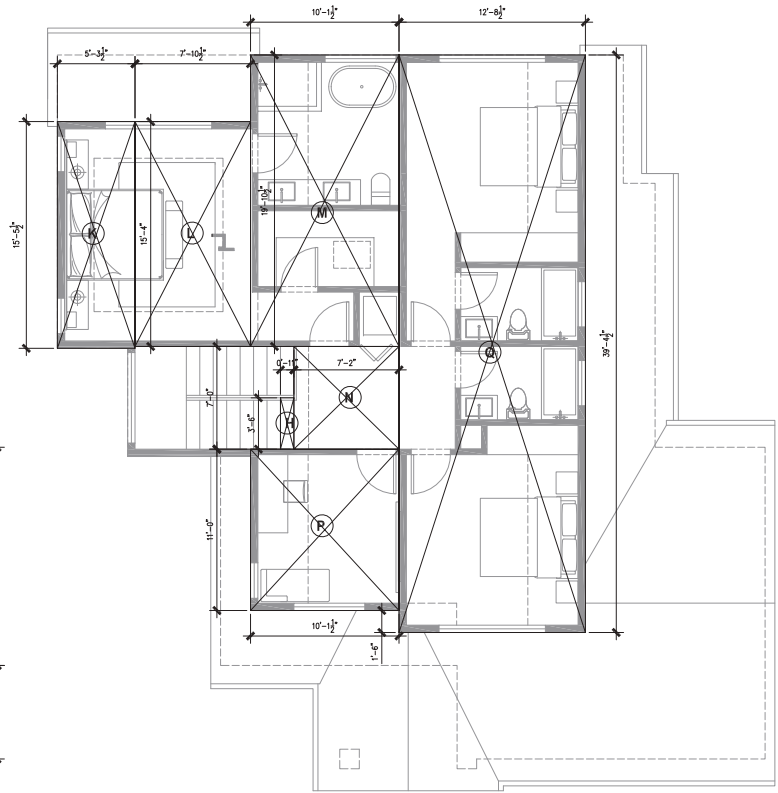
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AREA CALCULATION 01  
SCALE 1/8"=1'-0"

AREA CACULATION

| LABEL     | DIMENSIONS              | AREA       | NOTE |
|-----------|-------------------------|------------|------|
| A         | 38' 7" x 20' 0"         | 771.7 SQFT |      |
| B         | 6' 4" x 7' 4 1/2"       | 46.7 SQFT  |      |
| C         | 16' 7 1/2" x 21' 7 1/2" | 359.5 SQFT |      |
| D         | 13' 0" x 7' 3"          | 94.2 SQFT  |      |
| E         | 2' 2" x 11' 3"          | 24.4 SQFT  |      |
| 1ST FLOOR |                         | 1297 SQFT  |      |

|           |                          |            |  |
|-----------|--------------------------|------------|--|
| H         | 11" x 3' 6"              | 3.2 SQFT   |  |
| K         | 5' 3 1/2" x 15' 5 1/2"   | 81.8 SQFT  |  |
| L         | 7' 10 1/2" x 15' 4"      | 120.7 SQFT |  |
| M         | 10' 1 1/2" x 19' 10 1/2" | 201.2 SQFT |  |
| N         | 7' 2" x 7' 0"            | 50.2 SQFT  |  |
| P         | 10' 1 1/2" x 11' 0"      | 111.4 SQFT |  |
| Q         | 12' 8 1/2" x 39' 4 1/2"  | 500.4 SQFT |  |
| 2ND FLOOR |                          | 1089 SQFT  |  |

|                        |           |
|------------------------|-----------|
| TOTAL CONDITIONED AREA | 2386 SQFT |
|------------------------|-----------|

|        |                     |            |  |
|--------|---------------------|------------|--|
| GARAGE |                     |            |  |
| G1     | 13' 0" x 14' 4 1/2" | 186.9 SQFT |  |
| G2     | 7' 6" x 14' 10 1/2" | 111.6 SQFT |  |
| G3     | 21' 0" x 6' 4 1/2"  | 133.9 SQFT |  |

|                   |          |
|-------------------|----------|
| TOTAL GARAGE AREA | 432 SQFT |
|-------------------|----------|

|                        |           |
|------------------------|-----------|
| TOTAL GROSS FLOOR AREA | 2798 SQFT |
|------------------------|-----------|

|             |                   |           |  |
|-------------|-------------------|-----------|--|
| FRONT PORCH |                   |           |  |
| F1          | 8' 0" x 7' 0 1/2" | 56.4 SQFT |  |
| F2          | 1' 4" x 0' 8"     | 0.9 SQFT  |  |

|                  |         |
|------------------|---------|
| TOTAL PORCH AREA | 57 SQFT |
|------------------|---------|

|                            |           |
|----------------------------|-----------|
| COVERAGE-BUILDING IN TOTAL | 1786 SQFT |
| LOT SIZE                   | 6188 SQFT |
| LOT COVERAGE               | 28.9%     |

AREA CALCULATION-SUMMARY 02  
SCALE 1/8"=1'-0"

|                   |            |
|-------------------|------------|
| DESIGN REVIEW     | 01-31-2025 |
| CMNTS RESPONSE C1 | 04-28-2025 |
| CMNTS RESPONSE C2 | 06-30-2025 |

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| Rev. | Date | Issue |
|------|------|-------|

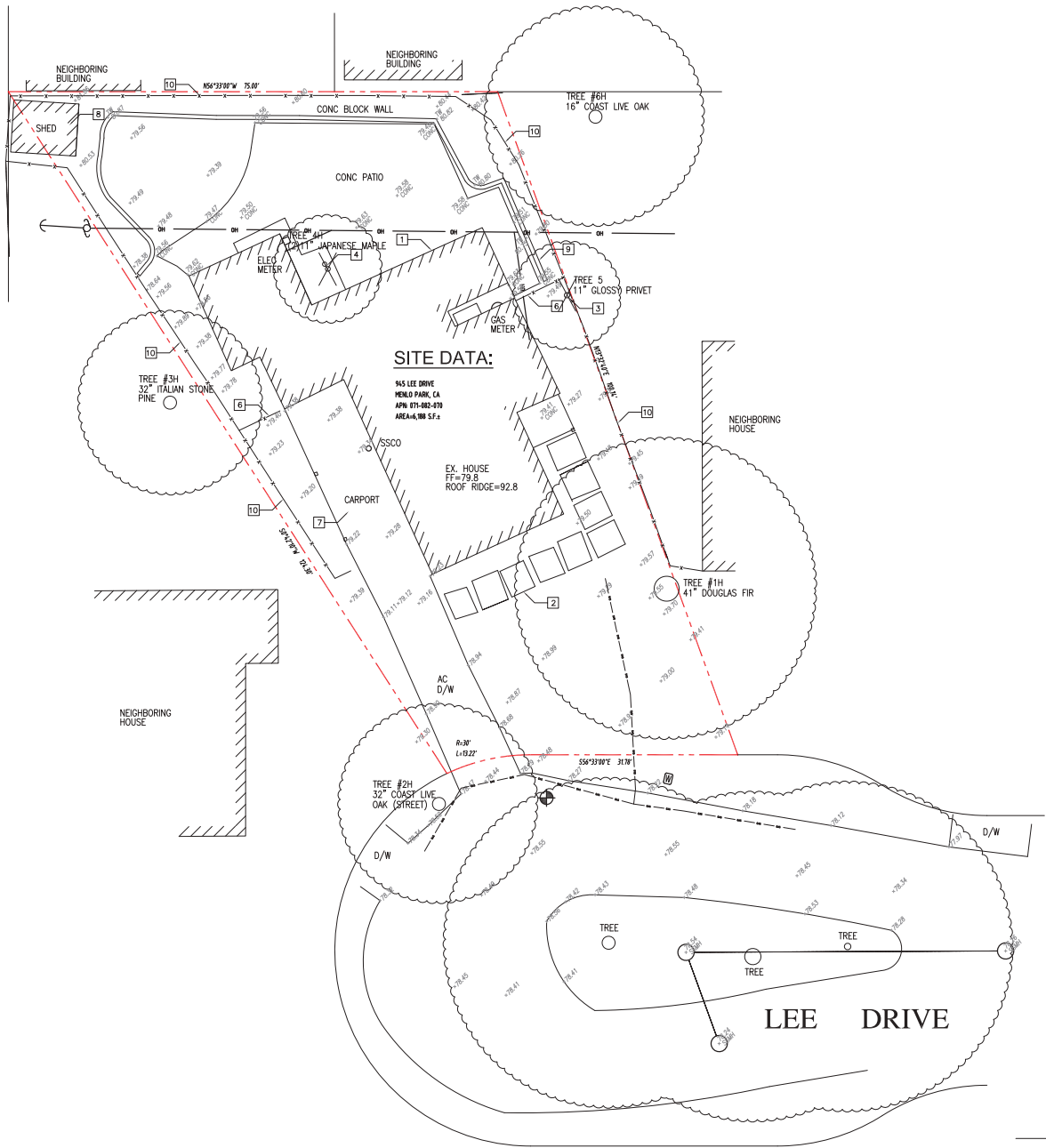
Project No: 2024-33  
Scale: 1/4"=1'-0"  
FLOOR AREA CALCULATION





KEYNOTES

- 1 DEMO (E) BUILDING
- 2 DEMO (E) PAVER
- 3 DEMO (E) TREE #5 (11" GLOSSY PRIVET)
- 4 DEMO (E) TREE #4H (16" JAPANESE MAPLE)
- 6 DEMO (E) FENCE
- 7 DEMO (E) CONCRETE
- 8 DEMO (E) SHED
- 9 RETAIN (E) WALL
- 10 RETAIN (E) FENCE



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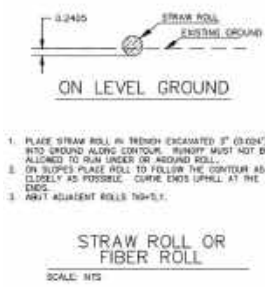
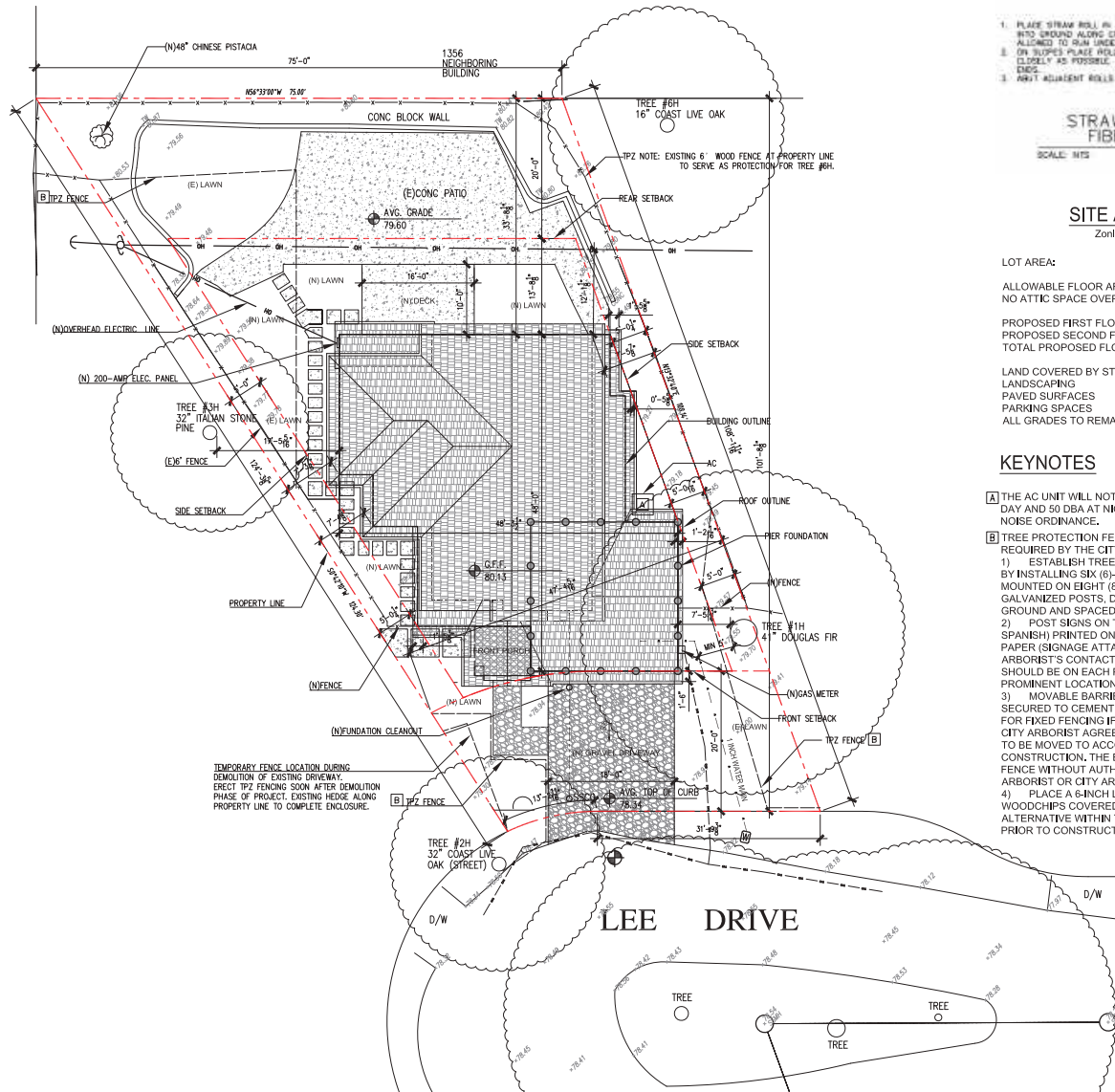
Project No: 2024-33  
Scale: 1/8"=1'-0"

DEMO SITE PLAN

A1.2

TREE PROTECTION NOTES

1. A TREE PROTECTION VERIFICATION LETTER FROM THE PROJECT ARBORIST IS REQUIRED BEFORE ISSUING THE ASSOCIATED DEMOLITION AND BUILDING PERMITS.
  - A. TREE PROTECTION SHOULD BE INSTALLED IN COMPLIANCE WITH CITY TREE PROTECTION REQUIREMENTS AND PROJECT-SPECIFIC RECOMMENDATIONS IN THE ARBORIST REPORT.
  - B. THE PROJECT ARBORIST SHOULD VISIT THE PROPERTY, VERIFY THAT THE PROTECTION MEASURES COMPLY, TAKE PHOTOS, AND PREPARE A BRIEF VERIFICATION LETTER FOR CITY ARBORIST REVIEW.
  - C. FOR TREE PROTECTION VERIFICATION:
    - I. TREE PROTECTION FENCING NEEDS SIGNAGE:
    - II. THERE SHOULD BE A PLAN FOR PROVIDING CONSISTENT IRRIGATION TO THE TREES BEFORE, DURING, AND AFTER CONSTRUCTION (THIS HELPS THE TREES TOLERATE ROOT LOSS BETTER).
  - III. TREE PROTECTION ZONES NEED MULCH AND/OR PLYWOOD SOIL COMPACTION PROTECTION.
2. THE PROJECT ARBORIST MUST ALSO PROVIDE MONTHLY TREE PROTECTION MONITORING INSPECTIONS DURING ACTIVE DEMOLITION AND CONSTRUCTION.
  - A. DURING THESE INSPECTIONS, THE PROJECT ARBORIST SHOULD MONITOR THE CONDITION OF THE TREES, VERIFY THE COMPLIANCE OF TREE PROTECTION MEASURES, PROVIDE RECOMMENDATIONS FOR ANY NECESSARY MAINTENANCE AND IMPACT MITIGATION, AND PREPARE MONTHLY REPORTS FOR CITY ARBORIST REVIEW.



SITE ANALYSIS

Zoning: R-1-U

|                              |                 |
|------------------------------|-----------------|
| LOT AREA:                    | 6,188 sf        |
| ALLOWABLE FLOOR AREA:        | 2,800 sf        |
| NO ATTIC SPACE OVER 50"      |                 |
| PROPOSED FIRST FLOOR AREA:   | 1,734 sf        |
| PROPOSED SECOND FLOOR AREA:  | 1,064 sf        |
| TOTAL PROPOSED FLOOR AREA:   | 2,798 sf        |
| LAND COVERED BY STRUCTURES   | 29%             |
| LANDSCAPING                  | 42%             |
| PAVED SURFACES               | 29%             |
| PARKING SPACES               | 2 COV / 2 UNCOV |
| ALL GRADES TO REMAIN NATURAL |                 |

KEYNOTES

- [A] THE AC UNIT WILL NOT EXCEED 60 DBA DURING THE DAY AND 50 DBA AT NIGHT, IN COMPLIANCE WITH THE NOISE ORDINANCE.
- [B] TREE PROTECTION FENCING REQUIREMENTS AS REQUIRED BY THE CITY OF MENLO PARK:
- 1) ESTABLISH TREE PROTECTION FENCING RADIUS BY INSTALLING SIX (6)-FOOT TALL, 1.5-INCH DIAMETER GALVANIZED POSTS, DRIVEN 24 INCHES INTO THE GROUND AND SPACED NO MORE THAN 10 FEET APART.
  - 2) POST SIGNS ON THE FENCING (IN ENGLISH AND SPANISH) PRINTED ON 11"x17" YELLOW-COLORED PAPER (SIGNAGE ATTACHED) WITH PROJECT ARBORIST'S CONTACT INFORMATION. SIGNAGE SHOULD BE ON EACH PROTECTION FENCE IN A PROMINENT LOCATION.
  - 3) MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS MAY BE SUBSTITUTED FOR FIXED FENCING IF THE PROJECT ARBORIST AND CITY ARBORIST AGREE THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST OR CITY ARBORIST.
  - 4) PLACE A 6-INCH LAYER OF COARSE MULCH OR WOODCHIPS COVERED WITH 3/4-INCH PLYWOOD OR ALTERNATIVE WITHIN THE TPZ OVER BARE GROUND PRIOR TO CONSTRUCTION ACTIVITY.

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945 NEW RESIDENCE

945 LEE DR  
MENLO PARK, CA 94025  
APN: 071 082 070

PROJECT OWNERS:  
YUNWEN ZHOU, LIHUREN LI  
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945 LEE DR  
MENLO PARK, CA 94025

EMAIL:  
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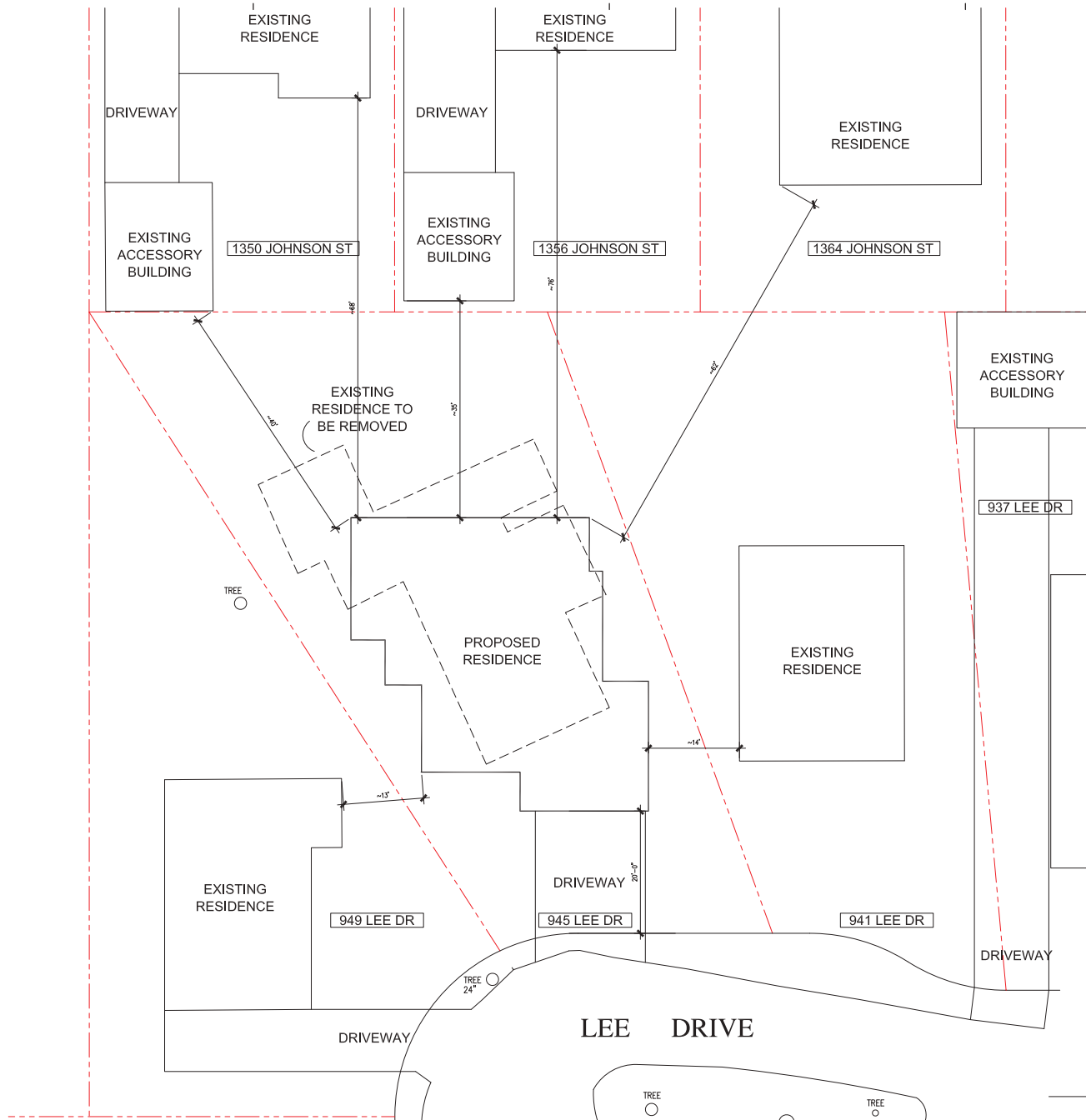
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| DESIGN REVIEW     | 01-31-2025 |
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| CMNTS RESPONSE C2 | 06-30-2025 |

| Rev. | Date | Issue |
|------|------|-------|
|------|------|-------|

Project No: 2024-33  
Scale: 1/8"=1'0"  
SITE PLAN

PROPOSED SITE PLAN 01  
Scale: 1/8"=1'0"

A1.3



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Project No: 2024-33  
Scale: 1/8"=1'0"  
AREA PLAN



AREA PLAN 01  
Scale: 1/8"=1'0"

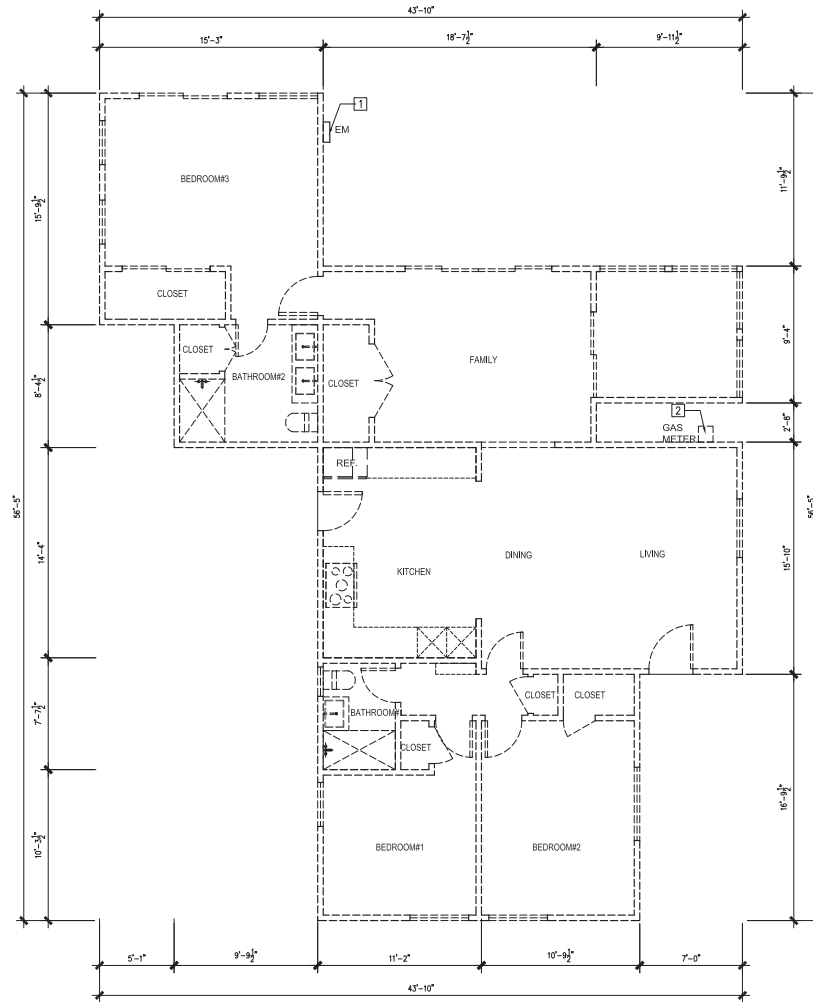
A1.4

GRAPHIC LEGEND

|  |                          |  |                        |  |                              |
|--|--------------------------|--|------------------------|--|------------------------------|
|  | (E) WALL TO REMAIN       |  | (E) DOOR TO REMAIN     |  | (E) WALL                     |
|  | (E) WALL TO BE REMOVED   |  | (E) DOOR TO BE REMOVED |  | (N) WALL PER GENERAL NOTES   |
|  | (E) WINDOW TO REMAIN     |  |                        |  | (N) WINDOW PER GENERAL NOTES |
|  | (E) WINDOW TO BE REMOVED |  |                        |  |                              |

KEYNOTES

- 1 (E) 100 AMP. ELEC. PANEL  
2 (E) GAS METER



EXISTING FLOOR PLAN 01  
Scale: 1/4" = 1'-0"

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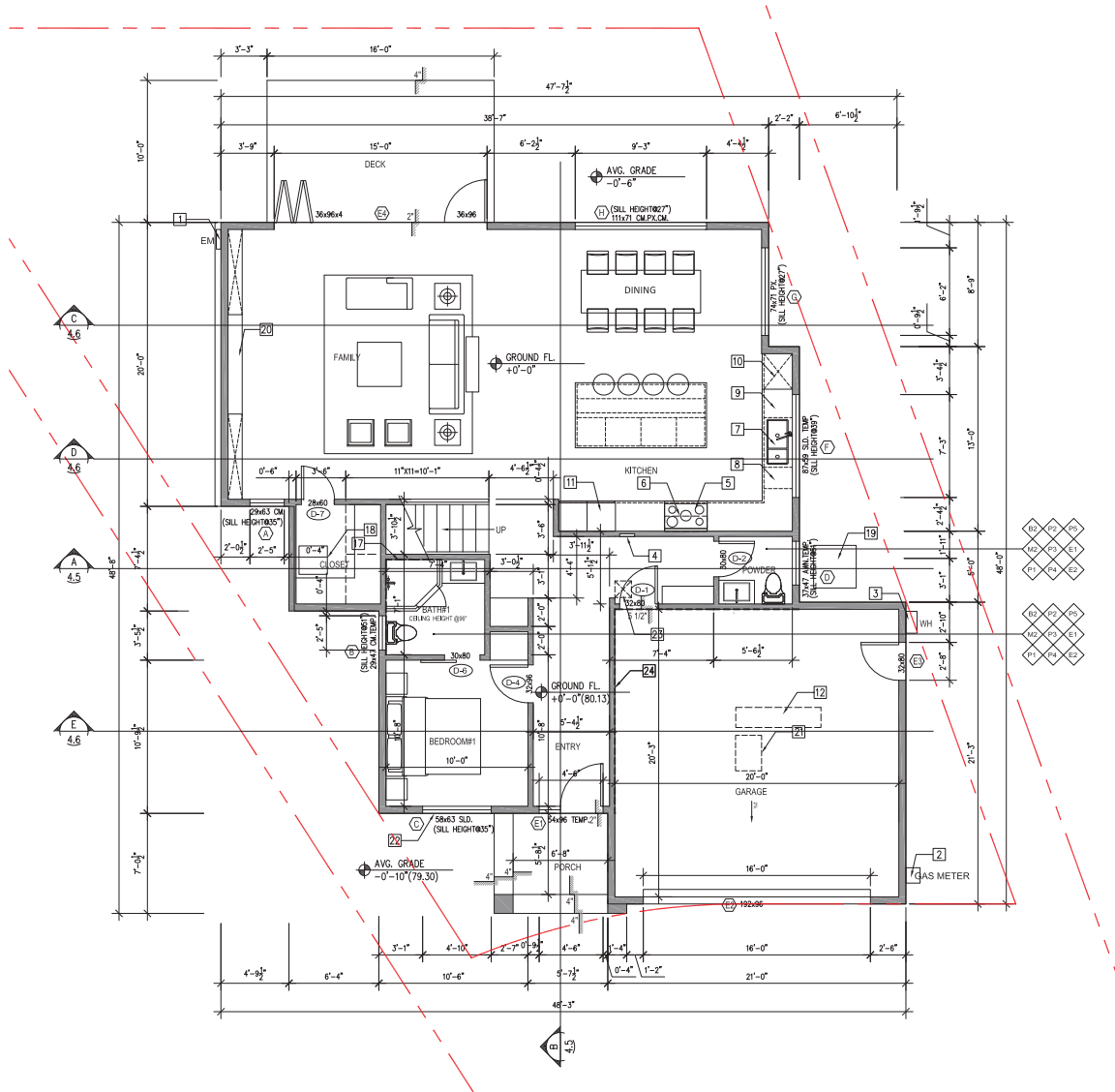
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Project No: 2024-33  
Scale: 1/4" = 1'-0"

EXISTING FLOOR PLAN

A2.1



## GRAPHIC LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO REMOVE
- (E) WINDOWS TO REMAIN
- (E) WINDOWS TO BE REMOVED
- (E) DOOR TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) WALL
- (N) 2X4 WALL
- (N) WINDOW/SLIDING DOOR
- (N) DOOR

## KEYNOTES

- (N) 200 AMP. ELEC. PANEL
- (N) GAS METER
- (N) TANKLESS GAS WATER HEATER
- (N) ELEC. SUBPANEL
- (N) GAS RANGE
- (N) 400-CFM (MIN.) VENTED RANGE FAN HOOD TO BE RATED/CERTIFIED BY HVAC MANUFACTURER, CERTIFIED MODEL, AIR FLOW, AND SOUND RATING, PER CENIC120(01/10) RANGE HOOD TERMINATION LOCATED ON ROOF
- (N) DISPOSER UNDER SINK
- (N) TRASH CAN
- (N) DISHWASHER
- (N) ELEC. MICROWAVE AND BUILT-IN OVEN
- (N) REFRIGERATOR
- (N) FURNACE IN ATTIC:
  - A 3'X3' WORKING SPACE SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE FAU
  - A 24" WIDE WALKING SURFACE SHALL BE PROVIDED FROM THE ACCESS OPENING TO THE FAU
  - A PERMANENT 20-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE FURNACE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ACCESS OPENING.
- (N) ELEC. DRYER
- (N) WASHER
- (N) SHOWER
- (N) TUB
- (N) GRAB BAR. BLOCKINGS TO BE INSTALLED IN WALLS FOR FUTURE GRAB BARS AT 34" FROM THE FLOOR. THESE BLOCKINGS NEEDS TO BE PROVIDED AROUND THE ENTIRE SHOWER ENCLOSURE AND BEHIND THE WATER CLOSET.
- (N) CRAWL SPACE ACCESS, 18x24 MIN.
- (N) AC: THE AC UNIT WILL NOT EXCEED 60 DBA DURING THE DAY AND 50 DBA AT NIGHT. IN COMPLIANCE WITH THE NOISE ORDINANCE.
- (N) GAS FIREPLACE
- (N) ATTIC ACCESS, 22x30 MIN.
- (N) WINDOW EGRESS. OPENING MORE THAN 20 INCH IN WIDTH, AND 24 INCH IN HEIGHT. CLEAR AREA GREATER THAN 5.7 SQ. FT. MAX WINDOW SILL HEIGHT OF 44 INCHES ABOVE THE FLOOR.
- (N) DOOR TO GARAGE SHALL BE A SELF-CLOSING AND SELF-LATCHING 20-MINUTE FIRE RATED DOOR
- (N) PROVIDE 1/2" GYPSUM BOARD SEPARATION ON THE GARAGE SIDE ONLY WHERE IT ADJOINS THE DWELLING.
- (N) SKYLIGHTS, VELUX FCM230

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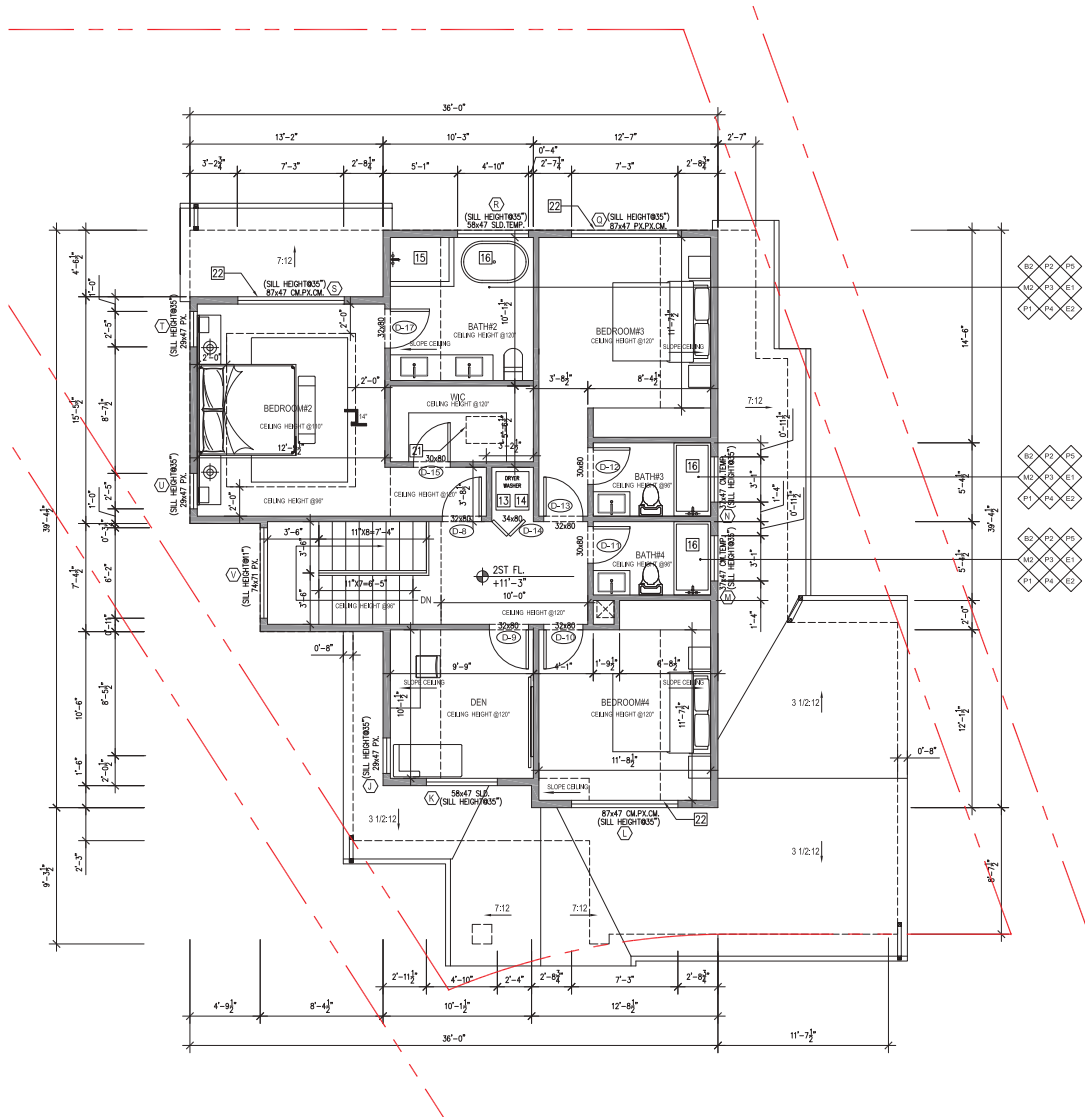
Project No: 2024-33  
Scale: 1/4"=1'-0"

PROPOSED FLOOR PLAN  
\_1ST FLOOR

PROPOSED FLOOR PLAN\_1ST FLOOR 01  
DATE: 06-17-2025

A2.2





GRAPHIC LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO REMOVE
- (E) WINDOWS TO REMAIN
- (E) WINDOWS TO BE REMOVED
- (E) DOOR TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) WALL
- (N) 2X4 WALL
- (N) WINDOW/SLIDING DOOR
- (N) DOOR

KEYNOTES

- (1) (N) 200 AMP. ELEC. PANEL
- (2) (N) GAS METER
- (3) (N) TANKLESS GAS WATER HEATER
- (4) (N) ELEC. SUBPANEL
- (5) (N) GAS RANGE
- (6) (N) 400-CFM (MIN.) VENTED RANGE FAN HOOD TO BE RATED/CERTIFIED BY HVAC MANUFACTURER, CERTIFIED MODEL, AIR FLOW, AND SOUND RATING, PER CENIC101.0(1)(1) RANGE HOOD TERMINATION LOCATED ON ROOF
- (7) (N) DISPOSER UNDER SINK
- (8) (N) TRASH CAN
- (9) (N) DISHWASHER
- (10) (N) ELEC. MICROWAVE AND BUILT-IN OVEN
- (11) (N) REFRIGERATOR
- (12) (N) FURNACE IN ATTIC:
  - A 3'X3' WORKING SPACE SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE FAU
  - A 24" WIDE WALKING SURFACE SHALL BE PROVIDED FROM THE ACCESS OPENING TO THE FAU
  - A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE FURNACE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ACCESS OPENING.
- (13) (N) ELEC. DRYER
- (14) (N) WASHER
- (15) (N) SHOWER
- (16) (N) TUB
- (17) (N) GRAB BAR. BLOCKINGS TO BE INSTALLED IN WALLS FOR FUTURE GRAB BARS AT 34" FROM THE FLOOR. THESE BLOCKINGS NEEDS TO BE PROVIDED AROUND THE ENTIRE SHOWER ENCLOSURE AND BEHIND THE WATER CLOSET
- (18) (N) CRAWL SPACE ACCESS, 18x24 MIN.
- (19) (N) AC
- (20) (N) GAS FIREPLACE
- (21) (N) ATTIC ACCESS, 22x30 MIN.
- (22) (N) WINDOW EGRESS. OPENING MORE THAN 20 INCH IN WIDTH, AND 24 INCH IN HEIGHT. CLEAR AREA GREATER THAN 5.7 SQ. FT. MAX WINDOW SILL HEIGHT OF 44 INCHES ABOVE THE FLOOR
- (23) (N) DOOR TO GARAGE SHALL BE A SELF-CLOSING AND SELF-LATCHING 30-MINUTE FIRE RATED DOOR
- (24) PROVIDE 1/2" GYPSUM BOARD SEPARATION ON THE GARAGE SIDE ONLY WHERE IT ADJOINS THE DWELLING
- (25) (N) SKYLIGHTS, VELUX FCM2230

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| CMNTS RESPONSE C2 | 06-30-2025 |

| Rev. | Date | Issue |
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|------|------|-------|

Project No: 2024-33  
Scale: 1/4"=1'-0"

PROPOSED FLOOR PLAN  
\_2ND FLOOR

PROPOSED FLOOR PLAN\_2ND FLOOR 01  
DATE: 06-10-2025

A2.3

ATTIC VENTILATION CALCS

|  |                   |
|--|-------------------|
| ATTIC AREA (2F)  | 903 SQFT          |
| 903/150  | = 6.02            |
| x 144  | = 867 SQ. IN REQ. |
| UPPER VENTILATION REQ. (50%)   | = 434 SQ. IN      |
| (1) 18-IN X 24-IN LINEN RECTANGLE VINYL GABLE LOUVER VENTS @280 SQ.IN. VENT AREA EA.   | = 141 SQ. IN      |
| (5) "O-HAGIS" LOW-PROFILE COMPOSITION VENTS @72 SQ. IN. VENT AREA EA.                  | = 360 SQ. IN      |
| LOWER VENTILATION REQ.   | = 434 SQ. IN      |
| (60) LIN.FT. OF EAVE BLOCKING AT THREE 2" DIA. HOLE PER EAVE BLOCK@4.41 SQ.IN./LIN.FT. | = 265 SQ. IN      |
| (3) "O-HAGIS" LOW-PROFILE COMPOSITION VENTS @72 SQ. IN. VENT AREA EA.                  | = 216 SQ. IN      |
| TOTAL VENTILATION PROVIDED   | = 982 SQ. IN      |

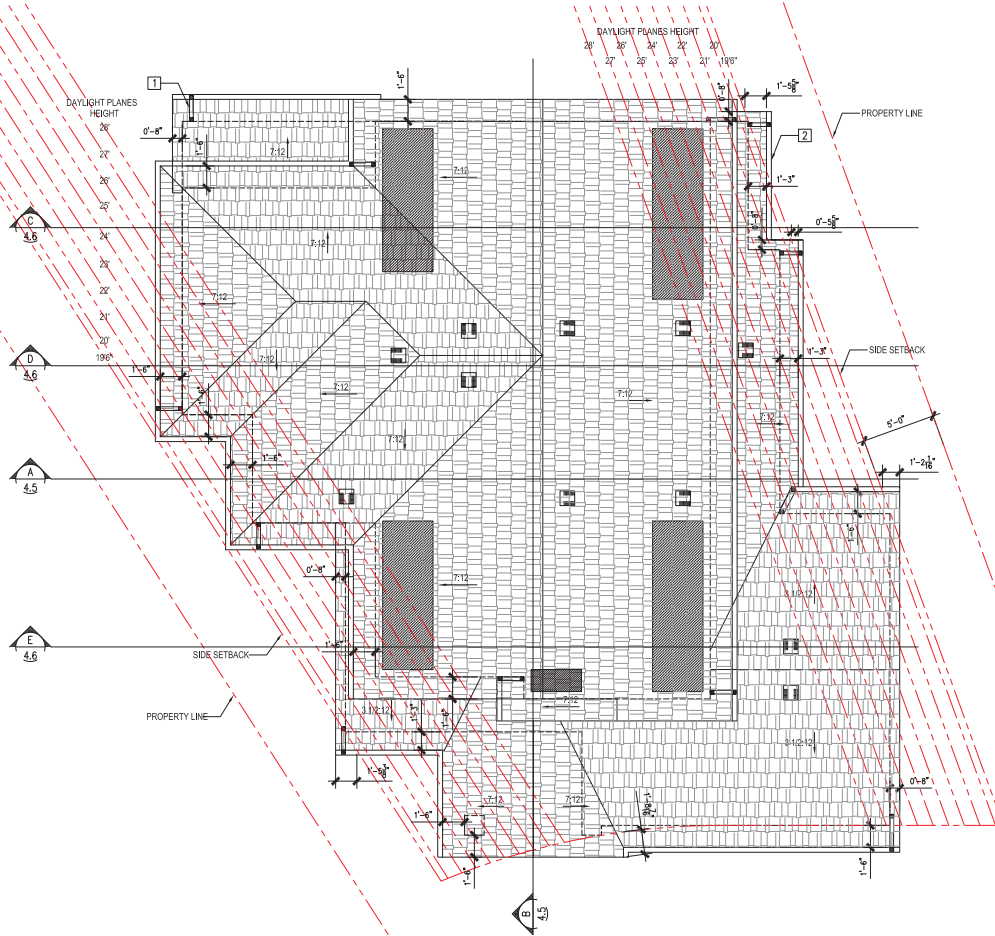
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|--|-------------------|
| ATTIC AREA (1F RIGHT)  | 400 SQFT          |
| 400/150  | = 2.67            |
| x 144  | = 384 SQ. IN REQ. |
| UPPER VENTILATION REQ. (50%)   | = 192 SQ. IN      |
| (3) "O-HAGIS" LOW-PROFILE COMPOSITION VENTS @72 SQ. IN. VENT AREA EA.                  | = 216 SQ. IN      |
| LOWER VENTILATION REQ.   | = 192 SQ. IN      |
| (44) LIN.FT. OF EAVE BLOCKING AT THREE 2" DIA. HOLE PER EAVE BLOCK@4.41 SQ.IN./LIN.FT. | = 194 SQ. IN      |
| TOTAL VENTILATION PROVIDED   | = 410 SQ. IN      |

KEYNOTES

- 1 (N) DOWNSPROUTS  
2 (N) GUTTER

KEYNOTES

- (IN) 30-YEAR CLASS A FIRE RESISTANT RATING SHINGLE ROOF. RADIANT BARRIER ROOF SHEATHING TO BE INSTALLED, PER ENERGY CODE COMPLIANCE DOCUMENTATION
- VAULTED CEILING WITH FOAM INSULATION. NO VENTILATION REQUIRED  
IDI ULTRA-PURE™ LOW VOC, ECO-FRIENDLY SPRAY FOAM. R VALUE 7.2 PER INCH.



ROOF PLAN 01

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

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

ROOF PLAN

A2.4

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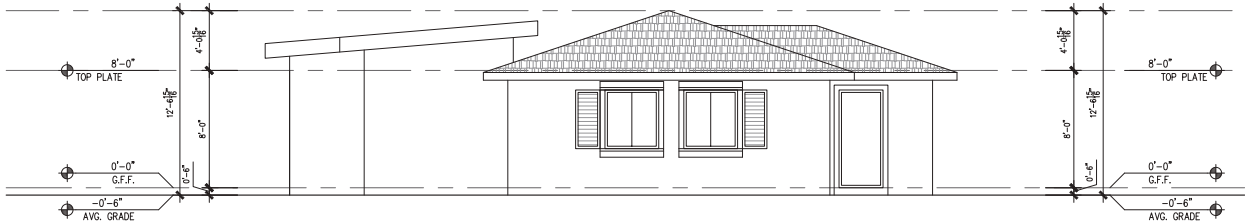
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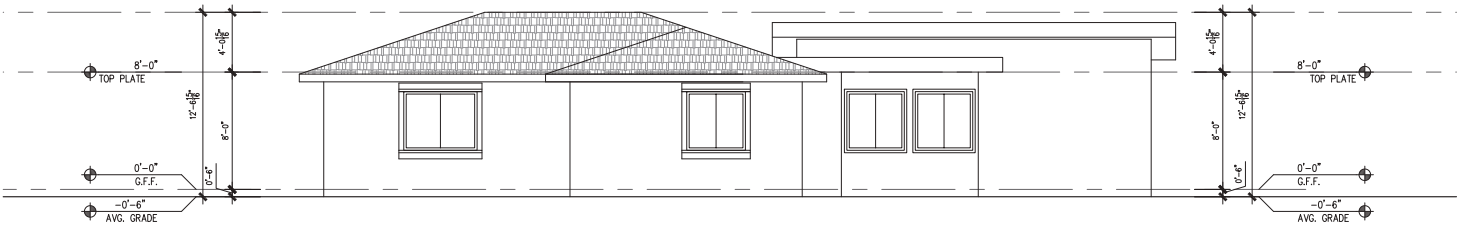
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EXISTING FRONT ELEVATION 01

Scale 1/8"=1'-0"



EXISTING RIGHT ELEVATION 02

Scale 1/8"=1'-0"

DESIGN REVIEW 01-31-2025

Rev. Date Issue

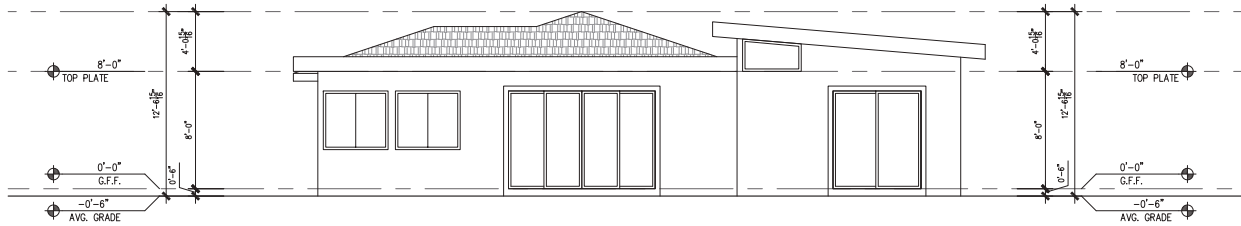
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EXISTING ELEVATIONS

A4.1

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EXISTING REAR ELEVATION 01  
Scale: 1/4"=1'-0"

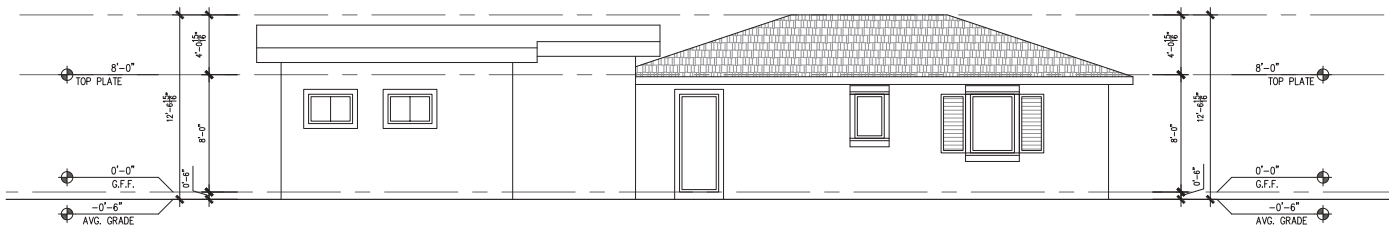
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EXISTING LEFT ELEVATION 02  
Scale: 1/4"=1'-0"

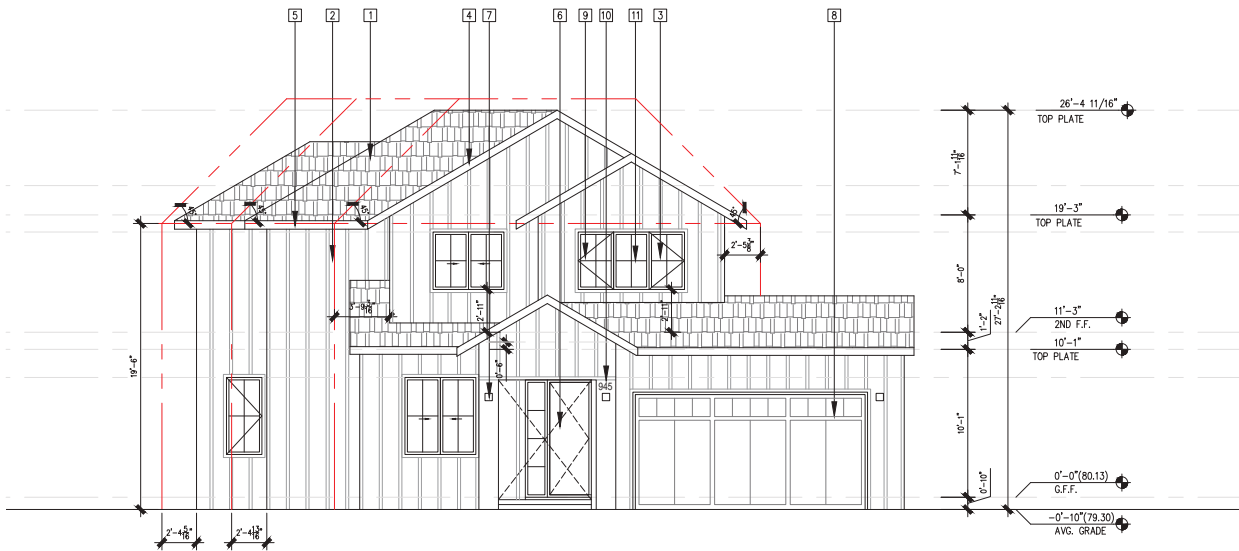
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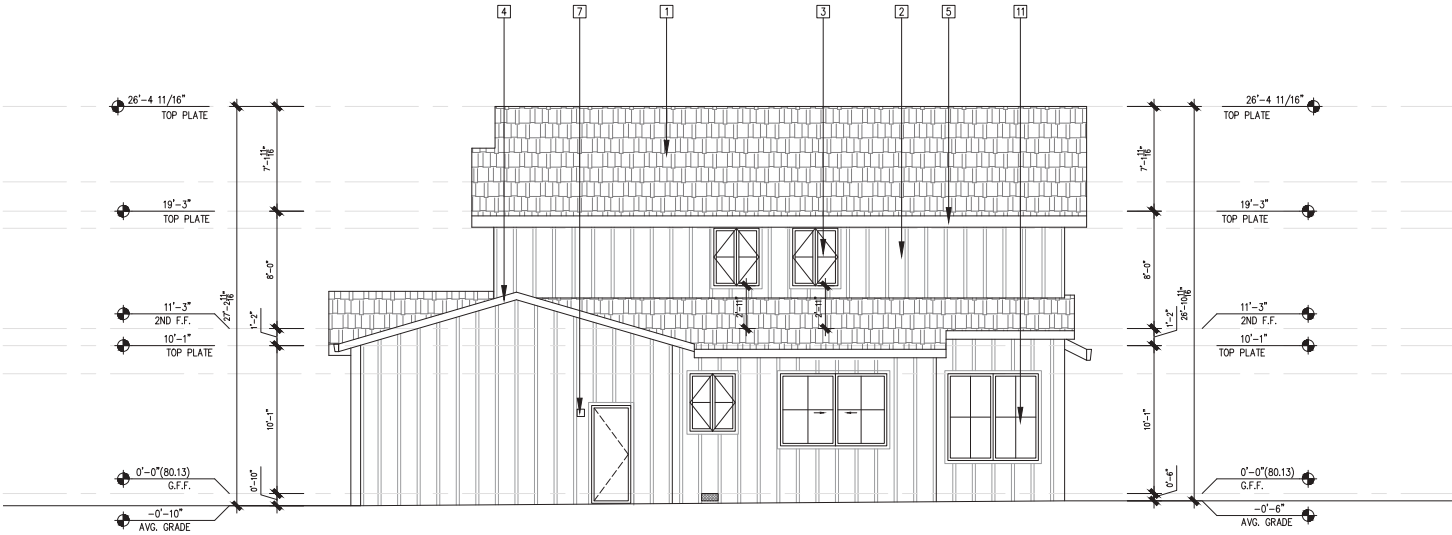
Project No: 2024-33  
Scale: 1/4"=1'-0"  
EXISTING ELEVATIONS

KEYNOTES

- [1] (N) 30-YEAR CLASS A FIRE RESISTANT RATING SHINGLE ROOF, 2 LAYERS OF 15-POUND FELT UNDERLAYMENT, RADIANT BARRIER ROOF SHEATHING TO BE INSTALLED, PER ENERGY CODE COMPLIANCE DOCUMENTATION
- [2] (N) TYP. 1X 3/8" X 2-1/2" BATTENS @ 16" O.C. TO 8'-0" WIDE BOARD WARM WHITE
- [3] (N) ANDERSON FIBERGLASS WINDOW, BLACK, WITH SIMULATED TRUE DIVIDED LITES
- [4] (N) WOOD FASCIA, WARM WHITE
- [5] (N) GUTTER, PAINTED STEEL, WARM WHITE
- [6] (N) FRONT DOOR, PAINTED WOOD, WOOD COLOR
- [7] (N) PAINTED STEEL WALL SCONCES, MATTE BLACK
- [8] (N) FIBERGLASS INSULATED WHITE GARAGE DOOR
- [9] (N) WINDOW EGRESS, OPENING MORE THAN 20 INCH IN WIDTH, AND 24 INCH IN HEIGHT, CLEAR AREA GREATER THAN 5.7 SQFT, MAX WINDOW SILL HEIGHT OF 44 INCHES ABOVE THE FLOOR
- [10] (N) ADDRESS NUMBER WITH A MINIMUM OF ONE-HALF INCH (1/2") STROKE BY SIX INCHES (6") HIGH
- [11] (N) SIMULATED DIVIDED LITES (INTERIOR MUNTINS)



PROPOSED FRONT ELEVATION 01  
Scale: 1/4"=1'-0"



PROPOSED RIGHT ELEVATION 02  
Scale: 1/4"=1'-0"

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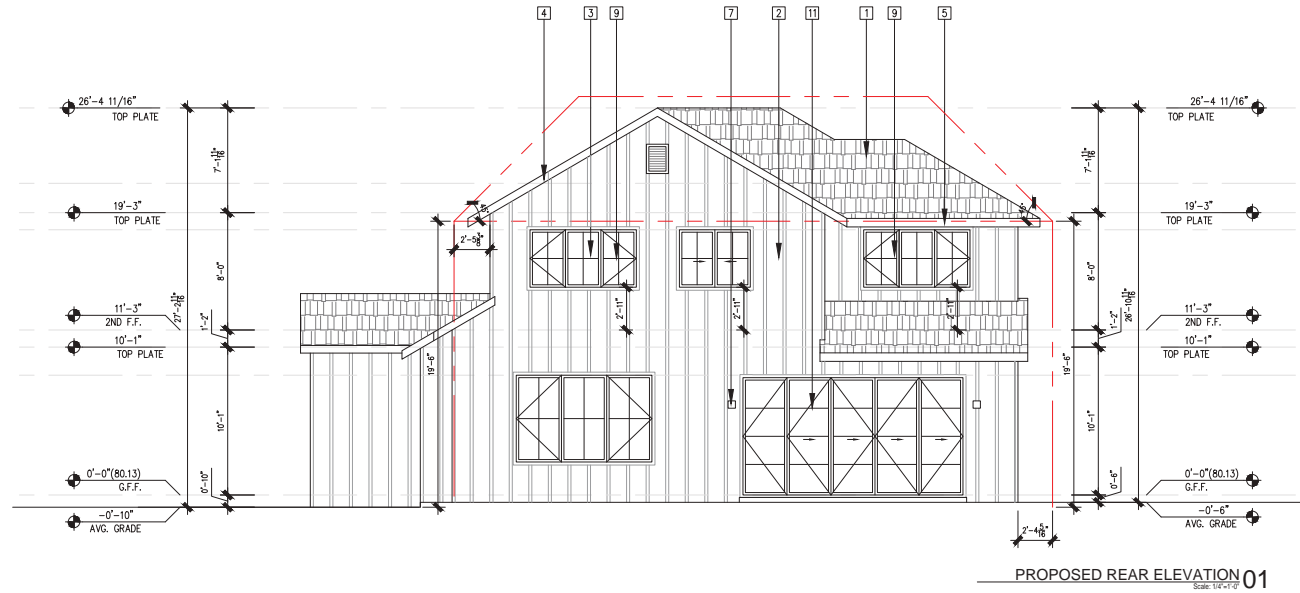
DESIGN REVIEW 01-31-2025  
CMNTS RESPONSE C1 04-28-2025  
CMNTS RESPONSE C2 06-30-2025

Rev. Date Issue

Project No: 2024-33  
Scale: 1/4"=1'-0"  
PROPOSED ELEVATIONS

## KEYNOTES

- 1 (N) 30-YEAR CLASS A FIRE RESISTANT RATING SHINGLE ROOF, 2 LAYERS OF 25-POUND FELT UNDERLAYMENT, RADIANT BARRIER ROOF SHEATHING TO BE INSTALLED, PER ENERGY CODE COMPLIANCE DOCUMENTATION
- 2 (N)TYP. 1X 3/2" X 2-1/2" BATTENS @16" O.C. TO 8'-0" WIDE BOARD WARM WHITE
- 3 (N)ANDERSON FIBERGLASS WINDOW, BLACK, WITH SIMULATED TRUE DIVIDED LITES
- 4 (N)WOOD FASCIA, WARM WHITE
- 5 (N)GUTTER, PAINTED STEEL, WARM WHITE
- 6 (N)FRONT DOOR, PAINTED WOOD, WOOD COLOR
- 7 (N)PAINTED STEEL WALL SCONCES, MATTE BLACK
- 8 (N)FIBERGLASS INSULATED WHITE GARAGE DOOR
- 9 (N) WINDOW EGRESS, OPENING MORE THAN 20 INCH IN WIDTH, AND 24 INCH IN HEIGHT, CLEAR AREA GREATER THAN 5.7 SQFT, MAX WINDOW SILL HEIGHT OF 44 INCHES ABOVE THE FLOOR.
- 10 (N)ADDRESS NUMBER WITH A MINIMUM OF ONE-HALF INCH (1/2") STROKE BY SIX INCHES (6") HIGH
- 11 (N)SIMULATED DIVIDED LITES (INTERIOR MUNTINS)



**LOGIC HOME  
DEVELOPMENT INC.**  
DESIGN | CONSTRUCTION

address. 274 Redwood Shores Pkwy  
STE 318  
Redwood City CA 94065  
phone. 650 . 797 . 3999  
email. logichomeinc@gmail.com

## 945 NEW RESIDENCE

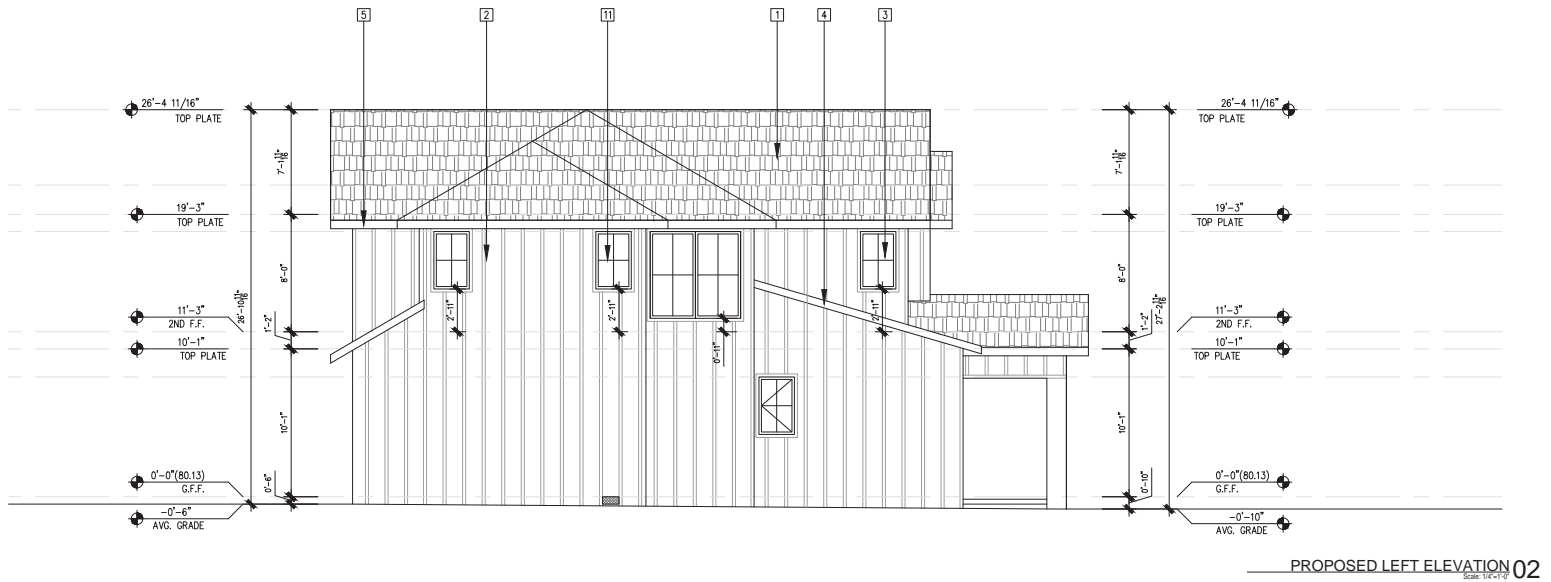
945 LEE DR  
MENLO PARK, CA 94025  
APN: 071 082 070

PROJECT OWNERS:  
YUNWEN ZHOU, HUIREN LI

ADDRESS:  
945 LEE DR  
MENLO PARK, CA 94025

EMAIL:  
ZHOUYUNWEN31@GMAIL.COM,  
LIHUIRENWX@GMAIL.COM

PHONE:  
217.281.2166, 858.900.8034



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PROPOSED ELEVATIONS

A4.4



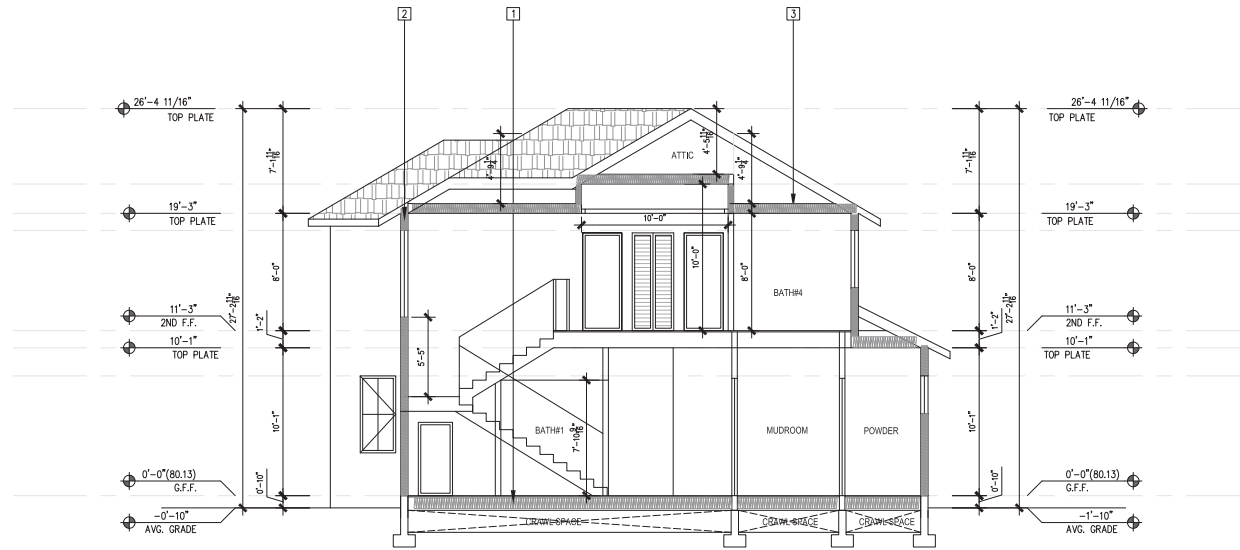
## KEYNOTES

- 1 R21 INSULATION
- 2 R19 INSULATION
- 3 R30 INSULATION

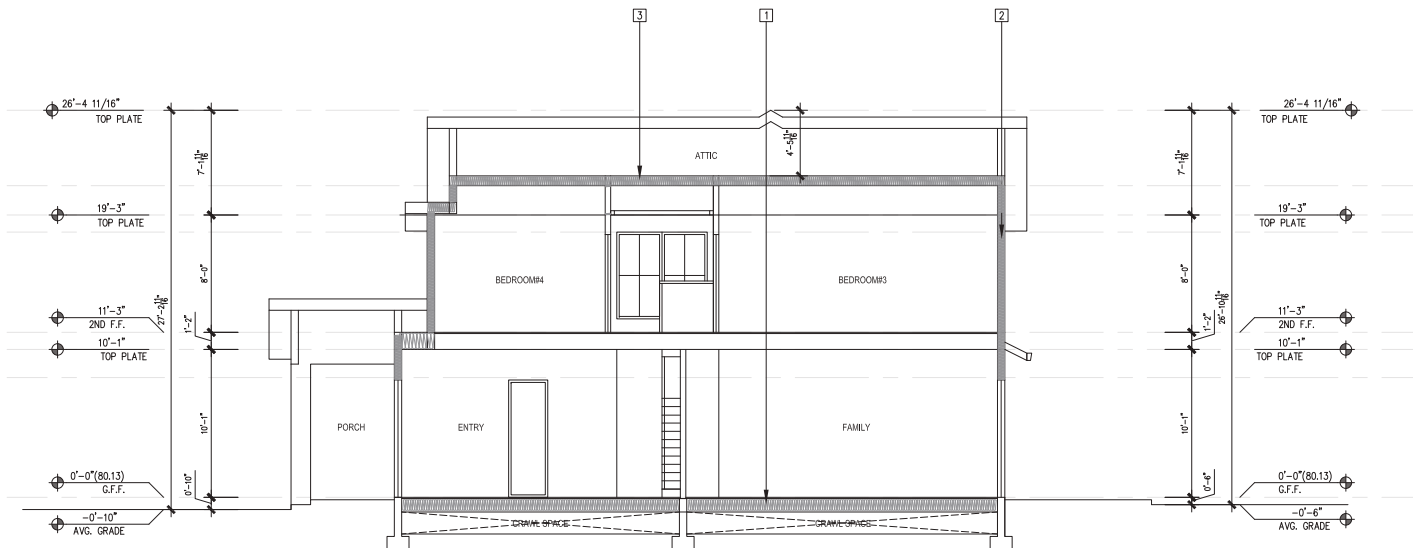
## FOUNDATION VENTILATION CALCS

|                                 |                  |
|---------------------------------|------------------|
| FOUNDATION AREA                 | 1224 SQFT        |
| 1224/150                        | 8.16             |
| x 144                           | 1175 SQ. IN REQ. |
| (19) FOUNDATION VENT @65 SQ. IN | 1235 SQ. IN      |

VENT NET FREE AREA BASED ON 14.5 IN X 7 IN FOUNDATION VENT.  
THE MINIMUM NET AREA OF VENTILATION OF OPENINGS SHALL NOT BE LESS THAN 1 SQ.FT.  
FOR EACH 150 SQ. FT.  
VENTILATION OPENINGS SHALL HAVE CORROSION RESISTANT WIRE MESH OR OTHER  
APPROVED MATERIAL WITH 2" MIN. AND 4" MAX OPENING.



SECTION A-01  
SCALE: 1/4"=1'-0"



SECTION B-02  
SCALE: 1/4"=1'-0"

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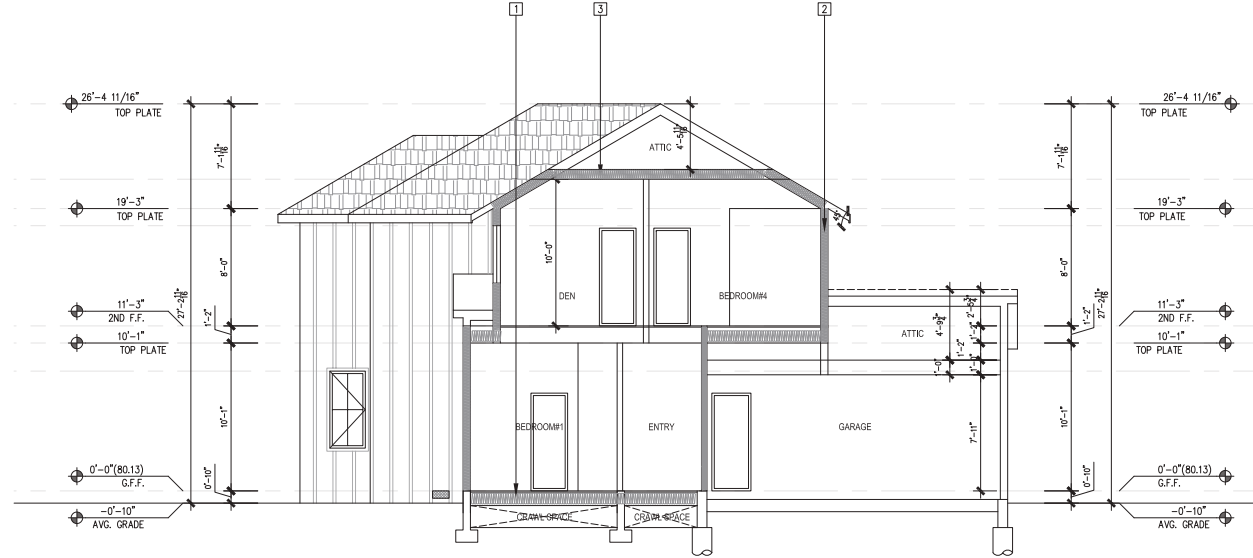
Rev. Date Issue

Project No: 2024-33  
Scale: 1/4"=1'-0"  
SECTIONS

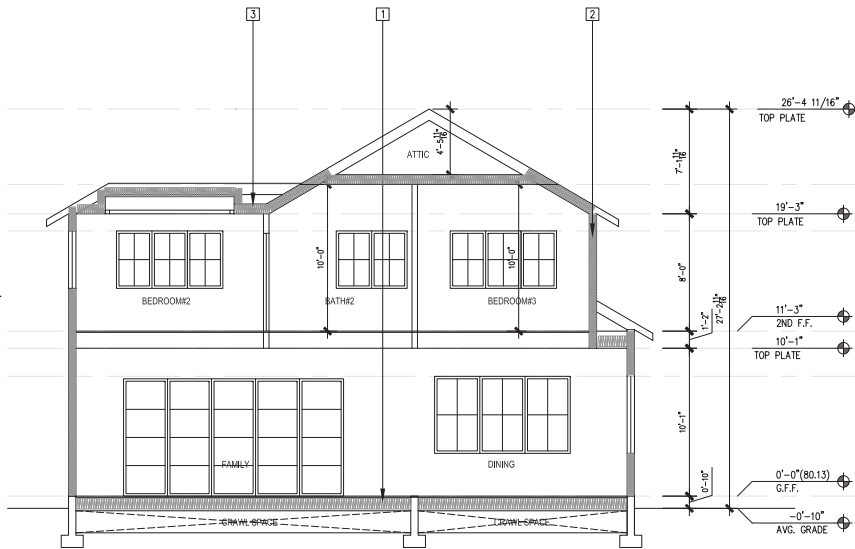
A4.5

## KEYNOTES

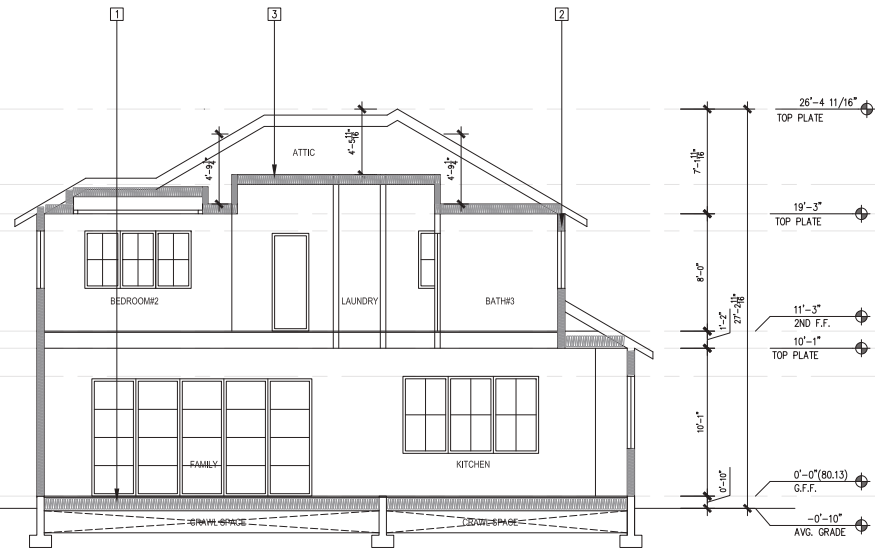
- 1 R21 INSULATION
- 2 R19 INSULATION
- 3 R30 INSULATION



SECTION E 03  
SCALE: 1/4"=1'-0"



SECTION C 01  
SCALE: 1/4"=1'-0"



SECTION D 02  
SCALE: 1/4"=1'-0"

## LOGIC HOME DEVELOPMENT INC.

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address. 274 Redwood Shores Pkwy  
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SECTIONS

A4.6

address. 274 Redwood Shores Pkwy  
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Redwood City CA 94065  
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email. logichomeinc@gmail.com

945 NEW RESIDENCE

945 LEE DR  
MENLO PARK, CA 94025  
APN: 071 062 070

PROJECT OWNERS:  
YUNWEN ZHOU, HUIREN LI

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MENLO PARK, CA 94025

EMAIL:  
ZHOUYUNWEN31@GMAIL.COM,  
LIHUIRENWX@GMAIL.COM

PHONE:  
217.281.2166, 858.900.8034



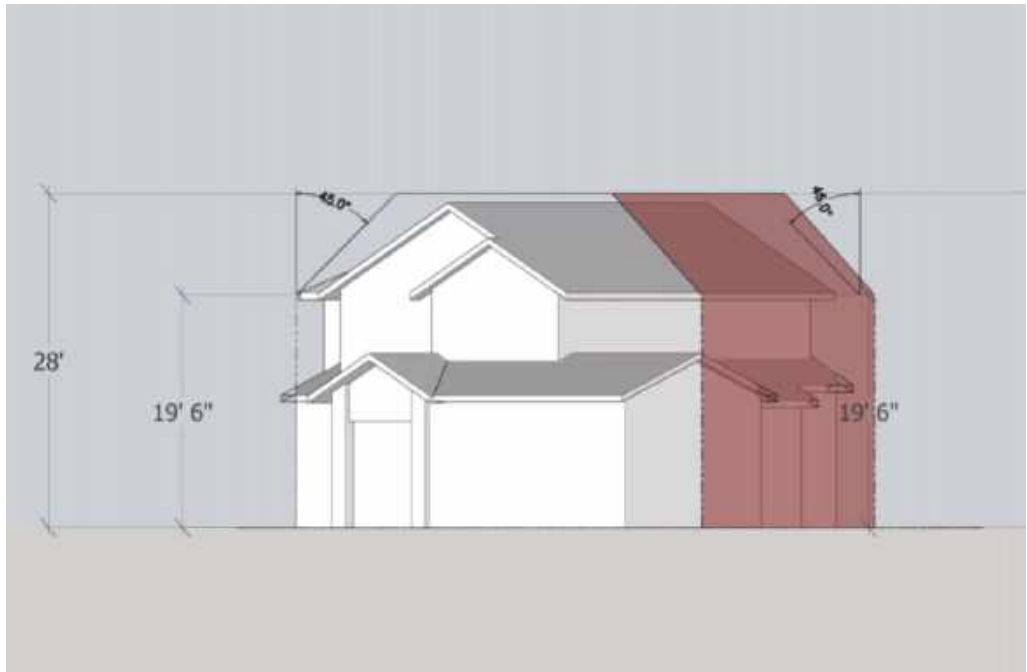
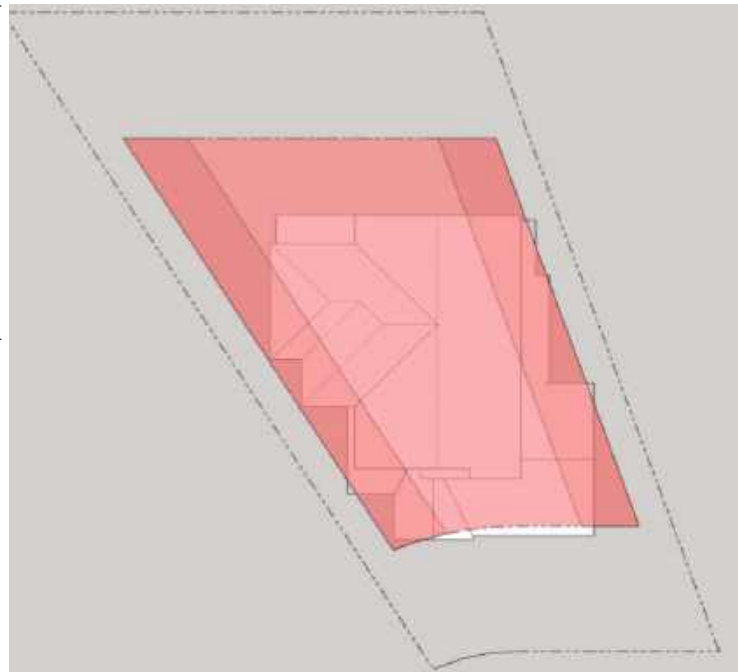
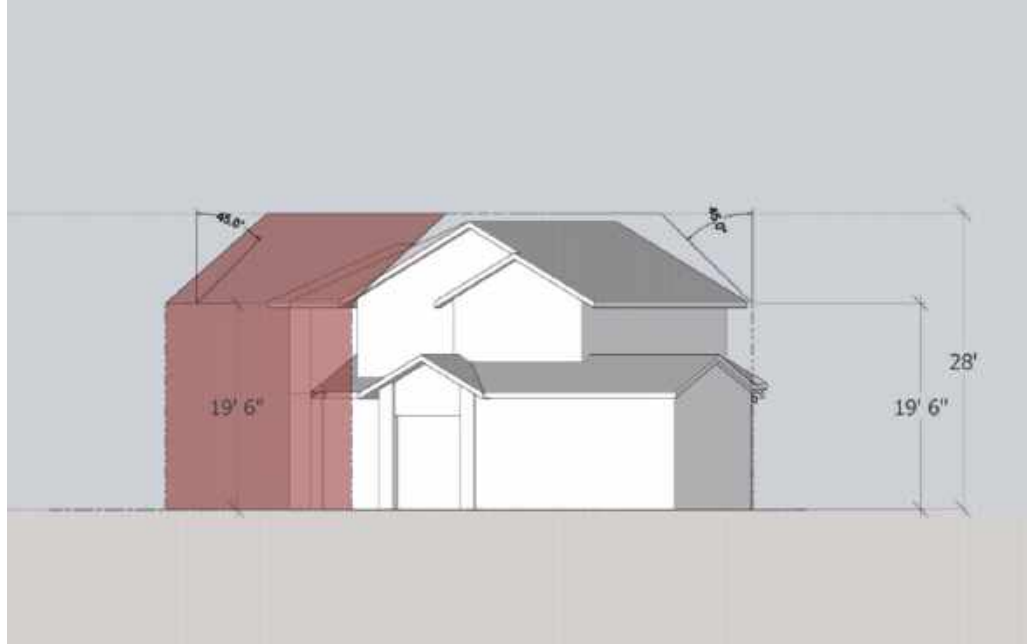
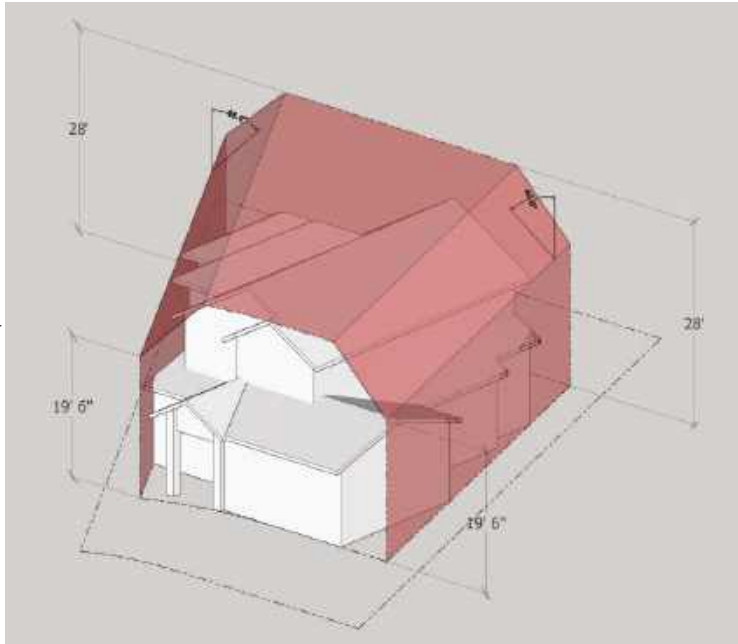
STREETSCAPE 01  
Scale: 1/8"=1'-0"

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CMNTS RESPONSE C2 06-30-2025

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|------|------|-------|
|------|------|-------|

Project No: 2024-33  
Scale: 1/8"=1'0"  
STREETSCAPE

A4.7



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|      |      |       |
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|      |      |       |

Project No: 2024-33  
Scale: NA

DAYLIGHT PLANES

**A4.8**

|                   |            |
|-------------------|------------|
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| Rev. | Date | Issue |
|------|------|-------|
|------|------|-------|

Project No: 2024-33

TREE PROTECTION PLAN-1

TREE INVENTORY - 945 Lee Dr, Menlo Park, CA, 94025

pg. 23

Zhou Residence rev. 07/21/25

|      |              |                                |                              |                  |              |                    |               |               | TREE IMPACT ASSESSMENT |  |        |                   |                |                  |                  |                       |                  |                    |                |                  |
|------|--------------|--------------------------------|------------------------------|------------------|--------------|--------------------|---------------|---------------|------------------------|--|--------|-------------------|----------------|------------------|------------------|-----------------------|------------------|--------------------|----------------|------------------|
| #    | Heritage (H) | Common Name                    | Botanical Name               | Protected Status | DBH (inches) | math. DBH (inches) | Height (feet) | Spread (feet) | Condition              | Health, Structure, Form notes  | Age    | Species Tolerance | CX DBH* (feet) | Est. Root Loss** | TPZ mult. Factor | Ideal TPZ Radius (ft) | Impact Level *** | Suitability Rating | Removal Status | Appraisal Result |
| 1    | H            | Douglas Fir                    | <i>Pseudotsuga menziesii</i> | HERITAGE         | 41           | 41                 | 65            | 40            | GOOD (75%)             | full green canopy, good vigor, pleasing form                             | MATURE | MODERATE          | 21             | 10% - 25%        | 12               | 41                    | MODERATE         | HIGH               | PRESERVE       | \$32,800         |
| 2    | H            | Coast Live Oak                 | <i>Quercus agrifolia</i>     | STREET           | 32           | 32                 | 30            | 40            | FAIR (50%)             | clearance pruned from street, 10% dieback                                | MATURE | HIGH              | 16             | 10% - 25%        | 8                | 21                    | MODERATE         | MODERATE           | PRESERVE       | \$19,000         |
| 3    | H            | Italian Stone Pine             | <i>Pinus pinea</i>           | HERITAGE         | est. 32      | 32                 | 65            | 40            | FAIR (50%)             | moderate vigor, low LCR, asymmetrical form                               | MATURE | MODERATE          | 16             | 10% - 25%        | 12               | 32                    | MODERATE         | MODERATE           | PRESERVE       | \$13,300         |
| 4    | H            | Japanese Maple                 | <i>Acer palmatum</i>         | HERITAGE         | (2) 11       | 16                 | 25            | 25            | POOR (25%)             | 50% canopy dieback, presence of fungal fruiting bodies on multiple stems | MATURE | MODERATE          | 8              | 100%             | 12               | 16                    | SEVERE           | LOW                | REMOVED        | \$3,140          |
| 5    |              | Glossy Privet                  | <i>Ligustrum lucidum</i>     | (not heritage)   | 11           | 11                 | 30            | 20            | FAIR (50%)             | concomitant form with narrow angle of attachment, moderate vigor         | MATURE | LOW               | 6              | > 30%            | 15               | 14                    | SEVERE           | MODERATE           | REMOVE (X)     | \$630            |
| 6    | H            | Coast Live Oak                 | <i>Quercus agrifolia</i>     | HERITAGE         | est. 16      | 16                 | 35            | 35            | FAIR (50%)             | 15° lean, asymmetrical form from being shaded by neighboring oak         | MATURE | HIGH              | 8              | 0% - 5%          | 8                | 11                    | VERY LOW         | MODERATE           | PRESERVE       | \$4,230          |
| KEY: |              |                                |                              |                  |              |                    |               |               |                        |  |        |                   |                |                  |                  |                       |                  |                    |                |                  |
| #    |              | Neighboring / City Street Tree |                              |                  |              |                    |               |               |                        |  |        |                   |                |                  |                  |                       |                  |                    |                |                  |
|      |              | Removal Request                |                              |                  |              |                    |               |               |                        |  |        |                   |                |                  |                  |                       |                  |                    |                |                  |
|      |              |                                |                              |                  |              |                    |               |               |                        |  |        |                   |                |                  |                  |                       |                  |                    |                |                  |

SEE GLOSSARY FOR DEFINITION OF TERMS

\* 6X DBH is recongnized by tree care industry best practices as the distance from trunkface to a cut across the root plate that would result in a loss of approximately 25% of the root mass. Cuts closer than this may result in tree decline or instability.  
\*\*Based on approximate distance to excavation and extent of excavation (as shown on plans).  
\*\*\*Impact level assumming all basic and special tree protection measures are followed.  
  
\*\*\*\*\*NEIGHBOR'S PERMISSION AND CITY APPROVAL REQUIRED FOR REMOVAL OF TREE #1H.

Appraisal calculations summary available upon request.

LOGIC HOME DEVELOPMENT INC.  
DESIGN | CONSTRUCTION

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Redwood City CA 94065  
phone, 650 . 797 . 3999  
email, logichomeinc@gmail.com

945 NEW RESIDENCE  
945 LEE DR  
MENLO PARK, CA 94025  
APN: 071 082 070

PROJECT OWNERS:  
YUNWEN ZHOU, HUIREN LI  
ADDRESS:  
945 LEE DR  
MENLO PARK, CA 94025

EMAIL:  
ZHOUYUNWEN31@GMAIL.COM,  
LIHUIRENWX@GMAIL.COM  
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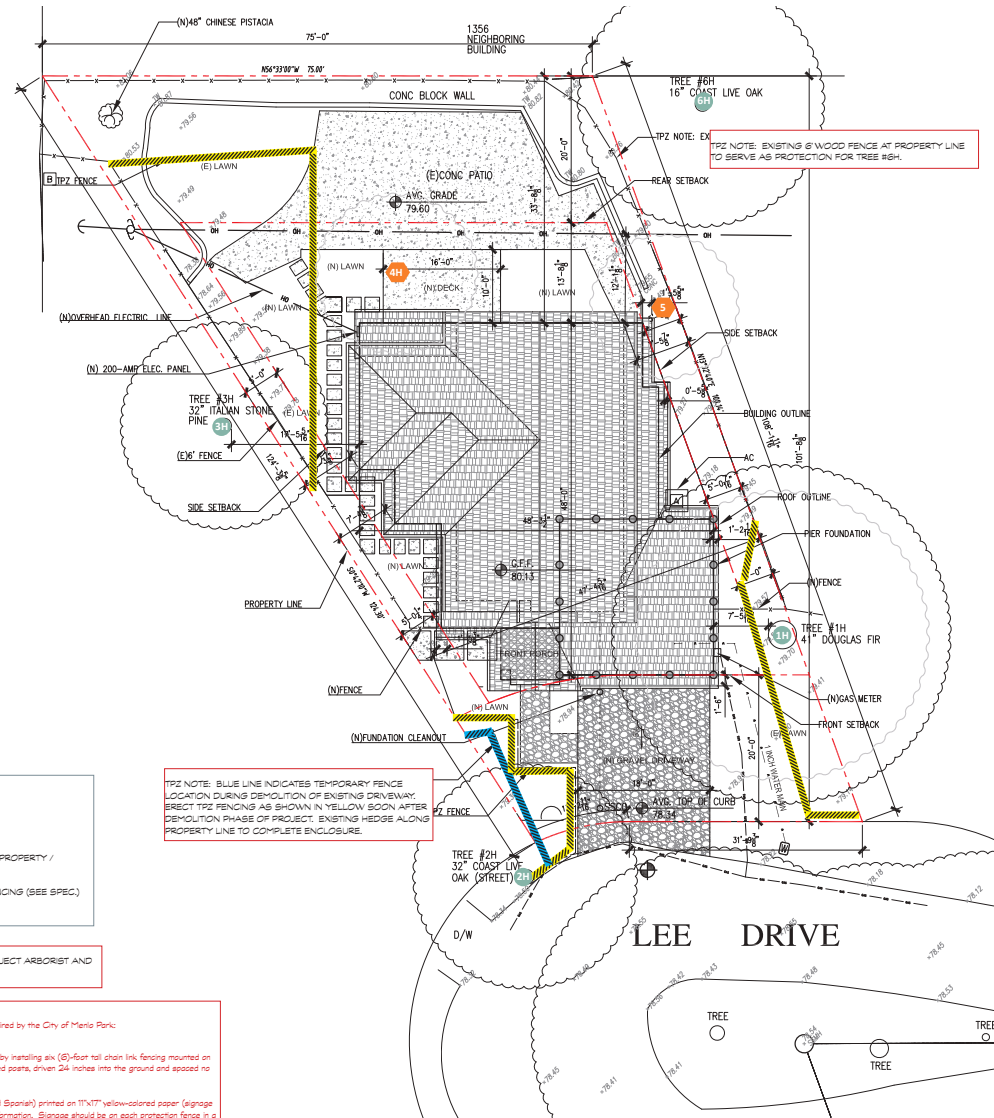
DESIGN REVIEW 01-31-2025  
CMNTS RESPONSE C1 04-28-2025  
CMNTS RESPONSE C2 06-30-2025

Rev. Date Issue

Project No: 2024-33  
Scale: NA  
TREE PROTECTION PLAN-2

Prepared by Busara Firestone  
ISA Board Certified Master Arborist #WE-8525B  
RCA #758





#### TPZ MAP LEGEND:

- (n) TREE TO REMOVE
- (n) TREE ON NEIGHBORS' PROPERTY / CITY STREET TREE
- TREE PROTECTION FENCING (SEE SPEC)

NOTE: TREE #1H WAS PLACED BY PROJECT ARBORIST AND LOCATION IS APPROXIMATE.

Tree protection fencing requirements as required by the City of Menlo Park:

- 1) Establish tree protection fencing radius by installing six (6)-foot tall chain link fencing mounted on eight (8)-foot tall, 1.5-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.
- 2) Post signs on the fencing (in English and Spanish) printed on 11x17" yellow-colored paper (signage attached) with Project Arborist's contact information. Signage should be on each protection fence in a prominent location.
- 3) Movable barriers of chain link fencing secured to cement blocks may be substituted for fixed fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.
- 4) Place a 6-inch layer of coarse mulch or woodchips covered with 1/4-inch plywood or alternative within the TPZ over bare ground prior to construction activity.

TPZ NOTE: BLUE LINE INDICATES TEMPORARY FENCE LOCATION DURING DEMOLITION OF EXISTING DRIVEWAY. ERECT TPZ FENCING AS SHOWN IN YELLOW SOON AFTER DEMOLITION PHASE OF PROJECT. EXISTING HEDGE ALONG PROPERTY LINE TO COMPLETE ENCLOSURE.

LEE DRIVE

## TREE PROTECTION ZONE MAP

945 LEE DR, MENLO PARK, CA



DATE:  
rev. 07/21/25

TPZ ELEMENTS DRAWN:  
B. FIRESTONE  
ISA BOARD CERTIFIED  
MASTER ARBORIST  
#WE-85258

BASE MAP: SITE PLAN A1.3  
by LOGIC HOME  
DEVELOPMENT INC.  
(06/30/2025)

ARBORIST REPORT  
pg. 24

T-3

**Project Description Letter**

**Project Address:** 945 Lee Rd, Menlo Park, CA 94025

Dear Review Committee,

I am writing to formally describe our proposed project located at **945 Lee Rd, Menlo Park**. This project involves the construction of a **new single-family house** to replace the existing home currently on the property.

**Purpose of the Proposal**

Currently, my family and I live in a **1380-square-foot house** at this location, which no longer meets our needs. The house is small, lacks a garage, and is not suitable for our long-term living requirements. To improve our living environment and better accommodate our family, we plan to **demolish the existing house** and build a **new, larger, and more comfortable home**.

**Scope of Work**

The scope of work includes:

1. **Demolishing** the existing **1380-square-foot single-family house**.
2. **Constructing** a new **2366-square-foot single-family house**, along with a **new attached two-car garage**.

**Architectural Style and Materials**

The architectural style for the new home will be a **modern farmhouse**, with **warm white siding** as the primary exterior material. The construction will use **wood framing** and follow **environmentally friendly construction practices** to ensure compliance with all applicable regulations.

**Basis for Site Layout**

The new house will be **oriented parallel to the street**, aligning with the existing neighborhood pattern to enhance the sense of order and consistency along the street.

**Existing and Proposed Uses**

The **existing and proposed use** of the property remains **residential**.

**Outreach to Neighboring Properties**

I believe that good communication with neighbors is an important part of any construction project, so I made the effort to **reach out to my neighbors** both on our street and behind our house to introduce my family and explain our proposed project.

I'm pleased to share that **all our neighbors have expressed their support** for our plans. Specifically:

- **Sue and Sam at 935 Lee Rd** live directly across the street. They were happy to hear about our plans and mentioned they are also considering a future remodel.
- **Whitney and Kyle at 947 Lee Rd**, who built their home in 2020, were supportive and even sent a **formal support email**.
- **Carol at 941 Lee Rd**, the owner of the property to our left, is a retired teacher who previously taught at Oak Knoll School. Though she has since moved to another home in Menlo Park, she expressed her **full support** for our project, sent us a **support email**, and also gave us **permission to remove a tree located along our property boundary**.
- **Sally and Lars at 1356 Johnson**, who live behind us, also sent a **supportive text message** after we reached out.

We appreciate the positive response from our neighbors and look forward to creating a **home that enhances the neighborhood** while meeting our family's needs.

Please find **a document with the neighbor support letters** attached for your reference.

Thank you very much for your time and consideration. I look forward to your review and approval of our proposal.

Sincerely,  
Yunwen Zhou  
Property Owner  
945 Lee Rd, Menlo Park, CA 94025



---

## 945 Lee New Construction Proposal

---

**maggie hazelrig** <maggiehazelrigmc@gmail.com>

To: Zhou Yunwen <zhouyunwen31@gmail.com>

Cc: Hui ren Li <lihui renwx@gmail.com>

Wed, Oct 23, 2024 at 5:42 PM

You have our support! Looks beautiful!

[Quoted text hidden]

[Quoted text hidden]

Best,

Yunwen & Hui ren @ 945 Lee



---

## 945 Lee neighbor greeting

---

**Carol Taggart** <cjbdtaggart@gmail.com>

Thu, Oct 24, 2024 at 2:53 PM

To: Zhou Yunwen <zhouyunwen31@gmail.com>

Hi Hui ren and Yunwen,

First, welcome to Lee Drive!

We loved living there but eventually 800 sq ft just got too small for us and all our junk!.

Yes, of course, do whatever you wish to the tree. In fact, if you look at the property line (running along the fence line), you will see that the tree is actually on your property - a liability for you.

The tree that is truly special is the imported cork tree in the middle of the cul-de-sac.

I taught 3rd grade at Oak Knoll for many years until I retired in 1996.

There's much to say but because of time limits at the moment, I must sign off.

Again, welcome! You will learn that your neighbors are friendly and ready to help any time.

Best,  
Carol Taggart

[Quoted text hidden]

[Quoted text hidden]

Best,  
Hui ren Li and Yunwen Zhou

Sent from my iPhone



947 Lee Neighbor Support Letter

Zhou Yunwen <zhouyunwen31@gmail.com>

---

## New construction proposal for 945 Lee Dr

---

**whitney peterson** <whitney.peterson@gmail.com>  
To: Zhou Yunwen <zhouyunwen31@gmail.com>  
Cc: Hui ren Li <lihui renwx@gmail.com>

Wed, Oct 23, 2024 at 11:10 AM

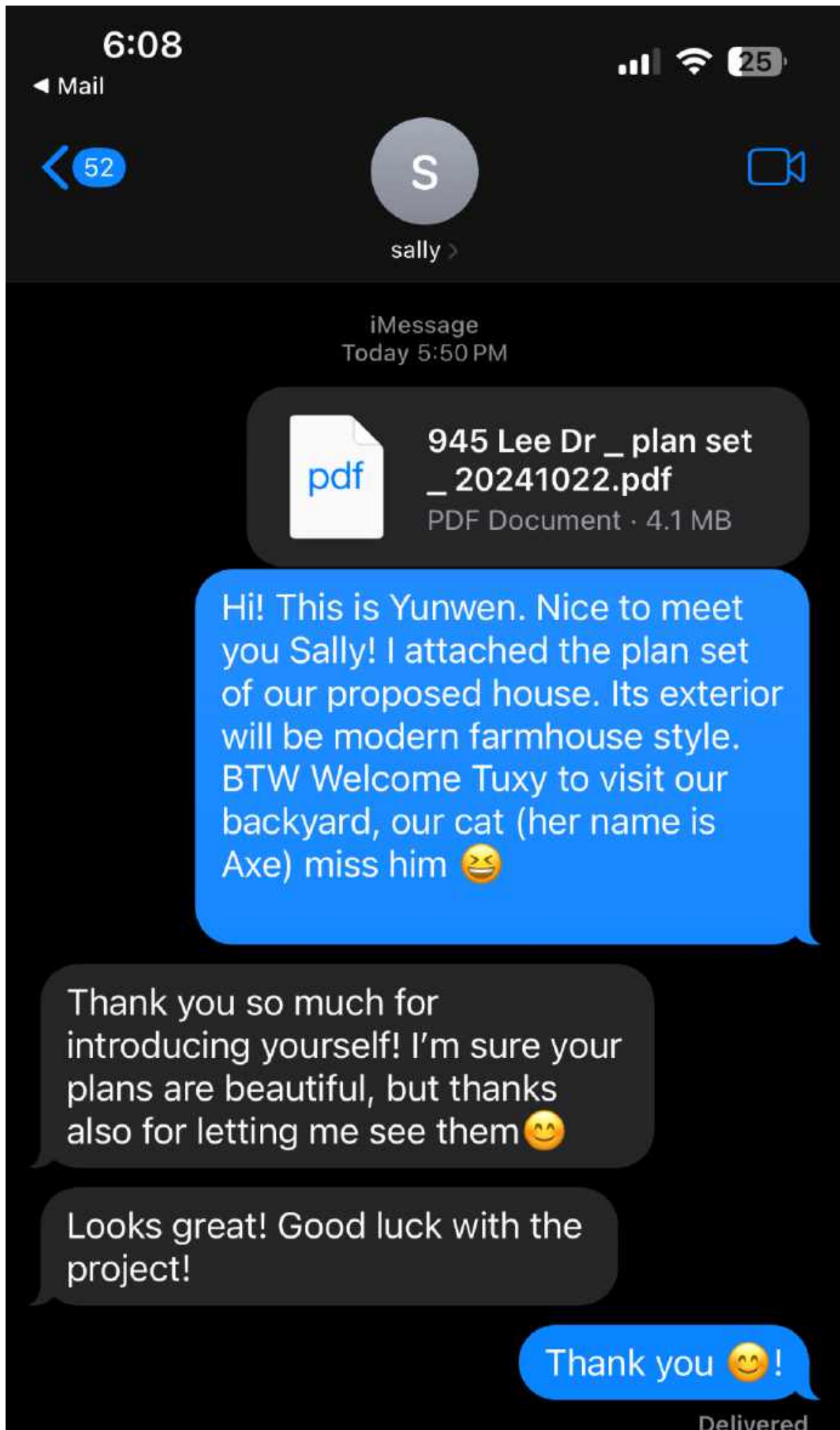
This looks wonderful! We support you all in building your beautiful new forever home 😊

[Quoted text hidden]

[Quoted text hidden]

Sent from my iPhone





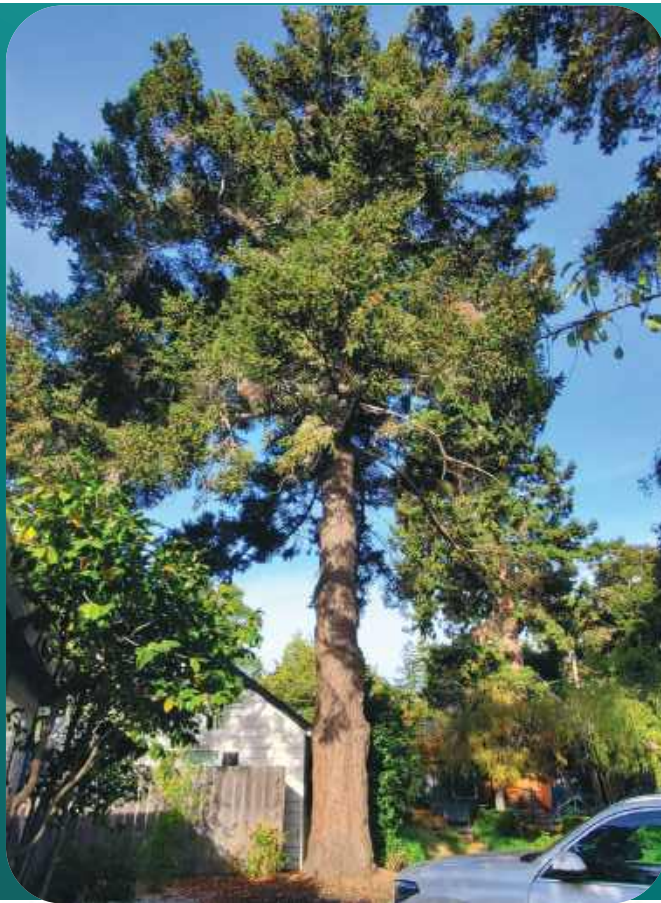
# ARBORIST REPORT

## TREE PROTECTION PLAN

REVISED JULY 21, 2025

PREPARED FOR: YUNWEN ZHOU

SITE ADDRESS:  
945 LEE DR. • MENLO PARK, CA 94025



BUSARA FIRESTONE  
A33 WE-8525B



KAITLYN MEYER  
#WE-14992A



ON STAFF

BO FIRESTONE TREES & GARDENS  
2150 LACEY DR., MILPITAS, CA 95035  
E: BUSARA@BOFIRESTONE.COM C: (408) 497-7158  
WWW.BOFIRESTONE.COM

*asca* RCA #758  
Registered Consulting Arborist®



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# Introduction

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## ARBORIST ASSIGNMENT

On November 1<sup>st</sup>, 2024, at the request of the property owner, my team visited 945 Lee Dr. in the role of Project Arborist. The purpose was to perform the assessments and data collections as necessary to create an industry-standard Tree Protection Report for their project permit. It was my understanding that the existing home and driveway were to be removed. A new two-story home would be built, and a new driveway and walkways were planned. New utilities would be run from the street. The assessments in this report were based on review of the following:

- Site Plan A1.3 by Logic Home Development Inc. (dated 06/30/2025)
- Boundary and Topographic Survey by RW Engineering Inc. (dated 08/02/2024)

My inventory included a total of six (6) trees over six inches (6" DBH). There were four (4) trees of Heritage size: two (2) coast live oak (*Quercus agrifolia*), one (1) Japanese maple (*Acer palmatum*), and one (1) Douglas fir (*Pseudotsuga menziesii*) along the property line. According to the homeowner, the Japanese maple had been removed since my visit, and one (1) tree without special status was slated for removal. All other neighboring trees were sufficiently distant from the work (>10x DBH).

## USES OF THIS REPORT

According to City Ordinance, *any person who conducts grading, excavation, demolition, or construction activity on a property is to do so in a manner that does not threaten the health or viability or cause the removal of any Heritage Tree. Any heritage tree to be retained protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction. Any work performed within an area 10 times the diameter of the tree (i.e., the tree protection zone) requires the submittal of a tree protection plan for approval by the City before issuance of any permit for grading or construction.*



This report was written by Busara Firestone, Project Arborist, to serve as a resource for the property owner, designer, and builder. As needed, I have provided instructions for retaining, protecting, and working around trees during construction, as well as information on City requirements. *The owner, contractor and architect are responsible for knowing the information included in this arborist report and adhering to the conditions provided.*

## Limitations

Trees assessed were limited to the scope of work identified in the assignment. I have estimated the trunk diameters of trees with barriers to access or visibility (such as those on neighboring parcels or behind debris). Although general structure and health were assessed, formal Tree Risk Assessments were not conducted unless specified. Disease diagnostic work was not conducted unless specified. All assessments were the result of ground-based, visual inspections. No excavation or aerial inspections were performed. Recommendations beyond those related to the proposed construction were not within the scope of work.

My tree impact and preservation assessments were based on information provided in the plans I have reviewed to date, and conversations with the involved parties. I assumed that the guidelines and setbacks recommended in this report would be followed. Assessments, conclusions, and opinions shared in this report are not a guarantee of any specific outcome. If additional information (such as engineering or landscape plans) is provided for my review, these assessments would be subject to change.

## City Tree Protection Requirements

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### Heritage Tree Definition

A “Heritage Tree” is a tree that has protected status by the City of Menlo Park. The City can classify trees with Heritage status for their remarkable size, age, or unique value. However, in general, native oaks of 10 inches or more, and any tree having a trunk with a diameter of 15

inches or more has Heritage status (measured at 54 inches above natural grade, or at the branching point for multi-trunk trees).

## Construction-Related Tree Removals

*According to the City of Menlo Park, applicants are required to submit a site plan with the Heritage Tree Removal Application Permit even if they have submitted a site plan to the City for a planning or building permit. The site plan facilitates the review by the City Arborist.*

*For removals of two or more trees, applicants shall be required to submit a planting plan indicating the species, size, and location of the proposed replacement trees on a site plan. Heritage Tree Permits related to Construction will also be charged for City-retained arborist expenses.*

*For trees removed for development, mitigation is based on the tree's appraised value. Mitigation must be equal to or greater than the tree's appraised value is required. 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*

## Violation Penalties

*Any person who violates the tree protection ordinance, including property owners, occupants, tree companies and gardeners, could be held liable for violation of the ordinance. The ordinance prohibits removal or pruning of over one-fourth of the tree, vandalizing, mutilating, destruction and unbalancing of a heritage tree without a permit.*

*If a violation occurs during construction, the City may issue a stop-work order suspending and prohibiting further activity on the property until a mitigation plan has been approved, including protection measures for remaining trees on the property. **Damage to Heritage trees must be reported to the Project Arborist or City Arborist within six (6) hours of damage.***

**After receiving notice or observing damage during a requested inspection, the Project Arborist will issue a report to the client. This applies to all trees identified for preservation including neighboring trees. Documentation will include a description of the issue (extent of wounding, canopy loss or root loss), reassessment of impacts to the tree, and recommended remediation.**

*Civil penalties may be assessed against any person who commits, allows or maintains a violation of any provision of the ordinance. The fine will be an amount not to exceed \$5,000 per violation, or an amount equivalent to the replacement value of the tree, whichever is higher.*

## Impacts on Protected Trees

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### SITE DESCRIPTION

The property at 945 Lee Dr. was a narrow lot located on a cul-de-sac. The topography was not notable. There was a house with a driveway on the left-hand side. Few mature trees stood on the property.

### TREE INVENTORY

This tree preservation plan includes an attached inventory of all trees on the property regardless of species, that were at least 12 feet tall and 6-inch DBH.

This inventory also includes as necessary, any neighboring Heritage Trees with work proposed within 10 times their diameter (DBH). Any street trees within the public right-of-way were also included, regardless of size, as required by the City.

The Inventory includes each tree's number (as shown on the TPZ map), measurements, condition, level of impact (due to proximity to work), tolerance to construction, and overall suitability for retainment. The inventory also includes the appraised value of each tree using the Trunk Formula Technique (10<sup>th</sup> Edition).

## PROJECT DESCRIPTION

After review of proposed plan set, it was my understanding that the existing home and driveway were to be removed. A new two-story home would be built, and a new driveway and walkways were planned. New utilities would be run from the street. The plans were modified to shift the home and hardscaping further from Tree #3H to reduce impacts. The driveway was also shifted to be 2 feet further from Tree #2H. It was my understanding excavation for the driveway was to be no deeper than four inches (4") into existing grade. Additionally, it was my understanding that the garage area near Tree #1H was to be built using 16 piers, with support beams above grade in order to preserve the tree. Additionally, the utilities were shifted to be five feet (5') from Tree #1H. Please see attached Tree Protection Plan Map.

## HOW CONSTRUCTION CAN DAMAGE TREES

### Damage to Roots

#### *Where are the Roots?*

The most common types of injury to trees that occur during property improvements are related to root cutting or damage. **Tree roots extend farther out than people realize, and the majority are located within the upper 24 inches of soil.** The thickest roots are found close to the trunk, and taper and branch into ropey roots. These ropey roots taper and branch into an intricate system of fine fibrous roots, which are connected to an even finer system of fungal filaments.

This vast below-ground network is tasked with absorbing water and nutrients, as well as anchoring the tree in the ground, storage, and communication.

### *Damage from Excavation*

**Any type of excavation will impact adjacent trees by severing roots** and thus cutting off the attached network. Severing large roots, or trenching across the root plate, destroys large networks. Even work that appears to be far from a tree can impact the fibrous root system. Placing impervious surfaces over the ground, or installing below ground structures, such as a pool, or basement wall, will remove rooting area permanently from a site.

### *Damage from Fill*

**Adding fill can smother roots**, making it difficult for them to access air and water. The roots and other soil life need time to colonize the new upper layers of soil.

### *Changes to Drainage and Available Water*

Changes to the hydrology of the site, caused for instance by new septic fields, changes to grade, and drainage systems, can also cause big changes in available water for trees. Trees can die from lack of water or disease if their water supply dries up or gets much wetter than they are used to.

### *Soil Compaction and Contamination*

In addition, compaction of soil, or contamination of soil with wash-water, paint, fuel, or other chemicals used in the building process, can cause damage to the rooting environment that can last many years. Tree protection fencing creates a barrier to protect as many roots as possible from this damage, which can be caused by travelling vehicles, equipment storage, and other construction activities that may occur even outside the construction envelope.

## **Mechanical Injury**

Injury from the impact of vehicles or equipment can occur to the root crown, trunk, and lower branches of a tree. The bark protects a tree – creating a skin-like barrier from disease-causing organisms. The stem tissues support the weight of the plant. They also conduct the flow of

water, sugars, and other important compounds throughout the tree. When the bark and wood is injured, the structure and health of the tree is compromised.

## IMPACTS TO HERITAGE TREES

### SUMMARY

Four (4) Heritage trees would be impacted by the project: two (2) coast live oak (*Quercus agrifolia*), one (1) Japanese maple (*Acer palmatum*), and one (1) Douglas fir (*Pseudotsuga menziesii*) along the property line. According to the homeowner, the Japanese maple had been removed since my initial visit, and one (1) tree without special status was slated for removal.

My evaluation of the impacts of the proposed construction work for all affected trees was summarized in the Tree Inventory. These included impacts of grading, excavation for utility installation, retaining walls, drainage or any other aspect of the project that could impact the service life of the tree. Anticipated impacts to trees were summarized using a rating system of “severe,” “high,” “moderate,” “low,” or “very low.”

General species tolerance to construction, and condition of the trees (health and structural integrity), was also noted on the Inventory. These major factors, as well as tree age, soil characteristics, and species desirability, all factored into an individual tree’s suitability rating, as summarized on the Inventory. Suitability of trees to be retained was rated as “high,” “moderate,” “low.” Trees with low suitability would be appropriate candidates for removal. Please see Glossary for definitions of ratings.

### TREE REMOVALS

*Removal Justification for trees is as follows:*

- **Tree #4H (16” Japanese maple):** This tree in “poor” condition had been removed since the time of my initial visit.



**Menlo Park Administrative Guidelines for Criterion 5:**

*The following documentation may be required to support tree removal for economic development:*

- *Schematic diagrams that demonstrate the feasibility/livability of alternative design(s) that preserve the tree, including utilizing zoning ordinance variances that would preserve the tree.*
- *Documentation on the additional incremental construction cost attributable to an alternative that preserves the tree (i.e. construction cost of alternative design minus cost of original design) in relation to the appraised value of tree(s) and based on the most recent addition to the Guide for Plant Appraisal.*

*The following guidance will be used to determine feasibility:*

- *If the incremental cost of the tree preservation alternative is more than 140% of the appraised value of the tree, the cost will be presumed to be financially infeasible.*
- *If the incremental cost of the tree preservation alternative is less than 110% of the appraised value of the tree, the cost will be presumed to be financially feasible.*
- *If the incremental cost of the tree preservation alternative is between 110% and 140% of the appraised value of the tree, public works director or their designee will consider a range of factors, including the value of the improvements, the value of the tree, the location of the tree, the viability of replacement mitigation and other site conditions.*
- *In calculating the incremental cost of the tree preservation alternative, only construction costs will be evaluated. No design fees or other soft costs will be considered.*

**IMPACTS TO NEIGHBORING AND HERITAGE TREES**

- **Tree #1H (41" neighboring Douglas fir):** This neighboring tree was approximately five feet (5') from the proposed utilities at the closest and 7.5 feet from the proposed garage. It would be expected to be "moderately" impacted by the proposed work (10% - 25% root loss). **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**
- **Tree #2H (32" coast live oak, Street tree):** This street tree was less than two feet (2') from the existing driveway to be removed. It was approximately 7 feet from the

proposed driveway, 13 feet from the front yard walkway and 12 feet from the sewer. It would be expected to sustain “moderate” impacts from the proposed work. **Please see “Special Tree Protection Measures” section of this report for guidelines on working within 6x DBH of this tree.**

- **Tree #3H (32” neighboring Italian stone pine, *Pinus pinea*):** This neighboring tree was approximately 10 feet from the existing home and 17 feet from the proposed home. Hardscaping was proposed approximately 14 feet away. It would be expected to be “moderately” impacted by the proposed work. **Please see “Special Tree Protection Measures” section of this report for guidelines on working within 6x DBH of this tree.**
- **Tree #6H (16” neighboring coast live oak):** This neighboring tree was more than 15 feet from the existing home and more than 20 feet from the proposed home. It would not be anticipated to be impacted by the project (0% - 5% root loss) and would only need to be protected from material storage and movement throughout the site.

## Tree Protection Recommendations

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### PRE-CONSTRUCTION

#### Establish Tree Protection Zones (TPZ)

The Tree Protection Zone (TPZ) shall be a fenced-off area where work and material storage is not allowed. They are established and inspected prior to the start of work. This barrier protects the critical root zone and trunk from compaction, mechanical damage, and chemical spills. **The City requires that tree protection fencing be installed before any equipment comes on-site and inspected by the Project Arborist, who shall submit a verification letter to the City before issuance of permits.**

**Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist. The Project Arborist**

may authorize modification to the fencing when a copy of the written authorization is submitted to the City.

**The following activities are prohibited inside the Tree Protection Zone. DO NOT:**

- Place heavy machinery for excavation
- Allow runoff or spillage of damaging materials
- Store or stockpile materials, tools, or soil
- Park or drive vehicles
- Trench, dig, or otherwise excavate without first obtaining authorization from the City Arborist or Project Arborist
- Change soil grade
- Trench with a machine
- Allow fires under and adjacent to trees
- Discharge exhaust into foliage
- Direct runoff towards trees
- Cut, break, skin, or bruise roots, branches, or trunks without authorization from the City Arborist
- Secure cable, chain, or rope to trees
- Apply soil sterilant under pavement near existing trees

**Specific recommended protection for trees is as follows:**

- **Tree #1H (41" neighboring Douglas fir):** Establish standard TPZ fencing radius to 40 feet, or to the greatest extent possible as limited by the proposed work.
- **Tree #2H (32" coast live oak, Street tree):** Establish standard TPZ fencing radius to 21 feet, or to the greatest extent possible as limited by the existing driveway and proposed work. TPZ fencing radius should be expanded after demolition of the existing driveway.
- **Tree #3H (32" neighboring pine):** Establish standard TPZ fencing radius to 30 feet, or to the greatest extent possible as limited by the work.
- **Tree #6H (16" neighboring oak):** This neighboring tree would be protected adequately by the existing wooden fence at the property line. Due to the location of the work, an additional chain link fence at this location would not be practical.

**TPZ FENCING SPECIFICATIONS:**

- 1) Establish tree protection fencing radius by installing six (6)-foot tall chain link fencing mounted on eight (8)-foot tall, 1.5-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.
- 2) Post signs on the fencing (in English and Spanish) printed on 11"x17" yellow-colored paper (signage attached at end of report) with Project Arborist's contact information. Signage should be on each protection fence in a prominent location.
- 3) Movable barriers of chain link fencing secured to cement blocks may be substituted for fixed fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

**TRUNK WRAP SPECIFICATIONS:**

- *Securely bind wooden slats at least 1-inch-thick around the trunk (preferably on a closed-cell foam pad). Secure and wrap at least one layer of orange plastic construction fencing around the outside of the wooden slats for visibility;*
- *DO NOT drive fasteners into the tree;*
- *Install trunk protection immediately prior to work within the TPZ and remove protection from the tree(s) as soon as work moves outside the TPZ;*
- *Protect major scaffold limbs as determined by the City Arborist or Project Arborist; and*
- *If necessary, install wooden barriers at an angle so that the trunk flare and buttress roots are also protected.*

**Preventing Root Damage**

***Bare ground within the TPZ should have material applied over the ground to reduce soil compaction and retain soil moisture.*** Place a 6-inch layer of coarse mulch or woodchips covered with ¾-inch plywood or alternative within the TPZ prior to construction activity. Mulch in excess of four inches would have to be removed after work is completed. Mulch should be spread manually so as not to cause compaction or damage.

## Pruning Branches

I recommend that trees be pruned only as necessary to provide minimum clearance for proposed structures and the passage of workers, vehicles, and machines, while maintaining a natural appearance. Any large dead branches should be pruned out for the safety of people working on the site.

Pruning should be specified in writing adhering to ANSI A300 Pruning Standards and performed according to Best Management Practices endorsed by the International Society of Arboriculture. Any pruning (trimming) of branches should be supervised by an ISA-certified arborist.

**Any property owner wanting to prune heritage tree more than one-fourth of the canopy and/or roots, must have permission from the City.**

## Arborist Inspection

**The City requires that tree protection fencing be installed before any equipment comes on-site and inspected by the Project Arborist, who shall submit a verification letter to the City before issuance of permits. Tree protection fencing to be inspected by City Arborist before demo and/or building permit issuance.**

## DURING CONSTRUCTION

### Special Tree Protection Measures – Trees #1H, #2H and #3H

- 1) Demolition of existing hardscape (Trees #2H and #3H)** should be performed in a manner that avoids tearing roots: Using the smallest effective machinery, break up pieces of the concrete and lift pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on root cuts).
- 2) Hardscaping (walkways, driveway) – Trees #2H and #3H:** When excavating within 16 feet of these trees, use hand tools. Leave roots encountered undisturbed if possible.

Excavation depth for installation of new landscape materials within 16 feet of trees should be no more than four inches (4") into existing soil grade. Do not compact native soil under paving materials. If roots must be cut, please see section titled "Root Pruning." No paving materials or any excavation or grading within three feet (3') of trunks. **Root pruning should be supervised by the Project Arborist.**

- 3) **Excavation guidelines for installation of underground utility – Trees #1H and #2H:** Do not trench within 20 feet of Tree #1H and 16 feet of Tree #2H if possible. Consider using boring (tunneling) machines set up outside the dripline of the tree. If trenching is necessary, use hand tools or vacuum soil extraction in the top 36 inches of soil. **Leave woody roots of one inch or larger undamaged with bark intact.** The pipes can then be pushed through the trench or tunnel, beneath the roots. Most roots are found within the top 24 inches of soil.

- 4) **Excavation guidelines for installation of drilled footings/piers (garage foundation) – Tree #1H:** When excavating or boring underneath the canopy, or within 20 feet of the trunks of this tree, use hand tools within the top 36" of the soil leaving woody roots undamaged. Under the supervision of the Project Arborist or City Arborist, roots encountered should be cut cleanly with a sharp, clean sawblade perpendicular to the direction of growth (a "square cut"). The cut should be made where the bark of the root is undamaged and intact. If roots of over two inches (2") are found, the Project Arborist may recommend moving the location of the footing. **Do not trench within 20 feet of Tree #1H.**

## Root Pruning

*As required by the City of Menlo Park:*

- *To avoid injury to tree roots, only excavate carefully by hand, compressed air, or high-pressure water within the dripline of trees.*
- *When the Contractor encounters roots smaller than 2-inches, hand-trim the wall of the trench adjacent to the trees to make even, clean cuts through the roots. Cleanly cut all damaged and torn roots to reduce the incidence of decay.*

- *Fill trenches within 24 hours. When it is infeasible to fill trenches within 24 hours, shade the side of the trench adjacent to the trees with four layers of dampened, untreated burlap. Wet burlap as frequently as necessary to maintain moisture.*
- ***When the Contractor encounters roots 2 inches or larger, report immediately to the Project Arborist. The Project Arborist will decide whether the Contractor may cut roots 2 inches or larger. If a root is retained, excavate by hand or with compressed air under the root. Protect preserved roots with dampened burlap.***

## Irrigation

Water moderately and highly impacted trees during the construction phase. As a rule of thumb, provide one to two inches per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of tree roots. Do not water native oaks during the warm dry season (June – September) as this activates oak root fungus. Instead, make sure that the soil is sufficiently insulated with mulch (where possible). Remember that unsevered tree roots typically extend three to five times the distance of the canopy.

## Project Arborist Supervision

I recommend the Project Arborist meet with the builder on-site:

- Soon after excavation
- During any root pruning
- Monthly tree protection monitoring inspections: As requested by the property owner or builder to document tree condition and verify on-going compliance with tree protection plan. Recommendations for any necessary maintenance and impact mitigation should also be included in monthly reports for City Arborist Review (*required every 4 weeks by the City*).

**Any time development-related work is recommended to be supervised by a Project Arborist, a follow-up letter shall be provided, documenting the mitigation has been completed to specification.**



## POST-CONSTRUCTION

Ensure any mitigation measures to ensure long-term survival including but not limited to:

### Continued Tree Care

*Provide adequate and appropriate irrigation.* As a rule of thumb, provide 1- 2 inches of water per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. Native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

*Mulch* insulates the soil, reduces weeds, reduces compaction, and promotes myriad benefits to soil life and tree health. Apply four inches of wood chips (or other mulch) to the surface of the soil around trees, extending at least to the dripline when possible. Do not pile mulch against the trunk.

*Do not fertilize* unless a specific nutrient deficiency has been identified and a specific plan prescribed by the project arborist (or a consulting arborist).

### Post-Construction Monitoring

Monitor trees for changes in condition. Check trees at least once per month for the first year post-construction. Expert monitoring should be done at least every 6 months or if trees show signs of stress. Signs of stress include unseasonably sparse canopy, leaf drop, early fall color, browning of needles, and shoot die-back. Stressed trees are also more vulnerable to certain disease and pest infestations. Call the Project Arborist, or a consulting arborist if these, or other concerning changes occur in tree health.

## City Arborist Inspection

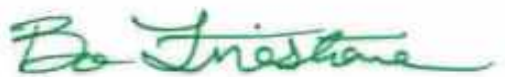
A final inspection by the City Arborist is required at the end of the project. This is to be done before Tree Protection Fencing is taken down. Replacement trees should be planted by this time as well.

## Conclusion

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The home building project planned at 945 Lee Dr. appeared to be a valuable upgrade to the property. If any of the property owners, project team, or City reviewers have questions on this report, or require Project Arborist supervision or technical support, please do not hesitate to contact me at (408) 497-7158 or [busara@bofirestone.com](mailto:busara@bofirestone.com).

Signed,



Busara (Bo) Firestone | ISA Board Certified Master Arborist #WE-8525B | ASCA Registered Consulting Arborist RCA #758 | ISA Qualified Tree Risk Assessor | ASCA Tree and Plant Appraisal Qualification | Member – American Society of Consulting Arborists | Wildlife-Trained Arborist

# Supporting Information

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## GLOSSARY

*Terms appear in the order they appear from left to right on the inventory column headings.*

**DBH / DSH:** Diameter at 4.5' above grade. Trees which split into multiple stems at 4.5' are measured at the narrowest point below 4.5'.

**Mathematic DBH / DSH:** diameter of multitrunked tree, mathematically derived from the combined area of all trunks.

**SPREAD:** Diameter of canopy between farthest branch tips

**TREE STATUS:** A "Heritage Tree" is a tree that has protected status by the City of Menlo Park. The City can classify trees with Heritage status for their remarkable size, age, or unique value. However, in general, native oaks of 10 inches or more, and any tree having a trunk with a diameter of 15 inches or more has Heritage status (measured at 54 inches above natural grade, or at the branching point for multi-trunk trees).

**CONDITION**-Ground based visual assessment of structural and physiological well-being:

"**Excellent**" = 81 - 100%; Good health and structure with significant size, location or quality.

"**Good**" = 61-80%; Normal vigor, full canopy, no observable significant structural defects, many years of service life remaining.

"**Fair**" = 41-60%; Reduced vigor, significant structural defect(s), and/or other significant signs of stress

"**Poor**" = 21- 40%; In potentially irreversible decline, structure and aesthetics severely compromised

"**Very Poor**" = 6-20%; Nearly dead, or high risk of failure, negative contribution to the landscape

"**Dead/Unstable**" = 0 - 5%; No live canopy/buds or failure imminent

**IDEAL TPZ RADIUS:** Recommended tree protection radius to ensure healthy, sound trees. Based on species tolerance, age, and size (total combined stem area) as per industry best practice standards. Compromising the radius in a specific area may be acceptable as per arborist approval.

Municipalities in our region simplify this nuanced process by using the distance to the dripline, 10X DBH, or 6X DBH as acceptable setbacks from construction.

**AGE:** Relative to tree lifespan; "Young" <1/3; "Mature" 1/3 - 2/3; "Overmature" >2/3

**IMPACT:** Anticipated impact to an individual tree including.....

**SEVERE** - In direct conflict, removal necessary if plans proceed (distance to root cuts/fill within 3X DBH or root loss of > 30% anticipated).

**HIGH** – Work planned within 6X DBH and/or anticipated root loss of 20% – 30%. Redesign to reduce impact should be explored and may be required by municipal reviewer. Retainment may be possible with monitoring or alternative building methods. Health and structure may worsen **even if** conditions for retainment are met.

**MODERATE** - Ideal TPZ encroached upon in limited areas. No work or very limited work within 6X TPZ. Anticipated root loss of 10% - 25%. Special building guidelines may be provided by Project Arborist. Although some symptoms of stress are possible, tree is not likely to decline due to construction related activities.

**LOW** - Anticipated root loss of less than 10%. Minor or no encroachment on ideal TPZ. Longevity uncompromised with standard protection.

**VERY LOW** - Ideal TPZ well exceeded. Potential impact only by ingress/egress. Anticipated root loss of 0% - 5%. Longevity uncompromised.

**NONE** - No anticipated impact to roots, soil environment, or above-ground parts.

**TOLERANCE:** General species tolerance to construction (HIGH, MODERATE, or LOW) as given in Managing Trees During Construction, Second Edition, by International Society of Arboriculture

**SUITABILITY ASSESSMENT:** An individual tree's suitability for preservation considering impacts, condition, maturity, species tolerance, site characteristics, and species desirability. (HIGH, MODERATE, or LOW)

**APPRAISAL RESULT:** The reproduction cost of tree replacement as calculated by the Trunk Formula Technique.

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ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement.

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Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly. *Best Management Practices: Tree Risk*

*Assessment*: International Society of Arboriculture, 2011. Print.

## CERTIFICATE OF APPRAISAL

I, Busara Rea Firestone, CERTIFY to the best of my knowledge and belief:

1. That the statements of fact contained in this plant appraisal are true and correct.
2. That the appraisal analysis, opinions, and conclusion are limited only by the reported assumption and limiting conditions, and that they are my personal, unbiased professional analysis, opinions, and conclusions.
3. That I have no present or prospective interest in the plants that are the subject of this appraisal, and that I have no personal interest or bias with respect to the parties involved.
4. That my compensation is not contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. That my analysis, opinions, and conclusions are developed, and this appraisal has been prepared, in conformity with the *Guide for Plant Appraisal (10<sup>th</sup> edition, 2000)* authored by the Council of Tree and Landscape Appraisers.
6. That the methods found in this appraisal are based on a request to determine the value of the plants considering reasonable factors of plant appraisal.
7. That my appraisal is based on the information known to me at this time. If more information is disclosed, I may have further opinions.

Signed,

Busara (Bo) Firestone

ISA Board-Certified Master Arborist #WE-8525B

07/21/2025



BUSARA FIRESTONE  
#WE-8525B



KAITLYN MEYER  
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## **WARNING TREE PROTECTION AREA**

**ONLY AUTHORIZED PERSONNEL MAY ENTER THIS AREA**

**No excavation, trenching, material storage, cleaning, equipment access, or dumping is allowed behind this fence.**

**Do not remove or relocate this fence without approval from the project arborist. This fencing must remain in its approved location throughout demolition and construction.**

### **Project Arborist contact information:**

Name: Bo Firestone

Business: Bo Firestone Trees & Gardens

Phone number: 408-497-7158



## **ADVERTENCIA: ÁREA DE PROTECCIÓN DE ÁRBOLES**

**SÓLO EL PERSONAL AUTORIZADO PUEDE INGRESAR A ESTA ÁREA**

**No se permite la excavación, zanjas, almacenamiento de materiales, limpieza, acceso de equipos, o vertido de residuos detrás de esta cerca.**

**No retire ni reubique esta cerca sin la aprobación del arborista del proyecto. Esta cerca debe permanecer en su ubicación aprobada durante todo el proceso de demolición y construcción.**

### **Información de contacto del arborista de este proyecto:**

Nombre: Bo Firestone

Empresa: Bo Firestone Trees & Gardens

Número de teléfono: 408-497-7158

Zhou Residence rev. 07/21/25

|      |              |                                |                              |                  |              |                    |               |               | TREE IMPACT ASSESSMENT |  |        |                   |                |                  |                  |                       |                  |                    |                |                  |
|------|--------------|--------------------------------|------------------------------|------------------|--------------|--------------------|---------------|---------------|------------------------|--|--------|-------------------|----------------|------------------|------------------|-----------------------|------------------|--------------------|----------------|------------------|
| #    | Heritage (H) | Common Name                    | Botanical Name               | Protected Status | DBH (inches) | math. DBH (inches) | Height (feet) | Spread (feet) | Condition              | Health, Structure, Form notes  | Age    | Species Tolerance | 6X DBH* (feet) | Est. Root Loss** | TPZ mult. Factor | Ideal TPZ Radius (ft) | Impact Level *** | Suitability Rating | Removal Status | Appraisal Result |
| 1    | H            | Douglas Fir                    | <i>Pseudotsuga menziesii</i> | HERITAGE         | 41           | 41                 | 65            | 40            | GOOD (75%)             | full green canopy, good vigor, pleasing form                             | MATURE | MODERATE          | 21             | 10% - 25%        | 12               | 41                    | MODERATE         | HIGH               | PRESERVE       | \$32,800         |
| 2    | H            | Coast Live Oak                 | <i>Quercus agrifolia</i>     | STREET           | 32           | 32                 | 50            | 40            | FAIR (50%)             | clearance pruned from street, 10% dieback                                | MATURE | HIGH              | 16             | 10% - 25%        | 8                | 21                    | MODERATE         | MODERATE           | PRESERVE       | \$19,000         |
| 3    | H            | Italian Stone Pine             | <i>Pinus pinea</i>           | HERITAGE         | est. 32      | 32                 | 65            | 40            | FAIR (50%)             | moderate vigor, low LCR, asymmetrical form                               | MATURE | MODERATE          | 16             | 10% - 25%        | 12               | 32                    | MODERATE         | MODERATE           | PRESERVE       | \$13,300         |
| 4    | H            | Japanese Maple                 | <i>Acer palmatum</i>         | HERITAGE         | (2) 11       | 16                 | 25            | 25            | POOR (25%)             | 50% canopy dieback, presence of fungal fruiting bodies on multiple stems | MATURE | MODERATE          | 8              | 100%             | 12               | 16                    | SEVERE           | LOW                | REMOVED        | \$3,140          |
| 5    |              | Glossy Privet                  | <i>Ligustrum lucidum</i>     | (not heritage)   | 11           | 11                 | 30            | 20            | FAIR (50%)             | comdominant form with narrow angle of attachment, moderate vigor         | MATURE | LOW               | 6              | > 30%            | 15               | 14                    | SEVERE           | MODERATE           | REMOVE (X)     | \$630            |
| 6    | H            | Coast Live Oak                 | <i>Quercus agrifolia</i>     | HERITAGE         | est. 16      | 16                 | 35            | 35            | FAIR (50%)             | 15° lean, asymmetrical form from being shaded by neighboring oak         | MATURE | HIGH              | 8              | 0% - 5%          | 8                | 11                    | VERY LOW         | MODERATE           | PRESERVE       | \$4,230          |
| KEY: |              |                                |                              |                  |              |                    |               |               |                        |  |        |                   |                |                  |                  |                       |                  |                    |                |                  |
| #    |              | Neighboring / City Street Tree |                              |                  |              |                    |               |               |                        |  |        |                   |                |                  |                  |                       |                  |                    |                |                  |
|      |              | Removal Request                |                              |                  |              |                    |               |               |                        |  |        |                   |                |                  |                  |                       |                  |                    |                |                  |
|      |              |                                |                              |                  |              |                    |               |               |                        |  |        |                   |                |                  |                  |                       |                  |                    |                |                  |

SEE GLOSSARY FOR DEFINITION OF TERMS

\* 6X DBH is recongnized by tree care industry best practices as the distance from trunkface to a cut across the root plate that would result in a loss of approximately 25% of the root mass. Cuts closer than this may result in tree decline or instability.  
\*\*Based on approximate distance to excavation and extent of excavation (as shown on plans).  
\*\*\*Impact level assumming all basic and special tree protection measures are followed.

\*\*\*\*NEIGHBOR'S PERMISSION AND CITY APPROVAL REQUIRED FOR REMOVAL OF TREE #1H.

Appraisal calculations summary available upon request.

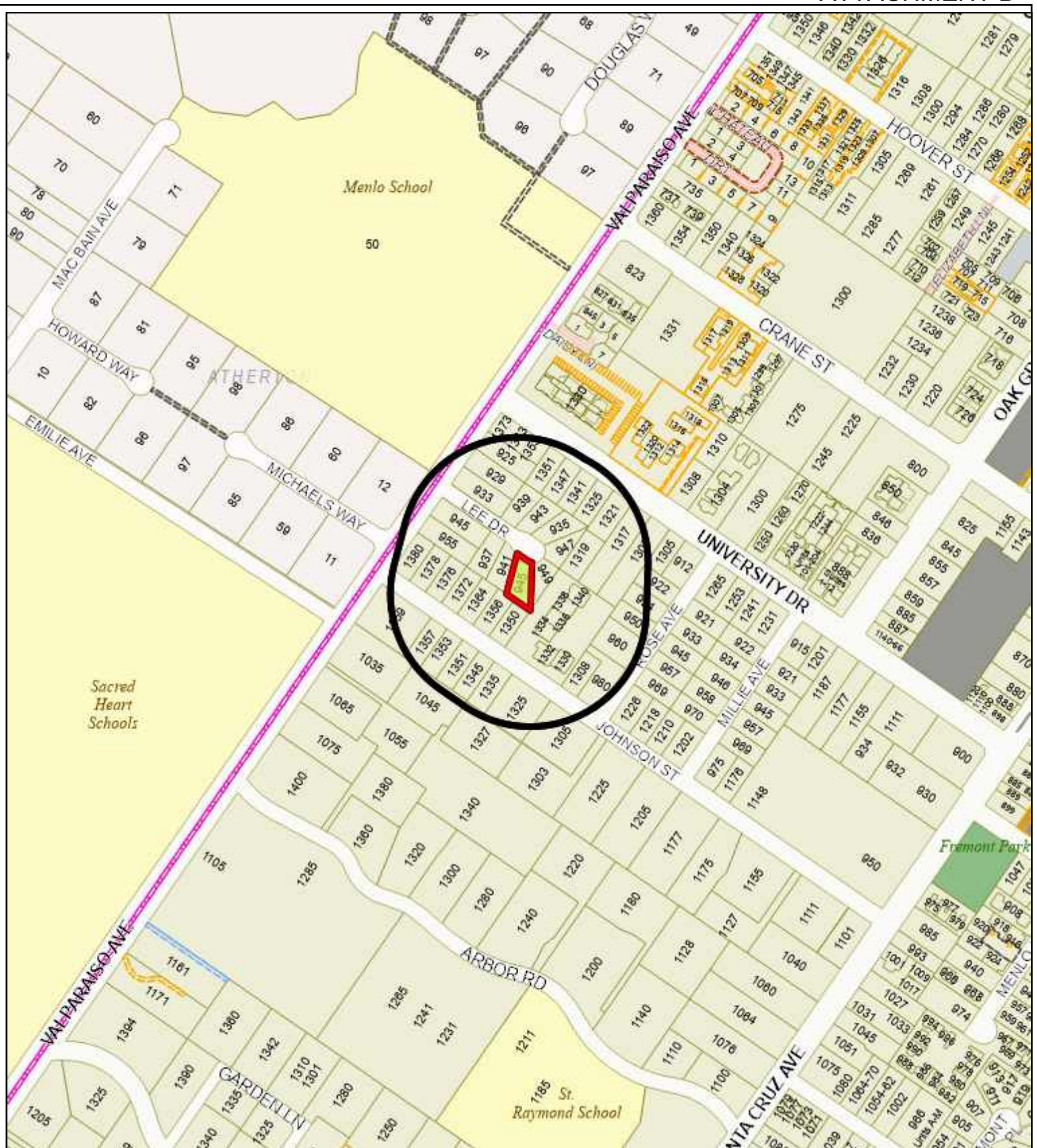


|   |   |                              |  |
|---|---|------------------------------|--|
| <b>LOCATION:</b><br>945 Lee Drive   | <b>PROJECT NUMBER:</b><br>PLN2025-00014 | <b>APPLICANT:</b><br>Qing Ye | <b>OWNER:</b><br>Yunwen Zhou and<br>Hui ren Li |
| <p><b>PROJECT CONDITIONS:</b></p> <ol style="list-style-type: none"> <li>1. The use permit shall be subject to the following standard conditions: <ol style="list-style-type: none"> <li>a. The applicant shall be required to apply for a building permit within one year from the date of approval (by September 29, 2026) for the use permit to remain in effect.</li> <li>b. Development of the project shall be substantially in conformance with the plans prepared by Logic Home Development Inc. consisting of 22 plan sheets, dated received September 22, 2025 and approved by the Planning Commission on September 29, 2025, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.</li> <li>c. Prior to building permit issuance, the applicant shall comply with all 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 submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.</li> <li>f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.</li> <li>g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.</li> <li>h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Bo Firestone Trees and Gardens, dated July 21, 2025.</li> <li>i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.</li> <li>j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim,</li> </ol> </li> </ol> |   |                              |  |

Attachment A Exhibit D – Conditions of Approval

|   |   |                              |  |
|---|---|------------------------------|--|
| <b>LOCATION:</b><br>945 Lee Drive   | <b>PROJECT NUMBER:</b><br>PLN2025-00014 | <b>APPLICANT:</b><br>Qing Ye | <b>OWNER:</b><br>Yunwen Zhou and<br>Hui ren Li |
| <b>PROJECT CONDITIONS:</b> <p>action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.</p> <p>k. 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.</p> |   |                              |  |





City of Menlo Park  
Location Map  
945 LEE DRIVE



Scale: 1:4,000

Drawn By: CRT

Checked By: CDS

Date: 9/29/2025

Sheet: 1

## 945 Lee Drive – Attachment C: Data Table

|   | PROPOSED<br>PROJECT  | EXISTING<br>PROJECT                                      | ZONING<br>ORDINANCE                         |
|---|--|--|---|
| Lot area  | 6,188 sf   | 6,188 sf   | 7,000 sf min                                |
| Lot width   | 47.4 ft  | 47.4 ft  | 65 ft min                                   |
| Lot depth   | 114.4 ft   | 114.4 ft   | 100 ft min                                  |
| Setbacks  |  |  |   |
| Front   | 20 ft  | 29.6 ft  | 20 ft min                                   |
| Rear  | 33.7 ft  | 21.8 ft  | 20 ft min                                   |
| Side (left)   | 5 ft   | 5.6 ft   | 10% of minimum lot width,<br>minimum 5 feet |
| Side (right)  | 5 ft   | 6.7 ft   |   |
| Building coverage*  | 1,786 sf   | 1,689 sf   | 2,165 sf max                                |
|   | 28.9 %   | 27.3 %   | 35 % max                                    |
| FAL (Floor Area Limit)*   | 2,791 sf   | 1,689 sf   | 2,800 sf max                                |
| Square footage by floor   | 1,290 sf/1 <sup>st</sup><br>1,069 sf/2nd<br>432 sf/garage<br>57 sf/porches<br>7 sf/fireplace | 1,380 sf/1 <sup>st</sup><br>230 sf/garage<br>79 sf/shed* |   |
| Square footage of buildings   | 2,855 sf   | 1,689 sf   |   |
| Building height   | 27.2 ft  | 12.6 ft  | 28 ft max                                   |
| Parking   | 2 covered spaces   | 1 covered  | 1 covered and 1 uncovered space             |
| Note: Areas shown highlighted indicate a nonconforming or substandard situation |  |  |   |
| Trees   | Heritage trees 5*  | Non-Heritage trees 1                                     | New trees 1                                 |
|   | Heritage trees 1<br>proposed for removal   | Non-Heritage trees 1<br>proposed for removal             | Total Number of trees 5                     |

\*The existing shed is partially on the neighboring property but is proposed for removal.

\*\*Of these trees, one is located on the subject property, one is located in the public right-of-way, one is located on a neighboring property, and one is shared with a neighboring property.



Turner, Christopher R

---

**From:** whitney peterson <whitney.peterson@gmail.com>  
**Sent:** Saturday, April 12, 2025 12:38 PM  
**To:** Turner, Christopher R; Kyle Larson  
**Subject:** 945 Lee Drive support

**CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.**

Hi Chris,

I hope all is well!

We wanted to write a letter of support for our lovely neighbors in building their beautiful new home at 945 Lee Drive Menlo Park. They have showed us their plans and the new home looks like it will be a truly wonderful addition to our neighborhood.

We support Hui ren and Yunwen fully in building their new home and cannot wait to see their house be built as a beautiful part of our community.

Thank you for your time and we are more than happy to elaborate and/or further voice our support at any time.

Whitney Peterson & Kyle Larson: we own and live at 947 Lee Drive Menlo Park (1 house away & also with an across-the-street view of 945 Lee)



## STAFF REPORT

### Planning Commission

Meeting Date:

9/29/2025

Staff Report Number:

25-047-PC

### Public Hearing:

**Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width and area in the R-1-U (Single-Family Urban) zoning district at 1055 Sherman Avenue, and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal also includes an attached accessory dwelling unit (ADU) which is a permitted use and not subject to discretionary review.**

## Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width and area in the R-1-U (Single-Family Urban) zoning district, at 1055 Sherman Avenue. The proposal includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

## Policy Issues

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

## Background

### *Site location*

The subject parcel is located on the southwest side of Sherman Avenue, between Avy Avenue and Santa Cruz Avenue, in the West Menlo neighborhood. All of the properties in the immediate vicinity are also located in the R-1-U zoning district. Holy Cross Cemetery is located on the opposite side of Santa Cruz Avenue, within the R-1-S (Single Family Suburban Residential) zoning district. The parcel is located close to the City's boundary with unincorporated San Mateo County, and the areas on the opposite sides of Avy Avenue and Cloud Avenue are within the unincorporated "West Menlo Park" community. Neighboring residences are a mix of single-story and two-story homes of varying styles. A location map is included as Attachment B.

## **Analysis**

### ***Project description***

The subject property is currently occupied by a single-story, single-family residence with two bedrooms, one bathroom, and a one-car detached garage. The applicant is proposing to demolish the existing residence and garage construct a two-story, single-family residence with three bedrooms, three-and-one-half bathrooms, and a two-car attached garage. The residence would also include an attached two-bedroom, two-bathroom accessory dwelling unit (ADU) on the right-rear side of the ground level.

The lot is substandard with regard to minimum lot width and lot area, meaning the proposal triggers the need for a use permit to allow a new two-story residence on a substandard lot. All of the neighboring Sherman Avenue parcels appear to be similarly substandard.

The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, height, and parking. Of particular note with regard to Zoning Ordinance requirements:

- The total proposed FAL would be 3,545.1 square feet, where a maximum of 2,800 square feet is permitted.
  - The project is allowed to exceed the FAL by up to 800 square feet in order to accommodate an ADU.
- The ADU would be 1,122.2 square feet in size, which would comply with the maximum size requirement for attached ADUs of 1,000 square feet or 50 percent of the primary unit (1,213.1 square feet, in this case), whichever is greater.
- The ADU would be set back 13.9 feet at the rear, where an ADU setback could be as close as four feet.
- The ADU parking space would be located in a tandem layout on the driveway leading to the attached main unit garage, which is permitted.
- The right side of the main residence would feature a daylight plane intrusion, which would meet the standards specified by the Zoning Ordinance.

The project plans and the applicant's project description letter are included as Attachment A, Exhibits A and B respectively. A data table summarizing parcel and project attributes is included as Attachment C.

### ***Design and materials***

The proposed residence would be constructed in a traditional residential style with design features including vertical siding gable ends and exposed rafter rails. The second story would feature a mix of hip roof and gable elements to add visual interest. The side-facing second-floor windows would be relatively minimal in number and size, to help mitigate privacy impacts. The windows would feature interior and exterior dividers and an internal spacer bar. With the exception of the stair element, the upper story would be inset from the ground floor walls, helping reduce the perception of mass. The attached garage would feature split one-car garage doors, which would help deemphasize the visual effect of parking.

### ***Trees and landscaping***

The applicant submitted an arborist report (Attachment A, Exhibit C), detailing the species, size, and conditions of on-site and nearby trees. A total of 20 trees were assessed, as described more in the report and in the following table:

Table 1: Tree summary and disposition

| Tree number | Species              | Size (DBH, in inches) | Condition | Notes   |
|-------------|----------------------|-----------------------|-----------|---|
| 1           | Raywood ash          | 9.7"                  | Fair      | Non-heritage street tree  |
| 2           | Evergreen pear       | 14"                   | Fair      | Non-heritage street tree; neighboring frontage  |
| 3           | Mayten               | 6"                    | Poor      | Non-heritage; neighboring parcel  |
| 4           | Coast live oak       | 7"                    | Fair      | Non-heritage; neighboring parcel  |
| 5           | Chinese tallow       | 8"                    | Fair      | Non-heritage; neighboring parcel  |
| 6           | London plane         | 20.4"                 | Good      | Heritage; approved for removal  |
| 7           | Plum                 | 8"                    | Poor      | Non-heritage; proposed for removal  |
| 8           | Plum                 | 6"                    | Poor      | Non-heritage; proposed for removal  |
| 9           | Plum                 | 6"                    | Poor      | Non-heritage; proposed for removal  |
| 10          | Plum                 | 6"                    | Poor      | Non-heritage; proposed for removal  |
| 11          | Plum                 | 9"                    | Poor      | Non-heritage; proposed for removal  |
| 12          | Purple-leaf plum     | 8"                    | Fair      | Non-heritage  |
| 13          | Weeping bottlebrush  | 14.8"                 | Fair      | Non-heritage  |
| 14          | American sweetgum    | 12"                   | Fair      | Non-heritage; will attempt to retain, but will be evaluated at the end of construction and may be removed |
| 15          | European white birch | 6"                    | Fair      | Non-heritage; neighboring parcel  |
| 16          | European white birch | 6"                    | Fair      | Non-heritage; neighboring parcel  |
| 17          | European white birch | 6"                    | Fair      | Non-heritage; neighboring parcel  |
| 18          | European white birch | 6"                    | Fair      | Non-heritage; neighboring parcel  |
| 19          | European white birch | 6"                    | Fair      | Non-heritage; neighboring parcel  |

Table 1: Tree summary and disposition

| Tree number | Species              | Size (DBH, in inches) | Condition | Notes                            |
|-------------|----------------------|-----------------------|-----------|----------------------------------|
| 20          | European white birch | 6"                    | Fair      | Non-heritage; neighboring parcel |

One heritage tree (#6) has been proposed for removal, and this action has been approved under Heritage Tree Removal permit HTR2025-00014. This removal was approved administratively, without the potential of appeal or any requirement to wait for final action on the use permit request, due to the removal being located within the footprint of the proposed ADU, which State law establishes as permitted.

To protect the trees on site, the arborist report has identified measures as retaining the existing driveway for as long as possible to protect trees #1-4, and ultimately hand-removing the driveway when working within a certain distance from trees #1 and #2. Hand excavation is also recommended for the new driveway, to mitigate the impacts to tree #1, and irrigation and deep-water fertilizing are also recommended for this tree. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h.

### **Correspondence**

Staff has received comments from neighbors expressing concerns with the proposal, which are included as Attachment D. Specifically, Maria Flaherty (1050 Sherman Avenue, across the street) has registered objections with the size of the proposed development, off-street parking relative to the number of bedrooms, and her perception of the proposal as an apartment building. In addition, James and Laura Gran (1050 Cloud Avenue, the adjacent rear parcel) comment positively on the proposal including a new seven-foot fence along the rear lot line, but relay concerns about the removal of the non-heritage plum trees along the rear property line (without any new landscaping proposed), as these trees currently provide mutual privacy protection. The Grans note that a built-in masonry planter prevents them from planting replacement screening trees on their side of the shared property lines, and also relay questions about drainage. Lastly, Robert Conlon (1035 Sherman Avenue, the adjacent left side parcel) states objections to the size of the proposal, contrasting it with recently-built houses in the 2,800-2,900-square-foot range. Mr. Conlon characterizes the proposal as a duplex with an awkward layout, and registers particular concerns with the removal of heritage tree #6, the London plane within the footprint of the proposed ADU. Mr. Conlon suggests requiring a reduction in size to approximately 3,000 square feet, the retention of tree #6, and the replacement of non-heritage tree #14 (if retention is ultimately not possible) with a new similarly-sized tree.

With regard to the ADU's size and related attributes, staff notes that aspect of the proposal is ministerial in nature and in compliance with the City's ADU ordinance, which was adopted to comply with State requirements. The State requirements have been updated significantly in the last decade, and development proposals that preceded those ADU changes would naturally be different than ones proposed under the current requirements. For questions about drainage, the project has been reviewed and conceptually approved by the Public Works Department, and would be reviewed in fuller detail at the building permit stage, if the use permit is approved. Staff does believe the Planning Commission should consider the rear neighbor's comments about the existing landscape screening, which appears could be retained with the proposal, or at least be replaced with new plantings on the subject parcel. The Commission may consider adding a condition to this effect.

## **Conclusion**

Staff believes that the design and materials of the proposed residence are generally compatible with the surrounding neighborhood, which features one- and two-story homes in traditional architectural styles. The upper story would generally be inset from the ground-floor side walls, helping reduce the perception of mass, and the second-floor side windows would be modest in size and number. Protection measures would be incorporated for the trees proposed for retention. Staff recommends that the Planning Commission approve the proposed project.

## **Impact on City Resources**

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

## **Environmental Review**

The project is categorically exempt under Class 3 (Section 15303, "New construction or conversion of small structures") of the current California Environmental Quality Act (CEQA) Guidelines.

## **Public Notice**

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

## **Appeal Period**

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

## **Attachments**

- A. Draft Planning Commission Resolution approving the use permit
  - Exhibits to Attachment A
    - A. Project Plans
    - B. Project Description Letter
    - C. Arborist Report
    - D. Conditions of Approval
- B. Location Map
- C. Data Table
- D. Correspondence

Report prepared by:  
Thomas Rogers, Principal Planner

Report reviewed by:  
Corinna Sandmeier, Principal Planner

**PLANNING COMMISSION RESOLUTION NO. 2025-0xx**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO DEMOLISH AN EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE AND DETACHED GARAGE AND CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE AND ATTACHED ACCESSORY DWELLING UNIT (ADU) ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH AND LOT AREA IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT, AT 1055 SHERMAN AVENUE.**

WHEREAS, the City of Menlo Park (“City”) received an application requesting a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence and attached accessory dwelling unit (ADU) on a substandard lot with regard to minimum lot width and lot area in the R-1-U (Single Family Urban Residential) zoning district (collectively, the “Project”) from Ahmads Properties, LLC (“Applicant”) located at 1055 Sherman Avenue (APN 071-113-030) (“Property”). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Urban Residential (R-1-U) district. The R-1-U district supports single-family residential uses; and

WHEREAS, the proposed project would comply with all objective standards of the R-1-U district; and

WHEREAS, the Applicant submitted an arborist report prepared by Kielty Arborists Services LLC, incorporated herein as Exhibit C, which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees and street trees in the vicinity of the project; and

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

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



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

WHEREAS, the Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New construction or conversion of small structures); and

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

WHEREAS, at a duly and properly noticed public hearing held on September 29, 2025, 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. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of a new two-story, single-family residence on a substandard lot with regard to minimum lot width and lot area, is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
  - a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-U zoning district and the General Plan because two-story residences are allowed to be constructed on substandard lots subject to issuance of a use permit and

the project conforms to applicable zoning standards, including, but not limited to, maximum floor area limit and maximum building coverage.

- b. The proposed residence would include a conforming number of off-street parking spaces because one covered and one uncovered parking space outside the front setback would be required at a minimum, and two covered parking spaces are provided.
- c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the proposed residence would be located in a single-family neighborhood and has been designed in a way to be compatible with the existing scale of surrounding homes.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2024-00040, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit D.

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:

- 1. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New construction or conversion of small structures).

#### Section 5. SEVERABILITY

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

I, Corinna Sandmeier, Principal Planner 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 September 29, 2025, 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 \_\_\_\_\_ day of October, 2025.

PC Liaison Signature

---

Corinna Sandmeier  
Principal Planner  
City of Menlo Park

Exhibits

- A. Project plans
- B. Project description letter
- C. Arborist report
- D. Conditions of approval

RENDERING



PROJECT DATA

APN- 071-11-3030

PROPERTY OWNER- Ahmads Properties, LLC  
Mehran Jamale

ZONING DISTRICT- R-1-U (SINGLE FAMILY URBAN RESIDENTIAL)

OCCUPANCY GROUP- R-3

TYPE OF CONST.- V-B

EXISTING USE- R1 SINGLE FAMILY URBAN RESIDENTIAL

PROPOSED USE- R1 SINGLE FAMILY URBAN RESIDENTIAL  
W/ ADU

NUMBER OF STORIES- 2

CODE COMPLIANCE2022 CALIFORNIA BUILDING CODE (CBC)  
2022 CALIFORNIA FIRE CODE (CFC)  
2022 CALIFORNIA ELECTRICAL CODE (CEC)  
2022 CALIFORNIA MECHANICAL CODE (CMC)  
2022 CALIFORNIA PLUMBING CODE (CPC)  
2022 CALIFORNIA GREEN BUILDING STANDARDS  
(CAL GREEN)  
(JURISDICTION) GREEN BUILDING CODE

ZONING

| DESCRIPTION        | EXISTING                    | ALLOWABLE                     | NEW   |
|--------------------|-----------------------------|-------------------------------|---|
| LOT AREA           | 5500 SF                     | -                             | 5500SF  |
| BUILDING COVERAGE  | 26% +/-<br>(1468.08 SF +/-) | 35% max.<br>(1925SF)          | 25.8%<br>(1422.69 SF)<br>45.9% W/ ADU<br>(2595.31 SF) |
| SETBACKS:<br>FRONT | 24'-8"                      | 20'-0"                        | 20'-0"  |
| REAR               | -HOUSE<br>-ADU              | 44'-1"<br>N/A                 | 36'-8 1/4"<br>13'-10 3/4"                             |
| SIDE               | -LEFT<br>-RIGHT             | 14'-1"<br>4'-11"              | 5'-0"<br>5'-0"  |
| BLDG. HEIGHT       | 16'-5"+/-                   | 28'-0" (MAX)                  | 25'-4"  |
| AREA               |                             |                               |   |
| FIRST FLOOR        | 1256 SF                     |                               | 900.72 SF   |
| SECOND FLOOR       | -SF                         | <1400                         | 1014.73 SF  |
| GARAGE             | -SF                         |                               | 510.79 SF   |
| HOUSE F.A.R.       | 1256 SF<br>(25.12%)         | 2475 SF<br>(45%)              | 2426.24 SF<br>(44.11%)                                |
| ADU F.A.R.         | --                          | 800 SF (MIN.)<br>1191.4 (MAX) | 1122.17 SF  |
| TOTAL F.A.R.       | 1256 SF                     | 3600SF                        | 3545.41 SF<br>(54.59 SF UNDER)                        |
| AREAS              |                             |                               |   |
| COVERED            | 2                           | 2                             | 2   |
| UNCOVERED          | 2                           | 2                             | 2   |

FOR ADDITIONAL INFORMATION, SEE F.A.L. ANALYSIS ON SHEET A0.03

SCOPE OF WORK

1. THE DEMOLITION OF EXISTING 1 STORY RESIDENCE INCLUDING THE DETACHEE  
GARAGE AND CONSTRUCTION A NEW 2 STORY RESIDENCE WITH ATTACHED ADU.

FOR OFFICIAL USE ONLY

PROJECT TEAM

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VICINITY MAP



ZONING MAP



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SHERMAN PROJECT

1055 SHERMAN AVE.  
MENLO PARK, CA 94025

PROJECT DATA

Job: SHE 2024 002

Date: 6/20/2022

Checked By: Checker

Drawn By: GP

A0.01

Scale 12" = 1'-0"

ABBREVIATIONS

|              |                        |         |                           |
|--------------|------------------------|---------|---------------------------|
| ACOUS.       | ACOUSTICAL             | LT.     | LIGHT                     |
| AB.          | ANCHOR BOLT            | LT.WT.  | LIGHTWEIGHT               |
| AD.          | AREA DRAIN             | MAX.    | MAXIMUM                   |
| ADJ.         | ADJUSTABLE             | MB.     | MACHINE BOLT              |
| AGGR.        | AGGREGATE              | M.C.    | MEDICINE CABINET          |
| AL.          | ALUMINUM               | MECH.   | MECHANICAL                |
| AND.         | AND                    | MEMB.   | MEMBRANE                  |
| APPROX.      | APPROXIMATE            | MET.    | METAL                     |
| ARCH.        | ARCHITECTURAL          | MFR.    | MANUFACTURER              |
| ASPH.        | ASPHALT                | M.H.    | MANHOLE                   |
| BD.          | BOARD                  | MIN.    | MINIMUM                   |
| BLDG.        | BUILDING               | MIR.    | MIRROR                    |
| BLK.         | BLOCK                  | MISC.   | MISCELLANEOUS             |
| BLKG.        | BLOCKING               | MTD.    | MOUNTED                   |
| BL.          | BEAM                   | MUL.    | MULLION                   |
| BOT.         | BOTTOM                 | N.      | NORTH                     |
| B.P.         | BUILDING PAPER         | N.I.C.  | NOT IN CONTRACT           |
| CAB.         | CABINET                | NO. / # | NUMBER                    |
| C.B.         | CATCH BASIN            | NOM.    | NOMINAL                   |
| CEM.         | CEMENT                 | N.T.S.  | NOT TO SCALE              |
| CER.         | CERAMIC                | O.      | OVER                      |
| C.I.         | CAST IRON              | OBS.    | OBSOLETE                  |
| C.J.         | CONSTRUCTION JOINT     | O.C.    | ON CENTER                 |
| CLG.         | CEILING                | O.D.    | OUTSIDE DIAMETER          |
| CLKG.        | CAULKING               | OFF.    | OFFICE                    |
| CLR.         | CLEAR                  | OPP.    | OPPOSITE                  |
| COL.         | COLUMN                 | PL.     | PLATE                     |
| CONC.        | CONCRETE               | P.LAM.  | PLASTIC LAMINATE          |
| CONN.        | CONNECTION             | PLAS.   | PLASTER                   |
| CONT.        | CONTINUOUS             | PW.     | PLYWOOD                   |
| CORR.        | CORRIDOR               | PR.     | PAIR                      |
| C.O.         | CLEAN OUT              | PSF.    | POUNDS PER SQ. FOOT       |
| CNTR.        | COUNTER                | PSI.    | POUNDS PER SQ. INCH       |
| CTR.         | CENTER                 | PT.     | POINT                     |
| DBL.         | DOUBLE                 | P.T.D.  | PAPER TOWEL DISPENSER     |
| DEPT.        | DEPARTMENT             | PTN.    | PARTITION                 |
| D.F.         | DRINKING FOUNTAIN      | P.T.R.  | PAPER TOWEL RECEPTACLE    |
| DET.         | DETAIL                 | RAD.    | RADIUS                    |
| DIA.         | DIAMETER               | RD.     | ROOF DRAIN                |
| DM.          | DIMENSION              | MB.     | MACHINE BOLT              |
| DISP.        | DISPENSER              | M.C.    | MEDICINE CABINET          |
| DN.          | DOWN                   | REF.    | REFRIGERATOR              |
| DR.          | DOOR                   | REINF.  | REINFORCED                |
| DWR.         | DRAWER                 | REQ.    | REQUIRED                  |
| D.S.         | DOWNSPOUT              | RESL.   | RESILIENT                 |
| DWG.         | DRAWING                | RM.     | ROOM                      |
| E.           | EAST                   | R.O.    | ROUGH OPENING             |
| EA.          | EACH                   | RWD.    | REDWOOD                   |
| E.J.         | EXPANSION JOINT        | R.W.L.  | RAIN WATER LEADER         |
| EL.          | ELEVATION              | S.      | SOUTH                     |
| ELEC.        | ELECTRICAL             | S.B.    | SOLID BLOCKING            |
| ELEV.        | ELEVATION              | S.C.    | SOLID CORE                |
| EMER.        | EMERGENCY              | S.C.D.  | SEAT COVER DISP.          |
| E.P.         | ELEC. PANELBOARD       | SCHED.  | SCHEDULE                  |
| EQ.          | EQUAL                  | S.D.    | SOAP DISPENSER            |
| EQPT.        | EQUIPMENT              | SECT.   | SECTION                   |
| E.W.C.       | ELEC. WATER HEATER     | SHT.    | SHEET                     |
| EXIST. / (E) | EXISTING               | SM.     | SIMILAR                   |
| EXPO.        | EXPOSED                | S.N.D.  | SANITARY NAPKIN DISPENSER |
| EXP.         | EXPANSION              | S.N.R.  | SANITARY NAPKIN RECEPT.   |
| EXT.         | EXTERIOR               | SPIC.   | SPECIFICATION             |
| F.A.         | FIRE ALARM             | SQ.     | SQUARE                    |
| F.D.         | FLOOR DRAIN            | STD.    | STANDARD                  |
| FDN.         | FOUNDATION             | STL.    | STEEL                     |
| F.E.         | FIRE EXTINGUISHER      | STOR.   | STORAGE                   |
| F.E.C.       | FIRE EXISTING CABINET  | STRL.   | STRUCTURAL                |
| F.H.C.       | FIRE HOSE CABINET      | SUSP.   | SUSPENDED                 |
| FIN. / (F)   | FINISH                 | T.O.    | TOP OF                    |
| FL.          | FLOOR                  | T.B.    | TOWEL BAR                 |
| FLASH.       | FLASHING               | T.B.N.  | TYP. BOUNDARY NAILING     |
| FLUOR.       | FLUORESCENT            | T.B.S.  | TO BE SELECTED            |
| F.O.F.       | FACE OF FINISH         | T.C.    | TOP OF CURB               |
| F.O.S.       | FACE OF STUDS          | TEL.    | TELEPHONE                 |
| FRF.         | FIREPROOF              | T.E.N.  | TYP. EDGE NAILING         |
| FT.          | FOOT / FEET            | T&G     | TONGUE AND GROOVE         |
| FTG.         | FOOTING                | THK.    | THICK                     |
| FUR.         | FURRING                | T.P.    | TOP OF PAVEMENT           |
| GA.          | GAUGE                  | T.P.D.  | TOILET PAPER DISPENSER    |
| GALV.        | GALVANIZED             | T.V.    | TELEVISION                |
| G.I.         | GALVANIZED IRON        | T.W.    | TOP OF WALL               |
| G.B.         | GRAB BAR               | TYP.    | TYPICAL                   |
| GL.          | GLASS                  | U.N.O.  | UNLESS NOTED OTHERWISE    |
| GR.          | GRADE                  | VERT.   | VERTICAL                  |
| GSM.         | GALVANIZED SHEET METAL | VEST.   | VESTIBULE                 |
| GWB.         | GYPSON WALLBOARD       | W.      | WEST                      |
| H.B.         | HOSE BIBB              | WI.     | WITH                      |
| H.C.         | HOLLOW CORE            | W.C.    | WATER CLOSET              |
| HDWD.        | HARDWOOD               | WD.     | WOOD                      |
| HDR.         | HEADER                 | W.H.    | WATER HEATER              |
| H.M.         | HOLLOW METAL           | W/O     | WITHOUT                   |
| HORIZ.       | HORIZONTAL             | WP.     | WATERPROOF                |
| HR.          | HOOR                   | WSCOT.  | WAINSCOT                  |
| HT.          | HEIGHT                 | WT.     | WEIGHT                    |
| I.D.         | INSIDE DIAMETER        | W.W.M.  | WELDED WIRE MESH          |
| INSUL.       | INSULATION             | &       | AND                       |
| INT.         | INTERIOR               | L       | ANGLE                     |
| JAN.         | JANITOR                | @       | AT                        |
| JT.          | JOINT                  | CL.     | CENTERLINE                |
| KIT.         | KITCHEN                | (E)     | EXISTING                  |
| LAB.         | LABORATORY             | (N)     | NEW                       |
| LAM.         | LAMINATE               |         |                           |
| LAV.         | LAVATORY               |         |                           |

DRAWING INDEX

|               |   |
|---------------|---|
| ARCHITECTURAL |   |
| A0.01         | PROJECT DATA  |
| A0.02         | SHEET INDEX & NOTES   |
| A0.03         | F.A.L. ANALYSIS, (E) & (N) IMPERVIOUS CALCS AND MENLO PARK DATA SHEET |
| A0.04         | EXTERIOR PERSPECTIVES   |
| A0.05         | ARBORIST TREE PROTECTION MEASURES                                     |
| CIVIL         |   |
| HYD-1         | IMPURVIOUS SURFACE EXHIBIT  |
| SU1           | EXISTING SURVEY   |
| ARCHITECTURAL |   |
| A1.01         | EXISTING/ DEMOLITION SITE PLAN  |
| A1.02         | (N) SITE PLAN & AREA PLAN   |
| A2.01         | (E) FLOOR PLAN  |
| A2.02         | (N) 1ST FLOOR PLAN  |
| A2.03         | (N) 2ND FLOOR PLAN  |
| A2.04         | (N) ROOF PLAN   |
| A3.01         | (E) FRONT & LEFT EXTERIOR ELEVATIONS                                  |
| A3.02         | (E) REAR & RIGHT EXTERIOR ELEVATIONS                                  |
| A3.03         | (N) FRONT & LEFT EXTERIOR ELEVATIONS                                  |
| A3.04         | (N) REAR & RIGHT EXTERIOR ELEVATIONS                                  |
| A3.05         | (E) & (N) STREETSCAPES  |
| A4.01         | BUILDING SECTIONS   |
| A4.02         | BUILDING SECTIONS   |

SHEET NOTES

- SEE SITE PLAN SHEET A1.01 FOR MORE INFORMATION.
- SEE SHEET A0.02 FOR SYMBOL KEY.
- SEE GENERAL NOTES ON SHEET A0.04 FOR ADDITIONAL INFORMATION.
- SEE SHEET A0.03 FOR AREA CALCULATIONS AND TOTALS.
- SEE SHEETS A0.01 & A0.02 FOR FLOOR PLANS.
- SEE SHEET A0.03 FOR ROOF PLAN.
- SEE SHEETS A3.01 & A3.02 FOR EXTERIOR ELEVATIONS.
- SEE SHEETS A4.01 & A4.02 FOR SECTIONS.
- SEE SHEET A0.05 AND ARBORIST REPORT FOR TREE PROTECTION MEASURES BEFORE, DURING AND AFTER CONSTRUCTION.
- SEE STRUCTURAL SHEETS FOR MORE INFORMATION.
- SEE TITLE 24 FOR MORE INFORMATION.
- SEE SHEET A4.01 FOR WINDOW & DOOR SCHEDULES AND NOTES.
- SEE SHEETS E2.01 & E2.02 FOR ALL ELECTRICAL & LIGHTING INFORMATION.
- SEE SHEETS M0.01 FOR MECHANICAL INFORMATION.
- SEE MECHANICAL PLANS FOR THE WATER AND HEATING LOCATIONS AND FOR REFLECTED CEILING PLANS.
- ALL EXTERIOR WALLS SHALL BE 2 X 6. ALL PLUMBING WALLS SHALL BE 2 X 6.
- DIMENSIONS ARE TAKEN FROM FACE OF STUDS

SYMBOL LEGEND

|                 |  |                          |  |
|-----------------|--|--------------------------|--|
| WALL            |  | EARTH                    |  |
| DETAIL          |  | GRAVEL                   |  |
| CENTERLINE      |  | PLYWOOD                  |  |
| FLOOR CHANGE    |  | BATT INSULATION          |  |
| WINDOW          |  | 2X6 EXTERIOR STUCCO WALL |  |
| DOOR            |  | 2X4 INTERIOR WALL        |  |
| REVISION        |  | 2X6 WOOD STUD PLUMBING   |  |
| ELEVATION       |  |                          |  |
| ROOM/ AREA      |  |                          |  |
| ELEVATION LEVEL |  |                          |  |
| SECTION         |  |                          |  |
| NORTH ARROW     |  |                          |  |

Date01/28/25

Rev.01

#1

USE PERMIT Rev. 01

William Maxton Architect & Associates

1055 SHERMAN AVE. MENLO PARK, CA 94025

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REGISTERED ARCHITECT

STATE OF CALIFORNIA

SHERMAN PROJECT

1055 SHERMAN AVE. MENLO PARK, CA 94025

SHEET INDEX & NOTES

Job: SHE 2024 002

Date: 6/20/2022

Checked By: Checker

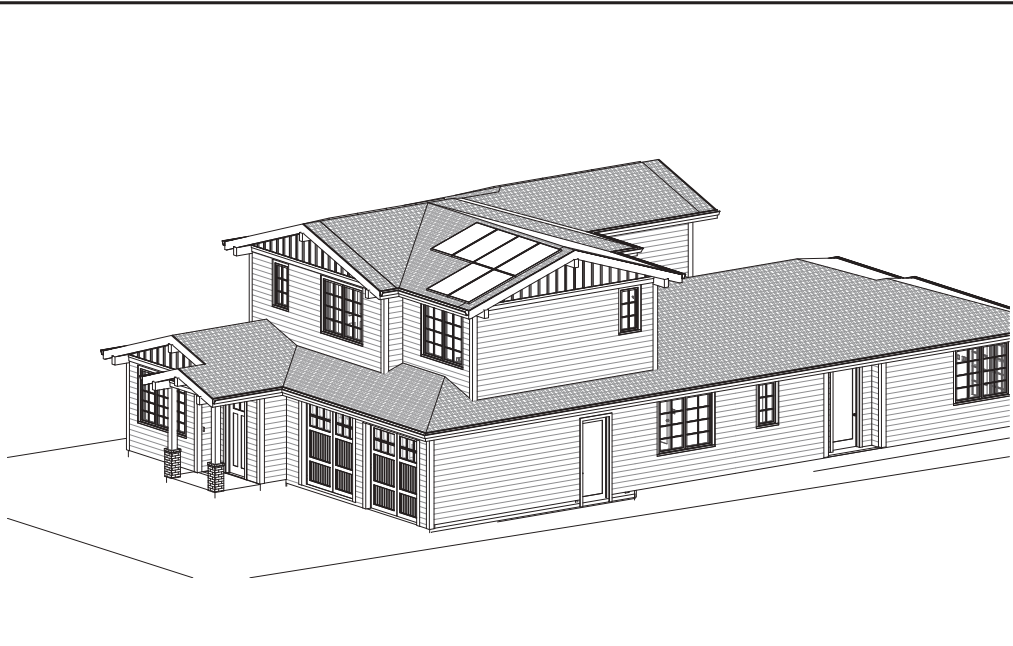
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A0.02

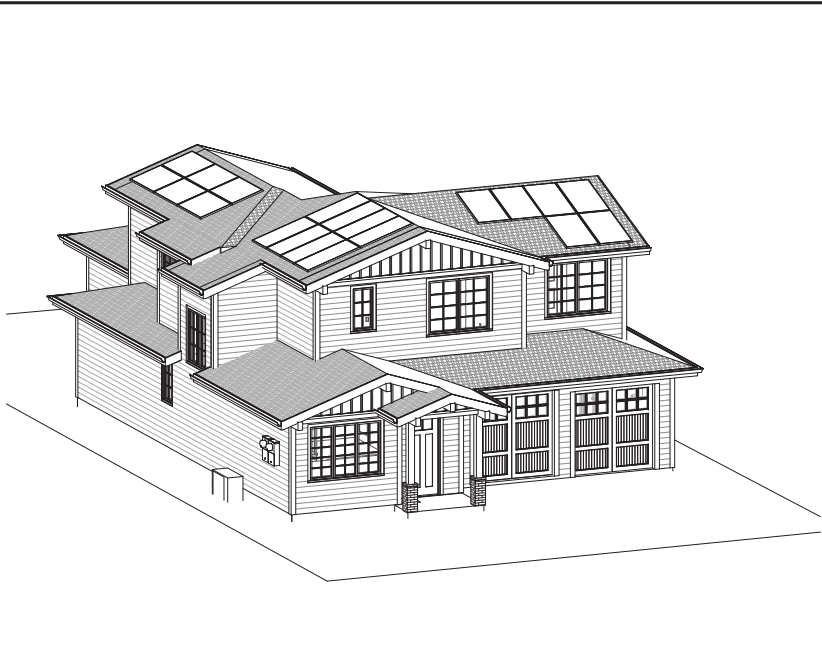
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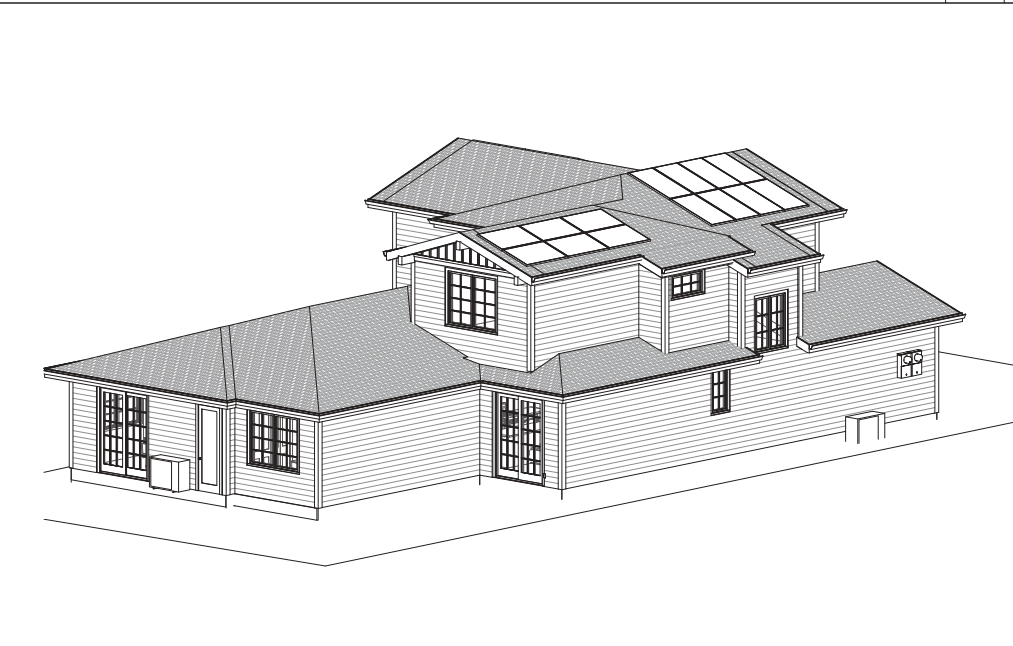




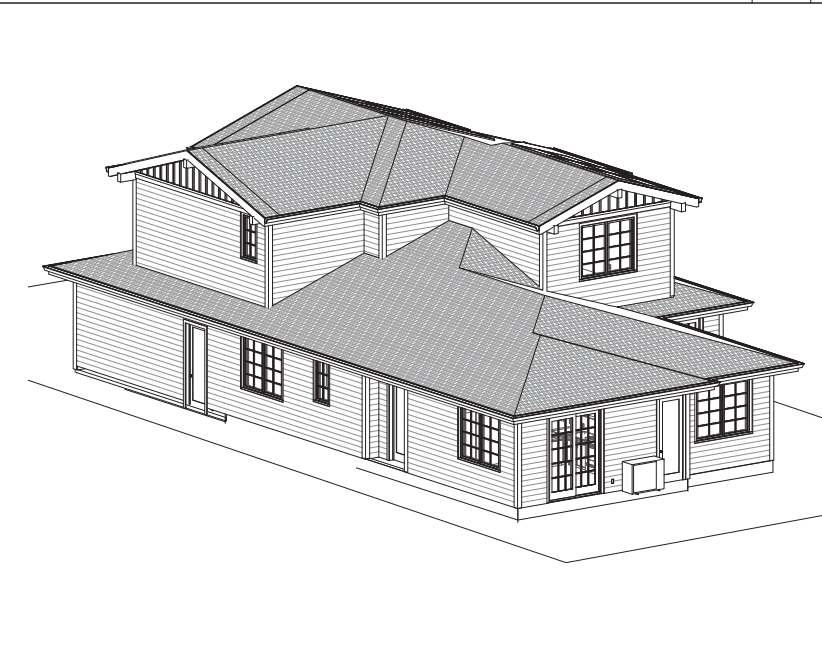
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3D VIEW 01 | 1



3D VIEW 04 | 4



3D VIEW 02 | 2

|   |      |      |
|---|------|------|
| # | Rev. | Date |
|   |      |      |
|   |      |      |
|   |      |      |
|   |      |      |

William Manton  
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(650) 321-1000  
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REGISTERED ARCHITECT  
WILLIAM MANTON  
ARCHITECT & ASSOCIATES  
STATE OF CALIFORNIA  
C-25071-0005

**SHERMAN PROJECT**  
1055 SHERMAN AVE.  
MENLO PARK, CA 94025

**EXTERIOR PERSPECTIVES**

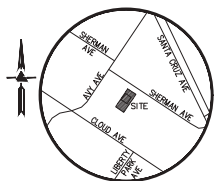
Job: SHE 2024 002  
Date: 6/20/2022  
Checked By: Checker  
Drawn By: GP

**A0.04**

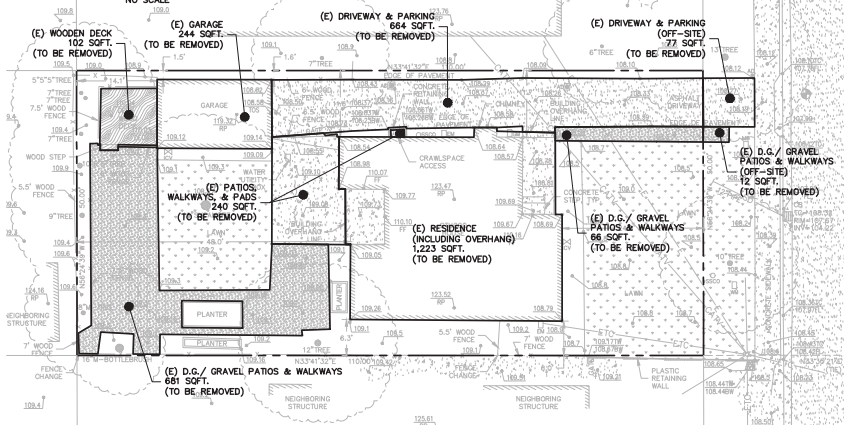
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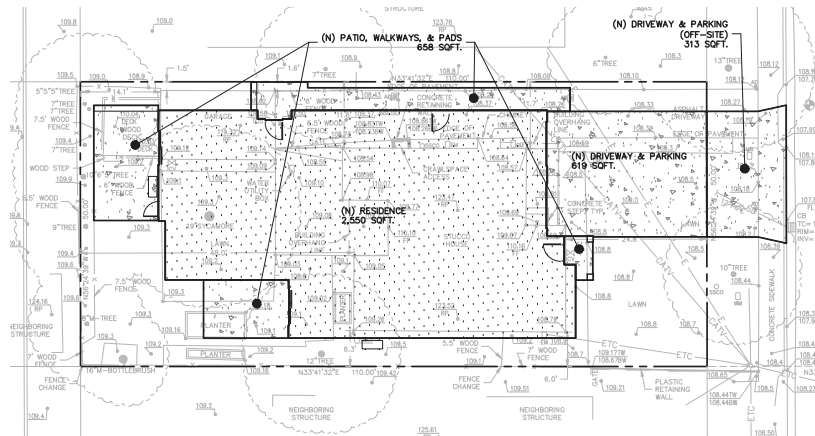
**SHERMAN PROJECT**  
1055 SHERMAN AVE.  
MENLO PARK, CA 94025



VICINITY MAP  
NO SCALE



EXISTING



PROPOSED

|                                      |            |            |            |   |            |              |
|--------------------------------------|------------|------------|------------|---|------------|--------------|
| GROSS SITE AREA:                     |            |            | 5,500 sqft | = | 0.126 acrs |              |
| EXISTING AREA:                       |            |            |            |   |            |              |
| Impervious Area                      | 2,371 sqft | =          | 0.054 acrs |   |            |              |
| PerVIOUS Paving                      | 3,129 sqft | =          | 0.072 acrs |   |            |              |
| PROPOSED AREA:                       |            |            |            |   |            |              |
| Impervious Area                      | 3,827 sqft | =          | 0.088 acrs |   |            |              |
| PerVIOUS Paving                      | 1,673 sqft | =          | 0.038 acrs |   |            |              |
| NET CHANGE OF DEVELOPED AREA:        |            |            | 1,456 sqft | = | 0.034 acrs | NET INCREASE |
| BREAKDOWN OF DEVELOPED AREA          |            |            |            |   |            |              |
|                                      | Existing   | Proposed   |            |   |            |              |
| Residence                            | 1,223 sqft | 2,550 sqft |            |   |            |              |
| Driveway & Parking                   | 664 sqft   | 819 sqft   |            |   |            |              |
| Garage                               | 244 sqft   | 0 sqft     |            |   |            |              |
| Patio, Walkways & Pads               | 240 sqft   | 658 sqft   |            |   |            |              |
| TOTAL IMPERVIOUS                     | 2,371 sqft | 3,827 sqft |            |   |            |              |
| Wood Decks                           | 102 sqft   | 0 sqft     |            |   |            |              |
| D.G./ Gravel Patios, Walkways & Pads | 747 sqft   | 0 sqft     |            |   |            |              |
| Landscape                            | 2,250 sqft | 1,673 sqft |            |   |            |              |
| TOTAL PERVIOUS                       | 3,129 sqft | 1,673 sqft |            |   |            |              |

|   |   |          |
|---|---|----------|
| Total Area of Parcel  | A | 5,500 SF |
| Existing PerVIOUS Area  | B | 3,129 SF |
| Existing Impervious Area  | C | 2,371 SF |
| Existing % Impervious   | D | 43.1 %   |
| Existing Impervious Area to be replaced w/new impervious area                         | E | 2,371 SF |
| Existing pervious area to be replaced w/new impervious area                           | F | 1,456 SF |
| New Impervious Area (Creating and/or Replacing)                                       | G | 3,827 SF |
| If G is greater than 10,000 SF, a hydrology report shall be submitted to Engineering. |   |          |
| Existing Impervious Area to be replaced w/new pervious area                           | H | 0 SF     |
| Net change in Impervious Area   | I | 1,456 SF |
| Input negative (-) number if the F (net change) is negative                           |   |          |
| Proposed PerVIOUS Area  | J | 1,673 SF |
| Proposed Impervious Area  | K | 3,827 SF |
| Verify that J + K = A   | L | 5,500 SF |
| Proposed % Impervious   |   | 69.6 %   |



LEA & BRAZE ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
SAN JOSE, CA 95128  
DUBLIN, CA 94568  
SAN JOSE, CA 95128  
(415) 887-4286  
WWW.LEABRAZE.COM

NEW RESIDENCE  
1055 SHERMAN AVENUE  
MENLO PARK, CALIFORNIA  
APN: 071-113-030  
SAN MATEO COUNTY

IMPERVIOUS  
SURFACE EXHIBIT

|               |          |
|---------------|----------|
| REVISIONS     | BY       |
| JOB NO:       | 2242303  |
| DATE:         | 01-21-25 |
| SCALE:        | AS NOTED |
| DESIGN BY:    | JH       |
| CHECKED BY:   | DM       |
| SHEET NO:     |          |
| HYD-1         |          |
| 1 OF 1 SHEETS |          |





### LEGEND AND NOTES

- |           |                            |
|-----------|----------------------------|
| ----      | BUILDING LINE              |
| ----      | BUILDING OVERHANG LINE     |
| -----     | ELECTRICAL/TELEPHONE/      |
| -----     | CABLE TV OVERHEAD LINE     |
| -----CATV | CABLE TV OVERHEAD LINE     |
| -----E    | ELECTRICAL OVERHEAD LINE   |
| -----F    | FENCE OVERHEAD LINE        |
| -----F    | FENCE LINE                 |
| -----SS   | SANITARY SEWER LINE        |
| ⊕         | BECHOMARK                  |
| EW        | BOTTOM RETAINING WALL      |
| CB        | CATCH BASIN                |
| EM        | ELECTRICAL METER           |
| FF        | FINISH FLOOR               |
| FX        | FIRE HYDRANT               |
| FL        | FLOW LINE                  |
| GM        | GAS METER                  |
| INV       | INVERT                     |
| ICV       | IRRIGATION CONTROL VALVE   |
| JO        | JOINT PILE                 |
| M         | MULTI-TRUNK TREE           |
| MB        | MAIL BOX                   |
| SP        | ROOF PEAK                  |
| SSCO      | SANITARY SEWER CLEAN-OUT   |
| SSMH      | SANITARY SEWER MAINTENANCE |
| TC        | TOP OF CURB                |
| TCS       | TOP OF SLAB                |
| TR        | TOP OF RETAINING WALL      |
| UT        | UTILITY VAULT              |
| WM        | WATER METER                |
| WV        | WATER VALVE                |
| XXX XX    | SPOTGRADE                  |
|           | ASPHALT                    |
|           | CONCRETE                   |
|           | GRAVEL                     |
|           | LAWN                       |
|           | RIVER ROCK                 |
|           | WOOD                       |

## FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF  
SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE  
MAP No.: 0808/00312E  
EFFECTIVE DATE: OCTOBER 19, 2012

**EASEMENT NOTE**

THERE ARE NO EASEMENTS LISTED IN TITLE REPORT ISSUED BY NFD NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 23-136248, DATED MAY 17, 2023.

## BASIS OF BEARINGS

THE BEARING NORTH 59°24'36" WEST OF THE CENTERLINE OF SHERMAN AVENUE AS SHOWN ON RECORD OF SURVEY NO. 2440 FILED IN BOOK 38 OF ULS MAPS AT PAGES 85, SAN MATEO COUNTY RECORDS WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS SURVEY.

### TREE NOTE

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

## NOTES

ALL DISTANCES AND DIMENSIONS ARE  
IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO  
FINISHED MATERIAL (STUCCO/SIDING)  
AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN  
AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS  
5,500± SQUARE FEET / 0.12± ACRES

### UTILITY NOTE

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

## BENCHMARK

CITY OF MENLO PARK BENCHMARK 5  
BRASS DISC SET IN TOP OF CURB, STAMPED  
"CITY BENCHMARK 5"  
AT INTERSECTION OF SHARON PARK DRIVE  
AND MONTE ROSA DRIVE  
AT THE BACK OF THE RAMP AT THE  
SOUTHWESTERLY CURB RETURN  
ELEVATION = 235.54'  
(NAVD 88 DATUM)

## ◆ SITE BENCHMARK

SURVEY CONTROL POINT  
MAG AND SHINER SET IN ASPHALT  
ELEVATION = 306.06'  
(NAVD 88 DATUM)

**SURVEYOR'S STATEMENT**

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

21 Nov 24 11-11-24  
MICHAEL W THOMPSON DATE  
I.S. NO. 9023



**LEA & GRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

2001 W. 11TH ST.  
SUITE 200  
DENVER, CO 80202  
303.733.1100  
FAX 303.733.1101

1055 SHERMAN AVENUE  
MENLO PARK  
CALIFORNIA

1000-0000-0000-0000

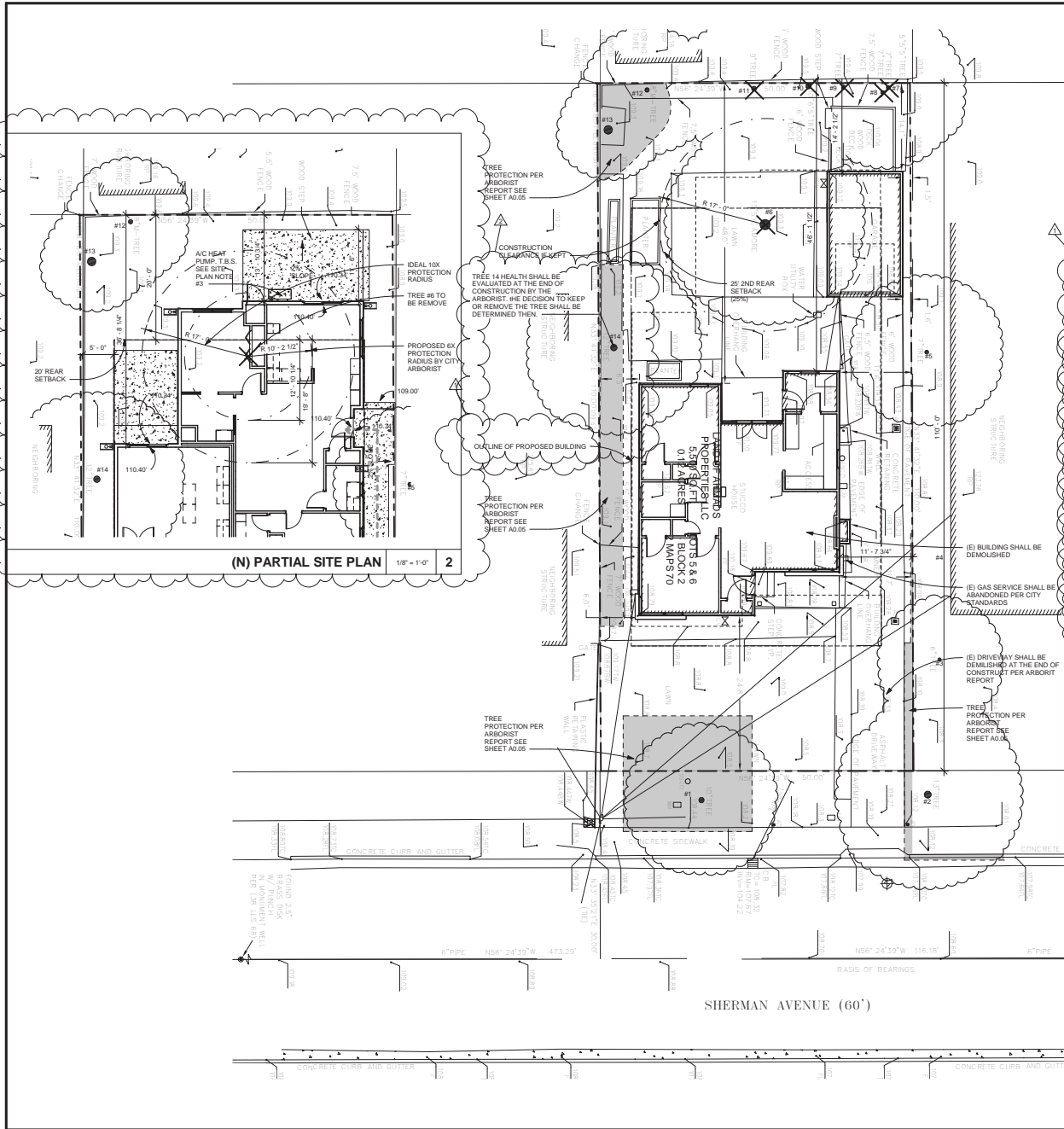
STATE MAINTENANCE COUNTY

BOUNDARY AND  
TOPOGRAPHIC SURVEY

|           |         |
|-----------|---------|
| —         | —       |
| —         | —       |
| —         | —       |
| —         | —       |
| —         | —       |
| REVISIONS | BY      |
| JOB NO.   | 2240383 |
| DATE      | 4-15-24 |
| SCALE     | 1"=6'   |
| DRAWN BY: | MT      |
| FIELD BY: | AG      |
| GRAPH BY: | JF      |
| SHEET NO. |         |

SU1

1 OF 1 SHEETS



(N) PARTIAL SITE PLAN 1/8" = 1'-0" 2

- ### SHEET NOTES
- SEE SITE PLAN SHEET A1.01 FOR MORE INFORMATION.
  - SEE SHEET A0.02 FOR SYMBOL KEY.
  - SEE GENERAL NOTES ON SHEET A0.04 FOR ADDITIONAL INFORMATION.
  - SEE SHEET A0.03 FOR AREA CALCULATIONS AND TOTALS.
  - SEE SHEETS A3.01 & A3.02 FOR FLOOR PLANS.
  - SEE SHEET A2.03 FOR ROOF PLAN.
  - SEE SHEETS A4.01 & A4.02 FOR EXTERIOR ELEVATIONS.
  - SEE SHEETS A4.01 & A4.02 FOR SECTIONS.
  - SEE SHEET A0.06 AND ARBORIST REPORT FOR TREE PROTECTION MEASURES BEFORE, DURING AND AFTER CONSTRUCTION.
  - SEE STRUCTURAL SHEETS FOR MORE INFORMATION.
  - SEE TITLE 24 FOR MORE INFORMATION.
  - SEE SOILS REPORT FOR MORE INFORMATION.
  - SEE SHEET A0.01 FOR WINDOW & DOOR SCHEDULES AND NOTES.
  - SEE SHEETS E2.01 & E2.02 FOR ALL ELECTRICAL & LIGHTING INFORMATION.
  - SEE SHEETS M2.01 FOR MECHANICAL INFORMATION.
  - SEE MECHANICAL PLANS FOR THE WATER AND HEATING LOCATIONS AND FOR REFLECTED CEILING PLANS.
  - ALL EXTERIOR WALLS SHALL BE 2 X 6. ALL PLUMBING WALLS SHALL BE 2 X 6.
  - DIMENSIONS ARE TAKEN FROM FACE OF STUDS.

- ### SITE PLAN NOTES
- TOTAL AMOUNT OF REPLACEMENT TREE VALUE SHALL MEET OR EXCEED THE REPLACEMENT VALUE NOTED IN THE ARBORIST REPORT.
  - OVERALL EXISTING GRADE FOR PROPOSED BUILDING WAS CALCULATED BY TAKING 2 OF THE HIGHEST AND 2 OF THE LOWEST EXISTING GRADES THAT ARE COVERED BY PROPOSED BUILDING FOOTPRINT (109.2+108.1+108.37+108.26)/4 = 108.73 AVERAGE HEAT PUMPS SHALL COLUP WITH NOISE ORDINANCE LIMITS: 60DBA DAYTIME 50DBA NIGHT
  -

### TREE LIST

| ID | Tree Description                      | Damage | Final (Y or N) | Remarks |
|----|---------------------------------------|--------|----------------|---------|
| 1  | Undersized Oak - 5.1" (Neighborhood)  | N      | Noted          |         |
| 2  | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 3  | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 4  | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 5  | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 6  | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 7  | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 8  | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 9  | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 10 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 11 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 12 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 13 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 14 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 15 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 16 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 17 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 18 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 19 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 20 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 21 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 22 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 23 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 24 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 25 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 26 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 27 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 28 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 29 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |
| 30 | Undersized Palm - 1.2" (Neighborhood) | N      | Noted          |         |

\*Tree health will be evaluated at the end of construction by the arborist. The arborist will keep or remove the tree that is determined dead.

- ### DEMO LEGEND
- (E) TREE TO BE REMOVED
  - (E) TREE TO REMAIN
  - (E) DRIVEWAY TO BE REMOVED
  - PROPERTY LINE

- ### TREE PROTECTION NOTES
- SHEET SHEET A0.06 FOR ARBORIST TREE PROTECTION MEASURES FOR BEFORE, DURING AND AFTER CONSTRUCTION.
- A TREE PROTECTION VERIFICATION LETTER FROM THE PROJECT ARBORIST IS REQUIRED BEFORE ISSUING THE ASSOCIATED DEMOLITION AND BUILDING PERMITS.
- A. TREE PROTECTION SHOULD BE INSTALLED IN COMPLIANCE WITH CITY TREE PROTECTION REQUIREMENTS AND PROJECT SPECIFIC RECOMMENDATIONS IN THE ARBORIST REPORT.
- B. THE PROJECT ARBORIST SHOULD VISIT THE PROPERTY, VERIFY THAT THE PROTECTION MEASURES COMPLY, TAKE PHOTOS, AND PREPARE A BRIEF VERIFICATION LETTER FOR CITY ARBORIST REVIEW.
- C. FOR TREE PROTECTION VERIFICATION:
- TREE PROTECTION FENCING NEEDS SIGNAGE.
  - THERE SHOULD BE A PLAN FOR PROVIDING CONSISTENT IRRIGATION TO THE TREES BEFORE, DURING, AND AFTER CONSTRUCTION (THIS HELPS THE TREES TOLERATE ROOT LOSS BETTER).
  - TREE PROTECTION ZONES NEED MULCH AND/OR PLYWOOD SOIL COMPACTION PROTECTION.
- THE PROJECT ARBORIST MUST ALSO PROVIDE MONTHLY TREE PROTECTION MONITORING INSPECTIONS DURING ACTIVE DEMOLITION AND CONSTRUCTION.
- DURING THESE INSPECTIONS, THE PROJECT ARBORIST SHOULD MONITOR THE CONDITION OF THE TREES, VERIFY THE COMPLIANCE OF TREE PROTECTION MEASURES, PROVIDE RECOMMENDATIONS FOR ANY NECESSARY MAINTENANCE AND IMPACT MITIGATION, AND PREPARE MONTHLY REPORTS FOR CITY ARBORIST REVIEW.



EXISTING/DEMO SITE PLAN 1/8" = 1'-0" 1

| Date               | Rev. | # |
|--------------------|------|---|
| 01/28/25           | 1    | 1 |
| USE PERMIT Rev. 01 |      | 2 |
| 07/07/25           |      |   |

William Marton  
Architect & Associates  
1055 SHERMAN AVE.  
MENLO PARK, CA 94025

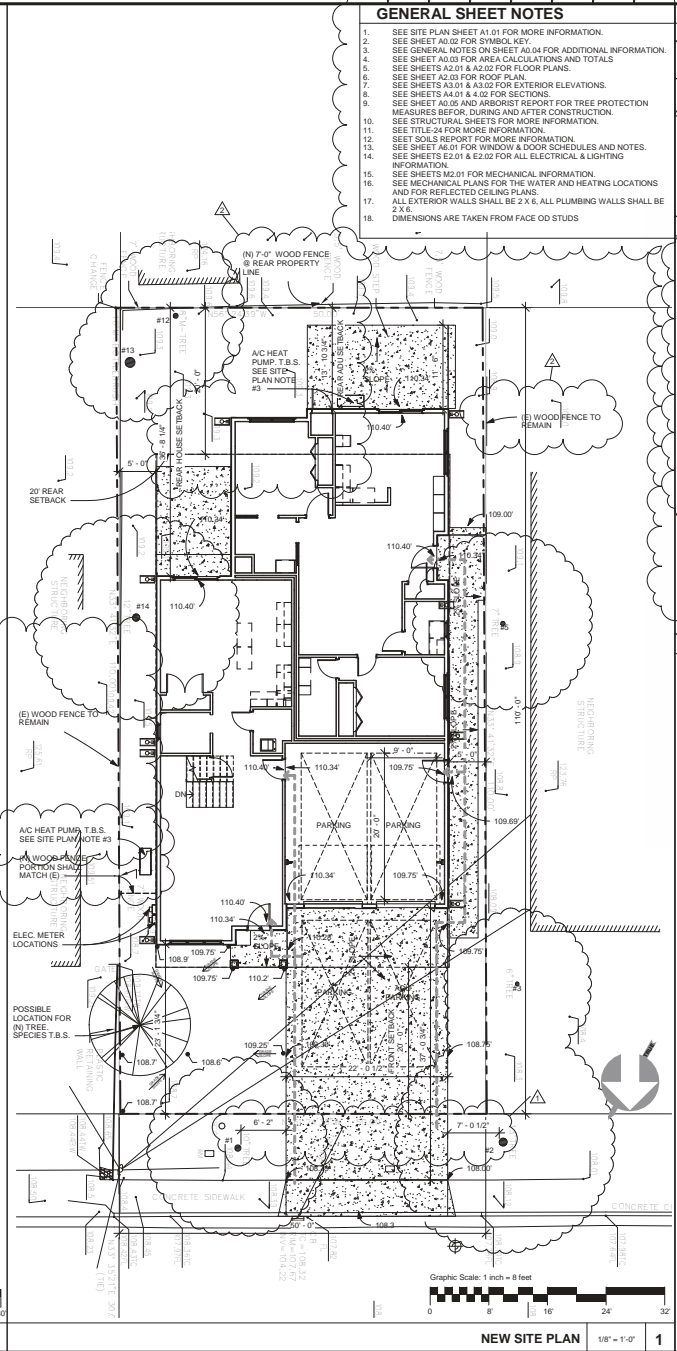
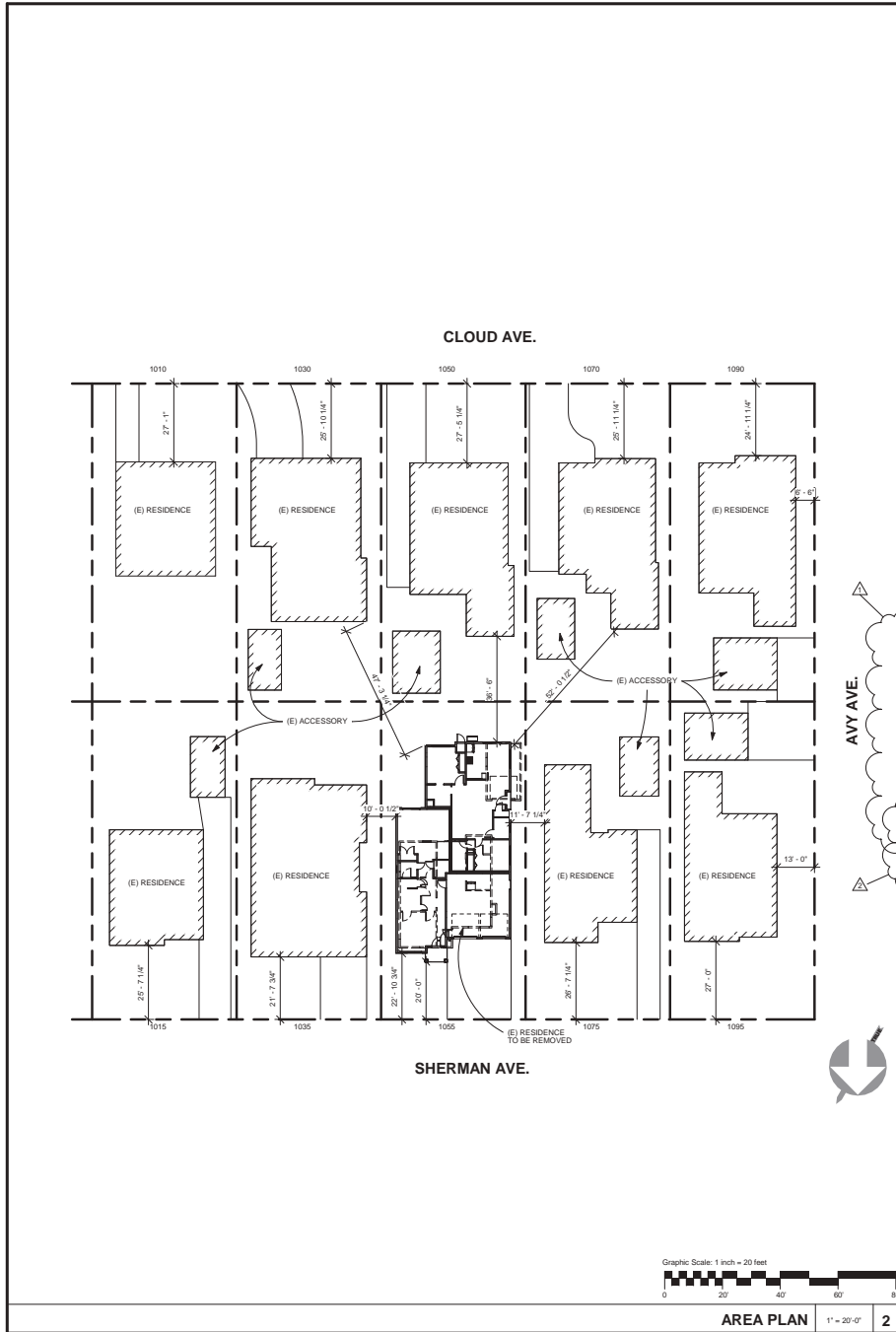
SHERMAN PROJECT  
1055 SHERMAN AVE.  
MENLO PARK, CA 94025

EXISTING/DEMOLITION  
SITE PLAN

Job: SHE 2024 002  
Date: 6/20/2022  
Checked By: Checker  
Drawn By: GP

A1.01

Scale 1/8" = 1'-0"



### GENERAL SHEET NOTES

- SEE SITE PLAN SHEET A1.01 FOR MORE INFORMATION.
- SEE SHEET A2.02 FOR SYMBOL KEY.
- SEE GENERAL NOTES ON SHEET A2.04 FOR ADDITIONAL INFORMATION.
- SEE SHEET A2.03 FOR AREA CALCULATIONS AND TOTALS.
- SEE SHEETS E2.01 & E2.02 FOR FLOOR PLANS.
- SEE SHEET A2.03 FOR ROOF PLAN.
- SEE SHEETS E2.01 & E2.02 FOR EXTERIOR ELEVATIONS.
- SEE SHEETS A4.01 & A4.02 FOR SECTIONS.
- SEE SHEET A1.01 AND ARBORIST REPORT FOR TREE PROTECTION MEASURES BEFORE, DURING AND AFTER CONSTRUCTION.
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- SEE TITLE 24 FOR MORE INFORMATION.
- SEE SHEET A1.01 FOR WINDOW & DOOR SCHEDULES AND NOTES.
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AVERAGE EXISTING GRADE FOR PROPOSED BUILDING WAS CALCULATED BY TAKING 2 OF THE HIGHEST AND 2 OF THE LOWEST EXISTING GRADES THAT ARE COVERED BY PROPOSED BUILDING FOOTPRINT.

108.2+108.1+108.3+108.26/4 = 108.73 AVERAGE

108.73 PAGES 2014 COUNTY OF LOS ANGELES ORDINANCE 16.01, 16.02, 16.03, 16.04, 16.05, 16.06, 16.07, 16.08, 16.09, 16.10, 16.11, 16.12, 16.13, 16.14, 16.15, 16.16, 16.17, 16.18, 16.19, 16.20, 16.21, 16.22, 16.23, 16.24, 16.25, 16.26, 16.27, 16.28, 16.29, 16.30, 16.31, 16.32, 16.33, 16.34, 16.35, 16.36, 16.37, 16.38, 16.39, 16.40, 16.41, 16.42, 16.43, 16.44, 16.45, 16.46, 16.47, 16.48, 16.49, 16.50, 16.51, 16.52, 16.53, 16.54, 16.55, 16.56, 16.57, 16.58, 16.59, 16.60, 16.61, 16.62, 16.63, 16.64, 16.65, 16.66, 16.67, 16.68, 16.69, 16.70, 16.71, 16.72, 16.73, 16.74, 16.75, 16.76, 16.77, 16.78, 16.79, 16.80, 16.81, 16.82, 16.83, 16.84, 16.85, 16.86, 16.87, 16.88, 16.89, 16.90, 16.91, 16.92, 16.93, 16.94, 16.95, 16.96, 16.97, 16.98, 16.99, 17.00

### TREE LIST

| ID | Tree Description                 | Perimeter | Removal |
|----|----------------------------------|-----------|---------|
| 1  | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 2  | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 3  | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 4  | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 5  | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 6  | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 7  | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 8  | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 9  | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 10 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 11 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 12 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 13 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 14 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
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| 16 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 17 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 18 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 19 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 20 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 21 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 22 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 23 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 24 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 25 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 26 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 27 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 28 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 29 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |
| 30 | Redwood 10" - 12" (Neighborhood) | 12'       | Remove  |

### SITE PLAN LEGEND

- SPOT ELEVATION
- PROPERTY LINE - REFERENCE CIVIL
- ASSUMED PROPERTY LINE
- SETBACK LINE - REFERENCE CIVIL
- 1 HR FIRE RATED WALL
- ACCESSIBLE PATH TO BUILDING
- (E) TREE TO REMAIN
- A.C. UNIT
- WATER METER
- GAS METERS
- FIRE HYDRANT
- ELECTRIC METER
- AREA DRAIN
- REDUCED PRESSURE BACKFLOW PREVENTER
- SEWER CLEAN OUT
- STORM DRAIN MANHOLE
- FENCE
- DOWN SPOUT AND SPLASH PAD

#

Rev.

Date

1

USE PERMIT Rev. 01

01/28/25

2

USE PERMIT Rev. 02

07/07/25

William Mazon

Architect & Associates

1055 SHERMAN AVE.

MENLO PARK, CA 94025

REGISTERED ARCHITECT

STATE OF CALIFORNIA

1055 SHERMAN AVE.

MENLO PARK, CA 94025

(N) SITE PLAN & AREA PLAN

Job: SHE 2024 002

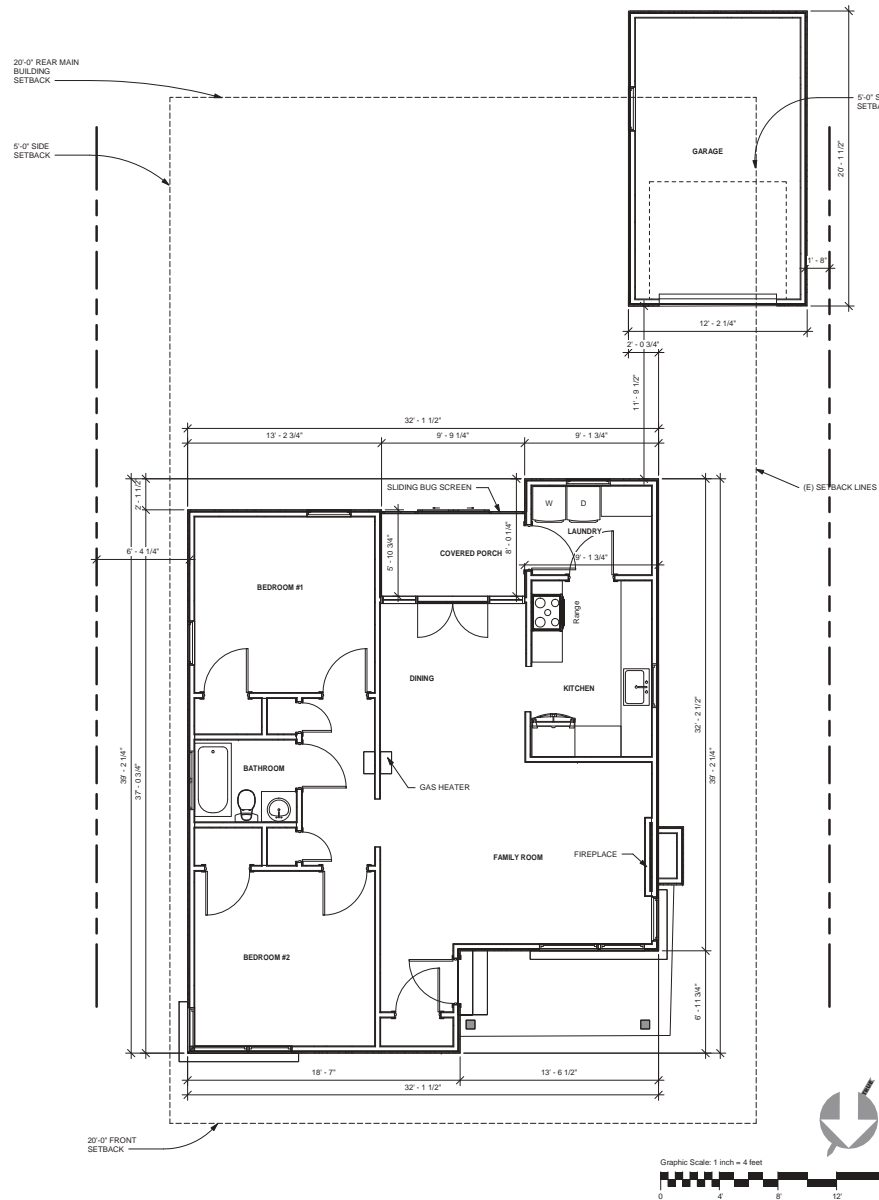
Date: 6/20/2022

Checked By: Checker

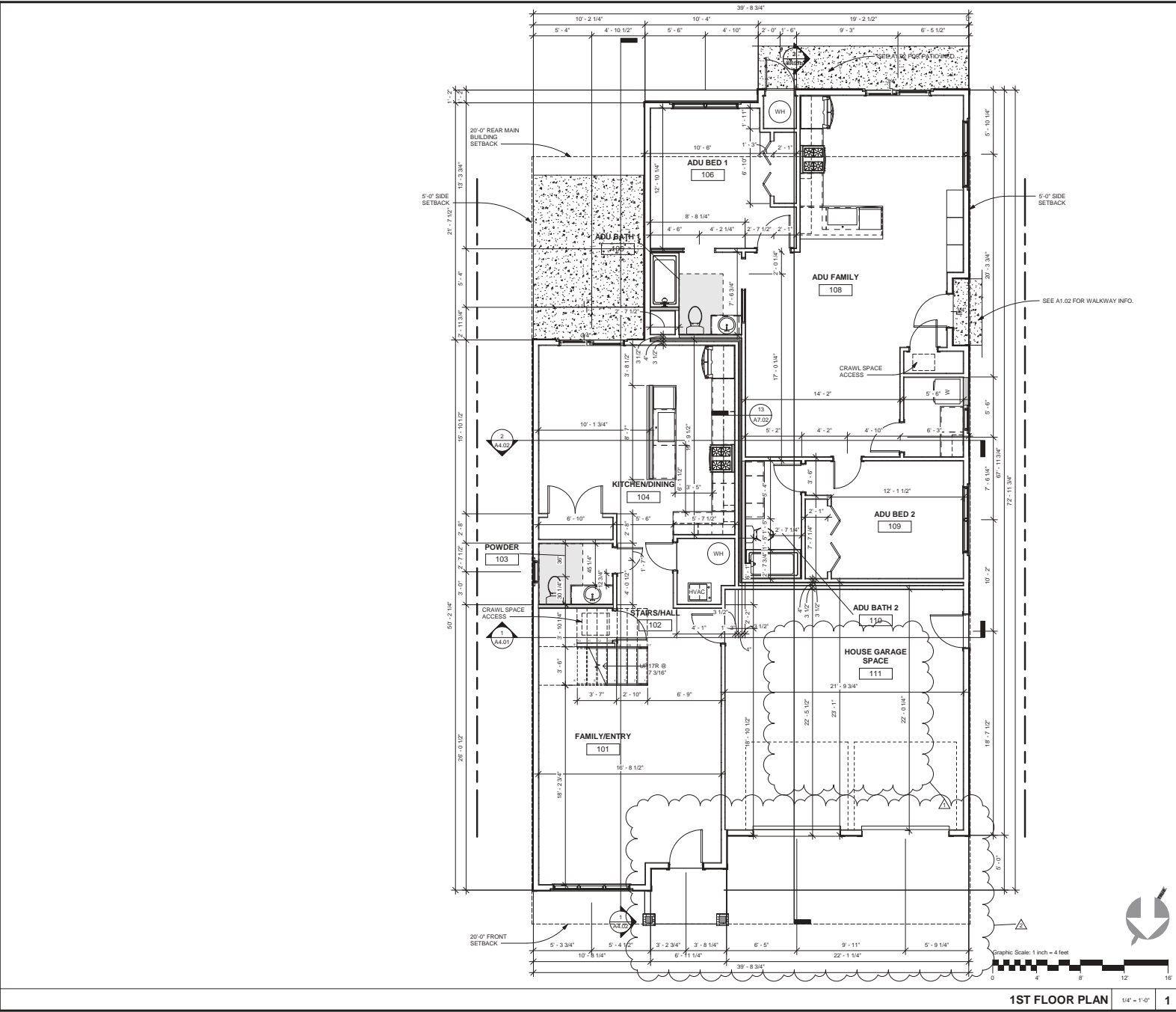
Drawn By: GP

A1.02

Scale As indicated







- GENERAL SHEET NOTES**
- SEE SITE PLAN SHEET A1.01 FOR MORE INFORMATION.
  - SEE SHEET A2.02 FOR SYMBOL KEY.
  - SEE GENERAL NOTES ON SHEET A2.04 FOR ADDITIONAL INFORMATION.
  - SEE SHEET A2.03 FOR AREA CALCULATIONS AND TOTALS.
  - SEE SHEETS A2.01 & A2.02 FOR FLOOR PLANS.
  - SEE SHEET A2.03 FOR ROOF PLAN.
  - SEE SHEETS A2.01 & A2.02 FOR EXTERIOR ELEVATIONS.
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  - SEE SHEETS M2.01 FOR MECHANICAL INFORMATION.
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  - ALL EXTERIOR WALLS SHALL BE 2 X 6, ALL PLUMBING WALLS SHALL BE 2 X 6.
  - DIMENSIONS ARE TAKEN FROM FACE OF STUDS

**KEY NOTES**

**William Maxton Architect & Associates**  
1055 SHERMAN AVE.  
MENLO PARK, CA 94025

**SHERMAN PROJECT**  
1055 SHERMAN AVE.  
MENLO PARK, CA 94025

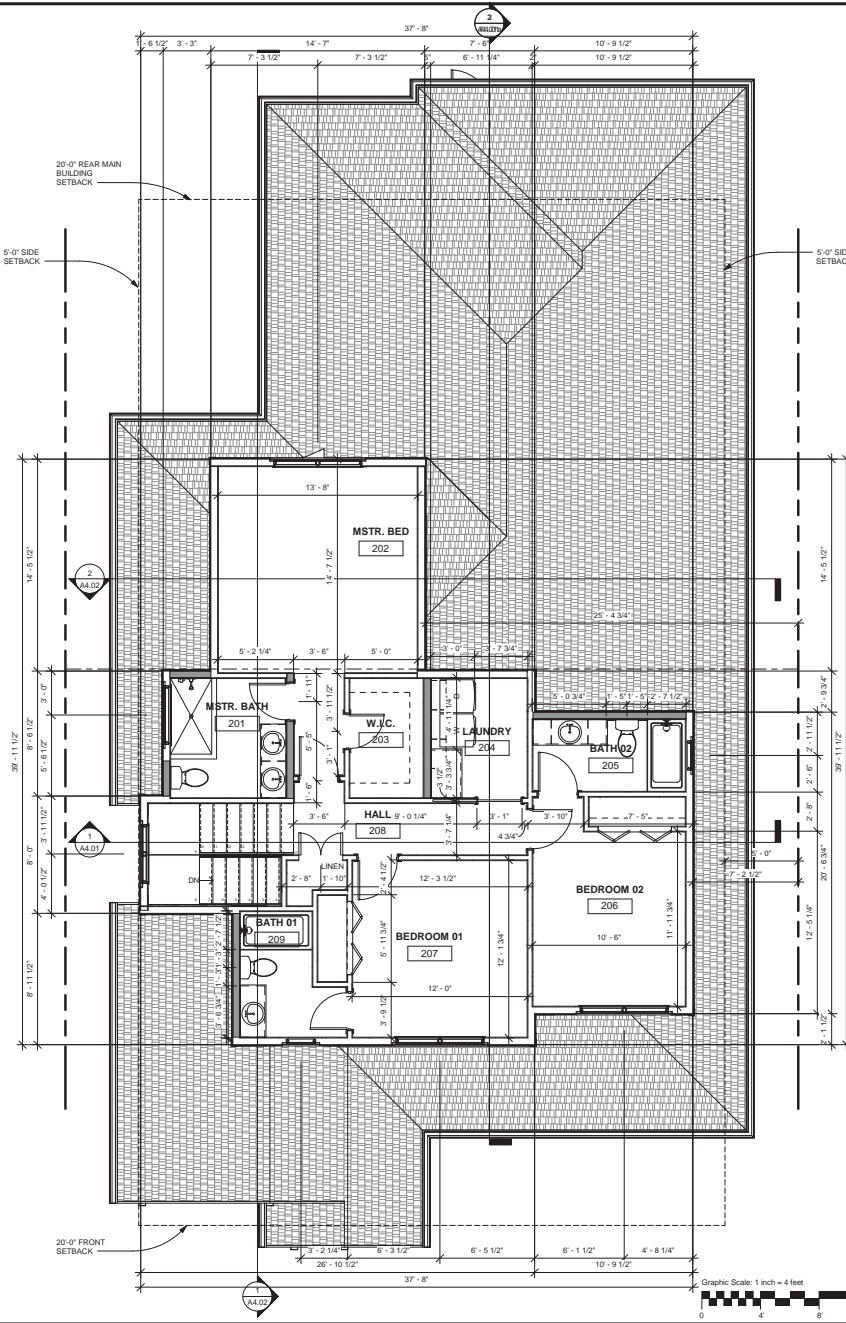
**(N) 1ST FLOOR PLAN**

Job: SHE 2024 002  
Date: 6/20/2022  
Checked By: Checker  
Drawn By: GP

**A2.02**

Scale: As indicated





- GENERAL SHEET NOTES**
1. SEE SITE PLAN SHEET A1.01 FOR MORE INFORMATION.
  2. SEE SHEET A0.02 FOR SYMBOL KEY.
  3. SEE GENERAL NOTES ON SHEET A0.04 FOR ADDITIONAL INFORMATION.
  4. SEE SHEET A0.03 FOR AREA CALCULATIONS AND TOTALS.
  5. SEE SHEETS A2.01 & A2.02 FOR FLOOR PLANS.
  6. SEE SHEET A2.03 FOR ROOF PLAN.
  7. SEE SHEETS A3.01 & A3.02 FOR EXTERIOR ELEVATIONS.
  8. SEE SHEETS A4.01 & A4.02 FOR SECTIONS.
  9. SEE SHEET A0.05 AND ARBORIST REPORT FOR TREE PROTECTION MEASURES BEFORE, DURING AND AFTER CONSTRUCTION.
  10. SEE STRUCTURAL SHEETS FOR MORE INFORMATION.
  11. SEE TITLE-24 FOR MORE INFORMATION.
  12. SEE SOLS REPORT FOR MORE INFORMATION.
  13. SEE SHEET A6.01 FOR WINDOW & DOOR SCHEDULES AND NOTES.
  14. SEE SHEETS E2.01 & E2.02 FOR ALL ELECTRICAL & LIGHTING INFORMATION.
  15. SEE SHEETS M2.01 FOR MECHANICAL INFORMATION.
  16. SEE MECHANICAL PLANS FOR THE WATER AND HEATING LOCATIONS AND FOR REFLECTED CEILING PLANS.
  17. ALL EXTERIOR WALLS SHALL BE 2 X 6, ALL PLUMBING WALLS SHALL BE 2 X 6.
  18. DIMENSIONS ARE TAKEN FROM FACE OF STUDS

**KEY NOTES**

| # | Rev. | Date |
|---|------|------|
|   |      |      |
|   |      |      |
|   |      |      |

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Fax: 650.321.0203  
Email: info@maxtonarchitect.com

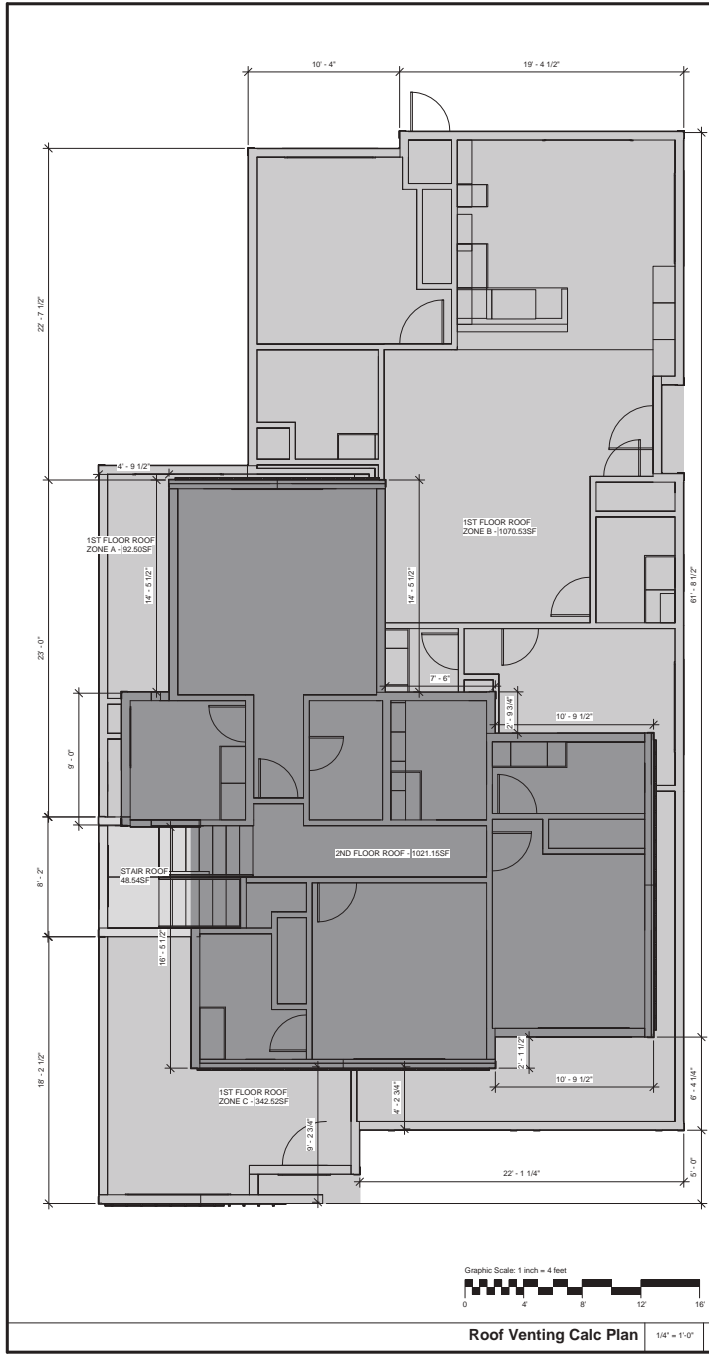
**SHERMAN PROJECT**  
1055 SHERMAN AVE.  
MENLO PARK, CA 94025

**(N) 2ND FLOOR PLAN**

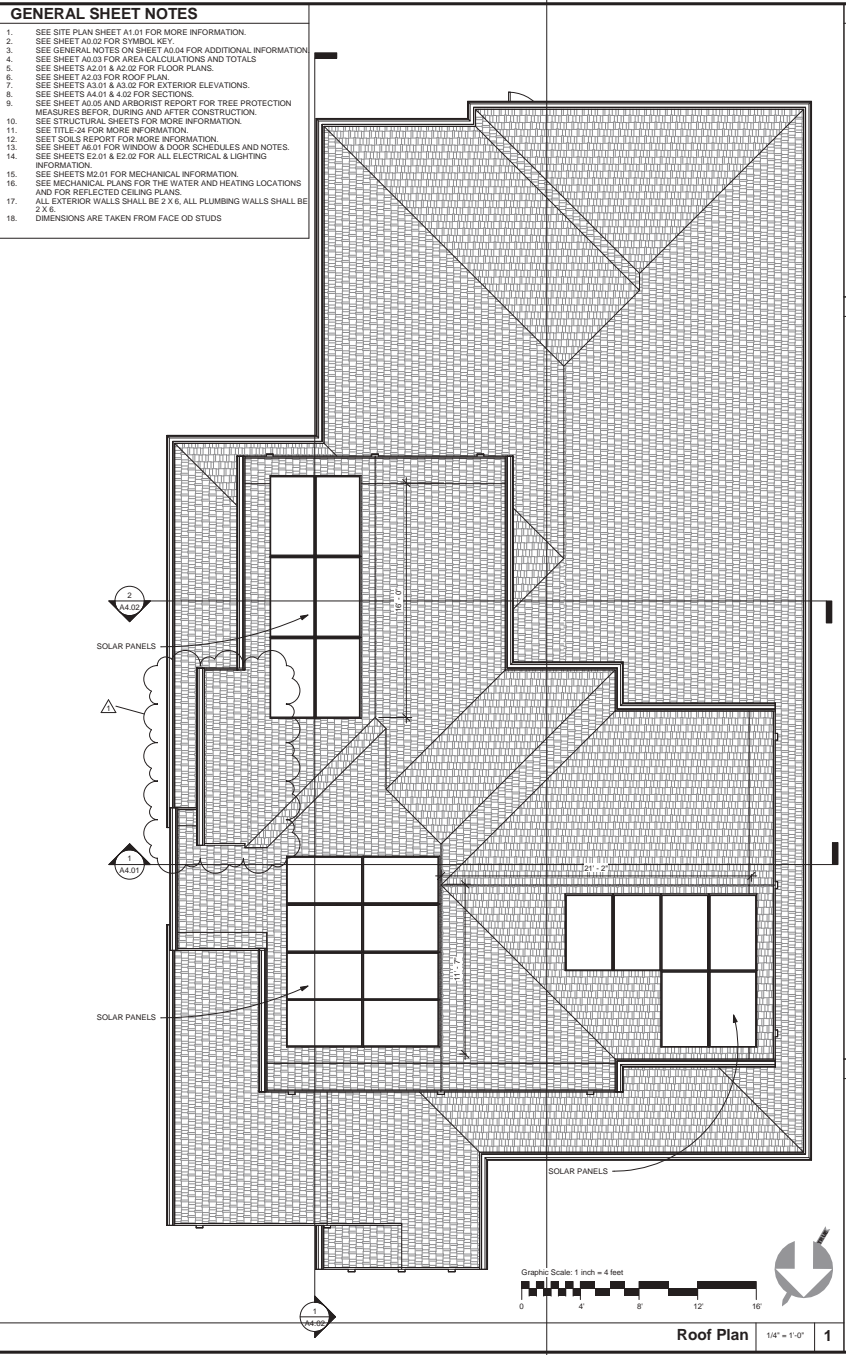
Job: SHE 2024.002  
Date: 6/20/2022  
Checked By: Checker  
Drawn By: GP

**A2.03**

Scale: As indicated



- GENERAL SHEET NOTES**
- SEE SITE PLAN SHEET A1.01 FOR MORE INFORMATION.
  - SEE SHEET A0.02 FOR SYMBOL KEY.
  - SEE GENERAL NOTES ON SHEET A0.04 FOR ADDITIONAL INFORMATION.
  - SEE SHEET A0.03 FOR AREA CALCULATIONS AND TOTALS.
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  - DIMENSIONS ARE TAKEN FROM FACE OF STUDS.



- SPECIFIC SHEET NOTES**
- ROOF SLOPE 4:12 UNLESS OTHERWISE NOTED.
  - ROOF TO BE ASPHALT SHINGLES. PROVIDE A CLASS 'A' FIRE RETARDANT ROOF COVERING COMPLYING WITH CHAPTER 15 OF CBC.
  - ROOF SHINGLES SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND CBC CHAPTER 15. FASTENERS FOR WOOD SHINGLES SHALL BE NOT DIPPED GALVANIZED OR TYPE 304 STAINLESS STEEL WITH A MINIMUM PENETRATION OF 1/4 INCHES INTO THE SHEATHING. FOR SHEATHING LESS THAN 1/2 INCHES THICK, THE FASTENERS SHALL EXTEND THROUGH THE SHEATHING.
  - PROVIDE ATTIC VENTILATION PER CBC SECTION 1203.
  - THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.
  - VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4 INCHES SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HANDWARE CLOTH, PERFORATED VINYL, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/8 INCHES AND NOT MORE THAN 1/4 INCHES.
- ATTIC VENTING CALCS**
- THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/200 IS PERMITTED PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
- 1ST FLOOR - A - ATTIC VENTING PROVIDED**  
80.7 SQ.FT. SF=42 SF=48.8 SQ. IN. REQUIRED
- PERIMETER LENGTH OF THE WALLS WITH EAVES OF THE AREA CALCULATED = 27.75 LF = (333') RAFTERS ARE @ 24" OC. 333' / 24" = 13.88 RAFTER BAYS. PROVIDE 4 (2 1/2") HOLES PER BAY = 4 X 4.9 = 19.6 SQ. IN. 13 RAFTER BAYS X 19.6 SQ. IN. = 254.8 SQ. IN.
- 254.8 SQ. IN. > 88.8 SQ. IN. REQUIRED
- 1ST FLOOR - B - ATTIC VENTING PROVIDED**  
1070.53 SQ.FT. SF=7.14 SF=1027.71 SQ. IN. REQUIRED
- PERIMETER LENGTH OF THE WALLS WITH EAVES OF THE AREA CALCULATED = 114.21 LF = (1386') RAFTERS ARE @ 24" OC. 1386' / 24" = 57.75 RAFTER BAYS. PROVIDE 4 (2 1/2") HOLES PER BAY = 4 X 4.9 = 19.6 SQ. IN. 57 RAFTER BAYS X 19.6 SQ. IN. = 1117.2 SQ. IN.
- 1117.2 SQ. IN. > 1027.71 SQ. IN. REQUIRED
- 1ST FLOOR - C - ATTIC VENTING PROVIDED**  
342.52 SQ.FT. SF=2.28 SF=328.82 SQ. IN. REQUIRED
- PERIMETER LENGTH OF THE WALLS WITH EAVES OF THE AREA CALCULATED = 86.67 LF = (1040') RAFTERS ARE @ 24" OC. 1040' / 24" = 43.33 RAFTER BAYS. PROVIDE 4 (2 1/2") HOLES PER BAY = 4 X 4.9 = 19.6 SQ. IN. 43 RAFTER BAYS X 19.6 SQ. IN. = 847.48 SQ. IN.
- 847.48 SQ. IN. > 342.52 SQ. IN. REQUIRED
- STAIRWAY ATTIC VENTING PROVIDED**  
48.54 SQ.FT. SF=0.32 SF=48.8 SQ. IN. REQUIRED
- PERIMETER LENGTH OF THE WALLS WITH EAVES OF THE AREA CALCULATED = 25.25 LF = (303') RAFTERS ARE @ 24" OC. 303' / 24" = 12.63 RAFTER BAYS. PROVIDE 4 (2 1/2") HOLES PER BAY = 4 X 4.9 = 19.6 SQ. IN. 12 RAFTER BAYS X 19.6 SQ. IN. = 235.2 SQ. IN.
- 235.2 SQ. IN. > 48.8 SQ. IN. REQUIRED
- 2ND FLOOR ATTIC VENTING PROVIDED**  
1001.15 SQ.FT. SF=6.4 SF=801.15 SQ. IN. REQUIRED
- PERIMETER LENGTH OF THE WALLS WITH EAVES OF THE AREA CALCULATED = 88.44 LF = (1061.28') RAFTERS ARE @ 24" OC. 1061.28' / 24" = 44.22 RAFTER BAYS. PROVIDE 4 (2 1/2") HOLES PER BAY = 4 X 4.9 = 19.6 SQ. IN. 44 RAFTER BAYS X 19.6 SQ. IN. = 862.4 SQ. IN.
- LENGTH OF RIDGE VENTS CALCULATED = 56.06 LF  
ROOF VENTS PROVIDE 1 SQ. OF VENTILATING PER 1 LINEAR FOOT. 56.06 LF = 56.06 SQ. IN. VENTING
- 862.4 SQ. IN. + 56.06 SQ. IN. = 918.46 SQ. IN.
- 918.46 SQ. IN. > 801.15 SQ. IN. REQUIRED
- FOUNDATION VENTING CALCS**
- THE NET FREE VENTING AREA = 1/150 OF FLOOR AREA TO BE VENTED. SEE EXTERIOR ELEVATIONS FOR VENT LOCATIONS.
- MAIN RESIDENCE**  
911.88/150 SQ. FT. = 6.08 SQ. FT. OF VENT AREA REQ'D  
6.08 SQ. FT. X 144 SQ. IN. = 875.52 SQ. INCHES OF VENT AREA REQ'D  
VENT SIZE IS 6"X14" = 84 SQ. IN. PER VENT  
875.52 SQ. IN. / 84 SQ. IN. = 10.42 VENTS = 11 VENTS REQUIRED
- ADU RESIDENCE**  
1122.17/150 SQ. FT. = 7.48 SQ. FT. OF VENT AREA REQ'D  
7.48 SQ. FT. X 144 SQ. IN. = 1077.28 SQ. INCHES OF VENT AREA REQ'D  
VENT SIZE IS 6"X14" = 84 SQ. IN. PER VENT  
1077.28 SQ. IN. / 84 SQ. IN. = 12.82 VENTS = 13 VENTS REQUIRED

| Date     | Rev.               | # |
|----------|--------------------|---|
| 01/28/25 | USE PERMIT Rev. 01 | 1 |

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Architect  
00513-0025  
STATE OF CALIFORNIA

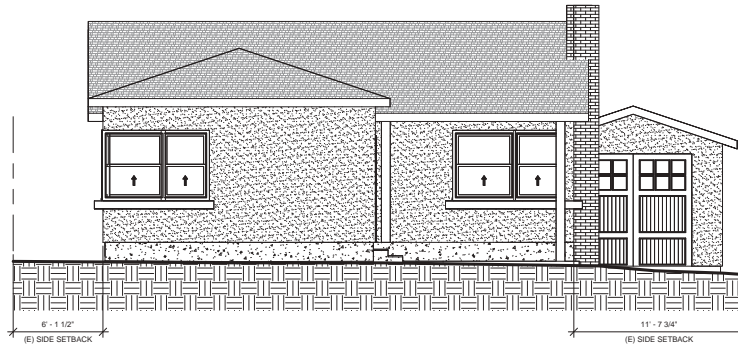
**SHERMAN PROJECT**  
1055 SHERMAN AVE.  
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**(N) ROOF PLAN**

Job: SHE 2024 002  
Date: 6/20/2022  
Checked By: Checker  
Drawn By: GP

**A2.04**

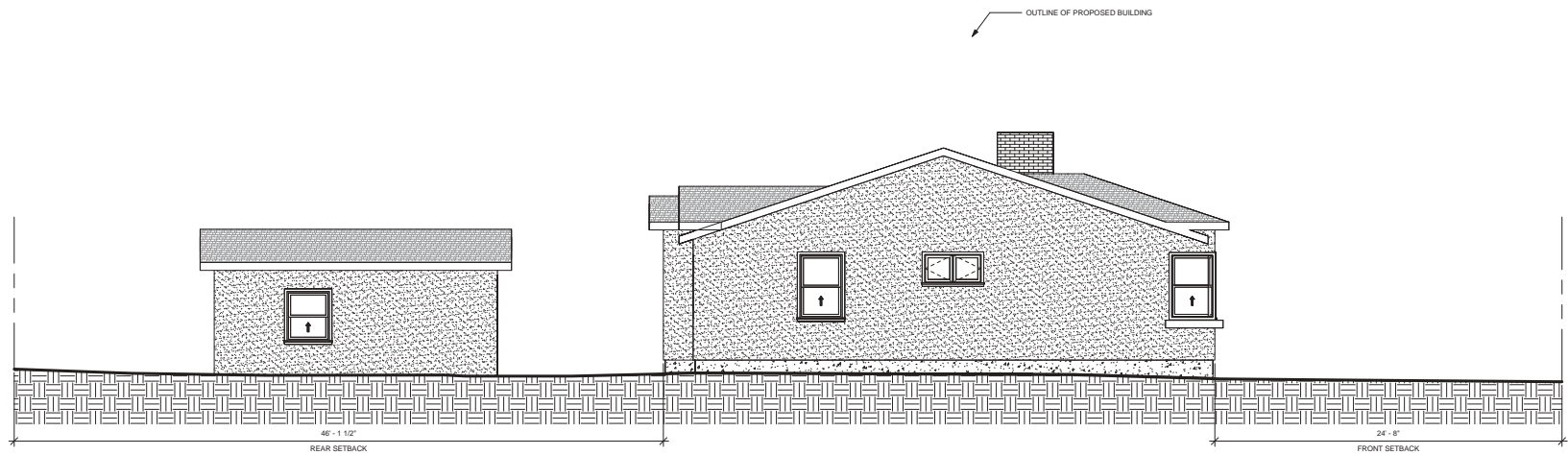
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(E) FRONT ELEVATION - NORTH

1/4" = 1'-0"

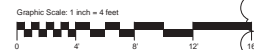
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(E) LEFT ELEVATION - EAST

1/4" = 1'-0"

2



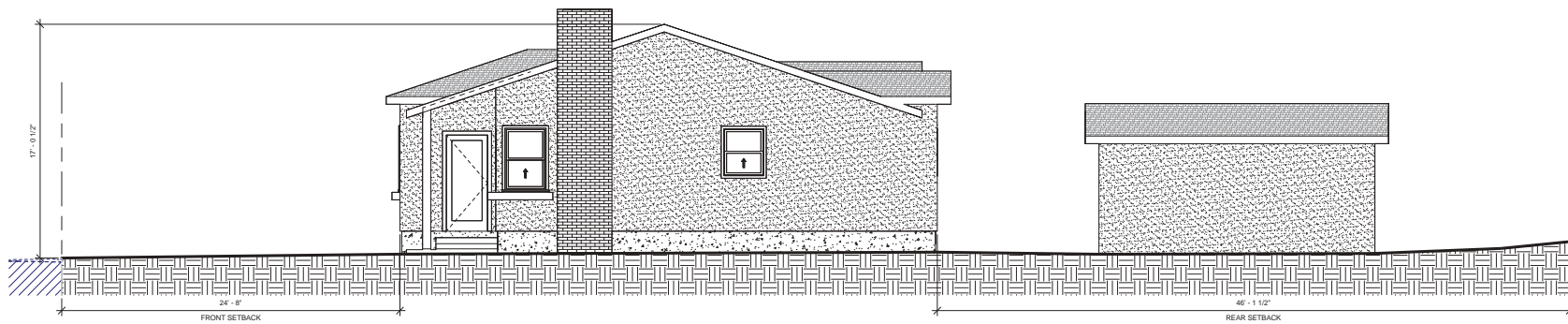
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| #   | Rev.               | Date     |
| 1   | USE PERMIT Rev. 01 | 01/28/25 |
| <p>William Maston<br/>Architect &amp; Associates<br/>11111 Wilshire Blvd., Suite 1000<br/>Beverly Hills, CA 90210<br/>Tel: 310.274.1111<br/>www.williammaston.com</p> <p>© 2024 ALL RIGHTS RESERVED<br/>THIS DOCUMENT IS THE PROPERTY OF WILLIAM MASTON ARCHITECT &amp; ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WILLIAM MASTON ARCHITECT &amp; ASSOCIATES.</p> |                    |          |
| <p><b>SHERMAN PROJECT</b><br/>1055 SHERMAN AVE.<br/>MENLO PARK, CA 94025</p>  |                    |          |
| <p><b>(E) FRONT &amp; LEFT<br/>EXTERIOR ELEVATIONS</b></p>  |                    |          |
| <p>Job: SHE 2024 002<br/>Date: 6/20/2022<br/>Checked By: Checker<br/>Drawn By: GP</p>   |                    |          |
| <p><b>A3.01</b></p>   |                    |          |



(E) REAR ELEVATION - SOUTH

1/4" = 1'-0"

1



(E) RIGHT ELEVATION - WEST

1/4" = 1'-0"

2



|   |                    |          |
|---|--------------------|----------|
| # | Rev.               | Date     |
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REGISTERED ARCHITECT  
WILLIAM J. MASTON  
NOV 2002  
STATE OF CALIFORNIA

**SHERMAN PROJECT**  
1055 SHERMAN AVE.  
MENLO PARK, CA 94025

**(E) REAR & RIGHT  
EXTERIOR ELEVATIONS**

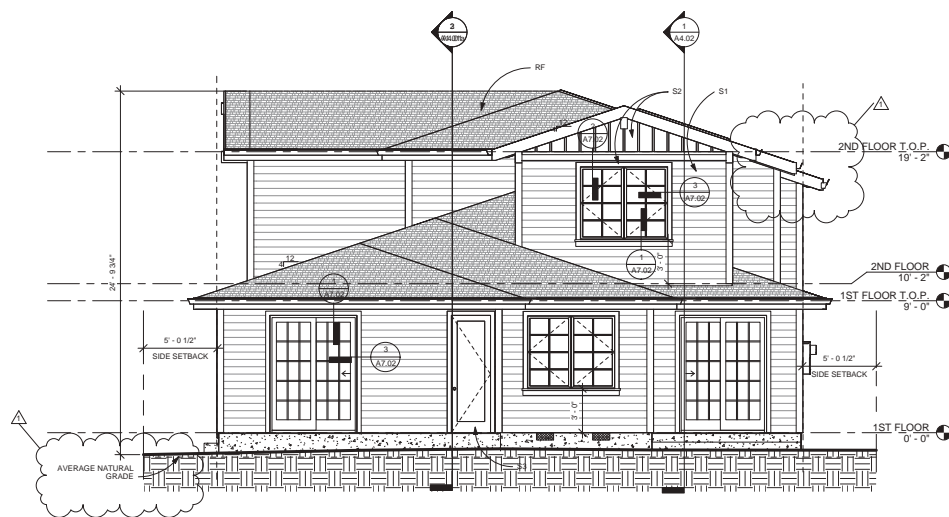
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Date: 6/20/2022  
Checked By: Checker  
Drawn By: GP

**A3.02**

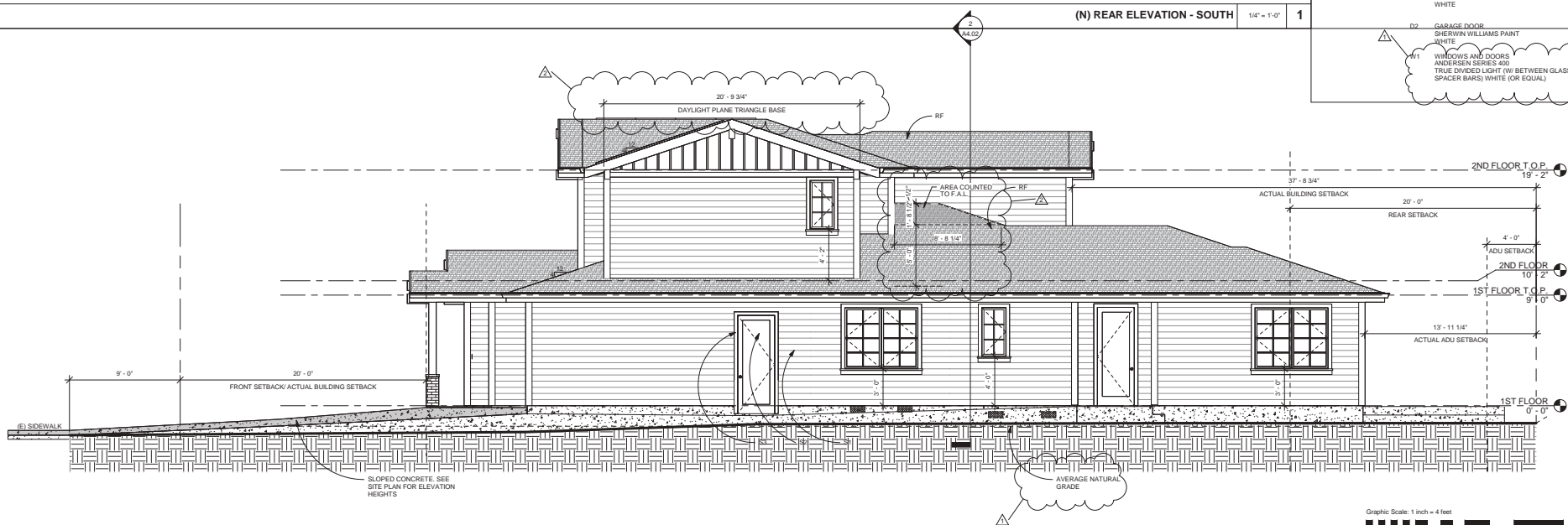
Scale: 1/4" = 1'-0"







(N) REAR ELEVATION - SOUTH 1/4" = 1'-0" 1



(N) RIGHT ELEVATION - WEST 1/4" = 1'-0" 2

## GENERAL SHEET NOTES

- SEE SITE PLAN SHEET A1.01 FOR MORE INFORMATION.
- SEE SHEET A0.02 FOR SYMBOL KEY.
- SEE GENERAL NOTES ON SHEET A0.04 FOR ADDITIONAL INFORMATION.
- SEE SHEET A0.03 FOR AREA CALCULATIONS AND TOTALS.
- SEE SHEETS A2.01 & A2.02 FOR FLOOR PLANS.
- SEE SHEET A2.03 FOR ROOF PLAN.
- SEE SHEETS A3.01 & A3.02 FOR EXTERIOR ELEVATIONS.
- SEE SHEETS A4.01 & A4.02 FOR SECTIONS.
- SEE SHEET A0.05 AND ARBORIST REPORT FOR TREE PROTECTION MEASURES BEFORE, DURING AND AFTER CONSTRUCTION.
- SEE STRUCTURAL SHEETS FOR MORE INFORMATION.
- SEE TITLE 24 FOR MORE INFORMATION.
- SEE SOLS REPORT FOR MORE INFORMATION.
- SEE SHEET A6.01 FOR WINDOW & DOOR SCHEDULES AND NOTES.
- SEE SHEETS E2.01 & E2.02 FOR ALL ELECTRICAL & LIGHTING INFORMATION.
- SEE SHEETS M2.01 FOR MECHANICAL INFORMATION.
- SEE MECHANICAL PLANS FOR THE WATER AND HEATING LOCATIONS AND FOR REFLECTED CEILING PLANS.
- ALL EXTERIOR WALLS SHALL BE 2 X 6, ALL PLUMBING WALLS SHALL BE 2 X 6.
- DIMENSIONS ARE TAKEN FROM FACE OF STUDS.

## KEY NOTES

### WALL FINISHES:

- S1 HARDY PLANK (OR EQ.)  
SHERWIN WILLIAMS PAINT  
OFF WHITE
- S2 HARDY SIDING & TRIM (OR EQUAL)  
SHERWIN WILLIAMS PAINT  
WHITE

- ROOF:
- RF BY CERTANTEED  
PRESIDENTIAL SHAKE  
GREY BLEND  
(OR EQUAL)

### ACCESSORIES:

- B BRICK VENEER  
BY ELDORADO  
BRICK  
(OR EQUAL)
- D1 ENTRY DOOR  
SHERWIN WILLIAMS PAINT  
WHITE
- D2 GARAGE DOOR  
SHERWIN WILLIAMS PAINT  
WHITE
- D3 WINDOWS AND DOORS  
ANDERSEN SERIES 400  
TRUE DIVIDED LIGHT (W/ BETWEEN GLASS  
SPACER BARS) WHITE (OR EQUAL)

| # | Rev.               | Date     |
|---|--------------------|----------|
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| 2 | USE PERMIT Rev. 02 | 07/07/25 |

|  |  |
|--|--|
| William Maxton<br>Architect & Associates<br>1055 Sherman Ave.<br>Menlo Park, CA 94025<br>707.321.0025<br>www.williammaxton.com |  |
|--|--|

|   |   |
|---|---|
| <b>SHERMAN PROJECT</b><br>1055 SHERMAN AVE.<br>MENLO PARK, CA 94025 | <b>(N) REAR &amp; RIGHT<br/>EXTERIOR ELEVATIONS</b> |
|---|---|

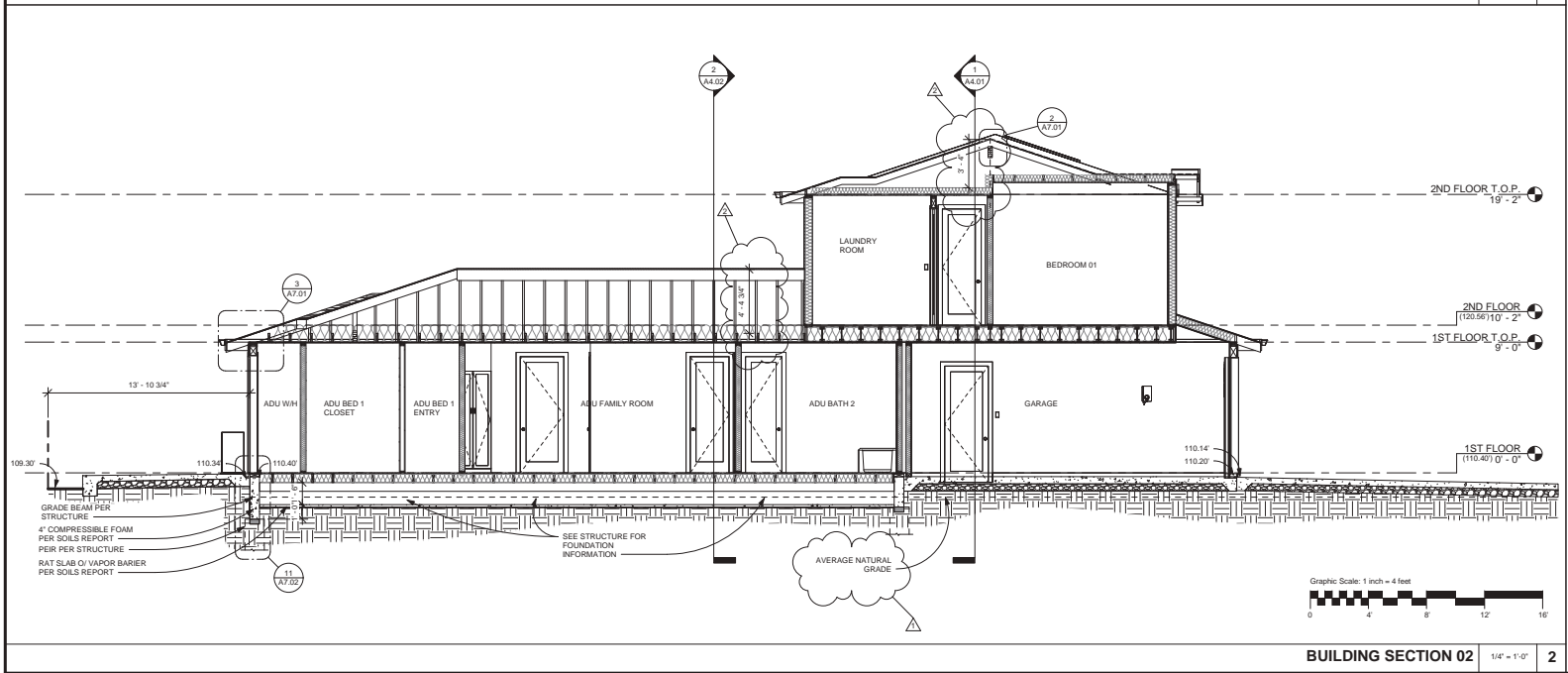
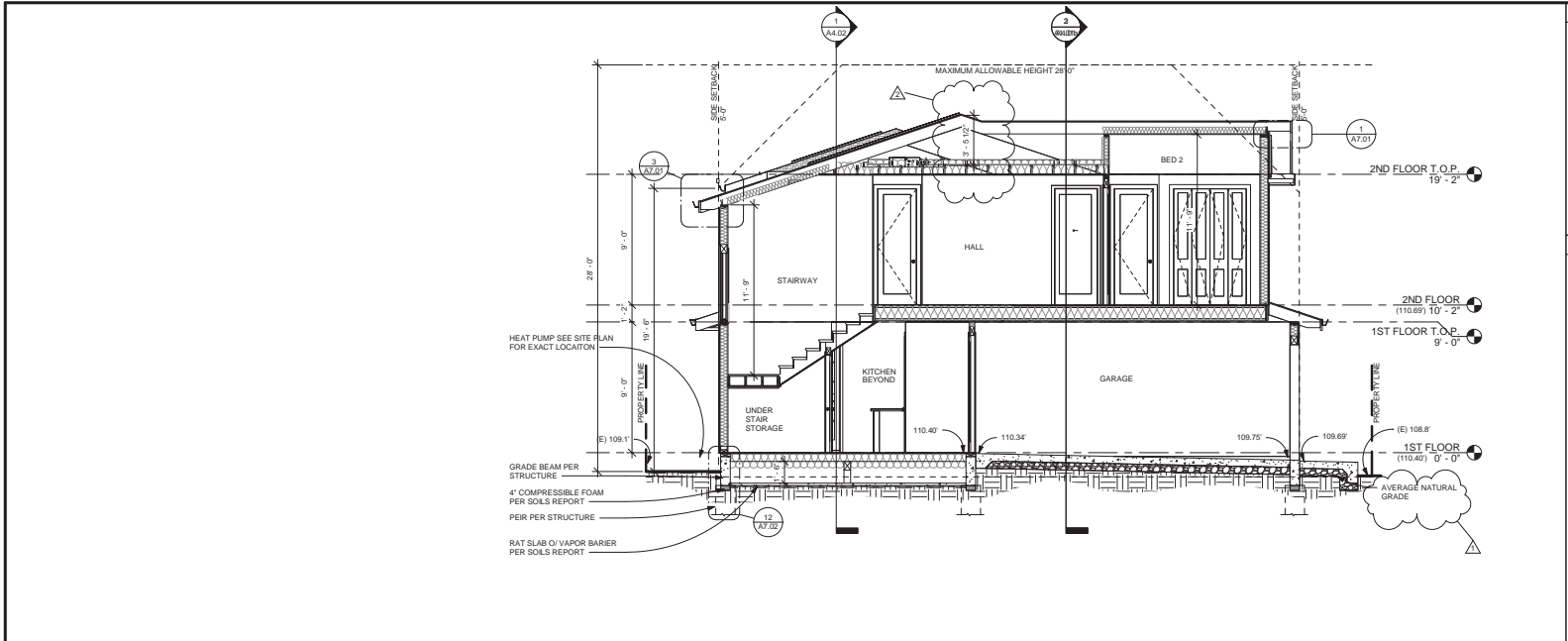
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| Date:       | 6/20/2022    |
| Checked By: | Checker      |
| Drawn By:   | GP           |

|       |                    |
|-------|--------------------|
| A3.04 | Scale As indicated |
|-------|--------------------|







- ### GENERAL SHEET NOTES
- SEE SITE PLAN SHEET A1.01 FOR MORE INFORMATION.
  - SEE SHEET A0.02 FOR SYMBOL KEY.
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### KEY NOTES

| # | Rev.               | Date     |
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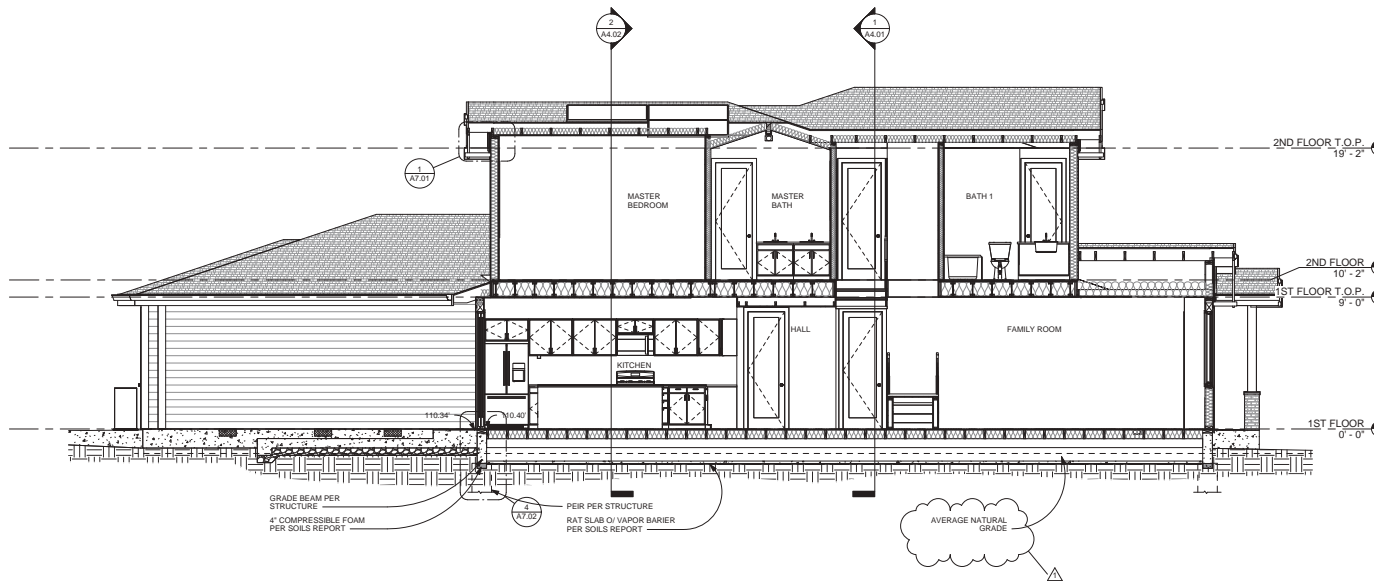
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MENLO PARK, CA 94025

**BUILDING SECTIONS**

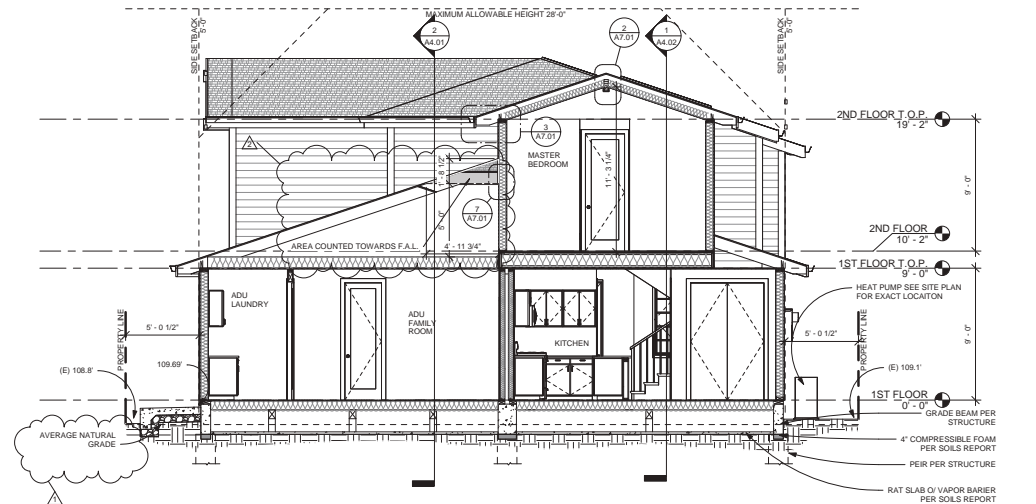
Job: SHE 2024 002  
Date: 6/20/2022  
Checked By: Checker  
Drawn By: GP

**A4.01**

Scale: As indicated



**BUILDING SECTION 03** 1/4" = 1'-0" 1



**BUILDING SECTION 04** 1/4" = 1'-0" 2

# GENERAL SHEET NOTES

- SEE SITE PLAN SHEET A1.01 FOR MORE INFORMATION.
- SEE SHEET A0.02 FOR SYMBOL KEY.
- SEE GENERAL NOTES ON SHEET A0.04 FOR ADDITIONAL INFORMATION.
- SEE SHEET A0.03 FOR AREA CALCULATIONS AND TOTALS.
- SEE SHEETS A2.01 & A2.02 FOR FLOOR PLANS.
- SEE SHEET A2.03 FOR ROOF PLAN.
- SEE SHEETS A3.01 & A3.02 FOR EXTERIOR ELEVATIONS.
- SEE SHEETS A4.01 & A4.02 FOR SECTIONS.
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- SEE STRUCTURAL SHEETS FOR MORE INFORMATION.
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# KEY NOTES

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|   |                          |
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| <b>SHERMAN PROJECT</b><br>1055 SHERMAN AVE.<br>MENLO PARK, CA 94025 | <b>BUILDING SECTIONS</b> |
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| Job:        | SHE 2024 002 |
| Date:       | 6/20/2022    |
| Checked By: | Checker      |
| Drawn By:   | GP           |

|                     |
|---------------------|
| <b>A4.02</b>        |
| Scale: As indicated |



## William Maston Architect & Associates

384 Castro St.  
Mountain View, CA 94041  
t. 650.968.7900 f. 650.968.4913  
www.mastonarchitect.com

EXHIBIT B

August 12, 2025

City of Menlo Park  
701 Laurel St.  
Menlo Park, CA 94025

Re: 1055 Sherman Avenue

### Project Overview

The proposed project at 1055 Sherman Avenue demolishes the existing residence and replaces it with a new 3 bedroom, 2 bath main residence with an attached 2 bedroom 2 bath ADU, and a 2-car garage.

During this process, neighbors voiced some concerns about the project. The rear neighbor was concerned with the loss of privacy. We are replacing the existing fence with a higher one. This was one of their requested options that the neighbor suggested. We also met with the neighbor to the left of the property. They wanted us to keep tree #14. We explained that the construction process could significantly damage the health of the tree. We agreed we would protect the tree as much as possible during construction and have our arborist review the tree's health at the end of construction. The final determination to remove the tree would be at the arborist's discretion of the viability of the trees health. They also requested us to relocate the A/C towards the front of the property, adjust the garage doors to be closer together and adjust the entry proportion for aesthetic reasons. We have incorporated these changes with our most recent submittal.

With the changes mentioned previously, we believe that the style and the proportion of the residence is consistent with the adjoining properties in the neighborhood. Roof materials, siding, and general detailing were intended to complement adjacent residences. We are including a 2-car garage to make sure that we provide adequate parking. We look forward to further review by planning staff.

Bill Maston

Project Architect

# 1055 Sherman Avenue Menlo Park, CA Arborist Report 2024

---



*Prepared For:*  
**Mehran Jamale**  
**Ahmads Properties, LLC**

Site: 1055 Sherman Avenue  
Menlo Park, CA



*Submitted by:*  
**David Beckham**  
Certified Arborist  
WE#10724A  
TRAQ Qualified



DAVID BECKHAM  
WE#10724A



DAVID BECKHAM  
WE#10724A

# KIELTY

## ARBORISTS SERVICES LLC

Certified Arborist WE#10724A TRAQ Qualified  
P.O. Box 6187 San Mateo, CA 94403  
650- 532-4418

Date: June 21, 2024

Attn: Mehran Jamale  
Site: 1055 Sherman Ave, Menlo Park, CA 94025

Subject: Tree protection plan for 1055 Sherman Ave, Menlo Park, CA 94025

## INTRODUCTION AND OVERVIEW

Dear Mehran Jamale,

Kielty Arborists Services LLC visited the property at 1055 Sherman Ave, Menlo Park on June 4, 2024 to evaluate the trees present with respect to the proposed construction project. The report below contains the analysis of the site visit. Mehran Jamale is planning the construction of a new, two-story single family home, driveway, and patio at 1055 Sherman Ave, Menlo Park, CA 94025. The current site consists of a residential home, driveway, landscaping, and native and exotic tree species. The findings and recommendations presented in this report are based on the construction plans titled *Sherman Project - New Site Plan A1.02* by William Maston Architect and Associates. These plans were electronically provided to us via email and are dated June 20, 2022. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions and how best to mitigate potential impacts.

There are ten trees located on the property, two of which are protected (Raywood ash #1, and London plane tree #6). Ten trees included in the survey are located on neighboring property, one of which is protected (Evergreen pear #2).

### Data Summary:

| Total Trees | Significant / Protected Trees | Non-Protected Trees |
|-------------|-------------------------------|---------------------|
| 20          | 3                             | 17                  |

Protected London plane tree #6 is proposed for removal as it conflicts with proposed project features. Non-protected plum trees #7-11, and non-protected American sweetgum #14 are proposed for removal as the proximity of new construction is likely to cause tree mortality. All other protected trees are in Fair to Good condition and should be retained and protected as detailed in the recommendations below. With proper protection and cultural practices, all retained trees are expected to survive and thrive during and after construction.

## ASSIGNMENT

At the request of Mehran Jamale, Kielty Arborists Services LLC conducted a site visit on June 4, 2024 to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed construction project. This report is a requirement when submitting plans to the City of Menlo Park. The analysis in this report is based on the plans received from William Maston Architect and Associates dated June 20, 2022.

The primary focus of this report is as follows:

- Identification and assessment of trees on the construction site that may be affected by the proposed development.

- Determination of potential impacts on tree health and stability, considering factors such as root damage and crown damage.
- Provision of recommendations for tree protection and preservation measures during the construction process to mitigate potential impacts.
- Ensuring compliance with local regulations pertaining to tree preservation, protection, and removal within the construction plans.

Please note that the report will provide specific details regarding tree assessments, impacts, and preservation measures.

The City of Menlo Park requires the following tree reporting elements for development projects:

1. Inventory of all trees over 4 inches in diameter.
2. Map of tree locations.
3. Tree protection or removal recommendations for all trees over 4 inches in diameter.

## **LIMITS OF THE ASSIGNMENT**

---

As part of this assessment, it is important to note that Kielty Arborists Services LLC did not conduct an aerial inspection of the upper crown, a detailed root crown inspection, or a plant tissue analysis on the subject trees. Therefore, the information presented in this report does not include data obtained from these specific methods.

Furthermore, it is essential to clarify that no tree risk assessments were completed as part of this report unless stated otherwise. The focus of this assessment primarily centers on tree identification, general health evaluation, and the potential impacts of the proposed construction.

While the absence of these specific assessments limits the scope of the analysis, the findings and recommendations provided within this report are based on available information and observations made during the site visit.

## **METHOD OF INSPECTION**

---

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. For the surveying of multi-trunk trees, our methodology aligns with city ordinances. In cases where the city does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the "Guide for Plant Appraisal, 10th Edition, Second Printing" by the Council of Tree and Landscape Appraisers. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:



## EVALUATION FIELDS

|   |   |
|---|---|
| <b>Tree Tag #:</b><br>Identification number for individual trees.   | <b>Protected Tree:</b><br>Specifies whether the tree is protected by the city or county ordinance.  |
| <b>Height (ft.) / Canopy Spread (ft.):</b><br>Measures both the height of the tree and the spread of its canopy.  | <b>Trunk (in.):</b><br>Measures the primary trunk's diameter at the required height.  |
| <b>Comments:</b><br>Any additional notes or observations about the tree.  | <b>Tree Picture:</b><br>A photograph of the tree for visual assessment and record-keeping.  |
| <b>Preserve or Remove:</b><br>Indicates the recommended action based on the tree's condition.   | <b>Common Name / Scientific Name:</b><br>Specifies the name of the tree, both in common terms and scientific nomenclature.                  |
| <b>If more than 1 Trunks, Total Diameter:</b><br>If the tree has multiple trunks, this field indicates the combined diameter of all trunks.   | <b>6 ,8, 10 Times the Diameter (ft.):</b><br>Provides calculations based on the diameter to assist in various tree protection requirements. |
| <b>Appraised Value:</b><br>An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers. |   |

\*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

|  |   |
|--|---|
| <b>Tree Structure Ratings:</b>   | <b>Tree Health Ratings:</b>   |
| <b>Poor:</b> Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.           | <b>Poor:</b> Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.  |
| <b>Fair:</b> Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.     | <b>Fair:</b> Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable. |
| <b>Good:</b> Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy. | <b>Good:</b> Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.                   |
| <b>Suitability for Preservation:</b>   | <b>Tree Form Ratings:</b>   |
| <b>Poor:</b> Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.                                | <b>Poor:</b> Highly asymmetric or abnormal form; visually unappealing; little landscape function.                   |
| <b>Fair:</b> Contributes to landscape; survival possible with protection during minor construction impacts.  | <b>Fair:</b> Significant asymmetries; deviation from species norm; compromised function or aesthetics.              |
| <b>Good:</b> Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.                              | <b>Good:</b> Near ideal form; minor deviations; consistent aesthetics and function in landscape.                    |

\*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.



| Overall Condition Ratings: |        |
|----------------------------|--------|
| Very Poor                  | 1-29   |
| Poor                       | 30-49  |
| Fair                       | 50-69  |
| Good                       | 70-89  |
| Excellent                  | 90-100 |

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.



## TREE INVENTORY

| Tree Tag # | Protected Tree | Preserve or Remove | Common Name / Scientific Name                            | Appraised Value | Trunk (in.) | Ten Times the Diameter in (ft.) | Height (ft.) / Canopy Spread (ft.) | Health Rating | Structural Rating | Form Rating | Suitability for Preservation | Overall Condition (0-100%) | Summary   | Tree Picture #1   |
|------------|----------------|--------------------|--|-----------------|-------------|---------------------------------|------------------------------------|---------------|-------------------|-------------|------------------------------|----------------------------|---|---|
| 1          | Yes            | (P)                | Raywood ash<br><i>Fraxinus angustifolia</i><br>'Raywood' | \$2,500         | 9.7         | 8                               | 30/25                              | Good          | Good              | Good        | Good                         | 60                         | In front yard, possible street tree. Under electrical utility lines. Pruned for line clearance in the past. Large, surface roots visible. Water main and sewer clean out 24 inches from root crown. |    |
| 2*         | Yes            | (P)                | Evergreen pear<br><i>Pyrus kawakamii</i>                 | \$4,100         | 14          | 12                              | 35/30                              | Fair          | Fair              | Good        | Good                         | 55                         | Neighboring tree, street tree. 2 feet from driveway, 5 feet from sidewalk. Under electrical utility lines.  |    |
| 3*         | No             | (P)                | mayten<br><i>Maytenus boaria</i>                         | N/A             | 7           | 6                               | 15/8                               | Good          | Poor              | Fair        | Good                         | 45                         | Neighboring tree. In front yard. 8 feet from neighboring home.  |   |
| 4*         | No             | (P)                | coast live oak<br><i>Quercus agrifolia</i>               | N/A             | 7           | 6                               | 25/20                              | Good          | Fair              | Good        | Good                         | 60                         | Neighboring tree, along property boundary. 4 feet from neighboring home.  |  |
| 5*         | No             | (P)                | Chinese tallow tree<br><i>Triadica sebifera</i>          | N/A             | 8           | 7                               | 30/15                              | Good          | Fair              | Good        | Good                         | 60                         | Neighboring tree, limited visual inspection. 6 feet from driveway.  |  |

| Tree Tag # | Protected Tree | Preserve or Remove | Common Name / Scientific Name               | Appraised Value | Trunk (in.) | Ten Times the Diameter in (ft.) | Height (ft.) / Canopy Spread (ft.) | Health Rating | Structural Rating | Form Rating | Suitability for Preservation | Overall Condition (0-100%) | Summary   | Tree Picture #1   |
|------------|----------------|--------------------|---|-----------------|-------------|---------------------------------|------------------------------------|---------------|-------------------|-------------|------------------------------|----------------------------|---|---|
| 6          | Yes            | (R)                | London plane<br><i>Platanus x hispanica</i> | \$13,200        | 20.4        | 17                              | 45/40                              | Good          | Good              | Good        | Good                         | 70                         | In rear yard, in center of a landscape area. Aesthetically pleasing tree. |    |
| 7          | No             | (R)                | Plum<br><i>Prunus domestica</i>             | N/A             | 10          | 8                               | 25/12                              | Fair          | Poor              | Fair        | Fair                         | 45                         | Privacy screen, at rear property boundary. Topped in past.                |    |
| 8          | No             | (R)                | Plum<br><i>Prunus domestica</i>             | N/A             | 7           | 6                               | 25/12                              | Fair          | Poor              | Fair        | Fair                         | 45                         | Privacy screen, at rear property boundary. Topped in past.                |   |
| 9          | No             | (R)                | Plum<br><i>Prunus domestica</i>             | N/A             | 7           | 6                               | 25/12                              | Fair          | Poor              | Fair        | Fair                         | 45                         | Privacy screen, at rear property boundary. Topped in past.                |  |
| 10         | No             | (R)                | Plum<br><i>Prunus domestica</i>             | N/A             | 7           | 6                               | 25/12                              | Fair          | Poor              | Fair        | Fair                         | 45                         | Privacy screen, at rear property boundary. Topped in past.                |  |

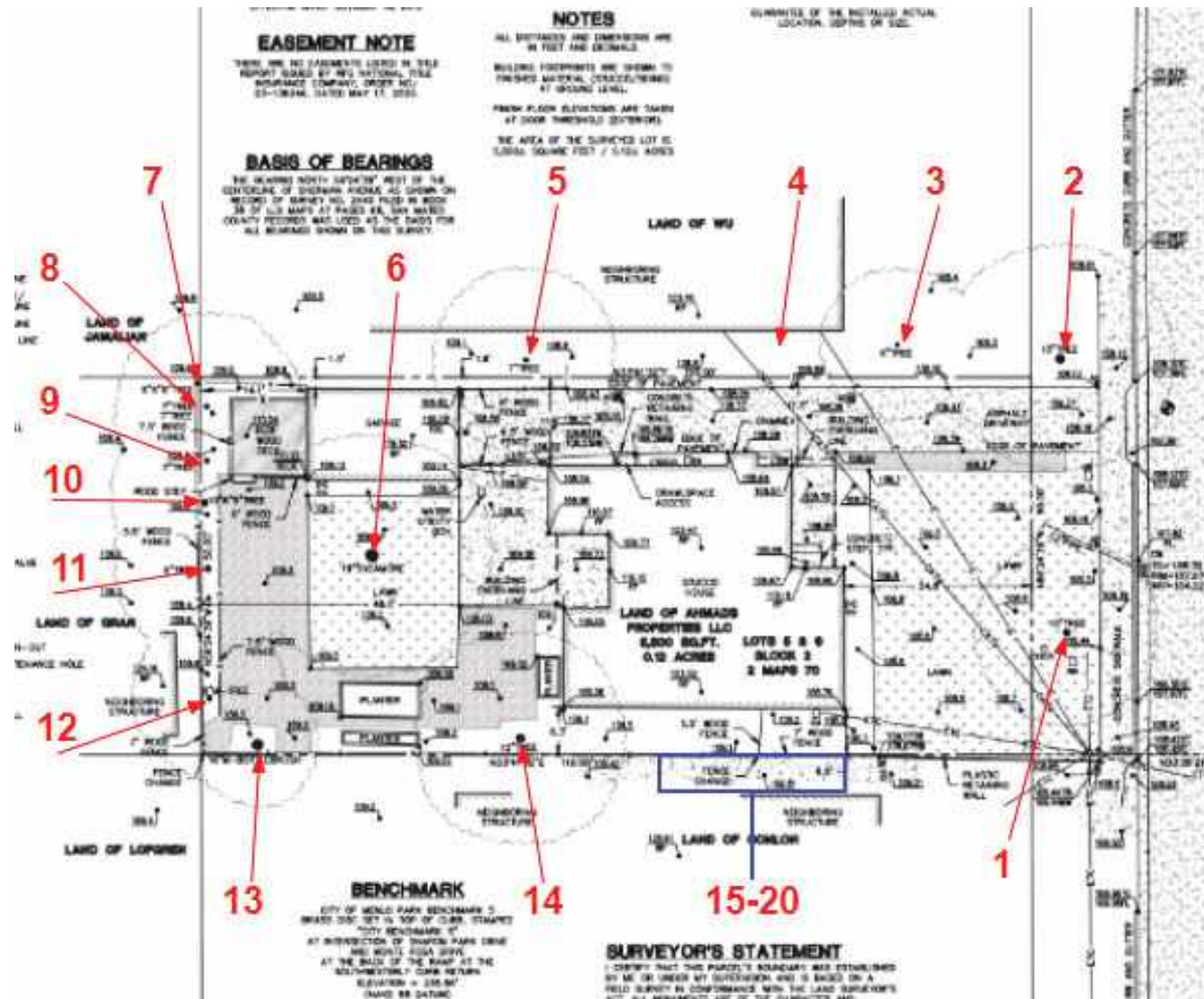
| Tree Tag # | Protected Tree | Preserve or Remove | Common Name / Scientific Name                       | Appraised Value | Trunk (in.) | Ten Times the Diameter in (ft.) | Height (ft.) / Canopy Spread (ft.) | Health Rating | Structural Rating | Form Rating | Suitability for Preservation | Overall Condition (0-100%) | Summary  | Tree Picture #1   |
|------------|----------------|--------------------|---|-----------------|-------------|---------------------------------|------------------------------------|---------------|-------------------|-------------|------------------------------|----------------------------|--|---|
| 11         | No             | (R)                | Plum<br><i>Prunus domestica</i>                     | N/A             | 9           | 8                               | 25/12                              | Fair          | Poor              | Fair        | Fair                         | 45                         | Privacy screen, at rear property boundary. Topped in past.                             |    |
| 12         | No             | (P)                | purple-leaf plum<br><i>Prunus cerasifera</i>        | N/A             | 8           | 7                               | 30/15                              | Fair          | Fair              | Good        | Good                         | 60                         | Privacy screen, at rear property boundary. Topped in past.                             |    |
| 13         | No             | (P)                | weeping bottlebrush<br><i>Callistemon viminalis</i> | N/A             | 14.8        | 12                              | 13/5                               | Fair          | Poor              | Fair        | Fair                         | 50                         | At property boundary. Topped in past.  |   |
| 14         | No             | (R)                | American sweetgum<br><i>Liquidambar styraciflua</i> | N/A             | 12          | 10                              | 65/30                              | Good          | Fair              | Good        | Good                         | 60                         | Along property boundary. Codominant at 10 feet with included bark. Flared root collar. |  |
| 15*        | No             | (P)                | European white birch<br><i>Betula pendula</i>       | N/A             | 6           | 5                               | 20/5                               | Good          | Good              | Good        | Good                         | 60                         | Neighboring trees, limited visual inspection. At property boundary. Privacy screen.    |  |

| Tree Tag # | Protected Tree | Preserve or Remove | Common Name / Scientific Name                 | Appraised Value | Trunk (in.) | Ten Times the Diameter in (ft.) | Height (ft.) / Canopy Spread (ft.) | Health Rating | Structural Rating | Form Rating | Suitability for Preservation | Overall Condition (0-100%) | Summary   | Tree Picture #1   |
|------------|----------------|--------------------|---|-----------------|-------------|---------------------------------|------------------------------------|---------------|-------------------|-------------|------------------------------|----------------------------|---|---|
| 16*        | No             | (P)                | European white birch<br><i>Betula pendula</i> | N/A             | 6           | 5                               | 20/5                               | Good          | Good              | Good        | Good                         | 60                         | Neighboring trees, limited visual inspection. At property boundary. Privacy screen. |    |
| 17*        | No             | (P)                | European white birch<br><i>Betula pendula</i> | N/A             | 6           | 5                               | 20/5                               | Good          | Good              | Good        | Good                         | 60                         | Neighboring trees, limited visual inspection. At property boundary. Privacy screen. |    |
| 18*        | No             | (P)                | European white birch<br><i>Betula pendula</i> | N/A             | 6           | 5                               | 20/5                               | Good          | Good              | Good        | Good                         | 60                         | Neighboring trees, limited visual inspection. At property boundary. Privacy screen. |   |
| 19*        | No             | (P)                | European white birch<br><i>Betula pendula</i> | N/A             | 6           | 5                               | 20/5                               | Good          | Good              | Good        | Good                         | 60                         | Neighboring trees, limited visual inspection. At property boundary. Privacy screen. |  |
| 20*        | No             | (P)                | European white birch<br><i>Betula pendula</i> | N/A             | 6           | 5                               | 20/5                               | Good          | Good              | Good        | Good                         | 60                         | Neighboring trees, limited visual inspection. At property boundary. Privacy screen. |  |

An (\*) appearing next to the tree tag number indicates a neighboring tree.



## TREE MAP



## OBSERVATIONS

### Species List:

Ten trees were surveyed on the property and consist of the following species:

- Raywood ash - *Fraxinus angustifolia* 'Raywood'
- London plane - *Platanus x hispanica*
- (5) Plum - *Prunus domestica*
- purple-leaf plum - *Prunus cerasifera*
- weeping bottlebrush - *Callistemon viminalis*
- American sweetgum - *Liquidambar styraciflua*

Ten trees included in the survey are located on neighboring property and consist of the following species:

- Evergreen pear - *Pyrus kawakamii*
- mayten - *Maytenus boaria*
- coast live oak - *Quercus agrifolia*
- Chinese tallow tree - *Triadica sebifera*
- (6) European white birch - *Betula pendula*

### Tree Removal For Proposed Development:

'heritage' Size Trees: Total = One

'unprotected' Size Trees: Total = Seven

In compliance with the City's Municipal Code, it is important to note that any heritage tree designated for retention and protected under these regulations is subject to mandatory replacement if it sustains irreparable damage due to construction activities. The replacement of such a heritage tree is not discretionary; it is a required action. The value of the replacement is determined based on the appraised value of the damaged heritage tree. This policy underscores the importance of rigorous tree protection measures during construction to safeguard these valuable natural assets.

| Total Removed Trees | Significant / Protected Trees | Non-Protected Trees |
|---------------------|-------------------------------|---------------------|
| 7                   | 1                             | 6                   |



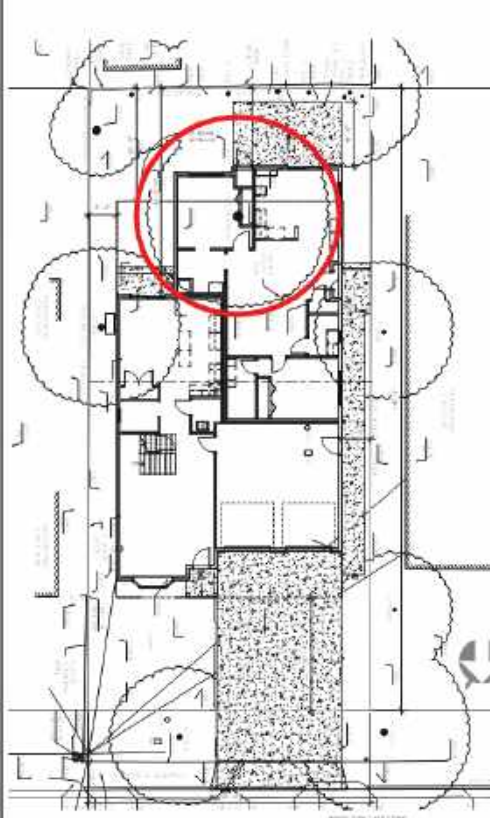
## Protected trees to be removed:



Tree tag #6 - London plane tree was assigned a Good health rating. The tree is located in the backyard landscape area, and exhibits aesthetically pleasing Structure and Form.

Work to take place where the tree resides in the landscape is for the proposed construction of the new home. It is requested to remove this tree to allow for new construction. The proposed tree removal aligns with *Permits and Decision Making Criteria for Removal* set forth by the City of Menlo Park Municipal Code Section 13.24.050(a):

5. Development. The tree requires a 17' clearance from construction at 10x diameter. This would take up a large portion of the buildable area. There are no other feasible design options to gain the desired square footage.



The red circle to the left shows 10x the diameter of the tree (17'). The tree is unfortunately poorly located on the lot and severely restricts the allowable buildable area on the lot.

### Replacement Tree Plan:

If the removal reason is either Criterion 5: Development or Criterion 6: Utility Inference, applicants may use the following in-lieu value of the replacement trees to help design their landscape plans for development-related removals:

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

The appraised value of the tree is \$13,200. The replacement measures must equal the appraised value. To be eligible for the in lieu fee, applicants must explain why the value of the replacement trees are not equal to the appraised value of the removed heritage trees. With this tree removed as well as several non-protected trees,

there should be enough room on site to replant the value of the tree. The partial shade and limited planting area is ideal for an accent tree that reaches a mature growing height of approximately 25 feet.

**Non-protected trees to be removed:**

Tree tags #7 - #11 plum trees were assigned Fair health ratings. The trees are located along the rear property boundary, exhibit main stem codominance and prior topping cuts. The client would like to remove and replace these trees with a new species.

Work to be performed approximately 1 foot or less from the trees is for the construction of a concrete patio. Extensive digging, soil disturbance, and cutting of roots will most likely lead to a reduction in tree health and stability, and potentially tree mortality. Removal is recommended to allow for new construction. =



**Showing flowering plum #7-9, and #10-11.**



Tree tag #14 - American sweetgum was assigned a Good health rating. The tree is located along the property boundary. Codominance of the main stem 10 feet above grade with included bark, and a swelling root collar are visible.

Work to be performed approximately 3 feet from the tree is for the construction of the foundation for the new home. Extensive digging, soil disturbance, and cutting of roots will most likely lead to a reduction in tree health and stability, and potentially tree mortality. Removal is recommended to allow for new construction.

## PROJECT PLAN REVIEW

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Architectural drawings titled *Sherman Project - New Site Plan A1.02* by William Maston Architect and Associates, dated June 20, 2022 was reviewed for the findings in this report. In addition, survey plans titled *Boundary and Topographic Survey SU1* by Lea and Braze Engineering, Inc, dated April 15, 2024 were reviewed for our findings.

The existing, single story residence, driveway, and garage is proposed for demolition. The construction of a new, two-story residence, two car garage, driveway, patio, and new landscaping is proposed for the site. New construction, within 10x diameter of protected Rawood ash #1, and neighboring, street tree Evergreen pear #2, will consist of a new concrete driveway apron. Construction impacts on retained protected trees are expected to be minor; however, mitigation measures are necessary to ensure tree health and integrity during construction activity.

### **Concerns regarding soil grading near protected trees:**

Grading often involves the use of heavy machinery and equipment, which can result in soil compaction. Compacted soil restricts the movement of air, water, and nutrients within the soil, making it difficult for tree roots to access essential resources. Compacted soil can also inhibit root growth and development, leading to poor tree health and vitality. For these reasons, it is recommended that grading take place outside the dripline of the retained trees.

**Root damage:** During grading activities, tree roots may be inadvertently severed, injured, or exposed. Tree roots are critical for anchoring the tree and absorbing water and nutrients from the soil. Damage to the root system can disrupt the tree's ability to take up essential resources, weakening its overall health and stability.

**Soil Erosion:** Grading can disrupt the natural drainage patterns of the land, leading to increased soil erosion. When soil erodes, it can expose tree roots, destabilize the tree's base, and affect the tree's ability to acquire nutrients. Excessive soil erosion can also result in the loss of topsoil, which is rich in organic matter and essential for healthy tree growth.

**Changes in Water Availability:** Altering the topography through grading can impact water availability and drainage around trees. If grading changes the natural flow of water, it can cause water logging or excessive water runoff, both of which can have detrimental effects on tree health. Insufficient water availability can lead to drought stress, while excessive water accumulation can lead to root suffocation and fungal diseases.

**Structural damage:** Grading activities near trees can cause physical damage to the tree's trunk, branches, or canopy. Machinery, equipment, or debris may inadvertently come into contact with the tree, leading to wounds or injuries. Structural damage weakens the tree's integrity and can create entry points for pests, diseases, or decay.

### **Driveway construction near protected trees:**

The existing driveway is recommended to be retained as long as possible as an additional tree protection measure for Raywood ash #1, neighboring trees: Bradford pear #2, mayten #3, and coast live oak #4. It is recommended to demolish and replace the driveway during the landscaping phase of the project. The driveway is recommended to be carefully removed by hand under the direct supervision of the project arborist when working within 10x the diameter of Raywood ash #1, neighboring Bradford pear #2. A jackhammer can be used to break the material into small hand manageable sized pieces. All roots encountered during this process are



recommended to stay as damage free as possible. Acceptable hand tools include rotary hammer with clay spade attachment as well as an air knife. Encountered roots shall be exposed and wrapped/covered in layers of wetted down burlap to help avoid root desiccation. The contractor is recommended to wet down the burlap daily while exposed. Exposed areas to become a landscape area are recommended to be immediately backfilled and irrigated.

The new driveway is moved to the east further away from trees #2-4 but closer to raywood ash tree #1. The new driveway is located at 6' from ash tree #1 or at 7.4x the tree's diameter. Impacts are expected to be minor as the tree is young, in good condition, and expected to tolerate such impacts with mitigation measures taken. The base rock section for the driveway is recommended to be no deeper than the existing base rock section. It is required to hand excavate for the new driveway using an air knife (pneumatic tool) when working within 8' of the tree (10x diameter). All encountered roots shall stay as damage free as possible. New baserock shall then be packed around tree roots with the driveway built on top of the tree's root zone where possible to avoid the need to cut roots at 10x diameter. It is recommended to irrigate the tree before excavation of the driveway starts using 25 gallons of water within the tree protection zone. Every other week in the dry season the tree should be irrigated in this manner. Deep water fertilizing the tree with Nutriroot (pre and post construction) is also recommended as an additional mitigation measure.

### **Required Documentation**

For compliance with Menlo Park city requirements, it is imperative to submit a tree protection verification letter ahead of the issuance of demolition and construction permits. This documentation, prepared by the project arborist, must include photographic evidence that corroborates the installation of tree protection measures, which must be consistent with both the city's standards and the suggestions provided in the arborist's report. Furthermore, the project arborist is responsible for performing regular construction monitoring and tree protection inspections at intervals of every four weeks. These inspection reports are to be submitted directly to the City Arborist for evaluation and record-keeping.

### **Development-related Work:**

When development-related work necessitates supervision by a Project Arborist, it is essential that the arborist's report includes a comprehensive description of the recommended work plan and any mitigation treatments proposed. This report should detail the specific actions to be undertaken, the methodologies to be employed, and the rationale behind each recommendation, ensuring adherence to ISA guidelines and relevant city codes.

The work plan should encompass all necessary precautions and measures to protect trees within the construction zone, particularly those within 'ten times the diameter' of a tree, where activities are most impactful. This may include, but is not limited to, the use of specific hand tools such as shovels, air knives, and rotary hammers with clay spade attachments, as per the permitted range.

Furthermore, upon completion of the mitigation activities, the Project Arborist is obligated to provide a follow-up letter. This document serves as a formal attestation that all mitigation measures have been executed as per the specifications detailed in the report. This letter is a critical element, confirming that the protective actions and treatments have been applied correctly and effectively, thereby ensuring the integrity and health of the trees involved. It acts as a record of compliance and due diligence in the tree protection process during the construction project.

By adhering to these guidelines and recommendations, the construction plan aligns with sustainable tree management, thereby minimizing adverse impacts on existing arboricultural assets.

To ensure the health and resilience of trees impacted by construction activities, a meticulously planned approach that includes both pre-construction and post-construction care is essential. This comprehensive strategy is designed to mitigate stress, promote root and shoot growth, and ensure long-term tree vitality.

**Pre-Construction Care:**

In the pre-construction phase, it is critical to prepare the trees for the upcoming stress and disturbances. Implementing a deep watering schedule is foundational, ensuring trees receive adequate moisture deep within their root zones. To enhance soil moisture control and support new root growth, applying NutriRoot (2-2-3) is recommended. It is also recommended to introduce microbial inoculants at this stage which is beneficial for improving soil health and facilitating nutrient uptake. The application of these treatments sets a robust foundation for the trees to withstand construction impacts.

**Post-Construction Care:**

Following the completion of construction activities, it's vital to continue supporting the trees' recovery and growth. Maintaining the deep watering schedule will ensure that trees remain adequately hydrated. A post-construction application of NutriRoot is advised to sustain soil moisture control and support ongoing root health. It is also pertinent to reintroduce microbial inoculants to restore beneficial microbial communities that may have been disrupted during construction. Additional applications of soil amendments like Biochar and HydraHume will continue to enhance soil structure, fertility, and water-holding capacity, supporting the trees' long-term health and resilience. Employing air spading techniques can also be advantageous to aerate the soil and gently introduce these amendments without causing root damage.

By adopting this dual-phase approach, (Pre & Post Construction) leveraging a combination of deep watering, nutritional support, and soil health enhancement, the strategy aims to not only protect the trees during construction but also promote their recovery and thriving in the post-construction landscape. This holistic care plan underscores a commitment to sustainable tree management, ensuring that the trees remain a valuable and vibrant part of the ecosystem for years to come.

The plan review underscores the importance of implementing appropriate tree protection measures during construction. By adhering to these guidelines, the health and longevity of the urban tree canopy at 1055 Sherman Ave will be preserved, facilitating a balance between construction progress and environmental stewardship. It is anticipated that with these measures in place, the risks associated with the construction process will be effectively mitigated.

## **TREE PROTECTION PLAN**

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**Detailed Tree Protection Plan**

For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project

vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees and Posted with signs saying "TREE PROTECTION FENCE – DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST". Should you have any questions or require further clarification, please contact Kielty Arborists Services directly.

**Definitions And Distances:**

**TPZ**-The Tree Protection Zone (TPZ) refers to a radius spanning from the external surface of the trunk measured at 54 inches above grade. It is possible to find many, but certainly not all, of the tree's roots in this area, which are essential for its biological functioning and structural stability. Any activity occurring in the TPZ or within the confines of the Tree Protective Zone (TPZ) needs to adhere to the work scheme endorsed by the Project Arborist as discussed in the plan review section of this report. Work within the TPZ is required to be done under the supervision of the project arborist. The TPZ is determined by multiplying the diameter of the trunk by ten ( $10 \times \text{DBH} / 12$ ).

Tree roots predominantly grow in the top two feet of soil, with a small number of roots occasionally extending deeper. Establish Tree Protection Zones (TPZ) around each preserved tree to safeguard the root system from disturbance. Clearly mark the TPZ with weatherproof signage stating "Tree Protection Zone - Authorized Persons Only" to prevent unauthorized access. Prohibit the storage of equipment, materials, or any other activity that may damage the tree's root system within the TPZ. During construction, regularly inspect and maintain the TPZ to ensure its integrity and effectiveness.

**AMD**-The Arborist Minimum Distance (AMD) denotes a radius calculated from the trunk measured at 54 inches above grade. This zone is likely to house a significant portion of the tree's roots, which are crucial for its biological and structural support. This is deemed "Arborist Minimal Distance" pending agreement by the Project Arborist and/or City Arborist. All activities within the AMD must conform to the work plan approved by the Project Arborist, which will involve the Arborist's supervision. The AMD is determined by multiplying the trunk diameter by six ( $6 \times \text{DBH} / 12$ ) for a cut made on just one side of the tree, ensuring the remaining roots are undisturbed and uncut. The Project Arborist must supervise all activities within the AMD. All encountered roots measuring 2 inches in diameter or larger ( $\geq 2"$ ) are recommended to be shown to the Project Arborist.

**Fencing Specifications:**

The tree protection fencing should be established and maintained throughout the entire length of the project. It's essential that no equipment, materials, or debris are stored or cleaned inside these protection zones. The zones should remain free from human activity unless explicitly authorized. The choice of fencing type depends on the tree's location and the nature of the surrounding environment and Posted with signs saying "TREE PROTECTION FENCE – DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST"

**Type I Tree Protection:**

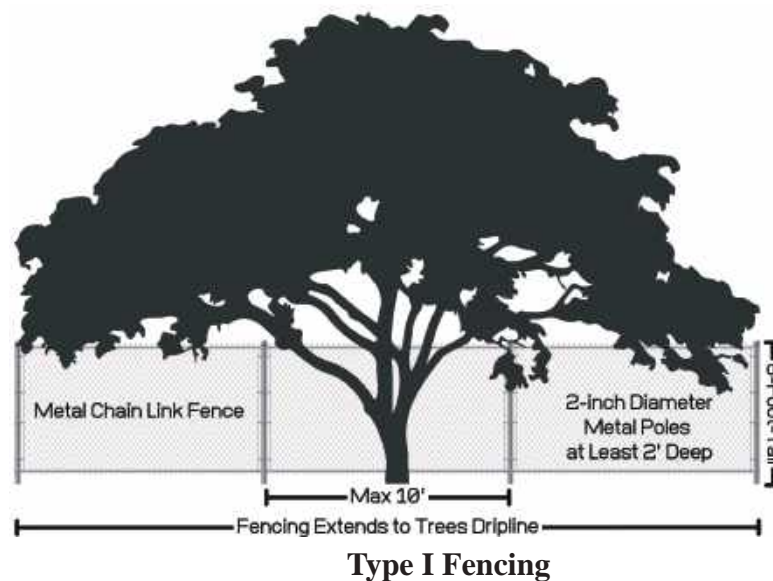
**Description:** This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or Tree Protection Zone (TPZ) of trees designated for preservation.

**Application:** Typically used in areas where trees are a significant distance away from construction activity or when trees have a large canopy spread.



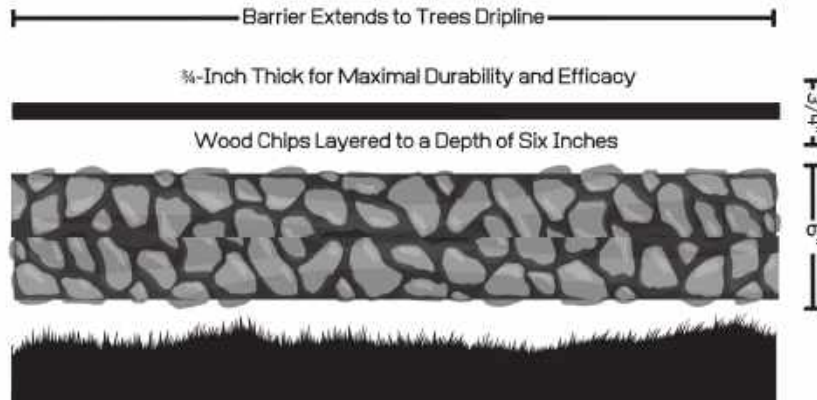
### Specifications:

The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 2 feet, ensuring stability even in challenging conditions. Poles should be spaced no more than 10 feet apart from center to center, providing a consistent and strong barrier. For trees near existing hardscapes or structures, tree protection fencing shall be placed as close as possible while still allowing access. Sensitive areas may require a landscape barrier if fencing needs to be reduced for access reasons. The location for tree protection fencing for the protected trees on site should be placed at 10x the tree diameters where possible (TPZ). All other non-protected trees are recommended to be protected by fencing placed at the drip line. No equipment or materials should be stored or cleaned inside protection zones. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering, and construction schedules shall be implemented in full by the owner and contractor. Trees #1-4, 12, and 13 are required to be protected by Type I Tree Protection Fencing.



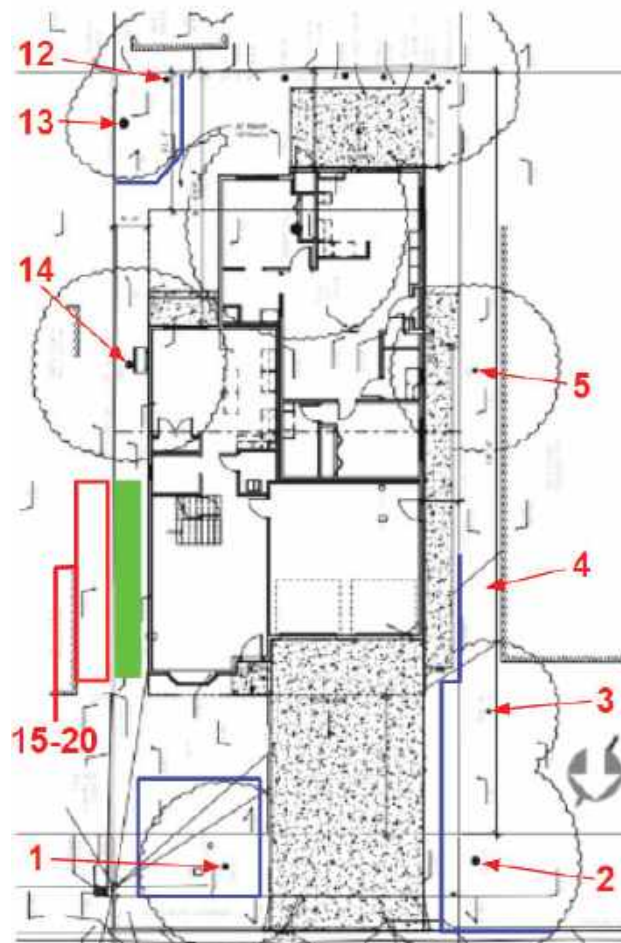
### Landscape Barrier Zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer should be used, composed of wood chips layered to a depth of six inches, complemented by plywood atop the wood chips where tree protection fencing would typically be situated. The plywood should be  $\frac{3}{4}$ -inch thick for maximal durability and efficacy. This landscape buffer plays a crucial role in mitigating soil compaction within the tree's vulnerable root zone. For optimum stability, it is advisable to securely join the plywood boards, thus preventing any unwanted shifts in the plywood or underlying wood chips. Neighboring birch trees #15-20 are required to be protected by Landscape Barrier.



**Landscape Barrier Zone**

## TREE PROTECTION MAP



Approximate placement area of Type 1 Tree Protection Fencing shown in **BLUE**. Approximate placement area of Landscape Barrier shown in **GREEN**.

**Staging**

All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces

**Root Cutting**

If for any reason roots are to be cut, the work shall be monitored and documented. Large roots (over 2 inches in diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

**Trenching/excavation**

Trenching or excavation for irrigation, drainage, electrical, foundation, or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near their original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

**Grading**

All existing grades underneath the dripline of a protected tree shall remain as is where possible. Grading within the dripline of a protected tree is required to be done under the supervision of the project arborist.

**Irrigation**

**Non native trees-** Irrigating the retained mature trees in the landscape is important to ensure their health and vitality. Proper watering can help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering. Watering every 2 weeks is sufficient for the retained trees on this site. Applying water slowly and consistently until it penetrates at least 12-18 inches into the soil is recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added overtime as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of soaker hoses or an inline drip emitter system set up in a grid like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be placed on top of grade and require no excavation. This will help to keep the trees healthy.

**Native oak trees-** Native oak trees are recommended to only be irrigated during the months of May and September or if their root zones are traumatized. Frequent irrigation during dry summer months can significantly raise the risk of oak trees developing oak root fungus disease and is the leading cause of oak tree death and failure in the urban landscape.

## **Tree Pruning**

Tree pruning during construction is not just about aesthetics and safety; it's also about adhering to best practices and standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A300 Pruning Standards). The ISA sets rigorous standards to ensure trees are cared for sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed, ensuring both safety and tree health. The guideline to prune no more than 25% of the tree's total foliage is grounded in sound arboricultural practices. This safeguards the tree's photosynthetic capability, reduces undue stress, and preserves the balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met, trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

## **Traffic Within TPZs**

Strictly prohibit driving vehicles or heavy foot traffic on bare soil within the TPZs of protected trees. Such activities can crush roots directly and compact the soil, impeding oxygen and water infiltration. In areas without existing pavement, use temporary anti-compaction materials, such as wood chips covered with plywood, to prevent damage to tree roots (landscape barrier). Temporary pathways or boardwalks can be constructed to facilitate access while minimizing soil compaction within the TPZ.

## **Chemical and Material Handling**

Store chemicals and construction materials away from TPZs to prevent accidental spills or exposure that may harm tree health. Follow proper handling and disposal procedures for chemicals to ensure compliance with environmental regulations. Minimize the use of toxic materials near trees and opt for environmentally friendly alternatives whenever possible.

## **Monitoring and Inspection**

Regularly monitor and inspect the tree protection measures throughout the construction process to ensure their effectiveness and compliance with the Tree Preservation Plan. Assign a qualified individual, such as a project arborist or certified arborist, to conduct periodic inspections and provide recommendations for any necessary adjustments or improvements. Maintain detailed records of inspections, including dates, findings, and any actions taken.

## **Post-Construction Maintenance**

After construction is completed, continue monitoring the health and condition of preserved trees to address any potential issues promptly. Implement post-construction maintenance practices such as watering, mulching, pruning, and fertilization as needed to support the recovery and long-term health of the trees. Regularly assess the trees for signs of stress, disease, or structural instability and take appropriate measures, including consulting with a certified arborist if necessary.

## **Compliance with Environmental Laws**

Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific

regulations regarding tree preservation in your jurisdiction and consult with local authorities or arborists for guidance if needed.

### **Responsibility**

Designate a responsible person or team within the project organization to oversee the implementation and enforcement of the Tree Preservation Plan. Clearly communicate the roles and responsibilities of all parties involved in the construction project regarding tree protection.

### **Emergency Procedures**

Develop clear procedures to follow in the event of emergencies that may impact tree preservation, such as severe storms, accidents, or unexpected tree health issues. Ensure that emergency response plans address prompt actions to mitigate potential risks to trees and contact qualified professionals, such as arborists or tree care companies when needed.

### **Communication and Training**

Facilitate effective communication among all project stakeholders, including contractors, subcontractors, architects, engineers, and landscape professionals, regarding the importance of tree preservation and the specific guidelines to follow. Conduct training sessions or workshops to educate personnel.

## **CITY ORDINANCE:**

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### **Heritage And Protected Trees Code:**

As Defined In The City Of Menlo Park Municipal Code:

#### **"13.24.020 Definitions**

*Section 13.24.080(4)(B) identifies special provisions for an oak tree which is native to California. The city arborist has determined the following species of oak trees are native to California:*

*Coast live oak (Quercus agrifolia)*  
*Scrub oak (Quercus berberidifolia)*  
*Canyon live oak (Quercus chrysolepis)*  
*Blue oak (Quercus douglasii)*  
*Leather oak (Quercus dumosa)*  
*Englemann oak (Quercus englmannii)*  
*Oregon white oak (Quercus garryanna)*  
*Black oak (Quercus kelloggii)*  
*Valley oak (Quercus lobata)*  
*Shreve oak (Quercus parvula var. shrevei)*  
*Oracle oak (Quercus x morehus)*  
*Island oak (Quercus tomentella)*  
*Interior live oak (Quercus wislizenii)*

*Multi-trunk trees, where the trunk splits at 4.5 feet above the ground or less, are measured below the main union. Multi-stemmed trees with a union occurring below the existing grade shall be considered individual trees and diameter measurements will be taken for each individual stem to determine trunk diameter – independent of the other stem diameters.*



As of July 1, 2020, the City Council has not designated any trees under Menlo Park Municipal Code Section 13.24.020(4)(C).

**(5) "Heritage tree" shall mean:**

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

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

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

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

**Removed Trees Replacement Code:**

As Defined In The City Of Menlo Park Municipal Code:

**"13.24.050 Permits and decision making criteria for removal**

Applicants who submitted a heritage tree permit application before March 16, 2020, have the option to have their applications be reviewed under (a) the current ordinance or (b) the updated ordinance. The review process includes, but not limited to be, the decision making criteria, replacement tree requirements and the appeal process. These applicants must make a determination through an email to Joanna Chen (jpchen@menlopark.org) by July 1, 2020, otherwise the application will be processed under the new ordinance. If an applicant submitted a non-development related application before July 1, 2020, and chose to be reviewed under the updated ordinance, he/she will be granted an exception to use an arborist who is not on the City-approved consulting arborist list.

The City is slowly transitioning from the use of paper applications to the use of an online permitting system. Permit applicants can submit electronic permit applications online at [menlopark.org/onlinepermits](http://menlopark.org/onlinepermits). You will need to create an account (username and password).

The City will continue to allow paper submittals until October 1, 2020, with a few exceptions. For instance, those who do not have internet access may contact staff at 650-330-6780 for assistance. Paper permit applications with the payment may be mailed to the Building Division (701 Laurel St., Menlo Park, CA 94025). The determination in granting or denying a permit shall in most instances be based on the articulated criteria in Municipal Code Section 13.24.050(a):

**1. Death:**

Permit applicants need to submit these documents to confirm the tree is dead:

Images to show the tree does not have living foliage. This does not apply to deciduous tree during winter months when these trees are typically dormant; or An arborist report from city approved arborist stating the tree is dead.

**2. Tree risk rating:**

Considerations:

Tree risk assessment is a systematic process used to identify, analyze and evaluate tree risk. Risk is assessed by categorizing or the likelihood (probability) of occurrence (failure), the likelihood of impacting a target, and the severity of consequences should failure occur to determine a risk rating.



*Trees with moderate, high or extreme risk are required to have been evaluated by City-approved consulting arborists.*

*The following documentation may be used to support Criteria 2:*

*Evidence that the tree risk rating cannot be mitigated to low residual risk rating (through pruning, cabling, bracing or other means), as reported by a City-approved consulting arborists. This may require an advanced level 3 assessment such as an aerial inspection, sounding with mallet, pull test, tomographic or resistograph (or equivalent) testing.*

### **3. Tree health rating:**

*Intolerance to adverse site conditions can include factors such as soil or water salinity, exposure to sun or wind, or increasingly high temperatures, or overcrowded growing conditions.*

*Table 4.1 of the Guide for Plant Appraisal, 10th Edition, or its successor manual, defines tree health as the following:*

*Excellent rating – High vigor and nearly perfect health with little or no twig dieback, discoloration, or defoliation.*

*Good rating – Vigor is normal for the species. No significant damage due to diseases or pests. Any twig dieback, defoliation, or discoloration is minor.*

*Fair rating – Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of crown.*

*Poor rating – Unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig and/or branch dieback.*

*Very poor rating – Poor vigor. Appears to be dying and in the last stages of life. Little live foliage.*

### **4. Species:**

*The trees listed below have been designated by the city arborist to be invasive or low desirability species. Note that heritage tree removal permits are still required for the removal of these trees in order to verify accurate species and document replacement tree planting conditions. The permit issuance may be expedited as no appeals are allowed.*

*Bailey acacia (Acacia baileyana)*

*Black locust (Robinia pseudoacacia)*

*Blackwood acacia (Acacia melanoxylon)*

*California fan palm ((Washingtonia filifera)*

*Glossy privet (Ligustrum lucidum)*

*Mexican fan palm (Washingtonia robusta)*

*Myoporum (Myoporum laetum)*

*Purple leaf plum (Prunus cerasifera 'Atropurpurea')*

*Red ironbark eucalyptus (Eucalyptus sideroxylon)*

*Tree of heaven (Ailanthus altissima)*

### **5. Development:**

*The following documentation may be required to support criterion 5:*

*Schematic diagrams that demonstrate the feasibility/livability of alternative design(s) that preserve the tree, including utilizing zoning ordinance variances that would preserve the tree;*

*Documentation on the additional incremental construction cost attributable to an alternative that preserves the tree (i.e. construction cost of alternative design minus cost of original design) in relation to the appraised value of tree(s) and based on the most recent addition to the Guide for Plant Appraisal. The following guidance will be used to determine feasibility:*

*If the incremental cost of the tree preservation alternative is more than 140% of the appraised value of the tree, the cost will be presumed to be financially infeasible.*

*If the incremental cost of the tree preservation alternative is less than 110% of the appraised value of the tree, the cost will be presumed to be financially feasible.*

*If the incremental cost of the tree preservation alternative is between 110% and 140% of the appraised value of the tree, public works director or their designee will consider a range of factors, including the value of the improvements, the value of the tree, the location of the tree, the viability of replacement mitigation and other site conditions.*

*In calculating the incremental cost of the tree preservation alternative, only construction costs will be evaluated. No design fees or other soft costs will be considered.*

*Removal applications based on shading interference with proposed solar facilities shall employ the following screening criteria before applying the feasibility guidance above:*

*Can the proposed array be ground mounted or positioned elsewhere to avoid shading by tree*

*Can pruning resolve the conflict, Is the proposed array sized appropriately*

*Are there other energy efficiency measures that owner could employ to replace or reduce the need for the proposed solar array (energy efficiency analysis should be prepared by a certified energy auditor).*

## **6. Utility inference (Criterion 6):**

*The following documentation may be required to support criterion 6:*

*Schematic diagrams that demonstrate the feasibility/livability of alternative design(s) that preserve the tree, including utilizing zoning ordinance variances that would preserve the tree;*

*Documentation on the additional incremental construction cost attributable to an alternative that preserves the tree (i.e. construction cost of alternative design minus cost of original design) in relation to the appraised value of tree(s) and based on the most recent addition to the Guide for Plant Appraisal. According to Section 13.24.050(b) noticing requirements:*

*For decisions made under either Criterion 5 or 6, staff will email a city-issued notice to the applicant who is expected to post the notice.*

*Notice posting instructions:*

*1. Print out city-issued notice on an 11" by 17" yellow-colored paper or pick up a copy of the notice at the front building counter at City Hall. Please make sure to check the City webpage to determine if the front building counter is accepting walk-in services.*

*2. Complete the date, site, number, and type of trees, and the reason for removal (consistent with the stated City approved authorization for removal, e.g. severe pest and disease infection).*

*3. Place the notice so it is visible to the public. If the tree is in front of the property, either staple the notice on the tree, tie it around the tree, or hang it on the tree. If the tree is not visible to the public, place the notice in the front of the property so it is visible from the public street.*

*4. Send at least two (2) pictures of each tree to the City staff at [jpchen@menlopark.org](mailto:jpchen@menlopark.org) on Day 1, 5, 10, and 15 of notice issuance to ensure the notice is visible to the public during the appeal period until the permit issuance and tree removal.*

*- Picture #1: Overview of the heritage tree with the notice visible in relation to the property address.*

*Picture must include the main building in the background."*

### **Replacement Tree Ordinance:**

As defined by the City of Menlo Park Municipal Code:

#### *13.24.090 Heritage tree replacements*

*Under Section 13.24.090 (1), an approved replacement tree list is not provided as site conditions are unknown and will vary from each property. A specified list also limits species diversity. However, below are some examples of replacement tree species that meet the criteria listed above. It is recommended that assistance of a certified arborist be sought prior to selecting a tree and planting location. The replacement tree species are not limited to the following trees if the above criteria are met:*

#### ***Deciduous tree (lose their leaves in winter)***

*Accolade elm (Ulmus 'Morton')*  
*Black oak (Quercus kelloggii)*  
*Black walnut (Juglans hindsii)*  
*Blue oak (Quercus douglasii)*  
*California sycamore (Platanus racemose)*  
*Chinese flame (Koelreuteria bipinnata)*  
*Chinese pistache (Pistacia chinensis)*  
*Chinese tallow (Triadica sebiferum)*  
*Engelmann oak (Quercus engelmannii)*  
*Forest green oak/Hungarian oak (Quercus frainetto 'Forest Green')*  
*Frontier elm (Ulmus carpinifolia x parvifolia 'Frontier')*  
*Japanese pagoda (Styphnolobium japonicum)*  
*Kentucky coffee (Gymnocladus dioica 'Espresso', 'Prairie Titan')*  
*Pecan (Carya illinoensis)*  
*Rotundiloba sweetgum (Liquidambar styraciflua 'Rotundiloba')*  
*Shademaster locust (Gleditsia triacanthos var. inermis 'Shademaster')*  
*Silver linden (Tilia tomentosa)*  
*Texas red oak (Quercus buckleyi)*  
*Valley oak (Quercus lobata)*  
*Western catalpa (Catalpa speciosa)*

#### ***Evergreen trees (retain their leaves in the winter)***

*African fern pine (Afrocarpus gracilior)*  
*Arizona cypress (Hesperocyparis arizonica)*  
*Atlas cedar (Cedrus atlantica)*  
*Avocado tree (Persea Americana)*  
*Brisbane box (Lophostemon confertus)*  
*Cajeput tree (Melaleuca quinquenervia)*  
*California bay laurel (Umbellularia californica)*  
*Camphor tree (Cinnamomum camphora)*  
*Canary island pine (Pinus canariensis)*  
*Carob tree (Ceratonia siliqua)*  
*Catalina ironwood (Lyonothamnus floribundus)*

*Coast live oak (Quercus agrifolia)*  
*Cork oak (Quercus suber)*  
*Deodar cedar (Cedrus deodara)*  
*Incense cedar (Calocedrus decurrens)*  
*Island oak (Quercus tomentella)*  
*Lemon-scented gum (Corymbia citriodora)*  
*Peruvian pepper (Schinus molle)*  
*Red flowering gum (Corymbia ficifolia)*  
*Saratoga laurel (Laurus nobilis 'Saratoga')*  
*Silk oak (Grevillea robusta)*  
*Silver leaf oak (Quercus hypoleucoides)*  
*Spotted gum (Corymbia maculata)*  
*Torrey pine (Pinus torreyana)*

*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*

*To be eligible for the in lieu fee, applicants must explain why the value of the replacement trees are not equal to the appraised value of the removed heritage trees.*

*In reference to Section 13.24.090 (3) for decisions made under Criteria 1, 2, 3, or 4, the monetary value of a replacement tree correlates with the size of the heritage tree trunk diameter (measured from 54 inches above grade). For every heritage tree proposed for removal, it must be replaced by the following replacement tree requirement:*

*An oak heritage tree with a trunk diameter of 10 to 15 inches has a minimum replacement tree requirement of one (1) #5 container. The monetary value is \$100.*

*Any heritage tree with a trunk diameter of greater than 15 inches to 20 inches has a minimum replacement tree requirement of one (1) #15 container. The monetary value is \$200.*

*Any heritage tree with a trunk diameter of greater than 20 inches to 30 inches has a minimum replacement tree requirement of one (1) 24-inch tree box. The monetary value is \$400.*

*Any heritage tree with a trunk diameter of greater than 30 inches to 40 inches has a minimum replacement tree requirement of one (1) 36-inch tree box. The monetary value is \$1,200.*

*Any heritage tree with a trunk diameter of greater than 40 inches to 50 inches has a minimum replacement tree requirement of one (1) 48-inch tree box. The monetary value is \$5,000.*

*Any heritage tree with a trunk diameter of greater than 50 inches has a minimum replacement tree requirement of one (1) 60-inch tree box. The monetary value is \$7,000.*

*Applicants shall submit written statements or landscape plans to describe how they will fulfil the replacement tree requirements. The submissions shall include: (a) the replacement tree species, (b) the container size, (c) the planting location, and (d) an in lieu fee payment, if applicable.*

## Maintenance Plan

For the sustained health and longevity of trees preserved in your project, a tailored yet adaptable maintenance plan is crucial. This plan encompasses regular arborist inspections to monitor tree health, tailored watering schedules responsive to climatic variations, and diligent soil management, including mulching and aeration, to ensure optimal root health. Pruning, conducted in line with ISA standards, will be strategically scheduled to maintain structural integrity and aesthetic appeal. A proactive approach to disease and pest management will be adopted, employing environmentally sensitive treatments as necessary. Importantly, ongoing protection measures will safeguard the trees from potential mechanical damage. Fertilization regimes will be based on specific soil and tree needs, avoiding excesses. Comprehensive record-keeping will track all maintenance activities, providing a clear history of care. This plan, while general in its framework, is customized to address the unique needs of the trees and the specific environmental conditions of your project site, ensuring a balanced approach to tree preservation and care in the context of ongoing urban development.

To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will be adhered to:

- **Industry Standards:** All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.
- **Contractor Licensing and Insurance:** The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.
- **Workmanship Standards:** Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.

By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

## SCHEDULE OF INSPECTIONS

At the conclusion of the construction project, a final inspection by the City Arborist is a mandatory requirement. This inspection must occur before the removal of tree protection fencing. The purpose of this inspection is to ensure that all tree protection measures have been properly adhered to throughout the project and to assess the overall health and condition of any trees within or adjacent to the construction site.

During this final inspection, the City Arborist will evaluate the effectiveness of the tree protection strategies implemented and check for any potential damage to the trees. The Arborist will also verify that any trees damaged beyond repair during the construction process have been or will be replaced, in accordance with the City's Municipal Code. This replacement should ideally be done at the time of the final inspection, to ensure compliance with the required standards for tree replacement.



The planting of replacement trees should follow the guidelines set forth in the initial project arborist's report or as per the City's specific requirements. This includes selecting appropriate species, ensuring proper planting techniques, and establishing a care and maintenance plan to ensure the health and growth of the new trees.

This final inspection is a crucial step to close out the project, ensuring that all measures for tree protection and replacement have been adequately fulfilled, and to document compliance with the city codes and regulations regarding tree preservation during construction.

***Kielty Arborists Services LLC:***

We will conduct the following inspections as needed for the project:

- **Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work:** Our project arborist will meet with the general contractor and owners to review tree protection measures. We will identify and mark tree-protection zone fencing, specify equipment access routes and storage areas, and assess the existing conditions of trees to determine any additional necessary protection measures.
- **Inspection after Installation of Tree-Protection Fencing:** Upon completion of tree-protection fencing installation, our project arborist will inspect the site to ensure that all protection measures are correctly implemented. We will also review any contractor requests for access within the tree protection zones and assess any changes in tree health since the previous inspection.
- **Inspection during Soil Excavation or Work Potentially Affecting Protected Trees:** During any work within non-intrusion zones of protected trees, our project arborist will inspect the site and document the implemented recommendations. We will assess any changes in tree health since the previous inspection to monitor the well-being of the trees.
- **Final Site Inspection:** Prior to project completion, our project arborist will conduct a final site inspection to evaluate tree health and provide necessary recommendations to promote their longevity. A comprehensive letter report summarizing our findings and conclusions will be provided to the City of Menlo Park.

Our inspections aim to ensure proper tree protection, health, and adherence to project requirements.

## **ASSUMPTIONS AND LIMITING CONDITIONS**

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- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.
- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided



by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.

- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.
- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

## ARBORIST DISCLOSURE STATEMENT

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Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- **Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.
- **Remedial Treatments Uncertainty:** Remedial treatments for trees have variable outcomes and cannot be guaranteed.
- **Considerations Beyond Scope:** The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.
- **Inherent Risks:** Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.
- **Client's Responsibility:** The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

## CERTIFICATION

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

*David Beckham*

*Signature of Consultant*

David Beckham

Certified Arborist

WE#10724A TRAQ Qualified

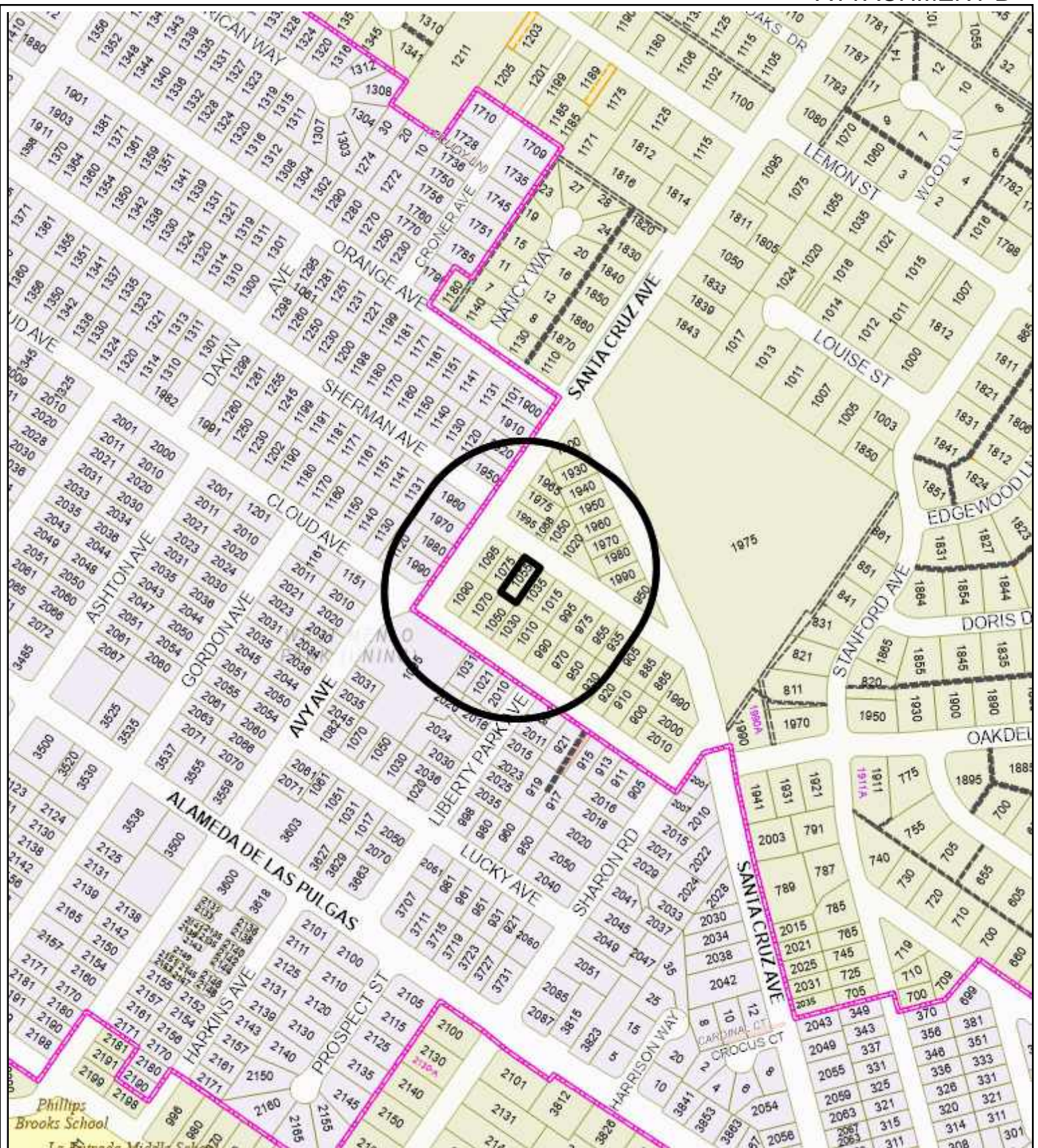
June 21, 2024



|   |                                      |  |                                      |
|---|--------------------------------------|--|--------------------------------------|
| <b>LOCATION:</b> 1055 Sherman Avenue  | <b>PROJECT NUMBER:</b> PLN2024-00040 | <b>APPLICANT:</b> Ahmads Properties, LLC | <b>OWNER:</b> Ahmads Properties, LLC |
| <b>PROJECT CONDITIONS:</b> <ol style="list-style-type: none"> <li>1. The use permit shall be subject to the following <b>standard</b> conditions: <ol style="list-style-type: none"> <li>a. The applicant shall be required to apply for a building permit within one year from the date of approval (by September 29, 2026) for the use permit to remain in effect.</li> <li>b. Development of the project shall be substantially in conformance with the plans prepared by William Maston Architect &amp; Associates consisting of 20 plan sheets, dated received July 9, 2025 and approved by the Planning Commission on September 29, 2025, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.</li> <li>c. Prior to building permit issuance, the applicant shall comply with all 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 submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.</li> <li>f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.</li> <li>g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.</li> <li>h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Kielty Arborists Services, dated June 21, 2024.</li> <li>i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.</li> <li>j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.</li> </ol> </li> </ol> |                                      |  |                                      |

|  |   |   |   |
|--|---|---|---|
| <b>LOCATION:</b> 1055<br>Sherman Avenue  | <b>PROJECT NUMBER:</b><br>PLN2024-00040 | <b>APPLICANT:</b> Ahmads<br>Properties, LLC | <b>OWNER:</b> Ahmads<br>Properties, LLC |
| <b>PROJECT CONDITIONS:</b> <ul style="list-style-type: none"><li>k. 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></ul> |   |   |   |





City of Menlo Park  
Location Map  
1055 Sherman Avenue





## 1055 Sherman Avenue – Attachment C: Data Table

|   | PROPOSED PROJECT                    |                    | EXISTING PROJECT                           |                    | ZONING ORDINANCE                |        |
|---|-------------------------------------|--------------------|--|--------------------|---------------------------------|--------|
| Lot area  | 5,500.0                             | sf                 | 5,500.0                                    | sf                 | 7000.0                          | sf min |
| Lot width   | 50.0                                | ft                 | 50.0                                       | ft                 | 65.0                            | ft min |
| Lot depth   | 110.0                               | ft                 | 110.0                                      | ft                 | 100.0                           | ft min |
| Setbacks  |                                     |                    |  |                    |                                 |        |
| Front   | 23.1                                | ft                 | 24.7                                       | ft                 | 20.0                            | ft min |
| Rear*   | 13.9                                | ft                 | 44.1                                       | ft                 | 20.0                            | ft min |
| Side (left)   | 5.0                                 | ft                 | 6.1  | ft                 | 5.0                             | ft min |
| Side (right)  | 5.0                                 | ft                 | 11.6                                       | ft                 | 5.0                             | ft min |
| Building coverage*  | 2,569.1                             | sf                 | 1,468.1                                    | sf                 | 1,925.0                         | sf max |
|   | 46.7                                | %                  | 26.7                                       | %                  | 35.0                            | % max  |
| FAL (Floor Area Limit)*   | 3,548.4                             | sf                 | 1,468.1                                    | sf                 | 2,800.0                         | sf max |
| Square footage by floor   | 901.7                               | sf/1 <sup>st</sup> | 1,222.6                                    | sf/1 <sup>st</sup> |                                 |        |
|   | 971.3                               | sf/2 <sup>nd</sup> | 245.5                                      | sf/garage          |                                 |        |
|   | 1,122.2                             | sf/ADU             |  |                    |                                 |        |
|   | 509.8                               | sf/garage          |  |                    |                                 |        |
|   | 43.4                                | sf/>5' attic       |  |                    |                                 |        |
|   | 35.4                                | sf/porch           |  |                    |                                 |        |
| Square footage of buildings   | 3,583.8                             | sf                 | 1,468.1                                    | sf                 |                                 |        |
| Building height   | 24.8                                | ft                 | 17.6                                       | ft                 | 28                              | ft max |
| Parking   | 2 covered spaces                    |                    | 1 covered space                            |                    | 1 covered and 1 uncovered space |        |
| Note: Areas shown highlighted indicate a nonconforming or substandard situation |                                     |                    |  |                    |                                 |        |
| Trees   | Heritage trees                      | 1                  | Non-Heritage trees**                       | 19                 | New trees                       | 0      |
|   | Heritage trees proposed for removal | 1                  | Non-Heritage trees proposed for removal*** | 6                  | Total Number of trees           | 13     |

\*The project is permitted to have a four-foot rear setback, and to exceed the floor area limit and building coverage maximum by up to 800 square feet. to allow for the construction of the ADU (accessory dwelling unit).

\*\*Two of the non-heritage trees (#1 and #2) are street trees.

\*\*\*The applicant intends to retain non-heritage tree #14, but its health/survival cannot be confirmed until after construction. It is being included here as a removal, out of caution.



**Rogers, Thomas H**

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**From:** Maria Flaherty-sbc <m.maria.flaherty@sbcglobal.net>  
**Sent:** Saturday, November 16, 2024 2:15 PM  
**To:** Rogers, Thomas H  
**Subject:** 1055 sherman use permit objection

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hi

I am writing to object to the issuance of a use permit for property across the street from my house at 1055 Sherman.

We hen we built this house we were limited to a FAL including the garage of 2400 ft.<sup>2</sup>.

The plans reviewed indicate three ADU I'm not sure why the plans indicate so many ADUs but there there's clearly not enough off street parking for the number of bedrooms and expected tenants. The two car garage is nit 2 spots for one an 2 spots for the other unit.

If you said you were building a four bedroom, three bath house on that lot with four parking spots that be fine to me. That's almost what our house is. But 2 units with 6 bedrooms is deficient on off street parking since you can not park on the street overnight here.

It appears as an apartment building is going to be built on a single family zoned lot across the street from me.

Do the tennants access thenadu from the single front door the plans do not indicate clear delineation of each unit.

Sincerely  
Maria Flaherty  
1050 sherman ave

Sent from my iPad

To: Thomas Rogers, Principal Planner, City of Menlo Park

From: James and Laura Gran, 1050 Cloud Avenue, Menlo Park

Subject: 1055 Sherman Avenue Use Permit

Date: September 11, 2025

Mr. Rogers,

Thank you sharing the revised plans for the new construction proposed at 1055 Sherman Avenue. Please consider our concerns, described herein, in your deliberations on the permit for that project.

Regarding privacy, there is a rickety 5-ft fence along the property line and a 7-ft-tall “privacy fence” set in from the property line on the 1055 side by about 3 ft. This “privacy fence” was installed on the 1055 property when a hot tub was installed behind the current garage. This “privacy fence” blocks sightlines between the rear windows and doors of the existing 1-story houses. We note that the revised plans do include a 7-ft wooden fence along the lot line and we are pleased with this revision. However, we include our original concern here to make sure that this new fence is not deleted from the plan.

The row of existing non-fruit-bearing plum trees near the 1055 back property line would substantially block sightlines from a second story for about 8 months of the year. We are concerned that if all these trees are removed, our privacy (and property value) will be severely degraded. We request that a row of tall “privacy trees” will be included in the approved permits. We estimate that trees about 14-ft tall would provide privacy for both properties by blocking sight lines to and from the proposed 2<sup>nd</sup>-story window at 1055 Sherman. We cannot put such trees on our property because of the built-in masonry planter close to the fence line.

Regarding drainage, the two lots are sloped toward each other so that rain water drains to the back lot line. Everyone on Cloud Avenue has a sump and pump to send the collected water out to the street. We have a sump and pump in the north corner of our lot that can handle (usually) all the drainage of our own yard but we do not want to be responsible for the drainage from 1055 Sherman. We would like assurance that the new construction permit includes a requirement for an adequate drainage sump and pump system.

We see in the elevation drawings that the architect is indicating essentially a level lot from back to front. Based on history we question whether that is or will be the case when the construction is finished. So we still would like assurance that an adequate drainage system is included in the plan. It should go without saying that the expense of including such a system during the main construction will be far lower (and the system far more effective) than if it has to be added later.

Thank you.

James and Laura Gran

## Rogers, Thomas H

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**From:** Robert Conlon <robconlon14@hotmail.com>  
**Sent:** Monday, September 22, 2025 2:56 PM  
**To:** Rogers, Thomas H  
**Subject:** Re: PLN2024-00040: 1055 Sherman Ave - plans

Hi Thomas.

Thank you for note below. I've shared your email and the plans link with the neighborhood.

Please included the following new summary of comments/concerns to the Planning Commission regarding the 1055 Sherman Avenue proposed project plans:

Menlo Park Planning Commissioners:

At nearly 3,600 square feet (SF), the proposed new structure at 1055 Sherman Avenue has a floor area ratio (FAR) of approx. 65%. This is considerably higher than all of the other houses on that block of Sherman Avenue, as well as the rear adjacent houses on Cloud Avenue, all of which have the same or smaller 5,500 SF lots. This massive proposed new structure is completely out of line in keeping with neighborhood, even with the recently built new houses which are in the 2,800-2,900 SF range.

Within the 3,600 SF proposed structure, the developer's attached ADU is a massive 1,122 SF 2 bed, 2 bath unit. The balance of the structure is the 2,426 SF "house" consisting of the 1st floor small entry/family room, 0.5 bath and kitchen, and the 2nd floor 3 beds and 3 baths.

At best this is an extremely awkwardly laid out single family residence with a massive attached ADU unit. In reality and effect, this is a duplex structure that is far too large for its 5,500 SF single family lot within a single-family zoned neighbor.

To achieve the proposed 3,600 SF structure, the developer wants to remove a large heritage tree (#6) from the lot's backyard, and push the new structure only 13 feet from rear property line (encroaching well within the 20-foot rear seat back). Many of the neighbors, including my family, benefit from the beauty, greenery and shade provided by that large heritage tree.

Concerned Neighbors'/Menlo Park Residents' Requests:

- Require the developer to reduce the overall size of the structure (house and/or ADU) so total size is less than 3,000 SF. This is still plenty large enough to have single family residence with an attached ADU, and more in keeping with the neighbor.
- Do not allow developer to remove the large heritage tree (#6) in backyard of lot. Requiring a sub-3,000 SF structure should allow this tree to remain.
- If determined by arborist at end of construction that another of the property's large trees (#14) needs to be removed, require developer to replace with a new, similar sized tree that will provide the same privacy and shade to neighboring property as tree #14 currently does.

Thank you for your time and consideration of these concerns/comments/requests about the proposed project at 1055 Sherman Avenue.

Best,  
Rob



## STAFF REPORT

### Planning Commission

Meeting Date:

9/29/2025

Staff Report Number:

25-048-PC

### Public Hearing:

**Consider and adopt a resolution to approve a use permit to demolish an existing one-story, single-family residence and detached garage and carport and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district at 308 Yale Road, and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal also includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review.**

## Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to demolish an existing one-story, single-family residence and detached garage and carport, and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district, at 308 Yale Road. The proposal also includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

## Policy Issues

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

## Background

### *Site location*

The subject property is located on Yale Road in the Allied Arts neighborhood. The surrounding area is characterized by a predominance of single-story, single-family residences, along with some two-story, single-family residences. Most residences are in a ranch style and contain a mix of attached front-loading single-car garages and detached garages located at the rear of the lots. The surrounding properties share the same R-1-U (Single Family Urban Residential) zoning designation. A location map is included as Attachment B.



## Analysis

### ***Project description***

The applicant is proposing to demolish the existing residence and detached garage and carport and construct a new two-story, single-family residence with an attached one-car garage, covered front porch, a rear trellised patio, and an uncovered parking space in front of the main residence. The proposed project would also include an attached 797-square-foot ADU on the ground floor along the right side and towards the front of the residence. The proposed ADU would be accessed by an independent entry door in the center of the property, and the ADU would be set back approximately 32 feet, four inches from the front property line.

The subject property is substandard with regard to minimum lot width, with a lot width of 50 feet, where a width of 65 feet is required, meaning the proposal triggers the need for a use permit to allow a new two-story residence on a substandard lot.

The proposed residence would be a three-bedroom, two-and-one-half-bathroom residence. The required parking for the primary dwelling would be provided in a new attached, front-loading, one-car garage and an uncovered parking space positioned at a 90-degree angle relative to the driveway, accessed from Yale Road and along the front of the property. The adjacent property to the left, at 316 Yale Road, shares a driveway curb cut and apron with the subject property, transitioning from the street to the private driveway entrances of both properties. Project-specific condition 2.a. would ensure that if the adjacent property were to redevelop or relocate its driveway in the future, the shared driveway apron and flare of the subject property could be adjusted so that it would meet the requirements of Title 13 of the Municipal Code and not cross onto the adjacent property frontage. The Transportation Division has reviewed and approved the parking on site, including the turning radius and parking and driveway dimensions. The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note, the project would have the following characteristics with regard to the Zoning Ordinance requirements:

- The total proposed floor area would be approximately 3,715.2 square feet, where an FAL of 2,923.8 square feet is permitted.
  - The project is allowed to exceed the FAL by up to 797.0 square feet to accommodate the proposed ADU.
- The total proposed building coverage would be 24.5%, where 35% is the maximum.
  - The project is similarly allowed to exceed the maximum building coverage by up to 797 square feet to accommodate the proposed ADU. However, with the inclusion of the ADU square footage, the building coverage remains below the 35% maximum.
- The main residence would have a right-side setback of five feet, seven inches, where a minimum of five feet is required. As mentioned earlier, the proposed ADU located along the right side of the residence would be set back four feet, one inch from the left property line, where 4 feet is the minimum ADU setback.

The project plans and the applicant's project description letter are included as Attachment A, Exhibits A and B, respectively. A data table summarizing parcel and project attributes is included as Attachment C.

### ***Design and materials***

The proposed project would replace the existing traditional style home with a new residence in a transitional architectural style, which the applicant states involves a blend of traditional and modern elements. The applicant has designed the proposed residence to diminish the perception of bulk as seen from both the front of the property, in addition to each side, through a greater overall front setback, and portions of the side setbacks on the second floor are slightly narrower than the first floor. The project also proposes variations in exterior materials, primarily between painted stucco and wood siding, along with stone veneer details mainly along the front garage façade, to break up the massing of the project. An existing driveway, curb cut, and flare are generally proposed to remain. A proposed extension of the driveway would be added to the left of the existing driveway and slightly into the interior of the site, along with the uncovered parking space. The driveway would be partially obscured from view by two existing street trees (trees #481 and #482) and an existing on-site heritage tree (tree #485).

Most second-story windows would have a sill height of at least three feet, but a few windows along each elevation would have taller sill heights. Due to a more centralized staircase, there is no staircase window. The applicant has completed neighbor outreach, which is summarized later in this staff report, in addition to locating the windows at setback distances farther than required, to help address privacy concerns for the adjoining properties. Staff believes the sill heights and setbacks would help alleviate privacy concerns.

Staff believes that the scale, materials, and style of the proposed residence would result in a development that is appropriately sized for the lot and that is generally consistent with the broader neighborhood, given the similar architectural styles and sizes of structures in the area.

### ***Trees and landscaping***

The applicant submitted an arborist report (Attachment A, Exhibit C), detailing the species, size, and conditions of on-site and nearby trees. A total of 14 trees were inventoried, including five street camphor trees (trees #480 through #484), one on-site heritage Douglas fir tree (tree #485), seven non-heritage trees (trees #486 through #490, #492, and #493), and one neighboring non-heritage tree (tree #491). Four out of five of the street camphor trees are of heritage size (trees #480, #481, #483, and #484). The arborist report specifies additional protection measures during the construction process, including tree protection fencing, protecting root exposures for project arborist review, covering bare soil with mulch within fenced areas, and limitations on trenching. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1f.

| Table 1: Tree summary and disposition |             |                       |           |                     |             |             |
|---------------------------------------|-------------|-----------------------|-----------|---------------------|-------------|-------------|
| Tree number                           | Species     | Size (DBH, in inches) | Condition | Status              | Disposition | Location    |
| 480                                   | Camphor     | 24.0                  | Fair      | Street heritage     | Retain      | Street tree |
| 481                                   | Camphor     | 22.0                  | Fair      | Street heritage     | Retain      | Street tree |
| 482                                   | Camphor     | 14.7                  | Fair      | Street non-heritage | Retain      | Street tree |
| 483                                   | Camphor     | 27.0                  | Fair      | Street heritage     | Retain      | Street tree |
| 484                                   | Camphor     | 30.0                  | Fair      | Street heritage     | Retain      | Street tree |
| 485                                   | Douglas fir | 42.0                  | Fair      | Heritage            | Retain      | On-site     |

|     |                          |      |           |              |        |                  |
|-----|--------------------------|------|-----------|--------------|--------|------------------|
| 486 | Weeping blue atlas cedar | 7.5  | Fair/good | Non-heritage | Remove | On-site          |
| 487 | Sego palm                | 10.0 | Fair/good | Non-heritage | Remove | On-site          |
| 488 | Podocarpus               | 14.0 | Fair/good | Non-heritage | Remove | On-site          |
| 489 | Sego palm                | 11.0 | Fair/good | Non-heritage | Remove | On-site          |
| 490 | Tangerine                | 8.0  | Fair      | Non-heritage | Remove | On-site          |
| 491 | Paper birch              | 7.0  | Fair      | Non-heritage | Retain | Rear Neighboring |
| 492 | Crape myrtle             | 6.7  | Fair/good | Non-heritage | Remove | On-site          |
| 493 | Photinia                 | 6.5  | Fair      | Non-heritage | Remove | On-site          |

### **Correspondence**

The applicant indicates they conducted neighborhood outreach in the project description letter (Attachment A, Exhibit B). The applicant states they mailed a cover letter with assorted drawings to all adjoining neighbors and several other nearby neighbors. The neighbors expressed no concern with the project. Staff has not received any direct correspondence regarding the proposed project.

### **Conclusion**

Staff believes the design and materials of the proposed residence would remain compatible with the surrounding neighborhood. The proposed parking has received Transportation Division approval, and the building footprint is set back from the front property line more than required, resulting in reduced massing impacts. The floor area, building coverage, and height of the proposed residence would all be within maximum amounts permitted by the Zoning Ordinance. Staff recommends that the Planning Commission approve the proposed project.

### **Impact on City Resources**

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

### **Environmental Review**

The project is categorically exempt under Class 3 (Section 15303, "New construction or conversion of small structures") of the current California Environmental Quality Act (CEQA) Guidelines.

### **Public Notice**

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

### **Appeal Period**

The Planning Commission action will be effective after 15 days unless the action is appealed to the City

Council, in which case the outcome of the application shall be determined by the City Council.

### **Attachments**

A. Draft Planning Commission Resolution approving the use permit

Exhibits to Attachment A

A. Project Plans

B. Project Description Letter

C. Arborist Report

D. Conditions of Approval

B. Location Map

C. Data Table

Report prepared by:

Matt Pruter, Associate Planner

Report reviewed by:

Tom Smith, Principal Planner

**PLANNING COMMISSION RESOLUTION NO. 2025-0XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT REQUEST TO DEMOLISH AN EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE AND DETACHED GARAGE AND CARPORT, AND CONSTRUCT A NEW TWO-STORY, SINGLE FAMILY RESIDENCE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH, IN THE R-1-U ZONING DISTRICT, AT 308 YALE ROAD.**

WHEREAS, the City of Menlo Park (“City”) received an application requesting a use permit to demolish an existing single-story, single-family residence and detached garage and carport and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width, in the R-1-U (Single Family Urban Residential) zoning district, (collectively, the “Project”) from Ami Ferreira (“Applicant”) and Bear Brothers, LLC (“Owner”), located at 308 Yale Road (APN 071-395-070) (“Property”). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Urban Residential (R-1-U) zoning district, which supports the construction of single-family residences; and

WHEREAS, the Property is substandard with regard to minimum lot width, in the R-1-U zoning district; and

WHEREAS, two-story residences are allowed to be constructed on a substandard lot, subject to the granting of a use permit; and

WHEREAS, the proposed Project complies with all objective standards of the R-1-U district; and

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

WHEREAS, the Applicant submitted an arborist report, attached hereto as Exhibit C, prepared by Urban Tree Management, which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

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

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

WHEREAS, the Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. ("New construction or conversion of small structures"); and

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

WHEREAS, at a duly and properly noticed public hearing held on September 29, 2025, 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. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of a use permit for the construction of a new two-story residence on a substandard lot is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
  - a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-U zoning district and the General Plan because two-story residences are allowed to be constructed on substandard lots subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.



- b. The proposed residence would include the required number of off-street parking spaces because two parking spaces would be required at a minimum, and one covered parking space is provided in an attached garage and one uncovered parking space in front of the proposed residence.
- c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a single-family neighborhood. The project would be designed such that privacy concerns would be addressed through limited window sill heights and second story setbacks greater than the minimum required setbacks in the R-1-U district.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2025-00013, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit D.

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:

- 1. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New construction or conversion of small structures).

Section 5. Severability. If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Principal Planner 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 September 29, 2025, 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 \_\_\_\_ day of September, 2025.

PC Liaison Signature

---

Corinna Sandmeier  
Principal Planner  
City of Menlo Park

Exhibits

- A. Project plans
- B. Project description letter
- C. Arborist report
- D. Conditions of approval

NEW SINGLE FAMILY HOME  
& ATTACHED ACCESSORY DWELLING UNIT :

308 YALE ROAD  
MENLO PARK , CALIFORNIA

SDG  
ARCHITECTURE

870 KAYWAYNE STREET  
REDWOOD CITY, CALIFORNIA  
94061  
650.366.9277  
SDGArchitecture.com



NEW SINGLE FAMILY HOME  
& ATTACHED ADU :  
308 YALE ROAD  
MENLO PARK, CALIFORNIA

PROJECT INFORMATION

SITE DATA:

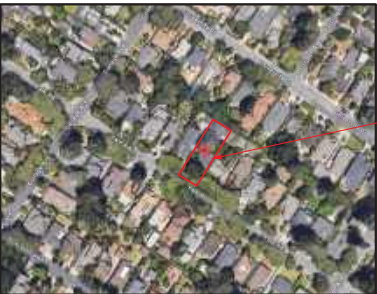
|  |  |
|--|--|
| ADDRESS:                                       | 308 YALE ROAD  |
| A.P.N.:  | 071-396-070  |
| ZONING:  | R1-U   |
| OCCUPANCY GROUP:                               | R-3U   |
| TYPE CONSTRUCTION:                             | VB   |
| FLOOD ZONE:                                    | NO   |
| FIRE HAZARD ZONE:                              | NO   |
| FIRE SPRINKLERS:                               | YES  |
| LOT AREA:                                      | 7,495 SQ. FT. (.17 ACRES)  |
| REQUIRED SETBACKS:                             | FRONT - 20'-0"<br>REAR - 20'-0"<br>SIDES L/R - 5'-0"   |
| MAXIMUM BUILDING COVERAGE:                     | TWO-STORY: 35% = 2,623.25 SQ. FT.  |
| MAXIMUM F.A.L.:                                | 2,800 - [(7,495-7000)25]SQ.FT. = 2,923.75 SQ. FT.  |
| MAX. BUILDING HEIGHT:                          | 28'-0"   |
| DAYLIGHT PLANE:                                | SIDE SETBACK - 19'-6" 45 DEG   |
| REQUIRED PARKING:                              | 1 COVERED/1 UNCOVERED  |
| ADU PARKING:                                   | 1 COVERED/0 OR UNCOVERED   |
| ATTACHED ADU REQUIREMENTS:                     | *EXCEPTION: NO PARKING REQUIRED IF THE ADU IS LOCATED WITHIN A HALF-MILE WALKING DISTANCE OF PUBLIC TRANSIT. (MPC SECTION 16.79.000) |
| FRONT - 20'-0"<br>SIDE - 4'-0"<br>REAR - 4'-0" |  |
| MAXIMUM HEIGHT:                                | 28'-0" (SAME AS PRIMARY DWELLING)  |
| DAYLIGHT PLANE:                                | SAME AS PRIMARY DWELLING   |
| FAL / LOT COVERAGE:                            | MAX UP TO 800 SF IS PERMITTED TO EXCEED FAL / LOT COVERAGE   |

DESIGN DATA

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| KITCHEN:                              | 2 MAX.<br>1. REFRIGERATOR<br>4. SINK |
| PROPOSED MAIN HOUSE SETBACKS:         |                                      |
| FRONT:                                | 43'-10"                              |
| SIDE:                                 | 05'-02" (LEFT) / 15'-02" (RIGHT)     |
| REAR:                                 | 20'-2"                               |
| PROPOSED ACCESSORY BUILDING SETBACKS: |                                      |
| FRONT:                                | 32'-4"                               |
| SIDE:                                 | 30'-04" (LEFT) / 04'-01" (RIGHT)     |
| REAR:                                 | 60'-0"                               |
| PROPOSED BUILDING HEIGHT:             | 24'-11"                              |
| PROPOSED PARKING SPACES:              |                                      |
| MAIN HOUSE:                           | (1) COVERED/ (1) UNCOVERED           |
| ATTACHED ADU:                         | (1) UNCOVERED                        |



CONCEPTUAL RENDERING



SITE MAP LOCATION  
IMAGE COURTESY OF GOOGLE EARTH

OWNER

BEAR BROTHERS HOME, LLC.  
3370 FLORENA CT.  
MOUNTAIN VIEW, CA 94040

SHEET INDEX

| SHEET | DESCRIPTION  |
|-------|--|
| AA-1  | COVER SHEET  |
| AA-2  | FLOOR AREA CALCULATIONS  |
| AA-3  | AREA PLAN & STREETSCAPE ELEVATION                                  |
| AA-4  | CONCEPTUAL RENDERING   |
| AA-5  | CONCEPTUAL RENDERING   |
| AA-6  | CONCEPTUAL RENDERING   |
| AR-1  | ARBORIST REPORT  |
| AR-2  | ARBORIST REPORT  |
| D-1   | EXISTING/DEMOLITION SITE PLAN                                      |
| A-1   | SITE PLAN  |
| A-1-1 | IMPERVIOUS AREA CALCULATIONS                                       |
| A-2   | EXISTING MAIN HOUSE 1ST FLOOR & ROOF PLANS<br>(TO BE DEMOLISHED)   |
| A-2-1 | EXISTING MAIN HOUSE EXTERIOR ELEVATIONS<br>(TO BE DEMOLISHED)      |
| A-3   | EXISTING DETACHED GARAGE FLOOR & ROOF PLANS<br>(TO BE DEMOLISHED)  |
| A-3-1 | EXISTING DETACHED GARAGE EXTERIOR ELEVATIONS<br>(TO BE DEMOLISHED) |
| A-4   | PROPOSED MAIN HOUSE 1ST FLOOR & ATTACHED ADU PLAN                  |
| A-5   | PROPOSED MAIN HOUSE 2ND FLOOR PLAN                                 |
| A-6   | PROPOSED MAIN HOUSE ROOF PLAN                                      |
| A-7   | PROPOSED MAIN HOUSE EXTERIOR ELEVATIONS                            |
| A-8   | PROPOSED MAIN HOUSE EXTERIOR ELEVATIONS                            |
| A-9   | BUILDING SECTIONS  |
| SU-1  | SURVEY   |

SUPPLEMENTAL DOCUMENTS

DATA SHEET  
ARBORIST REPORT  
IMPERVIOUS AREA WORKSHEET

CONSULTANTS

|  |  |
|--|--|
| <b>SURVEYOR:</b><br>LEA & BRAZE ENGINEERING INC.<br>2495 INDUSTRIAL PKWY WEST<br>HAYWARD, CA 94545<br>510.887.4086 | <b>ARBORIST:</b><br>URBAN TREE MANAGEMENT<br>PO BOX 971<br>LOS GATOS, CA<br>408.313.1937 |
|--|--|

FRONTAGE IMPROVEMENT NOTES:

1. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY. THE EXISTING FRONTAGE REVEALS CONCRETE SIDEWALK AND THE APPLICANT SHALL FURNISH NEW CONCRETE SIDEWALK, PURSUANT TO THE LATEST CITY STANDARDS, TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT ALONG PROPERTY FRONTAGE. THE LIMITS OF FRONTAGE IMPROVEMENTS SHALL BE SHOWN ON THE SITE PLAN AND ADD A CALLOUT OR NOTE.

STATUS

ISSUED FOR  
USE PERMIT

REVISIONS

|                       |
|-----------------------|
| 05.28.25 PLN REVIEW 1 |
| 07.07.25 PLN REVIEW 2 |

CONTENTS:

COVER SHEET

DATE:

04.25.25

DRAWN:

A. FERREIRA

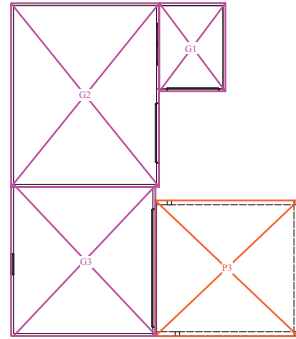
JOB:

25-101

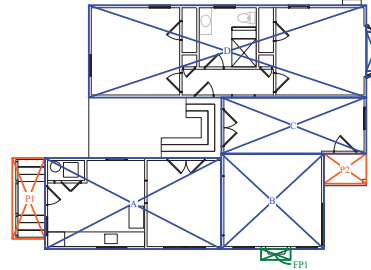
SHEET:

AA-1

|   |  |                         |
|---|--|-------------------------|
| ✓ | <b>TOTAL FIRST FLOOR AREA:</b>                   |                         |
|   | A 14'-00" x 12'-04"                              | 297.98                  |
|   | B 14'-00" x 13'-00"                              | 182.00                  |
|   | C 19'-00" x 17'-00"                              | 323.00                  |
|   | D 17'-00" x 12'-00"                              | 204.00                  |
|   | E 12'-04" x 10'-04"                              | 121.52                  |
|   | F 12'-04" x 10'-00"/2                            | 1.10                    |
|   | G 12'-04" x 10'-00"/2                            | 1.10                    |
|   | <b>TOTAL</b>                                     | <b>1,121.17 SQ. FT.</b> |
| ✗ | <b>TOTAL OPEN COVERED PORCHES AREA:</b>          |                         |
|   | P1 10'-00" x 11'-00"                             | 49.00                   |
|   | P2 12'-00" x 10'-00"                             | 23.56                   |
|   | P3 19'-00" x 18'-00"                             | 342.00                  |
|   | <b>TOTAL</b>                                     | <b>414.56 SQ. FT.</b>   |
| ✗ | <b>TOTAL DETACHED GARAGE AREA:</b>               |                         |
|   | G1 19'-00" x 12'-00"                             | 228.00                  |
|   | G2 19'-00" x 12'-00"                             | 228.00                  |
|   | G3 19'-00" x 20'-04"                             | 389.88                  |
|   | <b>TOTAL</b>                                     | <b>1,014.48 SQ. FT.</b> |
| ✓ | <b>TOTAL FIREPLACE AREA: (Not Incl. In Calc)</b> |                         |
|   | FPI 10'-00" x 11'-00"                            | 5.90                    |
|   | <b>TOTAL</b>                                     | <b>5.90 SQ. FT.</b>     |



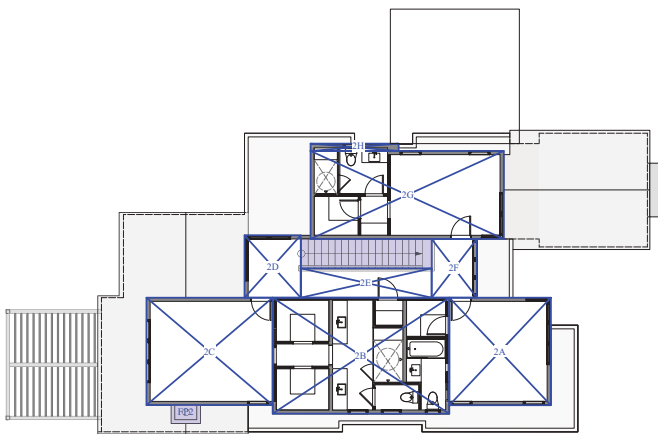
EXISTING GARAGE FLOOR PLAN



EXISTING FIRST FLOOR PLAN

## EXISTING FLOOR AREA VERIFICATION

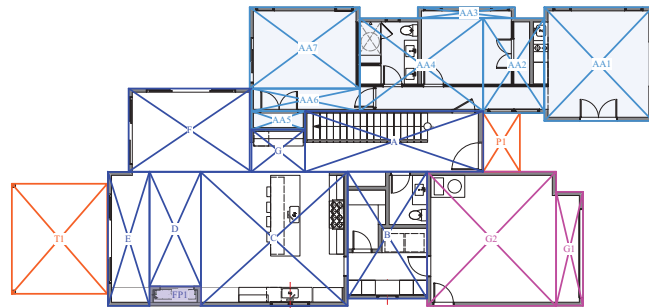
| EXISTING FLOOR AREA SUMMARY (PER MPM ZONING CODE) |                         |
|---|-------------------------|
| FIRST FLOOR AREA                                  | 1,121.17                |
| DETACHED GARAGE                                   | 1,014.48                |
| <b>TOTAL FLOOR AREA:</b>                          | <b>2,135.65 SQ. FT.</b> |
| 2,135.65 < 2,621.25 MAX F.A.                      | OK                      |
| EXISTING BUILDING (LOT) COVERAGE SUMMARY:         |                         |
| FIRST FLOOR AREA                                  | 1,121.17                |
| GARAGE FLOOR AREA:                                | 1,014.48                |
| FIREPLACES/FIREBOX                                | 5.90                    |
| PORCHES   | 414.56                  |
| <b>TOTAL AREA</b>                                 | <b>2,556.11 SQ. FT.</b> |
| 2,556.11 < 2,621.25                               | OK                      |
| 72 % BUILDING COVERAGE                            |                         |



SECOND FLOOR PLAN

|   |                                 |                         |
|---|---------------------------------|-------------------------|
| ✓ | <b>TOTAL FIRST FLOOR AREA:</b>  |                         |
|   | A 14'-00" x 12'-04"             | 297.98                  |
|   | B 14'-00" x 13'-00"             | 182.00                  |
|   | C 19'-00" x 17'-00"             | 323.00                  |
|   | D 17'-00" x 12'-00"             | 204.00                  |
|   | E 12'-04" x 10'-04"             | 121.52                  |
|   | F 12'-04" x 10'-00"/2           | 1.10                    |
|   | G 12'-04" x 10'-00"/2           | 1.10                    |
|   | <b>TOTAL</b>                    | <b>1,121.17 SQ. FT.</b> |
| ✓ | <b>TOTAL SECOND FLOOR AREA:</b> |                         |
|   | 2A 11'-10" x 14'-08"            | 202.89                  |
|   | 2B 14'-00" x 13'-10"            | 186.80                  |
|   | 2C 17'-02" x 14'-08"            | 237.78                  |
|   | 2D 17'-00" x 12'-00"            | 204.00                  |
|   | 2E 12'-04" x 10'-04"            | 121.52                  |
|   | 2F 12'-04" x 10'-00"/2          | 1.10                    |
|   | 2G 12'-04" x 10'-00"/2          | 1.10                    |
|   | <b>TOTAL</b>                    | <b>1,055.19 SQ. FT.</b> |

|   |   |                         |
|---|---|-------------------------|
| ✗ | <b>TOTAL OPEN COVERED PORCHES &amp; TRELLIS AREA:</b> |                         |
|   | P1 10'-00" x 11'-00"                                  | 49.00                   |
|   | P2 12'-00" x 10'-00"                                  | 23.56                   |
|   | <b>TOTAL</b>  | <b>72.56 SQ. FT.</b>    |
| ✗ | <b>TOTAL GARAGE AREA:</b>                             |                         |
|   | G1 19'-00" x 12'-00"                                  | 228.00                  |
|   | G2 19'-00" x 12'-00"                                  | 228.00                  |
|   | G3 19'-00" x 20'-04"                                  | 389.88                  |
|   | <b>TOTAL</b>  | <b>1,014.48 SQ. FT.</b> |
| ✗ | <b>TOTAL FIREPLACE AREA: (Not Incl. In Calc)</b>      |                         |
|   | FPI 10'-00" x 11'-00"                                 | 5.90                    |
|   | <b>TOTAL</b>  | <b>5.90 SQ. FT.</b>     |
| ✓ | <b>TOTAL AIR AREA:</b>                                |                         |
|   | AA1 14'-00" x 15'-00"                                 | 210.00                  |
|   | AA2 10'-04" x 12'-11"                                 | 121.64                  |
|   | AA3 13'-00" x 10'-00"                                 | 130.00                  |
|   | AA4 10'-10" x 12'-00"                                 | 122.00                  |
|   | AA5 17'-04" x 12'-00"                                 | 204.00                  |
|   | AA6 14'-00" x 10'-00"                                 | 140.00                  |
|   | AA7 13'-00" x 11'-00"                                 | 143.00                  |
|   | <b>TOTAL</b>  | <b>760.64 SQ. FT.</b>   |



FIRST FLOOR PLAN



## PROPOSED FLOOR AREA VERIFICATION

| FLOOR AREA SUMMARY (PER MPM ZONING CODE)  |                         |
|---|-------------------------|
| FIRST FLOOR AREA:                         | 1,121.17                |
| SECOND FLOOR AREA:                        | 1,055.19                |
| <b>TOTAL LIVING AREA:</b>                 | <b>2,176.36 SQ. FT.</b> |
| ACCESSORY DWELLING UNIT (SEPERATE PERMIT) | 796.95                  |
| GARAGE:                                   | 1,014.48                |
| <b>TOTAL FLOOR AREA:</b>                  | <b>3,718.99 SQ. FT.</b> |
| 3,718.99 > 2,621.25 MAX F.A.              |                         |
| ADU VAL EXCLUSION (max 800 sq. ft.)       | -796.95                 |
| <b>TOTAL FLOOR AREA</b>                   | <b>2,921.95 SQ. FT.</b> |
| 2,921.95 < 2,621.25 MAX F.A.              | OK                      |
| BUILDING (LOT) COVERAGE SUMMARY:          |                         |
| GARAGE FLOOR AREA:                        | 1,014.48                |
| FIRST FLOOR AREA:                         | 1,121.17                |
| FIREPLACES/FIREBOX                        | 5.90                    |
| TRELLIS                                   | 195.00                  |
| PORCHES (excluding 80" over arms)         | 235.00                  |
| <b>TOTAL AREA</b>                         | <b>2,851.49 SQ. FT.</b> |
| 2,851.49 < 2,621.25 MAX (35%)             | OK                      |
| 27 % BUILDING COVERAGE                    |                         |

## STATUS

ISSUED FOR  
USE PERMIT

## REVISIONS

05.28.25 PLN REVIEW 1  
07.07.25 PLN REVIEW 2

## CONTENTS

FLOOR AREA  
CALCULATIONS

DATE:  
04.25.25

DRAWN:  
A. FERREIRA

JOB:  
25-101

SHEET:  
AA-2



NEW SINGLE FAMILY HOME  
& ATTACHED ADU:  
**308 YALE ROAD**  
MENLO PARK, CALIFORNIA

STATUS

ISSUED FOR  
USE PERMIT

REVISIONS

05.28.25 PLN REVIEW 1  
07.07.25 PLN REVIEW 2

CONTENTS

AREA PLAN &  
STREETSCAPE  
ELEVATION

DATE:

04.25.25

DRAWN:

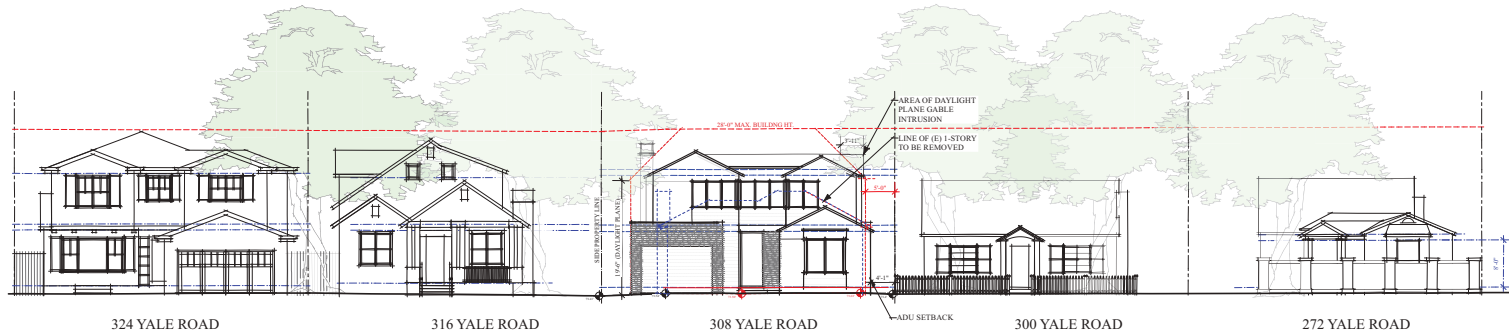
A. FERREIRA

JOB:

25-101

SHEET:

AA-3



STREET SCAPE ELEVATIONS

SCALE: 1"=10'

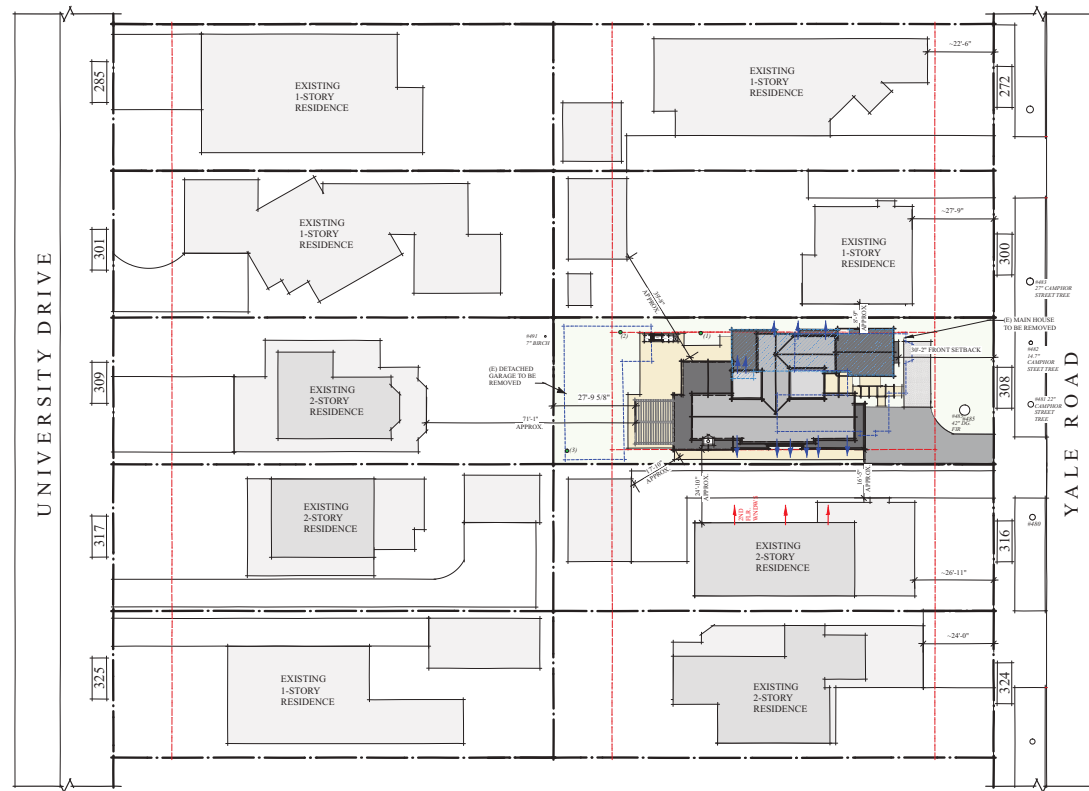


RIGHT DAYLIGHT PLANE DIAGRAM  
(SHOWING ADU GABLE ENCROACHMENT)



LEFT DAYLIGHT PLANE DIAGRAM  
(NO PROPOSED ENCROACHMENT)

DAYLIGHT PLANE DIAGRAMS



AREA PLAN

1"=20'



LEGEND

- EXISTING NEIGHBORING BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT TO BE REMOVED
- PROPOSED 1ST FLOOR BUILDING FOOTPRINT
- PROPOSED 2ND FLOOR BUILDING FOOTPRINT
- EXISTING NEIGHBOR 2ND FLOOR WINDOWS
- PROPOSED 2ND FLOOR WINDOWS
- (F) NEW 24" BOX TREE
- (E) TREE TO REMAIN



308 YALE ROAD  
CONCEPTUAL FRONT RENDERING

SDG  
ARCHITECTURE

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



NEW SINGLE FAMILY HOME  
& ATTACHED ADU :  
**308 YALE ROAD**  
MENLO PARK, CALIFORNIA

STATUS

ISSUED FOR  
USE PERMIT

REVISIONS

05.28.25 PLN REVIEW 1  
07.07.25 PLN REVIEW 2

CONTENTS:

CONCEPTUAL  
RENDERINGS

DATE:

04.25.25

DRAWN:

A. FERREIRA

JOB:

25-101

SHEET:

AA-4





NEW SINGLE FAMILY HOME  
& ATTACHED ADU :  
**308 YALE ROAD**  
MENLO PARK, CALIFORNIA

|                          |                       |
|--------------------------|-----------------------|
| <b>STATUS</b>            |                       |
| ISSUED FOR<br>USE PERMIT |                       |
| <b>REVISIONS</b>         |                       |
|                          | 05.28.25 PLN REVIEW 1 |
|                          | 07.07.25 PLN REVIEW 2 |
| <b>CONTENTS:</b>         |                       |
| CONCEPTUAL<br>RENDERINGS |                       |
| <b>DATE:</b>             |                       |
| 04.25.25                 |                       |
| <b>DRAWN:</b>            |                       |
| A. FERREIRA              |                       |
| <b>JOB:</b>              |                       |
| 25-101                   |                       |
| <b>SHEET:</b>            |                       |

AA-5



JURA BEIGE LIMESTONE  
(THIN VENEER MORTARED)  
WITH BUSH HAMMERED FINISH



DARK BRONZE  
STANDING SEAM METAL  
ROOF



1x4 HORIZONTAL  
CEDAR SIDING W/1/4"  
GROOVE, PAINTED



STUCCO WITH SMOOTH  
HAND APPLIED  
TEXTURE



**308 YALE ROAD**  
CONCEPTUAL FRONT RENDERING



308 YALE ROAD  
CONCEPTUAL REAR RENDERING

SDG  
ARCHITECTURE

876 KAYWAYNE STREET  
REDWOOD CITY, CALIFORNIA  
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NEW SINGLE FAMILY HOME  
& ATTACHED ADU :  
**308 YALE ROAD**  
MENLO PARK, CALIFORNIA

STATUS

ISSUED FOR  
USE PERMIT

REVISIONS

05.28.25 PLN REVIEW 1  
07.07.25 PLN REVIEW 2

CONTENTS:

CONCEPTUAL  
RENDERINGS

DATE:

04.25.25

DRAWN:

A. FERREIRA

JOB:

25-101

SHEET:

AA-6



**Arborist Report**  
308 Yale Rd.  
Menlo Park, CA 94025



Inspection Date:  
January 22, 2025  
Revision Date: April 30, 2025

Prepared by: Chris Stewart  
Project Arborist: Chris Stewart  
certified arborist WIC USA RWVE-13682A  
TRAQ Certified

Original Submission Date: January 22, 2025

Contractors license #755989 | PO Box 971 Los Gatos CA 95031 | [urbantreemanagement.com](http://urbantreemanagement.com)

**Assignment**

It was our assignment to physically inspect all trees on and within ten feet (10') of the property based on the topographical map provided by the design team. We were to map, tag and compile data for each tree and write an inventory/survey report documenting our observations on the site's existing conditions. For this revision, the "Proposed Site Plan", sheet A-1 dated 4.25.25 was reviewed and the comments/responses are in bold in the "Summary" section of this report starting below on page 2.

**Summary**

This survey provides a numbered map and complete and detailed information for each tree surveyed. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map, and recommendations for their care can be found in the data sheet that accompanies this report.

There are 14 trees included in this report with 6 trees protected under the City of Menlo Park's tree protection ordinance. During our survey, none of the trees were rated "A" condition, none of the trees were rated "B" condition, 6 trees were rated "C" condition, and 8 of the trees were rated "D" condition.

- A - Retain, condition warrants long-term preservation.
- B - Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.
- C - May be preservable but is not worthy of extensive effort or design accommodation.
- D - Recommend removal due to existing condition and/or structure.

The valuation for all protected trees in the surveyed area using the 10th edition of the Guide for Plant Appraisals is \$74,961.

The existing home will be demolished, and a new home will be constructed in the same general location. No plans were available for review during the initial tree survey.

All on-site trees protected by the City's Municipal Code will require replacement according to their appraised value if it is damaged beyond repair as a result of construction.

The City of Menlo Park requires a tree protection verification letter after tree protection has been installed and before construction begins. Once tree protection is installed and after permit approval, the project arborist shall be notified and shall submit a tree protection report to the contractor.

Furthermore, the City of Menlo Park requires monthly tree protection/construction monitoring inspections by the project arborist throughout the duration of the project. Please contact our office at [office@urbantreemanagement.com](mailto:office@urbantreemanagement.com) for a quote for the above services.

A final inspection is required by the City Arborist at the end of the project. This inspection is to be completed prior to the removal of tree protection fencing. Any replacement trees should be planted at this time as well.

**Tree #485** is a Douglas fir (*Pseudotsuga menziesii*) tree with a 42" DBH. This tree stands approximately 90' tall with a 50' canopy spread. This tree receives a "fair" rating for both health and structure with a thinning upper canopy. This tree is out of its natural environment and is in an urban setting where any type of failure would have catastrophic consequences. There is a high likelihood of failures from this tree causing damage. I recommend this tree be removed and replaced with a more suitable species for this location.

**Camphor (Cinnamomum camphora) street trees #481, 482 and 483 shall have tree protection fencing per the specification called out in the "Tree Protection Plan" section. The tree protection fencing around these trees shall enclose the entire planting area between the sidewalk and the street curb. Camphor street tree #480 is far enough away from construction to not be impacted.**

**The denial of the tree removal permit for Douglas fir (*Pseudotsuga menziesii*) #485 is still pending final review by the City's Public Works Director. This tree has the proposed new driveway and parking spaces at approximately 6'-7" from the trunk of this tree. This is inside 6x the DBH of this tree and all excavation within the TPZ shall be by hand or air spade only with the intent of keeping impacts as low as possible. It appears that approximately 15% of this tree's roots will be impacted by the new driveway spaces which should keep the impact rating at "low" to "medium". The existing driveway will be kept in place as long as possible to function as a root buffer for this tree's roots. Tree protection fencing for this tree shall be at 6x the diameter of this tree. This tree will require work within it's TPZ so trunk protection shall be added to this tree's trunk as follows:**

- Securely bind wooden stakes at least 1-inch-thick around the trunk (preferably on a closed-cell foam pad). Secure and wrap at least one layer of orange plastic construction fencing around the outside of the wooden stakes for visibility.
- It DO NOT drive fasteners into the tree;
- It install trunk protection immediately prior to work within the TPZ and remove protection from the tree(s) as soon as work moves outside the TPZ;
- It protect major scaffold limbs as determined by the City Arborist or Project Arborist; and
- It if necessary, install wooden barriers at an angle so that the trunk face and buttress roots are also protected.

**The Paper Birch (*Betula papyrifera*) tree #491 on the neighbor's property isn't ordinance size to be protected but care should be taken not to disrupt or sever large roots from this tree. This tree is approximately 4' away from the property line and all work within the TPZ of this tree to remove and replace the existing fence shall be by hand or air spade to keep impacts as low as possible in this area.**

I recommend a 6" layer of mulch spread evenly throughout the TPZ's of each tree to remain onsite along with irrigation. Irrigation shall happen once a month to a depth of 18" and can be accomplished with drip irrigation or hand watering. All excavation and trenching within the TPZ's of the trees to remain onsite shall be by hand or air spade only. The stockpiling of debris or supplies is strictly prohibited with the TPZ's of all trees to remain onsite.

If all recommendations above in the "Summary" section and below in both the "Risk to Tree by Construction" and "Tree Protection Plan" section are followed, the trees will be adequately protected, and construction may proceed as planned.

**Survey Methods**

The trunks of the trees were measured using an arborist's diameter tape at 54-inches (54") above soil grade. In cases where the main trunk divides below 54" but above grade, the tree is measured (per the City of Menlo Park's protected tree ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. In cases where the main trunk divides below grade, each trunk is measured and tagged as an individual tree. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive inspection is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may include drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

All the trees surveyed were examined and then rated based on their individual health and structure according to the following Tree Ratings Table. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth, and the absence or presence of pests or disease.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs; and the extent and location of apparent decay. For each tree, a structural rating of "fair" or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A "fair/poor" rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique

to improve the structure or mitigate structural stresses. A "poor" structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or large portions of the tree. Very large trees that are rated "fair/poor" for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional "CONSIDER REMOVAL" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

**Tree Ratings Table**

| Rating    | Health   | Structure  |
|-----------|--|--|
| Good      | excellent/vigorous   | flawless   |
| Fair/good | no significant health concerns   | very stable  |
| Fair      | showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance. | routine maintenance needed such as pruning or end weight reduction as tree grows           |
| Fair/poor | in decline, significant health issues  | significant structural weakness(es), mitigation needed or may or may not preserve the tree |
| Poor      | dead or near dead  | hazard   |

**Tree Disposition Categories**

Each tree onsite has been categorized for its suitability for preservation relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if each tree is suitable for preservation. Each tree in the survey (Tree Data Table) has been assigned one of the following categories:

- A - Retain, condition warrants long-term preservation.
- B - Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.
- C - May be preservable but is not worthy of extensive effort or design accommodation.
- D - Recommend removal due to existing condition and/or structure.

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More

thorough conversations about impacts and specific preservation plans can be reported as the project evolves.

**Local Regulations Governing Trees**

**Definition of a heritage tree**

- Any tree having a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more measured at 54 inches above natural grade.
- Any oak tree native to California, with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade.
- Any tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit.
- Trees with more than 1 trunk shall be measured at the diameter below the main union of all multi-trunk trees unless the union occurs below grade, in which case each stem shall be measured as a stand-alone tree. A multi-trunk tree under 12 feet in height shall not be considered a heritage tree.

**Survey Area Observations and Discussion**

This property is in a residential neighborhood in the city of Menlo Park. The surveyed area is rectangular and flat with no elevation change. This lot is characterized by five Camphor (*Cinnamomum camphora*) street trees, and one large Douglas fir (*Pseudotsuga menziesii*) that is recommended for removal. Nine (9) distinct tree species were identified during this tree survey.

**Tree Health on this Property**

The health of the trees in the surveyed area ranged from "fair/good" to "fair". Most of the trees on this property are healthy. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

**Tree Structure on this Property**

Tree structure in the survey area ranged from "fair" to "fair/poor." Most of the trees surveyed received "fair/poor" structural ratings due to the incidence of decay, and presence of codominant leaders and branching habits resulting from a lack of developmental structure pruning at a young age.

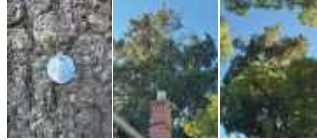
Ideally, trees are pruned for structure when young and are properly maintained to reduce end-weight and correct structural weaknesses as they grow. This practice prevents the growth of codominant leaders, epicormic sprouts, and excessively long, lateral branches that are prone to breakage. As mentioned above, the property would benefit from a pruning maintenance program to help correct the structure of the trees, reduce dead and diseased wood accumulation, and prevent future limb or codominant leader failures.

**Recommended Removals Based on existing Health/Structure/Species**

Details of each individual tree are located on the attached "Appendix D Tree Data table."

**Protected Tree Removals (permit required for removal)**  
**Tree #485 is a Douglas fir (*Pseudotsuga menziesii*) with a DBH of 42"**

**Site Images (Removal)**



**Site Images**



**Risks to Trees by Construction**

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

**Tree Protection Plan**

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8-10 times (8x-10x) the DBH in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6x the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:

- a. Consist of chain link fencing and have a minimum height of 6'.
- b. Be mounted on steel posts driven approximately 2" into the soil.
- c. Fencing posts must be located a maximum of 10' on center.
- d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
- e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a Certified Arborist.



**STATUS**

ISSUED FOR  
USE PERMIT

**REVISIONS**

- 05.28.25 PLN REVIEW 1
- 07.07.25 PLN REVIEW 2

**CONTENTS:**

ARBORIST  
REPORT

DATE:

04.25.25

DRAWN:

A. FERREIRA

JOB:

25-101

SHEET:

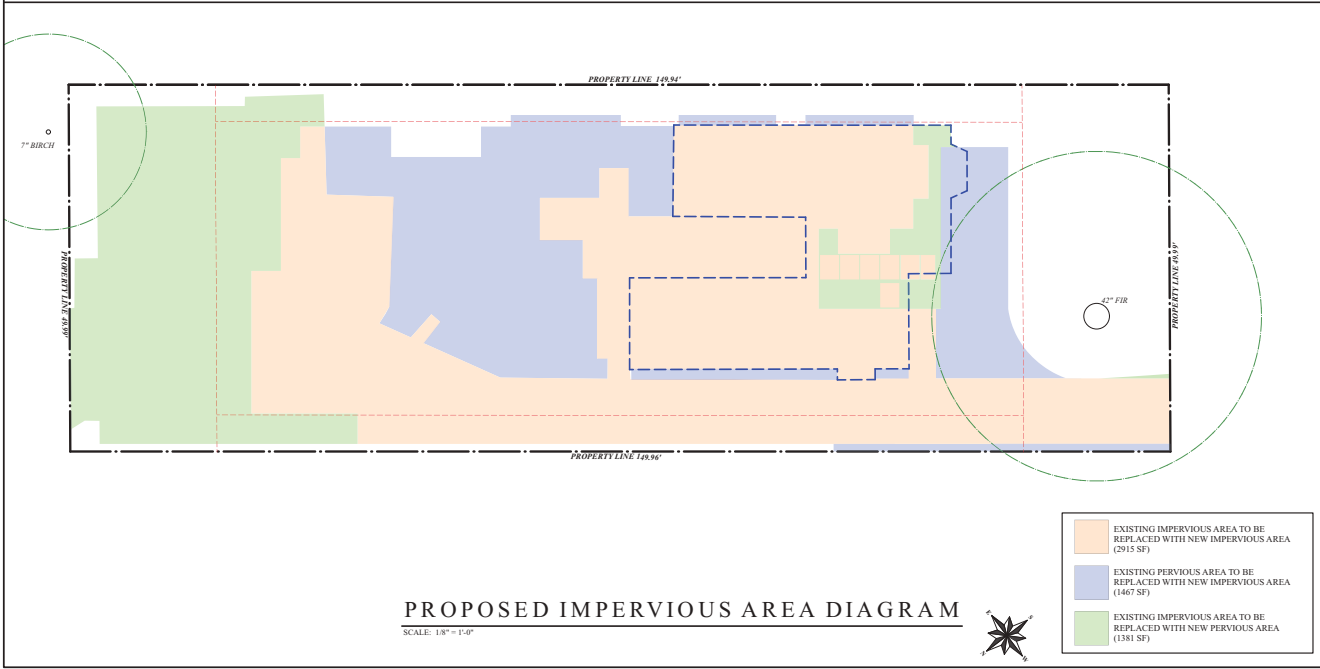
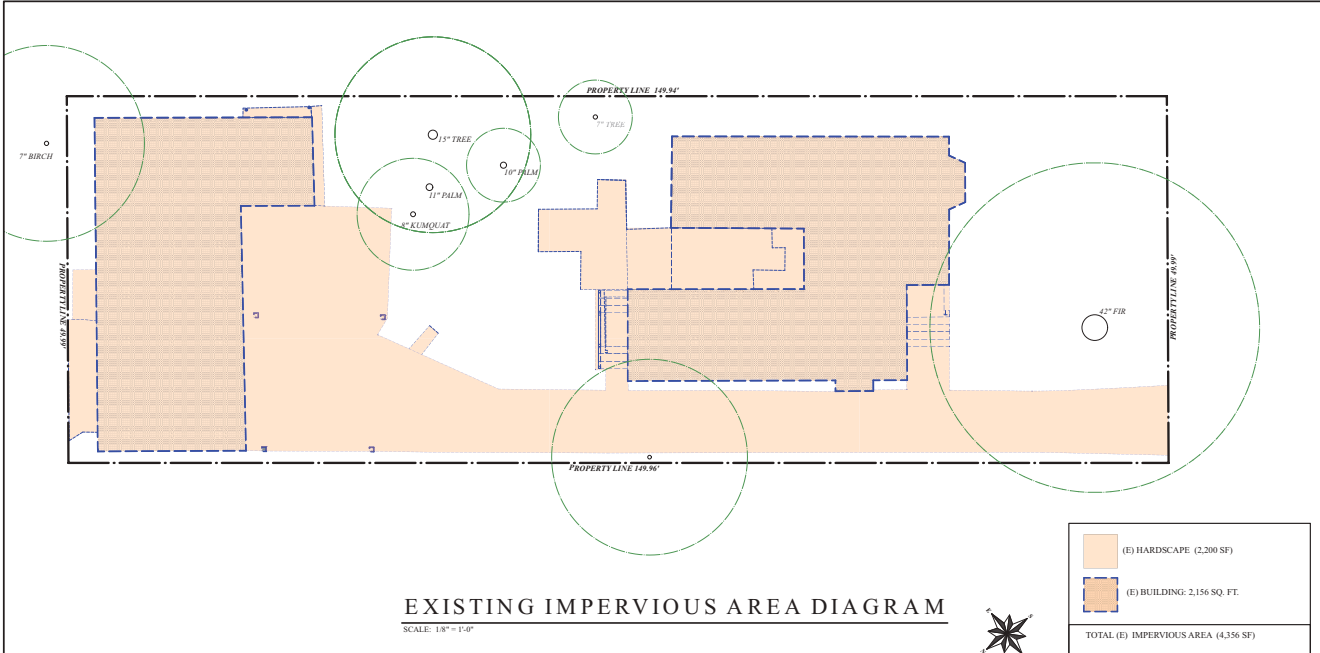












IMPERVIOUS AREA WORKSHEET  
PAGE 1

Date: 02.11.22 APN: 071-045-070

Property Address: 308 YALE ROAD

Project Description: DEMOLITION OF EXISTING 1-STORY SFR  
NEW 2-STORY SFR WITH ATTACHED GARAGE  
AND ATTACHED ACCESSORY DWELLING UNIT

Contact Name: SDG ARCHITECTURE, C/O AMI FERREIRA

Contact Telephone Number: 650.345.9277

Contact Email: AMI@SDGARCHITECTURE.COM

Title And Sheet# of Submitted Drawing Used For Calculations: A-1.1

Land Use (Circle One): Residential Commercial Industrial Professional Roadway

Drainage Basin (Circle One):  
(See the Hydrology Report Requirements for a Drainage Basin map.)  
Atherton Creek San Francisco Creek San Francisco Bay

I certify that the calculations below accurately reflect the proposed changes and final impervious surfaces for the above project.

Calculations Performed By (Print): AMI FERREIRA, SDG ARCHITECTURE

Title: SR, PROJECT MANAGER

Calculations Performed By (Signature): *[Signature]*

Date: 02.11.22

IMPERVIOUS AREA WORKSHEET  
PAGE 2

| IMPERVIOUS AREA TABLE  |                          |       |                 |
|--|--------------------------|-------|-----------------|
| Total Area of Parcel   | A                        | 7,495 | ft <sup>2</sup> |
| Existing Pavement Area   | B                        | 3,139 | ft <sup>2</sup> |
| Existing Impervious Area   | C                        | 4,356 | ft <sup>2</sup> |
| Existing % Impervious  | $\frac{C}{A} \times 100$ | 58    | %               |
| Existing Impervious Area To Be Replaced W/ New Impervious Area   | E                        | 2,915 | ft <sup>2</sup> |
| Existing Pavement Area To Be Replaced W/ New Impervious Area   | F                        | 1,467 | ft <sup>2</sup> |
| New Impervious Area (Creating and/or Replacing)<br>*If greater than 10,000sqft, a hydrology report must be submitted | E + F                    | 4,382 | ft <sup>2</sup> |
| Existing Impervious Area To Be Replaced W/ New Pavement Area   | H                        | 1,381 | ft <sup>2</sup> |
| Net Change In Impervious Area*   | F - H                    | 86    | ft <sup>2</sup> |
| Proposed Pavement Area   | B - I                    | 3,053 | ft <sup>2</sup> |
| Proposed Impervious Area*<br>*Verify that J + K = A  | C + I                    | 4,442 | ft <sup>2</sup> |
| Proposed % Impervious  | $\frac{J}{A} \times 100$ | 59.2% |                 |



NEW SINGLE FAMILY HOME  
& ATTACHED ADU :  
**308 YALE ROAD**  
MENLO PARK, CALIFORNIA

STATUS  
ISSUED FOR  
USE PERMIT

REVISIONS  
05.28.25 PLN REVIEW 1  
07.07.25 PLN REVIEW 2

CONTENTS:  
IMPERVIOUS AREA  
CALCULATIONS

DATE:  
04.25.25

DRAWN:  
A. FERREIRA

JOB:  
25-101

SHEET:

A-1.1



EXISTING DETACHED GARAGE



EXISTING HOUSE - REAR ELEVATION



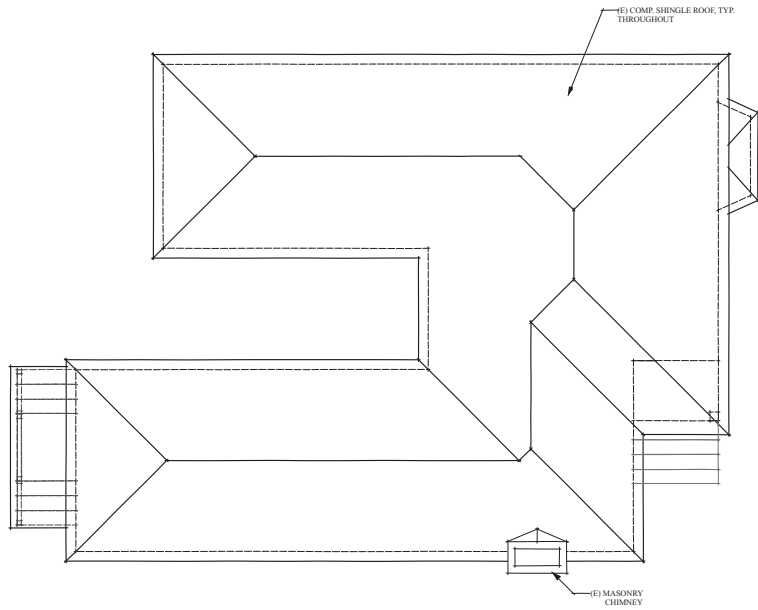
EXISTING HOUSE - LEFT ELEVATION / DRIVEWAY



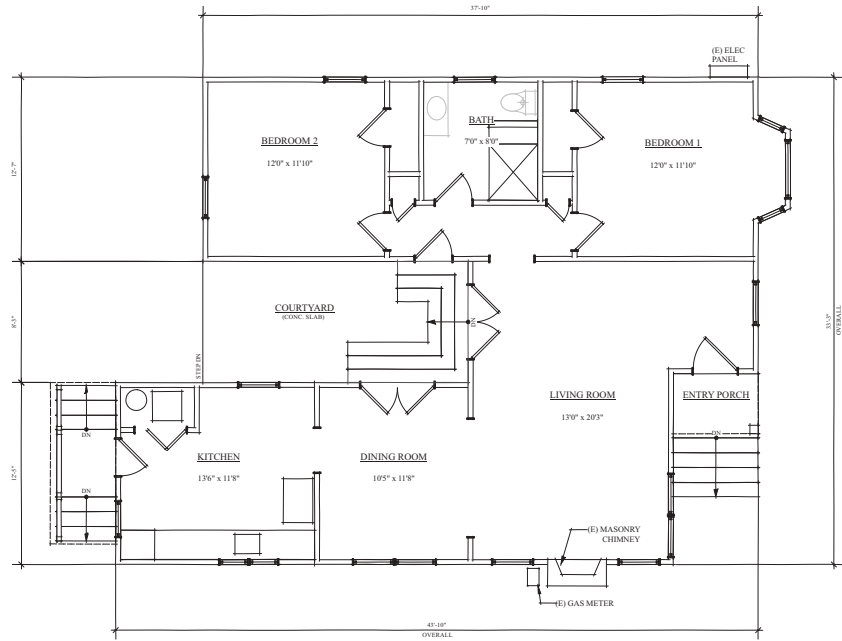
EXISTING HOUSE - RIGHT ELEVATION



EXISTING HOUSE - FRONT ELEVATION



EXISTING ROOF PLAN (TO BE DEMOLISHED)



EXISTING FIRST FLOOR PLAN (TO BE DEMOLISHED)



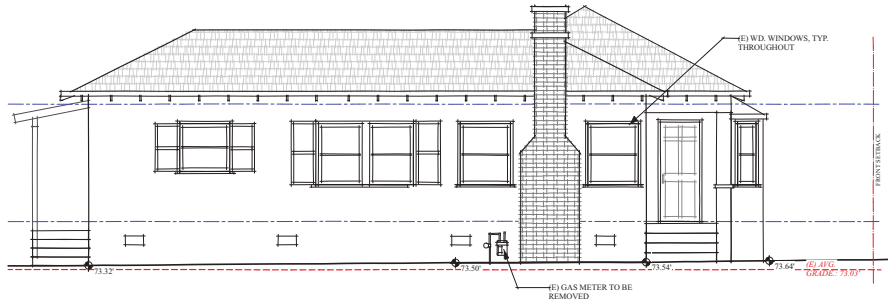
NEW SINGLE FAMILY HOME  
& ATTACHED ADU:  
**308 YALE ROAD**  
MENLO PARK, CALIFORNIA

|   |
|---|
| <b>STATUS</b>                               |
| ISSUED FOR<br>USE PERMIT                    |
| <b>REVISIONS</b>                            |
|   |
| <b>CONTENTS:</b>                            |
| EXISTING FIRST FLOOR<br>PLAN (TO BE DEMOTD) |
| <b>DATE:</b>                                |
| 04.25.25                                    |
| <b>DRAWN:</b>                               |
| A. FERREIRA                                 |
| <b>JOB:</b>                                 |
| 25-101                                      |
| <b>SHEET:</b>                               |

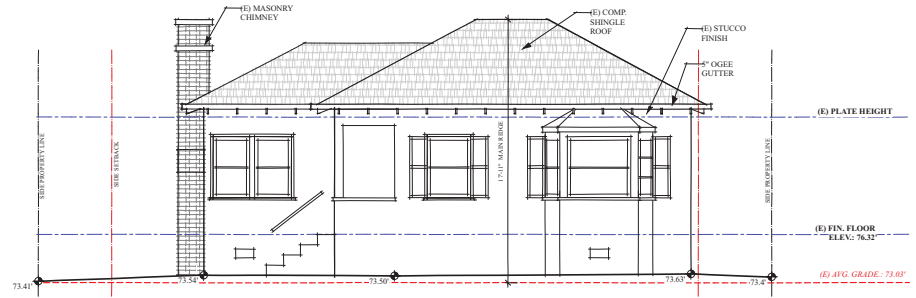
A-2



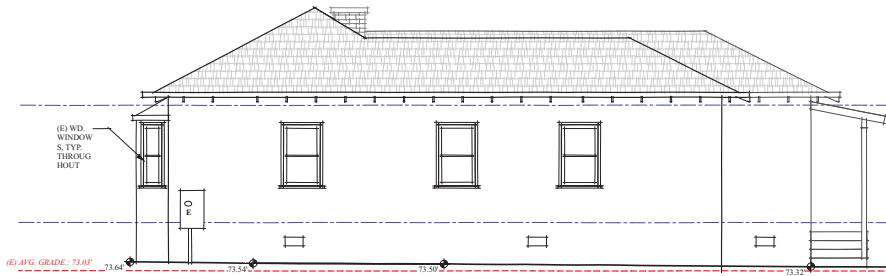
NEW SINGLE FAMILY HOME  
& ATTACHED ADU:  
**308 YALE ROAD**  
MENLO PARK, CALIFORNIA



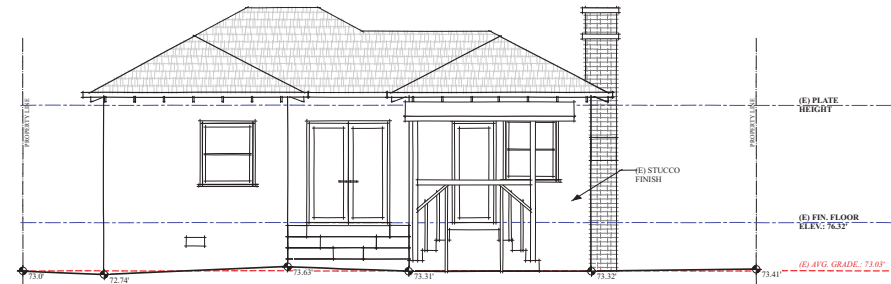
EXISTING LEFT (NORTHWEST) ELEVATION (TO BE DEMOLISHED)



EXISTING FRONT (SOUTHWEST) ELEVATION (TO BE DEMOLISHED)



EXISTING RIGHT (SOUTHEAST) ELEVATION (TO BE DEMOLISHED)



EXISTING REAR (NORTHEAST) ELEVATION (TO BE DEMOLISHED)

EXISTING AVERAGE GRADE

(E) LOW GRADE: 72.74  
(E) HIGH GRADE: 73.32  
EXISTING AVERAGE GRADE: 73.03'

LEGEND:

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



STATUS

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USE PERMIT

REVISIONS

CONTENTS:

EXISTING ELEVATIONS

DATE:

04.25.25

DRAWN:

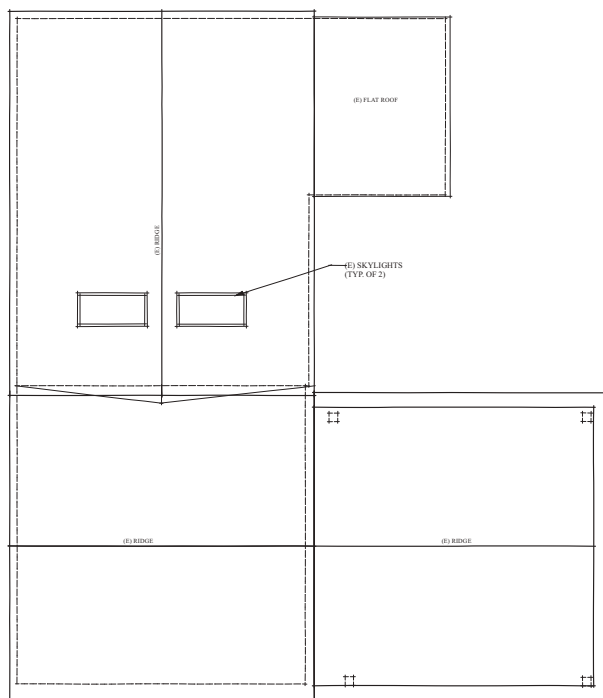
A. FERREIRA

JOB:

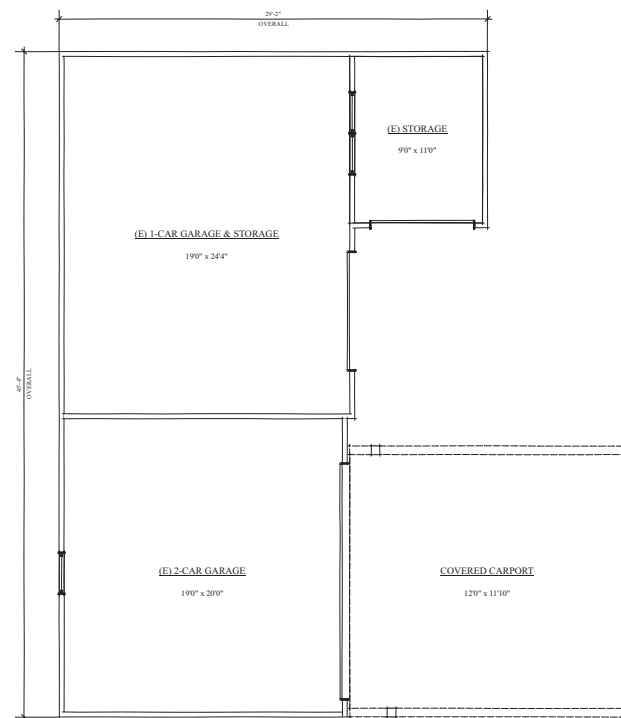
25-101

SHEET:

A-2.1



EXISTING DETACHED GARAGE ROOF PLAN (TO BE DEMOLISHED)



EXISTING DETACHED GARAGE PLAN (TO BE DEMOLISHED)



**STATUS**

ISSUED FOR  
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**REVISIONS**

**CONTENTS:**

EXISTING DETACHED  
GARAGE FLOOR & ROOF  
PLAN (TO BE DEMOD)

**DATE:**

04.25.25

**DRAWN:**

A. FERREIRA

**JOB:**

25-101

**SHEET:**

**A-3**





NEW SINGLE FAMILY HOME  
& ATTACHED ADU :  
**308 YALE ROAD**  
MENLO PARK, CALIFORNIA

STATUS

ISSUED FOR  
USE PERMIT

REVISIONS

CONTENTS:

EXISTING ELEVATIONS

DATE:

04.25.25

DRAWN:

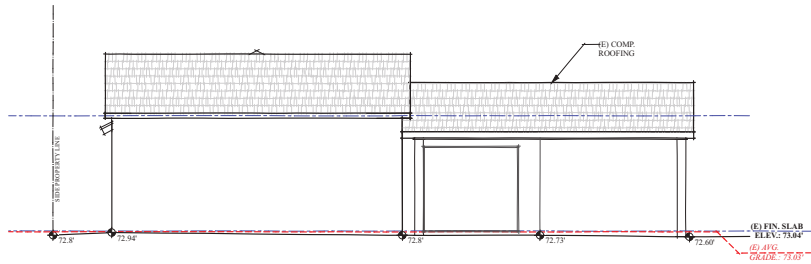
A. FERREIRA

JOB:

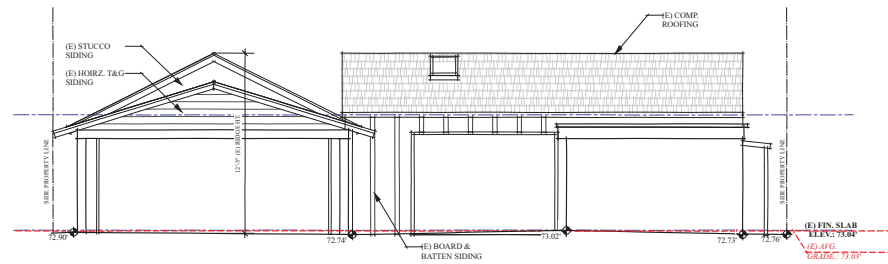
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SHEET:

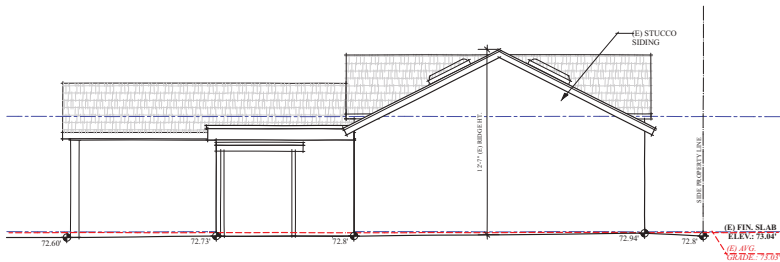
A-3.1



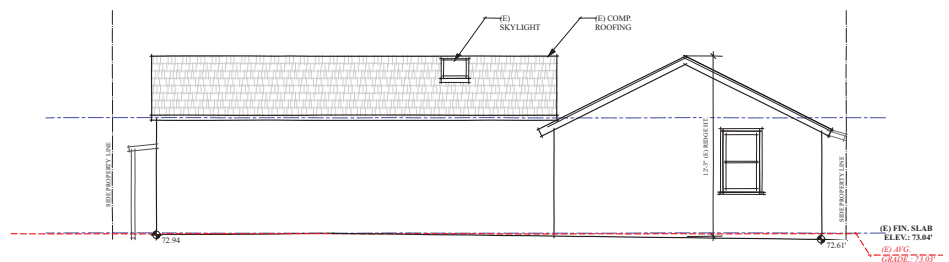
EXISTING GARAGE - LEFT (NORTHWEST) ELEVATION (TO BE DEMOLISHED)



EXISTING GARAGE- FRONT (SOUTHWEST) ELEVATION (TO BE DEMOLISHED)



EXISTING GARAGE - RIGHT (SOUTHEAST) ELEVATION (TO BE DEMOLISHED)



EXISTING GARAGE - REAR (NORTHEAST) ELEVATION (TO BE DEMOLISHED)

| EXISTING AVERAGE GRADE  |  |
|-------------------------|--|
| (E) LOW GRADE:          | 72.74  |
| (E) HIGH GRADE:         | 73.32  |
| EXISTING AVERAGE GRADE: | 73.03"   |
| LEGEND:                 |  |
| 10'-1"                  | DIMENSION FROM PLATE TO SUBFLOOR.                                    |
| 10'-1"                  | DIMENSION FROM FINISH FLOOR, PLATE OR RIDGE TO AVERAGE FINISH GRADE. |
|                         |  |
| SCALE: 1/4" = 1'-0"     |  |



NEW SINGLE FAMILY HOME  
& ATTACHED ADU :  
**308 YALE ROAD**  
MENLO PARK, CALIFORNIA

STATUS

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REVISIONS



CONTENTS:

PROPOSED FIRST  
FLOOR PLAN

DATE:

04.25.25

DRAWN:

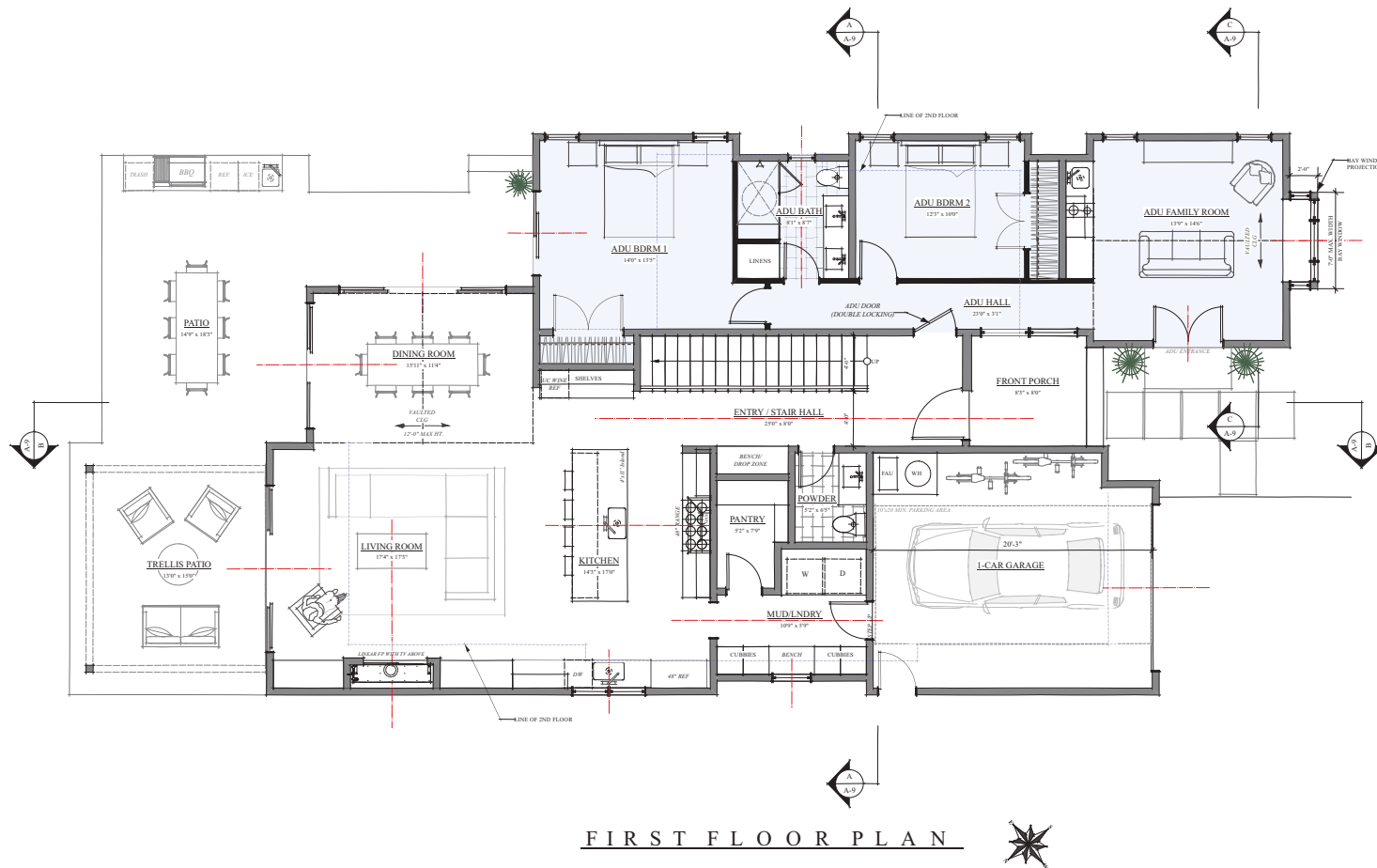
A. FERREIRA

JOB:

25-101

SHEET:

A-4







NEW SINGLE FAMILY HOME  
& ATTACHED ADU :  
**308 VALE ROAD**  
MENLO PARK, CALIFORNIA

STATUS

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REVISIONS

05.24.25 PLN REVIEW 1  
07.07.25 PLN REVIEW 2

CONTENTS:

PROPOSED SECOND  
FLOOR PLAN

DATE:

04.25.25

DRAWN:

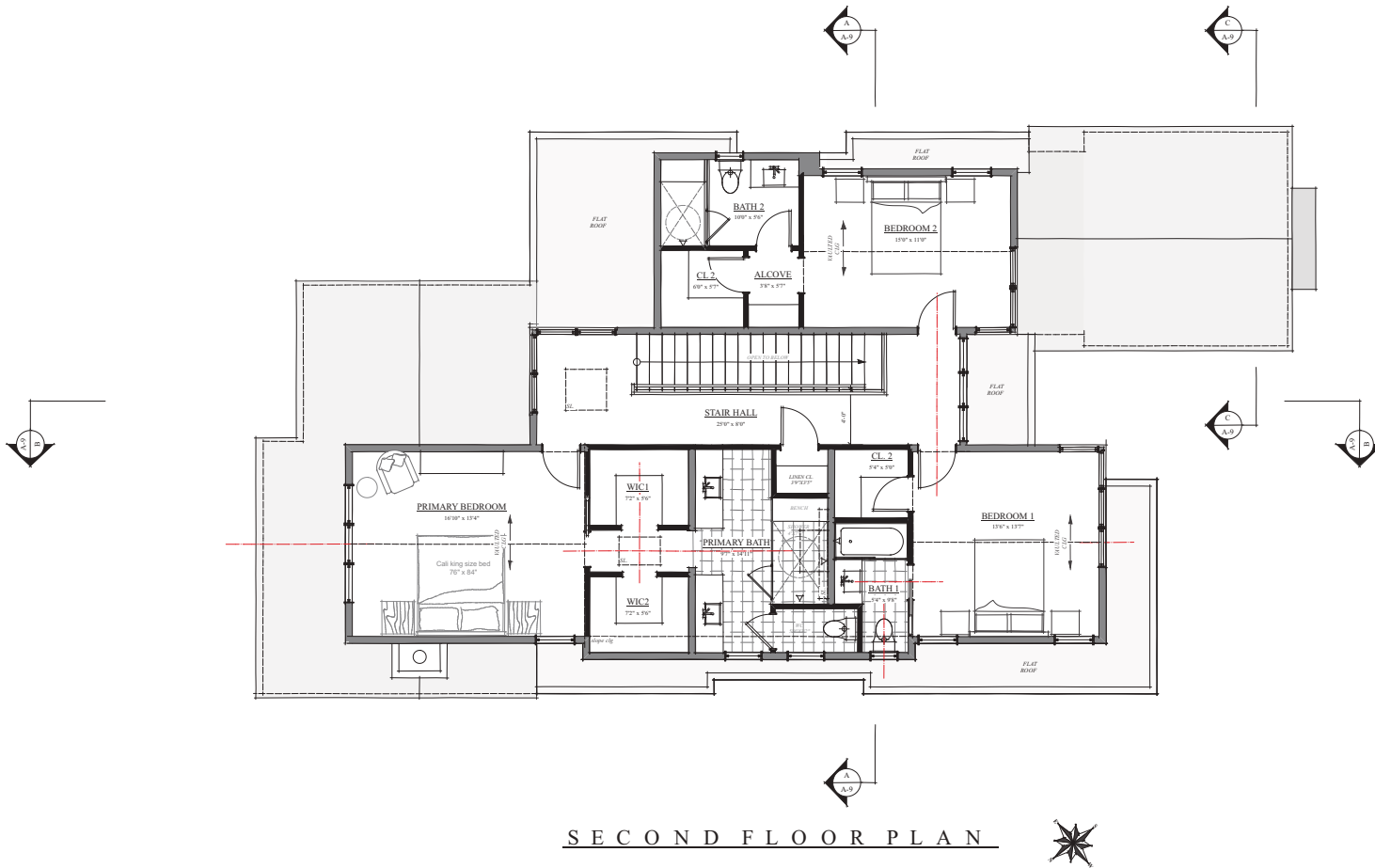
A. FERREIRA

JOB:

25-101

SHEET:

A-5





NEW SINGLE FAMILY HOME  
& ATTACHED ADU :  
**308 VALE ROAD**  
MENLO PARK, CALIFORNIA

STATUS

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USE PERMIT

REVISIONS

05.24.25 PLN REVIEW 1  
07.07.25 PLN REVIEW 2

CONTENTS:

PROPOSED ROOF PLAN

DATE:

04.25.25

DRAWN:

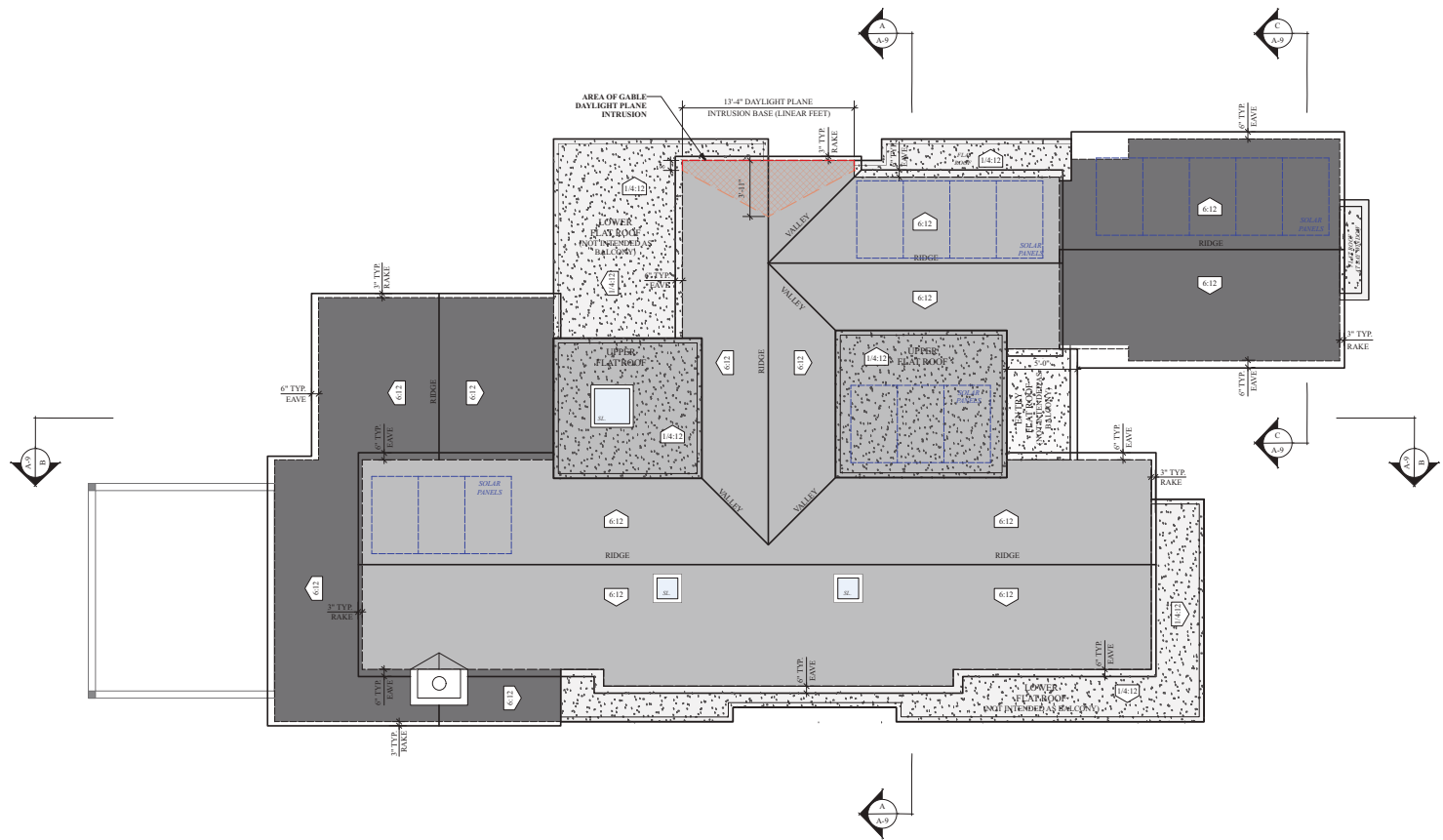
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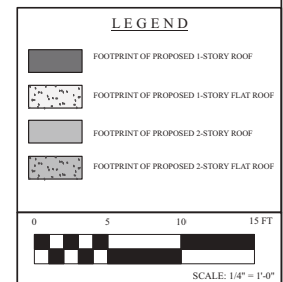
25-101

SHEET:

A-6



PROPOSED ROOF PLAN





NEW SINGLE FAMILY HOME  
& ATTACHED ADU:  
**308 VALE ROAD**  
MENLO PARK, CALIFORNIA

STATUS

ISSUED FOR  
USE PERMIT

REVISIONS

05.24.25 PLN REVIEW 1  
07.07.25 PLN REVIEW 2

CONTENTS:

PROPOSED EXTERIOR  
ELEVATIONS

DATE:

04.25.25

DRAWN:

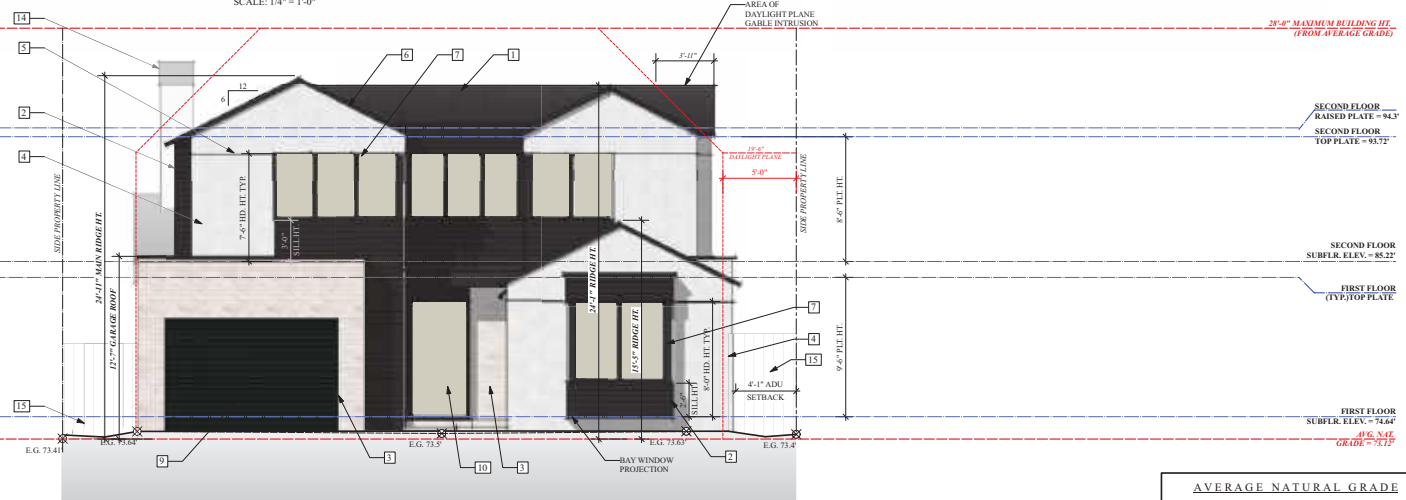
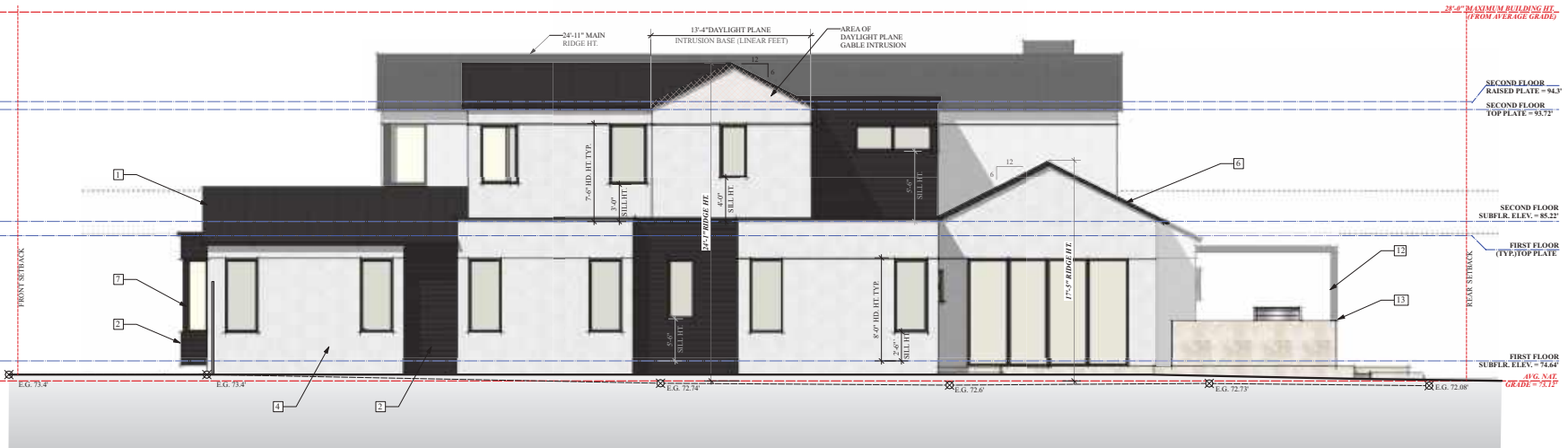
A. FERREIRA

JOB:

25-101

SHEET:

A-7



SHEET NOTES

- 1 STANDING SEAM METAL ROOF WITH 1" MAXIMUM SEAMS OVER HIGH TEMP. MEMBRANE OVER PLYWOOD SHEATHING. CLASS "A" REQUIRED. SL-100 PANELS, COMPLES WITH ICC REPORT # ESR-2048. BY "CUSTOM-BUILT METALS" OR APPROVED EQUAL. COLOR: DARK BRONZE #
- 2 1x4 HORIZONTAL TONGUE & GROOVE WOOD SIDING (1/4" SQ. GROOVE) OVER HENRY-BLESSON OVER 1/2" (MIN.) PLYWOOD (BOTTOM 18" MIN. TO BE TREATED). PAINTED OR APPROVED EQUAL. COLOR: BLACK
- 3 STONE VENEER - JURA BEIGE LIMESTONE WITH BUSH HAMMERED FINISH APPROVED EQUAL. ADHESIVE MATERIAL & METHOD PER CRC. (FO COMPLY W/ SEC. R703.12 CRC W/ REQUIRED BUILDING PAPER, FLASHING & CLEARANCES TO GRADE & CONCRETE PER SEC. R703.12.13 CRC) OR APPROVED EQUAL.
- 4 INTEGRAL COLOR CEMENT PLASTER (STUCCO) WITH SMOOTH HAND APPLIED TEXTURE TO BE DETERMINED BY ARCHITECT. 7/8" (MIN.) THICKNESS IN 4 COATS INCLUDING FIBER-MESH LAYER OVER 2 LAYERS GRADE "D" BLDG. PAPER. OR APPROVED EQUAL. STUCCO COLOR: TBD
- 5 STUCCO CONTROL JOINT
- 6 WOOD FASCIA, RAKE MOULD & TRIM. PRIME/SEAL & PAINT.
- 7 CLAD WOOD WINDOWS & GLASS DOORS (SIERRA PACIFIC) OR APPROVED EQUAL. EXTERIOR FINISH COLOR: DARK BRONZE OR SIMILAR.
- 8 N/A
- 9 CUSTOM GARAGE SECTIONAL DOOR FLUSH METAL PANELS FINAL DESIGN TBD
- 10 CUSTOM ENTRY WOOD CLAD & GLASS DOOR FINAL DESIGN TBD.
- 11 (N) EXTERIOR LIGHT FIXTURES SHIELDED AND DOWNLIT DARK SKY COMPLIANT
- 12 STEEL TRELLIS COLOR: PAINTED TO MATCH WINDOWS
- 13 NEW BBQ
- 14 (N) FIREPLACE EXHAUST VENT (LOCATION) VENT PER MFG. SPECIFICATIONS. PROVIDE U.L. LISTED SPARK ARRESTOR & GSM METAL SHROUD, PAINTED. COLOR: TBD
- 15 STAINED WOOD FENCE, 7' MAX. HT.
- 16 400 AMP ELECTRIC COMBINATION METER / PANEL - INSTALL AS PER PG&E STANDARDS
- 17 NEW GAS LINE & METER. INSTALLATION BY P.G.&E.

AVERAGE NATURAL GRADE

(EXISTING NATURAL GRADE BENEATH PROPOSED BUILDING FOOTPRINT)

(E) HIGH GRADE: 73.68'

(E) LOW GRADE: 72.60'

AVERAGE GRADE: 73.12'

PLATE HEIGHT LEGEND:

0'-0" DIMENSION FROM TOP OF PLATE TO FINISH FLOOR

(0'-0") DIMENSION FROM TOP OF PLATE TO NATURAL OR FINISH GRADE. FINCHETER IS TALLER.

LINE OF PROPOSED FINISHED GRADE

LINE OF EXISTING NATURAL GRADE

0 5 10 15 FT

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



NEW SINGLE FAMILY HOME  
& ATTACHED ADU:  
**308 VALE ROAD**  
MENLO PARK, CALIFORNIA

STATUS

ISSUED FOR  
USE PERMIT

REVISIONS

05.24.25 PLN REVIEW 1  
07.07.25 PLN REVIEW 2

CONTENTS:

PROPOSED EXTERIOR  
ELEVATIONS

DATE:

04.25.25

DRAWN:

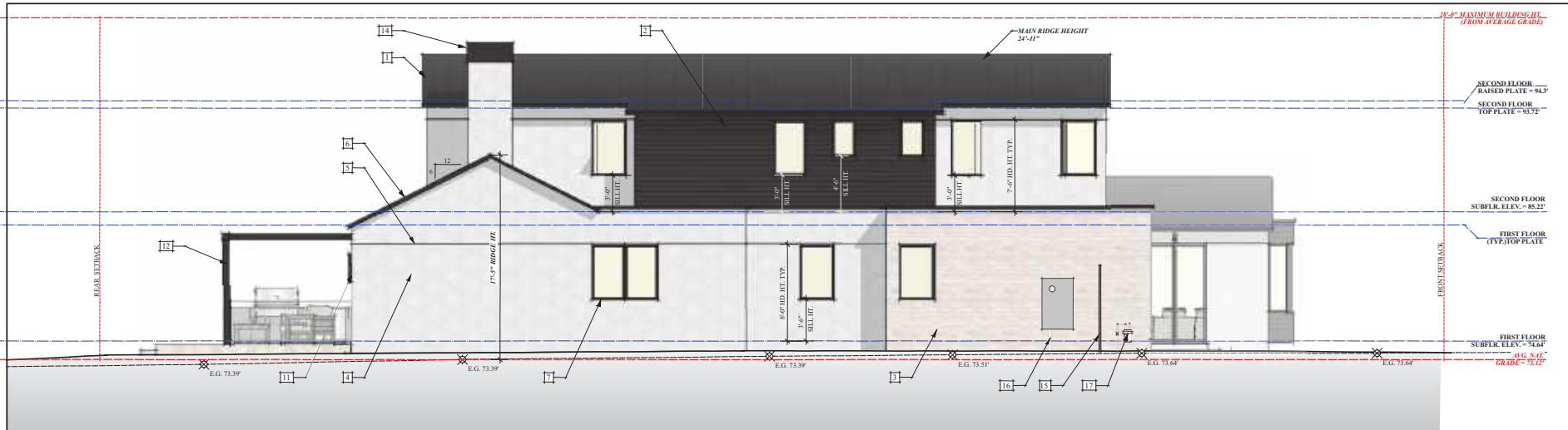
A. FERREIRA

JOB:

25-101

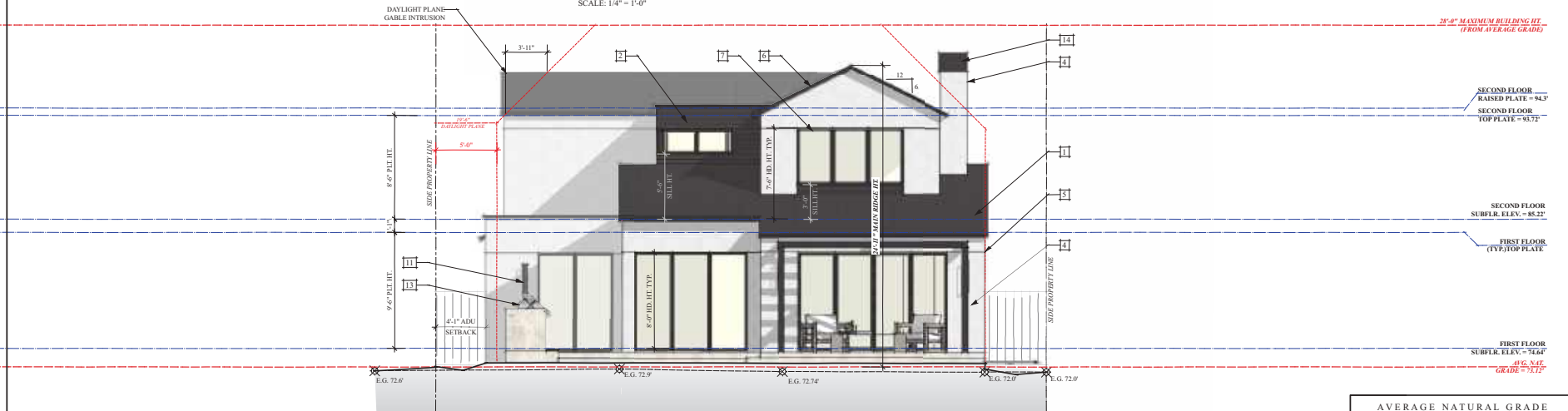
SHEET:

A-8



LEFT (NORTHWEST) ELEVATION

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



REAR (NORTHEAST) ELEVATION

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

SHEET NOTES

- STANDING SEAM METAL ROOF WITH 1" MAXIMUM SEAMS OVER HIGH TEMP. MEMBRANE OVER PLYWOOD SHEATHING. CLASS "A" REQUIRED. SL-100 PANELS, COMPLIES WITH ICC REPORT # ESR-2048. BY "CUSTOM-BUILT METALS" OR APPROVED EQUAL. COLOR: DARK BRONZE
- 1x4 HORIZONTAL TONGUE & GROOVE WOOD SIDING (1/4" SQ. GROOVE) OVER HENRY-BLESSON OVER 1/2" (MIN.) PLYWOOD (BOTTOM 18" MIN. TO BE TREATED). PAINTED OR APPROVED EQUAL. COLOR: BLACK
- STONE VENEER - JURA BEIGE LIMESTONE WITH BUSH HAMMERED FINISH APPROVED EXHAUST. ADHESIVE MATERIAL & METCHED PER C.C. (TO COMPLY W/ SEC. R703.12 CRC W/ REQUIRED BUILDING PAPER, FLASHING & CLEARANCES TO GRADE & CONCRETE PER SEC. R703.12.13 CRC) OR APPROVED EQUAL.
- INTEGRAL COLOR CEMENT PLASTER (STUCCO) WITH SMOOTH HAND APPLIED TEXTURE TO BE DETERMINED BY ARCHITECT. 7/8" (MIN.) THICKNESS IN 4 COATS INCLUDING FIBER-MESH LAYER OVER 2 LAYERS GRADE "D" BLDG. PAPER. OR APPROVED EQUAL. STUCCO COLOR: TBD
- STUCCO CONTROL JOINT
- WOOD FASCIA, RAKE MOULD & TRIM. PRIME/SEAL & PAINT.
- CLAD WOOD WINDOWS & GLASS DOORS (SIERRA PACIFIC) OR APPROVED EQUAL. EXTERIOR FINISH COLOR: DARK BRONZE OR SIMILAR.
- N/A
- CUSTOM GARAGE SECTIONAL DOOR FLUSH METAL PANELS FINAL DESIGN TBD
- CUSTOM ENTRY WOOD CLAD & GLASS DOOR FINAL DESIGN TBD
- (N) EXTERIOR LIGHT FIXTURES SHIELDED AND DOWNLIT DARK SKY COMPLIANT
- STEEL TRELLIS COLOR: PAINTED TO MATCH WINDOWS
- NEW BBQ
- (N) FIREPLACE EXHAUST VENT (LOCATION) VENT PER MFG. SPECIFICATIONS. PROVIDE U.L. LISTED SPARK ARRESTOR & GSM METAL SHROUD, PAINTED. COLOR: TBD
- STAINED WOOD FENCE, 7' MAX. HT.
- 400 AMP ELECTRIC COMBINATION METER / PANEL - INSTALL AS PER PG&E STANDARDS
- NEW GAS LINE & METER. INSTALLATION BY P.G.&E.

AVERAGE NATURAL GRADE

(EXISTING NATURAL GRADE BENEATH PROPOSED BUILDING FOOTPRINT)

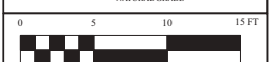
(E) HIGH GRADE: 73.68'  
(E) LOW GRADE: 72.60'  
AVERAGE GRADE: 73.12'

PLATE HEIGHT LEGEND:

0'-0" DIMENSION FROM TOP OF PLATE TO FINISH FLOOR

(0'-0") DIMENSION FROM TOP OF PLATE TO NATURAL OR FINISH GRADE. WHICHEVER IS TALLER.

— LINE OF PROPOSED FINISHED GRADE  
- - - - - LINE OF EXISTING NATURAL GRADE



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



NEW SINGLE FAMILY HOME  
& ATTACHED ADU :  
**308 VALE ROAD**  
MENLO PARK, CALIFORNIA

STATUS

ISSUED FOR  
USE PERMIT

REVISIONS

05.24.25 PLN REVIEW 1  
07.07.25 PLN REVIEW 2

CONTENTS:

PROPOSED BUILDING  
SECTIONS

DATE:

04.25.25

DRAWN:

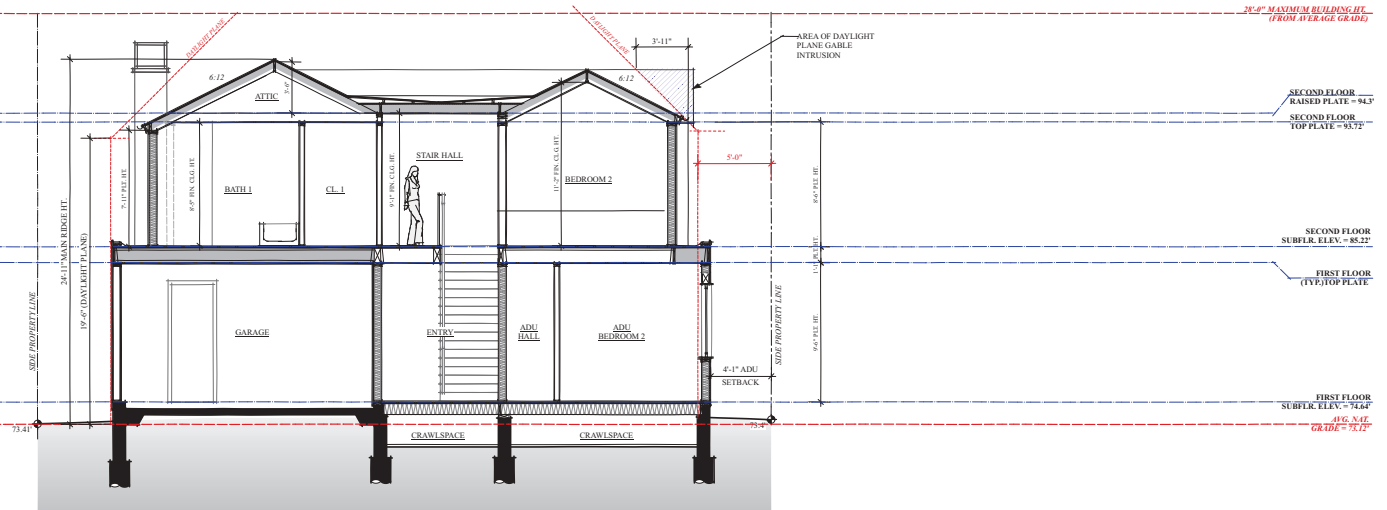
A. FERREIRA

JOB:

25-101

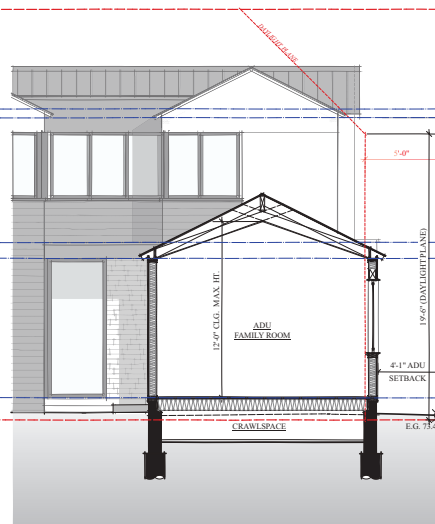
SHEET:

A-9



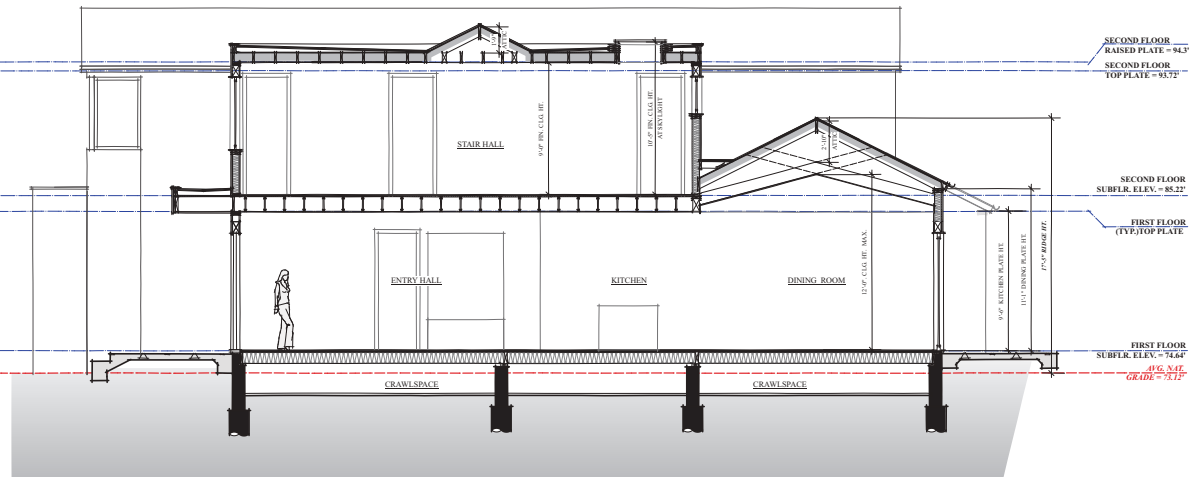
SECTION A

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



SECTION C @ ADU

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



SECTION B

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

AVERAGE NATURAL GRADE

(EXISTING NATURAL GRADE BENEATH PROPOSED BUILDING FOOTPRINT)

(E) HIGH GRADE: 73.64'

(E) LOW GRADE: 72.60'

AVERAGE GRADE: 73.12'

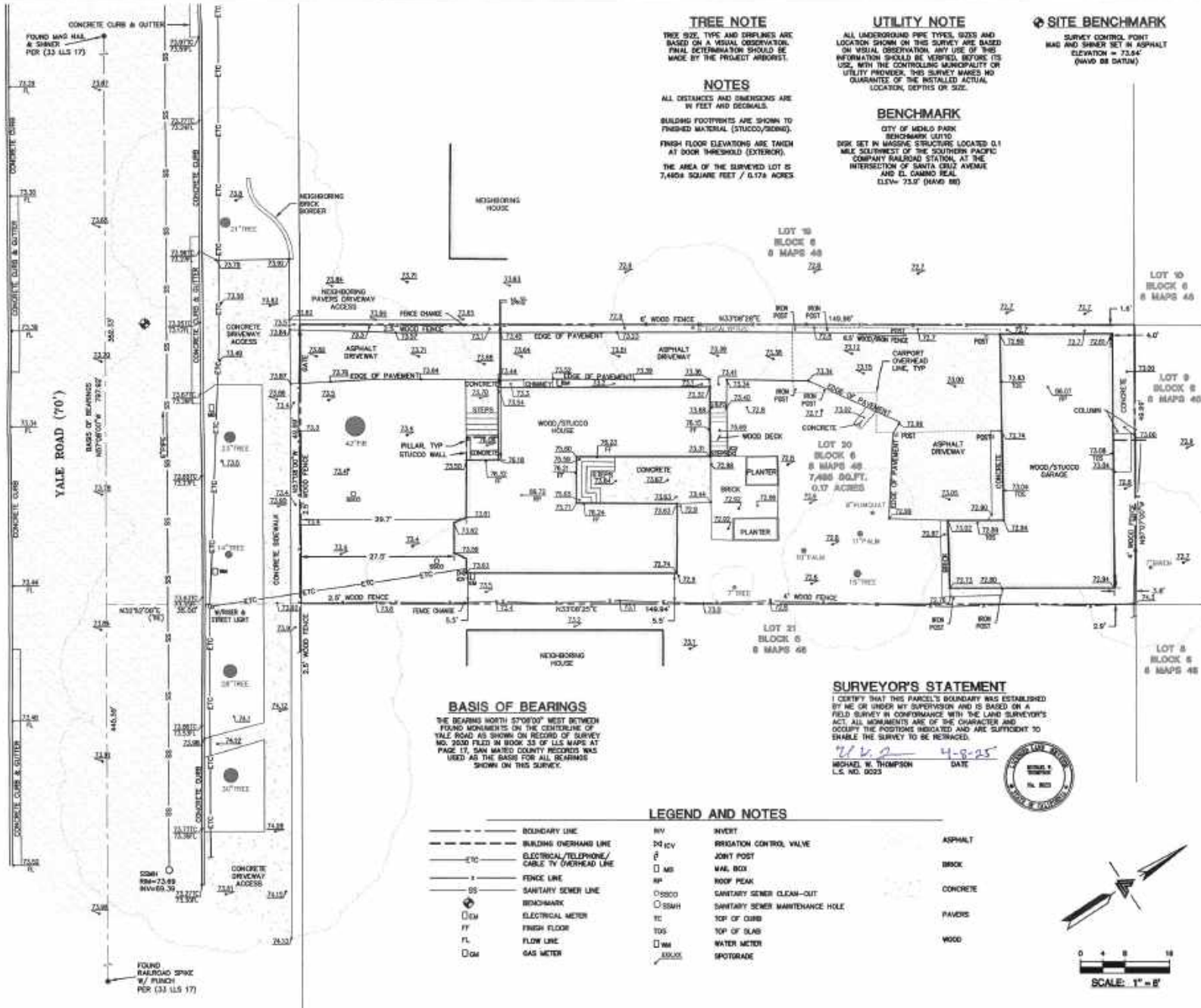


SCALE: 1/4" = 1'-0"





VICINITY MAP  
NO SCALE



### TREE NOTE

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

### NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.  
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/ROOFING).  
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).  
THE AREA OF THE SURVEYED LOT IS 7,460.4 SQUARE FEET / 0.172 ACRES.

### UTILITY NOTE

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

### BENCHMARK

CITY OF MENLO PARK  
BENCHMARK UNIT 10  
BENCH SET IN MASSIVE STRUCTURE LOCATED 0.1 MILE SOUTHWEST OF THE SOUTHERN PACIFIC COMPANY RAILROAD STATION, AT THE INTERSECTION OF SANTA CRUZ AVENUE AND EL CAMINO REAL  
ELEVATION = 73.64' (NAVD 83 DATUM)

### SITE BENCHMARK

SURVEY CONTROL POINT  
NAD AND SHOWN SET IN ASPHALT  
ELEVATION = 73.64' (NAVD 83 DATUM)

### BASIS OF BEARINGS

THE BEARINGS NORTH 30°00'00" WEST BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF YALE ROAD, AS SHOWN ON RECORD OF SURVEY NO. 2030 FILED IN BOOK 33 OF L.S. MAPS AT PAGE 17, SAN MATEO COUNTY RECORDS WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS SURVEY.

### SURVEYOR'S STATEMENT

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

4-8-25  
MICHAEL R. THOMPSON  
L.S. NO. 5025



### LEGEND AND NOTES

|   |                                 |          |
|---|---------------------------------|----------|
| --- BOUNDARY LINE                                   | RV INVERT                       | ASPHALT  |
| --- BUILDING OVERHEAD LINE                          | D4 ICV IRRIGATION CONTROL VALVE | BRICK    |
| --- ETC ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE | JOINT POST                      | CONCRETE |
| --- FENCE LINE                                      | WAL BOX                         | PAVERS   |
| --- SANITARY SEWER LINE                             | ROOF PEAK                       | WOOD     |
| --- BENCHMARK                                       | SANITARY SEWER CLEAN-OUT        |          |
| --- ELECTRICAL METER                                | SANITARY SEWER MAINTENANCE HOLE |          |
| --- FINISH FLOOR                                    | TOP OF CURB                     |          |
| --- FLOW LINE                                       | TOP OF SLAB                     |          |
| --- GAS METER                                       | WATER METER                     |          |
|   | SPOTGRADE                       |          |



LEA & BRAZE ENGINEERING, INC.  
CITY ENGINEER / LAND SURVEYOR  
REGISTERED PROFESSIONAL  
1000 ZEPHYRUS DRIVE, SUITE 200  
SAN MATEO, CALIFORNIA 94401  
TEL: 650-339-1000 FAX: 650-339-1001  
WWW.LEA-AND-BRAZE.COM

308 YALE ROAD  
MENLO PARK  
CALIFORNIA

BOUNDARY AND  
TOPOGRAPHIC SURVEY

|                 |    |
|-----------------|----|
| REVISIONS       | BY |
| JOB NO: 2242418 |    |
| DATE: 1-13-25   |    |
| SCALE: 1"=4'    |    |
| REVD BY: MT     |    |
| FIELD BY: MS    |    |
| DRAWN BY: DDB   |    |
| SHEET NO:       |    |

**SU1**  
1 OF 1 SHEETS



**City of Menlo Park**

Attention: Matt Pruter

701 Laurel Street, Menlo Park, CA 94025

July 9, 2025

**RE: 308 Yale Drive - Use Permit project description (revised)**

This proposal seeks Use Permit approval for a new two-story single-family residence including an attached one-car garage and an integrated 800 sq. ft. ADU on an existing non-conforming lot on Yale Drive. The lot, at 7,495 square feet, is non-conforming due to its 49.99' width (where 65' is required in the R-1U zone).

The existing Minimal Traditional one-story home (built in 1939) will be demolished. The neighborhood features a mix of one and two-story homes in styles ranging from Traditional, Spanish Revival to Transitional Modern and Modern Craftsman.

The proposed home follows a transitional architectural style, blending traditional and modern elements for a balanced, timeless aesthetic. The overall massing of the house is simple and ordered, but not overly formal or symmetrical. While the house leans modern, the gabled roofline and use of traditional materials make it feel more inviting and warmer compared to purely modern architecture. The stone and horizontal wood siding serve as textural elements and provide visual interest. By combining classic proportions with modern finishes, this home achieves a harmonious blend of past and present, reflecting the essence of transitional design.

The main house has an open floor plan connecting the dining, family, and kitchen areas, with 3 bedrooms and 3.5 bathrooms. Large windows and thoughtful material selections contribute to a contemporary yet inviting feel. Outdoor spaces include a covered front porch and rear veranda for gathering and relaxation. The attached ADU consists of two bedrooms, one bathroom, and an open-concept family room with a kitchen.

The existing property to the right (300 Yale) is one-story and the property to the left (316 Yale) is two-story. To mitigate privacy impacts, second-floor windows facing adjacent homes have been minimized. The Gable roofs and second floor setback help reduce mass and scale, creating a gradual transition in relation to adjacent homes. This minimizes visual impact and helps the home blend with the neighborhood. The proposed gable roof on the right side of the second floor utilizes the Daylight Plane intrusion exception, extending into the daylight plane while remaining well below the maximum encroachment length. Additionally, most of the home's setbacks exceed the required distances.

An outreach package including a cover letter, site plan, renderings and elevations has been sent out to the following neighboring properties (via USPS priority mail): 300 Yale (house to right), 315 Yale (house to left), 309 Yale (across the street), and 301, 309, 317 University Drive (properties to rear). See attached letter and photos of mailed envelopes.

**Steve Simpson****Principal Architect****SDG Architecture, Inc.**



April 17, 2025

**RE: New home at 308 Yale Drive – Use Permit Review**

Dear Neighbor,

We will soon be submitting plans for a new home in your neighborhood and would like to give you an opportunity to review the project.

This proposal is for a new two-story single-family residence including an attached one-car garage and an integrated 800 sq. ft. ADU on an existing non-conforming lot on Yale Drive. The existing Minimal Traditional one-story home is proposed to be demolished. The neighborhood features a mixture of one and two-story homes in styles ranging from Traditional, Spanish Revival to Transitional Modern and Modern Craftsman.

The proposed project follows a transitional architectural style, blending traditional and modern elements for a balanced, timeless aesthetic. This home will include 3 bedrooms and 3.5 bathrooms with an open floor plan layout at the Family, Dining and Kitchen areas. The attached ADU consists of 2 bedrooms, 1 bathroom, and an open-concept family room with a kitchen.

The overall massing of the house is simple and ordered, but not overly formal or symmetrical. While the house leans modern, the gabled roofline and use of traditional materials make it feel more inviting and warmer compared to purely modern architecture. The stone and horizontal wood siding serve as textural elements and provide visual interest. By combining classic proportions with modern finishes, this home achieves a harmonious blend of past and present, reflecting the essence of transitional design. Outdoor spaces include a covered front porch and rear veranda for gathering and relaxation.

The existing property to the right (300 Yale) is one-story and the property to the left (316 Yale) is two-story. To mitigate privacy impacts, second-floor windows facing adjacent homes have been minimized. The Gable roofs and second floor setback help reduce mass and scale, creating a gradual transition in relation to adjacent homes. This minimizes visual impact and helps the home blend with the neighborhood. Additionally, most of the home's setbacks exceed the required distances.

Please forward any comments or questions directly to SDG Architecture ([ami@sdgarchitecture.com](mailto:ami@sdgarchitecture.com)).

Best regards,

Steve Simpson, Principal Architect  
SDG Architecture, Inc.



**City of Menlo Park**

April 11, 2025

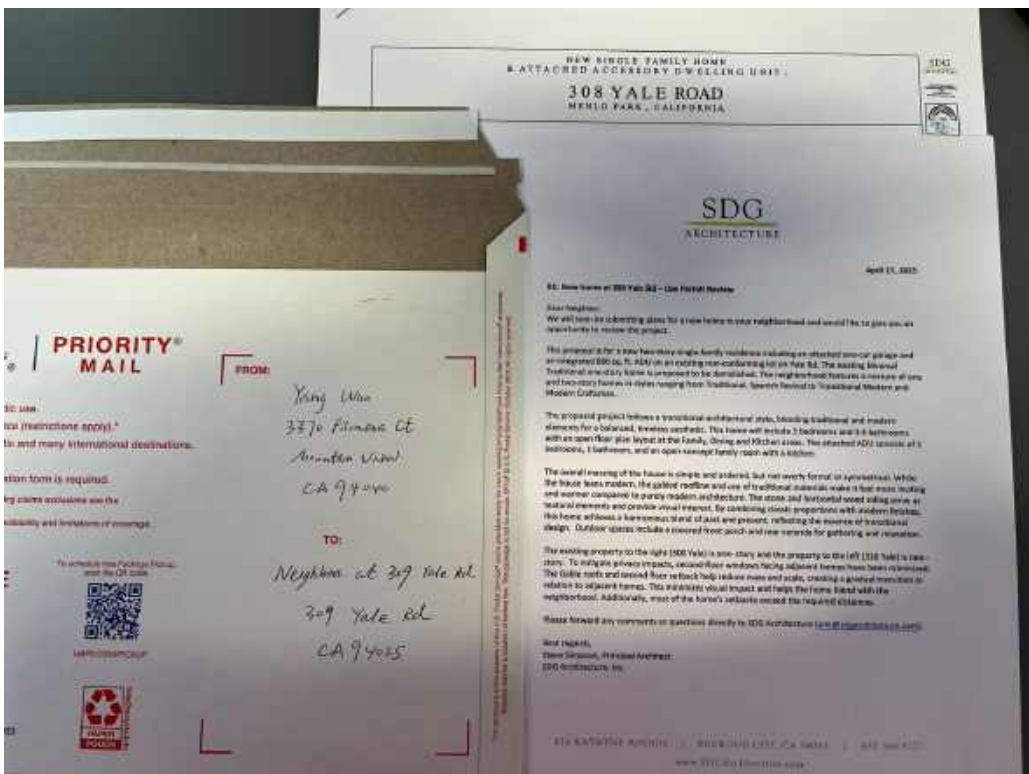
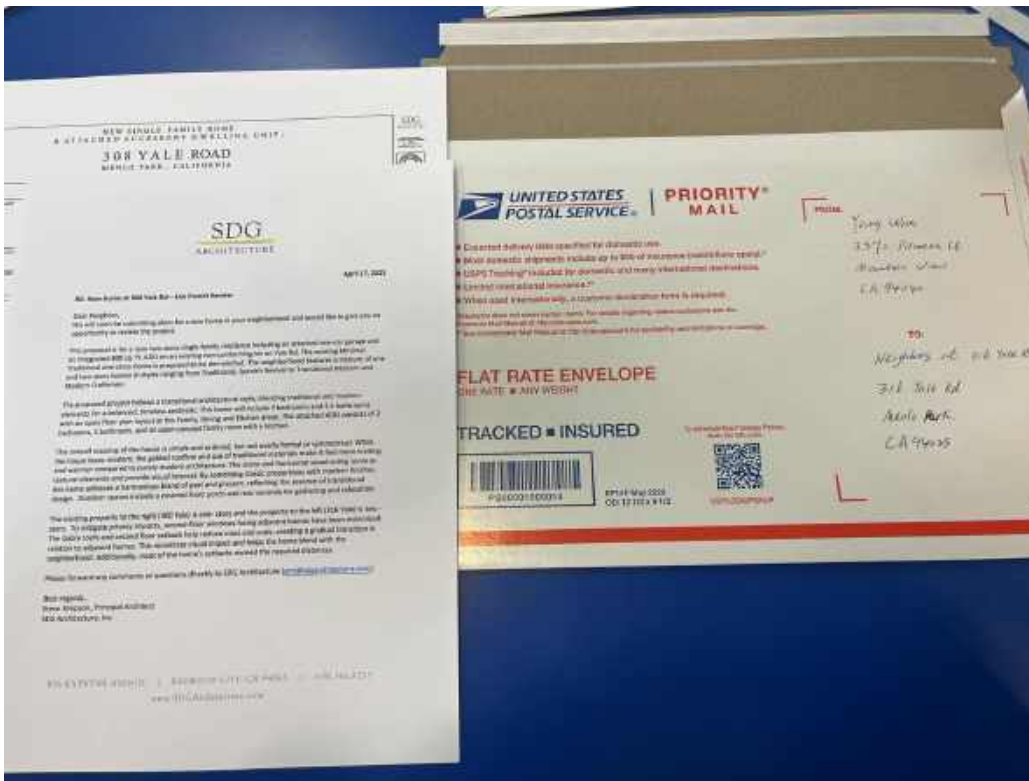
Attention: Mathew Pruter, Associate Planner  
701 Laurel Street, Menlo Park, CA 94025

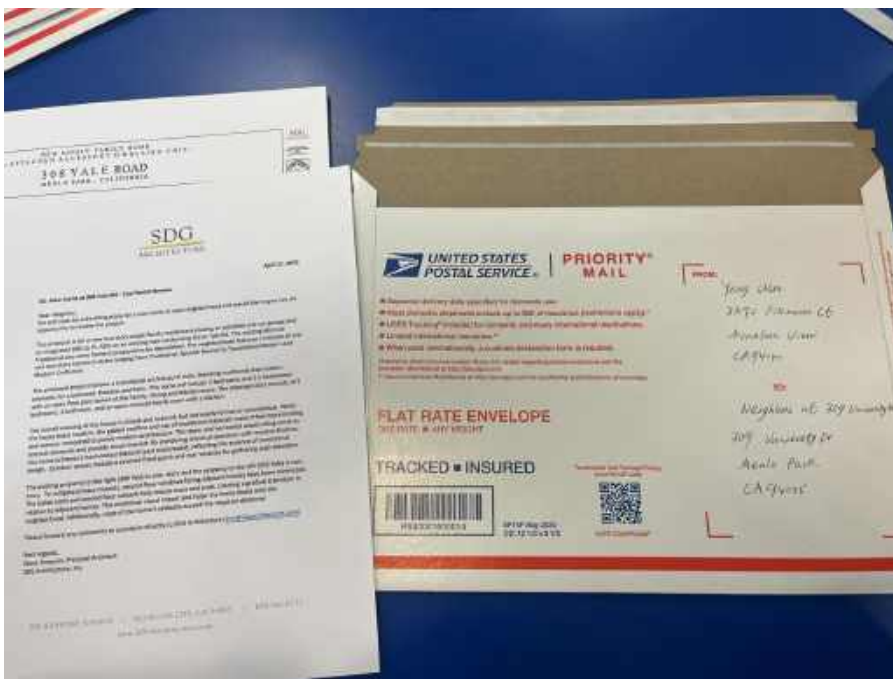
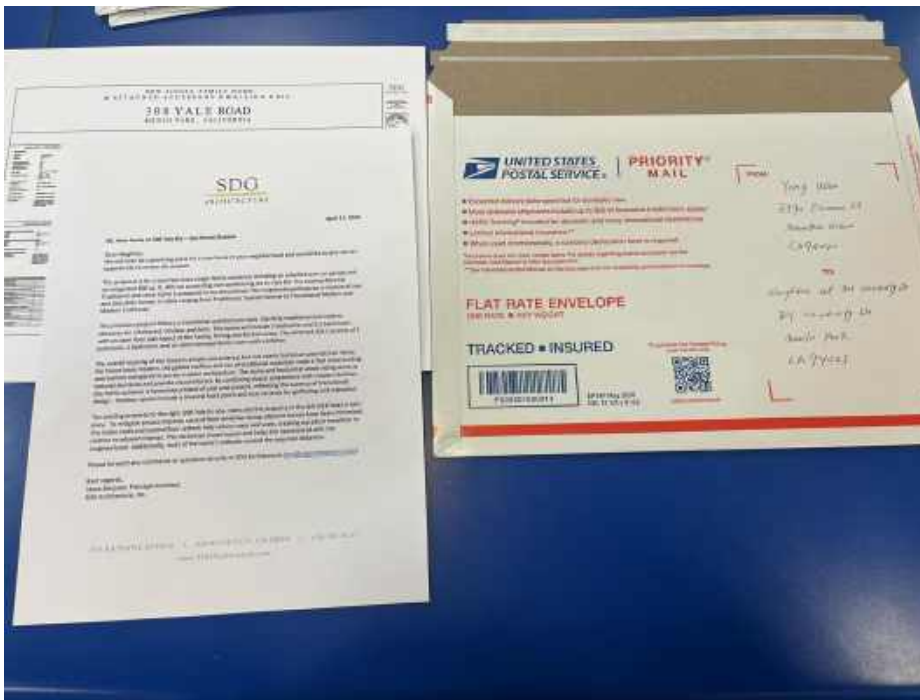
**RE: 308 Yale Road - Use Permit Plan Review Comments**  
PLN2025-00013

*An outreach package including a cover letter, site plan, renderings and elevations has been sent out to the following neighboring properties (via USPS priority mail):*

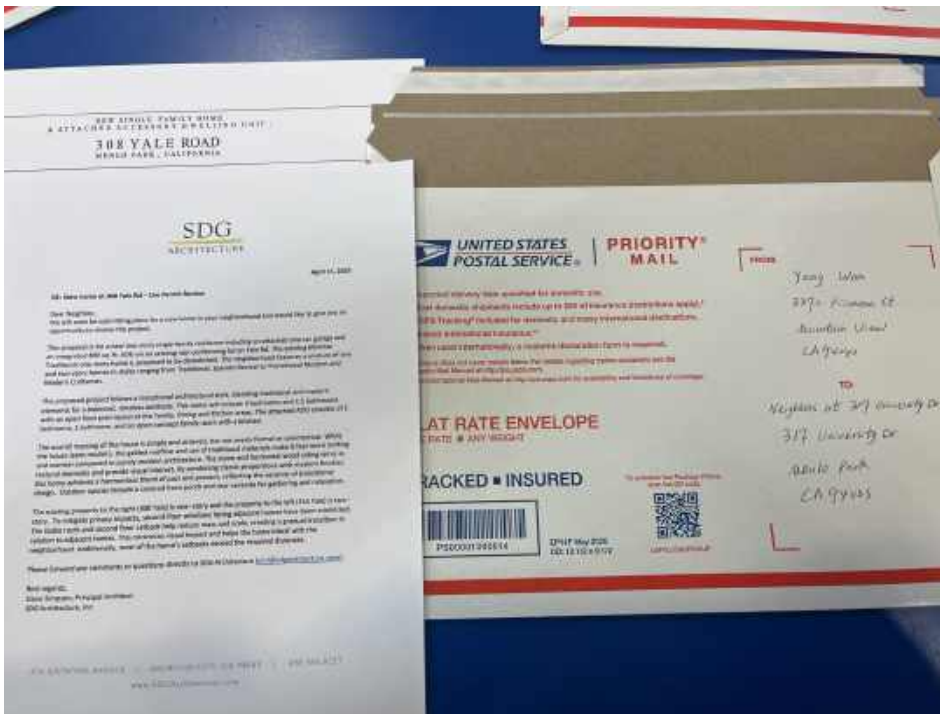
- 300 Yale (house to right)*
- 316 Yale (house to left)*
- 309 Yale (across the street)*
- 301, 309, 317 University Drive (properties to rear).*











| UNITED STATES POSTAL SERVICE |     |            |                             |
|------------------------------|-----|------------|-----------------------------|
| MOUNTAIN VIEW                |     |            |                             |
| 211 HORE ST                  |     |            |                             |
| MOUNTAIN VIEW, CA 94041-9995 |     |            |                             |
| (950) 275-0777               |     |            |                             |
| 04/19/2025                   |     |            | 11:45 AM                    |
| Product                      | Qty | Unit Price | Price                       |
| Priority Mail®               | 1   |            | \$10.10                     |
| Flat Rate Env                |     |            |                             |
| Mountain View, CA 94025      |     |            |                             |
| Flat Rate                    |     |            |                             |
| Expected Delivery Date       |     |            | Tue 04/22/2025              |
| Tracking #:                  |     |            | 9505 5143 4852 5109 9088 00 |
| Insurance                    |     |            | Up to \$100.00 included     |
| Total                        |     |            | \$10.10                     |
| Priority Mail®               | 1   |            | \$10.10                     |
| Flat Rate Env                |     |            |                             |
| Mountain View, CA 94025      |     |            |                             |
| Flat Rate                    |     |            |                             |
| Expected Delivery Date       |     |            | Tue 04/22/2025              |
| Tracking #:                  |     |            | 9505 5143 4852 5109 9088 02 |
| Insurance                    |     |            | Up to \$100.00 included     |
| Total                        |     |            | \$10.10                     |
| Priority Mail®               | 1   |            | \$10.10                     |
| Flat Rate Env                |     |            |                             |
| Mountain View, CA 94025      |     |            |                             |
| Flat Rate                    |     |            |                             |
| Expected Delivery Date       |     |            | Tue 04/22/2025              |
| Tracking #:                  |     |            | 9505 5143 4852 5109 9388 76 |
| Insurance                    |     |            | Up to \$100.00 included     |
| Total                        |     |            | \$10.10                     |
| Priority Mail®               | 1   |            | \$10.10                     |
| Flat Rate Env                |     |            |                             |
| Mountain View, CA 94025      |     |            |                             |
| Flat Rate                    |     |            |                             |
| Expected Delivery Date       |     |            | Tue 04/22/2025              |
| Tracking #:                  |     |            | 9505 5143 4852 5109 9388 90 |
| Insurance                    |     |            | Up to \$100.00 included     |
| Total                        |     |            | \$10.10                     |
| Priority Mail®               | 1   |            | \$10.10                     |
| Flat Rate Env                |     |            |                             |
| Mountain View, CA 94025      |     |            |                             |
| Flat Rate                    |     |            |                             |
| Expected Delivery Date       |     |            | Tue 04/22/2025              |
| Tracking #:                  |     |            | 9505 5143 4852 5109 9088 13 |
| Insurance                    |     |            | Up to \$100.00 included     |
| Total                        |     |            | \$10.10                     |
| Grand Total                  |     |            | \$50.50                     |
| Cardholder                   |     |            | Jung, Won                   |
| Card Number                  |     |            | 10000000000000000000        |
| Approval #                   |     |            | 062276                      |
| Transaction #                |     |            | 421                         |
| AID                          |     |            | A0000000000000000000        |
| R                            |     |            | VISA CREDIT                 |
| CHASE VISA                   |     |            |                             |



## Arborist Report

308 Yale Rd.  
Menlo Park, CA 94025



*Inspection Date:*

*January 22, 2025*

*Revision Date: April 30, 2025*

Prepared by: Chris Stewart

Project Arborist: Chris Stewart

certified arborist WC ISA #WE-13682A

TRAQ Certified

*Original Submission Date: January 22, 2025*

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## Assignment

It was our assignment to physically inspect all trees on and within ten feet (10') of the property based on the topographical map provided by the design team. We were to map, tag and compile data for each tree and write an inventory/survey report documenting our observations on the site's existing conditions. For this revision, the "Proposed Site Plan", sheet A-1 dated 4.25.25 was reviewed and the comments responses are in **bold** in the "Summary" section of this report starting below on page 2.

## Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map, and recommendations for their care can be found in the data sheet that accompanies this report.

There are 14 trees included in this report with 6 trees protected under the City of Menlo Park's tree protection ordinance. During our survey, none of the trees were rated "A" condition, none of the trees were rated "B" condition, 6 trees were rated "C" condition, and 8 of the trees were rated "D" condition.

A - Retain, condition warrants long-term preservation.

B - Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.

C- May be preservable but is not worthy of extensive effort or design accommodation.

D – Recommend removal due to existing condition and/or structure.

The valuation for all protected trees in the surveyed area using the 10th edition of the Guide for Plant Appraisals is \$74,961.

The existing home will be demolished, and a new home will be constructed in the same general location. No plans were available for review during the initial tree survey.

All on-site trees protected by the City's Municipal Code will require replacement according to their appraised value if it is damaged beyond repair as a result of construction.

The city of Menlo Park requires a tree protection verification letter after tree protection has been installed and before construction begins. Once tree protection is installed and after permit approval, the project arborist shall be notified and shall submit a tree protection report to the contractor.

Furthermore, the city of Menlo Park requires monthly tree protection/construction monitoring inspections by the project arborist throughout the duration of the project. Please contact our office at "[office@urbantreemanagement.com](mailto:office@urbantreemanagement.com)" for a quote for the above services.

A final inspection is required by the City Arborist at the end of the project. This inspection is to be completed prior to the removal of tree protection fencing. Any replacement trees should be planted at this time as well.

**Tree #485** is a Douglas fir (*Pseudotsuga menziesii*) tree with a 42" DBH. This tree stands approximately 90' tall with a 50' canopy spread. This tree receives a "fair" rating for both health and structure with a thinning upper canopy. This tree is out of its natural environment and is in an urban setting where any type of failure would have catastrophic consequences. There is a high likelihood of failures from this tree causing damage. I recommend this tree be removed and replaced with a more suitable species for this location.

**Camphor (*Cinnamomum camphora*) street trees #481, 482 and 483 shall have tree protection fencing per the specification called out in the "Tree Protection Plan" section. The tree protection fencing around these trees shall enclose the entire planting area between the sidewalk and the street curb. Camphor street tree #480 is far enough away from construction to not be impacted.**

**The denial of the tree removal permit for Douglas fir (*Pseudotsuga menziesii*) #485 is still pending final review by the City's Public Works Director. This tree has the proposed new driveway and parking spaces at approximately 6'-7" from the trunk of this tree. This is inside 6x the DBH of this tree and all excavation within the TPZ shall be by hand or air spade only with the intent of keeping impacts as low as possible. It appears that approximately 15% of this tree's roots will be impacted by the new driveway spaces which should keep the impact rating at "low" to "medium". The existing driveway will be kept in place as long as possible to function as a root buffer for this tree's roots. Tree protection fencing for this tree shall be at 6X the diameter of this tree. This tree will require work within its TPZ so trunk protection shall be added to this tree's trunk as follows:**

**Securely bind wooden slats at least 1-inch-thick around the trunk (preferably on a closed-cell foam pad). Secure and wrap at least one layer of orange plastic construction fencing around the outside of the wooden slats for visibility;**

**❑ DO NOT drive fasteners into the tree;**

**❑ Install trunk protection immediately prior to work within the TPZ and remove protection from the tree(s) as soon as work moves outside the TPZ;**

**❑ Protect major scaffold limbs as determined by the City Arborist or Project Arborist; and**

**❑ If necessary, install wooden barriers at an angle so that the trunk flare and buttress roots are also protected.**

**The Paper birch (*Betula papyrifera*) tree #491 on the neighbor's property isn't ordinance size to be protected but care should be taken not to disrupt or sever large roots from this tree. This tree is approximately 4' away from the property line and all work within the TPZ of this tree to remove and replace the existing fence shall be by hand or air spade to keep impacts as low as possible in this area.**

**I recommend a 6" layer of mulch spread evenly throughout the TPZ's of each tree to remain onsite along with irrigation. Irrigation shall happen once a month to a depth of 18" and can be accomplished with drip irrigation or hand watering. All excavation and trenching within the TPZ's of the trees to remain onsite shall be by hand or air spade only. The stockpiling of debris or supplies is strictly prohibited with the TPZ's of all trees to remain onsite.**

**If all recommendations above in the "Summary" section and below in both the "Risk to Tree by Construction" and "Tree Protection Plan" section are followed, the trees will be adequately protected, and construction may proceed as planned.**

## **Survey Methods**

The trunks of the trees were measured using an arborist's diameter tape at 54-inches (54") above soil grade. In cases where the main trunk divides below 54" but above grade, the tree is measured (per the City of Menlo Park's protected tree ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. In cases where the main trunk divides below grade, each trunk is measured and tagged as an individual tree. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

All the trees surveyed were examined and then rated based on their individual health and structure according to the following Tree Ratings Table. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth, and the absence or presence of pests or disease.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs; and the extent and location of apparent decay. For each tree, a structural rating of "fair" or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A "fair/poor" rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique



to improve the structure or mitigate structural stresses. A “poor” structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or large portions of the tree. Very large trees that are rated “fair/poor” for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional **\*\*CONSIDER REMOVAL\*\*** notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

## Tree Ratings Table

| <b><u>Rating</u></b> | <b><u>Health</u></b>   | <b><u>Structure</u></b>   |
|----------------------|--|---|
| <b>Good</b>          | excellent/vigorous   | flawless  |
| <b>Fair/good</b>     | no significant health concerns   | very stable   |
| <b>Fair</b>          | showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance. | routine maintenance needed such as pruning or end weight reduction as tree grows                    |
| <b>Fair/poor</b>     | in decline, significant health issues  | significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree |
| <b>Poor</b>          | dead or near dead  | hazard  |

## Tree Disposition Categories

Each tree onsite has been categorized for its suitability for preservation relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if each tree is suitable for preservation. Each tree in the survey (Tree Data Table) has been assigned one of the following categories:

- A - Retain, condition warrants long-term preservation.
- B - Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.
- C- May be preservable but is not worthy of extensive effort or design accommodation.
- D – Recommend removal due to existing condition and/or structure.

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More



thorough conversations about impacts and specific preservation plans can be reported as the project evolves.

## Local Regulations Governing Trees

### Definition of a heritage tree

1. Any tree having a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more measured at 54 inches above natural grade.
2. Any oak tree native to California, with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade.
3. Any tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit.
4. Trees with more than 1 trunk shall be measured at the diameter below the main union of all multi-trunk trees unless the union occurs below grade, in which case each stem shall be measured as a stand-alone tree. A multi-trunk tree under 12 feet in height shall not be considered a heritage tree.

## Survey Area Observations and Discussion

This property is in a residential neighborhood in the city of Menlo Park. The surveyed area is rectangular and flat with no elevation change. This lot is characterized by five Camphor (*Cinnamomum camphora*) street trees, and one large Douglas fir (*Pseudotsuga menziesii*) that is recommended for removal. Nine (9) distinct tree species were identified during this tree survey.

### Tree Health on this Property

The health of the trees in the surveyed area ranged from “fair/good” to “fair.” Most of the trees on this property are healthy. Individual issues and recommendations for each tree are listed under the “Notes” column on the accompanying data sheet.

### Tree Structure on this Property

Tree structure in the survey area ranged from “fair” to “fair/poor.” Most of the trees surveyed received “fair/poor” structural ratings due to the incidence of decay, and presence of codominant leaders and branching habits resulting from a lack of developmental structure pruning at a young age.

Ideally, trees are pruned for structure when young and are properly maintained to reduce end-weight and correct structural weaknesses as they grow. This practice prevents the growth of codominant leaders, epicormic sprouts, and excessively long, lateral branches that are prone to breakage. As mentioned above, the property would benefit from a pruning maintenance program to help correct the structure of the trees, reduce dead and diseased wood accumulation, and prevent future limb or codominant leader failures.

## Recommended Removals Based on existing Health/Structure/Species

Details of each individual tree are located on the attached "Appendix D Tree Data table."

### Protected Tree Removals (permit required for removal)

Tree #485 is a Douglas fir (*Pseudotsuga menziesii*) with a DBH of 42"

### Site Images (Removal)



Tree #485

### Site Images



Tree #480

Tree #481

Tree #482



**Tree #484**



**Tree #488**

### **Risks to Trees by Construction**

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

### **Tree Protection Plan**

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8-10 times (8x-10x) the DBH in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6x the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:

- a. Consist of chain link fencing and have a minimum height of 6'.
- b. Be mounted on steel posts driven approximately 2' into the soil.
- c. Fencing posts must be located a maximum of 10' on center.
- d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
- e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a Certified Arborist.

Tree protection signage shall be mounted to all individual tree protection fences and shall read

**“WARNING TREE PROTECTION AREA  
ONLY AUTHORIZED PERSONNEL  
MAY ENTER THIS AREA**

**No excavation, trenching, material storage, cleaning, equipment access, or dumping is allowed behind this fence.**

**Do not remove or relocate this fence without approval from the project arborist. This fencing must remain in its approved location throughout demolition and construction.**

**Project Arborist contact information:**

**Name:**

**Business:**

**Phone number:**” and shall be in both English and Spanish printed on 11”x17” yellow paper.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborist is Chris Stewart (408) 313-1937. The Project Arborist should supervise any excavation activities within the tree protection zones of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the Project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the driplines of trees should be thoroughly irrigated to a soil depth of 18 inches every 2 weeks during the dry months.

4. Mulch should cover all bare soil within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Coarse wood chips are preferred because they are organic and degrade naturally over time.
5. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
  - a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
  - b. Landscape irrigation trenches must be located a minimum distance of 10x the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
6. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
7. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
8. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
9. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially Oak trees.
10. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
11. Any plants that are planted inside the driplines of oak trees must be of a species that is compatible with the environmental and cultural requirements of oak trees. Plants compatible with California native oaks can be found in The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks." This publication details plants compatible with California native oaks and is currently available online at: <http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf>.



## **Appendix A – Assumptions and Limiting Conditions**

1. Any legal description provided to this arborist is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. This arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. This arborist shall not be required to give testimony or to attend court by reason of the information provided by this arborist unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this arborist.
6. This report and the values expressed herein represent the opinion of this arborist, and this arborist's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. This arborist cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. This arborist cannot take responsibility for any root defects which could only have been discovered by such an inspection.



## **Appendix B – Arborist Disclosure Statement**

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

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

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

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

## Appendix C - Disclaimer and Certification of Performance

Urban Tree Management locates our Tree Inventory Numbers in *approximate* locations, for visual reference only. Field verification of tree locations and tree numbers is required before *any* actions are taken. Trunk diameters, locations, and species are not necessarily accurate on topographic maps. Urban Tree Management, Inc., does not create topographic survey maps and cannot be held liable for information therein.

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,



Chris Stewart

WC ISA Certified Arborist WE-13682A

TRAQ Certified



## Appendix D - TREE SURVEY DATA

Address: 308 Yale Rd, Menlo Park, CA 94025  
Inspection Date: 1/22/2025

Revision Date: 4/30/2025

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

| KEY         | Health   | Structure   |
|-------------|--|---|
| Good        | excellent, vigorous  | flawless  |
| Fair - Good | no significant health concerns                                       | very stable   |
| Fair        | declining; measures should be taken to improve health and appearance | routine maintenance needed                              |
| Fair - Poor | in decline: significant health issues                                | mitigation needed, it may or may not preserve this tree |
| Poor        | dead or near dead  | hazard  |

| TAG NO. | COMMON NAME              | DIAMETER AT BREAST HEIGHT" | H'/W'   | HEALTH | STRUCTURE | PROTECTED (X) | TREE DISPOSITION | NOTES, RECOMMENDATIONS   |
|---------|--------------------------|----------------------------|---------|--------|-----------|---------------|------------------|--|
| 480     | Camphor                  | 24.0                       | 45'/40' | f      | fp        | x             | C                | Street tree, EWR, DWR, SP,poor pruning for power line clearance                      |
| 481     | Camphor                  | 22.0                       | 30'/20' | f      | fp        | x             | C                | Street tree, EWR, DWR, SP,poor pruning for power line clearance                      |
| 482     | Camphor                  | 14.7                       | 30'/18' | f      | fp        | x             | C                | Street tree, EWR, DWR, SP, CD at 4.5', poor pruning for power line clearance         |
| 483     | Camphor                  | 27.0                       | 30'/20' | f      | fp        | x             | C                | Street tree, EWR, DWR, SP, poor pruning for power line clearance                     |
| 484     | Camphor                  | 30.0                       | 45'/40' | f      | fp        | x             | C                | Street tree, EWR, DWR, SP,poor pruning for power line clearance                      |
| 485     | Douglas fir              | 42.0                       | 90'/50' | f      | f         | x             | D                | RR, tree has out grown its surroundings, thinning upper canopy                       |
| 486     | Weeping blue atlas cedar | 7.5                        | 7'/7'   | fg     | f         |               | D                | RR due to construction limits  |
| 487     | Sego palm                | 10.0                       | 6'/6'   | fg     | f         |               | D                | RR due to construction limits  |
| 488     | Podocarpus               | 14.0                       | 25'/20' | fg     | fp        |               | D                | RR due to construction limits  |
| 489     | Sego palm                | 11.0                       | 7.5'/7' | fg     | f         |               | D                | RR due to construction limits  |
| 490     | Tangerine                | 8.0                        | 13'/8'  | f      | fp        |               | D                | RR due to construction limits  |
| 491     | Paper birch              | 7.0                        | 28'/16' | f      | f         |               | C                | EWR, DWR, SP, Neighbors tree, tag on fence, diameter estimated, 4' from prperty line |
| 492     | Crape myrtle             | 6.7                        | 25'/20' | fg     | f         |               | D                | RR due to construction limits  |
| 493     | Photinia                 | 6.5                        | 18'/15' | f      | f         |               | D                | RR due to construction limits  |

|   |    |
|---|----|
| A = Retain, condition warrants long-term preservation   | 0  |
| B = Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation. | 0  |
| C = May be preservable but is not worthy of extensive effort or design accommodation.             | 6  |
| D= Recommend removal due to existing condition and/or structure                                   | 8  |
| TOTAL TREES   | 14 |
| PROTECTED TOTAL   | 6  |

### KEY TO ACRONYMS

DWR - Dead Wood Removal pruning recommended.

EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).

RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.

SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.

CD - Codominant Leader, two leaders with a narrow angle of attachment and prone to failure.

LCR-Live Crown Ratio.

## Appendix D - TREE SURVEY DATA

| TAG NO. | COMMON NAME | DIAMETER AT BREAST<br>HEIGHT" | H'/W' | HEALTH | STRUCTURE | PROTECTED (X) | TREE DISPOSITION | NOTES, RECOMMENDATIONS |
|---------|-------------|-------------------------------|-------|--------|-----------|---------------|------------------|------------------------|
|---------|-------------|-------------------------------|-------|--------|-----------|---------------|------------------|------------------------|

RR - Recommend Tree Removal based upon Health or Structure of tree.

Prop - Steel prop in concrete footing recommended to help support a tree/limb.

Cable - Recommend a steel cable(s) be installed to help support a weakly attached limb(s).

### TREE ORDINANCE

1. Any tree having a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more measured at 54 inches above natural grade.
2. Any oak tree native to California, with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade.
3. Any tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit.
4. Trees with more than one (1) trunk shall be measured at the diameter below the main union of all multi-trunk trees unless the union occurs below grade, in which case each stem shall be measured as a stand-alone tree. A multi-trunk tree under twelve (12) feet in height shall not be considered a heritage tree.

| Common Name              | Latin Name                       |
|--------------------------|----------------------------------|
| Camphor                  | <i>Cinnamomum camphora</i>       |
| Douglas fir              | <i>Pseudotsuga menziesii</i>     |
| Weeping blue atlas cedar | <i>Cedrus atlantica 'Glauca'</i> |
| Sego palm                | <i>Cycas revoluta</i>            |
| Podocarpus               | <i>Podocarpus spp.</i>           |
| Tangerine                | <i>Citrus reticulata</i>         |
| Paper birch              | <i>Betula papyrifera</i>         |
| Crape myrtle             | <i>Lagerstroemia spp.</i>        |
| Photinia                 | <i>Photinia spp.</i>             |

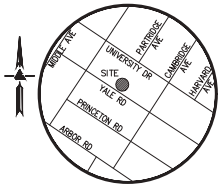
Disclaimer: Urban Tree Management locates our Tree Inventory Numbers in *approximate* locations, for visual reference only. Field verification of tree locations and tree numbers is required before *any* actions are taken. Trunk diameters, locations, and species are not necessarily accurate on topographic maps. Urban Tree Management, Inc. does not create topographic survey maps and cannot be held liable for information therein.

|                 |                                   |
|-----------------|-----------------------------------|
| <b>Address:</b> | 308 Yale Rd. Menlo Park, CA 94025 |
| <b>Date:</b>    | 1/22/2025                         |

## Appendix E

| Tree No. | Species (example) | Condition<br>0 to 1.0 | Trunk Diameter | Func. Limitation<br>0 to 1.0 | Ext. limitation<br>0 to 1.0 | Replacement tree |        | Installation Cost | Total Cost | Unit Tree cost | Appraised Trunk area | Basic tree cost | Depreciated cost | Reproduction cost (rounded) |
|----------|-------------------|-----------------------|----------------|------------------------------|-----------------------------|------------------|--------|-------------------|------------|----------------|----------------------|-----------------|------------------|-----------------------------|
|          |                   |                       |                |                              |                             | Size             | Cost   |                   |            |                |                      |                 |                  |                             |
| 480      | Camphor           | 0.6                   | 24.0           | 0.8                          | 0.7                         |                  | 172.73 | 172.73            | 345.46     | 36.36          | 452.4                | 16,449          | 5,872            |                             |
| 481      | Camphor           | 0.6                   | 22.0           | 0.8                          | 0.7                         |                  | 172.73 | 172.73            | 345.46     | 36.36          | 380.1                | 13,822          | 4,990            |                             |
| 482      | Camphor           | 0.6                   | 14.7           | 0.7                          | 0.7                         |                  | 172.73 | 172.73            | 345.46     | 45.46          | 169.7                | 7,715           | 2,614            |                             |
| 483      | Camphor           | 0.6                   | 27.0           | 0.7                          | 0.7                         |                  | 172.73 | 172.73            | 345.46     | 82.82          | 572.6                | 47,419          | 14,287           |                             |
| 484      | Camphor           | 0.6                   | 30.0           | 0.8                          | 0.7                         |                  | 172.73 | 172.73            | 345.46     | 45.46          | 706.9                | 32,134          | 11,142           |                             |
| 485      | Douglas fir       | 0.7                   | 42.0           | 0.9                          | 0.9                         |                  | 172.73 | 172.73            | 345.46     | 45.46          | 1385.4               | 62,982          | 36,056           |                             |

|               |               |
|---------------|---------------|
| <b>Total:</b> | <b>74,961</b> |
|---------------|---------------|



VICINITY MAP  
NO SCALE

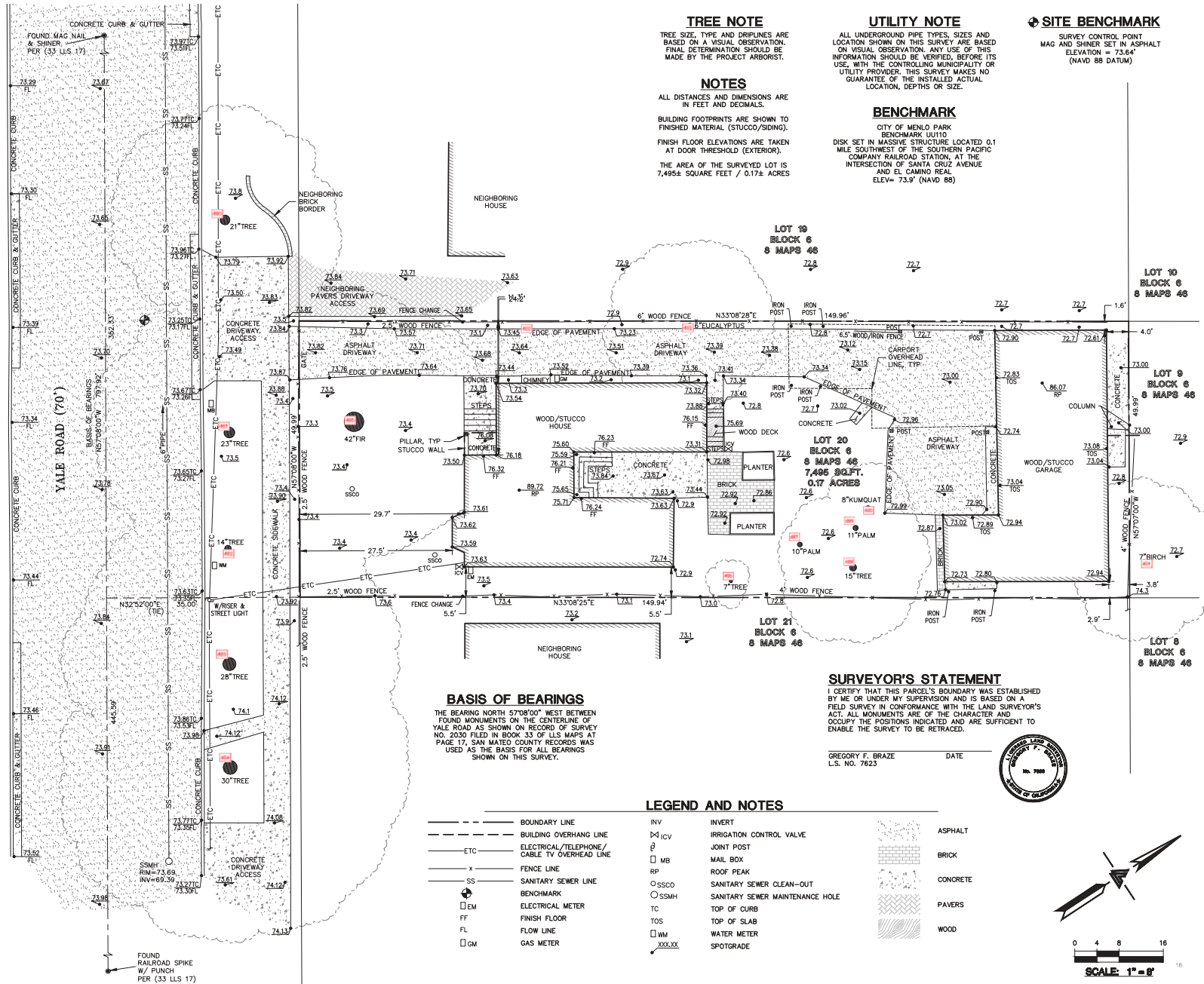
#### FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF  
SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE  
MAP NO.: 06081C0308E  
EFFECTIVE DATE: OCTOBER 16, 2012

#### EASEMENT NOTE

NO EASEMENTS ARE LISTED IN TITLE REPORT  
ISSUED BY LAWYERS TITLE COMPANY,  
FILE NO.: FLNP-0062401000,  
DATED OCTOBER 2, 2024.



#### TREE NOTE

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

#### NOTES

ALL DISTANCES AND DIMENSIONS ARE  
IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO  
FINISHED MATERIAL (STUCCO/SIDING).

FINISH FLOOR ELEVATIONS ARE TAKEN  
AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS  
7,495± SQUARE FEET / 0.17± ACRES

#### UTILITY NOTE

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

#### BENCHMARK

CITY OF MENLO PARK  
BENCHMARK U1110  
DISK SET IN MASSIVE STRUCTURE LOCATED 0.1  
MILE SOUTHWEST OF THE SOUTHERN PACIFIC  
COMPANY RAILROAD STATION, AT THE  
INTERSECTION OF SANTA CRUZ AVENUE  
AND EL CAMINO REAL  
ELEV= 73.9' (NAVD 88)

#### SITE BENCHMARK

SURVEY CONTROL POINT  
MAG AND SHINER SET IN ASPHALT  
ELEVATION = 73.64'  
(NAVD 88 DATUM)

#### BASIS OF BEARINGS

THE BEARING NORTH 57°08'00" WEST BETWEEN  
FOUND MONUMENTS ON THE CENTERLINE OF  
YALE ROAD AS SHOWN ON RECORD OF SURVEY  
NO. 2030 FILED IN BOOK 33 OF LLS MAPS AT  
PAGE 17, SAN MATEO COUNTY RECORDS WAS  
USED AS THE BASIS FOR ALL BEARINGS  
SHOWN ON THIS SURVEY.

#### SURVEYOR'S STATEMENT

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

GREGORY F. BRAZE  
L.S. NO. 7623

DATE



#### LEGEND AND NOTES

|     |   |        |                                 |  |          |
|-----|---|--------|---------------------------------|--|----------|
| --- | BOUNDARY LINE                                   | INV    | INVERT                          |  | ASPHALT  |
| --- | BUILDING OVERHANG LINE                          | ICV    | IRRIGATION CONTROL VALVE        |  | BRICK    |
| --- | ELECTRICAL/TELEPHONE/<br>CABLE TV OVERHEAD LINE | JP     | JOINT POST                      |  | CONCRETE |
| --- | FENCE LINE                                      | MB     | MAIL BOX                        |  | PAVERS   |
| --- | SANITARY SEWER LINE                             | RP     | ROOF PEAK                       |  | WOOD     |
| +   | BENCHMARK                                       | SSCO   | SANITARY SEWER CLEAN-OUT        |  |          |
| EM  | ELECTRICAL METER                                | SSMH   | SANITARY SEWER MAINTENANCE HOLE |  |          |
| FF  | FINISH FLOOR                                    | TC     | TOP OF CURB                     |  |          |
| FL  | FLOW LINE                                       | TOS    | TOP OF SLAB                     |  |          |
| GM  | GAS METER                                       | WM     | WATER METER                     |  |          |
|     |   | XXX.XX | SPOTGRADE                       |  |          |



SCALE: 1" = 8'



308 YALE ROAD  
MENLO PARK  
CALIFORNIA

BOUNDARY AND  
TOPOGRAPHIC SURVEY

| REVISIONS       | BY |
|-----------------|----|
| JOB NO: 2242415 |    |
| DATE: 1-13-25   |    |
| SCALE: 1"=8'    |    |
| BNY BY: MT      |    |
| FIELD BY: MS    |    |
| DRAWN BY: DOR   |    |
| SHEET NO:       |    |

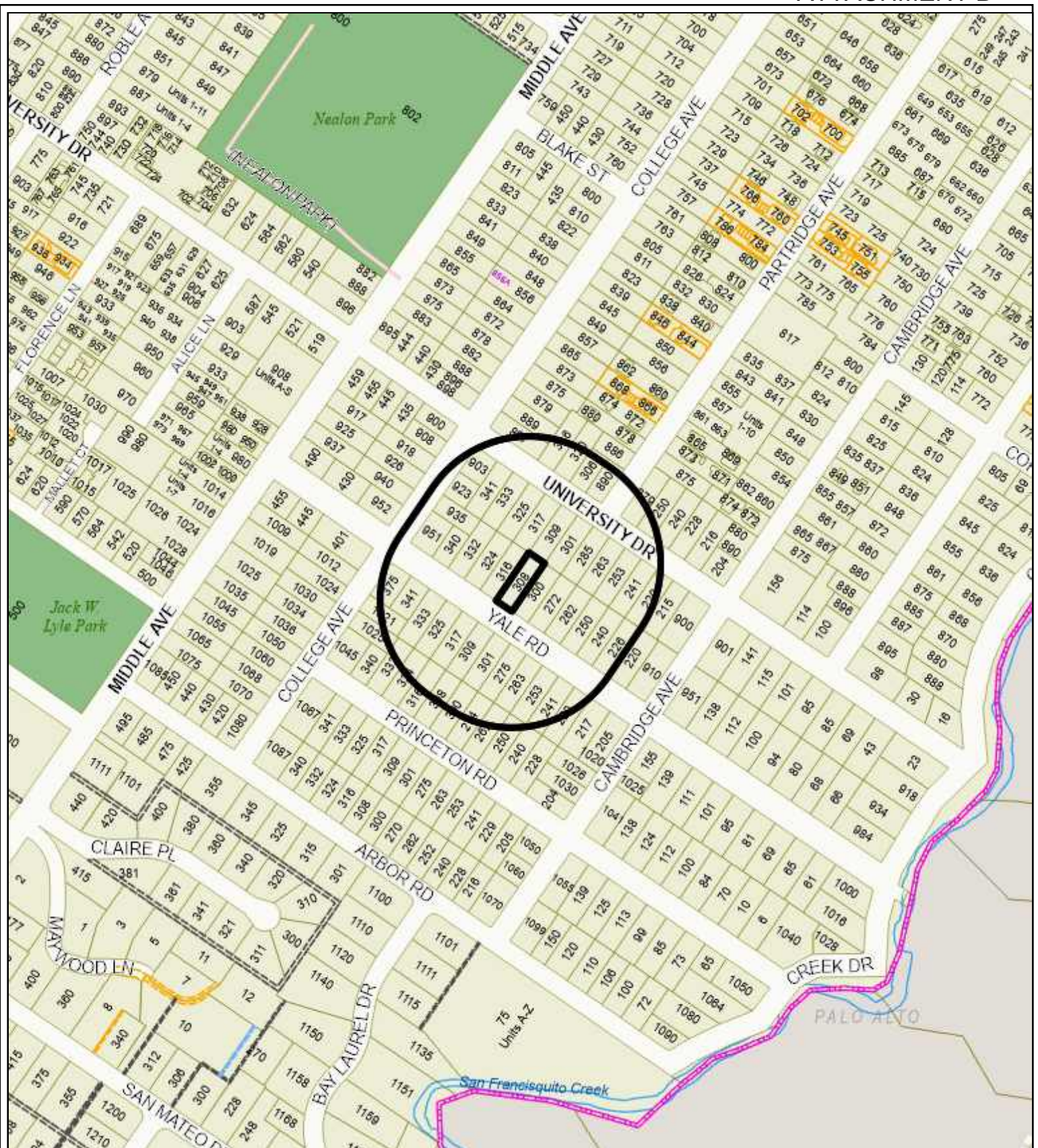
**SU1**  
1 OF 1 SHEETS



|  |                                      |                                |                                  |
|--|--------------------------------------|--------------------------------|----------------------------------|
| <b>LOCATION:</b> 308 Yale Road   | <b>PROJECT NUMBER:</b> PLN2025-00013 | <b>APPLICANT:</b> Ami Ferreira | <b>OWNER:</b> Bear Brothers, LLC |
| <p><b>PROJECT CONDITIONS:</b></p> <ol style="list-style-type: none"> <li>1. The use permit shall be subject to the following <b>standard</b> conditions: <ol style="list-style-type: none"> <li>a. The applicant shall be required to apply for a building permit within one year from the effective date of approval (by September 29, 2026) for the use permit revision to remain in effect.</li> <li>b. Development of the project shall be substantially in conformance with the plans prepared by SDG Architecture, consisting of 22 plan sheets, dated received September 17, 2025 and approved by the Planning Commission on September 29, 2025, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.</li> <li>c. Prior to building permit issuance, the applicant shall comply with all 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 submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.</li> <li>f. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Urban Tree Management, dated received May 6, 2025.</li> <li>g. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.</li> <li>h. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.</li> <li>i. 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 use permit shall be subject to the following <b>project-specific</b> condition: <ol style="list-style-type: none"> <li>a. If the adjacent property at 316 Yale Road (to the left of the subject property) is redeveloped and/or relocates its existing driveway, the subject property may be</li> </ol> </li> </ol> |                                      |                                |                                  |

|  |                                      |                                |                                  |
|--|--------------------------------------|--------------------------------|----------------------------------|
| <b>LOCATION:</b> 308 Yale Road   | <b>PROJECT NUMBER:</b> PLN2025-00013 | <b>APPLICANT:</b> Ami Ferreira | <b>OWNER:</b> Bear Brothers, LLC |
| <b>PROJECT CONDITIONS:</b><br><br><p>required to adjust its driveway so the flare of the driveway apron does not extend outside of the lot frontage onto the adjacent lot frontage, subject to review and approval of the Planning and Transportation Divisions.</p> |                                      |                                |                                  |





City of Menlo Park  
Location Map  
308 Yale Road



Scale: 1:4,000

Drawn By: MAP

Checked By: TAS

Date: 9/29/2025

Sheet: 1



## 308 Yale Road – Attachment C: Data Table

|                             | PROPOSED PROJECT   |                 | EXISTING PROJECT                        |              | ZONING ORDINANCE                |                 |
|-----------------------------|--|-----------------|---|--------------|---------------------------------|-----------------|
| Lot area                    | 7,495.0  | sf              | 7,495.0                                 | sf           | 7,000.0                         | sf min          |
| Lot width                   | 50.0   | ft              | 50.0                                    | ft           | 65.0                            | ft min          |
| Lot depth                   | 150.0  | ft              | 150.0                                   | ft           | 100.0                           | ft min          |
| Setbacks                    |  |                 |   |              |                                 |                 |
| Front                       | 32.3   | ft              | 27.5                                    | ft           | 20.0                            | ft min          |
| Rear                        | 28.2   | ft              | 76.3                                    | ft           | 20.0                            | ft min          |
| Side (right)                | 15.2   | ft (Main House) | 5.5                                     | ft           | 5.0                             | ft min          |
|                             | 4.1  | ft (ADU)        |   |              |                                 |                 |
| Side (left)                 | 5.2  | ft              | 9.8                                     | ft           |                                 |                 |
| Building coverage           | 1,832.8  | sf              | 2,572.5                                 | sf           | 2,623.3                         | sf max          |
|                             | 24.5   | %               | 34.3                                    | %            | 35.0                            | % max (2-story) |
| FAL (Floor Area Limit)      | 3,715.2  | sf*             | 2,133.2                                 | sf           | 2,923.8                         | sf max          |
| Square footage by floor     | 1,193.6  | sf/1st          | 1,121.2                                 | sf/1st       |                                 |                 |
|                             | 1,349.2  | sf/2nd          | 1,012.0                                 | sf/garage    |                                 |                 |
|                             | 375.5  | sf/garage       | 360.8                                   | sf/carport   |                                 |                 |
|                             | 797.0  | sf/ADU          | 72.7                                    | sf/porches   |                                 |                 |
|                             | 235.0  | sf/porches      | 5.9                                     | sf/fireplace |                                 |                 |
|                             | 28.7   | sf/fireplace    |   |              |                                 |                 |
| Square footage of buildings | 3,979.0  | sf              | 2,572.6                                 | sf           |                                 |                 |
| Building height             | 24.9   | ft              | 17.9                                    | ft           | 28.0                            | ft max          |
| Parking                     | 1 covered space and 1 uncovered space  |                 | 2 covered spaces                        |              | 1 covered and 1 uncovered space |                 |
|                             | Notes:<br>*Areas shown highlighted indicate a nonconforming or substandard situation |                 |   |              |                                 |                 |
|                             |  |                 |   |              |                                 |                 |
| Trees                       | Heritage trees   | 5**             | Non-Heritage trees                      | 9            | New trees                       | 3               |
|                             | Heritage trees removed/proposed for removal  | 0               | Non-Heritage trees proposed for removal | 7            | Total Number of trees           | 10              |

\* Floor area and building coverage for the proposed project includes the attached ADU, which is 797.0 square feet in size. With the 797.0-square-foot ADU allowed to exceed the floor area limit, the proposal is in compliance with the floor area-related standards.

\*\* The five heritage trees include one on-site tree within the front yard setback, one street tree fronting the subject property, and two street trees fronting the neighboring 300 Yale Road property.