REGULAR MEETING AGENDA

Date: 1/12/2026
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 – 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*
  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. 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).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. The

Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

E1. Approval of minutes from the December 1, 2025 Planning Commission meeting (Attachment)

F. Public Hearing Item

F1. Use Permit/Jessica Govea/108 Gilbert Ave.:
Consider and adopt a resolution to approve a use permit for a change of use from retail to office for a tenant suite within an existing commercial building that is substandard with regard to the minimum parking requirement in the C-MU (Neighborhood Mixed Use) zoning district.
Withdrawn by the applicant

G. Public Meeting Item

G1. Architectural Control/Joon Lee/896 Middle Ave.:
Consider and adopt a resolution to approve an architectural control permit to modify the exterior of an existing multi-family development in the R-3 (Apartment) zoning district, at 896 Middle Ave. The modifications would include new lap and shingle siding, belly bands and corner trims. Additionally, the existing wood battens at the deck railings would be replaced with horizontal lap siding and the buildings would be repainted. The modifications would not affect the gross floor area or number of units. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff report #26-001-PC)

H. Informational Items

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

- Regular Meeting: January 26, 2026
- Regular Meeting: February 9, 2026

I. Adjournment

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

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and

applicant shall each have 10 minutes for presentations.

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

Any writing that is distributed to a majority of the Planning Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.gov. 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: 12/1/2025
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 846 9472 6242 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Andrew Ehrich called the meeting to order at 7:01 p.m.

B. Roll Call

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

Staff: Matthew Ball, Assistant Planner; Matt Pruter, Associate Planner; Monica Roy, Planning Technician; Corinna Sandmeier, Principal Planner; Brian Toy, Associate Planner

C. Reports and Announcements

Principal Planner Sandmeier said City Council at its December 2, 2025 meeting would receive the Elections Code section 9212 report regarding the proposed initiative measure entitled "Downtown Parking Plazas Ordinance Initiative" and would determine an action pursuant to Election Code.

D. Public Comment

Chair Ehrich opened public comment and closed public comment as no persons requested to speak.

E. Consent Calendar

E1. Approval of minutes from the November 3, 2025 Planning Commission meeting (Attachment)

Chair Ehrich opened public comment and closed public comment as no persons requested to speak.

ACTION: Motion and second (Do/Ferrick) to approve the consent calendar as submitted; passes 7-0.

F. Public Hearing Items

F1. Use Permit/ Marco Buro/253 Marmona Dr.:
Consider and adopt a resolution to approve a use permit to determine the floor area limit for a parcel that is less than 5,000 square feet and to construct an addition and conduct interior modifications to an existing nonconforming single-story, single-family residence on a substandard lot in the R-1-U (Single Family Urban Residential) zoning district. Determine this action is

categorically exempt under CEQA Guidelines Section 15301, Class 1 exemption for existing facilities. (Staff report #25-053-PC)

Assistant Planner Ball said staff had no updates to the written report.

Vice Chair Silverstein said his residence was within the 500-foot radius of the subject property, but as he rented this item would not materially affect him, so he was not recusing himself. Chair Ehrich said his rental residence was within 1000 feet of the subject property and similarly would not recuse himself.

Chair Ehrich opened the public hearing.

Two public commenters.

- Michael Whitelock expressed support for the project and noted that a neighbor, Sandy Prasad, also provided positive feedback.
- Daniel Fowler expressed his support for the project.

Chair Ehrich closed the public hearing.

ACTION: Motion and second (Ferrick/Silverstein) to adopt a resolution to approve the item as submitted; passes 7-0.

F2. Use Permit and Variance/Honomobo/1917 Euclid Ave.:
Consider and adopt a resolution to approve a use permit to demolish an existing single-family single-story residence and build a new single-family two-story residence on a substandard lot with regard to lot width and lot area in the R-3 (Apartment) zoning district. The proposal includes a request for a variance for the new residence to encroach into the required 20-foot separation between main buildings located on adjacent lots. The proposal also includes the conversion of an existing accessory building to a detached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. Determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. (Staff report #25-054-PC)

Associate Planner Toy said staff had no additions to the written report.

Will Colford, project manager, spoke on behalf of the project.

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

Commission comment included references to greater density on R-3 lots in other cities and a request to review the required 20-foot separation between main buildings on adjacent lots in the R-3 district when the zoning is next reviewed.

ACTION: Motion and second (Behroozi/Schindler) to adopt a resolution to approve the item as submitted; passes 7-0.

F3. Use Permit/ Ali Fahmy/1015 Henderson Ave.:
Consider and adopt a resolution to approve a use permit to demolish an existing single-story residence 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. The proposal also includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. Determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. (Staff report #25-055-PC)

Associate Planner Pruter said three public comment letters were received post-publication of the staff report, two of which expressed concerns with the project and one of which supported the project.

Ali Fahmy, architect, spoke on behalf of the project.

Chair Ehrich opened the public hearing.

- Russell Dember expressed concerns about potential privacy impacts from the ADU windows on the second floor.

Chair Ehrich closed the public hearing.

Commission comment included concern about privacy impacts with the note that the ADU could not have conditions of approval attached to it, some concern with the scale of the massing, and support for maintaining heritage trees and biodiversity and adding housing units.

ACTION: Motion and second (Schindler/Behroozi) to adopt a resolution to approve the item as submitted; passes 6-1 with Commissioner Ferrick opposed.

F4. Use Permit Revision and Architectural Control Revision/Lindsay Burke/2400-2450 Sand Hill Rd.:
Consider and adopt a resolution to approve a use permit revision and architectural control revision for modifications to two existing office buildings located within the C-1-C (Administrative, Professional, and Research District, Restrictive) zoning district. The modifications include a second-story bridge between the 2400 and 2450 buildings, which would result in an increase in gross floor area, new security turnstiles, new fencing, and various landscape and courtyard feature changes. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff report #25-056-PC)

Planner Pruter noted an additional public comment that had been shared with the Commission and was available to the public from the San Francisco Public Utilities Commission (SFPUC). The SFPUC pointed out its 80-foot wide easement along Sharon Park Drive. Planner Pruter said it also intruded minimally into the subject property but was not near the proposed work.

Harland Patajo, Senior Project Manager with Revel Architecture and Design, spoke on behalf of the project.

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

ACTION: Motion and second (Ferrick/Behroozi) to adopt a resolution approving the item as submitted; passes 7-0.

G. Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: December 15, 2025

Planner Sandmeier said a study session on updates to the ADU ordinance would be on the December 15 agenda.

Commissioner Do said she would not be able to attend the December 15 meeting.

Chair Ehrich said July email correspondence between him and Community Development and Planning staff said they planned to bring modifications to the zoning code for substandard single-family lots along with modifications to the City's ADU and SB9 ordinances. He said with the proposed ADU ordinance modifications for the December 15 agenda that he asked about updates for substandard single-family lots and was told it would make more sense to consider them alongside modifications to the SB9 ordinance and that a study session on SB9 was planned for the first quarter of 2026.

- Regular Meeting: January 12, 2026

H. Adjournment

Chair Ehrich adjourned the meeting at 9:00 p.m.

Staff Liaison: Corinna Sandmeier, Principal Planner

Recording Secretary: Brenda Bennett

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **1/12/2026**
Staff Report Number: **26-001-PC**

Regular Business: **Consider and adopt a resolution to approve an architectural control permit to modify the exterior of an existing multi-family development in the R-3 (Apartment) zoning district, at 896 Middle Ave. The modifications would include new lap and shingle siding, belly bands and corner trims. Additionally, the existing wood battens at the deck railings would be replaced with horizontal lap siding and the buildings would be repainted. The modifications would not affect the gross floor area or number of units. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities.**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving an architectural control permit to modify the exterior of an existing multi-family development in the R-3 (Apartment) zoning district, at 896 Middle Ave. The modifications would include new lap and shingle siding, belly bands and corner trims. Additionally, the existing wood battens at the deck railings would be replaced with horizontal lap siding and the buildings would be repainted. The modifications would not affect the gross floor area or number of units.at 896 Middle Ave. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each architectural control request is considered individually. The Planning Commission should consider whether the required architectural control findings identified in Menlo Park Municipal Code (MPMC) Section 16.68.020 can be made for the proposed project.

The site has a Medium Density Residential General Plan land use designation, which includes multi-family apartments and similar and compatible uses. The proposed exterior modifications to an existing multi-family development appear to align with the goals of the General Plan, such as:

- Goal LU-2: Maintain and enhance the character, variety and stability of Menlo Park's residential neighborhoods, and
- Goal H2: Equitably maintain, protect and enhance existing housing and neighborhoods, while also

supporting quality schools, city services and infrastructure.

Background

Site Location

The subject property is located at 896 Middle Ave. Using Middle Ave. in the north-south orientation, the subject property is on the northwest corner of the intersection of Middle Ave. and University Drive. A location map is included as Attachment C.

The property is zoned R-3 (Apartment District) and is located around the El Camino Real/Downtown Specific Plan Area. The property is bordered by properties in the R-3 (Apartment District) to the north, west, and across University Drive to the south. However, properties directly across Middle Ave. to the east of the subject property as well as properties to the southeast across Middle Ave. and University Drive are zoned R-1-U (Single Family Urban Residential District). Nealon Park, a city-owned park zoned OSC (Open Space and Conservation District), is located at 800 Middle Ave. to the north of the subject property.

Analysis

Project Description

The project proposes to update some exterior components of all buildings located at 896 Middle Ave. The proposed changes are below:

- Replace exterior board and batten siding with new Hardie lap siding, Hardie shingle siding, and belly bands, along with corner trims;
- Replace the existing wood battens at the deck railings with new horizontal Hardie lap siding; and,
- Apply new paint to freshen the appearance of all buildings, using the colors Sherwin Williams-Peppercorn SW7674, Tin Lizzie SW9163, and Otter SW6041.

The project plans and project description letter are included as Attachment A, Exhibits A and B, respectively.

The site currently consists of two buildings. The larger building is located closer to University Drive, is two stories, contains six two-bedroom units, and has an exterior second floor deck. This building is nonconforming with regard to the corner street side setback from University Drive as it is located approximately five feet from the property line where 15 feet is required. The smaller building is located closer to the interior property line with 888/882 Middle Ave., is one story, and contains one two-bedroom unit. This building is nonconforming with regard to the interior side setback with the property line of 888/882 Middle Ave. as it is located approximately four feet and seven inches from the property line where 10 feet is required. As the subject property is located in the R-3 (Apartment) zoning district, if the value of the proposed work on each structure should exceed 50% of the existing value of each structure, a use permit would be required. The proposed work on each structure does not exceed 50% of the existing value of each structure. Therefore, no use permit is required. The nonconforming structures new work value calculation worksheet is included as Attachment B.

The existing buildings have white vertical wood battens with turquoise trim and belly bands. The existing

roofs would remain. Existing elevations can be found on Sheet A1.4 of the plan set.

Design and Materials

The southern building façade of the larger building is oriented towards University Dr. and is visible from the University Drive public right of way. There is existing stone cladding on this façade that would remain. The proposed colors and materials for the southern façade are outlined in Table 1 below.

Table 1: Proposed colors and materials southern façade	
Color	**Material**
Sherwin Williams – Peppercorn SW7674	Existing window trim
Sherwin Williams – Peppercorn SW7674	Existing corner trim
Sherwin Williams – Peppercorn SW7674	New belly band
Sherwin Williams – Tin Lizzie SW9163	New horizontal Hardie lap siding on building
Sherwin Williams – Otter SW6041	New horizontal Hardie lap siding over existing plywood with battens removed on second floor deck

The southern façade of the larger building is represented by New Elevation – C on Sheet A2.1 of the plan set. The southern façade of the smaller building is represented by New Elevation – F on Sheet A2.0 of the plan set and would not be visible from the public right of way.

The eastern building façade of both buildings is oriented towards Middle Ave., and both buildings are visible from the Middle Ave. public right of way. There is existing stone cladding across both buildings that would remain. Additionally, the existing paint on the stair railing would remain. The proposed colors and materials for the eastern façade are outlined in Table 2 below.

Table 2: Proposed colors and materials eastern façade	
Color	**Material**
Sherwin Williams – Peppercorn SW7674	New Hardie shingle siding on upper portion of both buildings
Sherwin Williams – Peppercorn SW7674	Existing window trim
Sherwin Williams – Peppercorn SW7674	Existing corner trim
Sherwin Williams – Peppercorn SW7674	New belly bands
Sherwin Williams – Peppercorn SW7674	Existing door of larger building
Sherwin Williams – Tin Lizzie SW9163	New horizontal Hardie lap siding on both buildings
Sherwin Williams – Otter SW6041	New horizontal Hardie lap siding over existing plywood with battens removed on second floor deck and landing

The eastern façade of both buildings is represented by New Elevation – A on Sheet A2.0 of the plan set.

The northern building façade of both buildings is oriented towards 888/882 Middle Ave. and is visible from this neighboring property. The proposed colors and materials for the northern façade are outlined in Table 3 below.

Table 3: Proposed colors and materials northern façade	
Color	**Material**
Sherwin Williams – Peppercorn SW7674	Existing window trim
Sherwin Williams – Peppercorn SW7674	Existing corner trim
Sherwin Williams – Peppercorn SW7674	New belly bands
Sherwin Williams – Peppercorn SW7674	Existing doors of larger building
Sherwin Williams – Tin Lizzie SW9163	New horizontal Hardie lap siding on both buildings
Sherwin Williams – Otter SW6041	New horizontal Hardie lap siding over existing plywood with battens removed on second floor deck and landing

The northern façade of the larger building is represented by New Elevation – D on Sheet A2.1 of the plan set and the northern façade of the smaller building is represented by New Elevation – E on Sheet A2.0 of the plan set.

The western building façade of both buildings is oriented towards 540 University Dr., is visible from this neighboring property, and is partially visible from the University Dr. public right of way. The proposed colors and materials for the southern façade are outlined in Table 4 below.

Table 4: Proposed colors and materials western façade	
Color	**Material**
Sherwin Williams – Peppercorn SW7674	New Hardie shingle siding on upper portion of both buildings
Sherwin Williams – Peppercorn SW7674	Existing window trim
Sherwin Williams – Peppercorn SW7674	Existing corner trim
Sherwin Williams – Peppercorn SW7674	New belly bands
Sherwin Williams – Peppercorn SW7674	Existing door of smaller building
Sherwin Williams – Tin Lizzie SW9163	New horizontal Hardie lap siding on both buildings
Sherwin Williams – Otter SW6041	New horizontal Hardie lap siding over existing plywood with battens removed on second floor deck

The western façade of the larger building is represented by New Elevation – B on Sheet A2.0 of the plan set and the western façade of the smaller building is represented by New Elevation – G on Sheet A2.0 of the plan set.

Each building would have Hardie shingle siding with Sherwin Williams-Peppercorn SW7674 paint on the upper portion of the building on the facades oriented towards the east and west. The facades to the south and east have existing stone cladding at the bottom of the building that would remain. All facades would have horizontal Hardie lap siding with Sherwin Williams-Tin Lizzie SW9163 paint, and the second-floor landing and deck of the larger building would have new horizontal Hardie lap siding over existing plywood

with Sherwin Williams-Otter SW6041 paint. All window trim, corner trim, belly bands, and doors would be painted with Sherwin Williams-Peppercorn SW7674 paint. The slightly lighter shade of Sherwin Williams-Tin Lizzie SW9163 paint on the horizontal Hardie lap siding would provide an offset to the darker belly bands, stone cladding, Hardie shingle siding on the upper portion of the structure, trims, and doors which would visually balance the building. Additionally, the dark brown Sherwin Williams-Otter SW6041 paint on the new horizontal Hardie lap siding over existing plywood at the second-floor deck and landing of the larger building would provide a contrast with the shades of gray that the siding of each building would be painted.

The proposed exterior modifications would be compatible with the streetscape along both University Drive and Middle Ave. The neighboring property at 888/882 Middle Ave. consists of multifamily buildings with a light beige color exterior and white trim around the windows. There are two single-family dwelling units across Middle Ave. from the subject property. One of these single-family dwellings has green siding and stone cladding, while the other has a beige exterior with white window trim. The existing stone cladding on the Middle Ave. facade of the subject property is proposed to remain, which would show consistency with the stone cladding of one of the single-family dwelling units across Middle Ave. The neighboring building at 540 University Dr. appears to have a mixture of materials on the façade facing University Drive with vertical tan siding, tan stucco or concrete, and brick. There are two single-family dwelling units across University Drive from the subject property and a multifamily lot with multiple buildings. One of these single-family dwelling units has gray siding with dark gray window trim while the second single-family dwelling unit has yellow exterior with white window trim. The building visible from University Drive on the multifamily lot has a dark gray exterior with light gray window trim. The proposed paint colors of Sherwin Williams – Peppercorn SW7674 and Sherwin Williams – Tin Lizzie SW9163 would be compatible with the colors of the neighboring buildings along University Drive.

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 10 trees were assessed, including six heritage trees (trees #2, 3, 4, 5, 8, and 10 in the table below) and two street trees (trees #6 and 9 in the table below). There is one on-site heritage tree that is proposed for removal; tree #10, a 24-inch Red Ironbark. This heritage-sized tree is proposed for removal under Criterion 3: Tree health rating. Therefore, there is no appeal period for the Heritage Tree Removal permit. The Heritage Tree Removal permit has been approved by the City Arborist.

To protect the heritage trees and non-heritage trees on and off site, the arborist report outlines requirements for tree protection fencing during construction as well as necessary pre- and post-construction measures. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1f.

Table 5: Tree summary and disposition						
ID #	Species	Trunk Diameter	Condition	Status	Removal or Retention	Location
1	Peach	6	Good	Non-heritage	Retain	Property Line
2	Southern Magnolia	18	Fair	Heritage	Retain	On-site
3	Silver Dollar Gum	27	Fair	Heritage	Retain	On-site
4	Silver Dollar Gum	35	Good	Heritage	Retain	On-site
5	Red Ironbark	18	Poor	Heritage	Retain	On-site
6	Pin Oak	13	Good	Heritage	Retain	Street Tree
7	Chinese Juniper	14	Fair	Non-heritage	Retain	On-site
8	Chinese Juniper	17	Fair	Heritage	Retain	On-site
9	Pin Oak	9	Fair	Non-heritage	Retain	Street Tree
10	Red Ironbark	24	Very Poor	Heritage	Remove	On-site

Correspondence

The applicant indicates they conducted neighborhood outreach, which is outlined in the project description letter (Attachment A, Exhibit B). The applicant states that no feedback has been received and therefore no changes have been made to the project as a result of neighborhood outreach. Staff has not received any direct correspondence regarding the proposed project.

Conclusion

Staff believes the proposed design and materials would be compatible with those of the overall neighborhood. The exterior modifications proposed would be visually balanced and provide an update to the existing white and turquoise colors currently on the exterior of the building. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

A. Draft Planning Commission Resolution
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Arborist Report
   D. Conditions of Approval
B. Nonconforming Structures New Work Value Calculation
C. Location Map

Report prepared by:
Brian Toy, Associate Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2026-0XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING AN ARCHITECTURAL CONTROL PERMIT FOR EXTERIOR MODIFICATIONS INCLUDING NEW LAP AND SHINGLE SIDING, BELLY BANDS AND CORNER TRIMS, THE REPLACEMENT OF EXISTING WOOD BATTENS AT THE DECK RAILINGS WITH HORIZONTAL LAP SIDING, AND REPAINTING OF AN EXISTING MULTI-FAMILY DEVELOPMENT AT 896 MIDDLE AVENUE IN THE R-3 (APARTMENT) ZONING DISTRICT

WHEREAS, the City of Menlo Park ("City") received an application requesting architectural control to modify the exterior of an existing multi-family development in the R-3 (Apartment) zoning district (collectively, the "Project"), from Joon Lee ("Applicant") and Tod Spieker ("Owner"), located at 896 Middle Avenue (APN 071-312-250) ("Property"). The Project architectural control 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, any construction, alteration or remodeling of any building other than a single-family dwelling, duplex and accessory building, or for any structure, dwelling or duplex on land designated as a historic landmark site shall be considered by the Planning Commission; and

WHEREAS, the proposed Project would involve physical alterations to the exterior of multifamily buildings, which would provide an update to the University Drive and Middle Ave. frontage of the buildings while maintaining a balanced and consistent appearance; and

WHEREAS, the findings and conditions for the architectural control would ensure that all City requirements are applied consistently and correctly as part of the project's implementation; and

WHEREAS, the proposed Project was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and the arborist report prepared by Bo Firestone Trees & Gardens, dated July 21, 2025 (incorporated herein as Exhibit C) identifies adequate tree protection mitigation measures to 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 a determination regarding the Project's compliance with CEQA; and

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

WHEREAS, the Project is categorically exempt from environmental review under Class 1 (Section 15303, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines; 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 January 12, 2026, 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 proposed 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. Architectural Control Findings. The Planning Commission of the City of Menlo Park does hereby make the following findings:

The approval of the architectural control permit for exterior modifications including replacement of siding, trim, and railings as well as new paint to existing multifamily buildings at 896 Middle Avenue is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.68.020:

1. That the general appearance of the structures is in keeping with character of the neighborhood, in that, the Project's modification to the southern building façade facing University Dr. and eastern building façade facing Middle Ave. will maintain a balanced and consistent appearance and will continue to keep with the character of the streetscape.

2. That the development will not be detrimental to the harmonious and orderly growth of the city, in that, the Project contains design modifications to existing multifamily buildings. The Project's design is generally consistent with all applicable requirements of the City of Menlo Park Municipal Code. The General Plan land use for the Property, Medium Density Residential, is consistent with the existing and proposed uses on the site which include three or more residential units on lots around the El Camino Real/Downtown Specific Area. Therefore, the Project will not be detrimental to the harmonious and orderly growth of the city.

3. That the development will not impair the desirability of investment or occupation in the neighborhood, in that, the Project contains design modifications to existing multifamily buildings, which involves a use that is consistent with the applicable standards of the Zoning Ordinance for the project site. The Project is designed in a manner consistent with all applicable codes and ordinances. Therefore, the Project would not impair the desirability of investment or occupation in the neighborhood.

4. That the development provides adequate parking as required in all applicable city ordinances, in that, the Project does not modify existing adequate parking nor would the improvements increase parking need.

5. That the development is consistent with any applicable specific plan, in that, the Project is not located within an area governed by a specific plan. However, the proposed Project is designed in a manner consistent with all applicable codes and ordinances, as well as the General Plan goals and policies.

Section 3. Architectural Control. The Planning Commission approves the architectural control permit, which is depicted in and subject to the project plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The architectural control 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 under Class 1 (Section 15303, “Existing Facilities”) of the current California Environmental Quality Act (CEQA) Guidelines

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 proposed 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 January 12, 2026, 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 January 2026.

PC Liaison Signature

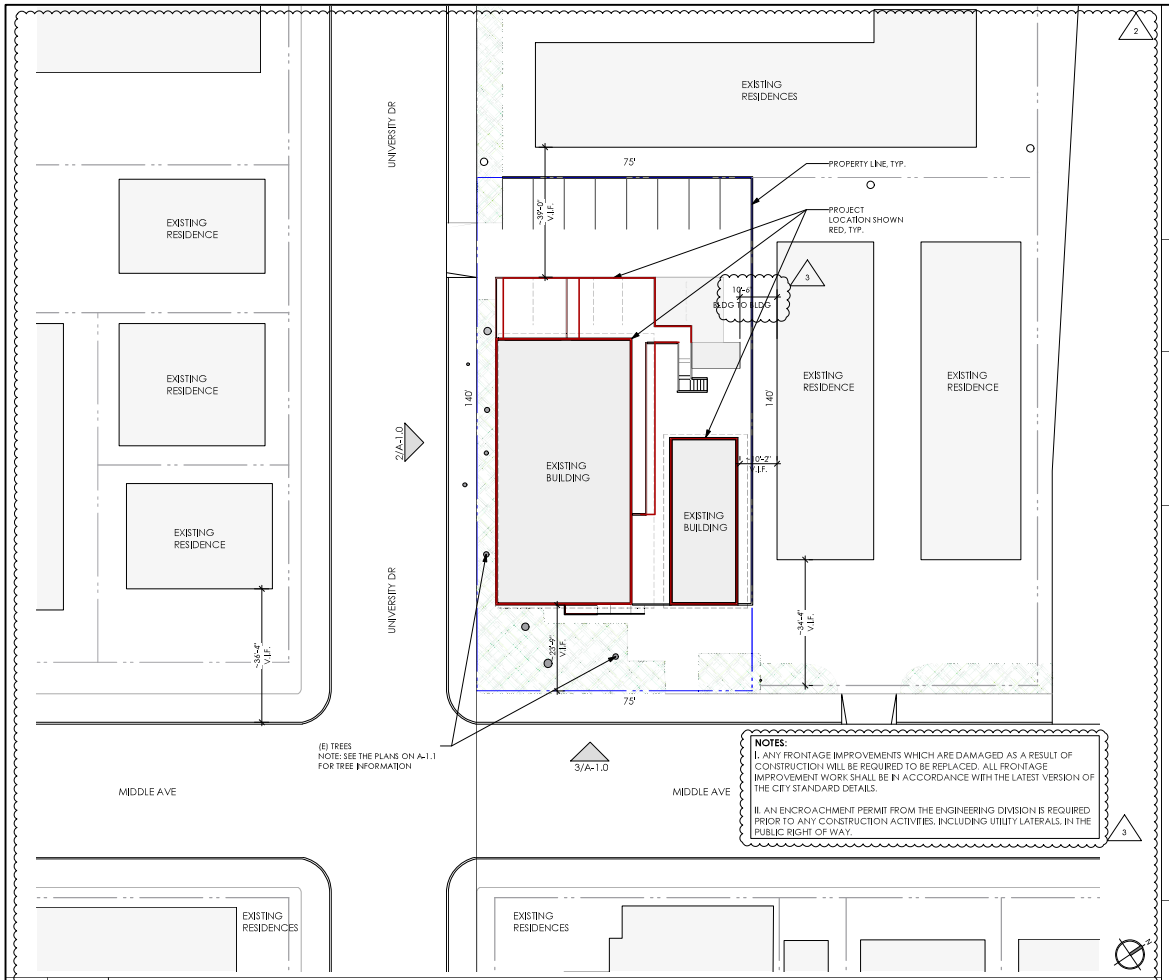
_____

Corinna Sandmeier
Principal Planner
City of Menlo Park

Exhibits

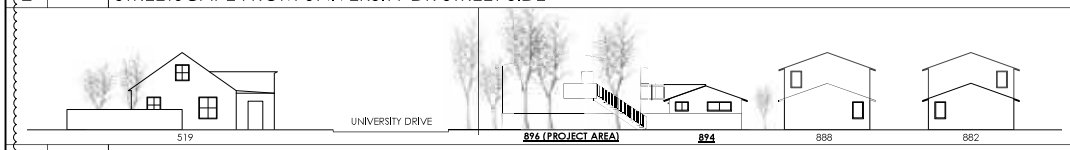
A. Project plans
B. Project description letter
C. Arborist report
D. Conditions of approval

EXHIBIT A



1 1/16"=1'0" AREA PLAN

2 1/16"=1'0" STREETSCAPE FROM UNIVERSITY DR STREET SIDE



3 1/16"=1'0" STREETSCAPE FROM MIDDLE AVE STREET SIDE

MIDDLE AVENUE APARTMENTS EXTERIOR REMODELING

896 MIDDLE AVENUE
MENLO PARK, CA 94025

CONSULTANTS

ARCHITECT:
EDWIN BRUCE ASSOCIATES ARCHITECTS
TEL: 408.995.5701
1625 THE ALAMEDA, SUITE 610, SAN JOSE, CA 95126

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC.
TEL: 650.617.5930
260 SHERIDEN AVENUE, PALO ALTO, CA 94306

PROJECT SCOPE

THE SCOPE OF THE PROJECT INCLUDES:
1. REPLACING EXTERIOR BOARD AND BATTEN SIDINGS WITH NEW LAP SIDING, SHINGLE SIDING AND BELLY BANDS, ADD CORNER TRIMS.
2. REPLACING EXISTING DECK RAILINGS WITH NEW HORIZONTAL LAP SIDING.
3. APPLYING NEW PAINT.

PROJECT INFORMATION

PROJECT NAME: MIDDLE AVENUE APARTMENTS EXTERIOR REMODELING

ADDRESS: 896 MIDDLE AVENUE, MENLO PARK, CA 94025

APN: 071-312-250

ZONING: R3

OCCUPANCY GROUP: R-2

TYPE OF CONSTRUCTION: V-B

NO CHANGE TO AREA SQ.FTG

CODES:

2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA EXISTING BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 BUILDING ENERGY EFFICIENCY CODE

INCLUDING AMENDMENTS BY THE CITY OF MENLO PARK

EXISTING LOT COVERAGE:
UNCHANGED.

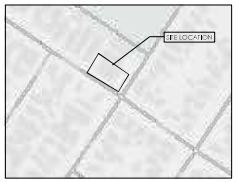
LANDSCAPE AREA:
UNCHANGED. NO TREE REMOVAL PROPOSED.

TOTAL BUILDING AREA:
UNCHANGED

YEAR BUILT:
1964

1 TOTAL LINEAR FEET OF
-DECK RAILINGS REPLACED: ±160'-0"
-EXTERIOR WALL SIDINGS REPLACED: ±350'-0"

DRAWING INDEX



LOCATION MAP
SCALE = N.T.S.

AERIAL VIEW
SCALE = N.T.S.

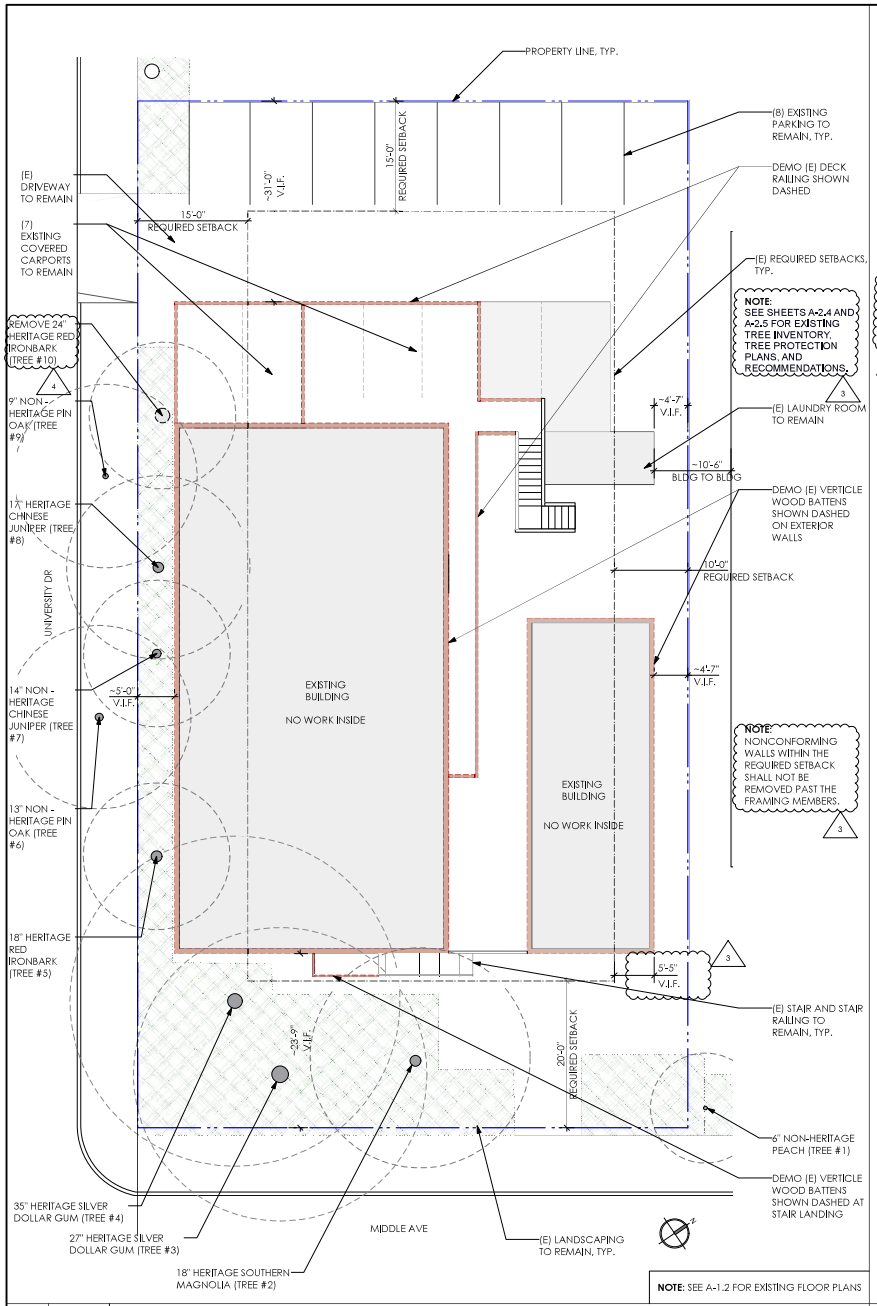
1 BUILDING REVISION 04.17.2025
2 ARCHITECTURAL CONTROL REVIEW 08.18.2025
3 ARCHITECTURAL CONTROL REVIEW 11.05.2025
4 ARCHITECTURAL CONTROL REVIEW 12.10.2025

Edwin Bruce Associates
ARCHITECTS AIA
1625 The Alameda Suite 610
San Jose California 95126
T: 408.995.5701 F: 408.995.5022
website: www.edwinbruce.com

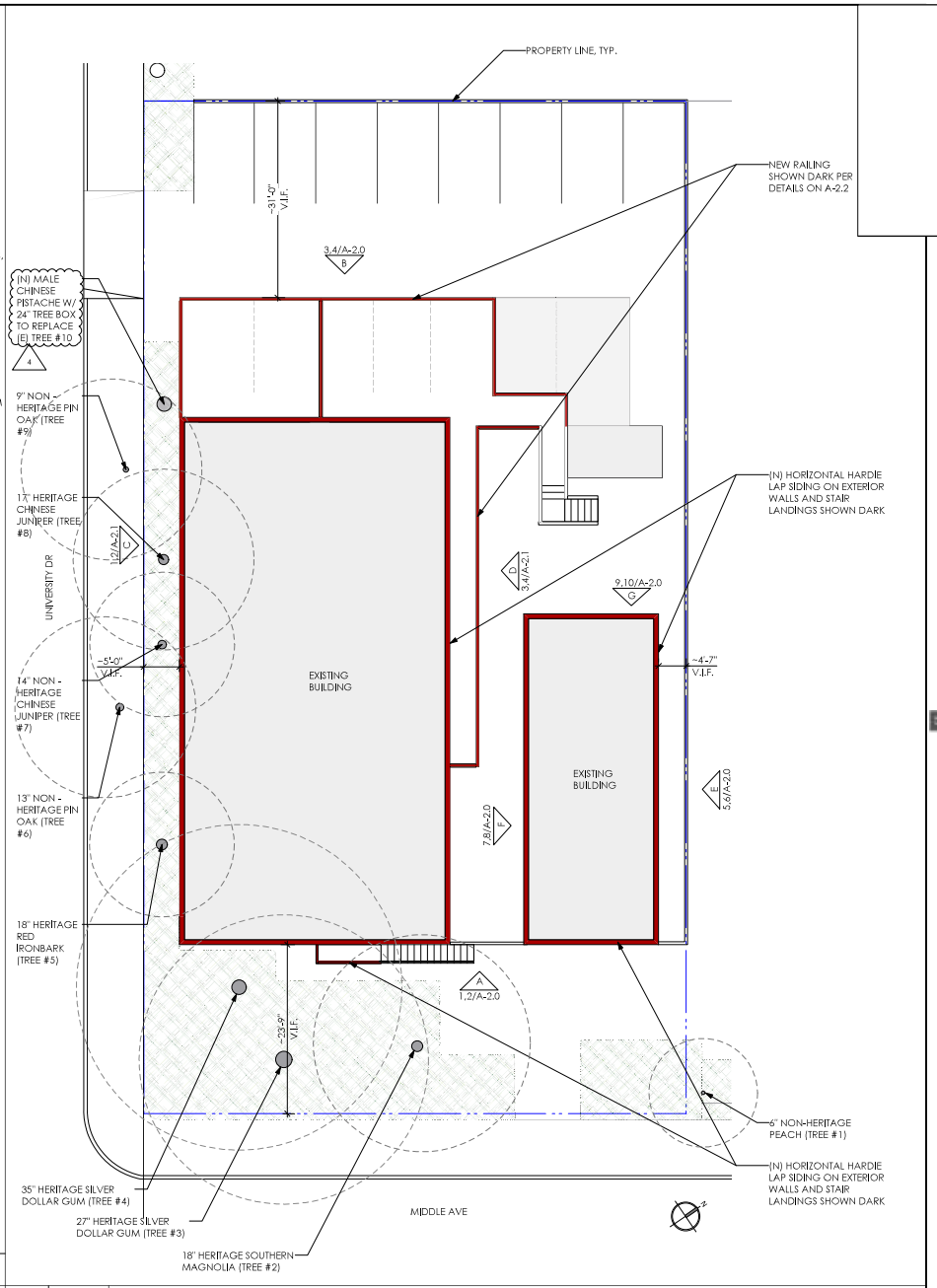
MIDDLE AVENUE APARTMENTS
EXTERIOR REMODELING
896 MIDDLE AVENUE,
MENLO PARK, CA 94025

DATE 04.02.25
DRAWN AP, JL
JOB NO 2338

A-1.0



2 1/8"=1'0" EXISTING SITE PLAN



1 1/8"=1'0" PROPOSED SITE PLAN

2 ARCHITECTURAL CONTROL REVIEW 08.18.2025
3 ARCHITECTURAL CONTROL REVIEW 11.05.2025
4 ARCHITECTURAL CONTROL REVIEW 12.10.2025

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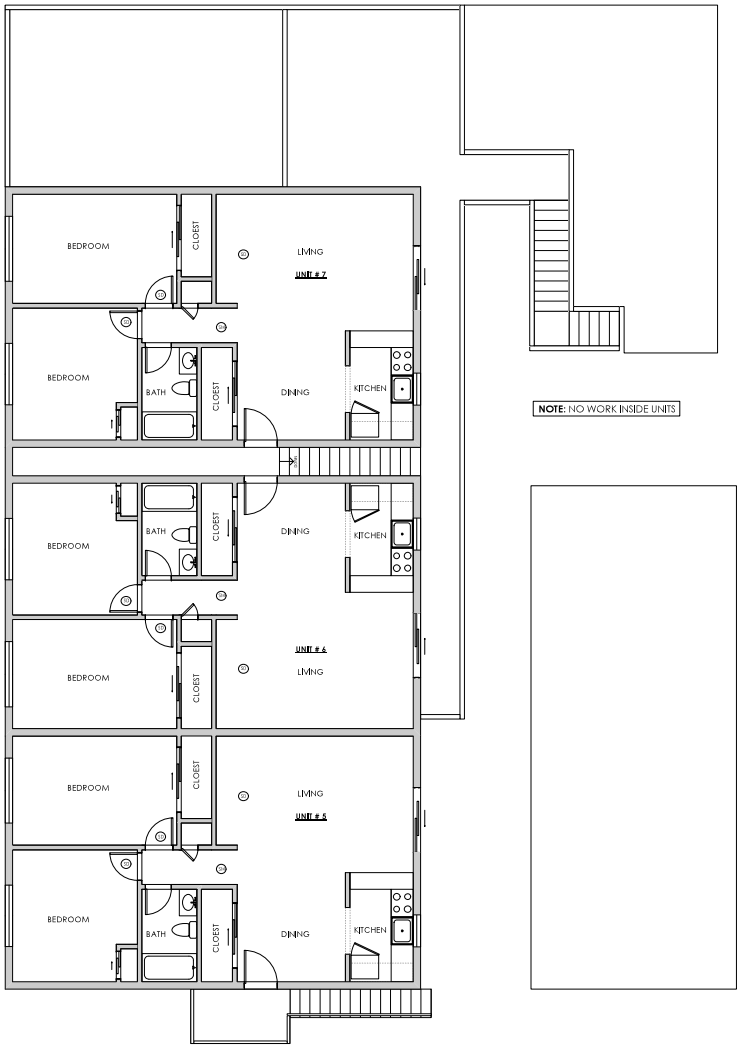
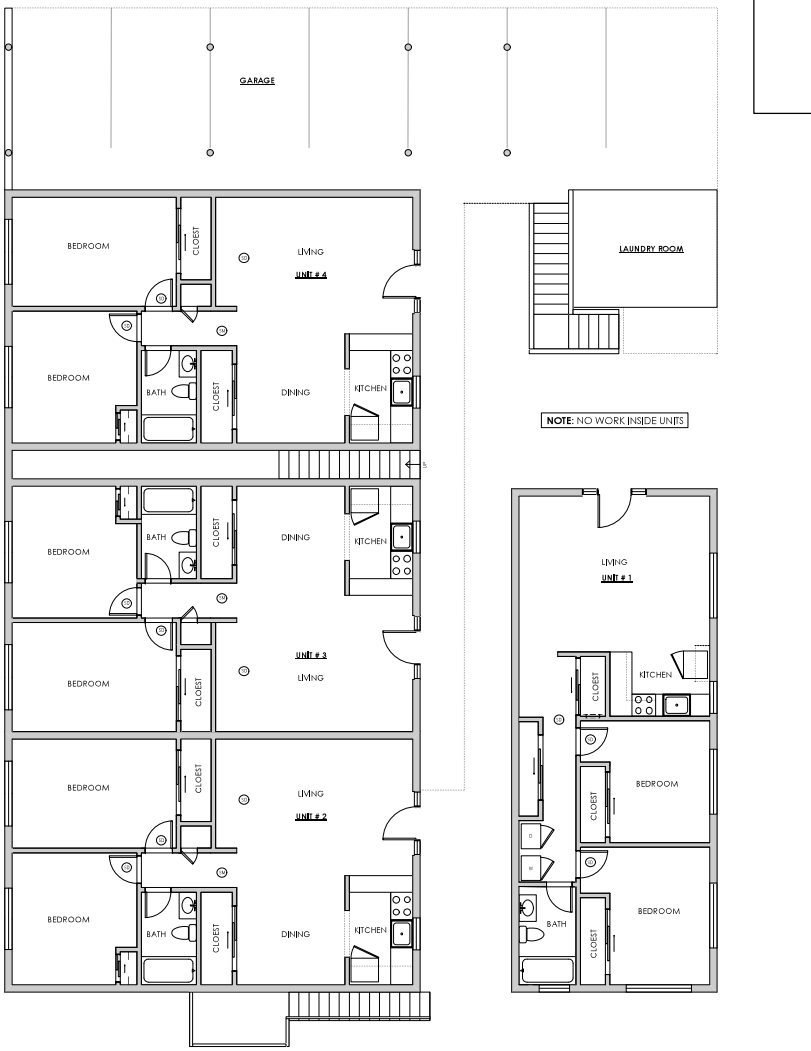
MIDDLE AVENUE APARTMENTS
EXTERIOR REMODELING
896 MIDDLE AVENUE,
MENLO PARK, CA 94025

DATE	04.02.25
DRAWN	AP, JL
JOB NO	2338

A-1.1
2



2 | 3/16"=1'0" | EXISTING SECOND FLOOR PLAN



1 | 3/16"=1'0" | EXISTING FIRST FLOOR PLAN

2 ARCHITECTURAL CONTROL REVIEW 08.18.2025

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ARCHITECTS AIA
1625 The Alameda Suite 610
San Jose California 95126
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MIDDLE AVENUE APARTMENTS
EXTERIOR REMODELING
896 MIDDLE AVENUE,
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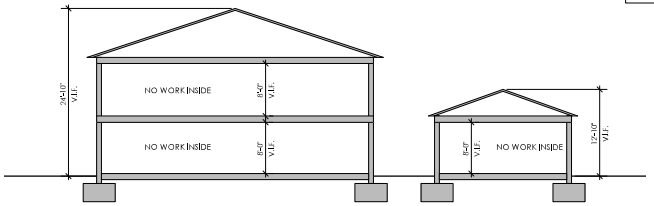
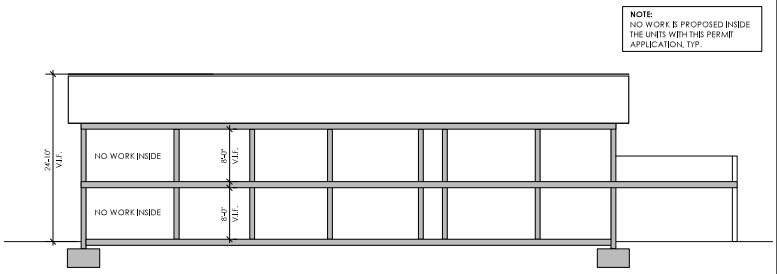
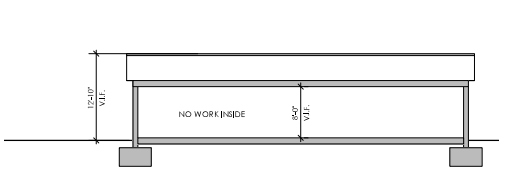
A-1.2
2



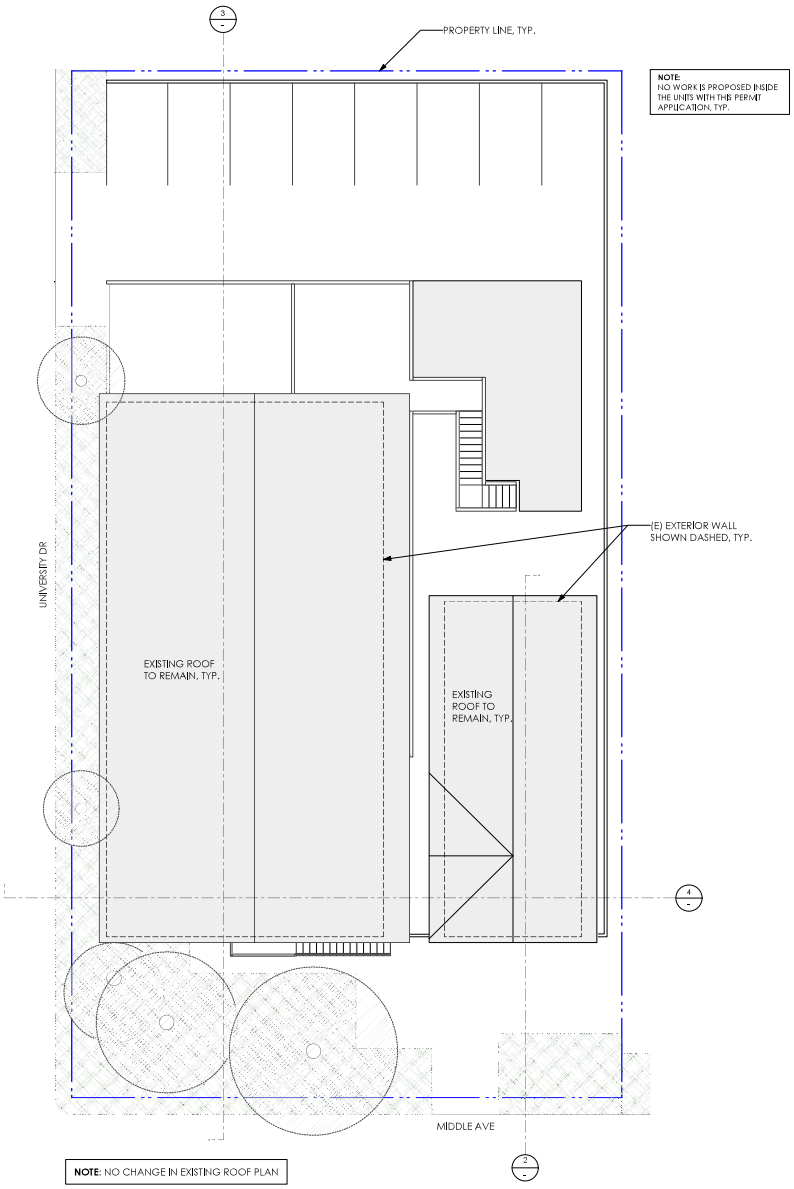
4 | 1/8"=1'0" | SECTION-C



3 | 1/8"=1'0" | SECTION-B



2 | 1/8"=1'0" | SECTION-A



1 | 1/8"=1'0" | EXISTING ROOF PLAN

2 ARCHITECTURAL CONTROL REVIEW 08.18.2025

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MIDDLE AVENUE APARTMENTS
EXTERIOR REMODELING
896 MIDDLE AVENUE,
MENLO PARK, CA 94025

DATE	04.02.25
DRAWN	AP, JL
JOB NO	2338

A-1.3
2

EXISTING ELEVATION - A

EXISTING ELEVATION - B

EXISTING ELEVATION - G

EXISTING ELEVATION - C

(E) VERTICAL WOOD BATTENS, TYP.

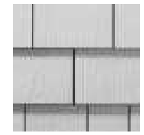
EXISTING ELEVATION - D

1 N.T.S. EXISTING BUILDING PHOTOS

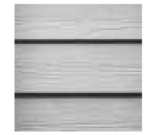
1  SHERWIN-WILLIAMS_PEPPERCORN_SW 7674
BELLY BAND, CORNER TRIM, GABLE ENDS SHINGLE, DOORS, POSTS

2  SHERWIN-WILLIAMS_TIN LIZZIE_SW 9163
HARDIE LAP SIDING - 1ST FL & 2ND FL

3  SHERWIN-WILLIAMS_OTTER_SW 6041
DECK RAILING, PATIOS

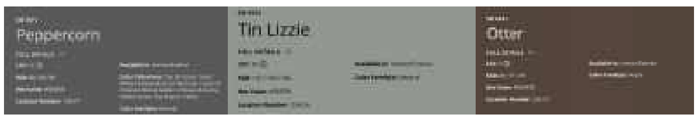


HARDIESHINGLE
SIDING SAMPLE



HARDIE LAP SIDING
SIDING SAMPLE

2 N.T.S. (N) COLOUR / MATERIAL SWATCHES



102.26FL

Emerald®
Exterior Acrylic Flat
K47-Series

CHARACTERISTICS

Emerald® Exterior Acrylic Latex is our "Best-In-Class" exterior architectural house paint.

- Excellent durability, resistant to blistering, peeling and dirt pick-up
- Excellent application, flow and leveling
- Self-priming (2 coats new construction, 1 coat repaint)
- Low temperature application down to 35° F.
- Uses a patented cross-linking 100% acrylic technology

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate.

Color: Most Colors

Coverage: 250-300 sq. ft. per gallon @ 5.3-6.4 mils wet, 1.2-2.7 mils dry.

Drying Time, @ 50% RH:

	@35-45°F	@45°F+
Touch:	2 Hours	1 Hour
Recoat:	24-48 Hours	4 Hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish: 0-5 units @ 85°

Tinting with CCE only:

Base:	oz. per gallon	Strength
Hi Ref White	0-7	SherColor
Extra White	0-7	SherColor
Deep Base	4-14	SherColor
Ultradeep Base	10-14	SherColor

Extra White K47W00051
(may vary by color)
V.O.C.(less exempt solvents):
Less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	43 ±2%
Weight Solids:	59 ±2%
Weight per Gallon:	11.72 lbs
Flash Point:	N.A.
Vehicle Type:	100% Acrylic
Shelf Life:	36 months, unopened
WVP Perms (US)	29.64 grains/(hr ft^2 in Hg)

Mildew Resistant
This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 05/08/2024, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARBSCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	N/A
MIR-Manufacturer Inventory	N/A
MPI®	Yes

APPLICATION

When the air temperature is at 35°F (1.7°C), substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F (1.7°C) and at least 5° above the dew point. Avoid using if rain or snow is expected within 2-3 hours. Do not apply at air or surface temperatures below 35°F (1.7°C) or when air or surface temperatures may drop below 35°F (1.7°C) within 48 hours.

No reduction needed.

Brush: Use a nylon-polyester brush such as Purdy® Pro-Extra®.

Roller: Use a high quality polyester roller cover such as Purdy® Marathon®.

For additional specific brushes and roller cover recommendations, please refer to our Brush and Roller Guide on the Sherwin-Williams website.

Spray - Airless:
Pressure 2000 p.s.i.
Tip .015-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection with **Emerald** coating. On repaint work, apply one coat of **Emerald** coating; on bare surfaces, apply two coats of **Emerald**, allowing 4 hours drying between coats.

Do not paint in direct sun. Apply at temperatures above 35°F. During application at temperatures above 80°F, **Emerald** sets up quickly. Some adjustment in your painting approach may be required. Paint from a dry area into the adjoining wet coating area. Dries to touch in 1 hour and is ready for service overnight.

On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

SPECIFICATIONS

Emerald Exterior Acrylic Latex is self-priming on most surfaces. Apply 2 coats on new, bare substrates or 1 coat for repaint.

Use on these properly prepared surfaces:
Aluminum & Aluminum Siding[1]
Galvanized Steel[1]
Concrete Block
Split face Block
Cement Composition Siding/Panels
Stucco
Concrete
Plywood
Wood
***Vinyl Siding**

Surfaces with a pH greater than 9 must be primed with a high pH-resistant coating such as Loxon Concrete & Masonry Primer.

Standard latex primers cannot be used below 50°F. See specific primer label for that product's application limitations.

Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, the first coat of **Emerald** may show some staining, but it will be trapped in the first coat. A second coat will uniform the appearance. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using **Emerald.**

[1] On large expanses of metal siding, the air, surface, and material temperatures must be 50°F (10°C) or higher.

SURFACE PREPARATION

Mildew:
Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

Previously Painted Surfaces:
Spot prime bare areas with **Duration**, wait 4 hours, and paint the entire surface. Some specific surfaces require specialized treatment.

Steel:
Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed with a corrosion resistant primer such as All Surface Enamel Primer the same day as cleaned.

Unpainted Surfaces:
Emerald can be used as a self-priming coating on many bare surfaces. When used this way, the first coat of **Emerald** acts like a coat of primer and the second coat provides the final appearance and performance.

***Vinyl or other PVC Building Products:**
Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly. If needed prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

Wood, Plywood, Composition Board:
Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed.
Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, the first coat of **Emerald** may show some staining, but it will be trapped in the first coat. A second coat will uniform the appearance. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using **Emerald.**

CAUTIONS

For exterior use only.
Protect from freezing.
Non-Photochemically reactive.
Not for use on floors

Before using, carefully read **CAUTIONS on label.**

ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (**NIOSH** approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 05/08/2024 K47W00051 26 00
SP, FR

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

3 N.T.S. SHERWIN WILLIAMS PAINT SPECIFICATION

HARDIE® SHINGLE SIDING

Manufacturer
James Hardie Building Products Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes
- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features
- Noncombustible
- Dimensionally Stable
- Resistant to damage caused by pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use
James Hardie fiber-cement cladding shingles are used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

Description
Hardie® Shingle siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Shingle siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84, and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Height (in)	Thickness (in)
Shingle Panel 5 inch exposure (Straight edge)	48	14	1/4
Shingle Panel 6 inch Exposure (Staggered Edge)	48	15-1/4	1/4
Shingle Panel 7 inch exposure (Straight Edge & Half Round)	48	15-1/4	1/4
Individual shingles 5 inch exposure	3-1/2, 4-1/2, 5-1/2, 7, 8-3/4	14	1/4
Individual shingles 7 inch exposure	4-3/16, 5-1/2, 6-3/4, 7-1/4, 10	15-1/4	1/4

Weight: 2.12 lbs. per square foot

Texture & Finish
Hardie® Shingle siding is available in wood grain texture. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color and exposure availability varies by region.

Engineered for Climate®
Hardie® Shingle siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.

SS2003 02/24 PAGE 1 OF 2

Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft°F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K_{eff})		6.62
	Thermal Resistance		R=1/ K_{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class	As reported	A
			Uniform Building Code Class		1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey

4 N.T.S. HARDIE SHINGLE SIDING SPECIFICATION

HARDIE® PLANK LAP SIDING

Manufacturer
James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes
- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features
- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use
Hardie® fiber-cement lap siding is used as exterior wall covering.
The product complies with IBC Section 1403.9 and IRC Section R703.10.
The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description
Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

** HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.*

Weight2.31 lbs. per square foot

Texture & Finish
Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®
Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.

Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft°F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K_{eff})		6.62
	Thermal Resistance		R=1/ K_{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class	As reported	A
			Uniform Building Code Class		1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

5 N.T.S. HARDIE PLANK LAP SIDING SPECIFICATION

3 ARCHITECTURAL CONTROL REVIEW 11.05.2025

Edwin Bruce Associates
ARCHITECTS AIA
1625 The Alameda Suite 610
San Jose California 95126
T: 408.995.5701 F: 408.995.5022
website: www.edwinbruce.com

MIDDLE AVENUE APARTMENTS
EXTERIOR REMODELING

896 MIDDLE AVENUE,
MENLO PARK, CA 94025

DATE	04.02.25
DRAWN	AP,JL
JOB NO	2338

A-1.4
3

[1] SHERWIN-WILLIAMS_PEPPERCORN_SW 7674
BELLY BAND, CORNER TRIM, GABLE ENDS SHINGLE, DOORS, POSTS

[2] SHERWIN-WILLIAMS_TIN LIZZIE_SW 9163
HARDIE LAP SIDING - 1ST FL & 2ND FL

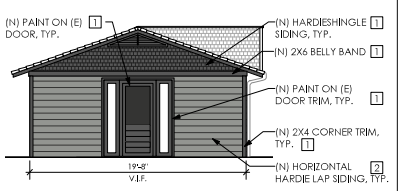
[3] SHERWIN-WILLIAMS_OTTER_SW 6041
DECK RAILING, PATIOS

NOTE: SEE A-1.4 FOR COLOUR / MATERIAL SPECIFICATIONS

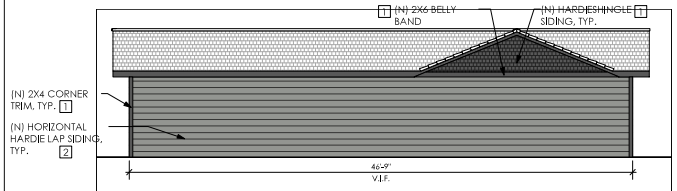

HARDIESHINGLE SIDING SAMPLE


HARDIE LAP SIDING SIDING SAMPLE

11 N.T.S. COLOUR / MATERIAL SWATCHES



10 3/16"=1'0" NEW ELEVATION - G



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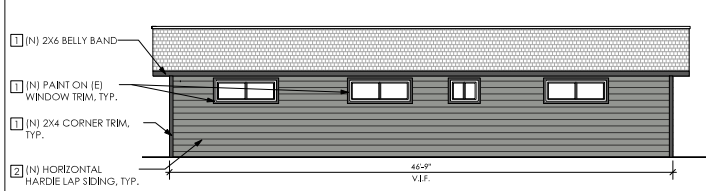

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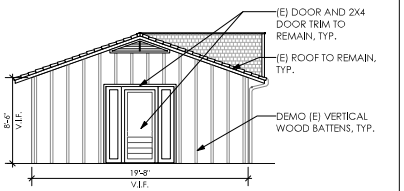

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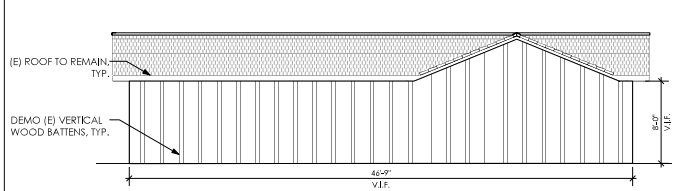
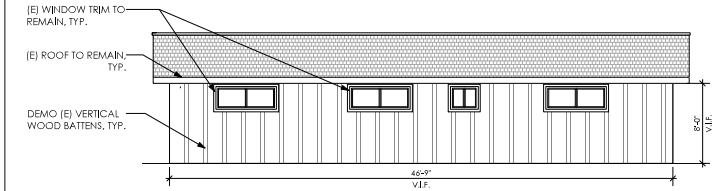


7 3/16"=1'0" EXISTING ELEVATION - F



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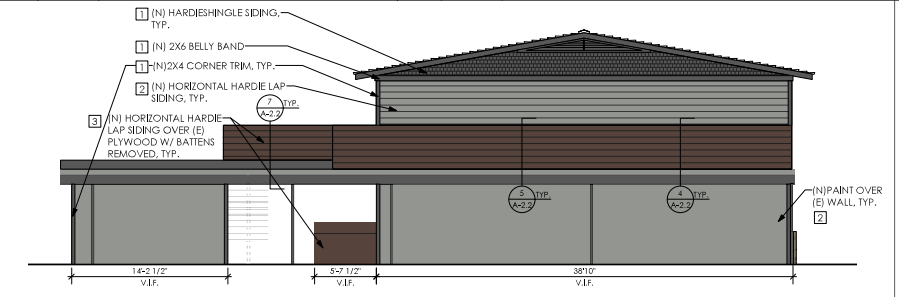
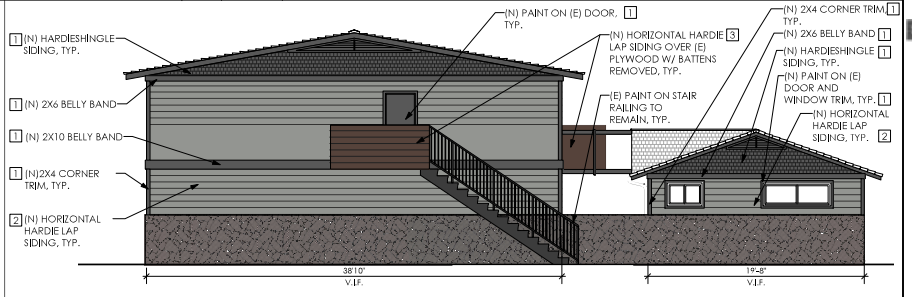
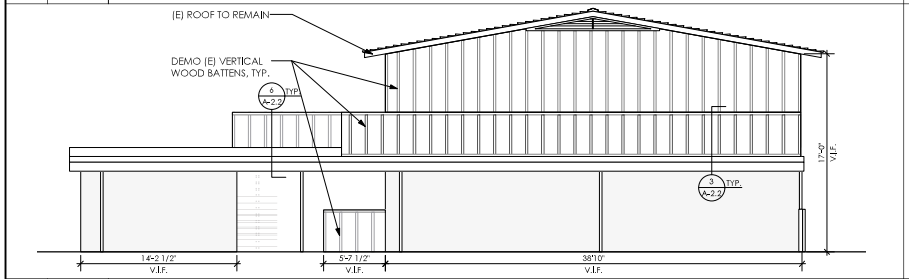


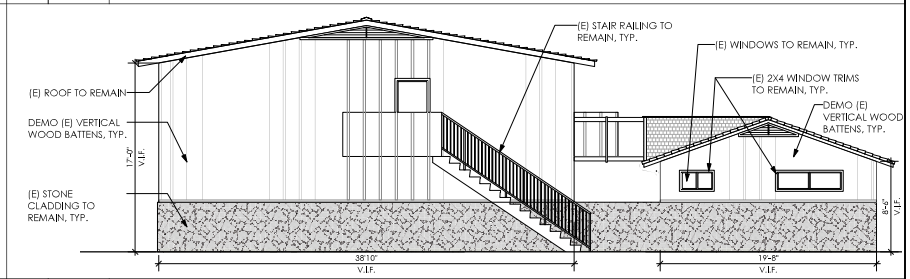
4 3/16"=1'0" NEW ELEVATION - B



2 3/16"=1'0" NEW ELEVATION - A



3 3/16"=1'0" EXISTING ELEVATION - B



1 3/16"=1'0" EXISTING ELEVATION - A

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Edwin Bruce Associates
ARCHITECTS AIA
1625 The Alameda Suite 610
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T: 408.995.5701 F: 408.995.5022
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A-2.0

1 SHERWIN-WILLIAMS_PEPPERCORN_SW 7674
BELLY BAND, CORNER TRIM, GABLE ENDS SHINGLE, DOORS, POSTS

2 SHERWIN-WILLIAMS_TIN LIZZIE_SW 9163
HARDIE LAP SIDING - 1ST FL & 2ND FL

3 SHERWIN-WILLIAMS_OTTER_SW 6041
DECK RAILING, PATIOS

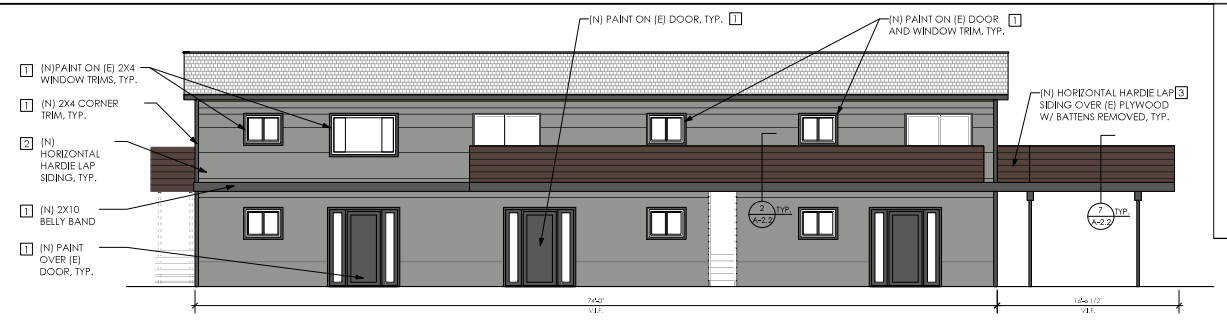
HARDIESHINGLE SIDING SAMPLE

HARDIE LAP SIDING SIDING SAMPLE

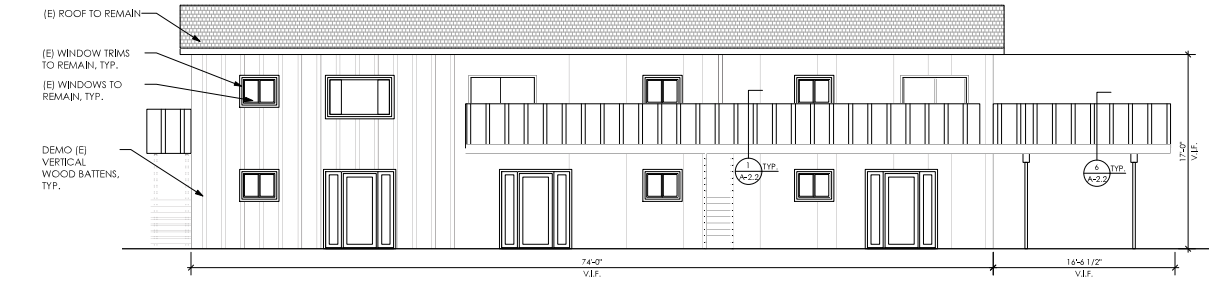
NOTE: SEE A-1.4 FOR COLOUR / MATERIAL SPECIFICATIONS

3

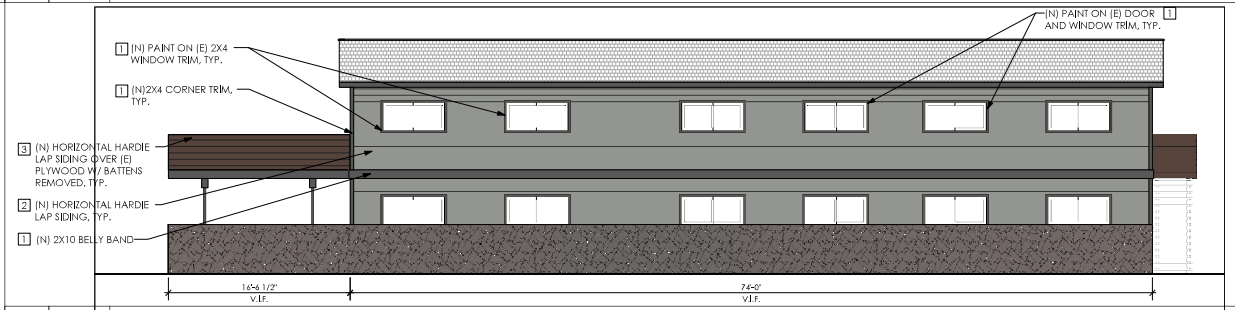
5 N.T.S. COLOUR / MATERIAL SWATCHES



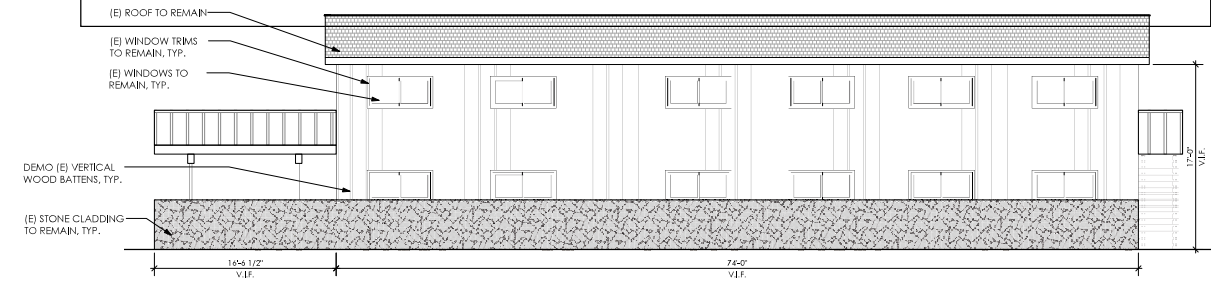
4 3/16"=1'0" NEW ELEVATION - D



3 3/16"=1'0" EXISTING ELEVATION - D



2 3/16"=1'0" NEW ELEVATION - C



1 3/16"=1'0" EXISTING ELEVATION - C

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Edwin Bruce Associates
ARCHITECTS AIA
1625 The Alameda Suite 610
San Jose California 95126
T: 408.995.5701 F: 408.995.5022
website: www.edwinbruce.com

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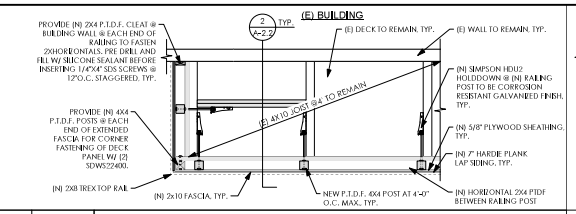
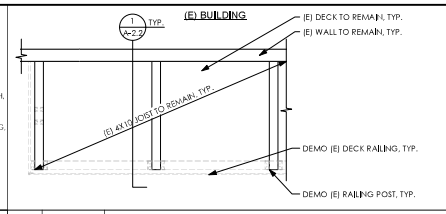
A-2.1

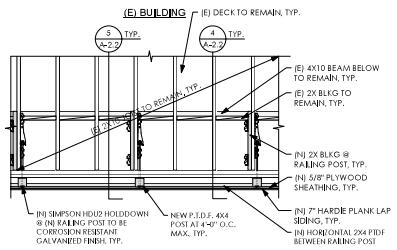
NOT USED



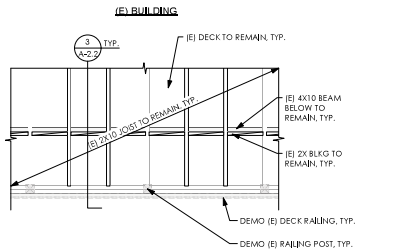
12 | 1/2"=1'0" | (N) PROPOSED DECK RAILING SECTION @ ELE. D



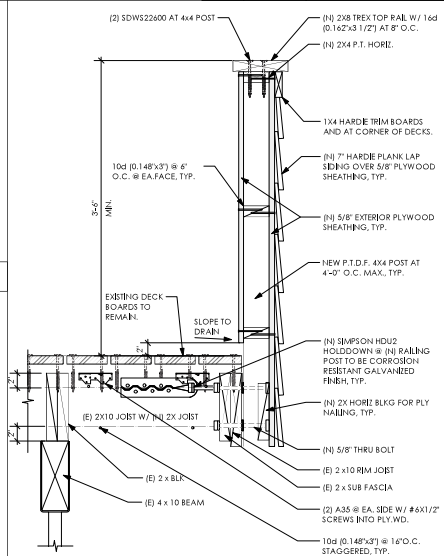
13 | 1/2"=1'0" | (E) DEMO DECK RAILING SECTION @ ELE. D



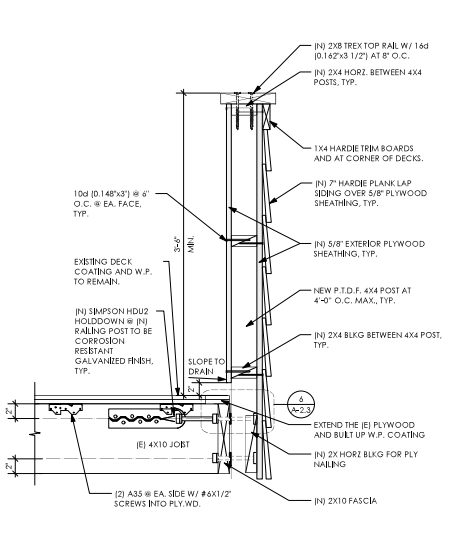
10 | 1/2"=1'0" | (N) PROPOSED DECK RAILING SECTION @ ELE. B



9 | 1/2"=1'0" | (E) DEMO DECK RAILING SECTION @ ELE. B

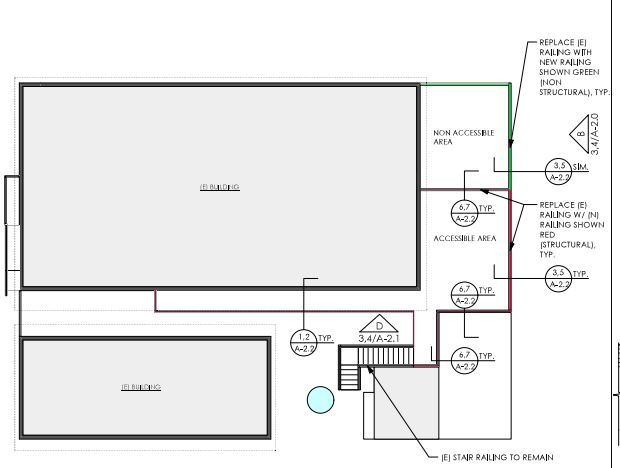


5 | 1-1/2"=1'0" | (N) PROPOSED DECK RAILING SECTION @ ELE. B

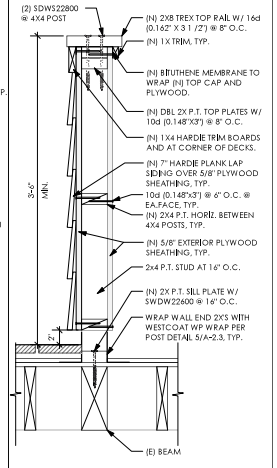


2 | 1-1/2"=1'0" | (N) PROPOSED DECK RAILING SECTION @ ELE. D

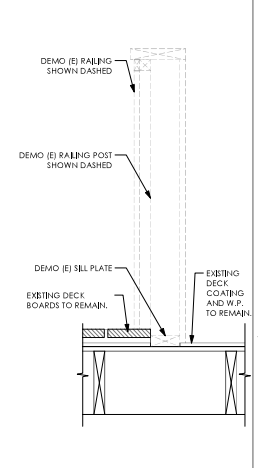
NOT USED



8 | 3/32"=1'0" | (N) PROPOSED PLAN



7 | 1-1/2"=1'0" | (N) RAILING SECTION



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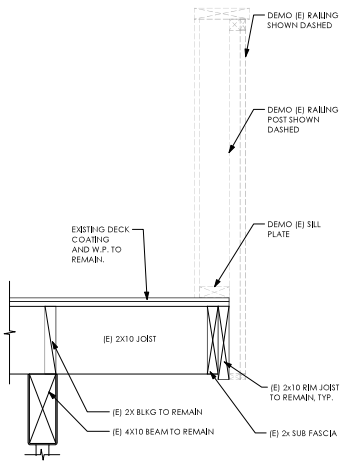
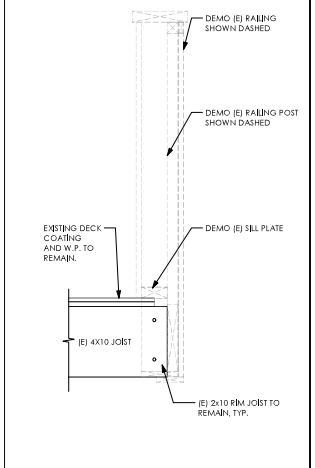


3 | 1-1/2"=1'0" | (E)DEMO DECK RAILING SECTION @ELE. B, TYP.



1 | 1-1/2"=1'0" | (E)DEMO DECK RAILING SECTION @ ELE. D

HOREISH-LEWIS, INC.

Edwin Bruce Associates
ARCHITECTS AIA
1625 The Alameda Suite 610
San Jose California 95126
T: 408.995.5701 F: 408.995.5022
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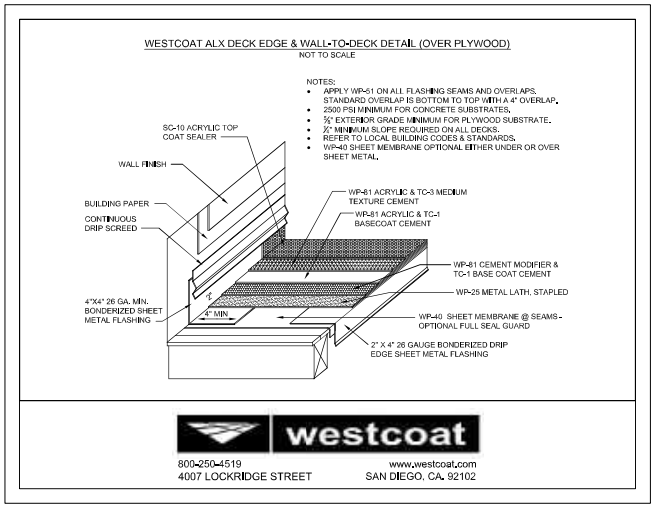
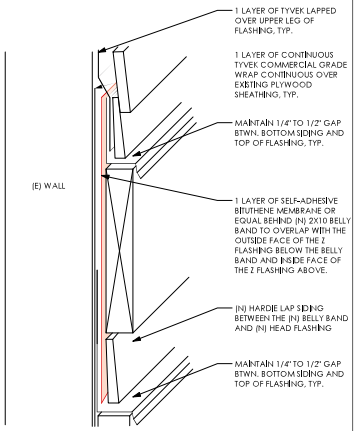
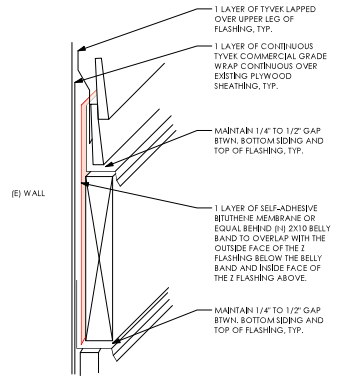
A-2.2



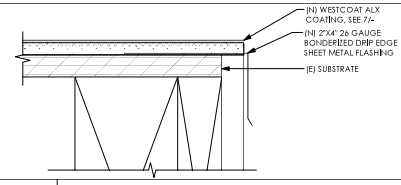
7 | N.T.S. | WESTCOAT WALL-TO DECK AND DECK EDGE DETAIL



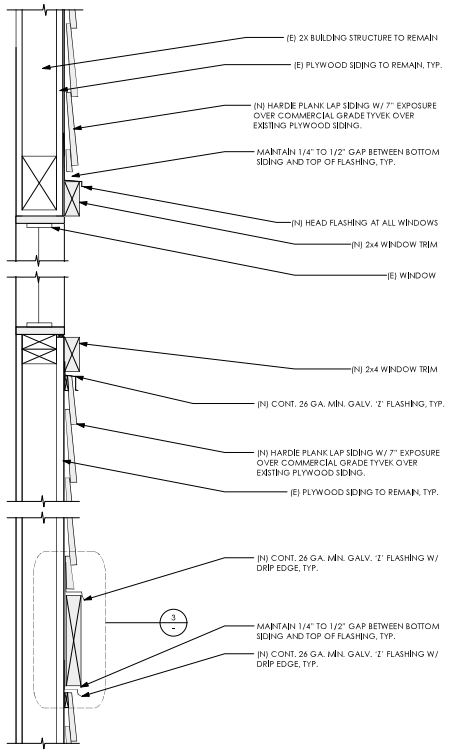
4 | N.T.S. | (N) BELLY BAND W.P. DIAGRAM @ GABLE END SIDE



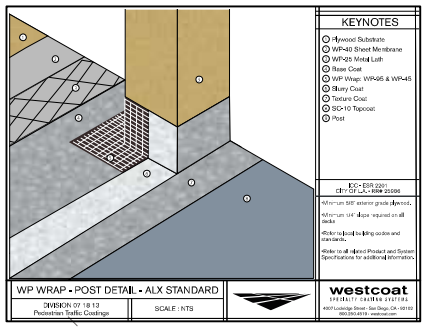
3 | N.T.S. | (N) BELLY BAND WATERPROOFING DIAGRAM



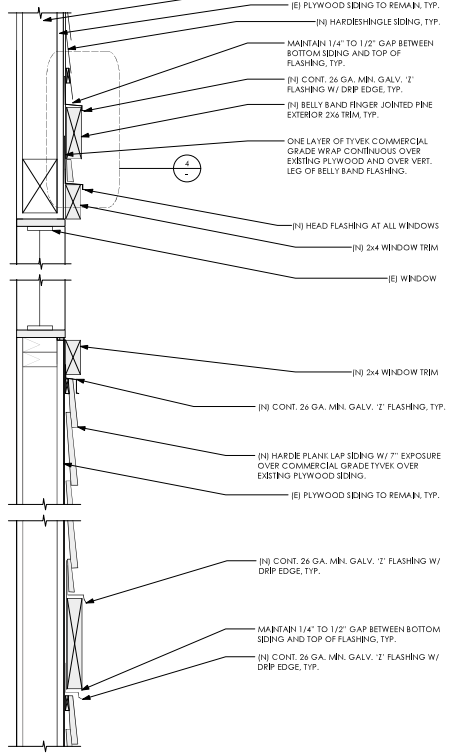
6 | N.T.S. | TYP. DECK EDGE FLASHING DIA.



2 | 2" = 1'-0" | TYPICAL EXTERIOR WALL SECTION



5 | N.T.S. | WESTCOAT ALX DECK WATERPROOFING DETAIL



1 | 2" = 1'-0" | TYPICAL EXTERIOR WALL SECTION @ GABLE END SIDES

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JOB NO	2338

A-2.3

TREE INVENTORY - 896 Middle Ave., Menlo Park, CA, 94025

Date: 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		Peach	*Prunus persica*	(not heritage)	6	6	15	15	GOOD (75%)	full green canopy, pleasing form, good vigor	YOUNG	MODERATE	3	0% - 5%	8	4	VERY LOW	MODERATE	PRESERVE	$1,600
2	H	Southern Magnolia	*Magnolia grandiflora*	HERITAGE	18	18	35	30	FAIR (50%)	asymmetrical form, utility pruned	MATURE	MODERATE	9	< 10%	12	18	LOW	MODERATE	PRESERVE	$3,010
3	H	Silver Dollar Gum	*Eucalyptus polyanthemos*	HERITAGE	27	27	35	40	FAIR (50%)	utility pruned under HV lines	MATURE	MODERATE	14	< 10%	12	27	LOW	LOW	PRESERVE	$15,300
4	H	Silver Dollar Gum	*Eucalyptus polyanthemos*	HERITAGE	35	35	45	45	GOOD (75%)	good vigor, full green canopy, asymmetrical form due to utility pruning and proximity to neighboring tree, crowded codominant structure	MATURE	MODERATE	18	< 10%	12	35	LOW	LOW	PRESERVE	$25,100
5	H	Red Ironbark	*Eucalyptus sideroxylon*	HERITAGE	est. 18	18	25	20	POOR (25%)	markedly asymmetrical form, less than 30% live canopy	MATURE	MODERATE	9	10% - 25%	12	18	MODERATE	MODERATE	PRESERVE	$640
6		Pin Oak	*Quercus palustris*	STREET	13	13	40	25	GOOD (75%)	full green canopy, pleasing form, good vigor	MATURE	MODERATE	7	0% - 5%	12	13	VERY LOW	MODERATE	PRESERVE	$7,000
7		Chinese Juniper	*Juniperus chinensis*	(not heritage)	11.5, 6.5, 5	14	20	20	FAIR (50%)	moderate vigor, low LCR, lion's tailed	MATURE	MODERATE	7	10% - 25%	12	14	MODERATE	LOW	PRESERVE	$2,730
8	H	Chinese Juniper	*Juniperus chinensis*	HERITAGE	13, 7, (2) 5, 4.5	17	20	25	FAIR (50%)	moderate vigor, low LCR, lion's tailed	MATURE	MODERATE	9	10% - 25%	12	17	MODERATE	MODERATE	PRESERVE	$4,030
9		Pin Oak	*Quercus palustris*	STREET	9	9	35	25	FAIR (50%)	reduced vigor, asymmetrical form	YOUNG	MODERATE	5	0% - 5%	8	6	VERY LOW	MODERATE	PRESERVE	$2,240
10	H	Red Ironbark	*Eucalyptus sideroxylon*	HERITAGE	24	24	35	20	VERY POOR (10%)	less than 40% live canopy, previous trunk failure with loss of 50% trunk diameter, active wood decay fungus present with no response growth	MATURE	MODERATE	12	<10%	12	24	LOW	LOW	REMOVE (X)	$450
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.**

2 N.T.S. TREE INVENTORY

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.

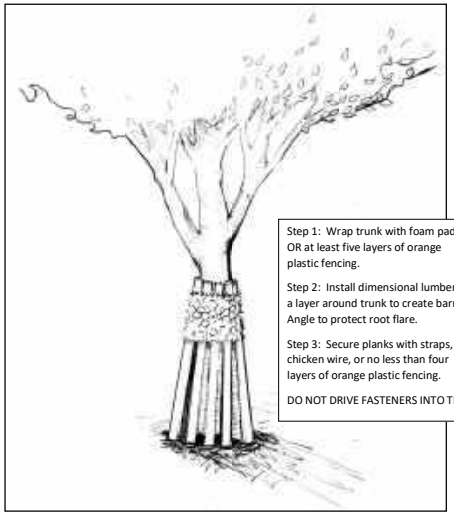
Do not remove or relocate this fence without approval from the project arborist. This fencing must remain in its approved location throughout demolition and construction.

Project Arborist contact information:

Name: Bo Firestone
Business: Bo Firestone Trees & Gardens
Phone number: 408-497-7158

TPZ III – Alternative Method of Tree Protection

May be used to protect trunk from damage during construction activities when standard TPZ fencing is not practical. Install prior to construction activities. Adjust to allow for diameter growth as needed.



Step 1: Wrap trunk with foam pad OR at least five layers of orange plastic fencing.

Step 2: Install dimensional lumber in a layer around trunk to create barrier. Angle to protect root flare.

Step 3: Secure planks with straps, chicken wire, or no less than four layers of orange plastic fencing.

DO NOT DRIVE FASTENERS INTO TREE

1 N.T.S. TREE PROTECTION PLAN

3 ARCHITECTURAL CONTROL REVIEW 11.05.2025

Edwin Bruce Associates
ARCHITECTS AIA
1625 The Alameda Suite 610
San Jose California 95126
T: 408.995.5701 F: 408.995.5022
website: www.edwinbruce.com

MIDDLE AVENUE APARTMENTS
EXTERIOR REMODELING
896 MIDDLE AVENUE,
MENLO PARK, CA 94025

DATE	04.02.25
DRAWN	AP, JL
JOB NO	2338

A-2.4
3

Tree Protection Recommendations

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 #1 (6" peach, Street tree):** Establish standard TPZ fencing radius to five feet (5'), or to the greatest extent possible as limited by the sidewalk and property line.

- **Trees #2H - #4H (magnolia and gums):** These trees may be fenced as a group within the same perimeter. Establish standard TPZ fencing with a radius of 35 feet, or to the greatest extent possible as limited by the sidewalk and building. Leave the minimum necessary workspace around the structure to complete the work (usually 4' - 5').

- **Trees #6 and #9 (pin oak Street trees)**: I recommended TPZ Trunk Wrap as an alternative to protect these trees in a small sidewalk cutout where standard fencing would not be feasible. 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. **Please see attached "TPZ Trunk Wrap" specification for best-practice method using dimensional lumber**.

- **Trees #5H and #8H (eucalyptus and juniper)**: I recommended TPZ Trunk Wrap as an alternative to protect these trees adjacent to the work where standard fencing would not be feasible. 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. **Please see attached "TPZ Trunk Wrap" specification for best-practice method using dimensional lumber.**

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 – Trees #5H and #8H

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

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

The renovation project planned at 896 Middle Ave. 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.

NOTE: FOR MORE INFORMATION ON EXISTING TREE PROTECTION PLAN, REFER TO THE ARBORIST REPORT

3 ARCHITECTURAL CONTROL REVIEW 11.05.2025

Edwin Bruce Associates
ARCHITECTS AIA
1625 The Alameda Suite 610
San Jose California 95126
T: 408.995.5701 F: 408.995.5022
website: www.edwinbruce.com

MIDDLE AVENUE APARTMENTS
EXTERIOR REMODELING
896 MIDDLE AVENUE,
MENLO PARK, CA 94025

DATE	04.02.25
DRAWN	AP, JL
JOB NO	2338

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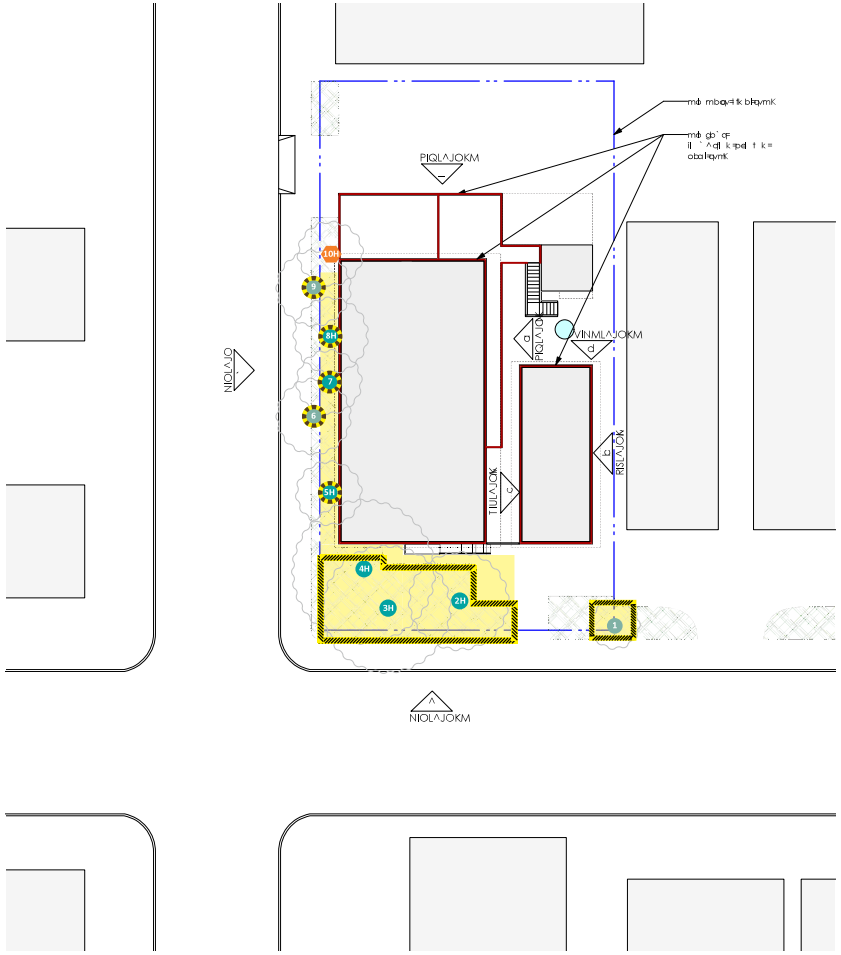
1 N.T.S. TREE PROTECTION RECOMMENDATIONS



TPZ MAP LEGEND:

- TREE TO REMOVE
- TREE TO REMAIN
- TREE ON NEIGHBORS' PROPERTY / CITY STREET TREE
- TREE PROTECTION FENCING (SEE SPEC.)
- TRUNK WRAP (SEE SPEC.)
- ROOT PROTECTION MEASURES (PRESCRIBED PER REPORT PG. 12)

NOTE: ALL TREES WERE PLACED BY PROJECT ARBORIST AND LOCATIONS ARE 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 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 ¾-inch plywood or alternative within the TPZ over bare ground prior to construction activity.

5 10 20

pfqb=mi^k

TREE PROTECTION ZONE MAP

896 MIDDLE AVE, MENLO PARK, CA

DATE: 07/21/25

TPZ ELEMENTS DRAWN: B. FIRESTONE ISA BOARD CERTIFIED MASTER ARBORIST #WE-8525B

BASE MAP: SITE PLAN A-1.0 by EDWIN BRUCE ASSOCIATES (04/17/2025)

ARBORIST REPORT pg. 24

3 ARCHITECTURAL CONTROL REVIEW 11.05.2025
4 ARCHITECTURAL CONTROL REVIEW 12.10.2025

Edwin Bruce Associates
ARCHITECTS AIA
1625 The Alameda Suite 610
San Jose California 95126
T: 408.995.5701 F: 408.995.5022
website: www.edwinbruce.com

MIDDLE AVENUE APARTMENTS
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896 MIDDLE AVENUE,
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DATE	04.02.25
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JOB NO	2338

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1 | N.T.S. | TREE PROTECTION ZONE MAP BY ARBORIST

EXHIBIT B

1625 The Alameda
Suite 610
San Jose, CA 95126
T 408.995.5701
F 408.995.5022

www.edwinbruce.com

Edwin Bruce Associates
ARCHITECTS AIA

October 28th, 2025

Planning Staff
Development Application for the 896 Middle Avenue Facade Remodel

PROJECT ADDRESS: 896 Middle Avenue, Menlo Park, CA 94025

PROJECT DESCRIPTION:

As part of the Development application for this project, the following is a description of the project in detail with the scope of the work and the materials.

The project is an effort to update a few exterior components of the existing apartment building. The purpose is to refresh the building and make it a more attractive and desirable place for the residents. It includes the following changes:

- Replacing exterior board and batten siding with new Hardie lap siding, Hardie shingle siding, and belly bands, along with corner trims.
- Replacing existing deck railings with new horizontal Hardie lap siding.
- Applying new paint to freshen the appearance of all buildings, using colors selected to blend well with the surrounding neighborhood are Sherwin Williams- Peppercorn_SW7674, Tin Lizzie_SW 9163, Otter_SW 6041.

The existing use of the property will remain as originally permitted, with no changes to the building's area, size, parking, or volume.

As part of the development application for this project, we conducted neighborhood outreach by mailing letters to the surrounding properties. The following provides details about the outreach:

I. The outreach was conducted on August 12, 2025.

II. The list of specific properties included in the outreach is as follows:

Single Family residence neighbors
895 Middle Ave, Menlo Park, CA 94025
883 Middle Ave, Menlo Park, CA 94025
459 University Dr, Menlo Park, CA 94025
519 University Dr, Menlo Park, CA 94025
521 University Dr, Menlo Park, CA 94025
444 University Dr, Menlo Park, CA 94025

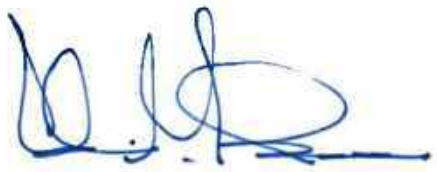
Multi Family residence neighbors
888 Middle Ave, Menlo Park, CA 94025
882 Middle Ave, Menlo Park, CA 94025
545 University Dr, Menlo Park, CA 94025
587 University Dr, Menlo Park, CA 94025
540 University Dr, Menlo Park, CA 94025
560 University Dr, Menlo Park, CA 94025
562 University Dr, Menlo Park, CA 94025
564 University Dr, Menlo Park, CA 94025

The following property addresses had mail returned due to no recipient at those locations:

888 Middle Ave, Menlo Park, CA 94025
882 Middle Ave, Menlo Park, CA 94025
560 University Dr, Menlo Park, CA 94025
540 University Dr, Menlo Park, CA 94025
564 University Dr, Menlo Park, CA 94025

III. A copy of the outreach letter sent to the neighboring properties is attached at the end of this letter.
IV. No feedback has been received from the listed properties; therefore, no changes have been made.

Feel free to contact us at our office number, 408.995.5701 or by email at edwin@edwinbruce.com if you have any questions or concerns.



Sincerely,
Edwin G. Bruce, AIA Architect

Suite 610
San Jose, CA 95126
T 408.995.5701
F 408.995.5022

www.edwinbruce.com

Edwin Bruce Associates
ARCHITECTS AIA

August 11th, 2025

Dear Neighbor,

This is regarding a Development Application for the 896 Middle Avenue Facade Remodel.

PROJECT ADDRESS: 896 Middle Avenue, Menlo Park, CA 94025

PROJECT DESCRIPTION:

As part of the Development application for this project, the following is a description of the project in detail with the scope of the work and the materials.

The project is an effort to update a few exterior components of the existing apartment building. The purpose is to refresh the building and make it a more attractive and desirable place for the residents. It includes the following changes:

- Replacing exterior board and batten siding with new Hardie lap siding, Hardie shingle siding, and belly bands, along with corner trims.
- Replacing existing deck railings with new horizontal Hardie lap siding.
- Applying new paint to freshen the appearance of all buildings, using colors selected to blend well with the surrounding neighborhood.

The existing use of the property will remain as originally permitted, with no changes to the building's area, size, parking, or volume.

Feel free to contact us at our office number, 408.995.5701 or by email at edwin@edwinbruce.com if you have any questions or concerns.

Sincerely,
Edwin G. Bruce, AIA
Architect

EXHIBIT C

ARBORIST REPORT

TREE PROTECTION PLAN

JULY 21, 2025

PREPARED FOR: EDWIN BRUCE ASSOCIATES

SITE ADDRESS:
896 MIDDLE AVE. • MENLO PARK, CA 94025

BUSARA FIRESTONE
#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®

Contents

Introduction

ARBORIST ASSIGNMENT

On July 9th, 2025, at the request of the architect, I visited 896 Middle Ave. 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 buildings were to undergo exterior renovations. The footprints would not be changed, but cosmetic improvements were planned. Assessments in this report were based on review of the following:

- Plan Set A-1.0 – A-2.3 by Edwin Bruce Associates (dated 04/17/25)
    - Site Plans, Elevations, and Sections

My inventory included a total of 10 trees over six inches (6" DBH). There were six (6) trees of Heritage size: a (1) southern magnolia (*Magnolia grandiflora*), two (2) red ironbark (*Eucalyptus sideroxylon*), two (2) silver dollar gum (*Eucalyptus polyanthemos*), and a (1) Chinese juniper (*Juniperus chinensis*). One (1) tree on the property was recommended 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

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

SITE DESCRIPTION

The property at 896 Middle Ave. was a rectangular lot on the corner of Middle Ave and University Drive. The topography was not notable. There were multi-family housing units onsite. The tree stock was a mix of eucalyptus (*Eucalyptus spp.*), magnolia, and juniper. Three Street trees hung over the property as well.

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 (10th Edition).

PROJECT DESCRIPTION

After review of proposed plan set, it was my understanding that the existing structures were to undergo exterior renovations, including new siding, painting, and replacement of deck railings. The building footprints were not to be expanded. 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

Six (6 Heritage Trees would be impacted by the project: four (4) eucalyptus, one (1) magnolia, and one (1) juniper. Three (3) Street trees would also be impacted. One (1) tree on the property was recommended 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 #10H (24" red ironbark eucalyptus):** This tree was in "very poor" condition with less than 40% live canopy remaining. It appeared to have suffered a previous trunk failure, resulting in a loss of 50% of the trunk's diameter. The wound showed an active wood decay fungus and had no response growth. Therefore, **removal of this tree would be justified as per Menlo Park Administrative Guidelines section 13.24.050 Clause 3 "[poor] tree health rating."**

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 #1 (6" peach, *Prunus persica*, Street tree):** This small street tree was more than 20 feet from any work and would not be expected to be impacted by the project (0% - 5% root loss). It would only need to be protected from material storage and movement throughout the site.

- **Trees #2H - #4H (magnolia and silver dollar gums):** These trees ranged from approximately 5 – 12 feet from the work. They would be anticipated to incur "low" impacts of less than 10% root loss.

- **Trees #5H and #8H (red ironbark and juniper):** These trees, located approximately a foot (1') from the building, would be expected to sustain "moderate" impacts from the work (10% - 25% root loss). A minor amount of pruning (no more than 25% of the canopy) may be needed to achieve clearance for installation of the new siding. **Please see "Pruning Branches" section.**

- **Trees #6 and #9 (pin oak, *Quercus palustris*, Street trees):** These trees in a small cutout were more than six feet (6') from the proposed improvements. They would not be expected 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

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 #1 (6" peach, Street tree):** Establish standard TPZ fencing radius to five feet (5'), or to the greatest extent possible as limited by the sidewalk and property line.

- **Trees #2H - #4H (magnolia and gums):** These trees may be fenced as a group within the same perimeter. Establish standard TPZ fencing with a radius of 35 feet, or to the greatest extent possible as limited by the sidewalk and building. Leave the minimum necessary workspace around the structure to complete the work (usually 4' - 5').

- **Trees #6 and #9 (pin oak Street trees)**: I recommended TPZ Trunk Wrap as an alternative to protect these trees in a small sidewalk cutout where standard fencing would not be feasible. 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. **Please see attached "TPZ Trunk Wrap" specification for best-practice method using dimensional lumber**.

- **Trees #5H and #8H (eucalyptus and juniper)**: I recommended TPZ Trunk Wrap as an alternative to protect these trees adjacent to the work where standard fencing would not be feasible. 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. **Please see attached "TPZ Trunk Wrap" specification for best-practice method using dimensional lumber.**

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 – Trees #5H and #8H

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

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.

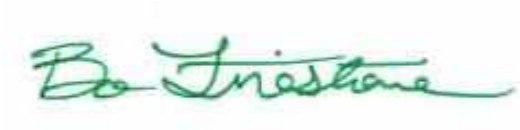
City Arborist Inspection

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

The renovation project planned at 896 Middle Ave. 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.

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

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.

BIBLIOGRAPHY

Fite, Kelby, and E. Thomas Smiley. *Managing trees during construction,* second edition. Champaign, IL: International Society of Arboriculture, 2016. Print.

ISA. *Guide for Plant Appraisal,* 10th edition, second printing. Atlanta, GA: International Society of Arboriculture, 2019. Print.

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

Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly. *Best Management Practices: Tree Risk Assessmen*t: 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 (10th 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

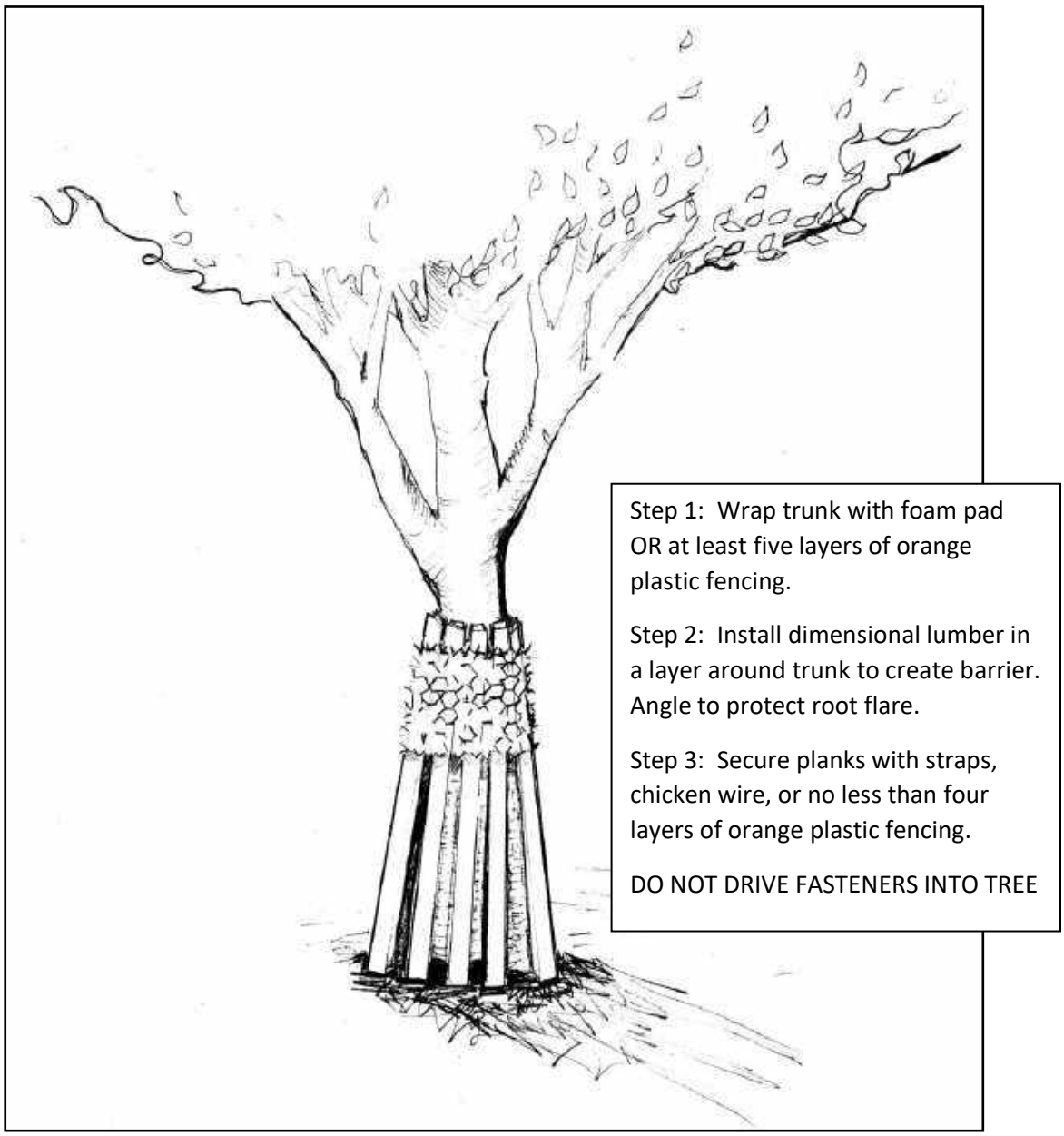
BUSARA FIRESTONE #WE-8525B
KAITLYN MEYER #WE-14992A
ON STAFF

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®

TPZ III – Alternative Method of Tree Protection

May be used to protect trunk from damage during construction activities when standard TPZ fencing is not practical. Install prior to construction activities. Adjust to allow for diameter growth as needed.



Step 1: Wrap trunk with foam pad OR at least five layers of orange plastic fencing.

Step 2: Install dimensional lumber in a layer around trunk to create barrier. Angle to protect root flare.

Step 3: Secure planks with straps, chicken wire, or no less than four layers of orange plastic fencing.

DO NOT DRIVE FASTENERS INTO TREE

CITY OF MENLO PARK

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

Date: 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		Peach	*Prunus persica*	(not heritage)	6	6	15	15	GOOD (75%)	full green canopy, pleasing form, good vigor	YOUNG	MODERATE	3	0% - 5%	8	4	VERY LOW	MODERATE	PRESERVE	$1,600
2	H	Southern Magnolia	*Magnolia grandiflora*	**HERITAGE**	18	18	35	30	FAIR (50%)	asymmetrical form, utility pruned	MATURE	MODERATE	9	< 10%	12	18	LOW	MODERATE	PRESERVE	$3,010
3	H	Silver Dollar Gum	*Eucalyptus polyanthemos*	**HERITAGE**	27	27	35	40	FAIR (50%)	utility pruned under HV lines	MATURE	MODERATE	14	< 10%	12	27	LOW	LOW	PRESERVE	$15,300
4	H	Silver Dollar Gum	*Eucalyptus polyanthemos*	**HERITAGE**	35	35	45	45	GOOD (75%)	good vigor, full green canopy, asymmetrical form due to utility pruning and proximity to neighboring tree, crowded codominant structure	MATURE	MODERATE	18	< 10%	12	35	LOW	LOW	PRESERVE	$25,100
5	H	Red Ironbark	*Eucalyptus sideroxylon*	**HERITAGE**	est. 18	18	25	20	POOR (25%)	markedly asymmetrical form, less than 30% live canopy	MATURE	MODERATE	9	10% - 25%	12	18	MODERATE	MODERATE	PRESERVE	$640
6		Pin Oak	*Quercus palustris*	**STREET**	13	13	40	25	GOOD (75%)	full green canopy, pleasing form, good vigor	MATURE	MODERATE	7	0% - 5%	12	13	VERY LOW	MODERATE	PRESERVE	$7,000
7		Chinese Juniper	*Juniperus chinensis*	(not heritage)	11.5, 6.5, 5	14	20	20	FAIR (50%)	moderate vigor, low LCR, lion's tailed	MATURE	MODERATE	7	10% - 25%	12	14	MODERATE	LOW	PRESERVE	$2,730
8	H	Chinese Juniper	*Juniperus chinensis*	**HERITAGE**	13, 7, (2) 5, 4.5	17	20	25	FAIR (50%)	moderate vigor, low LCR, lion's tailed	MATURE	MODERATE	9	10% - 25%	12	17	MODERATE	MODERATE	PRESERVE	$4,030
9		Pin Oak	*Quercus palustris*	**STREET**	9	9	35	25	FAIR (50%)	reduced vigor, asymmetrical form	YOUNG	MODERATE	5	0% - 5%	8	6	VERY LOW	MODERATE	PRESERVE	$2,240
10	H	Red Ironbark	*Eucalyptus sideroxylon*	**HERITAGE**	24	24	35	20	VERY POOR (10%)	less than 40% live canopy, previous trunk failure with loss of 50% trunk diameter, active wood decay fungus present with no response growth	MATURE	MODERATE	12	<10%	12	24	LOW	LOW	REMOVE (X)	$450
KEY:																				
#		**Neighboring / City Street Tree**																		
		Removal Request																		

SEE GLOSSARY FOR DEFINITION OF TERMS

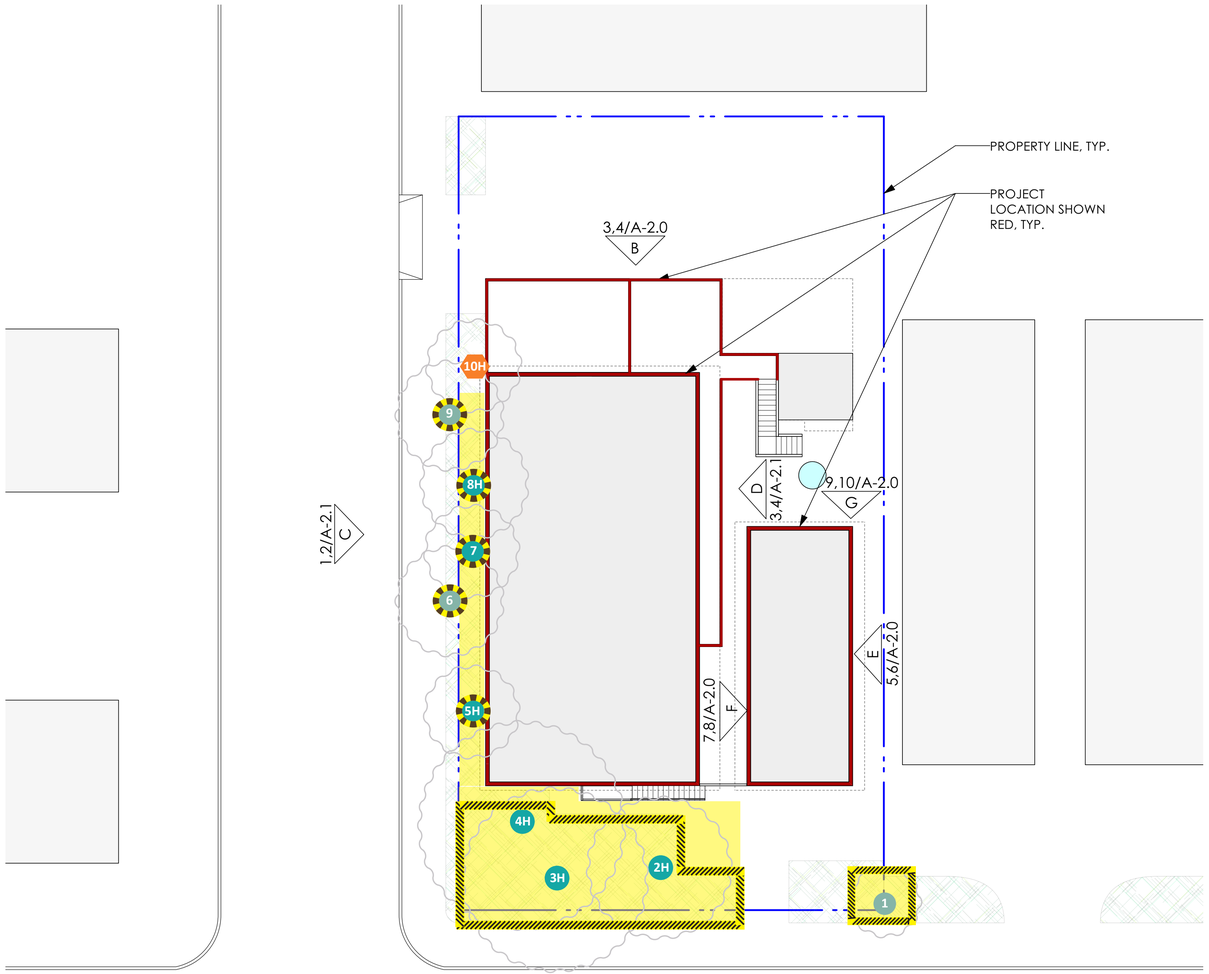
*** 6X DBH is recongnized by tree care industry best practices as the distance from trunkface to a cut across the root plate that would result in a loss of approximately 25% of the root mass. Cuts closer than this may result in tree decline or instability.**
****Based on approximate distance to excavation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

Appraisal calculations summary available upon request.

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

TREE PROTECTION ZONE MAP

896 MIDDLE AVE, MENLO PARK, CA



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TPZ MAP LEGEND:

- TREE TO REMOVE
- TREE TO REMAIN
- TREE ON NEIGHBORS' PROPERTY / CITY STREET TREE
- TREE PROTECTION FENCING (SEE SPEC.)
- TRUNK WRAP (SEE SPEC.)
- ROOT PROTECTION MEASURES (PRESCRIBED PER REPORT PG. 12)

NOTE: ALL TREES WERE PLACED BY PROJECT ARBORIST AND LOCATIONS ARE 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 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 ¾-inch plywood or alternative within the TPZ over bare ground prior to construction activity.

5 10 20

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

DATE:
07/21/25

TPZ ELEMENTS DRAWN:
B. FIRESTONE
ISA BOARD CERTIFIED
MASTER ARBORIST
#WE-8525B

BASE MAP: SITE PLAN A-1.0
by EDWIN BRUCE ASSOCIATES
(04/17/2025)

ARBORIST REPORT
pg. 24

LOCATION: 896 Middle Avenue	**PROJECT NUMBER:** PLN2025-00042	**APPLICANT:** Joon Lee	**OWNER:** Tod Spieker

PROJECT CONDITIONS:

1. The architectural control permit shall be subject to the following standard conditions**:**

   a. Development of the project shall be substantially in conformance with the plans prepared by Edwin Bruce Associates Architects, consisting of 12 plan sheets, dated received December 11, 2025, and approved by the Planning Commission on January 12, 2026, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

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

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

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

   e. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.

   f. Heritage trees in the vicinity of the construction project shall be retained and/or protected pursuant to the Heritage Tree Ordinance and the Arborist Report and Tree Protection Report prepared by Bo Firestone Trees & Gardens, dated July 21, 2025.

   g. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

   h. 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

NONCONFORMING STRUCTURE - NEW WORK VALUE CALCULATION- **BUILDING A**

Address: 896 Middle Avenue, Menlo Park, CA 94025	Please see attached sketch for the reference.			
Case No.:				
50% of Existing Value	$541,200.00			
75% of Existing Value	$811,800.00			
Value of Proposed Project	$138,005.00		13%	

Existing Development- BUILDING A

Non-Conforming Structure Type	**Square Footage**		**Construction Cost**		**Existing Value**
Existing 1st floor	2706	**X**	$200/Sq.Ft		$541,200.00
Existing 2nd floor	2706	**X**	$200/Sq.Ft		$541,200.00
Existing Basement	0	**X**	$200/Sq.Ft		$0.00
Existing Garage	0	**X**	$70/Sq.Ft		$0.00
Total	**5412**				**$1,082,400.00**

Note: This spreadsheet is only used on one nonconforming structure at a time. If there are detached structures on the same site, they are either subject to their own spreadsheet (if they are also nonconforming and subject to new work) or ignored (if conforming, or nonconforming but not subject to new work).

Proposed Development- BUILDING A

Proposed Development Type	Square Footage		Construction Cost		Development Value
Category 1: New square footage (areas of new foundation and/or wall framing)					
1st Floor Addition	0	X	$200/Sq.Ft		$0.00
2nd Floor Addition	0	X	$200/Sq.Ft		$0.00
Basement Floor Addition	0	X	$200/Sq.Ft		$0.00
Garage Addition	0	X	$70/Sq.Ft		$0.00
Category 2: Remodel of existing square footage (foundation and wall framing are both retained)					
Note: Square footage measurements are taken to full extent of any room with any interior modifications. When the use of a room is changing, the proposed use should be used for this calculation.					
Remodel of Kitchen	0	X	$130/Sq.Ft		$0.00
Remodel of Bathrooms	0	X	$130/Sq.Ft		$0.00
Remodel of Other Living Areas	0	X	$100/Sq.Ft		$0.00
Remodel of Garage	0	X	$35/Sq.Ft		$0.00
Category 3: Exterior modifications to existing structure					
Window and exterior door replacements are included in areas remodeled and accounted for in Category 2. New roofs and new siding on existing portions of the structure are not included in Category 2 or Category 1 and should be accounted for using the calculation below.					
New Roof Structure Over Existing Sq. Ft.	0	X	$50/Sq.Ft		$0.00

B2

	Replacement of Existing Windows/Exterior Doors				0	X	$35/Sq.Ft		$0.00
	Replacement of Existing Siding				3943	X	$35/Sq.Ft		$138,005.00
	Total				**3943**				**$138,005.00**

Note: The existing laundry room adjacent to Building A is a separate structure where no work is planned.

NONCONFORMING STRUCTURE - NEW WORK VALUE CALCULATION- **BUILDING B**

Address: 896 Middle Avenue, Menlo Park, CA 94025	Please see attached sketch for the reference.				
Case No.:					
50% of Existing Value	$79,200.00				
75% of Existing Value	$118,800.00				
Value of Proposed Project	$37,940.00			24%	

Existing Development- BUILDING B

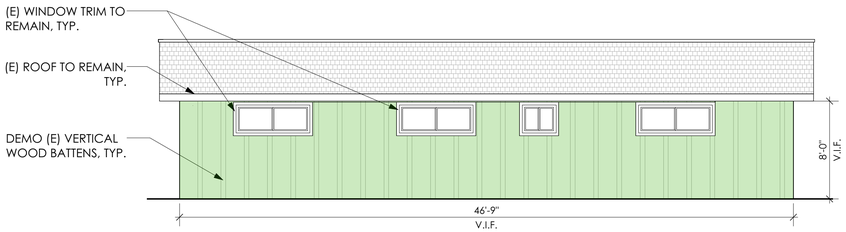
Non-Conforming Structure Type	**Square Footage**		**Construction Cost**		**Existing Value**
Existing 1st floor	792	**X**	$200/Sq.Ft		$158,400.00
Existing 2nd floor	0	**X**	$200/Sq.Ft		$0.00
Existing Basement	0	**X**	$200/Sq.Ft		$0.00
Existing Garage	0	**X**	$70/Sq.Ft		$0.00
Total	**792**				**$158,400.00**

Note: This spreadsheet is only used on one nonconforming structure at a time. If there are detached structures on the same site, they are either subject to their own spreadsheet (if they are also nonconforming and subject to new work) or ignored (if conforming, or nonconforming but not subject to new work).

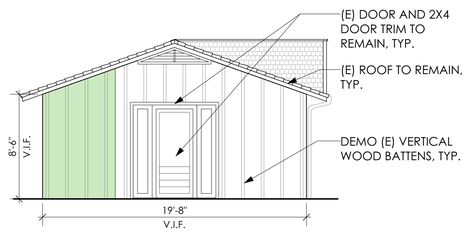
Proposed Development- BUILDING B

Proposed Development Type	Square Footage		Construction Cost		Development Value
Category 1: New square footage (areas of new foundation and/or wall framing)					
1st Floor Addition	0	X	$200/Sq.Ft		$0.00
2nd Floor Addition	0	X	$200/Sq.Ft		$0.00
Basement Floor Addition	0	X	$200/Sq.Ft		$0.00
Garage Addition	0	X	$70/Sq.Ft		$0.00
Category 2: Remodel of existing square footage (foundation and wall framing are both retained)					
Note: Square footage measurements are taken to full extent of any room with any interior modifications. When the use of a room is changing, the proposed use should be used for this calculation.					
Remodel of Kitchen	0	X	$130/Sq.Ft		$0.00
Remodel of Bathrooms	0	X	$130/Sq.Ft		$0.00
Remodel of Other Living Areas	0	X	$100/Sq.Ft		$0.00
Remodel of Garage	0	X	$35/Sq.Ft		$0.00
Category 3: Exterior modifications to existing structure					
Window and exterior door replacements are included in areas remodeled and accounted for in Category 2. New roofs and new siding on existing portions of the structure are not included in Category 2 or Category 1 and should be accounted for using the calculation below.					
New Roof Structure Over Existing Sq. Ft.	0	X	$50/Sq.Ft		$0.00

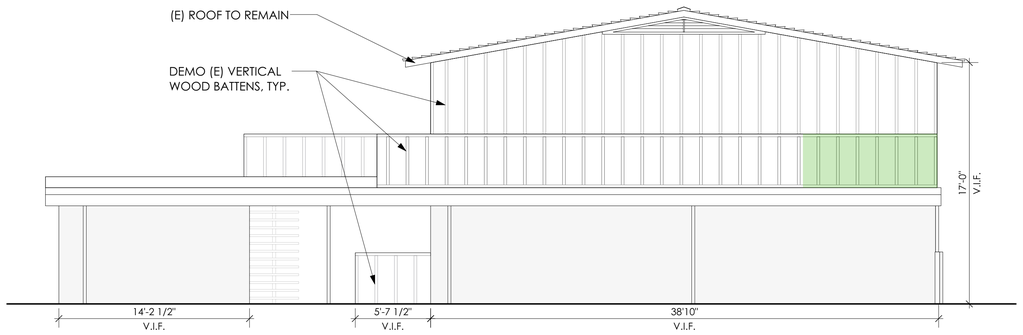
	Replacement of Existing Windows/Exterior Doors				0	X	$35/Sq.Ft		$0.00
	Replacement of Existing Siding				1084	X	$35/Sq.Ft		$37,940.00
	Total				**1084**				**$37,940.00**



ELEVATION E
Scale: 3/16" = 1'-0"

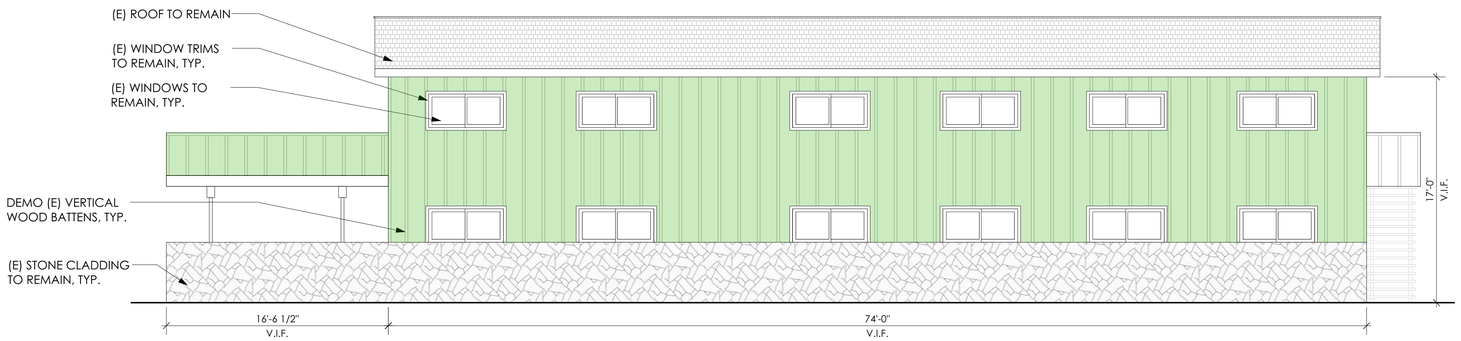


ELEVATION G
Scale: 3/16" = 1'-0"

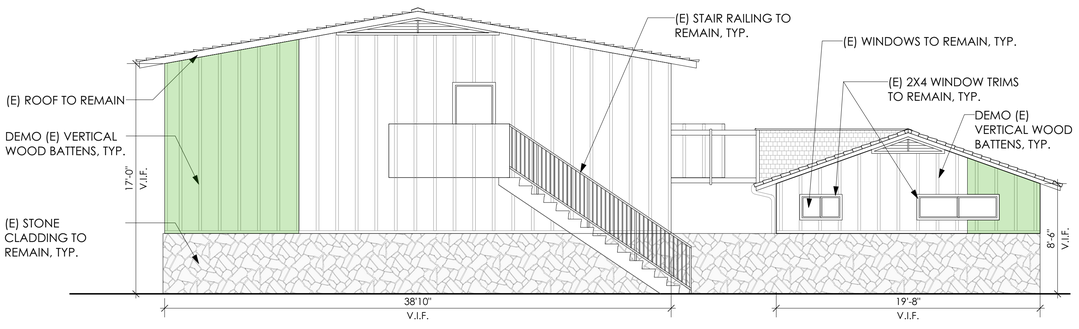


ELEVATION B
Scale: 3/16" = 1'-0"

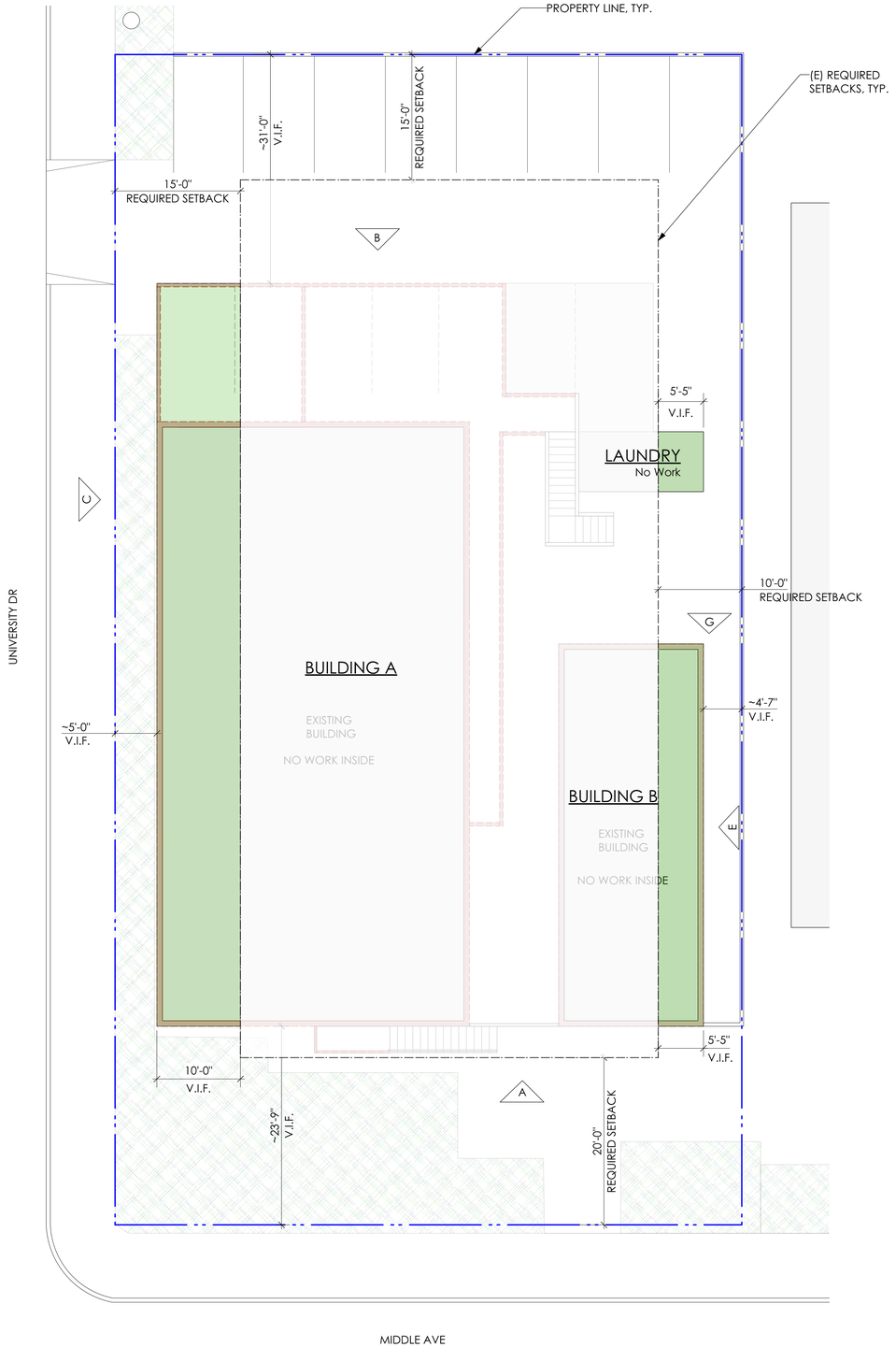
NOTE: THE AREA HIGHLIGHTED IN GREEN REPRESENTS THE PORTION INCLUDED IN THE NONCONFORMING STRUCTURES CALCULATION.



ELEVATION C
Scale: 3/16" = 1'-0"



ELEVATION A
Scale: 3/16" = 1'-0"



PLAN
Scale: 1/8" = 1'-0"

City of Menlo Park

Location Map
896 Middle Avenue

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: BJT | Checked By: CDS | Date: 1/12/2026 | Sheet: 1