

Jan 5, 2026

Project Location: 565 Hobart Street, Menlo Park, CA 94025

## Project Description

### Purpose of the Proposal

The purpose of this proposal is to obtain approval for a Use Permit to allow the project to proceed to the Building Permit phase. The project seeks entitlement to demolish the existing development on the site and construct a new single-family residence with an accessory dwelling unit (ADU), associated site improvements, and landscaping modifications.

### Scope of Work

The proposed scope of work includes the following:

1. Demolish the existing house, ADU, and garage.
2. New two-story single-family residence with basement, including a new driveway and a defined entry path leading to the main house.
3. New detached ADU with outdoor seating and trellis in the back.
4. Remove and replace heritage trees for redevelopment.

### Architectural Style, Materials, Colors, and Construction Methods

The proposed architecture reflects a contemporary residential design characterized by clean lines, articulated building volumes, and a balanced composition of solid and transparent elements. The exterior materials include a combination of wood siding, stone or masonry veneer accents, and dark metal trim, creating a warm yet modern aesthetic. Large window openings and glass guardrails are incorporated to enhance daylight access and visual connection between interior and exterior spaces. Roof forms are predominantly flat or low-slope with defined overhangs, reinforcing the modern character of the design. Construction will utilize conventional wood-frame methods consistent with current building codes and local construction practices.

### **Basis for Site Layout**

The site layout organizes building placement, access, and circulation in compliance with local regulations and functional residential use. The driveway is relocated to align with the proposed garage and improve site circulation, with a clearly defined pedestrian entry path to the main residence.

Removal of an existing front yard tree is proposed to accommodate the relocated driveway and pedestrian access. Tree removal has been minimized. Where removal of protected or heritage trees is required, replacement planting of equivalent value is proposed and addressed through the landscape plan.

The house layout is oriented to maximize access to natural light and ventilation, with light wells incorporated to introduce daylight into basement spaces. The detached ADU is located toward the rear yard. Sustainability measures are incorporated into the design, including the installation of photovoltaic panels.

### **Existing and Proposed Uses**

The existing development on the site consists of a single-family residence, an accessory dwelling unit, and a detached garage located in the rear yard. All existing structures are proposed to be fully demolished.

The proposed use will remain residential and includes the construction of a new single-family residence with a front-oriented garage, a new detached ADU, and a reconfigured driveway and site circulation. The project maintains residential use while improving building quality, site organization, and functionality in compliance with current zoning and building standards.

### **Outreach to Neighboring Properties**

At this time, no formal outreach comments have been received. The project team remains available to address questions or concerns and is open to making revisions in response to feedback received during the review process.



Kenneth Holder  
Principal  
Holder Parlette, Architecture + Landscapes

# HOBART ST. RESIDENCE MENLO PARK, CA

## RENDERING

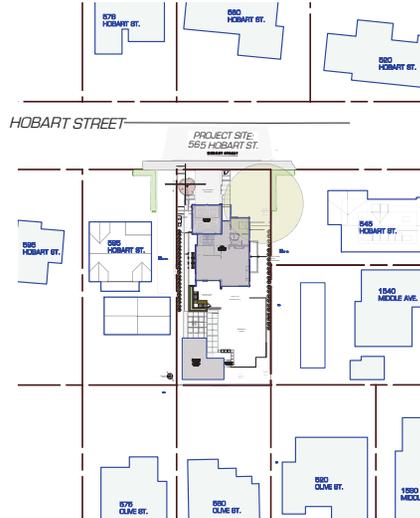


## GENERAL PROJECT REQUIREMENTS:

### AREA MAP/NEIGHBOR NOTIFICATION

I HAVE SIGNED BY MY CORRESPONDING ADDRESS ON THE VICINITY MAP TO SIGNIFY THAT I HAVE A BASIC UNDERSTANDING OF THE PROPOSED SCOPE OF WORK IN THESE DRAWINGS.

I ALSO UNDERSTAND MY SIGNATURE DOES NOT NECESSARILY EXPRESS A FULL APPROVAL AND THAT THERE WILL BE A PLANNING COMMISSION REVIEW PROCESS WHERE I CAN EXPECT TO BE NOTIFIED OF THOSE EVENTS.



## NEIGHBOR OUTREACH

ADDRESS	SIGNATURE



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**  
 701 Laurel Street  
 Menlo Park, CA 94025  
 phone: (650) 330-4702  
 fax: (650) 327-1653  
 planning@menlopark.org  
 www.menlopark.org

### DATA SHEET

Please provide the appropriate information pertaining to your application. It is important to complete the existing and proposed development items even if the existing structure is being demolished or if there is no specific zoning ordinance requirement.

<b>LOCATION:</b> 565 HOBART ST, MENLO PARK CA, 95025		<b>APN:</b> 071231130	
<b>EXISTING USE:</b> SINGLE FAMILY RESIDENTIAL	<b>APPLICANT:</b> HOLDER PARLETTE ARCHITECTURE AND LANDSCAPES		
<b>PROPOSED USE:</b> SINGLE FAMILY RESIDENTIAL	<b>PROPERTY OWNER(S):</b> ANJU SURI		
<b>ZONING:</b> R1S	<b>APPLICATION(S):</b>		
DEVELOPMENT STANDARDS	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
<b>Lot area</b>	11,926 sq ft	11,926 sq ft	11,926 sq ft min.
<b>Lot width</b>	47'0" ft	47'0" ft	47'0" ft min.
<b>Lot depth</b>	160'0" ft	160'0" ft	100'0" ft min.
<b> setbacks</b>			
Front	25'-11" ft	25'-7" ft	25'-0" ft min.
Rear	57'-10" ft	72'-9" ft	25'-0" ft min.
Side (left)	11'-1" ft	11'-1" ft	10'-0" ft min.
Side (right)	10'-0" ft	11'-1" ft	10'-0" ft min.
<b>Building coverage</b>	3,317 sq ft	2,403 sq ft	3,360 sq ft max.
<b>TAR (Floor Area Ratio)</b>	27.8 %	20.1 %	35 % max.
<b>TAL (Floor Area Limit)</b> **	N/A sq ft	N/A sq ft	N/A sq ft max.
<b>Square footage by floor</b>	3,850 sq ft	3,850 sq ft	3,850 sq ft
below grade	NOT IN FAL	0 sq ft	
1st	1,718 sq ft	1,739 sq ft	1st FLR MAX: 2,168 sq ft
2nd	1,684 sq ft	0 sq ft	2nd FLR MAX: 1,684.4 sq ft
garage	854 sq ft	0 sq ft	
accessory buildings	246 sq ft	0 sq ft	
other	N/A sq ft	0 sq ft	
<b>Square footage of buildings</b>	7,208 sq ft	1,739 sq ft	25,000 sq ft max.
<b>Building height</b>	24'-0" ft	18'-0" ft	25'-0" ft max.
<b>Landscaping</b>	N/A %	N/A %	N/A % min.
<b>Planting</b> **	N/A sq ft	N/A sq ft	N/A sq ft min.
<b>Parking</b>	0 spaces	0 spaces	0 spaces
<b>Off-street Parking</b>	(Example: 1 covered, 1 uncovered per residential unit or # of spaces x square foot)		
<b>Trees</b>	# of existing	# of existing	# of new trees
	Heritage trees	non-Heritage trees	
	7	2	31
	# of existing Heritage trees to be removed	# of non-Heritage trees to be removed	Total # of trees
	-3	-2	35
	4 + 0 + 35		

\* Commercial and Multiple-residential properties | \*\* Single family residential and R-2 zoned properties | \*\*\* Commercial, Multiple-residential, and R-2 zoned properties  
 Updated March 2008  
 N/A = NOT APPLICABLE

## PROJECT CONTACTS

**OWNER:**  
**ANJU SURI**  
 565 HOBART ST.  
 MENLO PARK, CA 94025  
 anju.suri@gmail.com  
 408.203.7115

**ARCHITECT & LANDSCAPE:**  
**HOLDER PARLETTE ARCHITECTURE**  
 1010 SIR FRANCIS DRIVE, SUITE 204  
 KENTFIELD, CA 94030  
 CONTACT: KENNETH HOLDER  
 E: KENNETH@HOLDERPARLETTE.COM  
 T: 415.269.5236

**ENGINEER:**  
**CSUNA ENGINEERING**  
 1949 OTTOLE WAY  
 SAN JOSE, CA 95131  
 E: INFO@CSUNAENGINEERING.COM  
 T: 408.772.4381

## SCOPE OF WORK

- PROPOSED 2 STORY NEW SFH WITH BASEMENT, NEW DRIVEWAY AND ENTRY PATH TO HOUSE.
- NEW DETACHED 748 SF ADU AND OUTDOOR TRELLIS.
- NEW REAR PATIO.
- REMOVE (E) TREES REQUIRED FOR DEVELOPMENT.

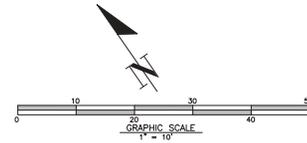
## SHEET INDEX

- A0.0 COVER SHEET
- SVY PRELIMINARY SITE SURVEY
- A0.1 EXTERIOR PERSPECTIVES
- A0.2 STREETScape AND PHOTOS
- A1.0 DEMO AND PROPOSED SITE PLANS
- L1.0 HARDSCAPE PLAN
- A2.0 LANDSCAPE PLAN
- A1.2 PERVIOUS / IMPERVIOUS CALC DIAGRAM
- A2.0 PROPOSED BASEMENT & MAIN FLOOR PLANS
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- A2.2 FLOOR AREA DIAGRAMS
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- A3.2 EXTERIOR ELEVATIONS - ADU
- A4.0 BUILDING SECTIONS
- A4.1 ADU SECTIONS
- T1 TREE PROTECTION ZONE MAP
- CM-1 COLORS & MATERIALS

## APPLICABLE CODES:

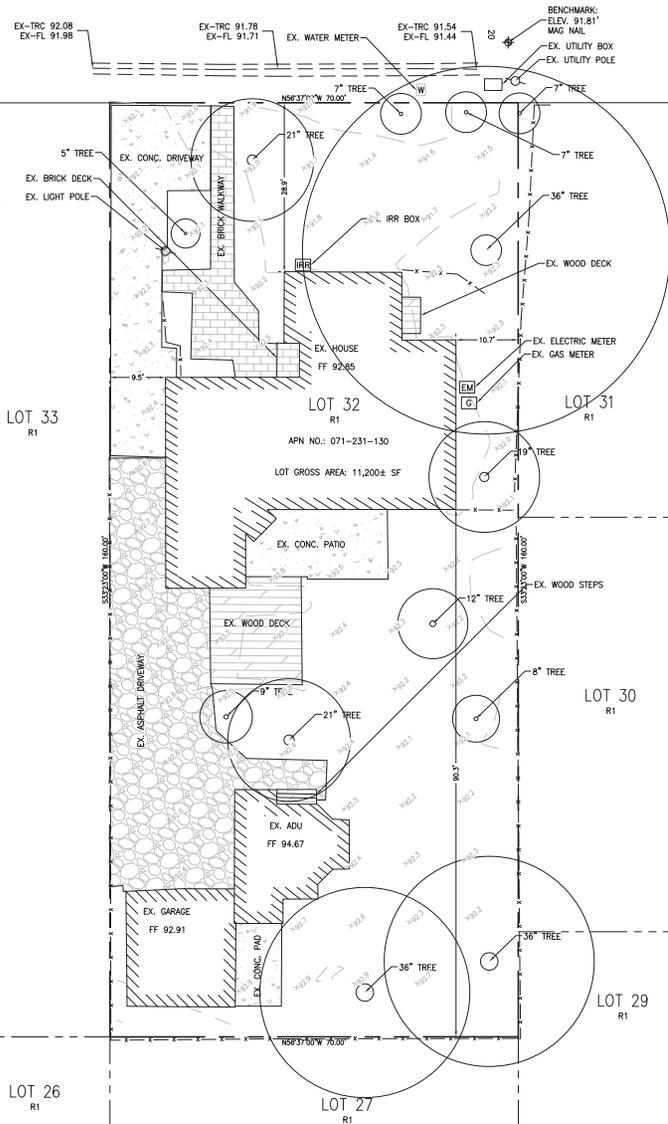
- ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH THE FOLLOWING:
- 2025 CALIFORNIA BUILDING CODE (CBC)
  - 2025 CALIFORNIA RESIDENTIAL CODE (CRC)
  - 2025 CALIFORNIA ELECTRICAL CODE (CEC)
  - 2025 CALIFORNIA PLUMBING CODE (CPC)
  - 2025 CALIFORNIA MECHANICAL CODE (CMC)
  - 2025 CALIFORNIA FIRE CODE (CFC)
  - 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
  - 2025 CALIFORNIA ENERGY CODE
  - CITY OF MENLO PARK MUNICIPAL BUILDING CODE

HOBART STREET  
(FORMERLY HOBART AVENUE)



**LEGEND**

---200---	EXISTING CONTOUR LINE
---200---	NATURAL GRADE CONTOUR LINE
⊙	FOUND CITY MONUMENT BOX, OR AS NOTED
---	BOUNDARY OF PROPERTY SURVEYED
( )	RECORD INFORMATION
---	CENTERLINE
△	CURB INLET
---	CURB LINE
---	DRIVEWAY APRON
⊙	ELECTROUTER
---	FENCE
⊙	FIRE HYDRANT
⊙	FLAT GRATE INLET
---	OVERHEAD POWER LINE
---	OVERHEAD TELEPHONE LINE
---	SANITARY SEWER LINE
⊙	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT
---	SIGN
---	STORM DRAIN LINE
⊙	STORM DRAIN MANHOLE
⊙	UTILITY BOX
---	UTILITY POLE
---	WATER LINE
⊙	WATER METER
---	WATER VALVE
⊙	ELECTRIC METER
⊙	WATER HEATER
⊙	GAS



**BASIS OF BEARINGS**  
THE BEARING NORTH 54°16'00" WEST OF THE MONUMENT LINE OF OLIVE STREET AS CALCULATED ON THAT CORNER RECORD DOC. #2442, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

**REFERENCES**  
R1 MENLO PARK TERRACE 13-M-46  
R2 CORNER RECORD DOC. #2442

**BENCH MARK**  
DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE NORTHERLY CORNER OF LOT AS SHOWN.  
PROJECT BENCHMARK 91.81' (NAVD88 DATUM)

**ABBREVIATIONS**

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

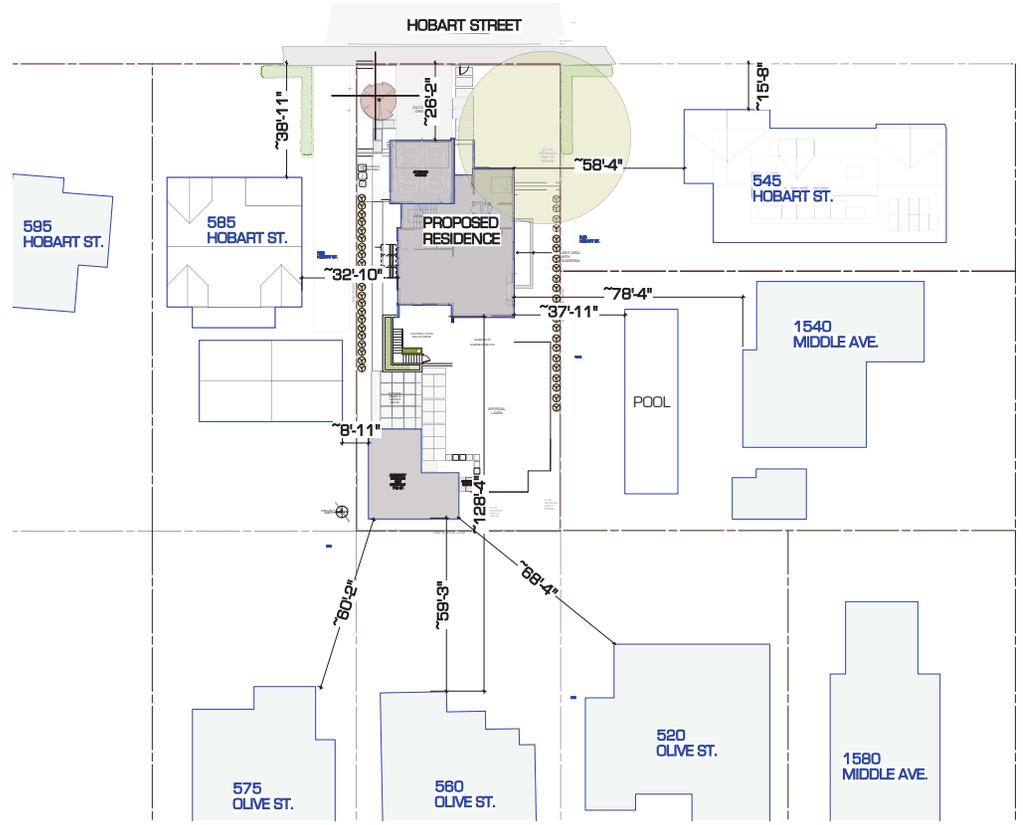
**NOTES:**

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

<p><b>OSUNA ENGINEERING INC.</b> Planning   Surveying   Civil Engineering</p> <p>CONSULTING CIVIL ENGINEERS &amp; LAND SURVEYORS 149 COTUIT AVENUE, SUITE 202, SAN JOSE, CA 95131 TEL: (408) 772-4881 info@osunaengineering.com</p>	<p>DATE OF SURVEY: 9/23/2025</p> <p><b>PRELIMINARY SITE SURVEY</b></p> <p>565 HOBART ST APN: 071-231-130</p> <p>WSD: BAK [Drawn By: BAK] [Checked By: BAK]</p> <p>CALC: BAK [Checked By: BAK]</p> <p>9/30/25</p>
<p>SHEET <b>2</b> OF 2 SHEETS</p>	



PHOTOS  
NTB 3



AREA PLAN  
SCALE 1" = 20' 2

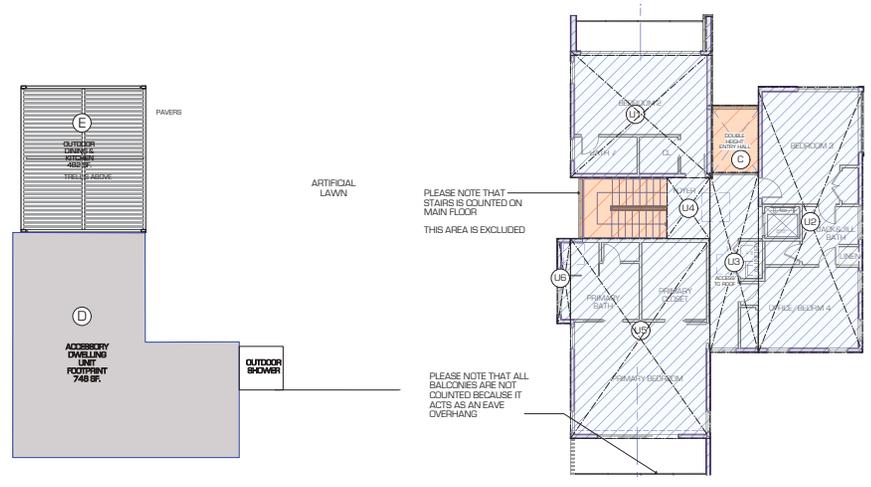


PROPOSED SITE PLAN  
SCALE 1/16" = 1' 1



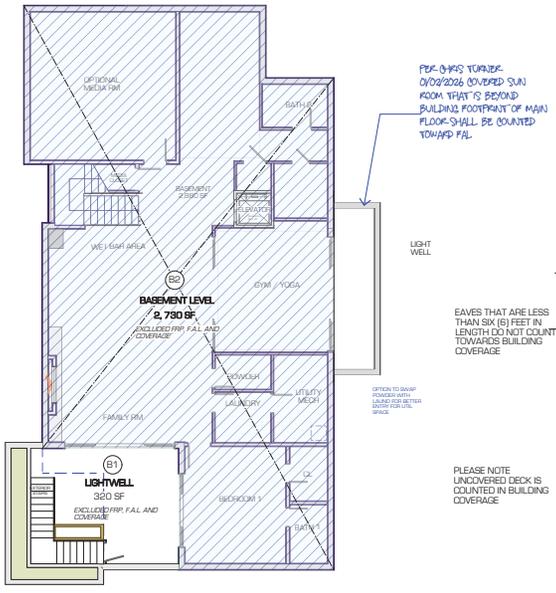




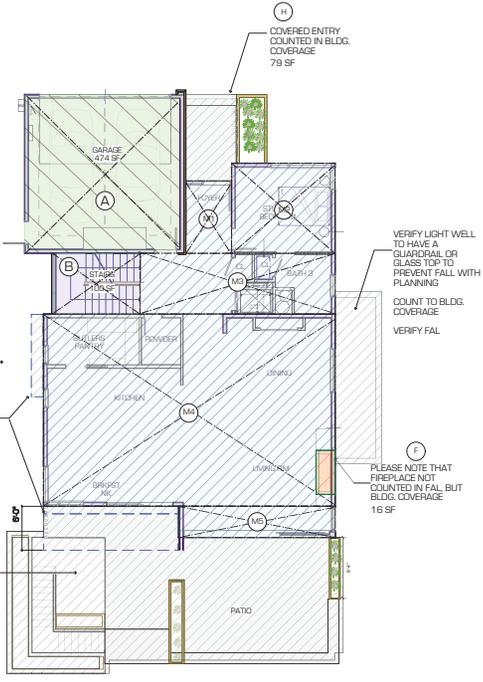


ADU AREA DIAGRAM  
 SCALE 1/8" = 1'-0" (D)

UPPER FLOOR AREA DIAGRAM  
 SCALE 1/8" = 1'-0" (C)



BASEMENT FLOOR AREA DIAGRAM  
 SCALE 1/8" = 1'-0" (A)



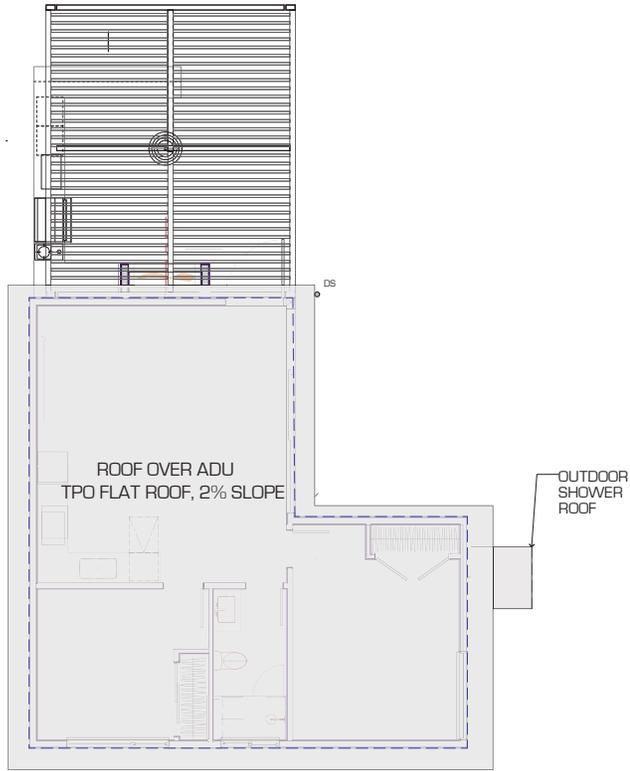
MAIN FLOOR AREA DIAGRAM  
 SCALE 1/8" = 1'-0" (B)

FLOOR AREA LIMIT CALCULATION

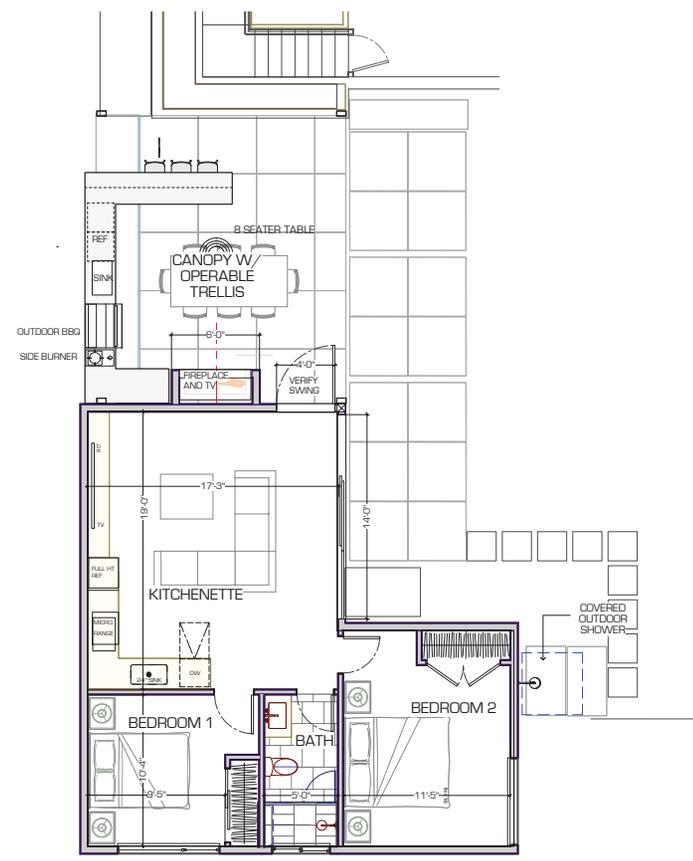
AREA	DIMENSIONS	SF	NOTE
<b>MAIN FLOOR</b>			
A	21'6" x 21'6"	474 SF	GARAGE
B	12'8" x 8'4"	100 SF	STAIRS
M1	6'4" x 9'11"	64 SF	FIREPLACE EXCLUDED
M2	14'2" x 11'10"	174 SF	
M3	26'9" x 8'4"	223 SF	
M4	40' x 26'4"	1,038 SF	
M5	21'4" x 4'3"	93 SF	
M	MAIN FLOOR TOTAL	<b>2,166 SF</b>	
<b>UPPER FLOOR</b>			
U1	19'5" x 16'9"	323 SF	INCL. WING WALLS
C	6'4" x 9'2"	58 SF	DOUBLE HEIGHT SPACE
U2	14'3" x 36'3"	519 SF	
U3	6'8" x 24'7"	163 SF	
U4	5'10" x 8'4"	49 SF	
U5	19'1" x 27'4"	553 SF	INCL. WING WALLS
U6	1'9" x 11'8"	19 SF	
SUBTOTAL WITHOUT STAIRS (FOR FAL CALC)		<b>1,684 SF</b>	=< 1684 SF (MAX)
<b>BASEMENT</b>			
B3	SUN SPACE	150 SF	VERIFY PER NOTES
B2	---	2,730 SF	
B1	LIGHT WELL	320 SF	LIGHTWELL
TOTAL BASEMENT		3,050 SF	
FAL (FLOOR AREA LIMIT)		<b>3,850 SF</b>	3,850 SF ALLOWED

BUILDING COVERAGE CALCULATION

D	ADU	748 SF	
E	TRELLIS	482 SF	
F	FIREPLACE	16 SF	
B2	SUN SPACE	150 SF	
H	COVERED ENTRY	79 SF	
M	MAIN FLOOR TOTAL	2,166 SF	MAX. COVERAGE: 3920 SF
TOTAL COVERAGE		<b>3,641 SF</b>	
COVERAGE %		<b>92.5%</b>	35% MAX ALLOWED



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



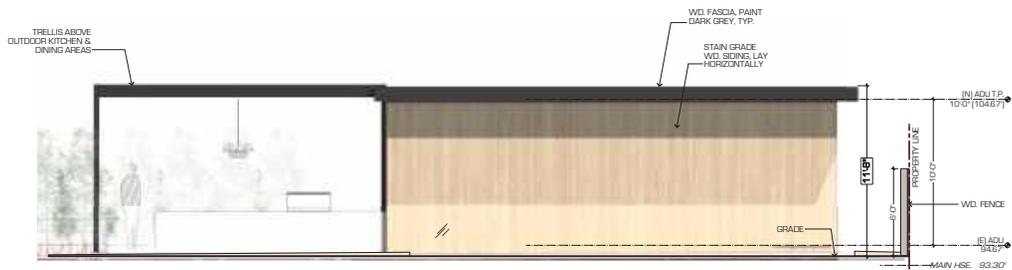
PROPOSED ADU FLOOR PLAN  
SCALE 1/4" = 1'-0" 3



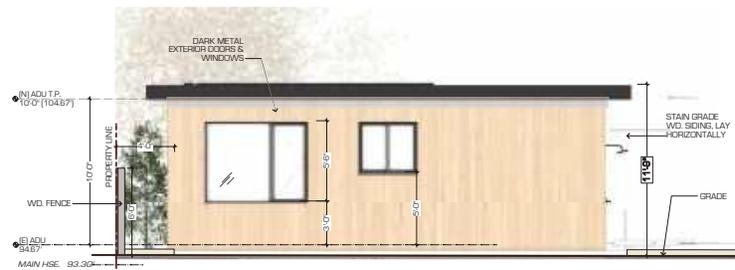
EXTERIOR ELEVATION - SOUTH (LEFT) 2  
 SCALE 1/4" = 1'-0"



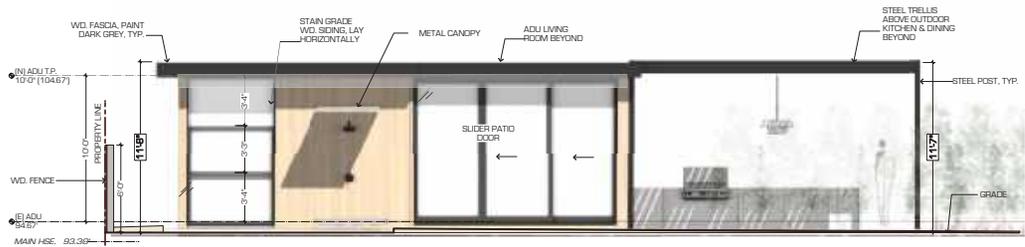
EXTERIOR ELEVATION - EAST (FRONT) 1  
 SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION - NORTH  
 SCALE 1/4" = 1'-0" 4



EXTERIOR ELEVATION - NORTH  
 SCALE 1/4" = 1'-0" 3



ADU EXTERIOR ELEVATION - SOUTH  
 SCALE 1/4" = 1'-0" 2



ADU EXTERIOR ELEVATION - WEST  
 SCALE 1/4" = 1'-0" 1