



## Revised Project Description Letter

**Date:** November 24, 2025

**To:** City of Menlo Park

**Subject:** Revised Development Permit Application Submittal – 624 University Drive

**Project Description:** This revised project description letter provides additional details, clarifications, and revisions in response to the comments and requests from the City of Menlo Park in the October 3, 2025 Consistency review of submittal for 624 University Drive.

**Entitlements Requested for the Project:** Use Permit, Architectural Control, and Major Subdivision

Request for a Use Permit and Architectural Control to demolish an existing four-unit multifamily structure and construct a new six-unit townhouse development on a substandard lot with regard to minimum lot width in the R-3 (Apartment) district. Two of the six units are proposed to be BMR units.

The proposal includes a Major Subdivision to subdivide the lot into six condominium parcels. Two units would be available for purchase at Below Market Rate (BMR), one unit at the low-income rate and one unit at the extremely low-income rate.

The application is being submitted subject to the State Density Bonus Law (SDBL), Government Code Section 65915 and relevant amendments, which permits exceptions to the City's Zoning Ordinance requirements.

The applicant is requesting waivers from the development standards to:

- Decrease the minimum front setback to five (5) feet for a bubbler box and six (6) feet for the building setback;
- Decrease the rear setback to five (5) feet for the building setback;
- Reduce the setback of the daylight plane to six (6) feet; and
- Allow the covered parking for Units E and F to be located in the required front setback.

In addition to the requested waivers, the applicant is requesting a waiver to Menlo Park Municipal Code Section 16.96.060, which applies the BMR Housing Guidelines to the Project's two affordable units, more specifically:

- **Subsection 5.1** of the BMR Housing Guidelines, to provide two replacement units "of equivalent size" to the units being replaced, instead of two units of

equivalent size to the market-rate units proposed and distributed throughout the site; and

- **Subsection 5.4** of the BMR Housing Program Guidelines, to provide two one-bedroom units with maximum sales price based on the affordable housing cost as defined and required by the SDBL and Health and Safety Code, including that the household size for calculating affordable housing cost shall be “adjusted for the family size appropriate to the unit,” i.e., two persons for a one-bedroom, instead of calculating the maximum sales price for the affordable units utilizing the City formula, which is based on minimum household size as shown on Table C of the BMR Housing Program Guidelines.

For reference, previously submitted materials related to the February 21, 2025, Project Completeness Letter, particularly Staff Determination Comment #17, and the email correspondence on February 24, 2025, between Doug McBeth and Jacob Garcia regarding the same have been included. Please note that the project has been revised to include the replacement of two “Protected Units” in accordance with the requirements of SB330.

Given the complexities involved in addressing these requirements, the project applicant has retained expert counsel specializing in this subject matter. Accordingly, a detailed explanation from Rob Taboada of Monchamp Meldrum, LLP is attached for your review. Please note that this correspondence from Monchamp and Meldrum, LLP consists of three letters. One that is dated April 30, 2025, a supplemental letter dated August 4, 2025 and a third letter dated November 24, 2025.

**Purpose of the Proposal:** The proposed development at 624 University Drive seeks to replace the four (4) existing unoccupied structures with six (6) new residential units. Four of the units are 2 bedrooms and detached and two of the units are 1 bedroom and attached. These homes will offer modern living spaces that complement the character of the surrounding neighborhood. Each unit will feature a one-car garage, and each of the four (4) two-bedroom units will have an additional single uncovered parking space. The applicant also requests approval for a subdivision map to create six (6) condominium units, enabling individual ownership of each residence. This redevelopment aims to improve the property’s functionality and appearance, retain much-needed housing, and create a thoughtfully designed residential community that aligns with the aesthetic and character of the Menlo Park neighborhood.

**Scope of Work:**

**Demolition:** Removal of the existing four (4) unoccupied residential units and associated improvements.

**New Construction:** Construction of six (6) residential units, featuring:  
One (1) car garage. An additional one (1) uncovered parking stall for each of the four (4) two-bedroom units.

**Subdivision:** Request for approval of a subdivision map to create six (6) condominium units, facilitating individual ownership.

**Widening of existing shared driveway:** The existing driveway shared with 632 University Drive consists of two adjacent ingress and egress easements, each currently eight (8) feet wide. The easements will be widened to ten (10) feet each to provide a total driveway width of twenty (20) feet, consistent with the requirements already approved by the Menlo Park Fire District. The owner of 632 University Drive has agreed to the easement widening and appropriate documentation will be recorded with County of San Mateo.

### **Architectural Style, Materials, and Construction Methods:**

- **Architectural Style:** The design of the new homes blends traditional and contemporary elements. Drawing inspiration from the Modern Craftsman style, the homes incorporate natural brick, gridded windows, and a combination of siding and shingle elements, evoking a sense of craftsmanship and warmth. These traditional features are harmoniously integrated with modern design principles, creating a timeless and inviting appearance. The design emphasizes natural materials and attention to detail, enhancing both aesthetics and functionality.
- **Exterior Materials:** The exterior materials were selected to create a welcoming and durable environment. They are both low-maintenance and visually appealing:
  - **Exterior Walls:** A combination of shingle and horizontal siding in a light, neutral tone. This mix reflects traditional home materials while adding texture and visual interest.
  - **Roofing:** A blend of standing seam metal roofing with eyebrow porches and overhangs in a color complementing the shingles and siding. The main roofs are TPO (Thermoplastic Olefin), hidden behind a small decorative parapet wall, providing an ideal location for solar panels.
  - **Windows:** Energy-efficient, clad windows with simulated divided lights. Larger, fixed, or casement-style windows will maximize natural light while maintaining the traditional aesthetic.
  - **Window Trim:** Painted wood trim in a color that complements the siding, providing contrast and definition.
  - **Front Doors:** Painted wood doors with glazing and classic panel designs, creating an inviting entrance that complements the traditional style.
  - **Garage Doors:** Painted wooden garage doors with a panel design, coordinating with the overall exterior aesthetic.

**Color Scheme:** The homes will feature a warm and inviting color palette that is harmonious yet individualized for each unit. Earthy tones such as soft taupes, warm grays, and muted greens will complement the natural materials throughout the design. Each unit will feature its own accent color, ensuring personalization while maintaining cohesion across the development. The proposed color and material selections for each unit are highlighted in the color and materials board provided with this application.

**Site Layout:** The site layout has been carefully designed to maximize privacy, light, and air circulation for each unit. The mix of attached and detached homes will be arranged in a linear configuration, creating visual separation between the attached and detached buildings.

Each unit will have a one-car garage, and the two-bedroom units will have an additional uncovered parking stall. Landscaping elements such as trees, shrubs, and hedges will help define property boundaries and enhance the aesthetic appeal of the development.

**Neighborhood Outreach:** In compliance with City recommendations, outreach efforts were made to neighboring properties directly to the east, west, and south across University Drive. The goal was to gather feedback and provide an opportunity for neighbors to review the proposed plans. The outreach included the following:

1. **Outreach Letter:** A 2<sup>nd</sup> outreach letter was mailed to the following neighboring properties on April 18, 2025, inviting them to an information session hosted by Doug McBeth of Mark Gross & Associates (the project architect and lead designer), held via Zoom on April 23, 2025:
  - Neerav Berry and Noopur Pandey: Owners of 564 University Dr (neighbor to the west)
  - Wendace Witt and David Uthman: Owners of 625, 627, 629-635 University Dr (neighbor to the south)
  - 632 University Palm Side, LLC: Owners of 632 University Dr (neighbor to the east)
2. **Feedback Received:** None.
3. **Changes Following Feedback:** None.
4. We received an email from staff on 11/4/2025 that the neighbors at 702-724 University Dr have requested that we reach to present the proposed development and will follow up with the request.

#### **Existing and Proposed Uses:**

- **Existing Use:** The property currently contains four (4) unoccupied residential units, each with one (1) covered parking space. These units have been vacant since Q3 of last year.
- **Proposed Use:** The proposed development will consist of six (6) attached and detached condominium units, each featuring a one-car garage, and the two-bedroom units will also have an additional uncovered parking stall. These new homes will provide modern living spaces, replacing the outdated and unoccupied structures.

**Conclusion:** This revised project description provides a comprehensive overview of the proposed development, including detailed information on architectural style, materials, color schemes, site layout, and neighborhood outreach efforts, all in accordance with SB330 and the Density Bonus Law. We believe this thoughtfully designed project will harmonize with the character of the Menlo Park neighborhood while providing much-needed housing, including two new one-bedroom units that will contribute to affordable residential opportunities in accordance with California SB330. We appreciate the City's

time and consideration in reviewing this application and look forward to working with the City of Menlo Park and the Planning Commission to bring this project to fruition.

Sincerely,           *Doug McBeth*          

**Attachments:**

- 1. C3C6 Checklist**
- 2. Hydrology Report**
- 3. Impervious Area Worksheet**
- 4. Arborist Report**
- 5. Completeness Review Response MGA**
- 6. Recology Approval**
- 7. O & M Draft**
- 8. Menlo Fire Stamped review set**
- 9. Menlo Fire Approval Letter**
- 10. MGA Project Description Letter**
- 11. Environmental Info Form**
- 12. Neighbor Outreach Exhibits**
- 13. Waste Management Form**
- 14. Title Report**
- 15. Item #17 Letter from Rob Taboada of Monchamp Meldrum, LLP Dated April 30, 2025**
- 16. Historic Evaluation Form**
- 17. Updated Plan Set**
- 18. Supplemental Letter from Rob Taboda of Monchamp Meldrum, LLP Dated August 4, 2025**
- 19. Letter from Ron Taboda of Monchamp Meldrum, LLP Dated November 24, 2025**



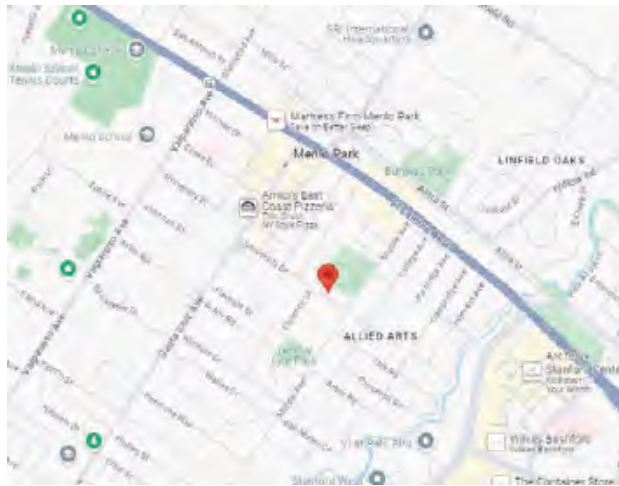
Interior Driveway View



University Drive View

# 624 University Drive, Menlo Park

## Vicinity Map:



## COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

701 Laurel Street  
Menlo Park, CA 94025  
Phone: (650) 320-6702  
Fax: (650) 327-1953  
planning@menlo-park.org  
http://www.menlo-park.org

### DATA SHEET

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

<b>LOCATION:</b> 624 University Drive		<b>APPLICANT:</b> Doug McBeth Mark Gross & Assoc, Inc. Architects	
<b>EXISTING USE:</b> Units for Lease		<b>PROPOSED USE:</b> Units for Sale	
<b>ZONING:</b> R-3 (apartment) District		<b>APPLICATION(S):</b> Use Permit, Architectural Control, Major Subdivision	
<b>DEVELOPMENT STANDARDS</b>	<b>PROPOSED PROJECT</b>	<b>EXISTING DEVELOPMENT</b>	<b>ZONING ORDINANCE</b>
Lot area	8,877 sq ft	8,877 sq ft	7,000 sq ft min.
Lot width	59 ft	59 ft	70 ft min.
Lot depth	150 ft	150 ft	100 ft min.
<b>Setbacks</b>			
Front	6' (see note sht A-1-2)	29'-10"	20' min.
Rear	5' (see note sht A-1-2)	18'-6"	15' min.
Side (left)	10'	13'	10' min.
Side (right)	10'	5'-4"	10' min.
Building coverage	2,988.67 sq ft	2,822 sq ft	4,882 sq ft max.
FAR (Floor Area Ratio)**	5,857.24 %	4,456.25 %	6,528.14 % max.
FAR (Floor Area Limit)**	66 %	50.2 %	66 % max.
<b>Square Footage by Floor</b>			
below grade	n/a	n/a	n/a
1st	714.39 sq ft	2,157 sq ft	n/a
2nd	2,555.8 sq ft	676 sq ft	n/a
garage	1571.77 sq ft	n/a	n/a
other (Third Floor)	2,586.05 sq ft	n/a	n/a
Square Footage of building	7,428.01 sq ft	2,833 sq ft	n/a
parking (total)	30.3 sq ft	20'-8"	35 sq ft min.
Landscaping***	3,131.86 sq ft	3,381 sq ft	2,219 sq ft min.
Planting****	1,774.9 sq ft	1,784 sq ft	1,775 sq ft min.
Planting****	20 sq ft	20.01 sq ft	20 sq ft min.
<b>Parking</b> 2-covered, 4-uncovered spaces; 4-covered, 6-uncovered spaces; 6-covered, 4-uncovered spaces			
<b>Driveway (Area for Parking)</b> 1-covered for ea. 1-BR unit, 1-covered and .5 for each 2-BR unit			
<b>Trees</b>			
# of existing Heritage trees	2	# of existing non-heritage trees	5
# of existing Heritage trees to be removed	0	# of non-heritage trees to be removed	4
Total # of trees		24	

\* Commercial and Multiple-residential properties | \*\* Single family residential and R-2 zoned properties | \*\*\* Commercial, Multiple-residential, and R-2 zoned properties | \*\*\*\* Minimum 10' spacing between trees

## Project Data:

- Scope of Work:  
 1. Remove existing 2-story 4-unit building.  
 2. Construct 6-new 3-story detached units each with an attached garage.

Construction Type: VB  
 Occupancy: R-3, U  
 Stories: 3  
 Fire Sprinklers: Yes  
 Height: Limited by third floor and Fire Department Limits for 20' wide drive

## Owner:

Park South 624, LLC  
 571 Eleanor Drive  
 Woodside, CA 94062  
 949-387-3800  
 Contact: Doug McBeth

## Architect:

Mark Gross & Associates, Inc.  
 8881 Research Drive  
 Irvine, CA 92618  
 (949) 374-0166  
 Contact: Doug McBeth

## Civil Engineer:

MacLeod & Associates, Inc.  
 965 Center Street  
 San Carlos, CA 94070  
 (650) 593-8580  
 Contact: Dan Koss

## Arborist:

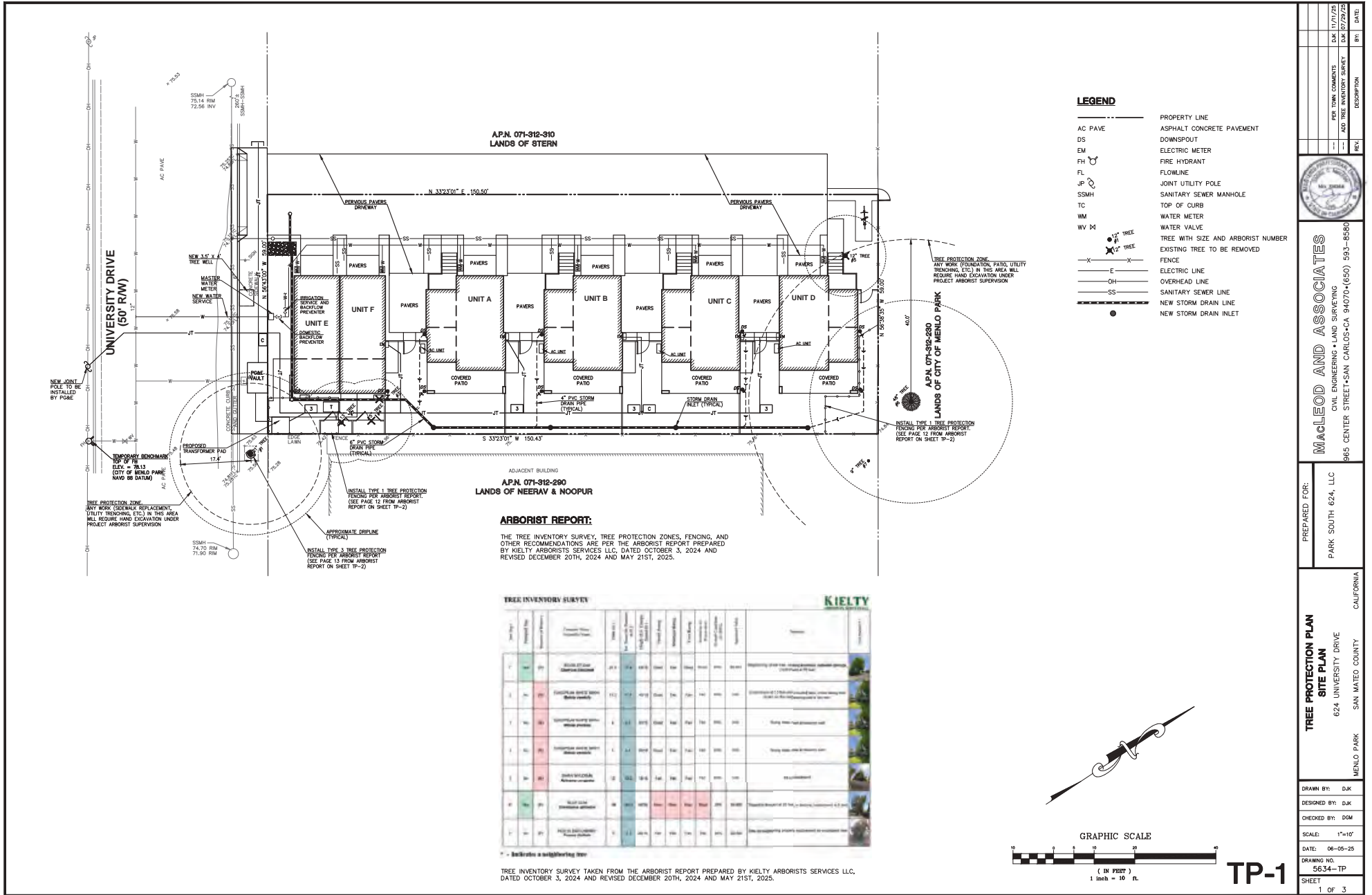
Kiely Arborist Services, LLC  
 PO Box 6187  
 San Mateo, CA 94403  
 (650) 532-4418  
 Contact: David Beckham

## Landscape Architect:

Carson Douglas Landscape Architecture  
 (619) 995-1306  
 Contact: Michael Brennan

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- T-1 Boundary & Topographic Survey Plan
- T-2 Prelim. Grading, Drainage and Utility Plan
- T-3 Erosion and Sedimentation Plan
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- L-2 Landscape Concept Plan



- LEGEND**
- PROPERTY LINE
  - ASPHALT CONCRETE PAVEMENT
  - DOWNSPOUT
  - ELECTRIC METER
  - FIRE HYDRANT
  - FLOWLINE
  - JOINT UTILITY POLE
  - SANITARY SEWER MANHOLE
  - TOP OF CURB
  - WATER METER
  - WATER VALVE
  - TREE WITH SIZE AND ARBORIST NUMBER
  - EXISTING TREE TO BE REMOVED
  - FENCE
  - ELECTRIC LINE
  - OVERHEAD LINE
  - SANITARY SEWER LINE
  - NEW STORM DRAIN LINE

AP.N. 071-912-910  
LANDS OF STERN

ADJACENT BUILDING  
AP.N. 071-912-290  
LANDS OF NEERAV & NOOPUR

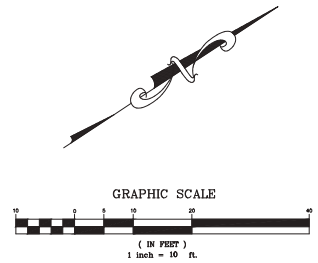
**ARBORIST REPORT:**

THE TREE INVENTORY SURVEY, TREE PROTECTION ZONES, FENCING, AND OTHER RECOMMENDATIONS ARE PER THE ARBORIST REPORT PREPARED BY KIELTY ARBORISTS SERVICES LLC, DATED OCTOBER 3, 2024 AND REVISED DECEMBER 20TH, 2024 AND MAY 21ST, 2025.

**TREE INVENTORY SURVEY**

Tree ID	Species	DBH (in)	Height (ft)	Health	Location	Notes
1	Redwood	12.0	45.0	Good	Unit A	...
2	Redwood	10.0	40.0	Good	Unit B	...
3	Redwood	8.0	35.0	Good	Unit C	...
4	Redwood	6.0	30.0	Good	Unit D	...
5	Redwood	4.0	25.0	Good	Unit E	...
6	Redwood	2.0	20.0	Good	Unit F	...

TREE INVENTORY SURVEY TAKEN FROM THE ARBORIST REPORT PREPARED BY KIELTY ARBORISTS SERVICES LLC, DATED OCTOBER 3, 2024 AND REVISED DECEMBER 20TH, 2024 AND MAY 21ST, 2025.



PER TOWN COMMENTS  
D.K. 11/17/25  
ADD TREE INVENTORY SURVEY  
D.K. 07/29/25  
REV. DATE

**MACLEOD AND ASSOCIATES**  
CIVIL ENGINEERING • LAND SURVEYING  
865 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-6550

PREPARED FOR:  
PARK SOUTH 624, LLC  
624 UNIVERSITY DRIVE  
MENLO PARK, CALIFORNIA

**TREE PROTECTION PLAN  
SITE PLAN**

DRAWN BY: D.K.  
DESIGNED BY: D.K.  
CHECKED BY: DOM  
SCALE: 1"=10'  
DATE: 06-05-25  
DRAWING NO.: 65-34-TP  
SHEET 1 OF 3

**TP-1**





West Elevation (Front)

**Bed-Friendly Design Study**

Wall Plane	Area sq ft	Glassing Area sq ft	Percentage of Glazing
West	688	122	20.8
East	390	54	14.4
South	795	117.7	19.5
North	795	38	4.7

*Note: All windows and glass doors have paired glass to provide bed-friendly design.*



South Elevation (Right)  
(Facing University Drive)



East Elevation (Rear)



North Elevation (Left)



Mark Gross & Associates, Inc.  
881 Hirschorn Drive, Irvine, California, 92618  
Tel: (949) 261-5000 www.mcaassociates.com  
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**Park South 624 LLC**  
624 University Dr., Menlo Park, CA

Title: Unit A Conceptual Elevations  
Date: October 7, 2024  
Project Number: 4454  
Scale: 1/4" = 1'-0"  
Revision: 12-10-2024 Planning 1  
7-30-2025 Planning 3  
11-11-2025 Planning 4  
Sheet No. A-9



West Elevation ( Front)

**Mid-Friendly Design Study**

Wall Type	Area sq. ft.	Cladding Area %	Percentage of Cladding
W/S	543	122	20.8
C/S	332	64	14.4
S/S	756	167.7	18.5
N/S	752	28	4.7

Note: All windows and glass doors have tinted glass to provide mid-rainy design.

Note: All exterior windows are recessed 2"



South Elevation (Right)

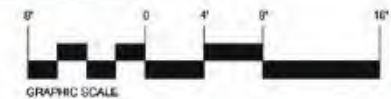
Average Natural Grade = Lowest point at Bldg. A' of 75.12  
 Highest point at Bldg. C' of 75.29  
 Total of points = 150.42 / 2 = 75.21  
 average natural grade



East Elevation( Rear)



North Elevation (Left)



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Park South 624 LLC  
 624 University Dr, Menlo Park, CA

Title:  
**Unit B  
 Conceptual  
 Elevations**

Date:  
 October 7, 2024  
 Project Number:  
 4544  
 Scale:  
 1/4" = 1'-0"

Revision:  
 12-18-2024 Planning 1  
 11-11-2025 Planning 4

Sheet No:  
**A-10**



West Elevation (Front)



South Elevation (Right)



East Elevation (Rear)



North Elevation (Left)



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Park South 624 LLC  
624 University Dr, Menlo Park, CA

Title:  
Unit C  
Conceptual  
Elevations

Date:  
October 7, 2024  
Project Number:  
4544

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

Revision:  
12-18-2024 Planning 1  
11-11-2025 Planning 4

Sheet No:  
A-11



East Elevation (Front)



North Elevation (Left)

16.30.040 (C) Building Projections  
 The North side of Building D has a 12" projection into the rear side yard. Projections are limited to 25% of the building facade.  
 Facade Area = 195 s.f. x 35% = 71.8 s.f. allowed  
 Proposed projection is 106.0 s.f. or 13.3%.

Average Natural Grade = Lowest point at Edge "A" of 75.12  
 Highest point at Edge "D" of 75.30  
 Total of points = 100.42 / 2 = 25.21  
 Average natural grade.



West Elevation (Rear)

Bird-Friendly Design Study

Wall Plane	Area s.f.	Glazing Area s.f.	Percentage of Glazing
East	888	122	25.9
West	580	84	14.4
North	795	147.7	18.5
South	795	35	4.7

Note: All windows and glass doors have paneled glass to provide bird-friendly design.



South Elevation (Right)



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 Website: www.mcaassociates.com  
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Park South 624 LLC  
 624 University Dr., Menlo Park, CA

Title  
 Unit D  
 Conceptual  
 Elevations

Date  
 October 7, 2024  
 Project Location  
 624

Scale  
 1/4" = 1'-0"

Revision  
 12-10-2024 Planning 1  
 11-11-2025 Planning 4

Sheet No.  
 A-12



West Elevation (Front)

**Grid-Friendly Design Study**

Wall Plane	Area s.f.	Cladding Area s.f.	Percentage of Cladding
West	637	66	10.3
East	637	30.5	4.7
South	871	96.25	11.3
North	871	01.5	0.9

Note: All windows have paneled glass to provide grid-friendly design.

**Development Standard Waivers Notes:**

1. Front setback - Applicant requests a reduction of the front setback to 5' from the property line.
2. Daylight plane - Related to the reduction in front setback, Applicant requests reduction in the daylight plane requirements. While the Project incorporates a step back in the building design that would meet daylight plane requirements, technically, it will no longer fully comply due to the buildings placement as compared to the front setback.



South Elevation (Right)  
(Facing University Drive)



East Elevation (Rear)



North Elevation (Left)



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**Park South 624 LLC**  
624 University Dr, Menlo Park, CA

Title:  
**Units E & F  
Conceptual  
Elevations**

Date:  
October 7, 2024  
Project Number:  
4544  
Scale:  
1/4" = 1'-0"  
Revisions:  
12-18-2024 Planning 1  
5-13-2025 Planning 2  
7-30-2025 Planning 3  
11-11-2025 Planning 4  
Sheet No.



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Park South 624 LLC  
 624 University Dr, Menlo Park, CA

### EXTERIOR COLOR AND MATERIAL PALETTE

**Park South 624 LLC**  
 UNIT A  
 PROJECT: 624 UNIVERSITY DRIVE  
 LOCATION: MENLO PARK, CALIFORNIA  
 DATE: 11.15.25




**BRICK:**  
 "FRENCH BRICK" (BRICK)  
 "FRENCH BRICK" (BRICK)  
 No. 241 (Sample) (See page 10)



**SHIPLAP WOOD SIDING:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WOOD SHINGLE SIDING:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WOOD FASCIA / WOOD TRIM:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**ENTRY DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WINDOWS:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**STEEL GARAGE DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**METAL RAILING:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**SHING DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**METAL PANELING:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**SHING DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WINDOWS:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



### EXTERIOR COLOR AND MATERIAL PALETTE

**Park South 624 LLC**  
 UNIT C  
 PROJECT: 624 UNIVERSITY DRIVE  
 LOCATION: MENLO PARK, CALIFORNIA  
 DATE: 11.15.25




**BRICK:**  
 "FRENCH BRICK" (BRICK)  
 "FRENCH BRICK" (BRICK)  
 No. 241 (Sample) (See page 10)



**SHIPLAP WOOD SIDING:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WOOD FASCIA / WOOD TRIM:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**STEEL GARAGE DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**METAL RAILING:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**SHING DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**METAL PANELING:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**SHING DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WINDOWS:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



### EXTERIOR COLOR AND MATERIAL PALETTE

**Park South 624 LLC**  
 UNIT E & F  
 PROJECT: 624 UNIVERSITY DRIVE  
 LOCATION: MENLO PARK, CALIFORNIA  
 DATE: 11.15.25




**BRICK:**  
 "FRENCH BRICK" (BRICK)  
 "FRENCH BRICK" (BRICK)  
 No. 241 (Sample) (See page 10)



**WOOD SHINGLE SIDING:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**METAL EYE BROWS:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**SHIPLAP WOOD SIDING:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WOOD FASCIA:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WOOD TRIM:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**ENTRY DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WINDOWS:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**STEEL GARAGE DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**SHING DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WINDOWS:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



### EXTERIOR COLOR AND MATERIAL PALETTE

**Park South 624 LLC**  
 UNIT B  
 PROJECT: 624 UNIVERSITY DRIVE  
 LOCATION: MENLO PARK, CALIFORNIA  
 DATE: 11.15.25




**BRICK:**  
 "FRENCH BRICK" (BRICK)  
 "FRENCH BRICK" (BRICK)  
 No. 241 (Sample) (See page 10)



**METAL STANDING BEAM ROOF:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WOOD SHINGLE SIDING:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WOOD FASCIA:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**ENTRY DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**SHING DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WINDOWS:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**STEEL GARAGE DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**METAL RAILING:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**SHING DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WINDOWS:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



### EXTERIOR COLOR AND MATERIAL PALETTE

**Park South 624 LLC**  
 UNIT D  
 PROJECT: 624 UNIVERSITY DRIVE  
 LOCATION: MENLO PARK, CALIFORNIA  
 DATE: 11.15.25




**BRICK:**  
 "FRENCH BRICK" (BRICK)  
 "FRENCH BRICK" (BRICK)  
 No. 241 (Sample) (See page 10)



**METAL STANDING BEAM ROOF:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**SHIPLAP WOOD SIDING:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WOOD SHINGLE SIDING:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WOOD FASCIA / WOOD TRIM:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**ENTRY DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**SHING DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**WINDOWS:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**STEEL GARAGE DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**METAL RAILING:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



**SHING DOOR:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)

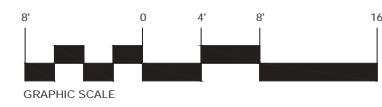


**WINDOWS:**  
 "FRENCH BRICK" (BRICK)  
 No. 229 (Sample) (See page 10)



Title  
 Color and Materials

Date  
 October 7, 2024  
 Project Number  
 4544  
 Scale  
 1/4" = 1'-0"  
 Revision  
 12-18-2024 Planning 1  
 5-13-2025 Planning 2  
 11-11-2025 Planning 4  
 Sheet No.





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**Park South 624 LLC**  
 624 University Dr, Menlo Park, CA

Title  
**Proposed Streetscape**

Date  
 October 7, 2024  
 Project Number  
 4544  
 Scale  
 1/8" = 1'-0"  
 Revision  
 August 2, 2024  
 May 13, 2025

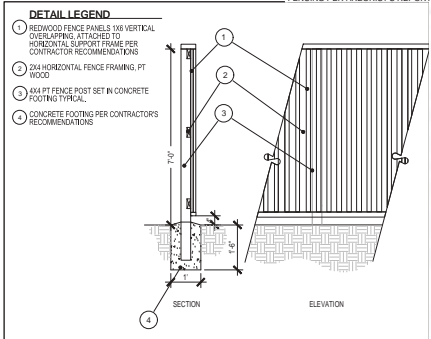
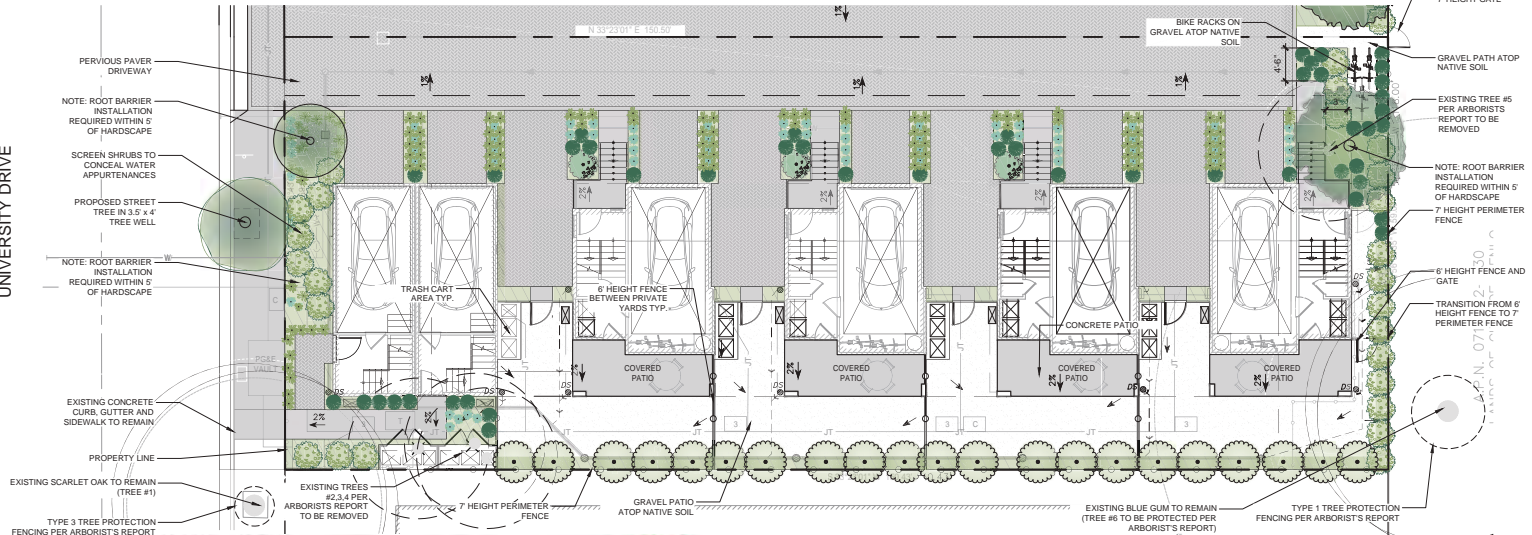
Sheet No.  
**AP-2**



APPLICANTS STATEMENT OF COMPLIANCE  
I HAVE COMPLIED WITH THE CRITERIA OF THE  
WATER EFFICIENCY LANDSCAPE ORDINANCE  
AND APPLIED THEM ACCORDINGLY FOR THE  
EFFICIENT USE OF WATER IN THE LANDSCAPE  
AND IRRIGATION DESIGN PLAN.

APPLICANT SIGNATURE DATE

UNIVERSITY DRIVE

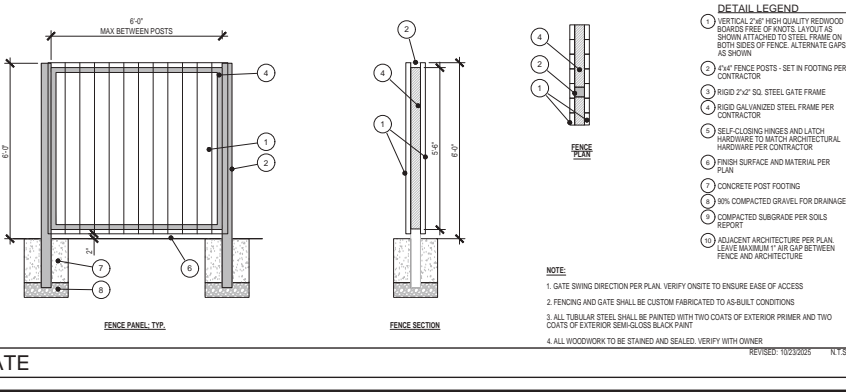
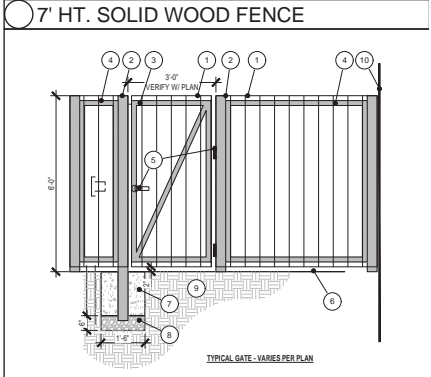


**TREE INVENTORY SURVEY**

Tree No.	Species	Common Name	DBH (in)	Height (ft)	Health	Notes
1	SCARLET OAK	Quercus coccinea	12.0	25.0	Good	Existing tree to remain
2	BLUE GUM	Eucalyptus globulus	18.0	35.0	Good	Existing tree to remain
3	SCARLET OAK	Quercus coccinea	10.0	20.0	Good	Existing tree to remain
4	SCARLET OAK	Quercus coccinea	8.0	15.0	Good	Existing tree to remain
5	SCARLET OAK	Quercus coccinea	6.0	12.0	Good	Existing tree to remain
6	SCARLET OAK	Quercus coccinea	4.0	8.0	Good	Existing tree to remain
7	SCARLET OAK	Quercus coccinea	3.0	6.0	Good	Existing tree to remain
8	SCARLET OAK	Quercus coccinea	2.0	4.0	Good	Existing tree to remain
9	SCARLET OAK	Quercus coccinea	1.5	3.0	Good	Existing tree to remain
10	SCARLET OAK	Quercus coccinea	1.0	2.0	Good	Existing tree to remain

**PLANT PALETTE**

SYMBOL	PLANT CATEGORY / NAME	PLANT FACTOR	HEIGHT
(Symbol)	SITE TREE (24" BOX) OLEA SYRAN HILL (FRUITLESS OLIVE) OR FIELD GROWN OLIVE	LOW	20'
(Symbol)	SITE TREE (24" BOX) AGONIS FLEXUOSA (PEPPERMINT WILLOW) LOPHOSTEMON CONFERTUS (BRISBANE BOX)	LOW	20'
(Symbol)	STREET TREE (24" BOX) QUERCUS COCCINEA (RED OAK)	LOW	40'
(Symbol)	PERIMETER TREE (24" BOX) MELALEUCA QUINQUINERVA (PAPERBARK) PITTOSPORIUM SILVER SHEEN (SILVER SHEEN KOMIHU) PODOCARPUS MACROPHYLLUS (WAX (SHUBBY) YEW)	LOW MOD	20' 12-15' 8-10'
(Symbol)	LARGE ACCENT SHRUB (15 GAL) THUJA EMERALD GREEN (EMERALD GREEN ARBORVITAE) PITTOSPORIUM SILVER SHEEN (SILVER SHEEN KOMIHU) PRUNUS CAROLINIANA COMPACTA (COMPACT CHERRY LAUREL)	MOD LOW LOW	10-12' 10-12' 10-12'
(Symbol)	LARGE SCREEN SHRUBS (15 GAL) OLEA LITTLE OLLIE (OR MONTRA (DWARF OLIVE)) LAURUS NOBILIS MONK (LITTLE RAGU SWEET BAY) WESTRINGIA BLUE GEM (BLUE GEM COAST ROSEMARY)	LOW LOW LOW	4-6' 4-6' 4-6'
(Symbol)	MEDIUM SHRUBS (5 GAL) RHAMNUS CALIFORNICA MOUND SAN BRUNO) ROSA ICEBERG	LOW LOW	3-4' 3-4'
(Symbol)	LOW SHRUBS (1 GAL) SALVIA PEROVSKIA LITTLE SPIRE (DWARF RUSSIAN SAGE) ARTEMISIA SILVER MOUND PITTOSPORIUM SHIMA (CREME DE MINT DWARF MOCK ORANGE) LAVANDULA MUNSTEAD (MUNSTEAD LAVENDER)	LOW LOW MOD LOW	2-3' 2-3' 2-3' 2-3'
(Symbol)	GRASSES (1 GAL) CAREX PRAEGRACILIS (CALIFORNIA FELD SEDGE) CAREX TUMALUCIA (SAN DIEGO FELD SEDGE) LOMANDRA LONGIFOLIA	LOW LOW LOW	1-2' 1-2' 1-2'
(Symbol)	GROUNDCOVER (1 GAL) ROSEMARINUS PROSTRATUS WESTRINGIA LOW HORIZON SALVIA BEE'S BLISS	LOW LOW LOW	1-2' 1-2' 1-2'



SHEET TITLE:  
**LANDSCAPE PLAN**

PROJECT CLIENT:  
**PARK SOUTH 624 LLC**  
LANDSCAPE PLAN  
624 UNIVERSITY DR  
MENLO PARK, CA



NOT FOR CONSTRUCTION

REVISIONS

PLAN RESSUE	07-31-25
SUBMITTAL	09-19-2025
SUBMITTAL 2	10-16-2025

sheet plot date - 10-16-2025  
carson douglas job number - 24-022  
design start date - 09-22-2024

**L-1**

SHEET 1 OF 2